

### 3.13.1 INTRODUCTION

This section describes the existing public services that serve the project site, its vicinity, and potential impacts to these services from the implementation of the Proposed Action or alternatives. The public services addressed in this section include law enforcement, fire protection, schools, and libraries. Regulations and policies affecting the public services in the project area are also described.

Sources of information used in this analysis include:

- Sierra Vista Specific Plan EIR prepared by the City of Roseville; and
- City of Roseville General Plan.

### 3.13.2 AFFECTED ENVIRONMENT

#### 3.13.2.1 Proposed Action and On-Site Alternatives

##### *Law Enforcement Services*

The Roseville Police Department (RPD) provides law enforcement services to the City of Roseville. The RPD has a force of 128 sworn officers and 77 non-sworn employees headquartered at 1051 Junction Boulevard, approximately 4 miles (6.4 kilometers) from the project site (City of Roseville 2010a). Funding for law enforcement services comes from the City's General Fund.

The City has not adopted a service ratio, but strives to keep a ratio above 1.2 officers per 1,000 persons. The department is currently below the desired ratio. The RPD also has not adopted a formal response time standard, but the current response time is approximately 3 to 5 minutes or less for an emergency call (City of Roseville 2010a).

The Placer County Sheriff's Department is responsible for providing law enforcement services to the unincorporated areas immediately adjacent to the City. The area around the project site is served by the South Placer Sheriff's substation. There is an interagency coordination program between RPD and the Sheriff's Department. In addition, the RPD has inter-agency agreements with the Cities of Rocklin and Lincoln to provide 911 and dispatching services in the event of an evacuation or system failure.

##### *Fire Protection Services*

The Roseville Fire Department (RFD) provides fire protection, fire suppression, emergency medical services, and hazardous material management within the City of Roseville. The RFD operates eight fire stations within the City of Roseville, with an additional station proposed within the West Roseville Specific Plan. The RFD employs approximately 100 staff members for fire operations, eight fire prevention personnel, one fire training professional, and seven administrative support personnel (City of Roseville 2010a). The existing and planned fire stations and facilities are shown on **Figure 3.13-1, Existing and Proposed Fire Stations**. Fire Station No. 5, an interim station currently located in Mahany Park east of the project site, is the nearest existing fire station and would serve as the primary responder to a fire at

the project site. A new fire station (Fire Station No. 9) approved as part of the West Roseville Specific Plan is expected to be built in the fall of 2012. As the new fire station would be built before any residential or commercial uses are built on the project site, Fire Station No. 9 would be the first responding station for the project site. The Sierra Vista Specific Plan also includes a site for a future fire station. That station would likely be a one-company station, with three personnel per shift and three 24-hour shifts. The engine company would have one captain, one engineer, and one firefighter/paramedic. Each station has specific equipment (such as grass engines or rescue units), and can share the equipment as necessary.

The RFD has a mutual aid agreement with Placer County/California Department of Forestry and Sacramento Metro Fire District. The RFD also has an automatic aid agreement with the South Placer Fire District, the Rocklin Fire Department, and the Sacramento Fire District.

