

# 13

## PUBLIC SERVICES AND RECREATION

### 13.1 INTRODUCTION

The Public Services and Recreation chapter of the EIR evaluates the potential new demands on fire and police protection services associated with the Whitehawk I (WHI) and Whitehawk II (WHII) projects, as well as demand associated with schools, parks, recreation facilities, and other public facilities such as libraries. Potential impacts are identified if the proposed projects would require the development of new facilities or expansion of existing facilities, the construction of which could have adverse physical effects on the environment. Information for this chapter is primarily drawn from the Placer County General Plan,<sup>1</sup> the Placer County General Plan EIR,<sup>2</sup> and the Granite Bay Community Plan (GBCP).<sup>3</sup> In addition, information related to fire protection services was sourced from the *South Placer Fire Protection District Capital Facilities Plan Update 2017 and 2015/2016 Fire Fee Annual Report (2017 CFP)*.<sup>4</sup>

### 13.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing fire and Sheriff protection services in the area, as well as existing schools, parks, recreation facilities, and other public facilities.

#### Fire Protection Services

Fire Protection in the GBCP area is provided by three agencies: The South Placer Fire District (South Placer FD); the Loomis Fire District (Loomis FD); and the California Department of Forestry and Fire Protection (CAL FIRE). The WHI and WHII sites are located within the South Placer FD service area. Both the South Placer FD and the Loomis FD provide full fire and emergency services for wildfire services within the Local Responsibility Area (LRA) of the Community Plan, which includes the project sites. Services provided by the South Placer FD include commercial and residential structural fire protection, wildland fire protection, rescue services, emergency hazardous materials services, emergency medical services, paramedic ambulance transportation service and a variety of other non-emergency related services.

The South Placer FD operates out of four fire stations within the GBCP area. Station 16, located at 5300 Olive Ranch Road, is located closest to the project sites. Station 16 is located approximately 1.9 miles from the WHI site and 1.3 miles from the WHII site. Per South Placer

<sup>1</sup> Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

<sup>2</sup> Placer County. *Countywide General Plan EIR*. July 1994.

<sup>3</sup> Placer County. *Granite Bay Community Plan*. Adopted February 28, 2012.

<sup>4</sup> South Placer Fire Protection District. *Capital Facilities Plan Update 2017 and 2015/2016 Fire Fee Annual Report*. Adopted February 21, 2017.

FD's 2017 CFP, Station 16 serves mostly subdivisions and retail-shopping areas. Station 16 is staffed by a volunteer response and has an active resident program. Apparatus available include a water tender and a Type 1 engine.

The 2017 CFP includes an analysis of the capital needs and impacts of newly developing areas within the South Placer FD service area. The stated basis for future facility improvements is to continue to provide adequate services for new development within existing 5.5-minute response zones, plan new facilities to serve areas where substantial growth may occur not within a 5.5-minute response zone, and to plan new facilities to accommodate future program demands placed on the South Placer FD from increased development. A 5.5-minute response zone is the area where fire crews could reasonably be expected to arrive on scene within 5.5 minutes from the time of dispatch, including turn-out and travel time. Given the relatively short travel distance between Station 16 and the WHI and WHII sites, both sites are estimated to be within the 5.5-minute response zone for the station.

The South Placer FD's 2017 CFP does not identify any upgrades or expansions to Station 16; however, improvements such as additional apparatus (vehicles and equipment) may be necessary to support increased resources demand on the South Placer FD's administrative office space, training classroom, and meeting room currently located at 6900 Eureka Road. Funding for such improvements, as well as other necessary capital improvement projects identified in the 2017 CFP, is provided by a Fire Impact Fee imposed on all new construction projects, including residential development. As of February of 2017, the Fire Impact Fee is \$0.897 per square foot (sf) of building area.

### **Sheriff Protection Services**

The Placer County Sheriff's Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County, including the areas in the vicinity of the proposed project sites. The California Highway Patrol provides traffic enforcement and accident investigations along the Interstate 80 (I-80) corridor to the west of the project site.

