

**CHAPTER FOUR: PUBLIC SERVICES
AND
UTILITIES**

INTRODUCTION

This chapter summarizes the existing public services and utilities for the SIA.

This chapter is organized into the following sections:

- Major Findings (Section 4.1)
- Water Supply and Distribution (Section 4.2)
- Wastewater Collection, Treatment, Disposal, **and** Water Recycling (Section 4.3)
- Storm Drainage/Flooding (Section 4.4)
- Solid and Hazardous Waste and Recycling (Section 4.5)
- Utilities and Major Utility Corridors (Section 4.6)
- Law Enforcement (Section 4.7)
- Fire Protection (Section 4.8)
- Emergency Medical Services (Section 4.9)
- Schools and Education (Section 4.10)
- Key Terms (Section 4.11)
- References (Section 4.12)

SECTION 4.1 MAJOR FINDINGS

- Placer County Water Agency (PCWA) is the responsible agency for providing wholesale water supply and retail water distribution services to the SIA.
- PCWA currently supplies water to the SIA via a single 24-inch pipeline in Sunset **Boulevard crossing Highway 65 with one interconnection with the City of Roseville's** water system. PCWA currently operates one 10 million gallon treated water tank in the SIA at the same site as this interconnection.
- Based on the PCWA 2010 Urban Water Management Plan (UWMP), PCWA has adequate surface water entitlements and infrastructure capacity to deliver treated surface water to existing customers in western Placer County, including the SIA, from existing water treatment plants through existing PCWA transmission pipelines.
- Local wastewater collection service is provided by County Service Area (CSA) 28, Zone 2A3.
- Regional wastewater collection, treatment, and disposal/water recycling service is provided by South Placer Wastewater Authority, through a joint powers agreement.
- The existing wastewater collection system provides adequate service to the existing land uses within the SIA.
- A Sewer System Master Plan should be prepared prior to additional major development coming on line to evaluate the current sewer system for deficiencies and plan for future pipeline extensions.
- The Placer County Flood Control and Water Conservation District (Flood Control District) is the responsible agency for protecting lives and property from the effects of flooding within the SIA.
- Although there is a recently developed Dry Creek Watershed Flood Control Plan, dated November 2011, a more detailed study of the Pleasant Grove Creek and Auburn Ravine should be performed to consider the effects of flooding as development increases within the SIA.
- Recology Auburn Placer (Recology) is the solid waste collection franchisee for the SIA, which extends through FY 2022/23.
- Both the Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL) are located within the SIA.
- Western Placer Waste Management Authority (WPWMA) staff is currently identifying future uses for its western and eastern properties as well as other modifications to its existing facility layout, which should be considered in the SIA Plan.

SIA PLAN UPDATE

- Electric and gas service is provided to business and residential customers within the SIA by Pacific Gas & Electric (PG&E)
- Telecommunication (including fiber optic) service is provided to business and residential customers within the SIA by American Telephone and Telegraph (AT&T) and Wave Broadband.
- Cable and television service is provided to business and residential customers within the SIA by Comcast and Consolidated Communications. **The Placer County Sheriff's Office** is organized into 24 units and provides protection and safety services via land, sea, and air.
- **Sheriff's Office dispatchers answered 95.2 percent** of 911 calls within 10 seconds, exceeding the State standard of 90 percent.
- **The SIA is within two Sheriff's Office beats. Deputies responded to Priority 1 calls** in those beats within 15 minutes, on average. Deputies responded to Priority 2 calls within 23 minutes, and Priority 3 calls within 49 minutes.
- Fire protection services in the SIA are provided by Placer County, who contracts with CAL FIRE.
- Fire service within the SIA is provided primarily by Placer County Fire Station #77, also known as the Sunset Station, which is located at 1300 Athens Avenue and immediately adjacent to the Thunder Valley Casino Resort. This station provides 24/7/365 fire and emergency medical service to the SIA.
- American Medical Response, a private ambulance service, provides the majority of EMS transports in Placer County.
- The SIA is served by three school districts: the Western Placer Unified School District, the Roseville City School District, and the Roseville Joint Union High School District.
- No schools exist in the SIA, although the proposed Placer Ranch project includes over 5,000 housing units, an elementary school, middle school, and Sacramento State/Sierra College satellite campuses.

SECTION 4.2 WATER SUPPLY AND DISTRIBUTION

Existing Conditions

Placer County Water Agency (PCWA) is the responsible agency providing wholesale water supply and retail water distribution services to the Sunset Industrial Area (SIA). The eastern, developed portion of the SIA is located within PCWA lower Zone 1 service area and the Sunset Industrial Pressure Zone, which provides treated water service. The undeveloped northern and western portion of the SIA is currently within PCWA Zone 5 service area, which provides untreated water through Zone 1 facilities for commercial agricultural purposes. The primary water supply for lower Zone 1 is PG&E water from the Drum-Spaulding hydroelectric system. PCWA also uses water from the American River pursuant to its own water rights. PCWA pumps American River water near Auburn into the Auburn Tunnel, which connects to the Auburn Ravine where it can be distributed to Zone 5 irrigation water customers. The lower Zone 1 water treatment plants are the Foothills and Sunset plants which have treatment capacities of 58 million gallons per day (mgd) and 8 mgd, respectively, and serve existing customers in western Placer County. Based on the PCWA 2010 Urban Water Management Plan (UWMP), PCWA has adequate surface water entitlements and infrastructure capacity to deliver treated surface water to existing customers in western Placer County, including the SIA, from these water treatment plants through existing PCWA transmission pipelines.

Treated water enters the SIA from the PCWA distribution system within the city of Rocklin, east of the SIA, through a 24-inch PCWA pipeline in Sunset Boulevard. Currently this connection point is the only source of water supply into the SIA. There is an intertie with the City of Roseville located at Industrial Avenue near the southeast corner of the SIA. PCWA currently operates one 10 million gallon treated water tank in the SIA at the same site as this interconnection. There is an existing 42-inch PCWA transmission main located in Whitney Ranch Parkway that terminates east of Highway 65, just outside the eastern edge of the SIA in the city of Rocklin. Future planned PCWA improvements include the extension of this transmission pipeline, across Highway 65 westerly, as a 42-inch main to be located within the proposed Placer Parkway corridor. PCWA has plans to extend this major transmission pipeline westerly into the SIA. This added source will greatly improve supply reliability to the region and the SIA. Existing distribution facilities within the SIA are within **PCWA's** lower Zone 1 service area and the Sunset Industrial Pressure Zone. Figure 4-1 shows the sources of supply from PCWA and the existing PCWA distribution pipelines that currently provide service to existing land uses within the SIA. Based on GIS data provided by PCWA the average static service pressure within the SIA is approximately 90 psi with ranges between approximately 60 psi and 105 psi, depending on elevation.

Regulatory Setting

Water in California is managed by a complex network of Federal and State regulations. California administers rights to surface water at the State level, but not rights to groundwater, which is managed under a variety of authorities including local governments. Major regulatory policies pertaining to domestic water management are summarized below.

Federal

Safe Drinking Water Act (SDWA)

The Safe Drinking Water Act (SDWA), administered by the United States Environmental Protection Agency (EPA) in coordination with the State Water Resources Control Board Division of Drinking Water, **is the main Federal law that ensures the quality of Americans' drinking water**. Under the SDWA, the EPA sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards. In 1996 Congress amended the Safe Drinking Water Act to emphasize sound science and risk-based standard setting, small water supply system flexibility and technical assistance, community-empowered source water assessment and protection, public right-to-know, and water system infrastructure assistance through a multi-billion-dollar state revolving loan fund.

U.S. Environmental Protection Agency (EPA)

The EPA is responsible for developing and enforcing regulations that implement environmental laws enacted by Congress. The EPA is responsible for researching and setting national standards for a variety of environmental programs, and delegates to states and tribes the responsibility for issuing permits as well as for monitoring and enforcing compliance.

State

California Water Code

The California Water Code, a section of the California Code of Regulations, establishes the governing laws pertaining to all aspects of water management in California. Domestic water service in the SIA is provided by PCWA, a special district that operates in accordance with the California Water Code.

Urban Water Management Planning Act (UWMPA)

In 1983, the California Legislature enacted the UWMPA (Water Code Section 10610 to 10656). The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet annually, should make every effort to ensure the appropriate level of reliability in its water service is sufficient to meet the needs of its various

categories of customers during normal, dry, and multiple dry years. The Act requires that urban water suppliers adopt and submit an urban water management plan at least once every five years to the Department of Water Resources.

Cortese-Knox-Hertzberg Governmental Reorganization Act of 2000

The Cortese-Knox-Hertzberg Governmental Reorganization Act of 2000 requires every California Local Agency Formation Commission (LAFCO) to conduct municipal service reviews for specified public agencies under their jurisdiction. One aspect of municipal service review is **to evaluate an agency's ability to provide public services** within its ultimate service area. A municipal service review is required before an agency can update its sphere of influence.

