

# 14

## PUBLIC SERVICES AND RECREATION

### 14.1 INTRODUCTION

The Public Services and Recreation chapter of the EIR evaluates the potential new demands on fire and police protection services associated with the proposed project, 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 this chapter is primarily drawn from the Placer County General Plan,<sup>1</sup> the Placer County General Plan EIR,<sup>2</sup> the Dry Creek-West Placer Community Plan (DCWPCP),<sup>3</sup> and direct communication with service providers. 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.<sup>4</sup>

### 14.2 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

The Placer County Fire Department (PCF) is 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 (Dry Creek Zone of Benefit). 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.<sup>5</sup>

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

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

<sup>5</sup> 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.

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. 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. In addition, the fire service providers rely on automatic aid primarily for coverage of areas with street access limitations and freeways. Automatic aid is based on the concept that the nearest available unit responds first without the need for a specific request to be made (i.e., the assisting provider is dispatched directly).

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 1.7 miles north 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 site.

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.

The DCWPCP currently identifies a proposed fire station site at the northeastern corner of the proposed project site (see Figure 14-1). The proposed fire station site shown in the figure is intended to designate a general area rather than a specific parcel of land.<sup>6</sup> Per the DCWPCP, the planned fire station sites within the DCWPCP area were based on the land use designations included in the 1990 DCWPCP Land Use Map and were originally intended to serve new development occurring in the region.

### **Sheriff Protection Services**

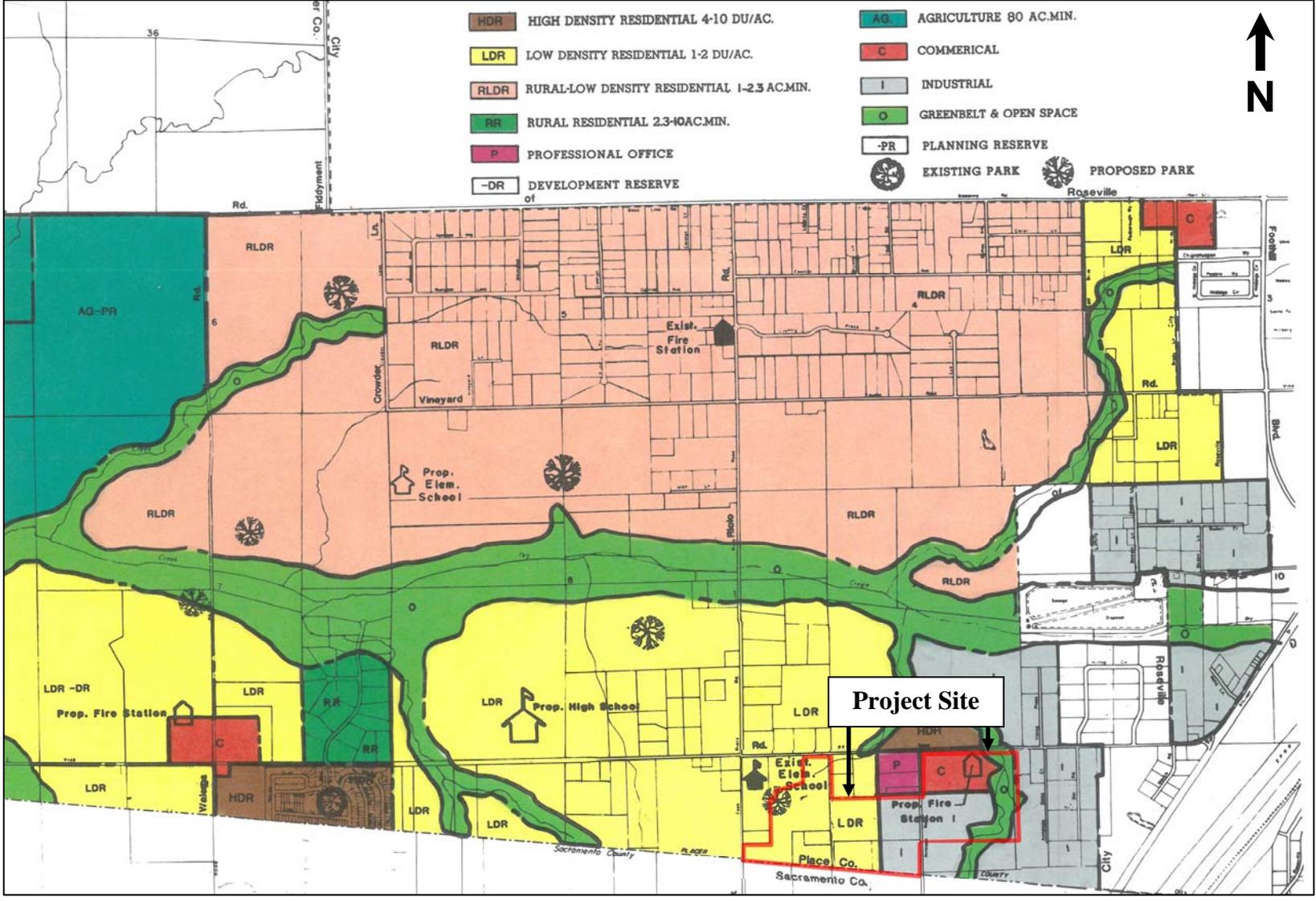
The Placer County Sheriff’s Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County, including the areas in the vicinity of the proposed project site. In addition, The California Highway Patrol provides traffic enforcement and accident investigations along the Interstate 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.