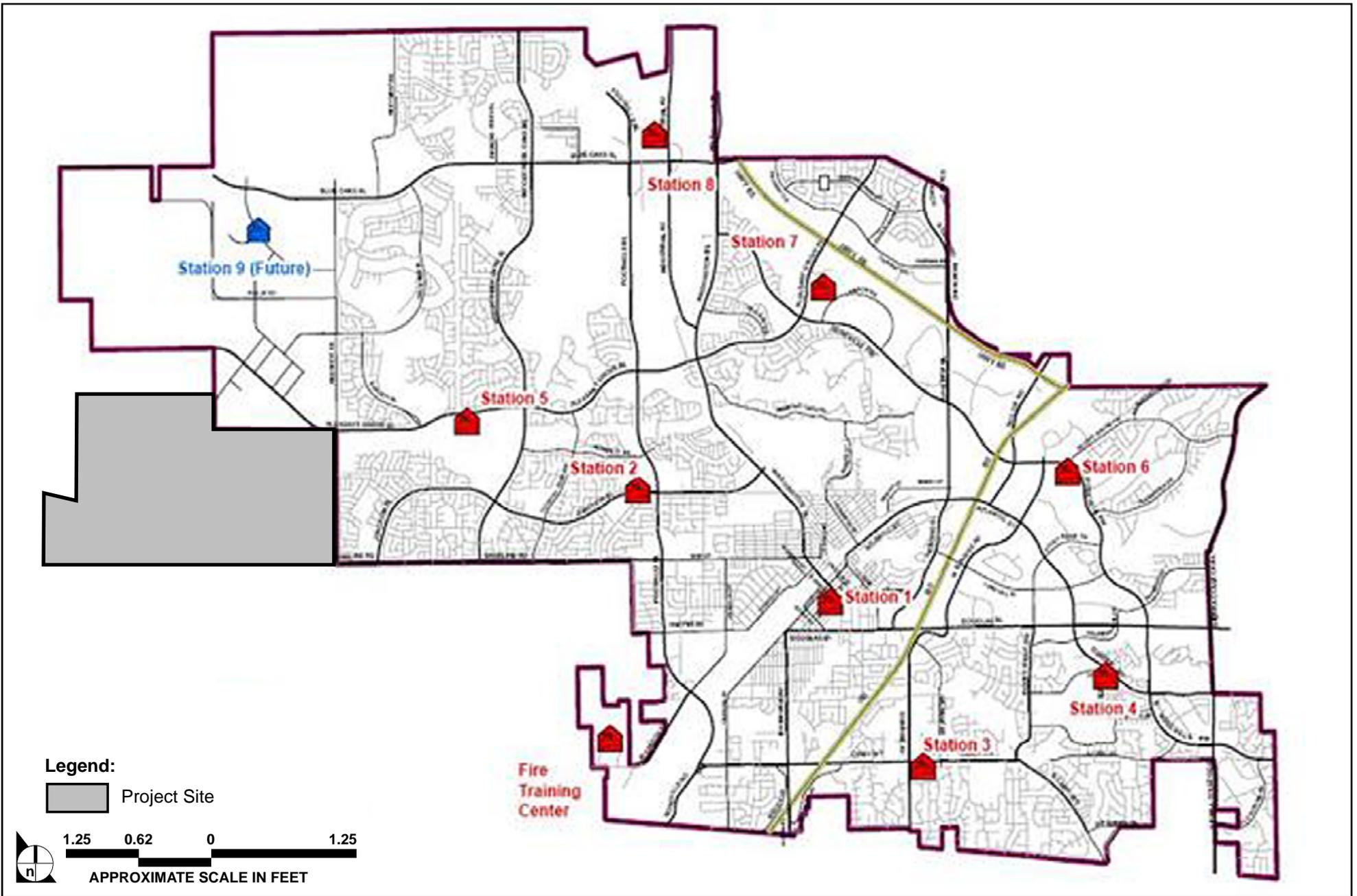
To maintain adequate fire protection, the RFD uses three different service standards documented in the City's General Plan: (1) respond to all emergencies within 4 minutes, 90 percent of the time; (2) maintain an International Organization for Standardization (ISO) rating of 3; and (3) deliver 500 gallons per minute (gpm) of water to a fire scene within 10 minutes. The RFD currently maintains an ISO rating of 3. After construction of Fire Station No. 9, the RFD would be reevaluated by ISO to determine if it maintains this ISO rating.

### ***Schools***

The project site falls within the boundaries of three school districts: Center Joint Unified School District (CJUSD), Roseville Joint Union High School District (RJUHSD), and the Roseville City School District (RCSD). The boundaries of these school districts are shown in **Figure 3.13-2, School District Boundaries**. These districts and the existing and planned school facilities that would serve the Proposed Action or alternatives are described below.

#### **Center Joint Unified School District**

The CJUSD provides elementary, intermediate, and high school facilities for portions of the City of Roseville, including a majority of the project site. CJUSD is a relatively small school district, located at the northern edge of Sacramento County, and southern edge of Placer County. The district is composed of two high schools (Center High School and McClellan High School), one middle School (Wilson Riles Middle School), four elementary schools (North Country Elementary, Oak Hill Elementary, Spinelli Elementary, and Dudley Elementary), two charter schools (Antelope View and Global Youth), and one adult school (Center Adult School).



SOURCE: City of Roseville – February 2011

FIGURE 3.13-1

Existing and Proposed Fire Stations



FIGURE 3.13-2

School District Boundaries

### **Roseville Joint Union High School District**

The RJUHSD serves 9<sup>th</sup> through 12<sup>th</sup> grades and receives students from three main elementary school districts including RCSD, the Dry Creek Joint Elementary School District, and the Eureka School District. The RJUHSD boundaries overlap numerous jurisdictions, including the City of Roseville, Placer County, and Sacramento County. The RJUHSD currently operates eight high schools: Adelante, Granite Bay, Independence, Oakmont, Roseville, Woodcreek, Antelope, and Roseville Adult School. School year 2010 to 2011 enrollment in the RJUHSD was approximately 10,047 students, excluding the Roseville Adult School (California Department of Education 2011).

The RJUHSD Board of Trustees adopted the District Facilities Master Plan in 2004. Over a 10-year horizon, the plan calls for construction of two comprehensive high schools. Since adoption of the plan, Antelope High School has been completed. A 53-acre (21.4 hectares) site is available in the West Roseville Specific Plan area for an additional high school when funding becomes available.

