

## 4.13 PUBLIC SERVICES

### 4.13.1 Introduction

This section addresses the potential impacts of the project with respect to public services, including fire protection and emergency services, law enforcement, schools, parks and recreation facilities, and library services. It describes existing public services in the project area and identifies applicable federal and state plans, policies, and laws and local plans, policies, and regulations applicable to provision of such services. The analysis identifies the potential impacts of the project, including cumulative impacts, on public services and identifies mitigation measures, as appropriate, to reduce adverse impacts to less-than-significant levels.

Important terms for specific parts of the project are discussed in detail in Section 4.0, “Approach to the Environmental Analysis.” The following brief discussion is intended to remind the reader how those terms are defined and used in the EIR analysis, including this section. “SAP area” refers to the entire SAP area, which includes the PRSP area. “Net SAP area” refers to the portion of the SAP area outside the PRSP area. The “project” encompasses the entirety of the SAP, including the PRSP and all associated off-site improvements. “Project area” refers to the entire area covered by the project. Because the project area is composed of three pieces (the net SAP area, the PRSP area, and areas where other off-site infrastructure would support the project), the impact analysis typically is divided into three subsections: “Net SAP Area,” “PRSP Area,” and “Other Supporting Infrastructure.” (“Other Supporting Infrastructure” refers to improvements outside the SAP area and is divided into “Pleasant Grove Retention Facility” and “Off-Site Transportation and Utility Improvements.”) Some required infrastructure improvements are planned outside the PRSP area but still in the SAP area; those improvements are addressed in the “PRSP Area” sections.

Comments received during the NOP public comment period related to public services identify the concern that implementing the project could significantly affect City of Roseville services (i.e., fire and law enforcement services, recreation facilities and services, and library services), the issue of park dedication standards, and the need for mutual aid from police and fire departments in adjacent jurisdictions, as well as the concern that the project does not include a new fire station.

Wildfire risk in the SAP area is addressed in Section 4.8, “Hazards and Hazardous Materials.”

As discussed in Chapter 1, “Introduction,” the PRSP land use plan has been slightly revised since circulation of the NOP. Changes primarily relate to increasing the distance between the landfill property and land designated for residential uses, modifying the density of proposed residential areas, reducing the proposed commercial intensity, slightly decreasing the acreage of open space, and increasing the acreage of parks to meet County parkland provision standards. The size of the PRSP area (2,213 acres) has not changed since release of the NOP, and the overall area of development would be nearly identical. Overall, the number of proposed dwelling units in the PRSP area has been reduced from 5,827 units to 5,636 units, a reduction of 191 units. This change in the number of dwelling units changes the anticipated number of new residents from 13,677 to 13,219 new residents, a reduction of 458 residents. The change in commercial intensity would also result in a change from 16,448 new jobs to 14,956 new jobs, a reduction of 1,492 jobs. The revised acreages, dwelling units, and population numbers are reflected in this section of the Draft EIR.

## 4.13.2 Environmental Setting

Public services are provided to the project area by Placer County, special districts, and other providers, as noted in Table 4.13-1.

**Table 4.13-1 Public Service Providers**

| Service                    | Provider   |
|----------------------------|--|
| Fire protection            | Placer County Fire Department under contract with California Department of Forestry and Fire Protection                            |
| Emergency medical services | Placer County Fire Department under contract with California Department of Forestry and Fire Protection; American Medical Response |
| Law enforcement            | Placer County Sheriff's Office and California Highway Patrol   |
| Schools                    | Western Placer Unified School District, Roseville City School District, and Roseville Joint Union High School District             |
| Parks                      | Placer County  |
| Libraries                  | Placer County  |

Source: Compiled by Ascent Environmental in 2017

## FIRE PROTECTION

### Fire Protection Agencies

#### Placer County Fire Department

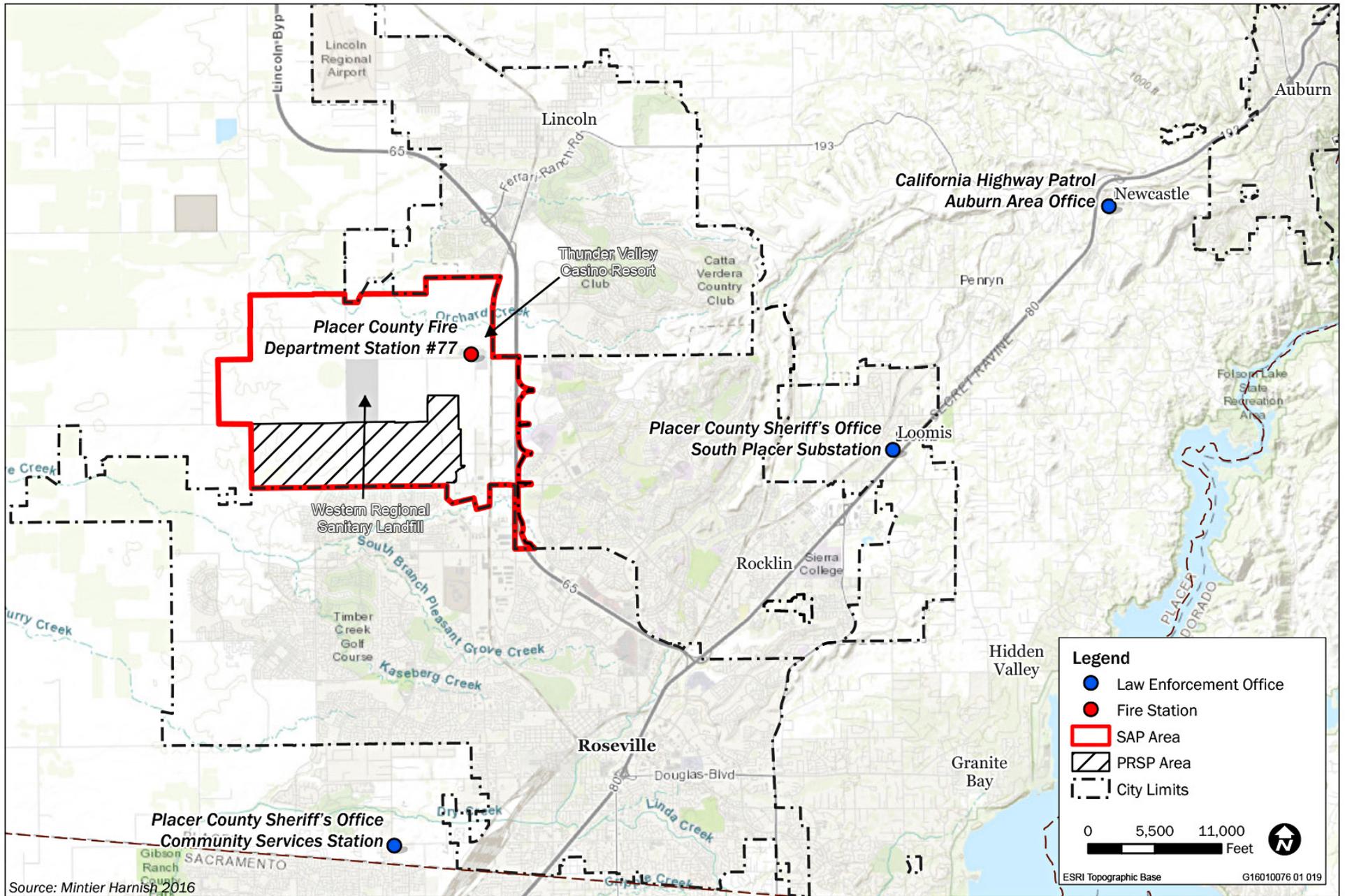
The Placer County Fire Department (Placer County Fire) contracts with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire protection and rescue services in the unincorporated areas of the county. Placer County owns most of the equipment and facilities associated with Placer County Fire, and CAL FIRE provides the staffing that responds to all emergencies. Placer County Fire and CAL FIRE provide year-round, all-hazard fire and emergency services to more than approximately 475 square miles of unincorporated county area. Fire and emergency response services are provided by both full-time and volunteer firefighters (Placer County 2015). Placer County Fire responded to 8,300 calls during 2017 (Morris, pers. comm. 2018).

#### Fire Stations in the Project Area

The project area is served by Placer County Fire Station #77, Sunset Station, on Athens Avenue. The station is staffed full time (see Exhibit 4.13-1; Placer County LAFCO 2017:517) by 19 staff members and a battalion chief (Morris, pers. comm. 2018). Equipment includes a command vehicle, Type I fire engine, Type III fire engine, ladder truck, and utility vehicle. Station #77 is in excellent condition with no reported infrastructure needs.

#### Service Adequacy

Services provided by Placer County Fire are satisfactory based on the condition of the facilities and response times to calls for service. Insurance Services Office (ISO) ratings also are an indicator of service adequacy. In ISO classification ratings, which range from 1 to 10, the communities with the best fire department facilities, systems for water distribution, fire alarms and communications, and equipment and personnel receive a rating of 1. Through General Plan Policy PFS-4.1.2, discussed below, Placer County encourages local fire protection agencies in the county to maintain minimum ISO ratings of 4 in urban areas, 6 in suburban areas, and 8 in rural areas. Placer County Fire has an ISO rating of 3 for all areas within 5 miles of a fire station and 10 for areas outside this sphere (Morris, pers. comm. 2018). Placer County service levels for fire protection and emergency response require one firefighter per 900–1,150 people and two support or planning staff per 10,000–25,000 people (Placer County 2007:4.11-8). According to County staff, station #77 currently has 19 firefighters and support staff serving 59,000 people. This station is currently meeting County service level standards.



**Exhibit 4.13-1**

**Existing Fire Station and Law Enforcement Office Facilities**



In addition to the cooperative agreement with CAL FIRE, Placer County Fire has mutual aid agreements with the Pleasant Grove Fire Protection District and the City of Roseville Fire Department. Planned stations in the southwestern area of Placer County include future stations to be located in Amoruso Ranch in the City of Roseville, Regional University, and Placer Vineyards. New stations are also planned within the City of Roseville within the Campus Oaks Master Plan area and the Sierra Vista Specific Plan area. New stations would be built commensurate with new development in those areas.

## EMERGENCY MEDICAL SERVICES

Ambulance services in Placer County are most commonly provided by private entities but supplemental emergency medical response is provided by public agencies. Placer County has established an Emergency Medical Care Committee that annually reviews the operations of ambulance services, emergency medical care, and first aid practices in the county. American Medical Response (AMR) provides emergency medical transport services in Placer County through an agreement with the Sierra-Sacramento Valley Emergency Medical Services Agency (S-SV EMS), which is a Joint Powers Local Emergency Medical Services Agency for the counties of Placer, Yolo, Nevada, Sutter, and Yuba. Placer County Fire, including Station #77, provides emergency basic and advanced life support services but does not provide ambulance transport services. Ambulance response times by AMR must meet certain standards, including 8 minutes 90 percent of the time in the cities of Roseville, Rocklin, Auburn, and the surrounding areas; 10 minutes 90 percent of the time in the City of Lincoln; and 20 minutes 90 percent of the time in rural areas. AMR must submit a monthly response time compliance report using computer-aided design data to S-SV EMS. The calculation of the 90 percent requirement must be made monthly. AMR has been meeting the response time standards (Placer County LAFCO 2017:525–526).

## LAW ENFORCEMENT

### Placer County Sheriff's Office

The Placer County Sheriff's Office provides law enforcement to the unincorporated areas of Placer County, from the Sacramento County line to the Nevada state line at Lake Tahoe, as well as contract law enforcement services to the City of Colfax and the town of Loomis. The sheriff's office is organized into 24 units and divisions, including Air Operations, Corrections, Crime Analysis, Dispatch, Patrol, and Special Operations. The office is located at the Auburn Justice Center in Auburn. Local law enforcement services in the project area are provided through the South Placer Substation, located in Loomis (see Exhibit 4.13-1).

#### Staffing and Performance

The South Placer Substation is commanded by a sheriff's office lieutenant (Placer County 2017). It is staffed by 36 patrol positions, three detectives, four patrol sergeants, one community services/school safety sergeant, five high school resource officers, two elementary school resource officers, one field community services officer, three community services officers, numerous volunteers, and other professional staff.

The SAP area is served by two Placer County Sheriff's Office beats. The Ocean beat covers the west Roseville area, and the Lincoln beat covers the Lincoln area, including the Village 5 area and up to Sheridan. The beats have two deputies during the day and swing shifts, and one deputy during the graveyard shift. The Placer County Sheriff's Office has indicated that response times are adequately meeting standards (Barnhart, pers. comm., 2017). Table 4.13-2 shows response times for these two beats, categorized by urgency. Priority 1 calls are the most serious and Priority 3 calls are the least serious. In both beats, deputies responded to Priority 1 calls within 15 minutes, on average. Deputies responded to Priority 2 calls within 23 minutes, and Priority 3 calls within 49 minutes.

**Table 4.13-2 Response Times**

| Beat    | Priority 1 Average Call-to-on-Scene Time | Priority 2 Average Call-to-on-Scene Time | Priority 3 Average Call-to-on-Scene Time |
|---------|--|--|--|
| Lincoln | 14 minutes, 27 seconds                   | 22 minutes, 34 seconds                   | 48 minutes, 59 seconds                   |
| Ocean   | 13 minutes, 46 seconds                   | 22 minutes, 13 seconds                   | 26 minutes, 3 seconds                    |

Source: Placer County 2015

## California Highway Patrol

The California Highway Patrol (CHP) provides traffic-related enforcement services on the state highway system throughout Placer County (CHP 2017). The project area is in the CHP's Valley Division. The nearest CHP office is the Auburn Area Office, located in Newcastle, approximately 14.5 miles northeast of the project area (see Exhibit 4.13-1). The Auburn Area Office is staffed with 33 officers, five civilians, and 14 senior volunteers. The CHP is responsible for traffic management and investigation of traffic collisions on state highways in the unincorporated areas of Placer County.

## SCHOOLS

The SAP area is served by three school districts. The area north of Sunset Boulevard West is in the Western Placer Unified School District (WPUSD) and the area south of Sunset Boulevard West is in the Roseville City School District (RCSD) for elementary and middle schools and in the Roseville Joint Union High School District (RJUHS) for high school. The school districts that serve the SAP area, as well as nearby schools, are shown in Exhibit 4.13-2.