Senate Bill 610 and Senate Bill 221

Senate Bill (SB) 610 and SB 221 amended State law, effective January 1, 2002, to improve the link between the information on water supply availability and certain land use decisions made by cities and counties. Both statutes require detailed information regarding water availability to be provided to the City and County decision-makers prior to approval of specified large (greater than 500 dwelling unit) development projects. Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects as defined in Water Code 10912 subject to the California Environmental Quality Act (CEQA). Under SB 221, approval by a City or County of certain residential subdivisions requires an affirmative written verification of sufficient water supply.

State Water Resources Control Board (SWRCB)

In July 2014 the responsibility for regulation of drinking water was transferred from the California Department of Public Health (CDPH) to the State Water Resources Control Board Division of Drinking Water (DDW). Regulatory responsibilities include the enforcement of Federal and State Safe Drinking Water Acts, the regulatory oversight of approximately 7,600 public water systems, the oversight of water recycling projects, issuance of water treatment permits, and certification of drinking water treatment and distribution operators. Other functions include supporting and promoting water systems security, providing support for small water systems, and improving technical, managerial, and financial (TMF) capacity, and for providing subsidized funding for water system improvements under the State Revolving Fund (SRF) and Proposition 50.

California Department of Water Resources

The California Department of Water Resources is responsible for preparing and updating the California Water Plan, which is a policy document that guides the development and management of **the State's water resources**. The plan is updated every five years to reflect changes in resources and urban, agricultural, and environmental water demands. The

California Water Plan suggests ways of managing demand and augmenting supply to balance water supply with demand.

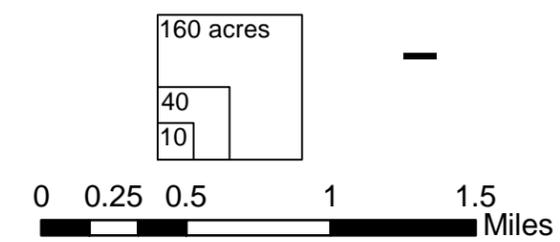
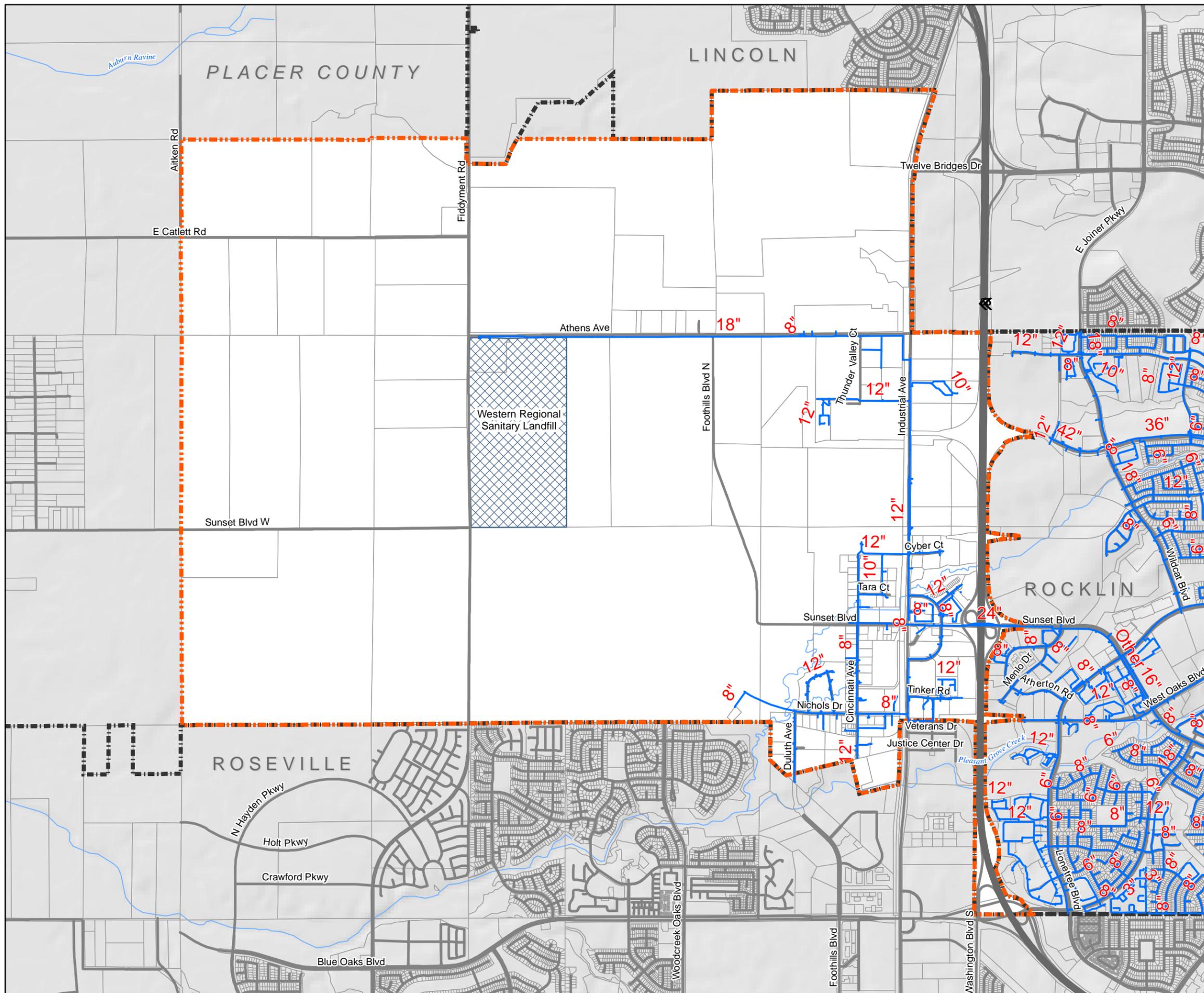
Local

Placer County Water Agency (PCWA)

The PCWA is a public water agency that provides untreated and treated water directly and indirectly to wholesale and retail customers throughout Placer County. The PCWA was created in 1957 by a special act of the California Legislature known as the Placer County Water Agency Act. The PCWA has a five-member board of directors elected by district voters for four-year terms. The boundaries of the PCWA are contiguous with the boundaries of Placer County. The PCWA is responsible for wholesale supply of water in some areas such as Roseville and wholesale and retail service in other areas such as the SIA. The PCWA is also responsible for resource planning and management and production of hydroelectric energy.

Existing Water System

- Existing Water System
- Planning Area
- City Limits
- Western Regional Sanitary Landfill



SECTION 4.3 WASTEWATER COLLECTION, TREATMENT, DISPOSAL, AND WATER RECYCLING

Existing Conditions

Existing wastewater collection facilities are in place to serve existing land uses within the SIA. Wastewater collection services in the SIA are provided through CSA 28, Zone 2A3. CSAs were developed to own and operate utility systems and separate specific areas so that the customers within that specific area can be assessed charges based upon the costs to provide specific services to that particular area. CSAs were created in Placer County in the mid-1960s under the County Service Area Law of 1953, as amended. CSA 28, Zone 2A3 was established to deliver sewer services to the SIA.

A combination of lift stations, gravity pipelines, and force mains make up the wastewater collection services in the SIA, or CSA 28, Zone 2A3. Figure 4-2 shows the existing sewer collection facilities within the SIA and point of connection to the regional Pleasant Grove Sewer Trunk Line. Wastewater is conveyed from the SIA to the Pleasant Grove Wastewater Treatment Plant via the Pleasant Grove Sewer Trunk Line. These two regional facilities are shown on Figure 4-3. Wastewater treatment and disposal/water recycling services for the SIA or CSA 28, Zone 2A3 are provided at the Pleasant Grove Wastewater Treatment Plant. Created in 2000, the South Placer Wastewater Authority (SPWA) owns these regional facilities along with an older Dry Creek Wastewater Treatment Plant. SPWA was formed through a joint powers agreement between three separate agencies: Placer County, the City of Roseville, and South Placer Municipal Utilities District. The City of Roseville operates these regional facilities.

As future development takes place within the SIA, these CSAs and regional facilities will need to be evaluated to determine if adequate capacity is available to provide sewer collection and treatment services in an efficient and cost effective manner. The South Placer Regional Wastewater and Recycled Water Systems Evaluation Updated Final Report, prepared by RMC dated December 2009, determined that there was adequate capacity in the existing Pleasant Grove Sewer Trunk Line to handle the SIA and other tributary areas based on the General Plan land uses in place at that time and using certain flow factors. As planned land uses evolve for the SIA, wastewater flows can be estimated and verified against the assumptions made in the 2009 report.

The current boundary of CSA 28, Zone 2A3 basically covers all existing developed property. As new development occurs, it is required to annex to the CSA and pay annexation fees in the SIA for the fair share of existing local sewer collection facilities previously constructed. New development must also pay connection fees, which include a local and regional portion. The local portion of the connection fee is retained by the CSA and the regional fee is forwarded to the

SPWA from the County as the CSA's contribution toward payment of the bond debt related to the construction of the regional wastewater facilities.