### **Roseville City School District**

The RCSD provides both elementary and intermediate school facilities for portions of the City of Roseville. The RCSD currently operates 14 elementary schools and three middle schools with a current enrollment of 9,840 students (California Department of Education 2011).

### ***Libraries***

The City of Roseville operates its own library system. The Downtown Roseville Library, which is approximately 30,000 square feet (2,787 square meters) in size, is located at 225 Taylor Street, approximately 4 miles (6.4 kilometers) from the project site. The closest library to the project site is the Martha Riley Community Library, which is located approximately 1 mile (1.6 kilometers) from the project site in Mahany Regional Park at 1501 Pleasant Grove Boulevard. The City also operates the Maidu Library, which is located at Maidu Regional Park in southeast Roseville (City of Roseville 2010a).

#### **3.13.2.2 Alternative 4**

### ***Law Enforcement Services***

The Placer County Sheriff's Department provides general law enforcement services to the Alternative 4 site. The Sheriff's substation located nearest the Alternative 4 site is the South Placer Substation in the Town of Loomis at the intersection of Horseshoe Bar Road and Interstate 80, approximately 12 miles (19 kilometers) from the alternative site. The substation serves western Placer County south of Newcastle. There are currently 50 sworn officers assigned to this substation, as well as numerous volunteers and administrative staff (Placer County 2010).

### ***Fire Protection Services***

Fire protection services in the area of Alternative 4 site are provided by the California Department of Forestry and Fire Protection (CDF) through a contract with the Placer County Office of Emergency Services. The CDF provides fire protection services, including structural and wildland fire protection,

dispatch services, fire inspections, first response emergency medical services, disaster response, all hazards response, inspections and development review. Placer County also has mutual aid agreements with the Pleasant Grove Fire Protection District and the Roseville Fire Department, and is under an interim mutual aid agreement with the Sacramento Metropolitan Fire District.

The Dry Creek fire station serves the Alternative 4 site, and is located at 8350 Cook Riolo Road, approximately 3 miles (4.8 kilometers) east of the eastern boundary of the Alternative 4 site. The Dry Creek fire station has two CDF contracted firefighters on duty on a 24-hour basis and on-call volunteers.<sup>1</sup>

### ***Schools***

The Alternative 4 site is located within the Center Joint Unified School District, described above.

### ***Libraries***

Library services for the Alternative 4 site are provided by the Auburn-Placer County Library District. This system of libraries serves all of Placer County, with the exception of the Cities of Roseville and Lincoln, which own and operate their own municipal library systems. The nearest branch library to the Alternative 4 site is located in the City of Rocklin at 4890 Granite Drive, approximately 9 miles (14.5 kilometers) to the northeast. The City of Roseville operates a library at 1501 Pleasant Grove Boulevard, approximately 4 miles (6.4 kilometers) to the east.

## **3.13.3 REGULATORY FRAMEWORK – APPLICABLE LAWS, REGULATIONS, PLANS, AND POLICIES**

### **3.13.3.1 Federal Regulations**

There are no federal regulations pertaining to the provision of law enforcement services, fire protection services, schools, or libraries.

### **3.13.3.2 State Regulations**

#### ***Senate Bill 50***

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50) (Government Code Section 65995), restricts the ability of a local agency to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. School impact fees are collected at the time building permits are issued. These fees are used by the local schools to accommodate the new students added by the project, thereby reducing potential impacts on schools. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation of school impacts under state regulations.

The law does identify certain circumstances under which the statutory fee can be exceeded. These include preparation and adoption of a needs analysis, eligibility for state funding, and other provisions.

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<sup>1</sup> Personal communications between Impact Sciences and Gary Britner, California Department of Forestry and Fire Protection, December 16, 2011.

Assuming a district can meet the test 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. All fees are levied at the time the building permit is issued. District certification of payment of the applicable fees is required before the City or County can issue a building permit.

### 3.13.3.3 Local Plans and Policies

#### *City of Roseville General Plan*

The Safety Element of the City of Roseville General Plan provides goals and policies related to police services and fire protection. The Public Facilities Element provides goals and policies related to schools and the public library system. **Table 3.13-1** presents the goals and policies in the General Plan that are relevant to the Proposed Action and its alternatives.

**Table 3.13-1  
Relevant City of Roseville General Plan Goals and Policies**

Goals	Policies
<b>Police Services</b>	
Maintain a professional law enforcement agency that proactively prevents crime; controls crime that the community cannot prevent; and, reduces fear and enhances the security of the community.	<b>1:</b> Provide a high level of visible patrol services within the City. <b>2:</b> Respond to both emergency and routine calls for service in a timely manner consistent with department. <b>8:</b> Work with other City departments to review public and private development plans, ensuring that crime prevention is addressed.
<b>Fire Protection</b>	
<b>1:</b> Protect against the loss of life, property, and the environment by appropriate prevention, education, and suppression measures.	
<b>2:</b> Provide emergency services in a well-planned, cost-effective, and professional manner through the best utilization of equipment, facilities, and training available.	<b>2:</b> Strive to achieve the following services levels: <ul style="list-style-type: none"> <li>– Four minute response time for all emergency calls</li> <li>– ISO rating of 3 or better</li> <li>– 5000 gallons of water per minute within 10 minutes of alarm</li> </ul> <b>3:</b> Monitor Fire Department service levels annually, concurrent with the City budget process and via quarterly reports. <b>6:</b> Phase the timing of the construction of fire stations to be available to serve the surrounding service area. <b>8:</b> Provide a comprehensive emergency medical services program to provide Advance Life Support services and ensure reliable ambulance transport services to aid citizens in need of rescue or medical assistance.

