

13. PUBLIC SERVICES AND RECREATION

13.1 INTRODUCTION

The Public Services and Recreation chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project on fire and sheriff protection services, as well as demand associated with schools, parks, recreation facilities, and other public facilities such as libraries. Potential impacts are identified if the proposed project 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 the Public Services and Recreation chapter was primarily drawn from the Placer County General Plan,¹ the Placer County General Plan EIR,² and the Dry Creek-West Placer Community Plan (DCWPCP).³ In addition, information related to fire protection services was sourced from the Placer County Local Agency Formation Commission (LAFCo) Municipal Service Review for Fire and Emergency Services.⁴

13.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing fire, sheriff protection, and other public services within the project area, including schools, parks, and recreation facilities. The project site is located to the west of the City of Roseville limits and is within the DCWPCP area.

Fire Protection Services

The Placer County Fire Department (PCF) services are administered by the County Office of Emergency Services and is responsible for fire protection and rescue and emergency response services for approximately 475 square miles of unincorporated area in Placer County. The territory served by the PCF is consistent with the boundaries of County Service Area (CSA) 28, which is used as a means to fund the services offered by the PCF. Within CSA 28, the proposed project site is located within Zone 165 (see Figure 13-1). The various zones of benefit within CSA 28 represent areas previously served by independent fire districts that were dissolved at some point in the past with services transferred to the County, as well as areas originally served by the County. The zones of benefit are intended to fill the services funding gap between general County services and special services. Zone 165 covers approximately 19,800 acres and was established September of 2001, at which point Placer County assumed responsibility for providing fire protection and emergency medical services within the area.⁵

Fire prevention and protection in areas of Placer County not served by independent fire protection districts or municipal fire departments are provided by a combination of a contract with the California Department of Forestry and Fire Protection (CAL FIRE) and eight volunteer companies, all operated by CAL FIRE under the name PCF.

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

² Placer County. *Countywide General Plan EIR*. July 1994.

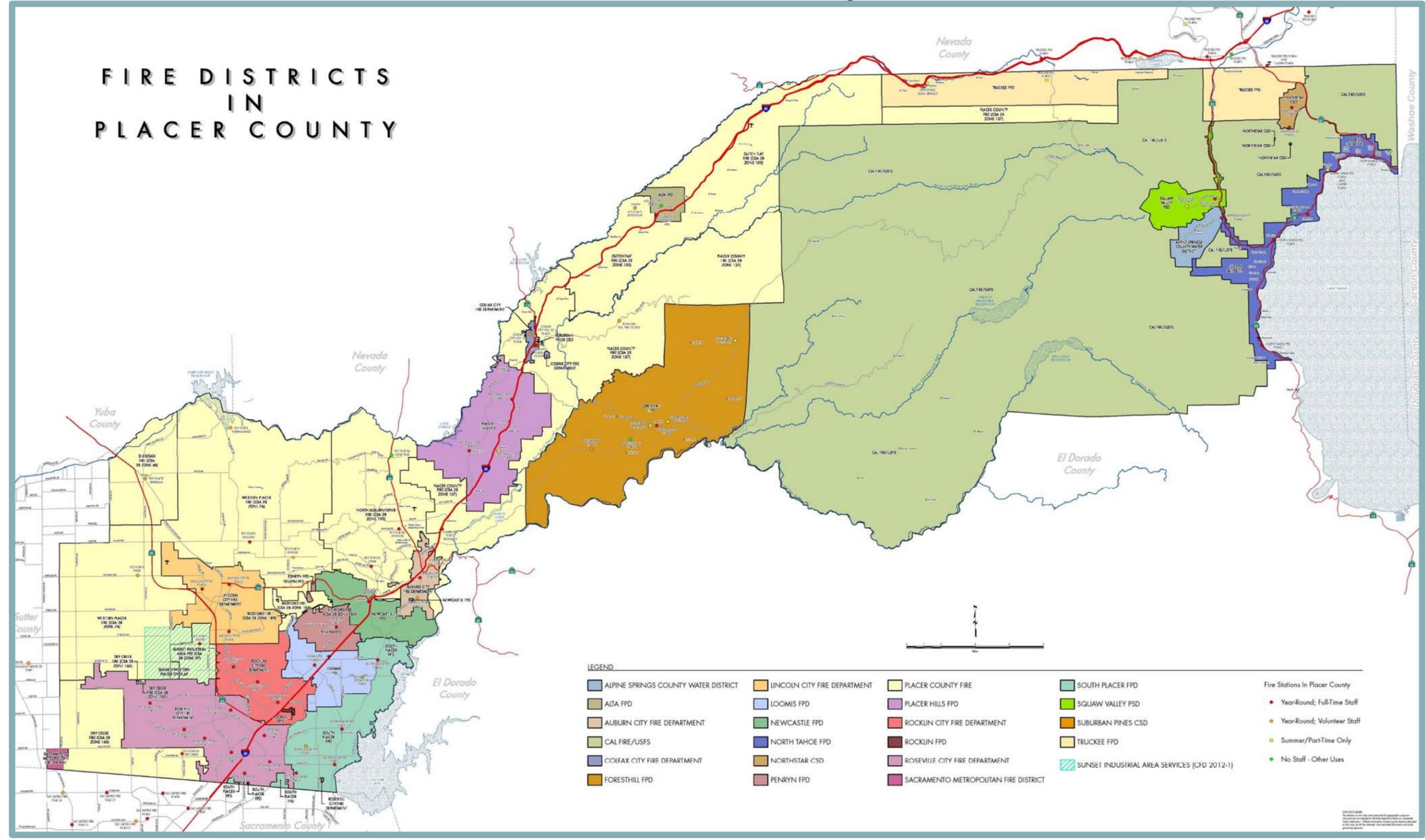
³ Placer County. *Dry Creek-West Placer Community Plan*. Amended May 12, 2009.