As mentioned above, recycled water facilities do not currently exist in the SIA. The SPWA recycles water at its regional plant and distributes it within its service area. As a member of the SPWA, the County, and specifically the CSA covering the SIA, only has a few customers within the county, but outside the SIA, that use recycled water generated at the Pleasant Grove Wastewater Treatment Plant. The development of Placer Ranch, which is immediately adjacent to existing recycled water distribution facilities should serve as a catalyst for the SIA to start receiving recycled water and provide the ability to expand recycled water service throughout the area.

Regulatory Setting

Key organizations that regulate wastewater treatment and disposal in California include the United States EPA and the State Water Resources Control Board (SWRCB). These agencies are responsible for carrying out and enforcing environmental laws enacted by Congress. Major regulatory policies pertaining to sanitary sewer management are summarized below.

Federal

U.S. Environmental Protection Agency (EPA)

The EPA Office of Wastewater Management (OWM) supports the Federal Water Pollution Control Act (Clean Water Act) by promoting effective and responsible water use, treatment, disposal and management, and by encouraging the protection and restoration of watersheds. The OWM is responsible for directing the National Pollutant Discharge Elimination System (NPDES) permit, pretreatment, and municipal bio-solids management (including beneficial use) programs under the Clean Water Act (CWA). The CWA is the cornerstone of surface water quality protection in the United States. The statute employs a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff.

Section 303 of the CWA requires states to adopt water quality standards for all surface water of the United States. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric although narrative criteria based on bio-monitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards. The SWRCB and the Regional Water Quality Control Board (RWQCB) are responsible for ensuring implementation and compliance with the provisions of the Federal CWA.

State

State Water Resources Control Board (SWRCB)

The SWRCB, in coordination with nine RWQCBs, performs functions related to water quality, including issuance of wastewater discharge permits (NPDES and WDR) and other programs on stormwater runoff, and underground and above ground storage tanks.

Cortese-Knox-Hertzberg Governmental Reorganization Act of 2000

The Cortese-Knox-Hertzberg Governmental Reorganization Act of 2000 requires every California Local Agency Formation Commission (LAFCO) to conduct municipal service reviews for specified public agencies under their jurisdiction. One aspect of municipal service review is **to evaluate an agency's ability to provide public services within its ultimate service area. A** municipal service review is required before an agency can update its sphere of influence.

Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater. In most cases, only disinfected tertiary water may be used on food crops where the recycled water would come into contact with the edible portion of the crop. Disinfected secondary treatment may be used for food crops where the edible portion is produced above ground and will not come into contact with the secondary effluent. Lesser levels of treatment are required for other types of crops, such as orchards, vineyards, and fiber crops. Standards are also prescribed for the use of treated wastewater for irrigation of parks, playgrounds, landscaping and other non-agricultural irrigation. Regulation of reclaimed water is governed by the nine RWQCBs and the CDPH.

General Waste Discharge Requirements for Sanitary Sewer Systems (GWDR)

The State Water Resources Control Board adopted the General Waste Discharge Requirements (GWDR) on May 2, 2006. The GWDR is a proactive approach to ensure system wide operation, maintenance and management plans to reduce sewer system overflows and allows SWRCB to gather consistent data on the causes of sewer system overflows. The GWDR applies to all publicly owned sanitary sewer systems greater than one mile in length, administered by the State.

Local

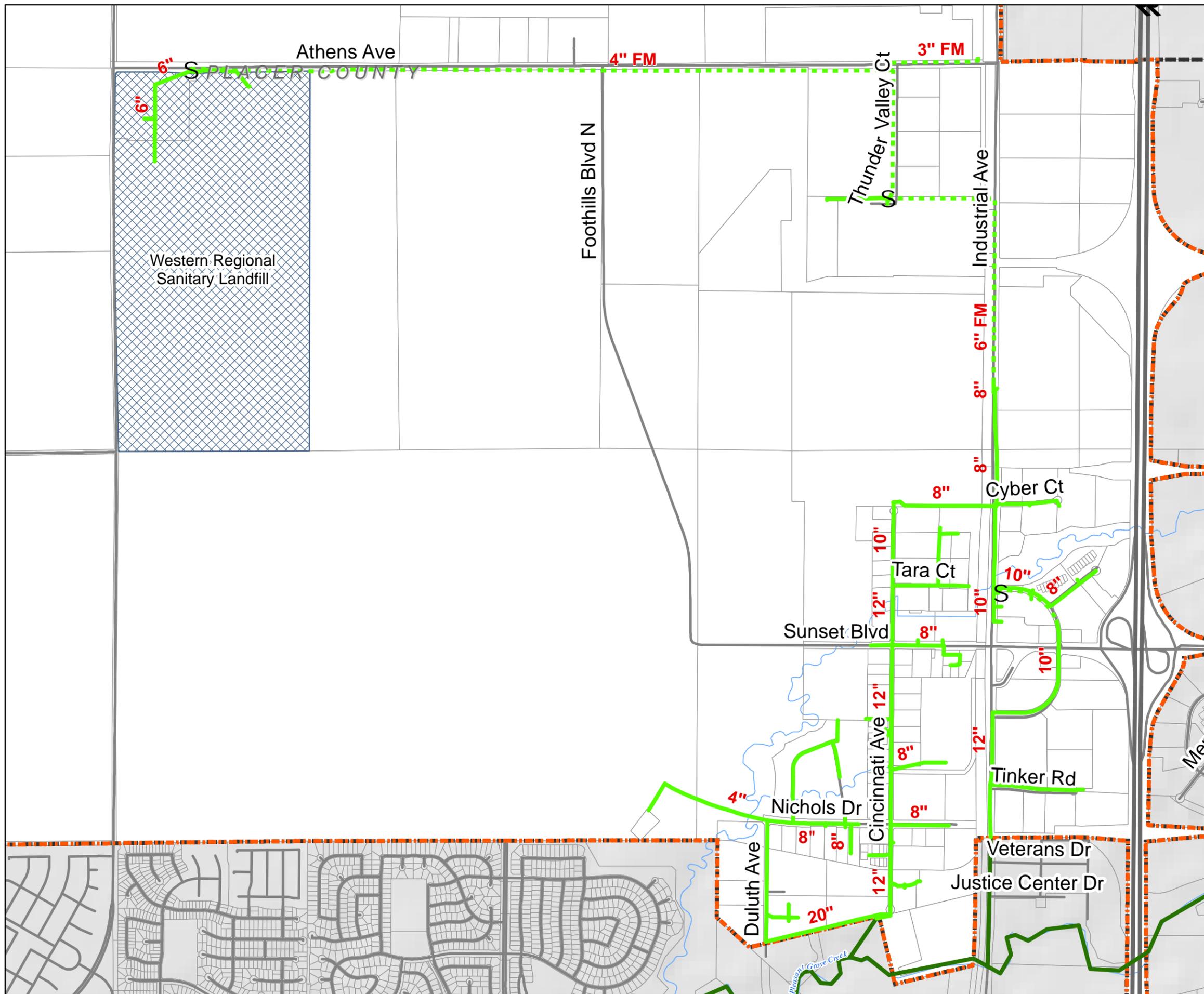
Placer County Code

Placer County has several regulations that govern the County's sewer system, including Article 13.12 (general regulations) and Article 13.14 (Industrial Pretreatment Ordinance for wastewater treatment systems).

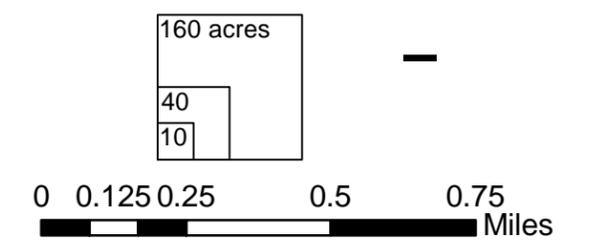
SIA PLAN UPDATE

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Sunset Area Plan | Figure 4-2
 Existing CSA, Zone 2A3
 Wastewater Collection System