### Western Placer Unified School District

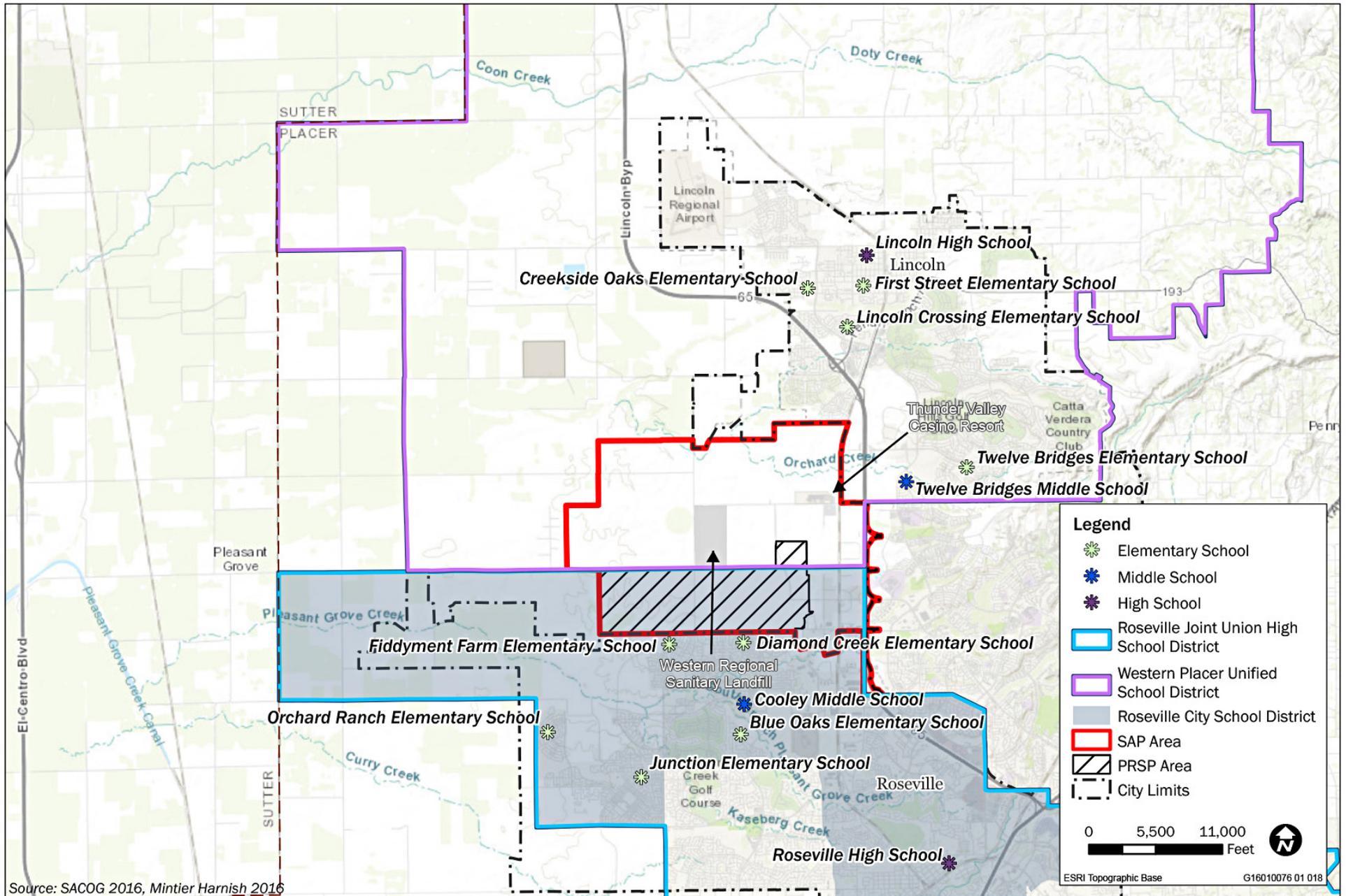
The WPUSD encompasses an area north of Roseville and Rocklin and west of Auburn and Loomis. It includes the entire City of Lincoln, where most of the schools are located. The WPUSD provides education to students in kindergarten through 12th grade. Lincoln Crossing Elementary School, Twelve Bridges Middle School, and Lincoln High School are the schools closest to the SAP area. However, Lincoln Crossing Elementary School is at capacity and is directing new students to nearby schools with capacity. As shown in Table 4.13-3, capacity is available for additional students at Creekside Oaks Elementary School, First Street Elementary School, Twelve Bridges Middle School, and Lincoln High School. Construction of WPUSD's new Twelve Bridges High School, which will have starting capacity of 1,200 students, is anticipated to begin in 2019 with completion anticipated in 2021-2022 (WPUSD 2018).

### Roseville City School District

The RCSD encompasses an area in the southern portion of the SAP area and throughout the north and western areas of Roseville. Fiddymont Farm Elementary School, Diamond Creek Elementary School, and Cooley Middle School could serve students that would reside in the PRSP area. As shown in Table 4.13-3, capacity is available for additional students at these schools.

### Roseville Joint Union High School District

RJUHS provides high school education for students from Dry Creek Joint School District, Eureka Union School District, and RCSD. Woodcreek High School and Roseville High School are the high schools closest to the project area. As shown in Table 4.13-3, capacity is available for additional students at Roseville High School. Construction of West Park High School, a new high school on the west side of the district, is underway (RJUHS 2017). The school is anticipated to have capacity for 1,000–1,200 students and be open to 9th and 10th graders in 2020 with additional grade levels and capacity to follow. RJUHS determines which school(s) serve residents in new developments based on balancing demand and capacity throughout the district.



**Exhibit 4.13-2**

**School Districts and Schools Near the Sunset Area Plan and Placer Ranch Specific Plan**



**Table 4.13-3 Public Schools That Serve the Project Area**

| School                                  | Address                                  | Grades Served | Students Enrolled for 2015–2016 | School Enrollment Capacity | Available Capacity |
|---|--|---------------|---------------------------------|----------------------------|--------------------|
| <b>Schools That Serve the SAP Area</b>  |  |               |                                 |                            |                    |
| Lincoln Crossing Elementary School      | 635 Groveland Lane, Lincoln              | K–5           | 640                             | 678 <sup>1</sup>           | 0 <sup>1</sup>     |
| Creekside Oaks Elementary School        | 2030 First Street, Lincoln               | K–5           | 611                             | 882                        | 271                |
| First Street Elementary School          | 1400 First Street, Lincoln               | K–5           | 465                             | 740                        | 275                |
| Twelve Bridges Elementary School        | 2450 Eastridge Drive, Lincoln            | K–5           | 631                             | 802                        | 171                |
| Twelve Bridges Middle School            | 770 Westview Drive, Lincoln              | 6–8           | 773                             | 1,277                      | 504                |
| Lincoln High School                     | 790 J Street, Lincoln                    | 9–12          | 1,731                           | 2,100                      | 369                |
| <b>Schools That Serve the PRSP Area</b> |  |               |                                 |                            |                    |
| Blue Oaks Elementary School             | 8150 Horncastle Avenue, Roseville        | K–5           | 524                             | 600                        | 76                 |
| Diamond Creek Elementary School         | 3151 Hopscotch Way, Roseville            | K–5           | 581                             | 624                        | 43                 |
| Fiddymont Farm Elementary School        | 4001 Brick Mason Circle, Roseville       | K–5           | 528                             | 552                        | 24                 |
| Junction Elementary School              | 2150 Ellison Drive, Roseville            | K–5           | 723                             | 672                        | -51                |
| Orchard Ranch Elementary School         | 4375 Brookstone Drive, Roseville         | K–5           | 500                             | 600                        | 100                |
| Cooley Middle School                    | 9300 Prairie Woods Way, Roseville        | 6–8           | 916                             | 1,184                      | 268                |
| Woodcreek High School                   | 2551 Woodcreek Oaks Boulevard, Roseville | 9-12          | 2,221                           | 2,300                      | 79                 |
| Roseville High School                   | 1 Tiger Way, Roseville                   | 9–12          | 1,961                           | 2,300                      | 339                |

Note: <sup>1</sup> Lincoln Crossing is described on its website as at capacity, and new students are sent to nearby schools.

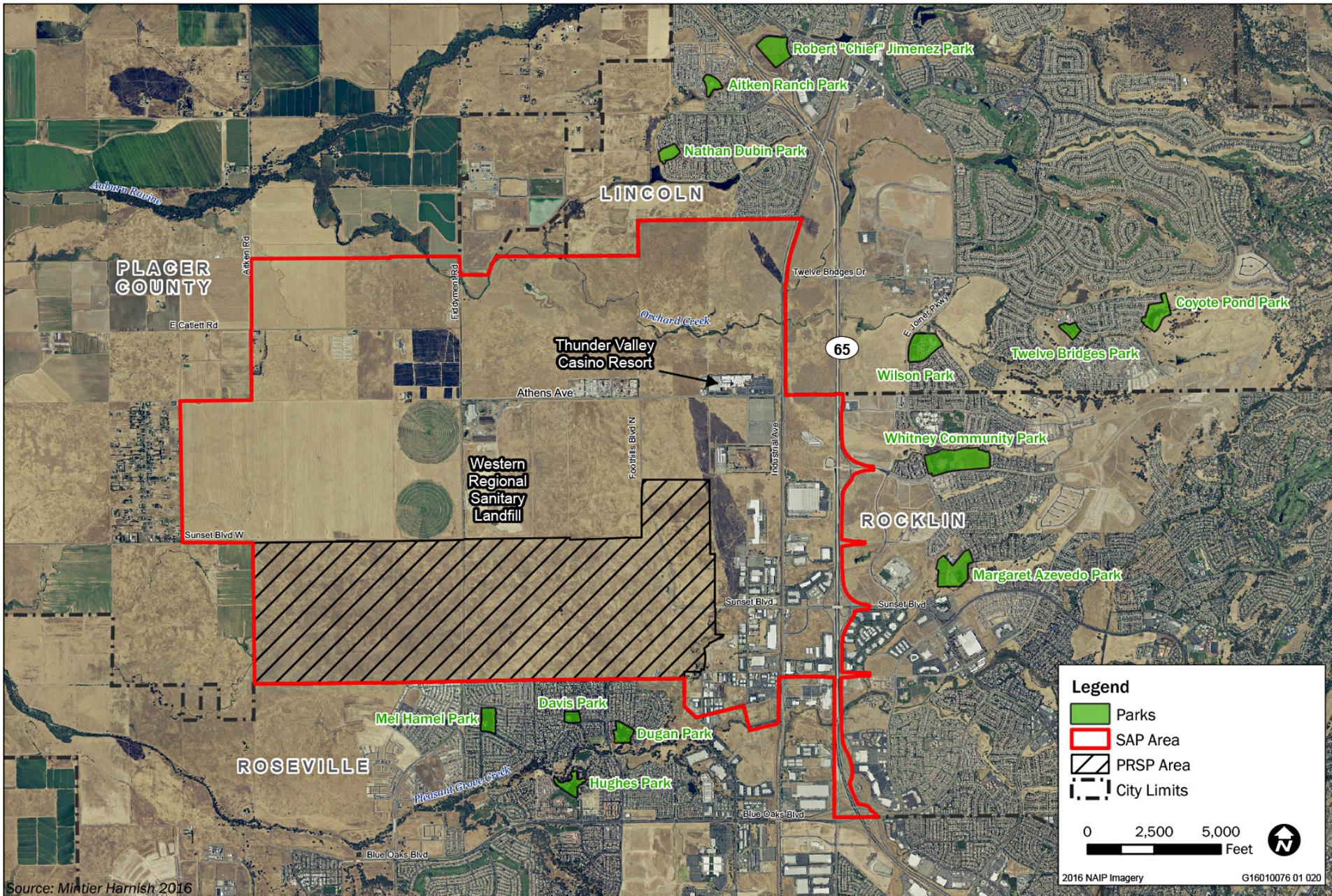
Sources: City of Roseville 2016:4.11-10; Creekside Oaks Elementary School 2016; First Street Elementary School 2016; Lincoln Crossing Elementary School 2016, 2017; Lincoln High School 2016; RCSD 2016:2-7, 4-2 to 4-3; Ritchie pers. comm., 2018; Roseville High School 2016; Twelve Bridges Elementary School 2016; Twelve Bridges Middle School 2016; Womack 2017; WPUUSD 2014:29; Woodcreek High School 2016

## PARKS AND RECREATION FACILITIES

The project area includes developed uses (e.g., industrial, Thunder Valley Casino Resort, Western Regional Sanitary Landfill) but is primarily undeveloped. No public parks are currently located in the SAP or PRSP area. Existing recreation facilities, such as indoor gyms and a trampoline park, are located within the SAP area; however, these businesses are not discussed further because they are privately owned and operated. Parks in other jurisdictions near the project area are described below and shown in Exhibit 4.13-3.

### City of Rocklin

The City of Rocklin maintains 30 developed parks and another 200 acres of open space for its residents (City of Rocklin 2017). Whitney Park, located less than 1 mile east of the SAP area, encompasses 20 acres of the planned 40-acre park site. Once completed, the park will include lighted sports fields for soccer, baseball, and softball; restrooms; playgrounds; picnic facilities; and a water playground. Margaret Azevedo Park, located less than 1.5 miles east of the SAP area, offers lighted soccer fields, a regulation-size baseball/softball field, a youth playground, restrooms, and off-street parking.



Source: Mintier Hamish 2016

Exhibit 4.13-3

Parks Near the Sunset Area Plan and Placer Ranch Specific Plan



## City of Roseville

The City of Roseville operates more than 70 parks throughout the city that provide a variety of recreation opportunities (City of Roseville 2017). Several city parks are less than 1 mile south of the PRSP area. Davis Park is a 4-acre neighborhood park located 0.5 mile south of the PRSP area that features a playground, covered picnic area, half court for basketball, and a grassy area. Dugan Park, a 3-acre park located 0.4 mile south of the PRSP neighborhood park, includes a playground, baseball/softball field, and soccer field. Mel Hamel Park is a 9-acre park located 0.8 mile south of the PRSP area that includes a playground, water feature/mister, covered picnic area, soccer field, sand volleyball court, and half court for basketball. Hughes Park, a 31-acre park located approximately 1 mile south of the PRSP area, includes extensive walking trails, a lighted soccer field, lighted tennis and basketball courts, a fenced off-leash dog park, picnic areas, play areas, swings, and a creekside open space area.

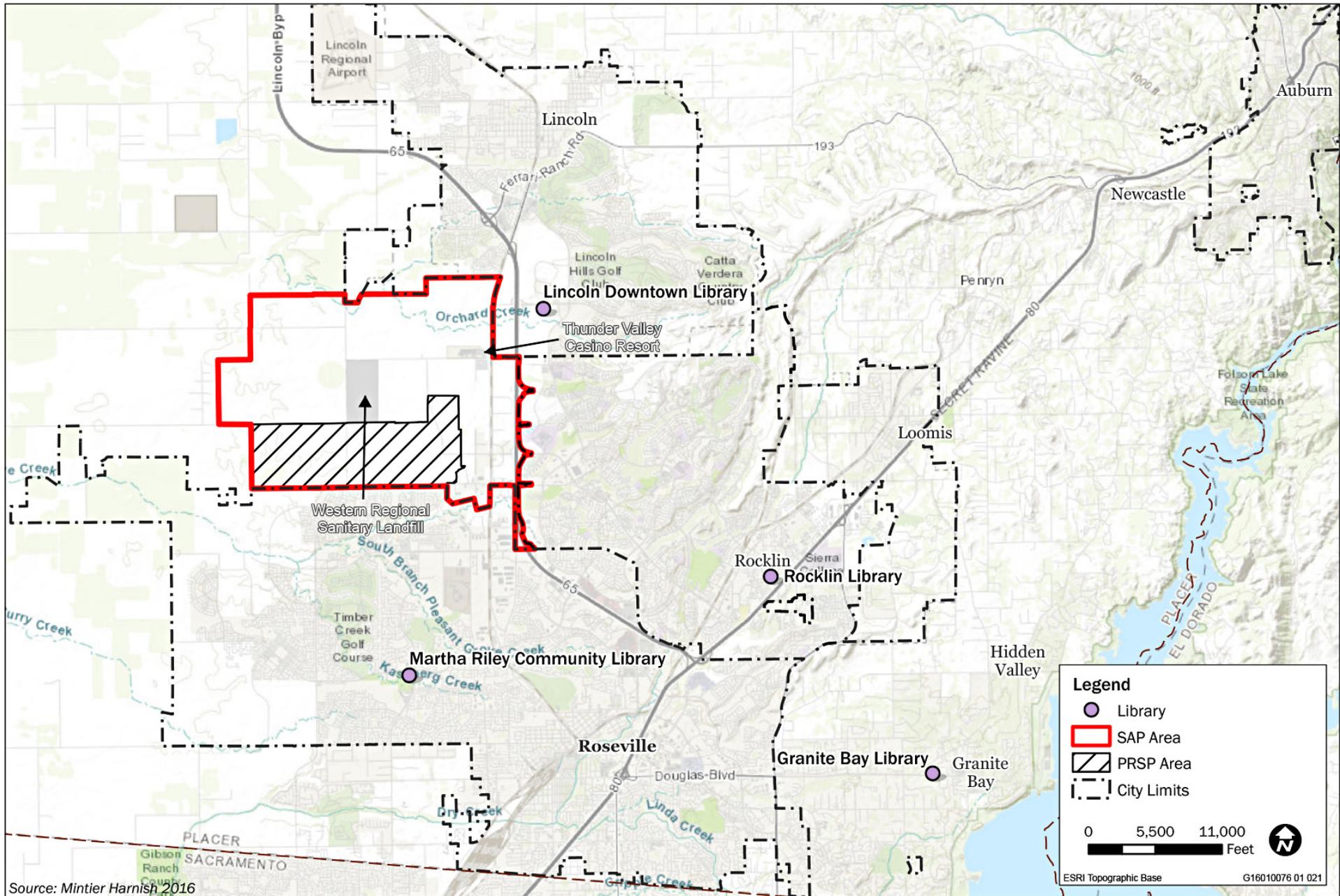
## City of Lincoln

The City of Lincoln operates 18 parks throughout the city that provide a variety of recreation opportunities (City of Lincoln 2018). Several city parks are approximately 1 mile or less north and east of the project area. Nathan Dubin Park is a 6.4-acre park located approximately 0.6 mile north of the project area that includes soccer fields, picnic areas, playgrounds, a trail, and horseshoe pits. Aitken Ranch Park is a 7-acre park located approximately 1 mile north of the project area that features a play structure and gathering area. Wilson Park is a 6.5-acre park located approximately 1 mile east of the project area that includes softball fields and a play structure.