⁴ Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area Draft Final*. May 25, 2017.

⁵ Placer County. *Approve a Resolution imposing a charge for fire protection and emergency medical services for parcels in the Morgan Creek Residential Parcel Map*. July 11, 2017.



Figure 13-1
 Fire Districts in Placer County



Services provided include fire suppression, emergency medical, fire prevention, and rescue, among others. Additionally, PCF, by way of its contract with CAL FIRE, conducts fire inspections and assists with land development functions within the PCF service area. All fire agencies within Placer County operate under a mutual aid system, defined as a pre-arranged plan and contract between agencies for reciprocal assistance upon request by the first-response agency.

Currently, CAL FIRE employs 69 personnel that respond to PCF calls for service, including 42 permanent personnel assigned to serve PCF stations full-time. The nearest CAL FIRE station to the project site is the Dry Creek Fire Station (Station 100), located approximately 1.25 miles west of the project site at 8350 Cook Riolo Road. Station 100 is a full-time staffed station and would provide fire protection services to the proposed project.

PCF collects a development impact fee specific to fire services for each sub area within the PCF service area. The development impact fee is calculated based on a “fair share portion” of anticipated capital needs through 2060. Currently, the PCF’s Fire Facilities Fee is \$0.59 per square foot of residential development. The fee was last updated in 2013.

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 site. In addition, The California Highway Patrol provides traffic enforcement and accident investigations along the Interstate 80 (I-80) corridor to the east of the project site.

The Auburn Justice Center (AJC), located at 2929 Richardson Drive, is the main office for the PCSO’s operations and is located approximately 25 miles northeast of the project site.

The PCSO has continued to work with the West Roseville community to provide increased law enforcement presence in the DCWPCP/West Roseville area. In May 2016, the Dry Creek Joint Elementary School District (DCJESD) and PCSO identified an opportunity to locate a community service station within the former Dry Creek Elementary School site at the corner of PFE Road and Cook Riolo Road, southwest of the proposed project site. To allow this, the DCJESD provided the PCSO with a License Agreement (License) authorizing the use of approximately 2,030 square feet (sf) within the former school offices. The premises is used by PCSO deputies and volunteers and as a general service center functioning as an extended office to write reports, meet with citizens, take reports, and provide a more easily identifiable law enforcement presence within the DCWPCP/West Roseville community as a whole. The former school office site was recently sold by the DCJESD to a private party; however, subsequent to the sale, PCSO entered into a lease agreement with the private party, and the operations at the community service station remain unchanged.

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 site would be primarily served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 15 miles to the northeast. 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.⁶

Policies 4.H.1 and 4.H.2 of the Placer County General Plan call for a staffing ratio of one officer per 1,000 residents in unincorporated areas and a response time for emergency calls of eight minutes in suburban areas. According to the *Placer County Sheriff's Office 2014 Annual Report*, the Dispatch Services Unit handled a total of 99,503 calls for service in 2015, which was an increase of 826 calls compared to 2014.⁷

Schools

The project would be served by two school districts: The DCJESD (kindergarten through grade eight) 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.