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<sup>6</sup> Placer County. *Dry Creek-West Placer Community Plan* [pg. 78]. Amended May 12, 2009.

**Figure 14-1  
 DCWPCP Land Use Map**



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, northwest 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 (see Figure 14-2). The premises is used by the DCJESD's School Resource Officer, 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. However, given that the 10-acre school property was recently put up for sale, the future of the PCSO community service station is uncertain.

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.<sup>7</sup>

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.<sup>8</sup>

## 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 14-1 below provides enrollment and capacity information for both school districts. It should be noted that the DCJESD administrative offices are located immediately northwest of the proposed project site. However, the 10-acre administrative office site has been recently put up for sale. The DCJESD administrative offices are planned for relocation to the DCJES's Creekview campus.

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<sup>7</sup> Placer County. *Placer County Sheriff-Coroner-Marshal*. Available at: <https://www.placer.ca.gov/departments/sheriff/contactus>. Accessed April 2017.

<sup>8</sup> Placer County Sheriff's Department. *Placer County's Sheriff's Office 2015 Annual Report*. 2015.

**Figure 14-2**  
**DCJESD Offices and PCSO Community Service Station**



<b>Table 14-1</b>			
<b>School Districts Serving the Project Site</b>			
<b>District</b>	<b>Grades</b>	<b>Enrollment</b>	<b>Capacity</b>
DCJESD	K-8	6,731	8,482
RJUHSD	9-12	10,164	9,896
<i>Sources:</i>			
<ul style="list-style-type: none"> <li>• <i>Dry Creek Joint Elementary School District, 2015.</i></li> <li>• <i>Roseville Joint Union High School District, 2016.</i></li> </ul>			

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 Oakmont High School attendance area. As such, the project would be served by the Creekview Ranch School and the Oakmont High School. As of October 2017, total enrollment at Oakmont High School was at approximately 1,991 students with a capacity of approximately 2,300 students.<sup>9</sup> The RJUHSD plans to open a new high school in August of 2021, West Park High School, which would be located in West Roseville near Hayden Parkway and Bob Doyle Drive in Roseville’s Fiddymont Farms neighborhood, and is anticipated to result in a decrease in enrollment at Oakmont High School.