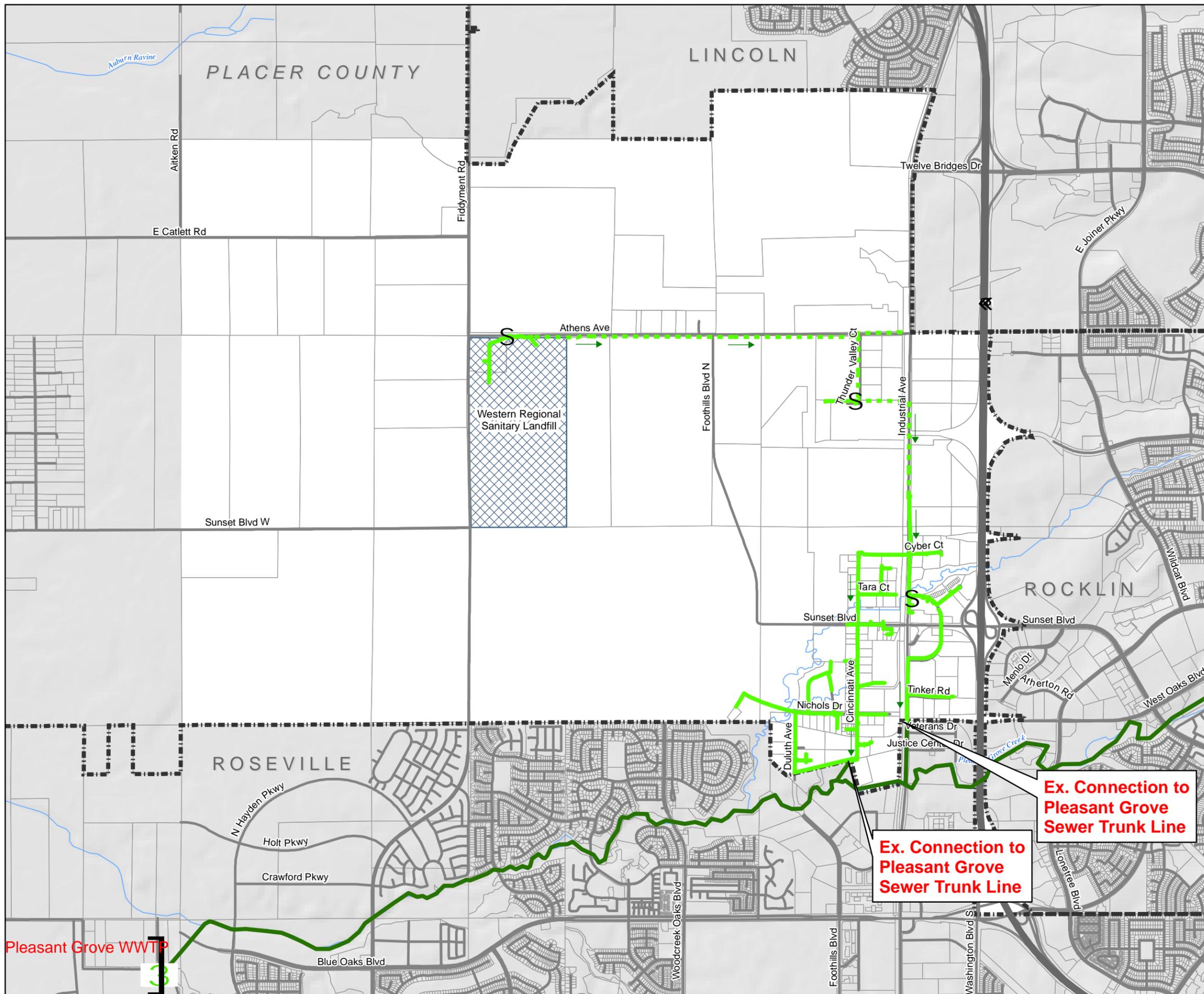


-  Gravity Main
-  Force Main
-  Sewer Lift Station
-  Pleasant Grove Sewer Trunk Line
-  Planning Area
-  City Limits
-  Western Regional Sanitary Landfill



Date: 01-26-2015
 Source: Placer County, 2015

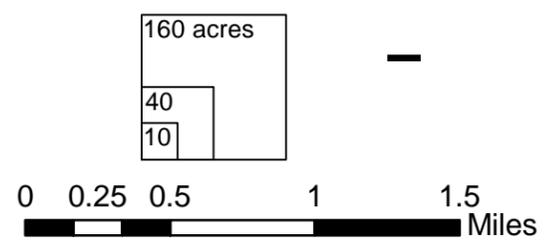
Existing Regional Wastewater Collection and Treatment System



- Gravity Main
- - - Force Main
- S** Sewer Lift Station
- Pleasant Grove Sewer Trunk Line
- Pleasant Grove WWTP
- City Limits
- Western Regional Sanitary Landfill

Ex. Connection to Pleasant Grove Sewer Trunk Line

Ex. Connection to Pleasant Grove Sewer Trunk Line



SECTION 4.4 STORM DRAINAGE/FLOODING

Existing Conditions

Existing surface drainage improvements are in place to serve the existing land uses within the SIA. The existing surface drainage and runoff in the southeast SIA, closest to the cities of Rocklin and Roseville, are conveyed by longitudinal drainage systems. Runoff and drainage within the majority of the SIA sheet flow to existing natural swales before dissipating or draining into local creeks. The existing systems will need to be assessed and evaluated for condition and capacity to determine the most effective method to extend service and provide capacity for the conveyance of drainage and surface runoff from the future land uses within the remainder of the SIA.

Existing drainage and surface runoff are used within the SIA for a variety of purposes including the establishment of habitat, agricultural irrigation, landscape irrigation, human consumption, and for use in manufacturing processes. Because of the variety of uses, surface waters are considered to be an important resource that needs to be preserved and protected within the SIA.

The surface waters in the SIA are primarily associated with two watersheds: a northerly branch of Pleasant Grove Creek and Orchard Creek which is a southerly branch of Auburn Ravine. With the exception of Pleasant Grove Creek, the majority of the creeks and streams convey water only during the rainy season. Numerous ephemeral swales bisect the SIA as a part of the Orchard Creek and Pleasant Grove Creek drainages. Some of these swales are smaller drainages and isolated from the larger Orchard or Pleasant Grove Creek watersheds. Figure 4-4 shows the creeks and drainage channels in the SIA.

The Pleasant Grove Creek and Auburn Ravine watersheds cover the SIA in Placer County and western portions of the cities of Roseville and Rocklin as well as eastern Sutter County. Both of these creeks drain into the Cross Canal which then conveys into the Sacramento River. The combined watershed covers approximately 40,800 acres with elevations ranging from a high of around 590 feet on the eastern boundary to a low of approximately 35 feet where Pleasant Grove Creek meets the Natomas East Main Drainage Canal (NEMDC). The watershed is composed of five major drainages: Curry Creek, Lower Pleasant Grove Creek, Kaseberg Creek, South Branch Pleasant Grove Creek, and Upper Pleasant Grove Creek.

Although there is a recently developed Dry Creek Watershed Flood Control Plan, dated November 2011, as future development takes place within the SIA, a more detailed study of the Pleasant Grove Creek and Auburn Ravine watersheds should be performed to consider the effects of flooding as well as an assessment and evaluation of all the existing drainage systems.

Regulatory Setting

Federal

Clean Water Act (CWA)

In 1972 the CWA was amended to provide that the discharge of pollutants to waters of the United States from any point source is unlawful unless the discharge is in compliance with an NPDES permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial stormwater discharges, including discharges associated with construction activities, under the NPDES program.

U.S. Environmental Protection Agency (EPA)

In 1990 EPA published final regulations that establish stormwater permit application requirements. The regulations, also known as Phase I of the NPDES program, provide that discharges of stormwater to waters of the United States from construction projects that encompass one or more acres of soil disturbance are effectively prohibited unless the discharge complies with an NPDES permit. Phase II of the NPDES program expands the requirements by requiring operators of small MS4s in urbanized areas and small construction sites to be covered under an NPDES permit and to implement programs and practices to control polluted stormwater runoff.

State

State Water Resources Control Board (SWRCB)

In California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. The SWRCB has established a construction General Permit that can be applied to most construction activities in the State. Construction permittees may choose to obtain individual NPDES permits instead of obtaining coverage under the General Permit, but this can be an expensive and complicated process, and its use is generally limited to very large construction projects that discharge to critical receiving waters. In California, owners of construction projects may obtain NPDES permit coverage by filing a Notice of Intent (NOI) to be covered under the SWRCB Order No. 99-08-DWQ, NPDES General Permit No. CAS00002, WDRs for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit) and subsequent adopted modification.

State of California Regional Water Quality Control Board - Central Valley Region (RWQCB)

The RWQCB is responsible for regulation of surface and groundwater. The RWQCB issues Waste Discharge Requirements require monitoring and reporting associated with surface water

(within the site), leachate, and groundwater. The RWQCB also regulates storm water runoff leaving WRSB through a National Pollutant Discharge Elimination System (NPDES) Industrial Storm Water permit.

California Central Valley Flood Protection Board (CVFPB)

The CVFPB, consisting of seven Governor-appointed and Senate-confirmed members, works in close partnership with local agencies, the Department of Water Resources (DWR) and the U.S. Army Corps of Engineers (USACE) to reduce the risk of catastrophic flooding in California's Central Valley. The CVFPB has jurisdictional authority throughout the drainage basin of the Central Valley and for the 1.7 million acres within 14 counties that make up the Sacramento-San Joaquin Drainage District. Under California law, any modification to the Federal/State flood control system, encroachment, or project on or near the Sacramento and San Joaquin Rivers or their tributaries must be approved by the Board. The CVFPB and its staff make sure that there are no negative hydraulic, geotechnical, or other structural impacts associated with the approved alterations, encroachments, or projects.