Table 13-1			
School Districts Serving the Project Site			
District	Grades	Enrollment	Capacity
DCJESD	K-8	6,731	8,482
RJUHSD	9-12	10,123	9,896

Sources:

- *Dry Creek Joint Elementary School District, 2015.*
- *Roseville Joint Union High School District. FY 2019-20 Tentative Budget. June 27, 2019.*

Based on the most recently updated attendance areas for each district, the project site is within the DCJESD Creekview Ranch K-8 attendance area and the RJUHSD Woodcreek High School attendance area. As noted in Chapter 14, Transportation and Circulation, of this EIR, total enrollment at Creekview Ranch is currently approximately 731 students. As of October 2017, total enrollment at Woodcreek High School was approximately 2,182 students.

Parks and Recreational Facilities

Recreational opportunities are provided by numerous federal, state, and local jurisdictions and private entities in Placer County. At the federal level, the U.S. Forest Service (USFS) manages over 300,000 acres in portions of the Tahoe National Forest, El Dorado National Forest, and portions of the Tahoe Basin, including recreation facilities and campgrounds generally near rivers, streams, reservoirs, and lakes along the I-80 and State Route (SR) 89 corridors. At the state level, the California Department of Parks and Recreation operates eight state parks and recreation areas throughout Placer County. At the local level, the proposed project area is served by the Parks and Grounds Division of the Placer County Facilities Services Department. The nearest public park to the proposed project site is Kaseberg Park, located approximately 1-mile northeast along Main Street in the City of Roseville. The recently built Placer County Dry Creek Community Park is located approximately three miles southwest.

In October of 2016, the Placer County Board of Supervisors approved a consultant agreement to prepare the Placer County Parks and Trails Master Plan (Master Plan), which is intended to guide future park and trail development in the County. The Master Plan was released for public review

⁶ Placer County. *Placer County Sheriff-Coroner-Marshal*. Available at: <https://www.placer.ca.gov/departments/sheriff/contactus>. Accessed April 2017.

⁷ Placer County Sheriff's Department. *Placer County's Sheriff's Office 2015 Annual Report*. 2015.



in March 2019 and is anticipated for adoption in late 2019.⁸ Currently, funding for maintenance of parks and recreational facilities within the project area is provided through Placer County Service Area 28, Zone 169.

Other Public Facilities

The Placer County Public Works Department is responsible for repairs and maintenance of over 1,000 miles of roadways within unincorporated Placer County from Roseville to Tahoe. The Public Works Department 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 project.

The nearest libraries to the proposed project site are the Roseville Public Library, located approximately 2.3 miles east of the project site, and the Martha Riley Community Library, located approximately three miles north of the site along Woodcreek Oaks Boulevard. Placer County also operates the Placer County Library, located in the City of Auburn, approximately 20 miles northeast of the project site along I-80 and the Granite Bay Library on Douglas Boulevard, approximately eight miles east of the project site.

13.3 REGULATORY CONTEXT

The following discussion contains a summary review of regulatory controls 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 project.

Uniform Fire Code

The Uniform Fire Code with the State of California Amendments contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the California Fire Code 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 Fire Code contains specialized technical regulations related to fire and life safety.

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.

⁸ Placer County. *Parks and Trails Master Plan*. Available at: <http://placerparksplan.com/>. Accessed April 2017.



- 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.” The law identifies certain circumstances under which the statutory fee can be exceeded, including preparation and adoption of a “needs analysis,” eligibility for State funding, and satisfaction of two of four requirements (post-January 1, 2000) identified in the law including: year-round enrollment, general obligation bond measure on the ballot over the last four years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt. Assuming a district qualifies for exceeding the statutory fee, the law establishes ultimate fee caps of 50 percent of costs where the State makes a 50 percent match, or 100 percent of costs where the State match is unavailable. District certification of payment of the applicable fee is required before the County can issue the building permit.

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 regulations related to the proposed project.

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 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.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.

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 a commercial, professional office or industrial development on 10 or more acres of land.

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.

Goal 4.1 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
- 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 (see Table 13-2) should be used as a guide to the type of the facilities to be developed in achieving these standards.

Table 13-2 Park Classification System		
Park Type	Use Description	Desirable Site Characteristics
Mini-Park (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 (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 crosscountry 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.