Goals	Policies
<b>Schools</b>	
<p><b>1:</b> The provision of adequate school facilities is a community priority. The school districts and the City will work closely together to obtain adequate funding for new school facilities. If necessary, and where legally feasible, new development may be required to contribute, on the basis of need generated, 100 percent of the cost for new facilities.</p>	
<p><b>2:</b> The City and the school districts enjoy a mutually beneficial arrangement in the joint-use of school and public facilities. Joint-use facilities shall be encouraged in all cases unless there are overriding circumstances that make it impossible or detrimental to either the school district or the City's park and recreation facilities/programs.</p>	
<p><b>3:</b> School facilities shall be available for use in a timely manner.</p>	
<p><b>4:</b> The City will work with all school districts within the region to provide educational opportunities for all students.</p>	<p><b>2:</b> Adequate facilities must be shown to be available in a timely manner before approval will be granted to new residential development.</p> <p><b>3:</b> Financing for new school facilities will be identified and secured before new development is approved.</p> <p><b>5:</b> The City and school districts will work together to develop criteria for the designation of school sites and consider the opportunities for reducing the cost of land for school facilities. The City shall encourage the school districts to comply with City standards in the design and landscaping of school facilities.</p> <p><b>6:</b> The City and school districts will prepare a joint-use study for each school facility to determine the feasibility of joint-use facilities. If determined to be feasible a joint-use agreement will be pursued to maximize public use of facilities, minimize duplication of services provided, and facilitate shared financial and operational responsibilities.</p> <p><b>7:</b> Designate public/quasi-public land uses in clusters so that the use of schools, parks, open space, libraries, child care, and community activity and service centers create a community or activity focus.</p> <p><b>8:</b> Schools, where feasible, shall be located away from hazards or sensitive resource conservation areas, except where the proximity of resources may be of educational value and the protection of the resource reasonably assured.</p>
<b>Public Library System</b>	
<p><b>2:</b> Provide library services and locate library facilities to adequately serve all City residents.</p>	<p><b>3:</b> Provide libraries throughout the City to service residents within a 5-mile (8-kilometer) radius of each facility.</p> <p><b>4:</b> Provide branch libraries to service population increments of approximately 40,000 persons.</p> <p><b>5:</b> Plan for the clustering and connection of community facilities in neighborhood centers, including parks, libraries, and community centers.</p>

Source: City of Roseville 2010b

## Placer County General Plan

Table 3.13-2 presents applicable goals and policies from the Placer County General Plan.

**Table 3.13-2  
Relevant Placer County General Plan Goals and Policies**

Goals	Policies
<b>Law Enforcement Service</b>	
<p><b>4.H:</b> To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.</p>	<p><b>1:</b> 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):</p> <ul style="list-style-type: none"> <li>a. 1: 1,000 for unincorporated areas</li> <li>b. 1: 7 for jail population</li> <li>c. 1: 16,000 total County population for court and civil officers</li> </ul> <p><b>2:</b> The County Sheriff shall strive to maintain the following average response times for emergency calls for service:</p> <ul style="list-style-type: none"> <li>a. 6 minutes in urban areas</li> <li>b. 8 minutes in suburban areas</li> <li>c. 15 minutes in rural areas</li> <li>d. 20 minutes in remote rural areas</li> </ul> <p><b>3:</b> Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.</p> <p><b>4:</b> The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.</p> <p><b>5:</b> The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.</p>
<b>Fire Protection Service</b>	
<p><b>4.1:</b> To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.</p>	<p><b>1:</b> 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):</p> <ul style="list-style-type: none"> <li>a. ISO 4 in urban areas</li> <li>b. ISO 6 in suburban areas</li> <li>c. ISO 8 in rural areas</li> </ul> <p><b>2:</b> The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):</p> <ul style="list-style-type: none"> <li>a. 4 minutes in urban areas</li> <li>b. 6 minutes in suburban areas</li> <li>c. 10 minutes in rural areas</li> </ul> <p><b>3:</b> 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.</p> <p><b>9:</b> 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.</p> <p><b>11:</b> The County shall encourage local fire protection agencies to provide and</p>