The Auburn Justice Center (AJC) located at 2929 Richardson Drive in the Dewitt Center is the main office for the Placer County Sheriff's Department operations and is located approximately 20 miles northeast of the project site. According to the Placer County General Plan, the PCSO is organized into five divisions: patrol services, investigations/coroner, corrections, marshal, and a Tahoe sub-station. Patrol and investigation services operate in the Dewitt Center and various substations in Loomis, Foresthill, and near Lake Tahoe.

The proposed project sites would be served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 6.5 miles to the north of the sites by way of Sierra College Boulevard. Staffing of the substation includes 36 patrol positions, three detectives, four patrol sergeants, community services/school safety sergeant, five high school

resource officers, two elementary school resource officers, one field community services officer, three community services officers, and numerous volunteers and other professional staff.<sup>5</sup>

**Schools**

The WHI and WHII projects would be served by two school districts: The Eureka Union School District (EUSD) (kindergarten through eighth grade) and the Roseville Joint Union High School District (RJUHSD) (grades nine through 12). Table 13-1 below provides enrollment and capacity information for both school districts.

<b>Table 13-1</b>			
<b>School Districts Serving the Project Site</b>			
<b>District</b>	<b>Grades</b>	<b>Enrollment</b>	<b>Capacity</b>
EUSD	K-8	3,361	4,244
RJUHSD	9-12	10,164	9,896

Sources: Eureka Union School District, *Enrollment Count*, February 7, 2018.  
 Eureka Union School District, *Fee Justification Study*, May 2016.  
 Roseville Joint Union High School District, *Developer Fee Justification Study*, 2016.

The proposed project sites are located within the attendance area of the Greenhills School (kindergarten through third grade), Excelsior School (grades four through six), Olympus Junior High School (grades seven through eight), and the RJUHSD Granite Bay High School (grades nine through 12). It should be noted that per an enrollment project study prepared for the RJUHSD in 2017, enrollment at Granite Bay High School, as well as several other high schools within the RJUHSD, is projected to decline by the 2023/2024 school year.<sup>6</sup>

**Roads and other Public Facilities**

The Placer County Department of Public Works and Facilities is responsible for repairs and maintenance of over 1,000 miles of roadways within unincorporated Placer County from Roseville to Tahoe. The Department of Public Works and Facilities provides roadside tree and vegetation control, emergency roadway hazard response, bridge maintenance, maintenance of roadway signs, and striping and traffic signals. In addition to public roads, Placer County maintains various public facilities, such as public libraries and community buildings, which could potentially be used by residents of the proposed projects. The nearest library to the project sites is the Granite Bay Library, located approximately two miles east of the project sites at 4670 Douglas Boulevard. The Granite Bay Library is administered through the Placer County Library Services Department.

<sup>5</sup> Placer County. *Placer County Sheriff-Coroner-Marshal*. Available at: <https://www.placer.ca.gov/departments/sheriff/contactus>. Accessed April 2017.

<sup>6</sup> Roseville Joint Union High School District. *Enrollment Projections Demographic Report*. February 28, 2017.

## **Parks and Recreational Facilities**

Recreational opportunities are provided by numerous federal, state, and local jurisdictions and private entities in Placer County. At the local level, the Granite Bay community is served by the Parks and Grounds Division of the Placer County Facilities Services Department. The nearest public park to the proposed project sites is Granite Bay Community Park, located approximately 1.3 miles east of the project sites by way of Douglas Boulevard. Granite Bay Community Park provides BBQ areas, picnic tables, bicycle and pedestrian trails, and baseball and soccer fields.

As of 2011, through implementation of the Recreation Element of the GBCP, the Granite Bay area has achieved and maintained the General Plan standard of five acres of developed active parkland per one thousand residents, up from zero acres per thousand in 1987. In addition, plans for an interconnected system of bike routes and natural surface trails have been adopted; segments of such trail routes are acquired as new development occurs throughout the community.