(Continued on next page)



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.

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.

- Floodways
- Protected riparian corridors and stream environment zones
- Protected wildlife corridors
- Greenways with the potential for trail development
- Open water (e.g., ponds, lakes, and reservoirs)
- Protected woodland areas
- 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.



DCWPCP

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

Community Development: Population and Housing

General Goal 1 Provide sound and adequate housing to all residents at desirable locations including consideration of transportation facilities, school facilities and proximity to major employment centers.

Policy 3 Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.

Policy 4 To subject new developments with potential for adverse fiscal and other impacts on the delivery of essential public services to an "impact analysis" so as to avoid unreasonable financial burdens on the community and other affected local governmental agencies to ensure the continued availability of essential public services.

Community Development: Community Design

Goal 6 It is a goal to create residential development which allows the following elements: human interaction, bicycle and pedestrian circulation, an appropriate relationship to the existing development in the area, and the creation of a neighborhood identity and/or focus (i.e. parks, schools, natural open space areas, creek site of historical or archaeological significance, etc.

Goal 8 A major goal of the plan is to utilize and improve the Dry Creek environs as a focal point of existing and new neighborhoods to be created in the area through the placement of park facilities, roadway, trails, interpretive areas, visibility, etc.

Policy 17 Require the construction of bicycle, pedestrian, and equestrian trails as provided in this Plan and use the policies of the Placer County Bikeways Master Plan in determining routes and trail type for areas not depicted on the Plan Trails map but still required to satisfy the policies of this Plan.

Public Services: General Public Service

Goal 1 Public service and facilities must be available to serve the needs created by the present and future development which occurs in the plan area.

Goal 2 Maintain the most feasible and acceptable balance between adequate public services, costs of providing those services and projected demand.

Goal 5 Ensure that the rate of development shall not exceed the capacity of County, community, special districts (including school districts), and utility companies to provide all needed public services in a timely, orderly, and economically feasible manner.



- Policy 4 Ensure that adequate services will be available for proposed development before granting approvals.
- Policy 6 Ensure, through cost-benefit studies, that new development does not place undue burdens upon existing public services.
- Policy 7 Consider mitigation measures from new development to reduce impacts on local services, i.e., schools, parks, etc.

Land Use

- Policy 8 Residential areas should be located where a full range of services and facilities can be provided most efficiently and economically.
- Policy 43 To allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.
- Policy 44 The rate of development and location of projects shall not exceed the capacity of the community, special districts and utility companies to provide all needed services and facilities in an orderly and economic manner.

Parks and Recreation

- Goal 1 To provide a variety of park and recreation facilities adequate to meet the needs of present and future residents of the Dry Creek Area.
- Policy 1 To provide future park facilities in accordance with park standards and location guidelines as set forth in this plan.
- Policy 5 To encourage private recreation facilities within residential developments (as required in planned unit developments) to off-set the demand for public facilities.
- Policy 6 To require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities.
- Policy 9 To encourage compatible recreational use of riparian areas along streams and creeks in the same area where feasible.
- Policy 12 To require the development of a regional trail system which provides an alternative mode of transportation. This trail system should be designed to provide access to separated trails without requiring the trail to be done by automobile or by pedestrians traveling adjacent to motor vehicles which may be traveling at speeds in excess of 25 m.ph.



Open Space

Policy 11 Open spaces should be linked visually and physically to form a system of open spaces. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged and in many cases required as lands are developed and built.

Open Space

Goal 8

A community trail system shall be developed to:

- Provide safe, pleasant, convenient travel by foot, horse or bicycle within the Community Plan area.
- Provide recreational opportunities to residents of the Community Plan area.
- Connect local trails to regional trail systems.
- Establish an off-street, non-vehicular community trail system which links school facilities, parks and recreation, community

Dry Creek Greenway Regional Vision Plan

In 2011, the Placer County Board of Supervisors adopted The Dry Creek Greenway Regional Vision (Vision Plan), a proposed regional open space greenway and park system that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands. The Vision Plan area consists of Dry Creek and its major tributaries including Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek, and Linda Creek. The Vision Plan includes a coordinated multi-jurisdiction management strategy to address hiking, biking, equestrian trails and public access, habitat preservation, flood control, and water quality. The concept of the Vision Plan is for a connected open space system linking the Dry Creek Parkway with Folsom Lake State Recreation Area and the uplands of the watershed.