Goals	Policies
	maintain advanced levels of emergency medical services (EMS) to the public.
<b>Schools</b>	
<p><b>4.J:</b> To provide for the educational needs of Placer County residents.</p>	<p><b>5:</b> The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.</p> <p><b>6:</b> The County should include schools among those public facilities and services that are considered an essential part of the infrastructure that should be in place as development occurs.</p> <p><b>7:</b> The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.</p> <p><b>8:</b> The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.</p> <p><b>9:</b> The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.</p> <p><b>10:</b> The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon their impactation.</p> <p><b>11:</b> The County and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner. The County, to the extent possible, shall require that new school facilities are constructed and operating prior to the occupation of the residences which the schools are intended to serve.</p> <p><b>13:</b> Before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.</p> <p><b>14:</b> Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.</p> <p><b>5:</b> The County and the school districts should work together in using existing school facilities for non-school-related and childcare activities.</p> <p><b>16:</b> The County should encourage use of schools as community centers to provide a range of services.</p>
<b>Library System</b>	
<p><b>4.A:</b> To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.</p>	<p><b>5:</b> The County shall ensure that library facilities are provided to current and future residents in the unincorporated area. The County shall also require new development to fund its fair share of library facilities.</p>

Source: Placer County 1994

### *Auburn-Placer County Library Long-Range Plan*

The Auburn-Placer County Library Long-Range Plan, adopted in 2002, projects facilities needed to serve the existing and future population of Placer County. The Long-Range Plan identifies current facility standard as 0.40 square foot (0.04 square meter) of library space and 2.2 volumes of library materials per capita.

#### **3.13.4 SIGNIFICANCE THRESHOLDS AND ANALYSIS METHODOLOGY**

##### **3.13.4.1 Significance Thresholds**

Council on Environmental Quality (CEQ) guidance requires an evaluation of a proposed action's effect on the human environment. The US Army Corps of Engineers (USACE) has determined that the Proposed Action or its alternatives would result in significant effects related to public services if, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, the Proposed Action or an alternative would result in the need for:

- Additional staff and equipment; or
- New or physically altered facilities, the construction of which could cause significant environmental impacts.

##### **3.13.4.2 Analysis Methodology**

Public services-related impacts would occur if development under the Proposed Action or its alternatives would result in adverse physical effects associated with the provision of new or physically altered government facilities, including law enforcement, fire protection, schools, and libraries.

#### **3.13.5 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES**

##### **Impact PUB-1 Demand for Law Enforcement Services**

**Proposed Action** The effect of the Proposed Action on law enforcement services would be **less than significant**. Mitigation is not required.

The increased residential population resulting from implementation of the Proposed Action would create additional demand for law enforcement services. The RPD is currently below its desired service ratio of 1.2 officers per 1,000 residents and would not be able to adequately serve the Proposed Action at current staffing levels.

Based on the desired service ratio, at buildout, the Proposed Action's approximately 16,900 new residents would require approximately 20 new officers and additional administrative staff to support the additional police force. As the Proposed Action is progressively built out in compliance with the General Plan policy that requires the City to provide adequate law enforcement services to all areas within the City, the City would assess the need for additional law enforcement officers and add them as necessary. With respect to funding for these services, City law enforcement services are funded by the City's General Fund, which in turn is funded by property taxes, special assessments, and

sales tax. Revenues generated by sales tax and property taxes associated with development of the Proposed Action (including an assessment that would be levied in conjunction with a Community Facilities District (CFD) established for the Proposed Action pursuant to the development agreements between the City and the applicants) would increase the City's General Fund, which would pay for the additional law enforcement personnel needed to serve the Proposed Action. With the generation of tax revenue to finance additional law enforcement personnel, the Proposed Action would not directly or indirectly have an adverse effect on law enforcement services in the City of Roseville. As new officers would be hired to serve the development, the Proposed Action would not divert law enforcement services from other neighborhoods within the City's western patrol beat. This effect would be **less than significant**. Mitigation is not required.

The additional staff would not require expansion of the Police Headquarters at 1051 Junction Boulevard (City of Roseville 2010a). As no new police facilities would be needed, there would be no effects from the construction of new facilities and no mitigation is required.

**No Action  
Alt., Alts. 1,  
2, 3  
(On-Site)**

All of the on-site alternatives would construct a mixed-use development on the project site, but with a somewhat smaller development footprint and/or a reduced amount of housing and commercial space. Similar to the Proposed Action, the RPD would not be able to adequately serve the populations associated with these alternatives because it is currently below its desired service ratio. However, the additional law enforcement personnel needed under these alternatives would also be funded by sales tax and property tax revenues (including an assessment under the CFD). With the additional personnel, these alternatives would not directly or indirectly have an adverse effect on law enforcement services in the City of Roseville. Based on the significance criteria listed above and for the same reasons presented above for the Proposed Action, this effect would be **less than significant**. Mitigation is not required.