Adopted in 2001, the Granite Bay Parks, Trails, and Open Space Maintenance and Recreation Improvement District (Improvement District) provides dedicated improvement and ongoing maintenance funding for County facilities, including parks used by Granite Bay residents. Funding for new recreation facilities is provided, in part, through payment of parks and recreational facility fees. The current form of the County Park Dedication Fee Program was adopted by the Board of Supervisors in 2004 and ensures the mitigation of recreation impacts of new development. Proposals for use of fees collected within the Granite Bay area undergo a public vetting process to ensure that such funds are spent to the benefit of the Granite Bay community.<sup>7</sup> Additional information regarding collection and use of such fees is provided under the Placer County Code, Parks and Recreational Facilities Fee section below.

### **13.3 REGULATORY CONTEXT**

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The following discussion contains a summary review of regulations pertaining to public services and recreation, including State and local laws and ordinances.

#### **State Regulations**

The following are applicable State regulations related to the proposed projects.

##### California Building Standards Code

The 2016 Building Standards Code includes various standards and regulations related to fire safety, including the 2016 California Fire Code. Per the 2016 Building Standards Code, fire sprinklers are required for all new one- and two-family homes, as well as multi-family development, within the State.

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<sup>7</sup> Placer County. *Granite Bay Community Plan* [pg. 155]. Adopted February 28, 2012.

### California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, include regulations for building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

### Proposition 1A/Senate Bill 50

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure primarily for modernization and rehabilitation of older school facilities and construction of new school facilities. Proposition 1A/SB 50 implemented significant fee reforms by amending the laws governing developer fees and school mitigation. Specifically, Proposition 1A/SB 50 provides for the following:

- Establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial construction.
- 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 also prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act [...] involving [...] the planning, use, or development of real property” (Government Code 65996(b)). Additionally, a local agency cannot require participation in a Mello-Roos for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be “full and complete mitigation.”

### Quimby Act

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fees are based upon the residential density, parkland cost, and other factors. Land dedication and fees collected pursuant to the Quimby Act may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities or the development of public school grounds.

### **Local Regulations**

The following are applicable local public services and recreation regulations related to the proposed projects.

Placer County General Plan

The relevant goals and policies from the Placer County General Plan related to public services and recreation are presented below.

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

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); and
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

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 generate 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.3 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 (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on Countywide facilities and services.

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
- 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
- d. 20 minutes in remote 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.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
- 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
- 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.

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:

- 5 acres of improved active parkland per 1,000 population
- 5 acres of passive recreation area or open space per 1,000 population

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 should be used as a guide to the type of the facilities to be developed in achieving these standards.

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.

Granite Bay Community Plan

The relevant goals and policies from the GBCP related to public services and recreation are presented below.

Goal 8.3.1.1 Protect the citizens of the Granite Bay area from loss of life while protecting property and natural resources from fire.

Policy 8.3.1.1 Ensure that all proposed developments are reviewed for compliance with fire safety standards by the applicable fire district per the California Fire Code, fire district standards and County ordinances.

Policy 8.3.1.3 Continue a program whereby new development pays the cost of new capital improvements necessary to provide the fire district with new fire stations, equipment and apparatus necessary to maintain the desired level of service, and to serve new development in the Granite Bay area.

Policy 8.3.1.4 Encourage the modification of vegetation around structures and developments as encouraged by Fire Safe Standards.

Goal 11.5.1.1 Provide adequate law enforcement protection services through the Placer County Sheriff's office to deter increases in crime and to meet the growing demand for services which the increasing population and commercial enterprises in the area require.

Policy 11.5.1.1 Identify a means by which new development in the area can be charged with the incremental increase in criminal justice services and costs which they generate.

Policy 11.5.1.3 Seek to maintain Sheriff's office staff levels at an acceptable level as determined by the Board of Supervisors and County Executive's Office.

Policy 11.5.1.4 Consider public safety issues in all aspects of commercial and residential project design.

Goal 11.4.1.1 Provide the best possible educational facilities to the residents of the Granite Bay area.