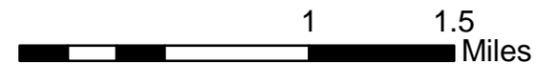
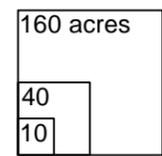
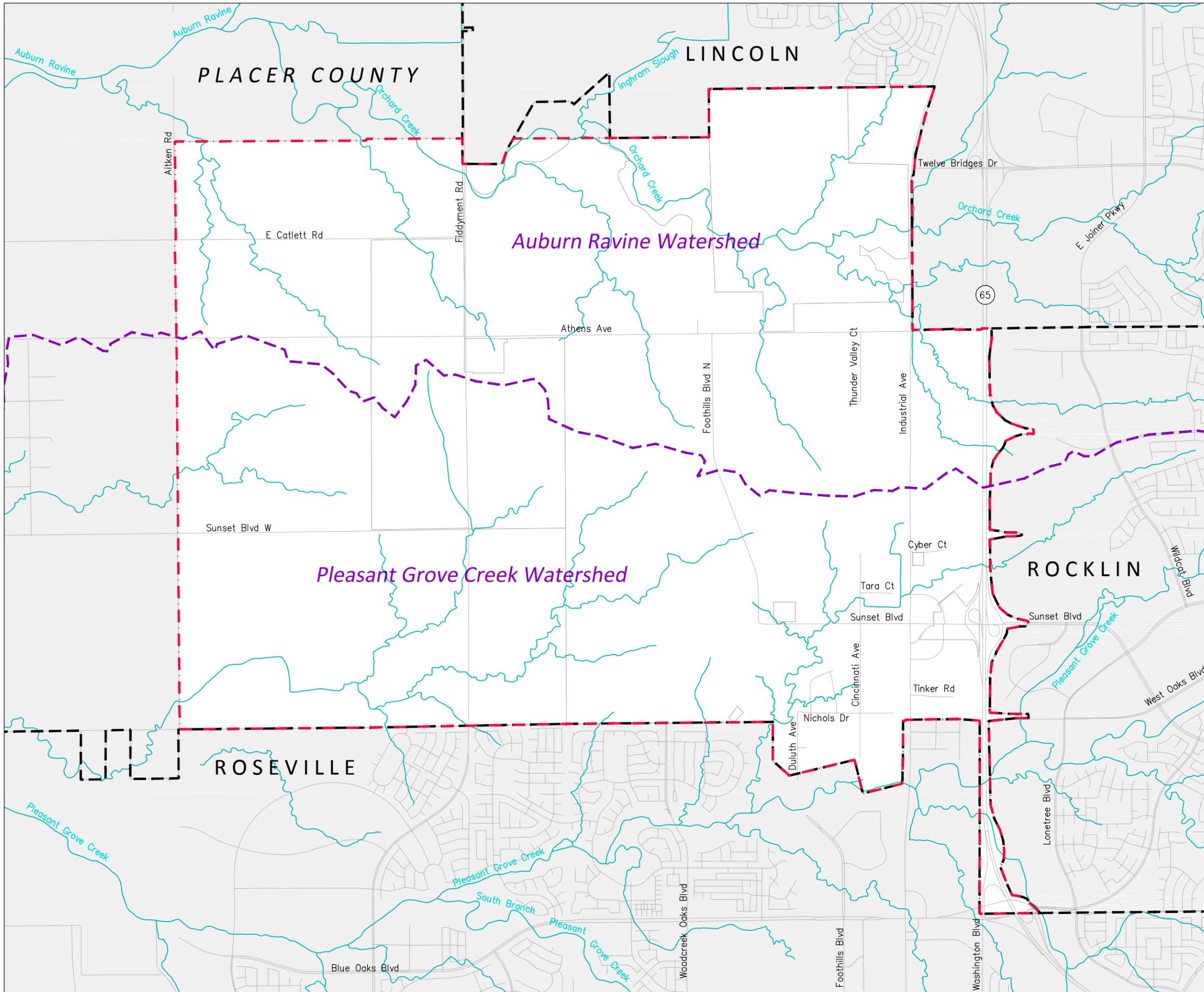
Placer County Flood Control & Water Conservation District (Flood Control District)

The Flood Control District collaborates with Placer County and its cities to protect lives and property from the effects of flooding. Specifically, the District implements regional flood control projects, develops and implements master plans for selected watersheds in the county, provides technical support and information on flood control for the cities, the county and the development community, review proposed developments projects to ensure they meet District standards, develops hydrologic and hydraulic models for county watersheds, and manages annual stream channel maintenance program with the Dry Creek Watershed.

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Sunset Area Plan | Figure 4-4
**STORM DRAINAGE, CREEKS
 AND WATERSHEDS**

-  Planning Area
-  City Limits
-  Watershed Limits



Date: 01-26-2015

Source: Placer County, 2015

SECTION 4.5 SOLID AND HAZARDOUS WASTE

Existing Conditions

Recology Auburn Placer (Recology), formerly Auburn Placer Disposal Service (APDS), is the solid waste collection franchisee for the SIA. Recology provides residential and commercial garbage collection services, as well as debris box services. On April 9, 2013 the County Board of Supervisors approved an amended and restated agreement with Recology, extending the term through the end of fiscal year 2023. For the most recent full fiscal year 2013/14, Recology served one residential account and approximately 81 commercial accounts within the SIA. Solid waste collection rates include a 7 percent franchise fee that is remitted to the County and used to fund the solid waste management operating budget. Funds from this operating budget are used for **monitoring and maintaining the County's closed landfill facilities as well as the administration** of garbage collection franchise agreements in all the unincorporated areas. In fiscal year 2013/14 approximately \$343,170 in collection fees were generated from properties within the SIA, with the 7 percent franchise fee coming to approximately \$24,022.

All material collected by Recology is transported to the Western Placer Waste Management Authority (WPWMA) facility located at 3033 Fiddymont Road, Roseville. The WPWMA is a joint powers authority, whose member agencies are Placer County, the City of Lincoln, the City of Roseville, and the City of Rocklin. The WPWMA is governed by a Board of Directors comprised of representatives from each of its member jurisdictions.

WPWMA's current facilities encompass approximately 320 acres, and include a materials recovery facility (MRF), composting facility, and the Western Regional Sanitary Landfill (WRSL). The WRSL is currently permitted to accept up to 1,900 tons per day with current average tonnages below this limit at 1,140 tons. The WRSL is scheduled for a five year permit review in December 2017 and is estimated to have sufficient capacity through 2058. The MRF is currently permitted to accept up to 1,750 tons per day with present average tonnages at 940 tons. Both the MRF and WRSL are located within the SIA as shown on Figure 4-5.

The MRF receives and sorts through municipal and commercial waste to recover recyclable materials. Materials recovered at the MRF are sold throughout the world and non-recyclable materials are sent to the WRSL for disposal. The MRF also provides other services including acceptance of self-hauled waste, a Buy-Back Center for recyclable materials, disposal of household hazardous waste, and sale of compost and wood chips. Approximately 50 percent of **the material received at the WPWMA's facility is diverted from landfilling**. The landfill produces methane gas, which is collected by the WPWMA and provided to an independent third party that uses the gas to generate electricity, which is fed back to the utility grid. The WPWMA also owns approximately 480 acres to the west of Fiddymont Road that has been designated as a future landfilling site (WPWMA has a Conditional Use Permit for this site but lacks the Solid Waste Facility Permit required for active operations). The WPWMA also owns approximately 160 acres to the east of the landfill, which is currently designated as buffer space.

Based on current observations related to anticipated growth in the number of users and recent **regulatory and environmental trends**, **WPWMA staff believes the physical size of the WPWMA's** facility may be insufficient to safely and efficiently accommodate projected needs over the next 20 years. In consideration of this, WPWMA staff has begun identifying future uses for its western and eastern properties as well as other possible modifications to its existing facility layout. These possible modifications will be considered and addressed in the next phases of the SIA Plan.

Regulatory Setting

Solid waste collection, transport, processing, and disposal activities are regulated by multiple agencies. Major regulatory policies pertaining to these activities are summarized below.

State

In accordance with the California Code of Regulations (CCR) Title 27, Sections 21600 through 21900, all solid waste disposal sites are jointly regulated under CCR Title 27, Division 2, Chapters 1 through 8, Sections 20005 through 23014, the RWQCB; and the California Department of Resources Recycling and Recovery (CalRecycle), formerly the California Integrated Waste Management Board (CIWMB). Solid waste transfer stations and compost sites are regulated under CCR Title 14, Division 7, Chapters 3 and 4, Sections 17200 through 17870. Transfer stations and compost sites are primarily regulated by CalRecycle. The RWQCB has recently begun to regulate compost sites and has a limited authority regarding transfer stations.

State of California Air Resources Board (CARB) and Placer County Air Pollution Control District (APCD)

CARB regulates APCD's portable equipment (e.g. collection trucks) by ensuring they have proper emissions controls in place. The APCD regulates stationary equipment at the WRS� and MRF, such as gas collection and flare systems and MRF processing equipment, with a Permit to Operate.

State of California Regional Water Quality Control Board - Central Valley Region (RWQCB)

The RWQCB is responsible for regulation of surface and groundwater. The RWQCB issues Waste Discharge Requirements at the WRS� that require monitoring and reporting associated with surface water (within the site), leachate, and groundwater. The RWQCB also regulates storm water runoff leaving WRS� through a National Pollutant Discharge Elimination System (NPDES) Industrial Storm Water permit.