## LIBRARIES

Placer County operates two libraries near the project area: Granite Bay Library and Rocklin Library (Exhibit 4.13-4). The Granite Bay Library is located 8 miles southeast of the project area. The Rocklin Library is located more than 5 miles southeast of the project area. Demand for library services has increased with population growth, but revenue and funding have remained unchanged (Placer County Library 2013:5-6). Throughout unincorporated Placer County, the library system falls below established state guidelines regarding square footage, number of public access computers, collection size, and number of seats. A regional library identified in the Placer Vineyards Specific Plan is planned approximately 6 miles southwest of the project area (Torrance Planning & Design and MacKay & Soms 2015:8-21). The regional library would serve the project area.

The library in Roseville closest to the project area is the Martha Riley Community Library, which is located approximately 3 miles south of the project area. The City of Lincoln Downtown Library is located on Twelve Bridges Drive east of SR 65, less than 1 mile east of the net SAP area (and almost 3 miles northeast of the PRSP area). The County currently also offers a bookmobile service that serves many areas throughout Placer County.



Source: Mintier Harnish 2016

**Exhibit 4.13-4**

**Libraries Near the Sunset Area Plan and Placer Ranch Specific Plan**



## 4.13.3 Regulatory Setting

### STATE

#### Fire Protection and Emergency Services

##### Uniform Fire Code

The *Uniform Fire Code* (UFC) contains regulations related to construction, maintenance, and use of buildings. Topics addressed in the UFC include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire safety requirements for new and existing buildings and the surrounding premises. The UFC contains specialized technical regulations related to fire and life safety.

##### California Occupational Safety and Health Administration

In accordance with CCR Title 8, Section 1270, "Fire Prevention," and Section 6773, "Fire Protection and Fire Fighting Equipment," the California Occupational Safety and Health Administration has established minimum standards for fire suppression and emergency medical services. The standards include guidelines on the handling of highly combustible materials; fire hose sizing requirements; restrictions on the use of compressed air; access roads; and the testing, maintenance, and use of all firefighting and emergency medical equipment.

##### California Health and Safety Code

State fire regulations are set forth in Section 13000 et seq. of the *California Health and Safety Code*, which include regulations for building standards (as set forth in the *California Building Code*); fire protection and notification systems; fire protection devices, such as extinguishers; smoke alarms; and fire suppression training.

#### Government Code Section 66474.02

Before approving a tentative map (or a parcel map where a tentative map is not required) for an area located in a State Responsibility Area or a very high fire hazard severity zone, the legislative body of the county must find that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by CAL FIRE under PRC Sections 4290 and 4291; structural fire protection and suppression services will be developed; and ingress and egress meet the road standards for fire equipment access adopted under PRC Section 4290 and any applicable local ordinance.

#### California State University Police

The Sac State–Placer Center would be under the primary jurisdiction of the California State University Police as provided for in Section 89560 of the *California Education Code*. Under Section 830.2(C) of the *California Penal Code*, officers of the California State University Police are peace officers whose authority extends to any place throughout California.

#### Schools

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure that places limitations on cities and counties with respect to mitigation requirements for school facilities. It permits school districts to levy fees, based on justification studies, for the purposes of funding construction of school facilities, subject to established limits. The limits were set in 2000, can be adjusted annually for inflation, and can be levied based on the square footage of residential (up to \$1.93 per square foot in 2000) and commercial-industrial (up to \$0.31 per square foot in 2000) use. SB 50 prohibits school districts, cities, and counties from imposing school impact mitigation fees or other requirements in excess of or in addition to those provided in the statute.

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” (California Government Code Section 65996[b]). In addition, a local agency cannot require participation in a Mello-Roos district for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos district.

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 (after January 1, 2000) identified in the law: year-round enrollment, general obligation bond measure on the ballot over the last 4 years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt.

Assuming that 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 the costs where the state match is unavailable. School district certification of payment of the applicable fee is required before a city or county can issue a building permit for the construction of development.

## Parks and Recreation

The Quimby Act (California Government Code Section 66477) preserves open space and parkland in urbanizing areas of the state by authorizing local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance. Placer County’s standards for providing parkland are discussed below.

Specific plan projects are generally required to provide on-site public active and passive recreation facilities to fully mitigate their park and recreation impacts. In cases where a project does not fully support the provision of public recreation amenities in proportion to the general plan standards, the differential land and development value between the on-site constructed improvements and the full general plan standard may be paid in the form of an in-lieu fee.

## LOCAL

### Placer County General Plan

The “Public Facilities and Services” section of the *Placer County General Plan* includes goals and policies intended to ensure the timely development of public facilities and maintenance of service levels. The “Recreation and Cultural Resources” section of the general plan identifies standards for developing and maintaining park and recreation services in the county.

#### Public Facilities and Services

**GOAL 4.A:** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

- ▲ **Policy 4.A.1:** Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.
- ▲ **Policy 4.A.2:** The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. the applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means);
  - b. the facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant; and
  - c. the facilities improvements are designed and built to the current standards of the agency providing service.
- ▲ **Policy 4.A.5:** The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.

**GOAL 4.B:** To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

- ▲ **Policy 4.B.1:** The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- ▲ **Policy 4.B.2:** The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.
- ▲ **Policy 4.B.6:** The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed-use projects, including specific plans with 100 or more dwelling units and 10 acre or more of non-residential land uses (exclusive of open space/greenbelt).
- ▲ **Policy 4.B.7:** The County may require the preparation of an economic, market, or fiscal impact analysis for commercial, professional office or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the community in which the land use is to be established.

**GOAL 4.H:** 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.

- ▲ **Policy 4.H.1:** 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):
  - a. 1:1,000 for unincorporated areas,
  - b. 1:7 for jail population, and
  - c. 1:16,000 total county population for court and civil officers.
- ▲ **Policy 4.H.2:** The County Sheriff shall strive 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, and
  - d. 20 minutes in remote rural areas.

- ▲ **Policy 4.H.4:** The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.
- ▲ **Policy 4.H.5:** The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

**GOAL 4.I:** To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- ▲ **Policy 4.I.1:** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
  - a. ISO 4 in urban areas,
  - b. ISO 6 in suburban areas, and
  - c. ISO 8 in rural areas.
- ▲ **Policy 4.I.2:** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):
  - a. 4 minutes in urban areas,
  - b. 6 minutes in suburban areas, and
  - c. 10 minutes in rural areas.
- ▲ **Policy 4.I.3:** 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.
- ▲ **Policy 4.I.9:** 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.
- ▲ **Policy 4.I.11:** The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

**GOAL 4.J:** To provide for the educational needs of Placer County residents.

- ▲ **Policy 4.J.4:** The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.
- ▲ **Policy 4.J.5:** The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- ▲ **Policy 4.J.6:** The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.
- ▲ **Policy 4.J.10:** The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impactation.
- ▲ **Policy 4.J.11:** The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.

- ▲ **Policy 4.J.13:** Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review, can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

**Recreation and Cultural Resources**

**GOAL 5.A:** To develop and maintain a system of conveniently located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

- ▲ **Policy 5.A.1:** The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:
 
  - a. 5 acres of improved active parkland per 1,000 population, and
  - b. 5 acres of passive recreation area or open space per 1,000 population.
- ▲ **Policy 5.A.2:** The County shall strive to achieve the following park facility standards:
 
  - a. 1 tot lot per 1,000 residents,
  - b. 1 playground per 3,000 residents,
  - c. 1 tennis court per 6,000 residents,
  - d. 1 basketball court per 6,000 residents,
  - e. 1 hardball diamond per 3,000 residents,
  - f. 1 softball/little league diamond per 3,000 residents,
  - g. 1 mile of recreation trail per 1,000 residents,
  - h. 1 youth soccer field per 2,000 residents,
  - i. 1 adult field per 2,000 residents, and
  - j. 1 golf course per 50,000 residents.
- ▲ **Policy 5.A.3:** 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. The park classification system shown in Table 5-1 from the *Placer County General Plan* should be used as a guide to the type of the facilities to be developed in achieving these standards.

**Placer County General Plan Table 5-1 Park Classification System**

| Park Type                            | Use Description   | Desirable Site Characteristics   |
|--------------------------------------|---|--|
| Mini-Park<br>(2 acres or less)       | Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.  | Within neighborhoods and close to high-density housing or housing for the elderly.   |
| Neighborhood Park (2 to 15 acres)    | Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.  | Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).  |
| Community Park<br>(15 or more acres) | Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need. | May include natural features, such as water bodies. Easily-accessible to neighborhood served.  |
| Linear Park                          | Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or cross-country skiing.  | Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas. |

**Placer County General Plan Table 5-1 Park Classification System**

| Park Type         | Use Description   | Desirable Site Characteristics                       |
|-------------------|---|--|
| Special Use       | Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also, boulevards and parkways. |  |
| Conservancy Areas | Protection and management of the natural/cultural environment with recreation use as a secondary objective.   | Variable, depending on the resource being protected. |

Source: Placer County 2013

- ▲ **Policy 5.A.4:** The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.
  - a. Floodways;
  - b. protected riparian corridors and stream environment zones;
  - c. protected wildlife corridors;
  - d. greenways with the potential for trail development;
  - e. open water (e.g., ponds, lakes, and reservoirs);
  - f. protected woodland areas; and
  - g. protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species)

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.

- ▲ **Policy 5.A.5:** The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act and the Mitigation Fee 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 of the public parkland and park development needs generated by new development.
- ▲ **Policy 5.A.7:** The County shall consider the creation of assessment districts, County service areas, community facilities districts, or other types of districts or funding mechanisms to generate funds for the acquisition and development, maintenance and administration of parkland and/or historical properties as development occurs in the County.
- ▲ **Policy 5.A.8:** The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- ▲ **Policy 5.A.9:** The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.

- ▲ **Policy 5.A.10:** The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.
- ▲ **Policy 5.A.11:** Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.
- ▲ **Policy 5.A.12:** The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- ▲ **Policy 5.A.19:** The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- ▲ **Policy 5.A.22:** The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights such as the proposed Dry Creek Greenway.
- ▲ **Policy 5.A.23:** The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- ▲ **Policy 5.A.24:** The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of a new facility.

**GOAL 5.B:** To encourage development of private recreational facilities.

- ▲ **Policy 5.B.1:** The County shall encourage development of private recreation facilities to reduce demands on public agencies.

**GOAL 5.C:** To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

- ▲ **Policy 5.C.1:** The County shall support development of a countywide trail system designed to achieve the following objectives:
  - a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
  - b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trails, and the trail or bikeways plans of cities;
  - c. Provide access to recreation areas, major waterways, and vista points;
  - d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
  - e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
  - f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
  - g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas; and
  - h. Protect sensitive open space and natural resources.

- ▲ **Policy 5.C.2:** The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.
- ▲ **Policy 5.C.4:** The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to trails plans contained in the County's various community plans.
- ▲ **Policy 5.C.5:** The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

## Placer County Code

### **Public Facilities Fees**

To mitigate impacts caused by new development in the county, public facility fees are necessary. As established by Section 15.30 of the *Placer County Code*, the fees are needed to finance public facilities and to ensure that new development pays its fair share for these improvements (Placer County Executive Office 2016). The fee 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. Facilities to be funded under the fee program include expansion and construction of office space, libraries, adult and juvenile detention facilities, clinics and laboratory space, social service facilities, communications/dispatch equipment, warehouse, animal services facilities, vehicles, and related furnishings and equipment. The public facilities fees are to be collected before building permits are issued or at the earliest time permitted by law as determined by the County executive officer or his or her designee. The amount of the fee shall be the current fee determined as of the date of filing the completed application for the building permit, or other entitlement or development permit, in the case where a building permit is not required, except the fee shall not apply to any vested tentative map or vested parcel map after the application for such map is deemed complete.

### **Development Fees for Fire Protection (Fire Impact Fee)**

Section 15.36.010 of the Placer County Code allows a local fire protection agency to adopt development impact mitigation fees (i.e., fire impact fee) that would offset the impact that a new project would have on the local agency's existing provision of services (Placer County Board of Supervisors 2017). As a condition for collecting mitigation fees, California Government Code Section 66000 requires a fire protection district to prepare a capital facilities plan, which is to be updated annually. The fire impact fee may be used to fund fire protection and emergency response facilities, apparatus, and equipment. The net SAP area is located within the Placer County Fire Facility Fee Program area and is subject to the fee. PRSP is not currently located within an area subject to the Placer County Fire Facility Fee.

### **Parks and Recreation Facilities**

As provided in the *Placer County Code* under Article 17.51 (Specific Plan [SPL] district):

The specific plan shall specify all permitted uses and land use permit requirements for the SPL district. All land uses permitted within the SPL district shall be subject to the development standards and other regulations required by the specific plan. Such development standards shall include minimum parcel size, setbacks, maximum coverage or floor area ratio, height limits, density, parking ratios, and other applicable requirements. If a standard or other regulation is not specifically addressed in the specific plan, it shall be governed by the Placer County zoning ordinance.

Thus, either the parks and recreation facilities requirements must be enumerated in the specific plan, or they default to requirements in the zoning ordinance. The zoning ordinance requires consistency with general plan goals (5 acres of passive and 5 acres of improved parkland per 1,000 residents), with specific ratios and credits based on development type, as defined (planned development, subdivision, and so on). See Chapters 15, 16, and 17 of the *Placer County Code* for specific requirements).

## Community Facilities District No. 2012-1, Sunset Industrial Area Services

The Placer County Community Facilities District (CFD) No. 2012-1, located in the SAP area, was established in 2012 to fund the ongoing fire and emergency service operations in the Sunset Area (Placer County Board of Supervisors 2012). Future development seeking fire protection and emergency response services from Placer County Fire Station #77 would be annexed into the CFD before a final map is recorded, or improvement plans where no map is required. The special tax would apply only to newly developing properties in the SAP area; existing development would not be affected. Either the County would collect the special tax similar to the way, and at the same time, it collects ordinary property taxes, or it would directly bill to collect the special tax.

## Placer County Sheriff's Office Strategic Plan

The *Placer County Sheriff's Office Strategic Plan 2016–2020* identifies objectives, strategies, and tactics for achieving goals related to strategic areas of emphasis (Placer County Sheriff's Office 2016). These areas of emphasis are personnel, community relations, organizational programs, facilities, and technology. Some of the objectives and strategies related to providing service include establishing a recruitment plan to attract high-quality and diverse candidates and reducing the time of the hiring process. The plan also includes a goal for identifying and implementing immediate and long-term facility needs. One of the related objectives supports building a new station for the south Placer area, which would involve working with County management, identifying funding sources, and ensuring that facility funding models are included in new development agreements.