Policy 11.4.1.2 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 11.4.1.5 Levy developer impact fees to the fullest extent possible and, if necessary and consistent with state law, adjust the fees annually to reflect the inflation factors.
- Goal 10.1.1 Maintain recreational service level standards of the General Plan in order to meet the needs of all segments of the population living in the Granite Bay Community Plan area.
- Goal 10.1.2 Designate, protect and conserve the natural resources of the area where such resources can add to the variety of recreation activities in the area.
- Policy 10.2.3 Where legally appropriate and efficient, encourage developer-built public recreational amenities.
- Policy 10.2.5 Where appropriate to the character of a new development, encourage private recreation amenities within residential developments to offset the demand for public facilities.
- Policy 10.2.6 Require the dedication of land and/or payment of fees, in accordance with applicable laws, in order to acquire and develop public recreation facilities to maintain recreational service levels of the General Plan.
- Policy 10.2.7. Encourage compatible recreational uses near riparian areas along streams and creeks where feasible.
- Policy 10.2.10 Require the inclusion of new subdivision lands in a County Service Area or Lighting and Landscape District to generate funds to improve, operate, and maintain specified public park, trail, and landscape facilities in this area.

### Placer County Code

Sections from the Placer County Code related to fire protection services and park and recreational facilities are discussed below.

#### *Development Fees for Fire Protection*

Article 15.36, Development Fees for Fire Protection, of the Placer County Code requires new development within the unincorporated areas of the County to pay a development fee to the relevant fire protection agency for the benefit of the owners or residents of the development. The responsibility for compliance with the requirements of Government Code Section 66000 et seq., and for the collection, receipting, and management of fees collected from new development projects shall rest with the serving fire protection agency.

### *Parks and Recreational Facilities Fees*

Article 15.34, Parks and Recreational Facilities Fees, of the Placer County Code requires payment of parks and recreational facility fees to implement the goals and objectives of the Placer County General Plan and mitigate impacts caused by new developments. The purpose of the park and recreation facilities impact fee is to provide funding for expansion of park land and recreation facilities required to serve new development in unincorporated Placer County. Payment of fees is required prior to the issuance of building permits or at the earliest time permitted by law.

In addition, Section 16.08.100 of the Placer County Code requires that as a condition of approval for a final subdivision or parcel map, a portion of such land must be dedicated for park or recreational purposes, a fee paid in lieu thereof, or a combination of both. The portion to be dedicated must be sufficient to provide five acres of park land per 1,000 residents of the subdivision. Private recreation facilities within Planned Residential Developments such as WHI and WHII do not receive credit against required Parks and Recreational Facilities Fees. In addition, Parks and Recreational Facilities Fees are doubled within PDs.

## **13.4 IMPACTS AND MITIGATION MEASURES**

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The section below describes the standards of significance and methodology utilized to analyze and determine the proposed projects' potential project-specific impacts related to public services and recreation. In addition, a discussion of the projects' impacts, as well as mitigation measures where necessary, is also presented.

### **Standards of Significance**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. For the purposes of this EIR, an impact is considered significant if either of the proposed projects 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, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
  - Fire protection;
  - Sheriff protection;
  - Schools;
  - Maintenance of public facilities, including roads; or
  - Other government 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; and/or

- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## Method of Analysis

In order to determine the potential for the WHI and WHII projects to result in substantial adverse impacts associated with the provision of new or altered government facilities, relevant public services planning documents were reviewed, including, but not limited to, the Placer County General Plan, the Placer County General Plan EIR, the GBCP, and the South Placer FD CFP.

## Project Impacts and Mitigation Measures

As discussed in Chapter 3, Project Description, of this EIR, although the County has elected to evaluate both the WHI and WHII projects in a single EIR, it is reasonable to consider WHI and WHII as separate projects under the independent utility test, given that each proposal has independent utility and is not necessary for the other to proceed. As such, the following discussion analyzes the potential impacts of the WHI and WHII projects separately. In addition, each impact statement includes an analysis of the combined effects of the two projects.