Local

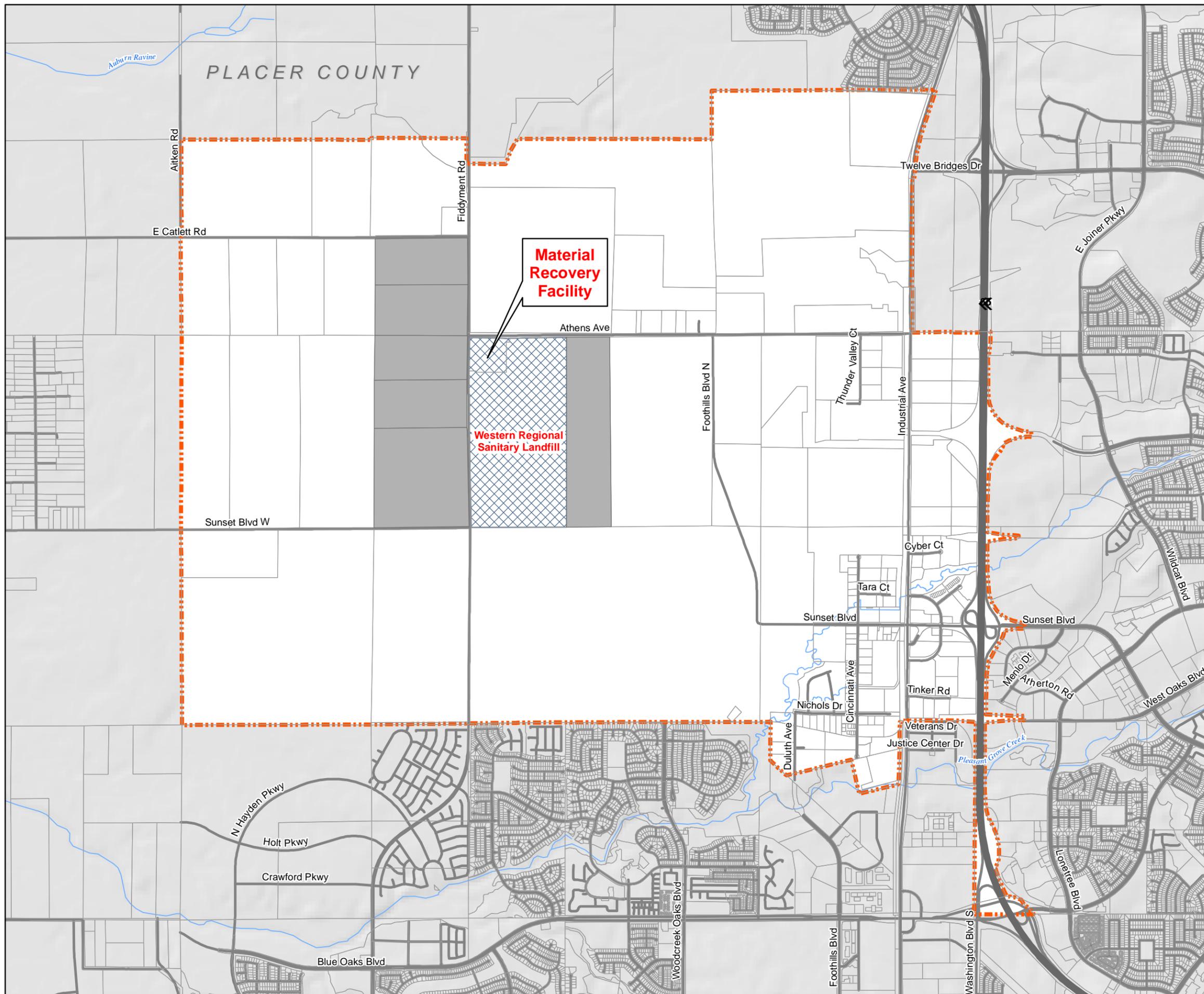
Local Enforcement Agency (LEA)

The LEA issues and enforces Solid Waste Facility Permits for the MRF and WRSL and performs routine monthly inspections to ensure compliance with these permits.

SIA PLAN UPDATE

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Sunset Area Plan | Figure 4-5
**MATERIAL RECOVERY FACILITY
 AND WESTERN REGIONAL
 SANITARY LANDFILL LOCATION**



-  Planning Area
-  Western Regional Sanitary Landfill
-  WPWMA Ownership Areas (Non-Permitted)



SECTION 4.6 UTILITIES AND MAJOR UTILITY CORRIDORS

Existing Conditions

Electrical and gas service is provided to the businesses and residences within the SIA by PG&E. As shown on Figure 4-6, the service is provided by a combination of overhead electric line and joint overhead electric and communication. Within the SIA, there is also an overhead electric transmission line. Gas service is provided to the SIA by underground lines operated and maintained by PG&E.

Telecommunication (including internet) service is provided to the businesses and residential customers within the SIA primarily by AT&T. The telecommunication service is provided aerially by a combination of joint overhead communication and electric lines with lateral service to each respective business and residence.

Cable and television service is provided to customers within the SIA primarily by Comcast and Consolidated Communications. The cable and television service is provided aerially by a combination of joint overhead, cable/television, communication, and electric lines with lateral service to each respective business and residence.

Regulatory Setting

Public and private major utilities (referred to as dry utilities) are regulated by multiple agencies. Major regulatory agencies and their respective policies pertaining to these activities are summarized below:

Federal

Federal Energy Regulatory Commission (FERC)

The FERC is an independent agency that regulates the interstate transmission of electricity, natural gas, and oil. FERC also reviews proposals to build liquefied natural gas (LNG) terminals and interstate natural gas pipelines, as well as licensing hydropower projects.

State

California Energy Commission (CEC)

The CEC is California's primary energy policy and planning agency. Created by the California Legislature in 1974, the CEC has five major responsibilities: 1) forecasting future energy needs

and keeping historical energy data, 2) licensing thermal power plants 50 MW or larger, 3) promoting energy efficiency through appliance and building standards, 4) developing energy technologies and supporting renewable energy, and 5) planning for and directing State response to energy emergencies. Under the requirements of the California Public Resources Code, the CEC in conjunction with the California Department of Conservation (DOC) Division of Oil, Gas, and Geothermal Resources is required to assess electricity and natural gas resources on an annual basis or as necessary.

California Public Utilities Commission (CPUC)

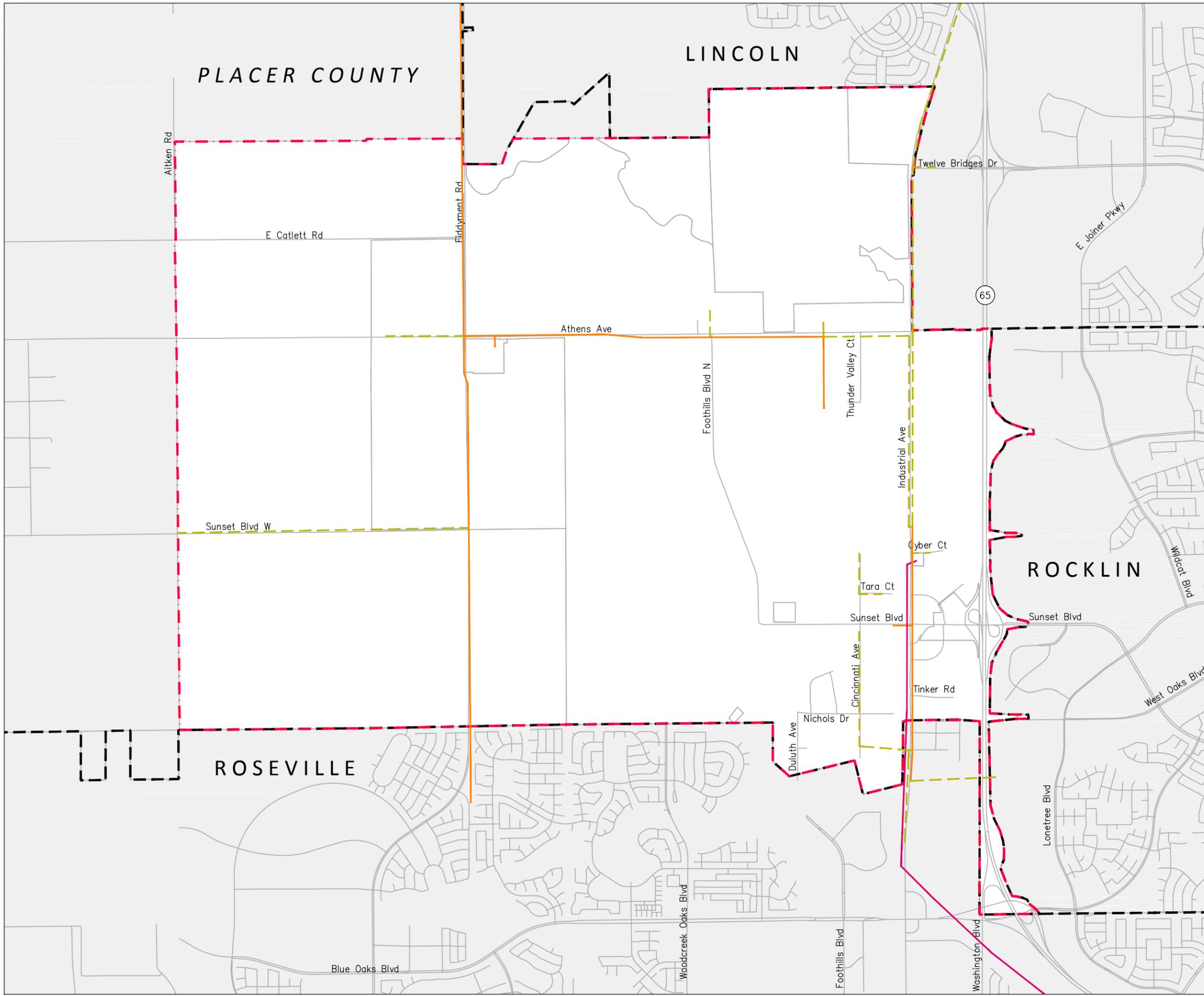
The CPUC is a State agency created by a constitutional amendment to regulate privately-owned utilities providing telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation services, and in-State moving companies. The CPUC is responsible for assuring that California utility customers have safe, reliable utility services at reasonable rates, while protecting utility customers from fraud. The CPUC regulates the planning and approval for the physical construction of electric generation, transmission, or distribution facilities, as well as local distribution pipelines of natural gas (CPUC Decision 95-08-038).