The mission identified in the *Placer County Sheriff's Office Strategic Plan* is to maintain the quality of life that Placer County citizens enjoy and to ensure that the county is a safe place to live, work, and visit. This mission will be accomplished through safeguarding individual liberties, building community partnerships, preventing crime, and resolving those crimes that do occur. The sheriff's office is also responsible for the professional care and custody of those confined in jail facilities. Other duties include those of marshal, security of the courts, and efficient investigation of coroner cases.

## Placer County Library Strategic Plan

The *Placer County Library Strategic Plan*, adopted in 2013, departs from the preset service response model and creates a scalable plan with a flexible framework that can be sustained in a fluctuating economy (Placer County Library 2013). The strategic plan includes a vision established for the Placer County Library, including for service, technology, partnerships, and value. Strategies included in the plan address reversing the erosion of library services, modernizing operations to improve efficiency and expand services, and building capacity for the future. One initiative included in the plan for improving efficiency and expanding services is to increase usable space at existing facilities without expanding building footprints. The plan includes an initiative that realigns library services with changes in the way people live, work, and learn by concentrating hours at magnet libraries and working with Placer County Capital Improvements Division, Facilities Services Department, to develop a long-range facilities master plan that identifies future space needs.

## 4.13.4 Analysis, Impacts, and Mitigation

### STANDARDS OF SIGNIFICANCE

On the basis of the Placer County CEQA checklist and Appendix G of the State CEQA Guidelines, implementing the project would result in a potentially significant impact on public services if it would:

- ▲ 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, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
  - ▶ fire protection;
  - ▶ sheriff protection;

- schools;
  - maintenance of public facilities, including roads; and
  - other governmental services;
- ▲ 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; or
  - ▲ include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## METHODS AND APPROACH

The increases in demand for public services associated with buildout of the SAP area are based on the development and resident assumptions presented in Table 4.13-4 and in Chapter 3, “Project Description.”

**Table 4.13-4 Development and Resident Assumptions for the SAP and PRSP**

|                            | Dwelling Units | Residents | Jobs <sup>1</sup> |
|----------------------------|----------------|-----------|-------------------|
| Sunset Area Plan           | 2,458          | 6,095     | 44,220            |
| Placer Ranch Specific Plan | 5,636          | 13,219    | 14,956            |

<sup>1</sup> The number of jobs generated by the PRSP includes 5,733 jobs generated by the Sac State-Placer Center.

Source: Compiled by Ascent Environmental in 2017

### Fire Protection and Emergency Response Services

Placer County service levels for fire protection and emergency response require one firefighter per 900–1,150 people and two support or planning staff per 10,000–25,000 people (Placer County 2007:4.11-8). Specific fire protection staffing and equipment needs for the project would be determined by Placer County Fire and would be consistent with National Fire Protection Association standards.

### Law Enforcement

The police-to-population ratio established by the *Placer County General Plan* is 1.0 officer per 1,000 population for unincorporated areas. However, for new growth areas, the sheriff’s department utilizes a standard of 1.2 officers per 1,000 population as a threshold to determine adequate service. In addition, this analysis assumes maintenance of the current response time: approximately 8 minutes or less for an emergency call.

### Schools

The estimated demand for school services associated with project development is based on the number of additional students generated by development of residential uses in the SAP area. The student generation rates for the WPUSD are provided in the discussion of Impact 4.13-3, below. To quantify the total number of students, the residential development identified for the SAP area was multiplied by the applicable student generation rates.

### Libraries

The demand for library services associated with the increased resident population in the SAP area was described qualitatively.

### Parks and Recreation

The amount and type of park acreage needed to meet demand associated with implementing the SAP were based on standards established in the *Placer County General Plan*. The amount and type of park acreage included in the PRSP were compared to the standards established in the general plan. The Placer County park service level standards required for projects and used in the analysis are:

- ▲ 5 acres of active parkland per 1,000 residents
- ▲ 5 acres of passive parkland per 1,000 residents, and
- ▲ 1 mile of recreational trail per 1,000 residents.

## PROPOSED SUNSET AREA PLAN GOALS, OBJECTIVES, AND POLICIES

The SAP includes the following goals and policies for development and maintenance of the public facilities and services required to support Sunset Area employers, businesses, residents, and visitors:

**GOAL PFS-1: Timing and Maintenance of Facilities and Services.** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Area.

- ▲ **Policy PFS-1.1: Facility Construction.** The County shall require new development to either construct new facilities, upgrade existing facilities, or pay its fair share of upgrading existing facilities.
- ▲ **Policy PFS-1.3: Facilities and Services for New Development.** The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
  - a. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
  - b. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- ▲ **Policy PFS-1.5: Maintenance of Quality and Service Levels.** The County shall routinely review the condition of public facilities and the status of public services to ensure that they are consistent with established quality standards and service levels.

**GOAL PFS-2: Facility Funding.** To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

- ▲ **Policy PFS-2.1: Fair Share Funding of Existing Facilities.** The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.
- ▲ **Policy PFS-2.2: Funding Upgraded or New Facilities.** The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.
- ▲ **Policy PFS-2.3: Funding Public Services.** The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits and when alternative sources of funding have been identified to offset foregone revenues.
- ▲ **Policy PFS-2.4: Broad-Based Funding Sources.** The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Area.
- ▲ **Policy PFS-2.5: Tax-Exempt Bonds as Funding Source.** The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with new development. Such bonds

could be applied to traffic fees, fire protection impact fees, capital facilities impact fees, and other fees used to finance capital facility construction which is typically charged prior to, or at issuance of, building or other construction permits.

- ▲ **Policy PFS-2.6: Fee Impact Considerations.** When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.
- ▲ **Policy PFS-2.7: Fiscal Impact Analysis for Major Land Development Projects.** The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed use projects, including specific plans with 100 or more dwelling units and 10 acres or more of non-residential land uses (exclusive of open space/greenbelt).
- ▲ **Policy PFS-2.8: Commercial/Office/Industrial Economic/Market/Fiscal Analysis.** The County may require the preparation of an economic, market, or fiscal impact analysis for commercial, professional office, or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the Sunset Area.
- ▲ **Policy PFS-2.9: Consultation with Neighboring Cities.** The County shall consult with the cities of Roseville, Rocklin and Lincoln to require new development within city limits to mitigate impacts on facilities and services within the Sunset Area.

**GOAL PFS-7: Law Enforcement/Crime Prevention.** To provide adequate crime prevention and law enforcement services to deter crime and to meet the growing demand for services associated with increasing development in the Sunset Area.

- ▲ **Policy PFS-7.1: Sheriff Facilities Standards.** Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain adopted service standards.
- ▲ **Policy PFS-7.2: Sheriff Facilities Funding.** The County shall require new development to construct or fund sheriff facilities that, at a minimum, maintain adopted standards.
- ▲ **Policy PFS-7.3: Crime Prevention through Environmental Design.** The County shall consider public safety issues in all aspects of commercial, residential and industrial project design, including crime prevention through environmental design (CPTED).

**GOAL PFS-8: Fire Protection/Emergency Response.** To provide fire protection and emergency response capabilities suitable to serve the demands of the Sunset Area.

- ▲ **Policy PFS-8.1: New Development and Service Level Standards.** The County shall require new discretionary development to construct facilities and/or fund fire protection personnel, operations, and maintenance that maintain County fire protection standards.
- ▲ **Policy PFS-8.2: Fire Protection and Emergency Response Services and Facilities.** The County shall assist in the development of fire protection and emergency response facilities and services, including equipment and training capable of addressing the unique needs of the Sunset Area.
- ▲ **Policy PFS-8.3: Fire and Emergency Response Funding.** The County shall evaluate a variety of funding sources to pay for operations, maintenance, training and personnel costs associated with a fire station and emergency response facilities needs in the Sunset Area.

- ▲ **Policy PFS-8.4: Emergency Medical Response Capability.** The County shall insure that fire protective services include emergency medical response capabilities suitable to the uses proposed in the Sunset Area.
- ▲ **Policy PFS-8.5: Placer Fire Services Community Facilities District Annexation.** The County shall require new developments in the Sunset Area to annex into Placer Community Facilities District (CFD) No. 2012-1 to provide fire protection and emergency response services, as a condition of approval for all discretionary review permits excluding variances, sign permits and administrative approval permits not accompanied by any other discretionary land development permit approval to provide fire protection and emergency response services.
- ▲ **Policy PFS-8.6: Automatic Aid Agreements.** The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

**GOAL PFS-10: Parks, Schools, and Libraries.** To address demand for parks and recreation, schools, and library facilities and services associated with new residential development in the Sunset Area.

- ▲ **Policy PFS-10.1: Land Dedication.** The County shall require the dedication of land and/or payment of fees, in accordance with applicable laws and standards, to acquire and develop public parks and recreation facilities, schools, and libraries. Where land dedication is required of new development, the County shall ensure the dedicated land is in locations that are compatible with adjacent uses and do not pose excess regulatory or maintenance burden.
- ▲ **Policy PFS-10.2: Funding.** The County shall require new development to contribute to a funding source (e.g., County Service Area Zone of Benefit, Lighting and Landscape District, Community Facilities District) to assure adequate funding for park, trail, and landscape improvement, operation, and maintenance.
- ▲ **Policy PFS-10.3: Joint Use Facilities.** The County shall encourage joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use.
- ▲ **Policy PFS-10.4: Developer-Built Recreation Amenities.** Where legally appropriate and efficient, the County will encourage developer-built public recreational amenities. Such amenities should be developed concurrently with the projects that create the demand for them.
- ▲ **Policy PFS-10.5: Private Recreation Amenities.** Where appropriate to the character of a new development, the County will encourage private recreation amenities within residential developments to offset the demand for public facilities.
- ▲ **Policy PFS-10.6: School Needs and Development Timing.** County and school district personnel should continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.
- ▲ **Policy PFS-10.7: School Funding.** New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.
- ▲ **Policy PFS-10.8: School Site Location.** New school sites should be sited as close as possible to areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites.

## IMPACTS AND MITIGATION MEASURES

### Impact 4.13-1: Increased demand for fire protection and emergency response services

Development proposed in the net SAP and PRSP areas would generate approximately 6,095 and 13,219 residents, respectively, and up to 30,000 students and associated faculty and staff. In addition, up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units may be provided. Demand for fire protection and emergency response services provided by Placer County Fire at Station #77 would increase, including an increase in demand for additional firefighters, staff. Table 4.13-5 describes County staffing ratios for fire protection personnel needed to serve the Net SAP and PRSP. Staffing at the existing Station 77 may not meet the required service levels, and therefore this impact is potentially significant. New development would be annexed into CFD No. 2012-1, or a new CFD (or other funding mechanism as approved by the County for new development to pay its fair share for increased fire protection and emergency services through a special tax that would be collected by the County each year. Additionally, new development would implement SAP policies and comply with *Placer County General Plan* policies applicable to fire protection and emergency response.

To accommodate new demand associated with PRSP a new fire station is required to be developed in the PRSP area. Further, expansion of an existing fire station or construction of a new facility would involve minor land clearing, grading, installation of utilities, and building construction, generally on a modest-sized lot (up to 2.5 acres). Construction activities and duration would be typical of such facilities, and would be required to comply with applicable SAP policies and regulatory requirements to reduce adverse environmental effects. For these reasons, there is no evidence to suggest that such construction would result in unmitigable, adverse effects on the environment. However, the need for additional fire protection infrastructure and equipment in the net SAP and PRSP area is **potentially significant**.

#### Net SAP Area

Fire protection and emergency services in the SAP area are provided by Placer County Fire at Station #77, which is located at 1300 Athens Avenue near the Thunder Valley Casino. Placer County Fire contracts with CAL FIRE to provide staffing at Station #77. Fire protection and emergency response facilities, staffing, and services provided by Placer County Fire Station #77 are currently adequate and meet County standards, with 19 firefighters and support personnel serving 59,000 people (Morris, pers. comm., 2018). Although Placer County Fire provides emergency response services, AMR provides emergency transport services. Implementing the SAP would result in development on approximately 4,000 acres of previously undeveloped land and result in approximately 6,095 new residents in a primarily undeveloped portion of west Placer County, plus a university with up to 30,000 students with 5,000 student housing units and up to 200 faculty/staff housing resulting in an increase in demand for fire protection and emergency response services. Placer County requires one firefighter per 900–1,150 people and two support or planning staff per 10,000–25,000 people (Placer County 2007:4.11-8). As shown in Table 3.14-5, implementing development in the net SAP area could create demand for up to seven firefighters and one support/planning personnel.

**Table 4.13-5 Demand for Firefighters and Support/Planning Staff in the Net SAP Area and PRSP Area**

| Area                    | County Firefighter Requirement | County Support/Planning Staff Requirement | Number of Firefighters <sup>1</sup> | Number of Support/Planning Staff |
|-------------------------|--------------------------------|---|-------------------------------------|----------------------------------|
| Net SAP area            | 1/900–1,150 residents          | 2/10,000–25,000 residents                 | 5 to 7                              | 1                                |
| PRSP area               |                                |   | 11 to 15                            | 1 to 3                           |
| Sac State–Placer Center |                                |   | 5 to 6                              | 1                                |
| <b>Total</b>            |                                |   | <b>21 to 28</b>                     | <b>3 to 5</b>                    |

Note: <sup>1</sup> Based on an estimated 6,095 residents in the net SAP area, 13,219 residents in the PRSP area, and potentially 5,000 student housing units and 200 on-site faculty/staff housing units at the Sac State–Placer Center.  
Source: Compiled by Ascent Environmental in 2017

Future development in the net SAP area would be annexed into CFD No. 2012-1 or another CFD, or other funding mechanism as approved by the County for fire protection and emergency services. Through payment of the special tax incurred by new development in CFD No. 2012-1, future development would serve as an ongoing revenue source to maintain fire protection and emergency response services. Also, proposed SAP Policy PFS-8.1 would require new discretionary development to construct facilities and/or fund fire protection personnel, operations, and maintenance that maintains County fire protection standards.

The CFD special tax revenue or other funding mechanism, as approved by the County, to assure adequate funding for the ongoing maintenance and operation of fire protection and related services from future development in the net SAP area would support additional firefighters, support/planning staff, and any repair and replacement of equipment would be required to be in place prior to recordation of the first final subdivision map for projects or improvement plan approval for non-residential and multi-family projects or as determined in the Rate Method and Apportionment of Special Taxes for areas annexed into CFD 2012-1, future development in the net SAP area would implement SAP Policies PFS-8.1, PFS-8.2, PFS-8.3, and PFS-8.4, requiring new development to maintain fire protection and emergency response levels of service to meet additional demand. Buildout of the net SAP area would also comply with *Placer County General Plan* policies for the provision of public services, such as fire protection facilities, staffing, fire protection, and emergency response, in time to meet the demand generated by new development (Policies 4.A.1, 4.A.2, 4.I.1, 4.I.2, and 4.I.3).

Because the additional demand for fire protection and emergency response services would be met through the special tax or other funding mechanism imposed on future development annexed into CFD No. 2012-1 or through another special tax/assessment or other funding mechanism and fire protection and emergency response services would be required when they are generated by new development, fire protection and emergency response services in the net SAP area would continue to meet County staff levels and service ratio standards.

If expansion of Station #77 or construction of a new facility were required, it would undergo separate project-level environmental review as it is not proposed as part of this project. A project of this size would involve minor land clearing, grading, installation of utilities, and building construction, generally on a modest-sized lot (up to 2.5 acres for an approximately 10,000 square foot building). Such activities would require use of vehicles and heavy equipment, and building materials and supplies, and would generate noise and air emissions. Construction methods and duration would be typical of such facilities, and there is no evidence to suggest that such construction would result in unmitigable, adverse effects on the environment. Construction activities associated with a new station or expansion of Station #77 would be required to implement SAP policies that would limit the hours of construction and allowable construction noise levels (Policy N-1.8); avoid grading impacts during the rainy season (Policy NR-3.8); prepare and implement a Stormwater Pollution Prevention Plan (SWPPP; Policy NR-3.10) that would include site controls, erosion and sediment controls, means of waste disposal; and prepare a construction emission/dust control plan for projects that would exceed one acre and incorporate use of Best Available Control Technologies for the control of exhaust emissions (Policies NR-5.4, and NR-5.5). Construction activities would also comply with existing regulations that are intended to avoid adverse effects related to water quality and air quality impacts, such as Placer County Air Pollution Control District Rules and the Placer County Grading, Erosion and Sediment Control Ordinance. Also see Impact 4.3-2 in Section 4.3, "Air Quality"; Impact 4.6-1 in Section 4.6, "Geology and Soils"; Impact 4.9-3 in Section 4.9, "Hydrology and Water Quality"; and Impact 4.11-1 in Section 4.11, "Noise" for more detailed discussions of how SAP policies and other regulatory requirements would reduce construction-related impacts.