### **13-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services. Based on the analysis below, the impact is *less than significant*.**

As noted previously, the South Placer FD's 2017 CFP includes an analysis of the capital needs and impacts of newly developing areas within the South Placer FD service area. The stated basis for future facility improvements is to continue to provide adequate services for new development within existing 5.5-minute response zones, plan new facilities to serve areas where substantial growth may occur not within a 5.5-minute response zone, and to plan new facilities to accommodate future program demands placed on the South Placer FD from increased development.

#### WHI

The South Placer FD has provided a temporary will-serve letter for the WHI project indicating that the District would provide services to the project site.<sup>8</sup> Fire protection services for the WHI site would be provided by South Placer FD through Station 16, located approximately 1.9 miles north of the site by way of Douglas Boulevard and by way of Berg Street. Given the proximity of the site to Station 16, the response time to the WHI site is anticipated to be within the South Placer FD's 5.5-minute response zone and construction of new fire protection facilities would not be required in order to provide

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<sup>8</sup> South Placer Fire District. *Temporary Will Serve Letter, Whitehawk I (APN 048-151-001-000)*. November 13, 2018.

adequate services to the site. In addition, per the 2016 California Fire Code, the proposed single-family residences would be required to include fire sprinkler systems. An emergency vehicle access (EVA) would be provided at the southwest boundary of the WHI site, connecting to Chestnut Court in the existing Greyhawk subdivision to the west. The WHI EVA would ensure that adequate access is provided to the site for South Placer FD vehicles in the event of an emergency.

### WHII

The South Placer FD has provided a temporary will-serve letter for the WHII project indicating that the District would provide services to the project site.<sup>9</sup> Fire protection services for the WHII site would be provided by South Placer FD through Station 16, located approximately 1.3 miles north of the site by way of Berg Street. Given the proximity of the site to Station 16, the response time to the WHII site is anticipated to be within the South Placer FD's 5.5-minute response zone and construction of new fire protection facilities would not be required in order to provide adequate services to the site. In addition, per the 2016 California Fire Code, the proposed single-family residences would be required to include fire sprinkler systems.

An EVA is planned for the east side of WHII, south of Lot 45. The 20-foot access road would extend within a 25-foot, off-site easement for approximately 500 feet east to Quartzite Circle, a privately-maintained public road southeast of the site. Tube gates would be used where the EVA meets the adjacent property lines. It should be noted that, as discussed in Chapter 3, Project Description, of this EIR, the proposed EVA route would not conflict with any land use restrictions. The EVA would be used for emergency vehicle access only and signage would be provided to demonstrate that the EVA is not intended for public ingress/egress or private/public trail connection.

### WHI and WHII

Combined, the WHI and WHII projects would increase demand for fire protection facilities. However, both sites would be within the South Placer FD's 5.5-minute response zone, and construction of new fire protection facilities would not be required in order to provide adequate services to the sites. Adequate emergency vehicle access would be provided for both sites.

### Conclusion

Based on the above, increases in demand for fire protection services created by the WHI and WHII projects would not result in the need to construct new fire protection facilities. The South Placer FD's 2017 CFP does not identify any upgrades or expansions to the existing fire stations that would serve the project sites. In addition, the projects would

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<sup>9</sup> South Placer Fire District. *Temporary Will Serve Letter, Whitehawk II (APN 048-151-061-000)*. November 13, 2018.

comply with applicable General Plan policies related to fire protection services. Final improvement plans for both projects would be subject to review by the South Placer FD as part of the County's approval process in order to ensure compliance with fire and safety standards.

In addition, South Placer FD collects a Fire Impact Fee for new construction projects within the South Placer FD service area. The Fire Impact Fee is calculated based on a "fair share portion" of anticipated capital improvement needs identified in the 2017 CFP. Currently, the South Placer FD's Fire Facilities Fee is \$0.897 per square foot of residential development. Both proposed projects would be required to pay the Fire Impact Fee. Based on the above, a *less-than-significant* impact would occur.