The Vision Plan consists of the following objectives:

- Preserve and enhance riparian and aquatic habitats;
- Conserve and protect significant historic, cultural and scenic resources;
- Connect the Dry Creek Parkway to the Folsom Lake State Recreation Area;
- Provide for the management of Greenway resources;
- Provide active and passive recreation opportunities;
- Preserve floodwater conveyance capacity and reduce property damage due to flooding;
- Work with existing plans and policies;
- Secure funding to sustain and complete the Greenway;
- Function as a local and regional asset; and
- Facilitate land use planning and management within the Greenway.

The unnamed tributary on the west side of the project site is classified in the Vision Plan as a “Habitat Only” corridor. The goal of the “Habitat Only” corridors is to provide high quality, contiguous riparian and aquatic habitat from the more recreationally focused corridors in the lower reaches of the Greenway to the upper parts of the watershed. The plan for these corridors is that they will be managed for quality of habitat, if in public ownership. If privately held, property owners will be encouraged to maintain existing riparian areas and enhance degraded locations. While the Vision Plan did not require a trail or public access along this tributary, it did not prohibit it, and the proposed trail will further the Vision Plan goals and will be an important public recreation amenity.



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.

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. In addition, while not included in the Placer County Code, General Plan Policy 5.A.1 sets a standard of five acres of passive recreation area or open space per 1,000 residents.

13.4 IMPACTS AND MITIGATION MEASURES

The section below describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential project-specific impacts related to public services and recreation. In addition, a discussion of the project's 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, a public services and recreation impact is considered significant if the proposed project would:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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 public services:
 - Fire protection;
 - Police protection;
 - Schools;
 - Parks;
 - Other public facilities



- Maintenance of public facilities, including roads;
- 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 project to result in substantial adverse impacts associated with the provision of new or altered government facilities, relevant public services and recreation planning documents were reviewed, including, but not limited to, the Placer County General Plan, the Placer County General Plan EIR, the DCWPCP, the Placer County LAFCo Municipal Service Review for Fire and Emergency Services,⁹ and direct communication with service providers.

It should be noted that in addition to the 119 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 12 additional on-site residential units (Accessory Dwelling Units) to be included in the project in order to meet the County's affordable housing requirements. However, the total number of residential lots would remain unchanged, as would the overall disturbance area associated with the project. In addition, the 12 additional Accessory Dwelling Units (ADUs), if included, would include a smaller household size relative to standard market-rate single-family units. For example, as can be seen in the ADU discussion in the Transportation chapter of the EIR, the trip generation is based on the assumption that the multi-family trip rate is a good approximation of the trips generated by ADUs. Assuming this, the projected population increase from up to 12 ADUs at the project site would be an additional 23 persons.¹⁰ Therefore, the potential inclusion of an additional 12 units on-site would not result in new impacts or substantially more severe impacts beyond the analysis presented herein.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance identified above.

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*.

The proposed project would include annexation into the Dry Creek Zone of Benefit (CSA 28, Zone 165) for provision of fire protection services to the site. Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County,

⁹ Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area Draft Final*. May 25, 2017.

¹⁰ 12 ADUs * 1.91 persons per multi-family unit, based upon adjustment of single-family rate (e.g., 3.08 persons per SF household * 0.62, where 0.62 is the trip rate dwelling unit equivalent for multi-family uses).



the requested annexation would be subject to approval by the County Board of Supervisors.

Fire protection services for the project site would be provided by PCF by way of Station 100, located at 8350 Cook Riolo Road. Station 100 is located approximately 1.25 miles from the project site. Although implementation of the proposed project would increase the amount of structures protected by the PCF, the County, in conjunction with the County's contract fire services provider, CAL FIRE, has confirmed that a new station or alteration of the existing station would not be necessary in order to adequately serve the proposed project.¹¹

As previously mentioned, CAL FIRE is responsible to provide emergency services in Placer County and has stated their ability to serve not only the proposed project, but future planned growth in the Dry Creek area, and still maintain compliance with established safety response times. As is currently the case, incidents will occur where the City of Roseville (Roseville) Fire Department is called upon to provide mutual aid at or near the project area to send the closest available unit to an emergency incident, regardless of jurisdictional boundaries. In that spirit of cooperation to provide the fastest and highest level of service to the surrounding area, Roseville Fire Department has signed onto a Closest Resource Agreement (CRA) with Placer County Fire and other surrounding fire departments to provide mutual aid between all participating fire departments. As outlined in the CRA, Roseville, can adjust the amount of reciprocal coverage by setting draw-down levels, or withdraw from the CRA entirely. Timing and triggers for public service improvements occur when impacts associated with additional development exceeds established safety standards, which is not the case for the proposed project. As residential units are constructed and fire impact fees are collected, projects are required to pay their fair share towards existing and planned fire protection improvements, which will mitigate the project's impacts to fire services for all safety providers and increase the County's ability to serve unincorporated areas, in addition to continuing to provide reciprocal aid to the City of Roseville and surrounding local governments.