Because of the modest size and scale of a new or expanded fire station facility, and because construction activities would implement SAP policies and comply with applicable regulatory requirements that would reduce emissions of dust and air pollutants, reduce exposure to construction noise, and control erosion and avoid water quality impacts required by SAP policies and standard regulatory requirements, there is no evidence to suggest that such construction or expansion would result in unmitigable, adverse effects on the environment.

Development proposed within the net SAP area would increase demand for fire protection services. As described above, County and SAP policies require development of new facilities and/or payment for services, such that the demand would be met, and the net SAP area would receive appropriate fire protection services. However, because no specific funding source is currently established to increase fire protection service in the net SAP area, the impact is potentially significant.

### **PRSP Area**

Implementing the PRSP would result in development on approximately 2,200 acres of previously undeveloped land and result in 13,219 new residents, up to 30,000 students and associated faculty and staff, and potentially up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units in a primarily undeveloped portion of west Placer County, resulting in an increase in demand for fire protection and emergency response services similar to that described above for the net SAP area. As shown in Table 3.14-5, implementing the PRSP, including the Sac State–Placer Center, could create demand for up to 21 firefighters and four support/planning personnel.

As discussed in Section 3, “Project Description,” a new fire station is required to be included in the PRSP to accommodate increased demand in the PRSP area for fire protection services. The timing and triggers for the fire station in PRSP and the provision of fire protection and emergency services to the Sac State–Placer Center would be subject to provisions noted in the PRSP Development Agreement. This new fire station would accommodate the increased demand for fire protection services associated with development in the PRSP area.

As discussed in Chapter 3, “Project Description,” implementation of the PRSP would include formation of a County Service Area Zone of Benefit; formation of a CFD; and/or annexation into CFD No. 2012-1 (Sunset Area Fire and Emergency Services), including a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, is in place to provide adequate fire safety services to the PRSP area during all stages of development. (The CFD would not fund the initial equipment or infrastructure.) The provision of fire protection and emergency services to the Sac State–Placer Center would be subject to provisions noted in the PRSP Development Agreement or other agreement mechanism. PRSP may annex into the Placer County Fire Facility Fee Program to support the capital fire facility needs of the plan area.

Because no funding source currently exists to increase fire protection service in the PRSP area, the impact on fire protection and emergency response services from implementation of the PRSP would be potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

Because of the nature and purpose of the facility to manage stormwater runoff, the Pleasant Grove Retention Facility would not generate an increase in demand for fire protection services. There would be no impact.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not generate an increase in demand for fire protection services. There would be no impact.

### **Conclusion**

Buildout of the project area, including development of the Sac State–Placer Center, would result in a combined increase in demand for fire protection services of approximately 28 firefighters and five support/planning staff. Future development seeking fire protection and emergency response services from Placer County Fire Station #77 would be annexed into CFD No. 2012-1 prior to recordation of Final Subdivision Maps or approval of Improvement Plans or an additional special tax or benefit assessment district or other funding mechanism would be established. An additional fire station is required to be included in the PRSP area and would increase fire protection service in the PRSP area to accommodate increased fire protection demand associated with proposed development. The new development would pay its fair share of increased demand for fire protection and emergency services, facilities, and equipment

through a special tax that would be collected by the County each year. New development would implement SAP policies and comply with *Placer County General Plan* policies applicable to providing fire protection and emergency response services and in time to meet demand associated with new development. Implementation of the project would require expansion of Station #77 or construction of a new fire station to serve the net SAP area. Because any such construction would be relatively small-scale, would use typical construction methods and implement best management practices (BMPs), meet applicable SAP construction-related policies and comply with existing regulatory requirements to reduce potential effects on the environment. Because no specific funding source is currently in place for increased fire protection services, the impact on fire protection and emergency response services would be **potentially significant**.

## Mitigation Measures

### Mitigation Measure 4.13-1a: Create or annex into a CFD for fire protection and emergency response (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a Community Facilities District (CFD), County Service Area (CSA) Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the net SAP area and PRSP area during all stages of development. The staffing ratios in Table 4.13-5 shall be maintained for the net SAP and PRSP areas concurrent with demand.

### Mitigation Measure 4.13-1b: Fire stations (Net SAP Area and PRSP Area)

A minimum of two fire stations shall be constructed to serve net SAP and PRSP areas. Both fire stations will be located within the SAP/PRSP area and shall be fully funded and equipped. The specific locations for the fire stations and fire station design will be identified in coordination with the Placer County Fire Department. The fire stations will be constructed as needed to serve development and maintain staffing ratios. Funding shall be provided pursuant to Mitigation Measure 4.13-1a.

#### Significance after Mitigation

Implementation of Mitigation Measures 4.13-1a and b would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for fire protection and emergency response services. The new development would pay its fair share of increased demand for fire protection and emergency services, facilities, and equipment. Therefore, project impacts would be reduced to a **less-than-significant** level.

### Impact 4.13-2: Increased demand for law enforcement services

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Implementation of the project would allow for the development of more than 2,400 dwelling units in the net SAP area and more than 5,600 dwelling units in the PRSP area. In addition, on-campus housing for students, faculty, and staff may be provided. The increase in the number of residences and jobs in the project area would generate demand for at least 19 additional Placer County Sheriff officers. A sheriff's substation is currently planned as part of the Placer Vineyards Specific Plan and would serve the project area and would be designed to accommodate the additional officers generated by the project. Individual residential projects in the SAP area would pay the County Public Facilities Impact Fee toward their fair share of demand for law enforcement facilities in compliance with SAP Policies PFS-7.1 and PFS-7.2 and *Placer County General Plan* Policy 4.H.4. Implementation of the project would increase demand for law enforcement services; because Placer County has policies in place to fund, staff, and maintain adequate law enforcement facilities and services, no adverse effect on such levels of service would occur; however, no specific funding mechanism are in place for the project. Therefore, the impact would be **potentially significant**.

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### Net SAP Area

Traffic enforcement on SR 65 within the net SAP area would continue to be provided by CHP, and law enforcement for the net SAP area would be provided by the Placer County Sheriff's Office.

The CHP provides traffic management and investigation of traffic collisions along an approximately 1.5-mile segment of SR 65 along the eastern edge of the net SAP area south of Athens Avenue and north of Sunset Boulevard. Although implementing the SAP would increase the number of vehicles on SR 65, the SAP does not propose changes to SR 65 that would increase the service area for the CHP. State service providers, such as CHP, are funded in part by property taxes. Development of the net SAP area would increase property taxes paid to the State of California that could fund an increase in CHP staffing levels. Implementing the SAP would not be anticipated to increase demand for CHP services such that expansion of CHP offices would be required.

The Placer County Sheriff's Office currently has sufficient staff to meet existing law enforcement services and currently meets County response time goals (Barnhart, pers. comm., 2017). However, the *Placer County Sheriff's Office Strategic Plan* has identified the future need for an additional law enforcement facility in the south Placer County area. Implementing the SAP would result in an increase in employment-generating land uses and housing, increasing the number of employees and residents in an area of Placer County that is primarily undeveloped. Implementing the SAP is anticipated to generate up to 40,804 jobs and allow for up to 6,095 residents in the net SAP area, which would create additional demand for law enforcement services. On the basis of the *Placer County General Plan Policies 4.H.1 and 4.H.2*, described above, the net SAP area would be required to maintain the levels of service established for the Placer County Sheriff's Office. Although Policy 4.H.1 requires that a staffing ratio of one officer per 1,000 people in unincorporated areas be maintained, a services study prepared by Citygate for Placer County indicates that a ratio of 1.2 officers per 1,000 people in new growth areas would be needed. As shown in Table 4.13-6, buildout of the net SAP area would generate demand for at least seven officers. The County staffing standards do not include standards for nonresidential land uses; however, the Placer County Sheriff's Office estimates that additional officers would be needed to meet an increase in demand for law enforcement services associated with nonresidential land uses proposed in the net SAP area (Barnhart, pers. comm., 2017). Thus, implementing the SAP would create demand for more officers than indicated in Table 4.13-6. As development is constructed, the Placer County Sheriff's Office anticipates redrawing the boundaries for the beats that serve the net SAP area to add more officers and maintain the response time standards for emergency calls (Barnhart, pers. comm., 2017).

**Table 4.13-6 Demand for Placer County Sheriff Officers in the Net SAP Area and PRSP Area**

| Area         | General Plan Requirement    | Number of Officers <sup>1</sup> |
|--------------|-----------------------------|---------------------------------|
| Net SAP Area | 1.2 officer/1,000 residents | 7.3 officers                    |
| PRSP Area    | 1.2 officer/1,000 residents | 15.9 officers                   |
| <b>Total</b> |                             | <b>23.2 officers</b>            |

Note: <sup>1</sup> Based on an estimated 6,095 residents in the net SAP area and 13,219 residents in the PRSP area. Does not include demand associated with the proposed university.

Source: Compiled by Ascent Environmental in 2017

A sheriff's substation is currently identified in the Placer Vineyards Specific Plan. Currently, the substation is planned to be co-located with other County administrative offices within the future Placer Vineyards Town Center, which will be located south of existing Baseline Road and east of future 16th Street (approximately 5 miles southwest of the project area). This substation, once developed, would serve the project area and would be designed to accommodate the staff levels discussed above. Individual development in the net SAP area would be required to pay the Public Facilities Impact Fee before building permits are issued. The fee would include a fair-share contribution to demand for law enforcement facilities and would comply with SAP Policies PFS-7.1 and PFS-7.2 and *Placer County General Plan Policy 4.H.4*.

Although the public facilities fee would not support additional officers needed to meet project demand for law enforcement services, the County would coordinate with the Sheriff's Department prior to issuance of building permits to ensure that required staff ratios and levels of service are met. The impact on the Placer County Sheriff's law enforcement services from implementation of the SAP and impacts of construction of new or expanded Sheriff's substation facilities would not be substantial as long as funding mechanisms are in place. However, because such funding mechanisms have not yet been established, the impact is potentially significant.

### **PRSP Area**

Law enforcement for the PRSP area would be provided by CHP and the Placer County Sheriff's Office. Implementing the PRSP would affect CHP services in a manner similar to that described above for the net SAP area. Implementing the PRSP is anticipated to generate up to 5,636 dwelling units, 13,219 residents, up to 30,000 students and associated faculty and staff, and potentially up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units, which would create additional demand for law enforcement services. Future development in the PRSP area would implement SAP policies and *Placer County General Plan* policies pertaining to law enforcement staffing and emergency response standards described above for the net SAP area. As shown in Table 4.13-6, buildout of the PRSP area would generate demand for 16 officers with the potential for additional demand for officers associated with nonresidential development in the PRSP area. Thus, implementing the PRSP would be anticipated to create demand for officers greater than the need indicated in Table 4.13-6. Increased demand for law enforcement facilities and services associated with the Sac State-Placer Center would be met through law enforcement staff, facilities, and services provided by CSU Sacramento on the campus.

A sheriff's substation is currently identified in the Placer Vineyards Specific Plan. This substation, once developed, would serve the project area and would be designed to accommodate the staff levels discussed above. As described above for the net SAP area, individual developments in the PRSP area would pay the County Public Facilities Impact Fee before building permits are issued. The fee would include a fair-share contribution to demand for law enforcement facilities and would comply with SAP Policies PFS-7.1 and PFS-7.2 and *Placer County General Plan* Policy 4.H.4. Because Placer County has policies and mechanisms in place to fund, staff, and maintain adequate law enforcement facilities and services, no adverse effect on levels of service would occur. The impact on the Placer County Sheriff's law enforcement services from implementation of the PRSP would not be substantial as long as funding mechanisms are in place. However, because such funding mechanisms have not yet been established, the impact is potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

Because of the nature and purpose of the facility to manage stormwater runoff, the construction and operation of the Pleasant Grove Retention Facility would not generate demand for law enforcement services. There would be no impact.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not generate demand for law enforcement services. There would be no impact.

### **Conclusion**

Implementation of the SAP would increase the number of vehicles on SR 65 but would not expand the capacity of the highway and, thus, would not increase demand for CHP services such that new or expanded CHP offices would be required. Implementation of the SAP, including the PRSP, would increase property taxes paid to the State of California that could fund CHP staffing levels and facilities. Therefore, CHP service levels would not be adversely affected.

Individual development in the SAP area would be required to pay the Public Facilities Impact Fee before building permits are issued. The fee would include a fair-share contribution to demand for law enforcement facilities and would comply with SAP Policies PFS-7.1 and PFS-7.2 and *Placer County General Plan* Policy

4.H.4. The impact on law enforcement services would not be substantial as long as funding mechanisms are in place. However, because such funding mechanisms have not yet been established, the impact is **potentially significant**.

## Mitigation Measures

### Mitigation Measure 4.13-2: Create or annex into a CFD for law enforcement services (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for operations, training, maintenance, and personnel costs. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for law enforcement services, infrastructure, and equipment is in place to provide adequate law enforcement services to the net SAP area and PRSP area during all stages of development.

#### Significance after Mitigation

Implementation of Mitigation Measures 4.13-2 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for law enforcement services. The new development would pay its fair share of increased demand for law enforcement services, facilities, and equipment. Therefore, project impacts would be reduced to a **less-than-significant** level.

### Impact 4.13-3: Increased demand for public schools

New dwelling units allowed in the net SAP area could generate approximately 540 elementary school students, 240 middle school students, and 240 high school students in the WPUSD. New dwelling units in the PRSP area would generate approximately 1,200 elementary school students and 430 middle school students in the RCSD and approximately 580 high school students in the RJUHSD. Housing to serve up to 200 faculty or staff members may be provided in the Sac State–Placer Center; if it is, it also could generate students in the RCSD and RJUHSD. Because new development in the project area would pay school impact development fees, existing schools have available capacity to serve new students, and the PRSP would provide new elementary and middle schools in the RCSD, the impact on school services would be **less than significant**.

#### Net SAP Area

The net SAP area is served by schools in the WPUSD. As described in Section 4.13.2, above, schools in this district have available capacity to serve additional students. The estimated number of students at buildout of residential land uses in the net SAP area is shown in Table 4.13-7. As shown, residential buildout would generate approximately 536, 241, and 236 elementary, middle, and high school students, respectively. The elementary school that serves the net SAP area, Lincoln Crossing, is currently at capacity, and new students are redirected to other schools with available capacity. The elementary schools in the WPUSD closest to the net SAP area have capacity for approximately 700 additional students (see Table 4.13-3); Twelve Bridges Middle School has capacity for approximately 500 additional students; and Lincoln High School has capacity for approximately 369 additional students. All of these schools could accommodate some or all of the students generated from development of the net SAP area.

Future development in the net SAP area would implement SAP Policies PFS-10.6 and PFS-10.7 and comply with *Placer County General Plan* Policies 4.A.2, 4.J.6, and 4.J.13 to provide or contribute funding to ensure that adequate facilities are available to meet the demand for school services when they are needed. With implementation of SAP Policies PFS-2.1, PFS-2.2, PFS-10.6, and PFS-10.7 and *Placer County General Plan* Policies 4.A.1, 4.B.1, 4.B.2, and 4.J.10, individual development projects in the net SAP area would pay applicable school impact fees, which would reduce impacts of new development on school services and would be used toward school facilities funding. The school fees paid by future development in the net SAP area would be consistent with SB 50 and would be considered full and complete mitigation of impacts on school capacity.