As with the Proposed Action, none of the on-site alternatives would require the construction of new police facilities. There would be no effects and mitigation is not required.

**Alt. 4  
(Off Site)**

Alternative 4 would develop a project broadly similar to the Proposed Action at a site approximately 2 miles (3.2 kilometers) west of the Proposed Action site in unincorporated Placer County. In addition, Alternative 4 would require the installation of off-site infrastructure consisting of water, recycled water and sewer lines and roadway improvements. Based on the County's desired ratio of 1 officer per 1,000 population, approximately 17 new officers would be required to serve the development under Alternative 4. This additional demand would exceed the current staffing levels of the County Sheriff's office and would require the hiring of additional officers. If additional officers are not hired in response to the needs of the project, law enforcement services in

the County would be adversely affected. This effect is considered **significant** based on the significance criteria listed above. As the County is not set up to serve densely developed urban areas, a special benefit assessment district would need to be established to provide adequate police service to the site. **Mitigation Measure PUB-1** would ensure that law enforcement services are adequately funded.

The USACE assumes that Placer County would impose a mitigation measure similar to **Mitigation Measure PUB-1** on the off-site alternative and would find that the measure would reduce the effect to **less than significant**. The USACE acknowledges that it has no authority to require **Mitigation Measure PUB-1** and cannot guarantee that the County will impose this measure.

### **Mitigation Measure PUB-1**

### **Funding for Police Service Impacts (Applicability – Alternative 4)**

*The Applicants shall be required to establish a special benefit assessment district or other funding mechanism to ensure adequate funding for law enforcement services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area, including the costs for services required to satisfy the General Plan standards now in existence or as later amended. The funding mechanism shall be subject to the prior review and approval of Placer County.*

### **Impact PUB-2      Demand for Fire Protection Services**

**Proposed Action**      The effect of the Proposed Action on fire protection services would be **less than significant**. Mitigation is not required. No effect would occur with regard to risk from wildland fire.

The 6,650 residential units proposed under buildout of the Proposed Action, as well as commercial and public uses, would require fire protection services. As indicated in **Chapter 2.0, Proposed Action and Alternatives**, a new fire station is also proposed as part of the Proposed Action. However, until such time that the on-site fire station is built, the City Fire Department's existing and planned fire stations would serve the project development. Fire Station No. 5, an interim station currently located in Mahany Park east of the project site, is the nearest existing fire station and would serve as the primary responder to a fire at the project site. A new fire station (Fire Station No. 9) approved as part of the West Roseville Specific Plan is expected to be built in the fall of 2012. As the new fire station would be built before any residential or commercial uses are built on the project site, Fire Station No. 9 would be the first responding station for the project site. The existing and planned fire stations are adequately equipped to serve the Proposed Action.

To address the City's cost of constructing new or expanded fire stations stemming from the Proposed Action's demand for fire services, pursuant to the development agreements that have been executed between the project applicants and the City of Roseville, the

applicants are required to pay a fire tax, which would require 0.5 percent of the value of any new construction be collected as part of the building fee and designated for additional fire suppression and protection resources to serve the project site. Funding to cover the operational expenses of the fire department, including the salaries of the additional fire fighters, would come from the General Fund, which was noted earlier and would be funded by sales and property taxes (including an assessment under the CFD) generated by the Proposed Action. As mentioned above, the Sierra Vista Specific Plan area would eventually be served by a new fire station that would be centrally located on Westside Drive. Timing of construction and staffing of the new fire station would be consistent with the City of Roseville Fire Department's Standards of Response Coverage Study. The station would likely be equipped with one engine, a ladder truck, and a Battalion Chief's command vehicle. Staffing of the station would require approximately three operations personnel plus fire prevention, inspection, training, and administrative staff, consistent with City of Roseville General Plan goals for provision of fire services. According to the RFD's model, development at full buildout within the Sierra Vista Specific Plan area would be adequately served by the new fire station (City of Roseville 2010a). The RFD would monitor response times to ensure that the response time standard is met. As the Proposed Action's fire station would meet City standards for serving residents and businesses, the Proposed Action would not adversely affect the provision of fire protection services to the project site or to the surrounding areas. This effect is considered **less than significant**. Mitigation is not required.

In addition to providing fire protection services from existing and new fire stations, to minimize the risk from wildland fires, the RFD would implement a fire management plan that includes maintenance of firebreaks and periodic fuel reduction (mowing, grazing etc.), subject to the management standards included in the Section 404 permits, especially within the open space areas on the site. According to the Sierra Vista Specific Plan, a 50-foot-wide (15-meter-wide) open space buffer area would be maintained at the perimeter of all open space preserves for fuel modification and fire management, among other uses. All fences at the perimeter of the open space preserves would be constructed of non-combustible materials, except that wood posts may be used in post and cable barriers adjacent to landscape corridors and street edges. Firebreaks would provide a contained area to minimize the spread of fires. The lack of combustible fence materials would also minimize the risk of fire by reducing the amount of potential fire fuel. The RFD's fire management plan would ensure that there is adequate access to the site, and that there is adequate fire staff to serve the Sierra Vista Specific Plan area in the event of a wildland fire. **No effect** would occur.