PCF collects a Fire Facilities Fee specific to fire services for each sub area within the PCF service area. The development impact fee is calculated based on a "fair share portion" of anticipated capital needs through 2060. Currently, the PCF's Fire Facilities Fee is \$0.84 per square foot of residential development. Final improvement plans for the proposed project would be subject to review by the PCF as part of the County's approval process in order to ensure compliance with fire and safety standards.

Although implementation of the proposed project would increase the amount of building space within the project site, all structures included in the proposed project would be constructed consistent with the CBC and CFC. In compliance with the CBC (specifically Section 903.2.1.3, Group A-3), the design of the residences would include the installation and use of automatic fire sprinklers, and fire alarm systems would be incorporated pursuant to CFC requirements. Such features would reduce the potential for fires to occur within the proposed structures, which would reduce the demand for fire protection services from the project site.

¹¹ Hudson, Jim and Estes, Brian , Unit Chiefs, CAL FIRE. Personal communication [phone] with Nick Pappani, Vice President, Raney Planning & Management, Inc. April 23, 2019.



Per Policy 4.4.2, the County maintains an average response time goal of 6 minutes for suburban areas. Given the proximity of the project site to Station 100, the response time to the project site would be within the achievable response time goal.¹² As such, response times for the proposed project would be consistent with General Plan Policy 4.4.2, and CAL FIRE would be capable of serving the project site with existing equipment and facilities.

Given that the proposed project would not increase population such that PCF would require new or altered facilities, the proposed project would not result in a need for new, or improvements to existing, fire protection facilities, construction of which could cause significant environmental impacts. Therefore, 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 law enforcement services. Based on the analysis below, the impact is less than significant.

The proposed project is located within the jurisdiction of and would be provided services by the PCSO. As described above, the proposed project would be primarily served by the South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and I-80, approximately 15 miles to the northeast of the project site. In addition, limited law enforcement services may be provided by the PCSO's community service station located southwest of the project site.

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.

The PCSO has indicated that new or physically altered law enforcement facilities would not be needed to adequately serve the proposed project.¹³ 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 site would be anticipated to be within the Placer County General Plan's eight minute response time standard for suburban areas. As a result, the proposed project 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.

¹² Jim Hudson, Assistant Chief, CAL FIRE/Placer County Fire Department. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. June 20, 2019.

¹³ Barnhart, Josh, Lieutenant at the Placer County Sheriff's Office. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. May 14, 2019.



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*.

As noted previously, the proposed project would develop 119 single-family lots within the DCJESD and RJUHSD school districts. Based on the student generation rates provided by the DCJESD and the RJUHSD¹⁴, the proposed project is expected to generate 85 students in kindergarten through grade eight and 13 students in grades nine through 12 (see Table 13-3).

Table 13-3 Enrollment, Capacity, and Student Generation by School District					
District	Enrollment	Capacity	Student Generation Rate Per Unit	Students Generated by Project	Project Plus Existing Enrollment
DCJESD	6,731	8,482	0.713	85	6,816
RJUHSD	10,164	9,896	0.110	13	10,177
Sources:					
<ul style="list-style-type: none"> • <i>Dry Creek Joint Elementary School District, 2015.</i> • <i>Roseville Joint Union High School District, 2016.</i> 					

As shown in Table 13-3, the available capacity of the DCJESD would be sufficient to accommodate the 85 K-8 students generated by the proposed project. The RJUHSD is currently over capacity, and the proposed project would contribute an additional 13 students; however, the number of students generated by the proposed project would represent approximately only 0.1 percent of the total capacity. In addition, Woodcreek High School, which would serve the proposed project site, is currently under capacity. The RJUHSD plans to open a new high school in August of 2021, which is expected to result in a decrease in enrollment at Woodcreek High School.¹⁵

Furthermore, according to SB 50, payment of the necessary school impact fees for the project 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, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically

¹⁴ Roseville Joint Union High School District. *Developer Fee Justification Study*. March 5, 2016

¹⁵ Jungsten, Laura, Administrative Secretary III, Roseville Joint Union High School District. Personal communication [phone] with Nick Pappani, Vice President, Raney Planning & Management, Inc. January 2, 2018.