**Table 4.13-7 Net SAP Area Student Generation Estimates**

|   | Students per Residential Housing Unit <sup>1</sup> | Students Generated <sup>2</sup> | Available School Capacity | Does the New Demand Exceed Available School Capacity? |
|---|--|---------------------------------|---------------------------|---|
| <b>Western Placer Unified School District</b>   |  |                                 |                           |   |
| Elementary school (grades K-5)  | 0.229  | 536                             | 700                       | No  |
| Middle school (grades 6-8)  | 0.098  | 241                             | 500                       | No  |
| High school (grades 9-12)   | 0.096  | 236                             | 369                       | No  |
| Notes:  |  |                                 |                           |   |
| <sup>1</sup> The WPUSD school facility fee justification report does not provide different student generation rates for different types of residential dwelling units.  |  |                                 |                           |   |
| <sup>2</sup> Estimates assume 2,458 dwelling units for the net SAP area.  |  |                                 |                           |   |
| Sources: Creekside Oaks Elementary School 2016; First Street Elementary School 2016; Lincoln Crossing Elementary School 2016; Twelve Bridges Elementary School 2016; Lincoln High School 2016; Ritchie pers. comm., 2018; WPUSD 2014:29; WPUSD 2016:8-9; and compiled by Ascent Environmental in 2017 |  |                                 |                           |   |

Given the long-term buildout of the net SAP area, projected student population would increase gradually, allowing time for construction of additional school facilities (e.g., a new high school). Additionally, while the SAP allows for residential uses, it is unknown how much would eventually be developed; projected student population could be lower than the estimates in Table 4.13-7. As development occurs in the net SAP area, the WPUSD would address the associated enrollment by accommodating students at schools with existing capacity, using temporary classrooms, and adding classrooms to existing campuses until new schools are constructed. The timing of the development of new schools, along with the project as a whole, would be largely driven by market forces. Thus, the need for and timing of new school facilities would depend on demand, funding, and WPUSD planning processes.

The generation of new students would also result in indirect environmental effects associated with additional traffic, and emissions of air pollutants and greenhouse gases. Payment of school impact fees would not mitigate these indirect environmental impacts. The transportation, air quality, and greenhouse gas emissions impact analyses in Section 4.3, "Air Quality," Section 4.7, "Greenhouse Gas Emissions," and Section 4.14, "Transportation and Circulation," are based on trip generation modeling that considers all the various types of traffic associated with project-generated land uses, including school trips.

If additional facilities are needed, their construction and operation could result in adverse physical impacts on the environment, such as increased traffic and air quality impacts. However, such facilities would undergo project- and site-specific environmental analysis at the time they are proposed.

Future development would implement SAP policies and comply with *Placer County General Plan* policies, described above, to provide funding for new schools, services, and facilities in a timely manner to meet the needs of the student population. For these reasons, and because payment of school impact fees would be considered full mitigation of impacts on school capacity, development within the net SAP area would have a less-than-significant impact on school services.

#### **PRSP Area**

The PRSP area is served by schools in the RCSD and RJUHSD. As described under "Schools" in Section 4.13.2, above, schools in the RCSD and RJUHSD have available capacity to serve additional students. The number of students estimated to be generated by buildout of residential development in the PRSP area is shown in Table 4.13-8. Implementing the PRSP would generate approximately 1,261, 435, and 583 elementary, middle, and high school students, respectively. Housing to serve up to 200 faculty or staff members may be provided in the Sac State-Placer Center; if it is, it also could generate additional students in the RCSD and RJUHSD.

**Table 4.13-8 PRSP Student Generation Estimates**

|  | LDR/MDR Factor <sup>1</sup> | HDR/CMU Factor <sup>1</sup> | Students Generated | PRSP New School Capacity | Available Capacity at Existing/Planned Schools <sup>2</sup> | Does the New Demand Exceed Planned and Available School Capacity? |
|--|-----------------------------|-----------------------------|--------------------|--------------------------|---|---|
| <b>Roseville City School District<sup>3</sup></b>  |                             |                             |                    |                          |   |   |
| Elementary school (grades K-5)   | 0.3329                      | 0.1118                      | 1,261              | 800                      | 243   | Yes   |
| Middle school (grades 6-8)   | 0.1164                      | 0.0352                      | 435                | 1,000                    | 268   | No  |
| <b>Roseville Joint Union High School District<sup>3</sup></b>  |                             |                             |                    |                          |   |   |
| High school (grades 9-12)  | 0.161                       | 0.036                       | 583                | NA                       | 1,618   | No  |
| Notes: CMU = commercial mixed use; HDR = high-density residential; LDR = low-density residential; MDR = medium-density residential; NA = not applicable.   |                             |                             |                    |                          |   |   |
| <sup>1</sup> Student generation rates provided by Roseville City School District and Roseville Joint Union High School District.   |                             |                             |                    |                          |   |   |
| <sup>2</sup> The planned West Park High School will have capacity for up to 1,200 students, which is reflected in the available capacity here.   |                             |                             |                    |                          |   |   |
| <sup>3</sup> Estimates assume 3,282 LDR/MDR units and 1,504 HDR/CMU units for basis of calculations. The LDR/MDR units include 200 faculty/staff housing units at the Sac State-Placer Center that may be constructed. Age-restricted units are not included in the total. |                             |                             |                    |                          |   |   |
| Source: Placer County 2018a:8-8; compiled by Ascent Environmental in 2018  |                             |                             |                    |                          |   |   |

The PRSP designates land for an elementary school that would accommodate 800 students and land for a middle school that would accommodate 1,000 students. As shown in Table 4.13-8, PRSP development would generate demand for school services that exceeds the capacity of the elementary school planned in the PRSP and also exceeds available capacity at existing schools by an estimated 218 students. Most of the PRSP elementary school students could be accommodated at the proposed elementary school in the PRSP area; however, some students would attend nearby schools elsewhere in the RCSD that have available capacity (see Table 4.13-3). The proposed middle school in the PRSP area could accommodate all students generated by the PRSP and retain additional capacity to serve other neighborhoods in the district. High school students residing in the PRSP area would attend RJUHSD schools, such as Roseville High School, Woodcreek High School, or the future West Park High School, located outside of the PRSP area. RCSD and RJUHSD would determine which school(s) would serve residents in the PRSP area that could not be served by schools within the project area based on balancing demand and capacity throughout the district. The physical impacts on the environment associated with constructing elementary and middle school facilities in the PRSP area are addressed in the resource sections of this EIR, including Section 4.1, "Aesthetics"; Section 4.3, "Air Quality"; Section 4.6, "Geology and Soils"; Section 4.9, "Hydrology and Water Quality"; Section 4.11, "Noise"; and Section 4.14, "Transportation and Circulation."

As discussed above for the net SAP area, PRSP-generated students and facilities would result in indirect environmental impacts associated with additional traffic, and emissions of air pollutants and greenhouse gases. These impacts are assessed in respective resource sections of this EIR (e.g., Section 4.3, "Air Quality"; Section 4.7, "Greenhouse Gas Emissions"; and Section 4.14, "Transportation and Circulation").

Future development, including a new elementary school and new middle school, would comply with SAP policies and with *Placer County General Plan* policies, described above, that would provide funding associated with increased demand for schools and providing school services and facilities in a timely manner to meet the needs of new development. Additionally, construction of any new schools would incorporate BMPs, implement SAP construction-related policies to reduce any potential adverse physical impacts on the environment (e.g., construction noise, erosion, and construction emissions), and comply with applicable regulatory requirements. For these reasons, there is no evidence to suggest that such construction of new schools would result in unmitigable, adverse effects on the environment. For these reasons, and because payment of school fees would be considered full mitigation of impacts on school capacity, implementing the PRSP would have a less-than-significant impact on school services.

## **Other Supporting Infrastructure**

### **Pleasant Grove Retention Facility**

Construction and operation of the Pleasant Grove Retention Facility would not generate demand for school services. There would be no impact.

### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not generate demand for school services. There would be no impact.

### **Conclusion**

Future development in the project area would comply with SAP policies and with *Placer County General Plan* policies requiring that development projects provide funding associated with increased demand for schools and requiring provision of school services and facilities in a timely manner to meet the needs of new development. Implementing the PRSP also would involve constructing a new elementary school and a new middle school. Construction of new schools would use typical construction methods, implement construction BMPs, meet applicable SAP construction-related policies, and comply with applicable regulatory requirements to reduce potential effects on the environment. For these reasons, and because payment of school fees would be considered full mitigation of impacts on school capacity, implementing the SAP and the PRSP would have a **less-than-significant** impact on school services.

## **Mitigation Measures**

No mitigation is required.

## **Impact 4.13-4: Increased demand for library services**

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Implementation of the SAP would allow for development of more than 2,400 dwelling units, and the PRSP would create more than 5,600 dwelling units. In addition, on-campus housing for students, faculty, and staff may be developed. The increase in the number of residences in the project area would increase demand for library services from County libraries in Rocklin, as well as the nearest City of Roseville library. Individual residential projects in the project area would pay the County Public Facilities Impact Fee toward their fair share of demand for library facilities in compliance with SAP Policies PFS-1.2, PFS-2.1, PFS-2.2, and PFS-2.3 and *Placer County General Plan* Policies 4.A.2 and 4.A.5. Because Placer County has policies in place to fund, staff, and maintain adequate library facilities and services, no adverse effect to library services would occur; however, no specific funding mechanism for the project area currently is in place. The impact would therefore be **potentially significant**.

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### **Net SAP Area**

Placer County provides library services to the net SAP area, and the library in Rocklin is the closest County library. The Martha Riley Community Library in Roseville is approximately 3.5 miles south of the SAP area. The County also provides the bookmobile service throughout the county. Development in the net SAP area would include an estimated 2,458 dwelling units, which would generate an estimated 6,095 residents. Residential development allowed in the net SAP area could result in an increase in residential demand for library services at the County's Rocklin Library and the City of Roseville Martha Riley Community Library. As indicated in the PRSP, the County may work with CSU Sacramento on a cooperative facility that may be jointly used by Sac State-Placer Center students and Placer County residents, which could include residents in the net SAP area. Development of such a facility would require separate project-level environmental review at that time. A regional library planned as part of the Placer Vineyards Specific Plan would serve the west Placer County region, including additional demand generated by the development in the net SAP area. As individual development projects in the net SAP area are proposed, the impacts of their demand for library services would be reduced through implementation of SAP Policies PFS-2.1, PFS-2.2, and PFS-2.3 and *Placer County General Plan* Policy 4.A.5, which require new development to fund its fair share of library facilities, carried out through the County public facilities fee program. In accordance with SAP Policy PFS-1.2 and general plan Policy 4.A.2, new development would not be approved where existing public facilities are

inadequate. Individual development would be required to pay the Public Facilities Impact Fee before building permits were issued, and the fee would include a fair-share contribution to demand for library facilities. The public facilities fee program could potentially contribute toward construction of new library facilities, such as the library planned as part of the Placer Vineyards Specific Plan. Impact fees could also be used for maintenance or upgrades of existing facilities or new facilities to address deterioration of facilities from increased use. No adverse physical effects relating to the need for library services would occur as part of this project. However, although Placer County has policies in place to fund, staff, and maintain adequate library facilities and services, no specific funding mechanism has been established for the project; therefore, the impact is considered potentially significant.

### **PRSP Area**

Implementing the PRSP would result in construction of 5,636 dwelling units and generation of 13,219 residents. In addition, on-campus student housing and housing for faculty and staff associated with the proposed Sac State–Placer Center may be constructed. Buildout of the PRSP area would result in a greater number of dwelling units than proposed in the net SAP area; therefore, implementing the PRSP would be anticipated to have a greater impact on library facilities and services than that described above for the net SAP area. The County may work with CSU Sacramento on a cooperative facility that may be jointly used by Sac State–Placer Center students and Placer County residents. Increased demand for library services associated with the campus would be met through library facilities and services that would be provided on the campus. The impacts of PRSP residential demand on library facilities would be reduced in the same ways as described above for the net SAP area. The public facilities fee program could potentially contribute toward construction of new library facilities, such as the library planned as part of the Placer Vineyards Specific Plan. Impact fees could also be used for maintenance or upgrades of existing facilities or new facilities to address deterioration of facilities from increased use. The impact on library staffing and operations from implementation of the PRSP would not be substantial; however, because no specific funding mechanism is in place for the project, the impact is considered potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The construction and operation of the Pleasant Grove Retention Facility would not generate demand for library services. There would be no impact.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not generate demand for library services. There would be no impact.

### **Conclusion**

Future development in the project area would comply with SAP policies and with *Placer County General Plan* policies requiring development projects to provide funding associated with increased demand for library services and facilities and requiring provision of library services and facilities in a timely manner to meet the needs of new development. A regional library planned as part of the Placer Vineyards Specific Plan would serve the west Placer County region, including the project area. Increased demand for library services would be addressed through implementation of SAP Policies PFS-2.1, PFS-2.2, and PFS-2.3 and *Placer County General Plan* Policy 4.A.5, which require new development to fund its fair share of library facilities, carried out through the County public facilities fee program. The public facilities fee program could potentially contribute toward construction of new library facilities, such as the library planned as part of the Placer Vineyards Specific Plan. Impact fees could also be used for maintenance or upgrades of existing facilities or new facilities to address deterioration of facilities from increased use. However, because no specific funding mechanism is in place, the impact is considered **potentially significant**.

## Mitigation Measures

### Mitigation Measure 4.13-4: Create or annex into a CFD for library services (Net SAP Area and PRSP Area)

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding supplemental revenue for library facilities, operations, and maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for library services is in place to provide adequate library services to the net SAP area and PRSP area during all stages of development.

#### Significance after Mitigation

Implementation of Mitigation Measures 4.13-4 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to an increased demand for library services. The new development would pay its fair share of increased demand for library services and facilities. Therefore, project impacts would be reduced to a **less-than-significant** level.

### Impact 4.13-5: Increased demand for parks and recreation facilities

The project area would include recreation facilities to serve future residents, including open space areas with public access, shared-use paths and multipurpose trails, and active recreation amenities. To achieve Placer County’s standard for active and passive recreation, however, future development in the project area would be required to pay in-lieu fees, dedicate additional land, or construct facilities in addition to those identified in the plans. The physical impacts of constructing these facilities in the project area associated with site preparation and excavation (e.g., construction noise, generation of fugitive dust, and increased traffic) are addressed in the resource sections of this EIR (e.g., Section 4.1, “Aesthetics”; Section 4.3, “Air Quality”; Section 4.6, “Geology and Soils”; Section 4.9, “Hydrology and Water Quality”; Section 4.11, “Noise”; and Section 4.14, “Transportation and Circulation”). The SAP and PRSP identify recreational facilities, and development in these areas. The amount and type of parkland proposed in the PRSP area meet the County’s park provision standards. The net SAP area has sufficient space and opportunity to comply with *Placer County General Plan* and SAP policies for provision of sufficient active and passive parkland and would be required to do so, and development within the SAP would pay in-lieu fees, as necessary, to fund recreational facilities that would meet or exceed *Placer County General Plan* standards. In addition, as discussed in Section 3, “Project Description,” the PRSP includes a supplemental regional recreation facilities fee. Impacts related to increased demand for parks and recreation facilities would be **less than significant**.

#### Net SAP Area

Development in the net SAP area would include 2,458 dwelling units, with an estimated 6,095 residents. If the maximum number of residential units are constructed within the net SAP area, then the County’s general plan standard of 5 acres of improved, active parkland and 5 acres of passive recreation area or open space area with public access per 1,000 population (Policy 5.A.1) would require development of 30.5 acres each of active parkland and passive recreation area, open space with public access, or paseos. Additionally, 6.1 miles of trails would be required. These requirements can be met through direct development, land dedication, or payment of in-lieu fees (Table 4.13-9).