Mitigation Measure(s)

*None required.*

- 13-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff protection services. Based on the analysis below, the impact is *less than significant*.**

WHI and WHII

The proposed projects are located within the jurisdiction of and would be provided services by the Placer County Sheriff's Office. As described above, the proposed project sites would be served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 6.5 miles to the north of the sites by way of Sierra College Boulevard. The threshold for this impact, as identified in Appendix G of the CEQA Guidelines, is related to whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or performance objectives.

Combined, the WHI and WHII projects would include the development of 79 single-family homes, which would not result in a substantial increase in demand for law enforcement services such that new or physically altered law enforcement facilities would be needed to adequately serve the proposed projects. Both projects would include gated access, which would help minimize potential security concerns. In addition, though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the project sites would be anticipated to be within the Placer County General Plan's six-minute response time standard for urban areas. As a result, the proposed projects would not result in a need for new, or improvements to existing, sheriff protection facilities, construction of which could cause significant environmental impacts, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

*None required.*

- 13-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for schools. Based on the analysis below, the impact is *less than significant*.**

WHI

The WHI project would develop 24 single-family residential units within the EUSD and RJUHSD school districts. Based on the student generation rates provided by the EUSD and the RJUHSD, the WHI project is expected to generate eight students in kindergarten through grade eight and three students in grades nine through 12 (see Table 13-2).

District	Enrollment	Capacity	Student Generation Rate Per Unit	Students Generated by Project	Project Plus Existing Enrollment
EUSD	3,361	4,244	0.341	8	3,369
RJUHSD	10,164	9,896	0.110	3	10,167

*Sources: Eureka Union School District, Enrollment Count, February 7, 2018.  
Eureka Union School District, Fee Justification Study, May 2016.  
Roseville Joint Union High School District, Developer Fee Justification Study, 2016.*

WHII

The WHII project would develop 55 single-family residential units within the EUSD and RJUHSD school districts. Based on the student generation rates provided by the EUSD and the RJUHSD, the WHII project is expected to generate 19 students in kindergarten through grade eight and six students in grades nine through 12 (see Table 13-3).

District	Enrollment	Capacity	Student Generation Rate Per Unit	Students Generated by Project	Project Plus Existing Enrollment
EUSD	3,361	4,244	0.341	19	3,380
RJUHSD	10,164	9,896	0.110	6	10,170

*Sources: Eureka Union School District, Enrollment Count, February 7, 2018.  
Eureka Union School District, Fee Justification Study, May 2016.  
Roseville Joint Union High School District, Developer Fee Justification Study, 2016.*

WHI and WHII

Combined, the WHI and WHII projects would develop 79 single-family residential units within the EUSD and RJUHSD school districts. Based on the student generation rates provided by the EUSD and the RJUHSD, the projects are expected to generate 27 students in kindergarten through grade eight and nine students in grades nine through 12 (see Table 13-4).

District	Enrollment	Capacity	Student Generation Rate Per Unit	Students Generated by Project	Project Plus Existing Enrollment
EUSD	3,361	4,244	0.341	27	3,388
RJUHSD	10,164	9,896	0.110	9	10,173

*Sources: Eureka Union School District, Enrollment Count, February 7, 2018.  
 Eureka Union School District, Fee Justification Study, May 2016.  
 Roseville Joint Union High School District, Developer Fee Justification Study, 2016.*

Conclusion

As shown in Table 13- through Table 13-, the available capacity of the EUSD would be sufficient to accommodate the K-8 students generated by the proposed projects. The RJUHSD is currently over capacity, and the proposed projects would contribute an additional nine students; however, the number of students generated by the proposed projects would represent approximately only 0.1 percent of the total capacity. In addition, per an enrollment project study prepared for the RJUHSD in 2017, enrollment at Granite Bay High School, as well as several other high schools within the RJUHDS, are projected to decline by the 2023/2024 school year.<sup>10</sup> It should be noted that in October of 2016, the RJUHSD provided letters regarding the WHI and WHII projects indicating that, due to excess enrollment at RJUHDS schools, changes in attendance boundaries and/or busing students to schools other than the Granite Bay High School may be necessary in the future.<sup>11</sup>

Furthermore, according to SB 50, payment of the necessary school impact fees for the projects would be considered full and satisfactory CEQA mitigation. As discussed previously, proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act [...] involving [...] the planning, use, or development of real property” (Government Code 65996(b)). Therefore, neither of the proposed projects 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

<sup>10</sup> Roseville Joint Union High School District. Enrollment Projections. February 28, 2017.  
<sup>11</sup> Roseville Joint Union High School District. *RE: Whitehawk I, PLN15-00300*. October 25, 2016.  
 Roseville Joint Union High School District. *RE: Whitehawk II, PLN15-00301*. October 25, 2016.