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 schools. Thus, a **less-than-significant** impact would occur.

Mitigation Measure(s)

None required.

13-4 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*.

As noted above, the project would include the construction of 119 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* (Fee Study), would be anticipated to house approximately 302 new residents on the project site.¹⁶ In the event that up to 12 ADUs are also built on-site, there would be an additional estimated 23 residents. Such residents could increase demand on existing parks and recreational facilities, potentially requiring provision of new facilities or expansion of existing facilities. As noted in Chapter 11 of this EIR, the U.S. Census Bureau identifies an average household size of 3.08 persons per household for the DCWPCP area.¹⁷ However, the 2.54 persons per household figure is used in this chapter in order to maintain consistency with the Fee Study.

Both the Placer County General Plan and the DCWPCP require dedication of land and/or payment of fees in accordance with State law to ensure funding for the acquisition and development of public recreation facilities. Consistent with goals and policies in the Placer County General Plan and the DCWPCP, Section 16.08.100 of the Placer County Code requires dedication of land for park or recreational purposes, or a fee paid in lieu thereof, or a combination of both, as a condition of approval for final subdivision or parcel maps. The land areas required for dedication may be up to an amount equivalent to the land necessary to provide five acres of park land per 1,000 residents of the proposed subdivision.

As part of the proposed project, a total of 6.34 acres of the site would be retained as open space, including areas planned for on-site trails. A total of 1.25 acres are planned for three linear parks. In addition, 1.44 acres within the site would consist of landscaped lots. The park areas would provide active open space and play areas including a tot-lot, picnic tables, benches, rain gardens, and open lawn. 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 proposed project would be required to provide a minimum of approximately 1.5 acres of parks (0.005 acres/resident * 302 estimated residents), and with inclusion of up to 12 ADUs, would require 1.65 acres of parks. Thus, by providing

¹⁶ Placer County. *Placer County Park and Recreation Facilities Fee Study*. September 2003.

¹⁷ ESRI Business Analyst. *Comparison Reports, DCWPCP Area*. February 2019.



1.25 acres of park area, the proposed project would not meet the park requirements and payment of an in-lieu fee would be required.¹⁸ Where a combination of land and fees is required, the total value of the dedication would not exceed the cost of providing fully developed park land and recreational facilities. Given that the project would include development of park land and payment of fees 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. Furthermore, per Article 15.34 of the Placer County Code, the project applicant would be required to pay a parks and recreational facility fee. 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. Therefore, the proposed project 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.

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 1.5 acres of passive recreation area or open space would be required for the proposed 119 single-family unit project (and 1.65 acres with inclusion of 12 ADUs). Because the project would include approximately 6.34 acres of open space and a public multi-purpose trail, the project would comply with General Plan Policy 5.A.1 related to the provision of passive recreation area or open space. Based on the above, a **less-than-significant** impact would occur.

Mitigation Measure(s)

None required.

13-5 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*.

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

Roads

The proposed project would result in the construction of 119 new single-family residences and associated infrastructure, including a private internal road network that would connect to a public road (Brady Lane). In addition, the project would include off-site widening of Vineyard Road and Brady Lane in the project vicinity. All roadway improvements included

¹⁸ The estimation of 23 residents associated with up to 12 ADUs would result in an additional need for approximately 0.12-acre of park.



in the proposed project would be funded by the project applicant. In addition, the project applicant would be required by the County to pay 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, signalization of intersections, and bridge replacements.

While project-generated traffic 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 project, 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 project. In addition, the residents could potentially use public facilities in the nearby City of Roseville. However, given the size of the proposed development, any additional demand generated by the proposed project would be relatively minor, and is not likely to result in the need to alter existing facilities or construct new facilities. Furthermore, the project applicant would be required to pay 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.¹⁹ 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 project 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.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

¹⁹ Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report*. September 15, 2015.



For further detail related to the cumulative setting of the proposed project, refer to Chapter 17, Statutorily Required Sections of this EIR.