California Code of Regulations (CCR) Title 20, Public Utilities and Energy, contains the regulations related to power plant siting certification. CCR Title 24, California Building Standards, contains the energy efficiency standards related to residential and nonresidential buildings. Title 24 standards are based, in part, on a State-**mandate to reduce California's energy** demand. The CPUC regulates rates and charges for basic telecommunication services, such as how much a customer pays for the ability to make and receive calls.

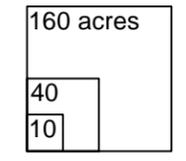
Independent System Operator (ISO)

The Independent System Operator (ISO), whose governing board is appointed by the Governor, manages most of California's **transmission system**. **The ISO's primary function is to balance** electricity supply with demand and maintain adequate reserves to meet the needs of California homes and businesses. The FERC regulates the ISO. The California Electricity Oversight Board monitors and reports on the activities of the ISO.

Sunset Area Plan | Figure 4-6 UTILITIES MAP



- Planning Area
- City Limits
- Overhead Electric Line
- Joint Overhead Electric and Communication
- Overhead Electric Transmission Line



Date: 01-26-2015
Source: Placer County, 2015

SECTION 4.7 LAW ENFORCEMENT

Existing Conditions

The Placer County Sheriff's Office provides law enforcement to the unincorporated areas of Placer County, from the Sacramento County line to the Nevada state line at Lake Tahoe, additionally providing contract law enforcement services to the city of Colfax and the township of Loomis.

The Sheriff's office is organized into 24 units and divisions, including Air Operations, Corrections, Crime Analysis, Dispatch, Patrol, and Special Operations.

Location

The Placer County Sheriff's Office is located at the Auburn Justice Center at 2929 Richardson Drive in Auburn, California. The Placer County Auburn Jail and the Placer County Probation Juvenile Detention Facility are located adjacent to the Sheriff's Office in the Justice Center. The County also has a Sheriff's Office in Tahoe City and a South Placer Sub-Station in Loomis. The South Placer County Jail is located to the south of the SIA, in the Bill Santucci Justice Center.

Staffing and Performance

In 2014, the Placer County Sheriff's Office Dispatch Services Unit handled a total of 98,679 calls for service, including 59,317 911 calls. Dispatchers answered 95.2 percent of 911 calls within 10 seconds, exceeding the State standard of 90 percent. Deputies responded to a total of 73,561 calls for service, an average of 278 per day. The Sheriff's Office has approximately 120 uniformed officers that provide 24-hour coverage throughout Placer County.

The Sunset Industrial Area is served by two Placer County Sheriff's Office beats. The beats have two deputies during the day and swing shifts, and one during the night shift. Table 4-1 shows the response times for the two beats in the SIA, categorized by seriousness. Priority 1 calls are the most serious, and Priority 3 calls are the least serious. In both beats, deputies responded to Priority 1 calls within 15 minutes, on average. Deputies responded to Priority 2 calls within 23 minutes, and Priority 3 calls within 49 minutes.

TABLE 4-1 RESPONSE TIMES Placer County Sheriff's Office Beats in the SIA June 2014-May 2015			
Beat	Priority 1 Average Call-To-On-Scene Time	Priority 2 Average Call-To-On-Scene Time	Priority 3 Average Call-To-On-Scene Time
Lincoln	14 min. 27 sec.	22 min. 34 sec.	48 min. 59 sec.
Ocean	13 min. 46 sec.	22 min. 13 sec.	26 min. 03 sec.

Source: Placer County Sheriff's Office, 2015

Placer County Sheriff Deputies made a total of 3,185 arrests in 2013. Of those, 1,331 were misdemeanor arrests and 1,854 were felony arrests. Table 4-2 shows the distribution of arrests by type.

TABLE 4-2 ARRESTS BY TYPE Placer County 2013	
Type	Arrests
Crimes against persons	1,197
Drug offenses	740
Property crimes	598
Driving under the influence (DUI)	323
Public order offenses	264
Domestic violence	253
Traffic related	103
Total	3,477

Source: Placer County Sheriff Annual Report, 2014

SECTION 4.8 FIRE PROTECTION

Existing Conditions

Placer County Fire Department

Placer County contracts with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire protection and rescue services in the unincorporated areas of the County. Placer County owns most of the equipment and facilities associated with the Placer County Fire system and CAL FIRE provides the staffing that responds to all emergencies. Placer County Fire/CAL FIRE provides year-round all-hazard fire and emergency services to over approximately 475 square miles of unincorporated county area. Fire and emergency response services are provided by both full-time and volunteer firefighters, responding to approximately 5,300 calls for service annually.

The California Department of Forestry and Fire Protection (CAL FIRE)

CAL FIRE responds to all types of emergency incidents, including: Wildland fires, residential/commercial structure fires, automobile accidents, medical emergencies, drownings, rescues, hazardous materials, train derailments, floods, earthquakes and others. CAL FIRE firefighters, fire engines and aircraft respond to an average of more than 5,600 wildland fires, and answer the call more than 350,000 times for other emergencies each year.

CAL FIRE crews and equipment are responsible for the protection of over 31 million acres of California's privately-owned wildlands. In addition, they provide emergency services of all kinds within 36 of California's 58 counties through cooperative fire protection agreements. The CAL FIRE Cooperative Fire Protection Program staff is responsible for coordinating those agreements and contracts for the Department. It is because of these cooperative efforts that fire engines and firefighters from different agencies at the scene of an emergency are able to work under a unified command. It is also because of these agreements that CAL FIRE may be the department responsible for providing dispatch, paramedic, fire, and rescue services in numerous cities and towns that are not designated as state responsibility throughout California.

In support of its ground forces, the CAL FIRE emergency response air program includes 23 Grumman S-2T 1,200 gallon airtankers, 11 UH-1H Super Huey craft, and 14 OV-10A airtactical aircraft. From 13 air attack and nine helitack bases located statewide, aircrafts can reach most fires within 20 minutes. While both airtankers and helicopters are equipped to carry fire retardant or water, the helicopters can also transport firefighters, equipment and injured personnel. All CAL FIRE aircrafts are strategically located throughout the state at airbases and helicopter bases. During high fire activity, CAL FIRE may move aircrafts to better provide statewide air support.

Fire Stations within the SIA

Placer County Fire Station #77, Sunset Station, on Athens Avenue is staffed 24/7/365. Minimum staffing for this station includes a 105-foot aerial truck, a Type 1 fire engine, and in the summer months, a Type 3 fire engine.

The 105-foot aerial truck is staffed with a minimum of four personnel including a fire captain, a fire apparatus engineer, and two Firefighter IIs, with one of the members operating as a paramedic. This truck carries hoses, water, a pump found on a commercial fire engines, paramedic Advanced Life Support Equipment, commercial and high-rise firefighting specialty equipment, technical rescue equipment, vehicle heavy hydraulic extrication equipment, smoke monitoring and removal equipment, and forcible entry equipment. Truck 77 is an aerial apparatus known as a Quint. It has a 105-foot aerial ladder, a fire pump capable of pumping 2,000 gallons per minute (gpm) through a hand-held fire hose or through the aerial ladder pipe. It holds 300 gallons of water, 1000 feet of fire hose of different sizes, and has a total of 115 feet of ground ladders of various lengths. The mission of Truck 77 is advanced life support, search and rescue, structure ventilation, salvage of property, fire suppression, and technical rescue.