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of schools. Thus, a *less-than-significant* impact would occur.

Mitigation Measure(s)

*None required.*

- 13-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Based on the analysis below, the impact is *less than significant*.**

WHI and WHII

The following section describes the proposed projects' potential adverse physical effects associated with maintenance and construction of County roads and library facilities.

*Roads*

The WHI and WHII projects would result in the construction of a total of 79 new single-family residences and associated infrastructure, including private internal road networks that would connect to a public road (Douglas Boulevard). In addition, both projects would include dedication of additional right-of-way for frontage improvements and minor widening at Douglas Boulevard. Construction of all roadway improvements included in the WHI and WHII projects would be funded by the project applicant. Ongoing maintenance of the private internal roadways would be funded through homeowner's associations (HOAs). In addition, both projects would be subject to payment of a Traffic Impact Fee. The Traffic Impact Fee, along with other Development Impact Fees levied by the County, is intended to fund and sustain necessary improvements resulting from new development, such as road widening and signalization of intersections.

While traffic generated by the proposed projects could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance. Payment of Traffic Impact Fees by the applicant prior to the issuance of building permits for the proposed projects, as well as payment of applicable taxes by future project residents, would minimize any adverse physical impacts associated with maintenance of existing County roads or construction of new County road facilities.

### *Libraries and Other Public Facilities and Services*

Placer County maintains public facilities such as public libraries and community buildings which could potentially be used by residents of the proposed projects. However, given the size of the proposed developments, any additional demand generated by the proposed projects would be relatively minor, and is not likely to result in the need to alter existing facilities or construct new facilities. Furthermore, the WHI and WHII projects would be subject to payment of a Capital Facilities Fee to the County prior to issuance of building permits on a per unit basis. Capital Facilities Fees are used to construct or expand a range of facilities, including jails, office space, libraries, health labs, and clinics.<sup>12</sup> A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

### Conclusion

Based on the above, the proposed projects would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a *less-than-significant* impact would occur.

### Mitigation Measure(s)

*None required.*

- 13-5 Result in an increase in 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. Based on the analysis below, the impact is *less than significant*.**

### WHI

The WHI project would include the construction of 24 single-family homes and, based on an average of 2.54 persons per household used for the *Placer County Park and Recreation Facilities Fee Study*, would be anticipated to house approximately 61 new residents on the project site.<sup>13</sup> Such residents could increase demand on existing parks and recreational facilities, potentially requiring provision of new facilities or expansion of existing facilities.

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<sup>12</sup> Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report*. September 15, 2015.

<sup>13</sup> Placer County. *Placer County Park and Recreation Facilities Fee Study*. September 2003.

The WHI project would include the provision of a 0.33-acre private park within the southern portion of the WHI site. The park would include active and passive recreation facilities such as seating areas, a bocce ball court, and walkways. In addition, the project would include development of a five-foot wide, half-mile long public trail within the WHI site. The trail system would provide residents with a passive recreation amenity for walking and provide pedestrian access between the proposed residential units, open space areas, and the aforementioned park. Along the southern end of the WHI site, a segment of the trail system would extend south of Lot 24 to connect to the existing trail that ends at the western site boundary. An easement between Lots 17 and 18 of the proposed development would allow for a potential future trail connection to the Mac Bride Family Trust property east of the WHI site.