**Table 4.13-9 Summary of Parks and Open Space Requirements for Net SAP Area**

| Park/Facility Type                   | General Plan Requirement    | Credited Acreage Required <sup>1</sup> |
|--------------------------------------|-----------------------------|--|
| Active parks                         | 5 acres per 1,000 residents | 30.5 acres                             |
| Passive recreation/open space/paseos | 5 acres per 1,000 residents | 30.5 acres                             |
| Trails                               | 1 mile per 1,000 residents  | 6.1 miles                              |

Note: <sup>1</sup> Based on an estimated 6,095 residents in the net SAP area.  
 Source: Compiled by Ascent Environmental in 2017

Active parkland requirements could be met through construction of parkland near residential development. Passive parkland requirements could be met through public access areas in conjunction with the Preserve/Mitigation Reserve–designated area, stream buffer areas, or other open space features of the net SAP area (public access would be prohibited near wetland and other sensitive habitat). As required by *Placer County General Plan Policy 5.A.23*, the required parks and recreation facilities shall be developed so that such facilities are available concurrently with new residential development. Any future residential development in the net SAP area would be required to comply with Policy PFS-10.1 to dedicate land and/or pay fees to acquire and develop parks and recreation facilities in accordance with applicable laws and standards. Furthermore, future residential development in the net SAP area would implement Policy PFS-10.2 and would be included in a Community Facilities District or other County-approved financing mechanism to ensure adequate funding for improvement, operation, and maintenance of parks and trails.

Construction and operation of parks and recreation facilities could result in physical impacts on the environment, including construction noise, generation of fugitive dust, and increased traffic. This analysis assumes that the net SAP area has sufficient land to meet the active and passive park facilities requirements of Placer County. The physical impacts on the environment associated with providing active and passive recreation facilities in the net SAP area are addressed in the resource sections of this EIR, including Section 4.1, “Aesthetics”; Section 4.3, “Air Quality”; Section 4.6, “Geology and Soils”; Section 4.9, “Hydrology and Water Quality”; Section 4.11, “Noise”; and Section 4.14, “Transportation and Circulation.”

Because the net SAP area has sufficient space and opportunity to comply with *Placer County General Plan* and SAP policies for provision of sufficient active and passive parkland and would be required to do so, impacts to parks and recreation would be less than significant.

#### **PRSP Area**

Implementation of the PRSP would result in the construction of 5,636 dwelling units, with an estimated 13,219 residents. With this estimated population increase, future development in the PRSP area would be required to provide 66.1 acres each of active parkland and passive recreation area, open space with a public access component, or paseos. Additionally, 13.2 miles of recreational trail would be required. These requirements may be met through direct development, land dedication, or payment of in-lieu fees in accordance with general plan Policies 5.A.1 and 5.A.5 (Table 4.13-10).

**Table 4.13-10 Summary of Parks and Open Space Requirements and Credits for PRSP Area**

| Type of Recreation Facility                       | General Plan Requirement    | Credited Acreage/<br>Miles Required <sup>1</sup> | Total Acreage/<br>Miles Provided | Credited Acreage/<br>Miles Received | Shortfall           |
|---|-----------------------------|--|----------------------------------|-------------------------------------|---------------------|
| Active parks                                      | 5 acres per 1,000 residents | 66.1 acres                                       | 69.8 acres <sup>2</sup>          | 66.2 acres <sup>4</sup>             | No shortfall        |
| Passive recreation/open space/paseos <sup>5</sup> | 5 acres per 1,000 residents | 66.1 acres                                       | 264.8 acres                      | 243.7 acres                         | No shortfall        |
| Trail   | 1 mile per 1,000 residents  | 13.2 miles                                       | 21.6 miles <sup>5</sup>          | 21.6 miles <sup>5</sup>             | No shortfall        |
| <b>Total</b>                                      |                             | <b>132.2 acres</b>                               | <b>334.6 acres</b>               | <b>309.9 acres</b>                  | <b>No shortfall</b> |

Notes:

<sup>1</sup> Based on an estimated 13,219 residents in the PRSP area.

<sup>2</sup> Acreage includes sites for private parks/recreation centers provided in active adult neighborhoods (LDR-A).<sup>3</sup> Acreage includes a 50 percent credit for private parks/recreation centers in active adult neighborhoods, which is permitted by Placer County.

<sup>4</sup> Open space acreage does not include approximately 57.5 acres of open space on the Sac State–Placer Center site.

<sup>5</sup> The number of miles is approximate.

Source: Placer County 2018a:8-3; compiled by Ascent Environmental in 2018

As described under “Parks and Open Space” in Section 3.5.2, the PRSP area would include and has identified land for public parks and open space areas that would provide active and passive recreation opportunities for residents. Active and passive parks and recreation facilities would include large parks co-

located with school sites, small parks integrated into residential neighborhoods, and landscaped linear parks that contain a multiuse trail. Additionally, open space preserves with associated public trails would be located along the University Creek drainage corridor. The physical impacts on the environment associated with providing active and passive recreation facilities in the PRSP area are addressed in the resource sections of this EIR, including Section 4.1, "Aesthetics"; Section 4.3, "Air Quality"; Section 4.6, "Geology and Soils"; Section 4.9, "Hydrology and Water Quality"; Section 4.11, "Noise"; and Section 4.14, "Transportation and Circulation." Long-term, ongoing maintenance of PRSP parks, open space paseos, open space preserves, and public trails may be funded by a community facilities district or county service area that would implement SAP Policy PFS-10.2. This approach includes the option for the PRSP area to be annexed into the Placer Vineyards Park District, which may provide urban levels of park services and recreational amenities in the west Placer area. Park acreage credit would be given for 66.2 acres of the 69.8 acres of active parks provided in the PRSP, which meets the minimum requirement for active parks (66.1 acres). Park acreage credit would be given for 243.7 acres of passive recreation/open space/paseos that would be provided in the PRSP, which exceeds the minimum requirement for passive recreation space by 177.6 acres. Approximately 21 miles of shared-use paths to be provided in the PRSP exceeds the County's minimum standard for trails by more than 8 miles. The planned open space/passive recreation areas in the PRSP must include a public access component, such as a trail, to meet the County's passive recreation standard. Public access would be prohibited in areas with wetlands or other sensitive habitats. In addition, as discussed in Section 3, "Project Description," the PRSP includes a supplemental regional recreation facilities fee that would be assessed on development within the PRSP in order to fund its proportionate share of new regional recreation facilities to serve new residential and non-residential development within the PRSP.

The Sac State–Placer Center may include housing for 5,000 students and 200 faculty/staff. Demand for parks, recreation, open space, and trails by the students and faculty/staff that live on the Sac State–Placer Center campus would be met by on-campus open space and recreation facilities. Approximately 58 acres of open space are contained within the 301-acre Sac State–Placer Center. Outdoor recreational and gathering spaces are also possible, located throughout the campus. The Sac State–Placer Center would include a recreation center and sporting facilities, such as play fields (Placer County 2018a:4-8 and 4-9).

Because the amount of proposed parkland in the PRSP would meet County requirements, the impact would be less than significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The construction and operation of the Pleasant Grove Retention Facility would not generate increased demand for parks and recreation facilities. There would be no impact.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not generate increased demand for parks and recreation facilities. There would be no impact.

### **Conclusion**

Through compliance with *Placer County General Plan* policies and implementation of SAP policies, payment of in-lieu fees, dedication of parkland, and/or construction of parks and recreation facilities, including trails, would reduce the impacts associated with increased demand for parks and recreation facilities associated with future development in the project area. The Sac State–Placer Center would provide open space and active recreation facilities to meet recreation demand from student and faculty/staff residents. Park lands proposed in the PRSP would meet County park provision standards. Therefore, the overall impact would be **less than significant**.

### **Mitigation Measures**

No mitigation is required.

## Impact 4.13-6: Impacts on existing recreation facilities

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The project would be located in an area with limited parks and recreation facilities, with nearby facilities found in the cities of Rocklin, Lincoln, and Roseville. Future residential development in the project area could increase use of parks and recreation facilities in these jurisdictions. However, as described for Impact 4.13-5, these developments would meet residential demand for parks and recreation through construction of passive and active recreation facilities in the SAP area and through payment of in-lieu fees or dedication of parkland in compliance with Placer County requirements. Because the SAP includes parks and recreation facilities and County requirements would be met in time to serve the development, no physical deterioration of existing recreation resources and facilities would occur. This impact would be **less than significant**.

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### Net SAP Area

As described under “Parks and Recreation Facilities” in Section 4.13.2, the net SAP area does not currently contain any public park facilities. Two parks in the City of Rocklin and three parks in the City of Lincoln are located near the net SAP area. Development in the net SAP area would include 2,458 dwelling units, with an estimated 6,095 residents. Future residents in the net SAP area could use Whitney Park, Margaret Azevedo Park, Nathan Dubin Park, Aitken Ranch Park, and Wilson Park and increase the potential for greater physical deterioration of these recreation resources. Residents would also use regional park facilities, such as Maidu Regional Park in East Roseville. However, as described for Impact 4.13-5, future development in the net SAP area would pay in-lieu fees, dedicate parkland, and/or construct parks and recreation facilities in compliance with Placer County requirements and to meet the future SAP demand for parks and recreation facilities. Additionally, park facilities could be constructed in the project area to meet the needs of residential development in the net SAP area, or appropriate in-lieu fees would be paid if on-site recreation requirements are infeasible. In-lieu fees would include fair-share contribution to development of regional parks in the area. In compliance with *Placer County General Plan* Policy 5.A.23, parks and recreation facilities needed to meet residential demand would be required in conjunction with new development and would be provided in a timely manner so that the facilities are available for the new development. There is no evidence to suggest that development within the net SAP area would result in a substantial increase in use of nearby recreation facilities or that the increase would result in greater physical deterioration of these recreation resources. For these reasons, the impact from development in the net SAP area on existing recreation facilities would be less than significant.

### PRSP Area

The PRSP area is located close to several parks in the City of Roseville. Implementation of the PRSP would result in the construction of 5,636 residential units, with an estimated 13,219 residents. Future residents in the PRSP area could increase demand for recreation use at parks in Roseville, including Davis Park, Dugan Park, Mel Hamel Park, and Hughes Park, as well as at regional parks, such as Maidu Regional Park. Implementation of the PRSP and residents’ use of these parks could result in the potential for greater physical deterioration of these recreation resources. However, as described above for the net SAP area, future development in the PRSP area would be required to comply with Placer County requirements for provision of parks and recreation facilities to meet residential demand. As discussed for Impact 4.13-5, implementation of the PRSP would achieve Placer County park standards through construction of passive and active parks and recreation amenities. Also, as discussed in Section 3, “Project Description,” the PRSP includes a supplemental regional recreation facilities fee. Additionally, as discussed for Impact 4.13-5, the Sac State–Placer Center would include open space and active recreation facilities to meet recreation demand of students and faculty/staff living at the campus. Parks and recreation facilities identified in the PRSP are distributed throughout the PRSP area to provide walkable and bikeable access from all residential neighborhoods in PRSP. This would reduce the potential for use by PRSP area residents of parks to the south in the City of Roseville. Although it is likely that residents of the PRSP area would access parks in the City of Roseville and vice versa, because sufficient park space would be provided and would be conveniently accessed by all PRSP area neighborhoods, an imbalance in use between PRSP area parks and City parks would be unlikely. Implementing the PRSP would have a less-than-significant impact on existing recreation facilities.

### Other Supporting Infrastructure

#### **Pleasant Grove Retention Facility**

The construction and operation of the Pleasant Grove Retention Facility would not result in an increase in use of nearby recreation facilities. There would be no impact.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not result in a substantial increase in use of nearby recreation facilities. There would be no impact.

### Conclusion

Future development in the project area would comply with *Placer County General Plan* policies and require implementation of SAP policies, payment of in-lieu fees, dedication of parkland, and/or construction of parks and recreation facilities. Because most of the parkland requirements would be met on-site for PRSP and because both plans would meet County standards, implementing these plans would not result in a substantial increase in use of nearby recreation facilities such that greater physical deterioration of these recreation facilities would occur. For these reasons, project impacts on existing recreation facilities would be **less than significant**.

### **Mitigation Measures**

No mitigation is required.

### **Impact 4.13-7: Impacts on maintenance of public roads**

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Implementing the project would result in new residential and commercial development and new jobs in a portion of the County that is generally undeveloped. New residents and employees in the project area would increase use of existing nearby County roads and state highways, which could increase the frequency of maintenance needed for these facilities. However, these developments would contribute to the maintenance of new public roads in the project through payment of fair-share contributions. Implementation of the PRSP would form a County Service Area Zone of Benefit to ensure that a funding mechanism for maintenance of new public roads is in place to meet the increased use of public roads from new development in the PRSP area, the project would contribute to the maintenance of public roads. Additionally, sales tax revenues in the County help fund maintenance of County and state roads. However, because these funding mechanisms are not currently in place, the impact would be **potentially significant**.

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### Net SAP Area

Development proposed in the net SAP area would generate approximately 6,095 residents and result in employment-generating land uses in an area of the County with little development. The addition of so many new residents and employees in this area would result in increased use of nearby County roads (e.g., Twelve Bridges Drive, Athens Avenue, Fiddymont Road) and a state highway, SR 65. Higher use of these roads and SR 65 with implementation of the project could result in an increase in the frequency of maintenance needed for these facilities.

New development would implement SAP Policies PFS-1.4, PFS-2.1, and PFS-2.2 and would comply with *Placer County General Plan* Policies 4.B.1 and 4.B.2, which relate to fair-share contributions from new development to the maintenance of new public roads in the project area. Maintenance of County and state roads outside of the project area is funded from a portion of the sales tax revenues generated in the County (Placer County 2018b).

Sales tax revenues in the County help fund maintenance of public roads and new development in the net SAP area would implement SAP policies and comply with *Placer County General Plan* policies requiring new development to pay fair-share contributions from new development to the maintenance of public roads. However, because no funding mechanism is currently in place for the project, this impact would be **potentially significant**.

### **PRSP Area**

Implementing the PRSP would generate 13,219 additional residents and up to 30,000 students and associated faculty and staff. In addition, up to 5,000 on-site student housing units and 200 on-site faculty/staff housing units may be constructed. The addition of so many new residents and employees in this area would result in increased use of nearby County roads (e.g., Fiddymont Road, Foothills Boulevard, Sunset Boulevard) and a state highway, SR 65. Higher use of these roads and SR 65 with implementation of the project could result in an increase in the frequency of maintenance needed for these facilities.

Similar to development in the net SAP area, new development in the PRSP area would implement SAP Policies PFS-1.4, PFS-2.1, and PFS -2.2 and would comply with *Placer County General Plan* Policies 4.B.1 and 4.B.2, applicable to fair-share contributions from new development to the maintenance of public facilities, which would include new County roads in the project area. As discussed in Chapter 3, "Project Description," formation of a County Service Area Zone of Benefit would be implemented to ensure that a funding mechanism for maintenance of new public roads is in place to meet the increased use of public roads from new development in the PRSP area. Additionally, maintenance of County and state roads outside of the project area is funded from a portion of the sales tax revenues generated in the County (Placer County 2018b).

Sales tax revenues in the County help fund maintenance of public roads and new development in the PRSP would implement SAP policies and comply with *Placer County General Plan* policies requiring new development to pay fair-share contributions from new development to the maintenances of public roads. However, because these funding mechanisms are not currently in place, this impact would be potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The construction and operation of the Pleasant Grove Retention Facility would not substantially increase the need for maintenance of public facilities, including roads. This impact would be less than significant.

#### **Off-Site Transportation and Utility Improvements**

The off-site transportation and utility improvements would not substantially increase the need for maintenance of public facilities, including roads. This impact would be less than significant.