The Type 1 fire engine is staffed with a minimum of three personnel including a company officer (fire captain or fire apparatus engineer) and two firefighter IIs, with one of the members operating as a paramedic. This engine is specifically designed for structural firefighting and has wildland firefighting capabilities. It carries Advanced Life Support equipment as part of paramedic staffing. Capabilities of this apparatus also includes a water tank, supply hose, 1,500 gpm pump, pump and roll, ladders, attack and supply hose, heavy hydraulic vehicle extrication equipment, and technical rescue equipment.

The Type 3 fire engine is staffed during the critical summer months to assist with the wildland fires in the SIA and broader Lincoln area. Minimum staffing includes a fire apparatus engineer and one to two firefighter Is. The main purpose of this engine is vegetation/wildland fires in Placer County and is capable to respond to medical emergencies and vehicle/structure fires.

Placer County Fire/CAL FIRE also has a battalion chief for command and control based out of this station.

Emergency Responses

CAL FIRE/Placer County Fire Department responds to a wide variety of incidents in and around the Sunset Industrial Area. Table 4-3 shows the totals by general type of these incidents for 2013 and 2014.

TABLE 4-3 STATION 77 RESPONSES BY YEAR Sunset Industrial Area		
Response Type	2013	2014
Medical and Traffic Accident	43	59
Fire	9	18
Other (e.g., public service, hazardous stand by)	47	45
Total Station Responses in SIA	99	122
Total Station Responses	954	945

Source: CAL FIRE, 2015

SECTION 4.9 EMERGENCY MEDICAL SERVICES

Existing Conditions

In Placer County, ambulance services are most commonly provided by private agencies, while public agencies provide supplemental emergency medical response. Placer County has an Emergency Medical Care Committee (EMCC) that annually reviews the operations of ambulance services, emergency medical care, and first aid practices within the county.

Ambulance Service

Several private and public providers offer ambulance service within Placer County. Table 4-4 lists the services that provide transport, as well as their staffing and response numbers. American Medical Response, a private ambulance service, provided the most EMS transports (17,589) in Placer County. CALSTAR, a private air rescue firm, and the California Highway Patrol provided air rescue services in Placer County. Local fire protection districts provided the remainder of EMS transports.

TABLE 4-4 AMBULANCE AGENCIES Placer County 2013			
Agency	Paramedics	EMTs	911 EMS Transports
American Medical Response	100	100	17,589
CALSTAR (air rescue)	0	0	33
California Highway Patrol (Air rescue)	6	6	102
Foresthill Fire Protection District	12	30	502
North Tahoe Fire Protection District	31	14	893
South Placer Fire Protection District	18	31	1,041
Truckee Fire Protection District	43	10	1,182
Total	210	191	21,342

Source: Placer County Emergency Medical Care Committee Annual Report, 2013

Placer County's fire departments and fire districts provide emergency medical response but do not provide ambulance transport. Those agencies, along with staffing and response calls, are provided in Table 4-5. Roseville Fire Department, Placer County Fire Department, and Lincoln

Fire Department provided the greatest number of EMS responses (8,281, 5,916, and 2,493, respectively). Placer County Fire Department is the agency responsible for non-ambulance emergency response in the SIA.

TABLE 4-5 NON-AMBULANCE EMERGENCY RESPONSE AGENCIES Placer County 2013			
Agency	Paramedics	EMTs	Responses to 911 EMS Calls
Auburn City Fire Department	0	18	1,130
Lincoln Fire Department	0	20	2,493
Colfax Fire Department	0	33	653
Iowa Hill Fire Department	0	8	
Loomis Fire Department	0	21	580
Newcastle Fire Protection District	0	9	539
Northstar Fire Department	18	0	260
Penryn Fire Protection District	0	9	527
Placer County Fire Department ¹	8	343	5,916
Placer Hills Fire Protection District	20	30	700
Rocklin Fire Department	7	26	2,784
Roseville Fire Department	78	21	8,281
Squaw Valley Fire Department	9	8	245
Total	140	549	24,206

¹Numbers reflect Placer, Nevada, and Yuba Counties (CAL FIRE)

Source: Placer County Emergency Medical Care Committee Annual Report, 2013

SECTION 4.10 SCHOOLS AND EDUCATION

Existing Conditions

The SIA is served by three school districts. Land to the north of Sunset Boulevard West is in the Western Placer Unified School District. Land to the south of Sunset Boulevard West is in the Roseville City School District for elementary and middle schools and in the Roseville Joint Union High School District for high school. The area adjacent to the SIA across Highway 65 and south of Athens Avenue is in the Rocklin Unified School District. There are no residential neighborhoods in the SIA, nor are there any schools.

Western Placer Unified School District

The Western Placer Unified School District (WPUSD) encompasses an area north of Roseville and Rocklin and west of Auburn and Loomis. It provides education to students in kindergarten through 12th grade. The district includes the entire city of Lincoln, where most of the schools are located. The WPUSD consists of seven elementary schools, two middle schools, and two high schools. Sheridan Elementary School, located in Sheridan, is the smallest school by enrollment and the only one not in the Lincoln area. Lincoln High School is the largest high school in the district and located in the heart of the city of Lincoln.

Roseville City School District

Roseville elementary and middle schools are within the Roseville City School District (RCSD). Placer Ranch, a proposed residential project with commercial, educational, and light industrial uses (as of March 2015) would be located entirely within the Roseville City School District. The Placer Ranch proposal plans for a new elementary school and middle school on the site. Fiddymont Farm Elementary School and Diamond Creek Elementary school are the closest schools to the SIA and may educate students of the Placer Ranch project when complete.

Roseville Joint Union High School District

Roseville Joint Union High School District (RJUHSD) provides high school education for students from Dry Creek Joint School District, Eureka Union School District, and Roseville City School District. A new high school on the west side of the district is in the planning stages. New growth in that area will eventually trigger the need for the school and help pay for its construction.

Colleges and Universities

The proposed Placer Ranch project in the southern half of the SIA plans for a 300-acre Sacramento State/Sierra College Campus. The campus would initially be a satellite campus of Sacramento State and Sierra College, but sufficient land is available for the campus to develop into a full California State University campus. The 300-acre campus could accommodate 25,000 students at full buildout. Sacramento State and Sierra College would co-located on the site and either share an initial building or locate in adjacent buildings.

William Jessup University's main campus is located in Rocklin, just across Highway 65 from the SIA. In 2013, it enrolled 1,096 students. The university is a private, Christian, liberal-arts institution founded in 1939. It offers degrees in a variety of fields and offers traditional undergraduate programs, accelerated adult programs, online programs, and graduate programs, with plans for future curriculum and campus expansion.

Regulatory Setting

State

California Code of Regulations

The California Code of Regulations, Title 5 Education Code, governs all aspects of education within the state.

SECTION 4.11 KEY TERMS

Acre-foot. An acre-foot (AF) is the volume of water required to cover one acre of land (43,560 square feet) to a depth of one foot. One acre-foot is equal to 325,851 gallons or 1,233 cubic meters. Historically, an acre-foot represents the amount of water typically used by two families during a year.

Drainage. Drainage includes the surface or subsurface features or structures that collect and remove excess rainfall runoff or high groundwater.

Emergency. An emergency is the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property.

Emergency Services. Emergency services refers to the preparation and carrying out of all emergency functions, other than functions for which the military forces are primarily responsible.

Landfill. A landfill is a place to dispose of solid waste material by burying it and covering it over with soil.

Materials Recovery Facility. A plant that receives, separates, and prepares recyclable materials for the use of end-user manufacturers. A MRF can divert a substantial amount of solid waste from landfills.

Million Gallons of Water Per Day. Million gallons per day (mgd) is a measurement of water flow frequently used in measurement of water consumption. One mgd equals 133,680.56 cubic feet per day, 1.5472 cubic feet per second, or 3.0689 acre-feet per day.

National Pollutant Discharge Elimination System. The National Pollutant Discharge Elimination System (NPDES) is the surface water quality program authorized by Congress as part of the 1987 Clean Water Act. This is EPA's program to control the discharge of pollutants to waters of the United States.

One-Hundred Year Flood. The one-hundred year (100-year) flood is a flood event that has a 1 percent chance of occurring in any given year.

Runoff. Runoff is drainage or flood discharge that leaves an area as surface flow or as pipeline flow.

Stormwater. Stormwater is precipitation that accumulates in natural and/or constructed storage and stormwater systems during and immediately following a storm event.

Stormwater Facilities. Stormwater facilities are systems such as watercourses, constructed channels, storm drains, culverts, and detention/retention facilities that are used for conveyance and/or storage of stormwater runoff.

Stormwater Management. Stormwater management includes functions associated with planning, designing, constructing, maintaining, financing, and regulating the facilities (both constructed and natural) that collect, store, control, and/or convey stormwater.

Stormwater System. The stormwater system includes the entire assemblage of stormwater facilities located within a watershed.

Surface Water. Surface water is water that remains on the surface of the ground, including rivers, lakes, reservoirs, streams, wetlands, impoundments, seas, and estuaries.

Wastewater. Wastewater is sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources.

Wastewater Collection System. A wastewater collection system is the totality of the pipes, pump stations, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

Watershed. A watershed is a geographical area which drains to a specified point on a water course, usually a confluence of streams or rivers (also known as a drainage area, catchment, or river basin).

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