**No Action  
Alt., Alts. 1,  
2, 3**

All of the on-site alternatives would construct a mixed-use development on the project site, but with a somewhat smaller development footprint and/or a reduced amount of residential and commercial development. Similar to the Proposed Action, development

**(On Site)** under these alternatives would be adequately served by the RFD until such time that the City determines there is a need to construct a new on-site fire station to serve the project site. The new fire station would be developed to have adequate capacity to meet City standards for serving residents and businesses at buildout. Therefore, these alternatives would not adversely affect the provision of fire protection services to the project site or to the surrounding areas. The cost of constructing or expanding the fire station and the operational costs would be covered by the fire tax and General Fund in the same manner as under the Proposed Action. Based on the significance criteria listed above and for the same reasons presented above for the Proposed Action, this effect is considered **less than significant**. Mitigation is not required

Risk from wildland fires would be minimized through maintenance of firebreaks and periodic fuel reduction. **No effect** would occur.

**Alt. 4 (Off Site)** Under Alternative 4, the proposed mixed-use community would be located in Placer County, so fire protection responsibilities would be with the Placer County's Dry Creek Fire District. In addition, Alternative 4 would require the installation of off-site infrastructure consisting of water, recycled water and sewer lines and roadway improvements. Similar to the Proposed Action, this alternative would include development of a new fire station to serve the proposed community and would not adversely affect the provision of fire protection services to the alternative site or to the surrounding areas of Placer County. However, because the County Fire District is not set up to serve densely developed urban areas, a special benefit assessment district will need to be established to provide adequate service to the site. This effect is considered **significant** based on the significance criteria listed above. **Mitigation Measure PUB-2** would ensure that fire protection services are adequately funded.

The USACE assumes that Placer County would impose a mitigation measure similar to **Mitigation Measure PUB-2** on the off-site alternative and would find that the measure would reduce the effect to **less than significant**. The USACE acknowledges that it has no authority to require **Mitigation Measure PUB-2** and cannot guarantee that the County will impose this measure.

Risk from wildland fires would be minimized through maintenance of firebreaks and periodic fuel reduction. **No effect** would occur.

#### **Mitigation Measure PUB-2**

#### **Funding for Fire Protection Service Impacts**

#### **(Applicability – Alternative 4)**

*The Applicants shall establish a special benefit assessment district or other funding mechanism to ensure adequate funding for the ongoing maintenance and operation of fire protection and related services, with funding responsibilities imposed on residential and commercial properties within the Specific Plan area. The funding mechanism shall be subject to the prior review and approval of Placer County, and shall be approved by the affected*

landowners prior to recordation of the first final subdivision map. It shall be maintained until such time as the County determines that property tax revenues are adequate to maintain the required staffing.

### Impact PUB-3 Demand for School Facilities

**Proposed Action** The buildout of the Proposed Action in the portion of the project site that is within the CJUSD service area would generate approximately 1,551 elementary school students, 715 middle school students, and 1,203 high school students. As a result, there would be a need in the project area for approximately two elementary schools and one middle school. The Proposed Action includes two elementary schools and one middle school, which would be within the CJUSD and would adequately serve the demand for school facilities.

The remaining portion of the project site is located within the RCSD and RJUHSD. At buildout, it is estimated that the Proposed Action would generate 228 elementary school students and 95 middle school students in the RCSD and 104 high school students at RJUSD. These students would use existing school facilities in these two school districts which currently have adequate capacity to serve these additional students (City of Roseville 2010a).

All high school students would attend high schools outside the project site. For CJUSD, students from the project site would attend Center High School, located south of the project site. The RJUHSD students would attend either the new Antelope High School, or a future high school located to the north in the West Roseville Specific Plan area. Both high school districts have adequate capacity to serve the Proposed Action's high school student population (City of Roseville 2010a).

There would be adequate capacity at the existing and proposed schools to serve the student population of the Proposed Action. However, buildout of the Proposed Action would occur between 15 and 30 years depending on market conditions and the school capacities could become inadequate when some of the later phases of development on the site occur. Consistent with City policy and as required by state law the Applicants would enter into school fee agreements with all three school districts to pay fees to fully mitigate effects of the development on the school districts. Therefore, with adequate funding for the new student population, the Proposed Action would not adversely affect the provision of school services to the project site or to the surrounding areas. The effect would be **less than significant**. No mitigation is required.