**Roads and 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 2.5 miles northeast of the project site, and the North Highlands-Antelope Library, located approximately three miles west of the site along Antelope Road. 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 7.5 miles west of the project site.

**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,

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<sup>9</sup> 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.

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 Roseview Park, located approximately 0.3-mile south along Antelope Road in Sacramento County. The recently built Placer County Dry Creek Community Park is located approximately two miles to the west.

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 is anticipated for adoption in late 2018.<sup>10</sup> Currently, funding for maintenance of parks and recreational facilities within the project area is provided through Placer County Service Area 28, Zone 169.

### **14.3 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 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.

##### California Code of Regulations

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

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<sup>10</sup> Placer County. *Parks and Trails Master Plan*. Available at: <http://placerparksplan.com/>. Accessed April 2017.

### 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.

- 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 City or 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 public services and recreation 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 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.

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.

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 14-2) should be used as a guide to the type of the facilities to be developed in achieving these standards.

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.

<b>Table 14-2 Park Classification System</b>		
<b>Park Type</b>	<b>Use Description</b>	<b>Desirable Site Characteristics</b>
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.
Special Use	Areas for specialized or singlepurpose 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.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*

- 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.

#### *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            Insure 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 continues 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.

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.

## **14.4 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 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, an impact is considered significant if the proposed project 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; 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 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,<sup>11</sup> and direct communication with service providers.

## 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.

### **14-1 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 project site. Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors.

Fire protection services would be provided by PCF by way of Station 100, located at 8350 Cook Riolo Road. Station 100 is located approximately 1.7 miles from the project site. Although the DCWPCP identifies a proposed fire station at the northeastern corner of the proposed project site to serve buildout of the DCWPCP, the County, in conjunction with the County's contract fire services provider, CAL FIRE, has confirmed that a new station at the project site is not needed given that Station 100 could adequately serve the project as well as existing demand without the need for alteration of existing facilities; and other planned fire stations have been incorporated into approved Specific Plans within the DCWPCP.<sup>12</sup>

The ISO, an advisory organization, classifies fire service in communities from 1 to 10, indicating the general adequacy of coverage. Communities with the best systems for water distribution, fire department facilities, equipment and personnel and fire alarms and communications, receive a rating of one. Per General Plan Policy 4.1.2, Placer County maintains a minimum fire protection standard of ISO 6 for suburban areas such as the

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<sup>11</sup> Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area Draft Final*. May 25, 2017.

<sup>12</sup> Morris III, George, Unit Chief, CAL FIRE - Nevada Yuba Placer Unit. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. December 7, 2017; McEldowney, John, Program Manager, Placer County Office of Emergency Services. Personal communication [email] with Nick Pappani, Vice President, Raney Planning & Management, Inc. December 5, 2017.

proposed project area. Within the project area, areas located far from fire hydrants have an ISO rating of 4, while areas located near hydrants have an ISO rating of 9. Given that the proposed project would include installation of fire hydrants where necessary, the project would be consistent with the ISO standards set by Policy 4.1.2.<sup>13</sup>

In addition, 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 approximately four to five minutes from the time of dispatch.<sup>14</sup> 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.

Furthermore, as discussed previously, 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. The project applicant would be required to pay the development impact fee. 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. Given that the project would include a Community Plan Amendment to remove the planned fire station designation from the project site, 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.*

**14-2 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*.**

The proposed project is located within the jurisdiction of and would be provided services by the Placer County Sheriff’s Office. 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 northwest of the project site. However, given that the 10-acre school property was recently put up for sale, the future of the PCSO community service station is uncertain. The threshold for this impact, as identified in Appendix G of the CEQA

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<sup>13</sup> Placer County Local Agency Formation Commission. *Municipal Service Review for Fire and Emergency Services West Placer County Area Draft Final* [pg. 490]. May 25, 2017.

<sup>14</sup> *Ibid.*

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 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.<sup>15</sup> 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.