13-6 Cumulative impacts to public services. Based on the analysis below, the cumulative impact is *less than significant*.

Potential cumulative impacts related to fire and Sheriff protection services, schools, public services and government facilities, and parks and recreation are discussed below.

Fire Protection Services

Neither the Placer County General Plan EIR nor the DCWPCP EIR identified cumulative impacts related to fire protection. Rather, impacts were determined to be reduced to less-than-significant levels through implementation of the goals and policies included in the General Plan and DCWPCP. Such policies require provision of adequate funding and an adequate water supply as a component of new development approval.

As discussed above, the response times to the proposed project would be consistent with General Plan Policy 4.4.2, and CAL FIRE would be capable of serving the project site with existing equipment and facilities. In addition, the project would be required to pay a Fire Facilities Fee to PCF. The development impact fee is calculated based on a “fair share portion” of anticipated capital needs through 2060. In addition, development within the proposed project site, as well as other future development throughout Placer County and the DCWPCP area, would be required to comply with all applicable regulations imposed by PCF and the California Fire Code, as adopted by Section 15.04.510 of the Placer County Code. Based on the above, the proposed project would result in a less-than-significant cumulative impact related to fire protection services.

Sheriff Protection Services

Neither the Placer County General Plan EIR nor the DCWPCP EIR identified cumulative impacts related to sheriff protection services. Rather, impacts were determined to be reduced to less-than-significant levels through implementation of the goals and policies included in the General Plan and DCWPCP. Policy 4.H.1 of the Placer County General Plan sets a response time goal of eight minutes for suburban areas such as the DCWPCP area.

The Placer County Sheriff’s Office has indicated that new or physically altered law enforcement facilities would not be needed to adequately serve the proposed project.²⁰ 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 site would be anticipated to be within the Placer County General Plan’s eight-minute response time standard for suburban areas. As a result, the proposed project would not result in a need for new, or improvements to existing, sheriff protection facilities, construction of which could cause significant environmental impacts. Similar to the proposed project, other future development within the region would be required to address impacts related to sheriff protection services on a project-by-project basis. Based on the above, the proposed

²⁰ Barnhart, Josh, Lieutenant at the Placer County Sheriff’s Office. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. May 14, 2019.



project, in combination with future development occurring under buildout of Placer County, would have a less-than-significant impact to sheriff protection services.

Schools

Cumulative buildout within the County and surrounding area could result in overcrowding at schools in the area. However, each individual development would be required to pay SB 50 school impact fees, similar to the proposed project, which would contribute to the facilitation of school expansions in order to serve the needs of the area. As discussed above, the DCJUESD has adequate capacity to serve the students that would be generated by the proposed project, and the project would not contribute a significant number of students to the RJUHSD, which is currently over capacity. Furthermore, according to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. 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, the proposed project, in combination with future development occurring under buildout of Placer County, would result in a less-than-significant cumulative impact related to the need for new, or improvements to existing, school facilities.

Parks and Recreation

The proposed project would include the provision of on-site private parks as well as payment of in-lieu fees and 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. Per Article 15.34 of the Placer County Code, future development projects within unincorporated Placer County, including the proposed project, would be required to pay a parks and recreational facility fee. 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. Furthermore, the proposed project would provide 1.25 acres of on-site parks, which would be just below 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), assuming an average household size of 2.54 persons. In order to supplement the requirement, the applicant would pay an in-lieu fee to mitigate for the remaining 0.25-acre of required park space. Future development within the DCWPCP would similarly be required to comply with the County’s park dedication/in-lieu fee standards. Therefore, the proposed project, in combination with future buildout in the County, would result in a less-than-significant cumulative impact related to parks and recreation.

Public Facilities and Government Services

As discussed above, while project-generated traffic could result in an incremental increase in maintenance of County roads in the project area, such an increase would be negligible. Similarly, given the size of the proposed development, any additional demand on libraries or other public facilities and services generated by the proposed project would be relatively minor, and is not likely to result in the alteration of existing facilities or the construction of new facilities. The proposed project, as well as other development in the unincorporated County, would be required by the County to pay Development Impact Fees, which would help to fund and sustain public facilities and services, including public roads, within Placer



County. The proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a less-than-significant cumulative impact.

Conclusion

Based on the above, the proposed project, in combination with future development occurring under buildout of the DCWPCP, would result in a **less-than-significant** cumulative impact related to public services and recreation.

Mitigation Measure(s)

None required.