### **Conclusion**

Future development in the project area would contribute to the maintenance of County roads through payment of fair-share contributions. Implementation of the PRSP would form a County Service Area Zone of Benefit to ensure that a funding mechanism for public road maintenance is in place to meet the increased use of public roads from new development in the PRSP area. Additionally, sales tax revenues in the County help fund maintenance of public roads. However, because these funding mechanisms aren't currently in place, the impact would be **potentially significant**.

## **Mitigation Measures**

### **Mitigation Measure 4.13-8: Create or annex into a CFD for road maintenance (Net SAP Area and PRSP Area)**

Prior to either the recordation of Final Subdivision Maps or the approval of Improvement Plans, for each property, whichever occurs first, the developer shall create a CFD, CSA Zone of Benefit, annex to an existing CSA Zone of Benefit, or combination thereof, for the purposes of funding road maintenance. The chosen mechanism shall include a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for road maintenance is in place to provide adequate maintenance of roads within the net SAP area and PRSP area during all stages of development.

### **Significance after Mitigation**

Implementation of Mitigation Measures 4.13-8 would reduce the potential for development within the net SAP area and the PRSP area to have impacts related to road maintenance. The new development would pay its fair share of increased demand for road maintenance. Therefore, project impacts would be reduced to a **less-than-significant** level.

### **Impact 4.13-8: Consistency with applicable general plan policies**

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*Placer County General Plan* policies that are applicable to the project include policies related to the timely provision of public services; fair-share contribution of fees from the project to fund public services and facilities; and service level standards for fire protection, law enforcement, and parks and recreation facilities. The project is consistent with the policies of the *Placer County General Plan* (Placer County 2013). This impact would be **less than significant**.

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Implementation of the project would require compliance with SAP goals and policies that require new development to construct, upgrade, or pay its fair share of upgrading existing public service facilities (e.g., fire protection, law enforcement, schools, libraries) to maintain the County's facility and service level standards and demonstrate that public facilities and services are available to new development (SAP Policies PFS-1.1, PFS-1.2, PFS-1.4, PFS-2.1, PFS-2.2, PFS-2.3, PFS-7.2, PFS-8.1, PFS-8.2, and PFS-10.2). Additionally, the project individual development in the project area would be required to pay public facilities fees, as required by Section 15.30 of the Placer County Code, before building permits are issued. The fee would include a fair-share contribution to demand for services, including law enforcement and library services. The project would be consistent with General Plan Policies 4.A.1, 4.A.2, 4.A.5, 4.B.1, 4.B.2, 4.H.4, 4.I.3, 4.J.10, and 4.J.13. These policies ensure that adequate public services and facilities are provided to serve development when needed and that new development contributes to the cost of existing or new facilities and services.

The project would implement SAP Policy PFS-2.7, which requires for major land development projects, such as the SAP and PRSP, that fiscal impacts on the County and other service providers be examined. The project would also implement SAP Policy PFS-2.8, which requires for commercial, professional office, or industrial development on 10 or more acres of land that an economic, market, or fiscal impact analysis be prepared if the project would have the potential to affect County facilities and services or cause an economic impact in the Sunset Area. These policies would be consistent with General Plan Policies 4.B.6 and 4.B.7, which require that fiscal impacts on the County and other service providers and the economic impact on the community be assessed for new development.

The additional demand for fire protection and emergency response services generated by the project would be met through the CFD No. 2012-1 special tax or other funding mechanism imposed on future development annexed into CFD No. 2012-or through another special tax/assessment or other funding mechanism. Thus, fire protection and emergency response services in the SAP area would continue to meet County staff level and service ratio standards. New development would be reviewed for compliance with fire safety standards and the Uniform Fire Code prior to issuance of a building permit. The project would be consistent with General Plan Policies 4.I.1, 4.I.2, and 4.I.9, which establish minimum fire protection standards, establish emergency response times, and require new development to be reviewed for compliance with fire safety standards.

The County would coordinate with the Sheriff's Department prior to issuance of building permits to ensure that required staff ratios and levels of service would be met with implementation of the project. As described for Impact 4.13-2, as development is constructed, the Placer County Sheriff's Office anticipates redrawing the boundaries for the beats that serve the SAP area to add more officers and maintain the response time standards for emergency calls (Barnhart, pers. comm., 2017). New development would be reviewed to ensure that public safety has been considered as part of the project design prior to issuance of a building permit. The project would be consistent with General Plan Policies 4.H.1, 4.H.2, and 4.H.5, which establish

law enforcement staffing ratios, establish emergency response times, and require new development to consider public safety issues in project design.

As described for Impact 4.13-3, as development occurs in the project area, the school districts serving the project area would address the associated enrollment by accommodating students at schools with existing capacity, using temporary classrooms, and adding classrooms to existing campuses until new schools are constructed. The need for and timing of new school facilities would depend on demand, funding, and school district planning processes. Additionally, implementation of the PRSP would include development of a new elementary school and a new middle school. The project would be consistent with General Plan Policies 4.J.4, 4.J.5, 4.J.6, and 4.J.11, which require the County to plan for school facilities in coordination with school districts to meet the demand of new development.

In accordance with General Plan Policies 5.A.1 through 5.A.4, the estimated population increase from development in the net SAP area would require development of 30.5 acres each of active parkland and passive recreation area, open space with public access, or paseos. Additionally, 6.1 miles of trails would be required by the County. Future development in the PRSP area would be required to provide 66.1 acres each of active parkland and passive recreation area, open space with a public access component, or paseos to meet the demand associated with the population increase. Additionally, 13.2 miles of recreational trail would be required by the County. These requirements for parks and recreation facilities, open space, and trails would be met by the project through direct development, land dedication, or payment of in-lieu fees in compliance with General Plan Policies 5.A.5, 5.A.8, 5.A.9, and 5.B.1. Additionally, the SAP includes Policy PFS-10.1, which requires future residential development to dedicate land and/or pay fees to acquire and develop parks and recreation facilities in accordance with applicable laws and standards. SAP Policy PFS-10.2 also requires new development to contribute to a funding source for the maintenance of new parks and recreation facilities. SAP Policy PFS-10.3 encourages the joint use of school facilities for recreation and other public uses. SAP Policy PFS-10.4 requires the County to encourage developers to build public recreational amenities. The project would be consistent with park- and recreation-related General Plan Policies 5.A.1 through 5.A.5, 5.A.8 through 5.A.12, 5.A.19, 5.A.24, 5.B.1, 5.C.1, 5.C.2, 5.C.4, and 5.C.5. These policies establish park and recreation service ratios; require new development to fund or dedicate land for parks and recreation facilities; identify minimum design considerations appropriate to the recreational needs and character of the area, including natural features; encourage development of private recreational facilities; and identify requirements for developing a trails system.

Because the project is generally consistent with the applicable general plan policies as discussed, impacts related to general plan consistency would be **less than significant**.

## Mitigation Measures

No mitigation is required.

## CUMULATIVE IMPACTS

### Cumulative Impact 4.13-9: Cumulative increase in demand for fire protection and emergency response services

Existing fire protection and emergency response services in the project area are sufficient to meet existing demand. Cumulative development listed in Table 4.0-2 would result in development of more than 50,000 acres in the region, including the addition of more than 100,000 residential units and millions of square feet of non-residential building floor area. This cumulative growth that would place additional demand on existing fire protection and emergency response services, resulting in a potentially significant cumulative impact on existing fire protection services and facilities. Planned stations in the southwestern area of Placer County include future stations to be located in Amoruso Ranch, Regional University, and Placer Vineyards. New stations are also planned within the City of Roseville within the Campus Oaks Master Plan area and the Sierra Vista Specific Plan area. New stations would be built commensurate with new development in those areas.

Fire services are provided based on established service standards reflected in the *Placer County General Plan* and requirements of Placer County Fire. Cumulative development projects listed in Table 4.0-2 are either located outside of the service area of Station #77; are located within the city limits for Lincoln, Rocklin, or Roseville and are served by their respective fire departments, or would be annexed into one of these cities, such as Amoruso Ranch, for example. Therefore, implementation of the project would not cumulatively combine with other projects to result in a significant cumulative impact on fire protection and emergency response services. As described in Impact 4.13-1, future development in the net SAP area would be annexed into CFD No. 2012-1. As discussed in Chapter 3, "Project Description," implementation of the PRSP would require construction of a new fire station, which would accommodate increased demand for fire protection services resulting from implementation of the SAP, including the PRSP. Implementation of the PRSP would also include formation of a County Service Area Zone of Benefit; formation of a CFD; and/or annexation into CFD No. 2012-1 (Sunset Area Fire and Emergency Services), including a landowner-approved special tax of an adequate amount, or other financing mechanism acceptable to the County, to ensure that a funding mechanism for fire protection services, infrastructure, and equipment is in place to provide adequate fire safety services to the PRSP area during all stages of development. The provision of fire protection and emergency services to the Sac State–Placer Center would be subject to provisions noted in the PRSP Development Agreement. With annexation into CDF No. 2012-1, establishment of appropriate funding mechanisms described, compliance with County policies, and implementation of Mitigation Measures 4.13-1 and 4.3-6, which would require funding for fire protection service to be in place prior to development and construction of two new fire stations, implementing the project would not result in a considerable contribution to a cumulative impact on fire protection and emergency response services. The impact would be **less than significant**.

#### **Cumulative Impact 4.13-10: Cumulative increase in demand for law enforcement services**

Existing law enforcement services in the project area are sufficient to meet existing demand. Cumulative development listed in Table 4.0-2 and located in unincorporated western Placer County would result in growth that would place additional demand on existing law enforcement services, resulting in a potentially significant cumulative impact on existing law enforcement services and facilities. However, these development projects would be required by the County to pay the Public Facilities Impact Fee, which would include a fair-share contribution to meet demand for law enforcement facilities. Projects in Table 4.0-2 that are located in surrounding cities would be required to pay similar fees for provision of adequate law enforcement service. As required by Mitigation Measure 4.12-2, future development in the project area would also contribute its fair share toward the cost of providing law enforcement services and facilities through payment of the County Public Facilities Impact Fee, and County policies would require future project development to contribute fees toward the provision of law enforcement officers. With payment of the County Public Facilities Impact Fee, implementing the project would not result in a considerable contribution to a cumulative impact on law enforcement services. The impact would be **less than significant**.

#### **Cumulative Impact 4.13-11: Cumulative increase in demand for public schools**

Schools that serve the project area have capacity to meet existing demand for school services. Cumulative development listed in Table 4.0-2 would development of more than 50,000 acres in the region, including the addition of more than 100,000 residential units and millions of square feet of non-residential building floor area. Cumulative projects within the service area of Western Placer Unified School District, Roseville City School District, and Roseville Joint Union High School District would increase the demand on the school districts serving the project area (WPUSD, RCSD, and RJUHSD). Because existing and planned schools may not have capacity to serve all future development without additional school sites, a potentially significant cumulative impact on school services and facilities would occur. School fees would be collected from the development projects to fund construction of new schools, as allowed by state law. Additionally, many of these projects dedicate land for new schools that could serve demand for schools in the vicinity of the project area. Amoruso Ranch and Creekview Specific Plan include school sites to accommodate demand for a new elementary school (City of Roseville 2016:4.11-15, City of Roseville 2012:7-4). The West Roseville Specific Plan area, which is located south of Placer Ranch, plans to develop four elementary schools, a middle school, and a high school. The high school is anticipated to serve students generated both within and outside of the West Roseville Specific Plan Area (City of Roseville 2015:8-3 and 8-4). The Village 5 Specific

Plan proposes to build three elementary schools, one middle school, and one high school to serve the its needs. The middle school and high school would also serve students living outside of the Village 5 plan area (City of Lincoln 2016:3.14-22). Implementation of the project could cumulatively combine with other projects to result in a significant cumulative impact on school services and facilities. However, future development in the project area would pay school impact fees to reduce its impact on schools associated with increased demand. Additionally, the PRSP dedicates land for an elementary school and middle school to help meet future demand for school services and facilities. Buildout of the project area would also comply with *Placer County General Plan* policies that require school services and facilities to be provided in a timely manner to meet the needs of new development. For these reasons, and because payment of school impact fees would be considered full mitigation of impacts on school capacity, implementing the project would not result in a considerable contribution to a cumulative impact associated with an increase in demand for schools. This impact would be **less than significant**.

#### **Cumulative Impact 4.13-12: Cumulative increase in demand for library services**

Library services in Placer County, the City of Rocklin, and the City of Roseville are not meeting the operational and facility goals of their respective jurisdictions. As development has occurred in Placer County, Rocklin, and Roseville, funding for expanding library services and facilities to meet growing demand associated with development has not been available. Cumulative development listed in Table 4.0-2 would result in development of more than 50,000 acres in the region, including the addition of more than 100,000 residential units and millions of square feet of non-residential building floor area. Projects located in Rocklin, Roseville, and unincorporated Placer County would result in growth that would place additional demand on existing library facilities, a significant cumulative impact on existing library services and facilities would occur. However, these development projects would be required by their respective jurisdictions to pay fees that would support expanding library services and providing additional facilities. The Village 5 Specific Plan recognizes that a new library could be constructed in the specific plan area or elsewhere in the City of Lincoln (City of Lincoln 2016:3.14-29 through 3.14-31). Additionally, Implementation of the project could cumulatively combine with other projects to result in a significant cumulative impact on library services and facilities. However, as required by Mitigation Measure 4.12-4, future development in the project area would contribute its fair share toward the cost of providing library facilities through payment of the County Public Facilities Impact Fee, and future project development would be required to contribute fees toward the provision of staffing and continued operation of public library services and facilities. With payment of the County Public Facilities Impact Fee, implementing the project would not result in a considerable contribution to a cumulative impact on library services and facilities. This impact would be **less than significant**.

#### **Cumulative Impact 4.13-13: Cumulative impacts on parks and recreation facilities**

Cumulative development listed in Table 4.0-2 would result in the development of more than 50,000 acres in the region, including the addition of more than 100,000 residential units and millions of square feet of non-residential building floor area. Projects located in the City of Roseville, City of Rocklin, City of Lincoln, and unincorporated Placer County would result in growth that would place additional demand on existing parks and recreation facilities, a potentially significant cumulative impact on existing parks and recreation facilities would occur. However, these development projects would be required by their respective jurisdictions to construct parks and recreation facilities, pay in-lieu fees, contribute to regional recreational facilities, or dedicate parkland in accordance with standards established by the applicable jurisdiction that would support increased demand for parks and recreation facilities. Amoruso Ranch Specific Plan, Creekview Specific Plan, and Village 5 Specific Plan include plans for active and passive park facilities; however, the environmental review for each of these plans recognizes there would be a shortfall in providing parkland to meet future demand for these projects that would be reduced by payment of in-lieu fees (City of Roseville 2011:4.11-31 and 4.11-32, City of Roseville 2016:4.11-22 and 4.11-23, City of Lincoln 2016:3.14-26 through 3.14-29). The West Roseville Specific Plan includes plans for active park and open space, including a regional park and a sports complex (City of Roseville 2013:3-16). The Village 5 Specific Plan also includes plans for a 70-acre regional sports parks (City of Lincoln 2016:2-13). Two large community parks are planned within the Placer Vineyards Specific Plan. The community park envisioned within the eastern portion of the Placer Vineyards Specific Plan (closest to the SAP area) is estimated to be 32 acres (Placer County 2006:4.11-138). Implementation of the project could cumulatively combine with other projects to result in a

significant cumulative impact on parks and recreation facilities. However, the PRSP identifies land in the PRSP area for construction of active and passive parks that meet or exceed County standards for parkland provision. Implementing the SAP also would increase demand for parks and recreation, but potential impacts on parks and recreation facilities would be reduced through construction of parks in the project area and payment of park in-lieu fees. Because the County's active and passive park standards would be met by future development in the project area through construction of park facilities, payment of in-lieu fees, contribution to regional recreation facilities, and dedication of land for parks, implementing the project would not result in a considerable contribution to a cumulative impact on parks and recreation facilities. This impact would be **less than significant**.

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