Mitigation Measure(s)  
*None required.*

**14-3 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 308 single-family residential units within the DCJESD and RJUHSD school districts. Based on the student generation rates provided by the DCJESD and the RJUHSD<sup>16</sup>, the proposed project is expected to generate 220 students in kindergarten through grade eight and 34 students in grades nine through 12 (see Table 14-3).

<b>Table 14-3 Enrollment, Capacity, and Student Generation by School District</b>					
<b>District</b>	<b>Enrollment</b>	<b>Capacity</b>	<b>Student Generation Rate Per Unit</b>	<b>Students Generated by Project</b>	<b>Project Plus Existing Enrollment</b>
DCJESD	6,731	8,482	0.713	220	6,951
RJUHSD	10,164	9,896	0.110	34	10,198
<i>Sources:</i>					
<ul style="list-style-type: none"> <li>• <i>Dry Creek Joint Elementary School District, 2015.</i></li> <li>• <i>Roseville Joint Union High School District, 2016.</i></li> </ul>					

As shown in Table 14-3, the available capacity of the DCJESD would be sufficient to accommodate the 220 K-8 students generated by the proposed project. The RJUHSD is currently over capacity, and the proposed project would contribute an additional 34

<sup>15</sup> Barnhart, Josh, Lieutenant at the Placer County Sheriff’s Office. Personal communication [phone] with Nick Pappani, Vice President, Raney Planning & Management, Inc. December 20, 2017.  
<sup>16</sup> Roseville Joint Union High School District. *Developer Fee Justification Study*. March 5, 2016

students; however, the number of students generated by the proposed project would represent approximately only 0.3 percent of the total capacity. In addition, Oakmont 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 Oakmont High School.<sup>17</sup>

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 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.*

- 14-4 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*.**

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 308 new single-family residences and associated infrastructure, including a private internal road network that would connect to public roads (PFE Road and Antelope Road). In addition, the project would include off-site improvements to PFE Road and Antelope Road in the project vicinity. All roadway improvements included 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

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<sup>17</sup> 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.

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.<sup>18</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 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.*

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<sup>18</sup> Placer County. *Memorandum, Office of the County Executive, FY 2014-15 Capital Facilities Impact Fee Annual Report*. September 15, 2015.

**14-5 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*.**

As noted above, the project would include the construction of 308 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 782 new residents on the project site.<sup>19</sup> 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 13, Population and Housing, of this EIR, the U.S. Census Bureau identifies an average household size of 3.11 persons per household for the DCWPCP area.<sup>20</sup> 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.

The proposed project would include the provision of three on-site parks totaling 4.2 acres. One 1.3-acre park would be located within the Central Village Area, and two parks within the East Village Area (totaling 1.6 acres and 1.3 acres, respectively). The parks would include areas for active sports, such as play fields and bocce courts, in addition to recreational areas, such as seating areas with gazebos. Park 1 would be connected to PFE Road with a trail located within the West Village, along the border between the West Village and the Central Village. Furthermore, Park 2 and Park 3 would be connected by a trail along the perimeter of each park. The trail connecting Park 2 and Park 3 would also connect to Antelope Road. 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 four acres of parks ( $0.005 \text{ acres/resident} * 782 \text{ estimated residents}$ ). Thus, by providing 4.2 acres of active parks, the proposed project would exceed the requirement and payment of an in-lieu fee would not be required. 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. Furthermore, per Article 15.34 of the Placer County Code, the project applicant would be required to pay a parks and recreational facility fee.

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<sup>19</sup> Placer County. *Placer County Park and Recreation Facilities Fee Study*. September 2003.

<sup>20</sup> U.S. Census Bureau, Census 2010 Summary File. ESRI Converted Census data. April 06, 2017.

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 four acres of passive recreation area or open space would be required for the proposed project. Because the project would include approximately 16.8 acres of open space within the eastern portion of the Placer Greens property, and over ½-mile of meandering trails through the open space providing passive recreation opportunities, 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.*