**No Action Alt., Alts. 1, 2, 3 (On Site)** Similar to the Proposed Action, these alternatives would include development of two elementary schools and one middle school to serve the residential development. The existing and proposed school facilities would have adequate capacity to serve the new student populations under these alternatives. However, the school capacities could become inadequate when some of the later phases of development occur. Consistent with City policy and as required by state law, the Applicants would enter into school fee

agreements with all three school districts to fully mitigate school effects. With adequate funding for the new student population, these alternatives would not adversely affect the provision of school services to the project site or to the surrounding areas. The effect would be **less than significant**. No mitigation is required.

**Alt. 4  
(Off Site)** Under Alternative 4, the mixed-use community would be located within the CJUSD. This alternative would include development of two elementary schools and one middle school to serve the residential development. The existing and proposed school facilities would have adequate capacity to serve the new student populations of this alternative. As with other alternatives and the Proposed Action, school capacities could become inadequate during later phases of development on this site. As required by state law, the Applicants would enter into school fee agreements with the affected school district to fully mitigate school effects. With adequate funding for the new student population, the alternative would not adversely affect the provision of school services to the project residents or to the surrounding areas. The effect would be **less than significant**. No mitigation is required.

#### **Impact PUB-4      Demand for Library Services**

**Proposed Action** Development within the project site would add approximately 16,900 residents to the City of Roseville, which is below the threshold in the City's General Plan that requires provision of a new branch library for approximately 40,000 residents (see **Table 3.13-1**). The City recently opened the Riley Library at Mahany Park, which is near the project site. Adequate capacity is available at this library and other existing libraries in the City of Roseville to serve the entire new population added by the Proposed Action (City of Roseville 2010a). Tax revenues generated by the development under the Proposed Action would contribute to the General Fund that finances libraries. Therefore, development of the Proposed Action would not adversely affect the provision of library services. The effect would be **less than significant**. No mitigation is required.

**No Action  
Alt., Alts. 1,  
2, 3** All of the on-site alternatives would add new population to the City of Roseville, although the number of persons added would be lower in the case of the No Action Alternative and Alternatives 1 and 2. Similar to the Proposed Action, these alternatives would generate tax revenues that would contribute to the General Fund that finances libraries and the additional population associated with the alternatives could be adequately served by the existing libraries in the City of Roseville. Therefore, based on the significance criteria listed above, the effect of these alternatives on the provision of library services would be **less than significant**. Mitigation is not required.

**Alt. 4** Alternative 4 would develop a project broadly similar to the Proposed Action that would be located approximately 2 miles (3.2 kilometers) west of the Proposed Action site in unincorporated Placer County. In addition, Alternative 4 would require the installation

of off-site infrastructure consisting of water, recycled water and sewer lines and roadway improvements. Based on the level of service standard of 0.40 square feet (0.04 square meter) of facility space and 2.2 volumes per capita provided by the Auburn-Placer County Library Long-Range Plan, approximately 6,756 square feet (628 square meters) of library space and 37,160 volumes would be required to serve the project population. This demand for additional library facilities could result in a **significant** effect on County library services. However, implementation of **Mitigation Measure PUB-4** would reduce this effect.

The USACE assumes that Placer County would impose a mitigation measure similar to **Mitigation Measure PUB-4** on the off-site alternative and would find that the measure would reduce the effect to **less than significant**. The USACE acknowledges that it has no authority to require **Mitigation Measure PUB-4** and cannot guarantee that the County will impose this measure.

#### **Mitigation Measure PUB-4**

#### **Funding for Library Services**

*(Applicability – Alternative 4)*

*Formation of a County Service Area, Community Facilities District, or other financing mechanism acceptable to the County shall be required prior to recordation of the first final small lot subdivision map to ensure that immediate funding for adequate library infrastructure consistent with County standards is in place. The Specific Plan developers shall enter into a Development Agreement to ensure a fair share contribution to adequate library facilities, and that such facilities are available prior to demonstrated need.*

### **3.13.6 RESIDUAL SIGNIFICANT IMPACTS**

All of the effects would either be **less than significant** or would be reduced to **less than significant** by the proposed mitigation. There would be no residual significant effects for the Proposed Action and any of the alternatives.

### **3.13.7 REFERENCES**

California Department of Education, Education Demographics Unit. 2011. "District and School Enrollment by Grade for 2010-11." <http://dq.cde.ca.gov/dataquest/Enrollment/GradeEnr.aspx?cYear=2010-11&cGender=B&cType=ALL&cChoice=DistEnrGr2&cSelect=3166928%2cRoseville+Joint+Union+High>.

City of Roseville. 2010a. *Sierra Vista Specific Plan Final Environmental Report*.

City of Roseville, 2010b, *City of Roseville General Plan 2025*. Adopted May 5, 2010.

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Placer County. 2010. "South Placer Substation," <http://www.placer.ca.gov/Departments/Sheriff/Stations/Loomis.aspx>.