Based on the County's requirement of five acres of park land per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), the WHI project would be required to provide a minimum of approximately 0.31-acre of parks (0.005 acres/resident X 61 estimated residents). Thus, by providing 0.33-acre of parkland, the WHI project would exceed the requirement. The project would still be required to pay a Parks and Recreational Facilities impact fee: \$1,470 per lot at Final Map recording and \$7,850 per unit paid at Building Permit (effective July 1 2018).

In addition to requiring a minimum of five acres of active parkland per 1,000 residents, General Plan Policy 5.A.1 sets a standard of five acres of passive recreation area or open space per 1,000 residents. Using the calculations noted above, approximately 0.31-acre of passive recreation area or open space would be required for the proposed project. As noted above, the WHI project would include a private park with both active and passive recreation facilities. In addition, the proposed 9.82 acres of open space would include 0.5-mile of meandering trails providing passive recreation opportunities. Because the WHI project would include approximately 4.1 acres of 'open space – common area', primarily located at the southern property boundary, as well as a public park and 5.39 acres of 'restricted open space' the project would comply with General Plan Policy 5.A.1 related to the provision of passive recreation area or open space.

## WHII

The WHII project would include the construction of 55 single-family homes and, based on an average of 2.54 persons per household used for the *Placer County Park and Recreation Facilities Fee Study*, would be anticipated to house approximately 132 new residents on the project site.<sup>14</sup> Such residents could increase demand on existing parks and recreational facilities, potentially requiring provision of new facilities or expansion of existing facilities.

The WHII project would include the provision of a 0.87-acre private park near the center of the WHII site. The park would provide active and passive recreation facilities

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<sup>14</sup> Placer County. *Placer County Park and Recreation Facilities Fee Study*. September 2003.

including a covered picnic area, a bocce ball court, walkways, and seating areas. Similar to the WHI project, the WHII project would include the construction of a system of five-foot wide trails throughout the WHII site. The trail would extend south of the gated entryway at Douglas Boulevard, over Strap Ravine, and around the looped internal roadway. Segments of the trail would extend south along the courts to an east-west segment of five-foot trail along the southern boundary of the WHII site. A future trail segment between Lots 1 and 2 would provide a potential future connection to the Mac Bride Family Trust property west of the WHII site.

Based on the County's requirement of five acres of park land per 1,000 residents the WHII project would be required to provide a minimum of approximately 0.66-acre of parks (0.005 acres/resident X 132 estimated residents). Thus, by providing 0.87-acre of parkland, the WHII project would exceed the requirement. The project would still be required to pay double the Parks and Recreational Facilities impact fee: \$1,470 per lot at Final Map recording and \$7,850 per unit paid at Building Permit (effective July 1 2018). Given that the project would include an adequate amount of park land to meet the demand created by future residents, the project would not be anticipated to substantially increase demand on existing or future parks or recreational facilities in the surrounding area.

As noted above, the proposed private park would include both active and passive recreation facilities. In addition, the proposed 15.47 acres of open space would include 0.7-mile of meandering trails providing passive recreation opportunities. Because the WHII project would include approximately 3.80 acres of 'open space – common area', as well as a public park and 10.80 acres of 'restricted open space', the project would exceed the minimum amount of passive recreation area or open space required per General Plan Policy 5.A.1.

#### WHI and WHII

Combined, the WHI and WHII projects would include 16.19 acres of 'restricted open space', 7.9 acres of 'open space – common area,' and 1.2 acres of parkland. Therefore, the WHI and WHII projects would comply with the County's applicable standards related to parks and recreation, including Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1.

#### Conclusion

Based on the above, both proposed projects would comply with the County's applicable standards related to parks and recreation and would include an adequate amount of park land to meet the demand created by future residents. Thus, the projects would not be anticipated to substantially increase demand on existing or future parks or recreation facilities in the surrounding area. Furthermore, per Article 15.34 of the Placer County Code, both projects would be subject to payment of a doubled parks and recreation facilities impact fee. The purpose of the parks and recreation facilities impact fee is to provide funding for expansion of park land and recreation facilities required to serve new

development in unincorporated Placer County. Therefore, the WHI and WHII projects would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

*None required.*