

This section describes and evaluates potential impacts associated with the provision of police protection, fire protection and emergency services, schools, parks and recreation, and other services for the Project. This section is based in part on the following documents:

- *Rancho Cordova General Plan* (City of Rancho Cordova, Adopted June 26, 2006);
- *Rancho Cordova General Plan Draft Environmental Impact Report* (City of Rancho Cordova, March 2006);
- School Accountability Report Card (Elk Grove Unified School District, 2017-2018);
- Facilities Master Plan 2015-2025 Update (Elk Grove Unified School District, February 2016);
- *Master Plan for New Development in Incorporated Areas* (Cordova Recreation & Parks District, 2014); and
- *Preliminary District-Wide Facilities Distribution Plan* (Cordova Recreation & Park District, 2017).

A comment was received during the public review period or scoping meeting for the Notice of Preparation regarding this topic from the Cordova Recreation & Park District (CRPD, August 2018). This comment is addressed within this section.

3.12.1 ENVIRONMENTAL SETTING

POLICE PROTECTION

The Rancho Cordova Police Department is contracted through the Sacramento County Sheriff's Department (SCSD). SCSD has a paid staff of 2,332 persons, consisting of 1,789 officers and 543 nonsworn members. SCSD also has a reserve force of 168 officers and approximately 621 community volunteers. SCSD is funded through Sacramento County tax revenues and special Federal and local grants and SCSD and the City have agreed that funding for the Rancho Cordova Police Department will occur using revenues from the City's General Fund, which is the primary source of revenue for law enforcement services.

The City adopted an agreement with SCSD when the City was incorporated in 2003 stating that all law enforcement for Rancho Cordova will be provided by the SCSD and law enforcement services for Rancho Cordova are provided by the SCSD's East Division. The contracted services include patrol, traffic enforcement, investigations, and administrative services.

The Police Department is located at 2897 Kilgore Road, approximately 4.0 miles northwest of the Project site. The Police Department is organized into three components: the Administrative Services Bureau, which include the budget coordinator, equipment manager, and volunteer coordinator; the Investigations and Community Services Bureau, which includes the detective unit, problem-oriented police unit, traffic enforcement, and crime prevention center; and Patrol Operations Bureau. As part of the City's contract with SCSD, the City pays the salaries of 86 total staff, who work solely for the City. This staff includes one captain, five lieutenants, six patrol sergeants, 29 patrol officers, four detectives/investigators, and other patrol, administrative, and

support staff.¹ The City's goal is to provide one police officer for every 1,000 citizens. Using the City's estimated population of 74,210 residents and the 77 police officers, the City currently meets its goal of one officer for every 1,000 citizens.

One important measurement of service delivery is response time to emergency calls-for-service. The Police Department Service Delivery Plan calls for emergency call response within 5 minutes or less for Priority One calls. A Priority One call is a violent crime against a person or an emergency requiring an immediate response to save a life. The Police Department maintains an average response time for Priority One calls for service of 5 minutes or less. Daily assessments are conducted on a call-by-call basis, with the goal of improving the department's response times.

The California Highway Patrol (CHP) provides traffic regulation enforcement, emergency management, and vice assistance on state highways, all Federal interstate highways, and other major roadways in unincorporated portions of the eastern Sacramento County area. The Project site is located within the Valley Division, which oversees Interstate 80, Interstate 5, U.S. 50, and State Route 99. The Valley Division includes 16 area offices, three resident posts, one commercial inspection facility, one transportation management center, three communications/dispatch centers and is staffed with 785 uniformed officers and 250 non-uniformed personnel.

FIRE PROTECTION AND EMERGENCY SERVICES

The Sacramento Metropolitan Fire District (SMFD) currently provides fire protection services to unincorporated areas of Sacramento County and to the Cities of Rancho Cordova and Citrus Heights. SMFD offers fire protection, fire suppression, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the unincorporated portions of Sacramento County. SMFD was formed in 2000 by consolidation of the American River Fire District and the Sacramento County Fire Protection District.

As the largest fire district in Sacramento County, SMFD currently operates 42 stations and provides service through 664 uniformed and support personnel to nearly 745,000 people in a 359-square mile area. SMFD operates ten transporting Advanced Life Support medics, seven reserve transporting medics, 38 engine companies, five truck companies, 24 grass engines, two crash rescue rigs, six water tenders, four swift water rescue bikes, five swift water rescue inflatable rubber boats, five air units, three reserve firefighter engine companies, and two reserve firefighter grass engines. Many of SMFD's engines are paramedic staffed and all responding units provide coverage by emergency medical technicians. SMFD's personnel are trained and equipped to deal not only with emergency medical alarms and structural or wildland fires, but also with swift water

¹ Personal Communication with Jeff Schelldorf, Lieutenant, Rancho Cordova Police Department. March 7, 2019.

emergencies, confined space incidents, technical rescues, hazardous materials incidents, and crash fire rescue.

To improve response times for fire districts within Sacramento County, the County Department of Emergency Medical Services developed a Joint Powers Authority (JPA) for a unified-dispatch system to respond to fire and emergency-related incidents. Under the JPA, the closest unit available is dispatched to an incident, and fire district boundaries are not considered when an incident occurs. The JPA, known as the Regional Fire and Rescue Training Authority, is made up of the California Office of Emergency Services–Fire and Rescue Branch, SMFD, and the Sacramento Fire Department.

Rancho Cordova represents only a portion of the overall SMFD service area, which includes Orangevale, Citrus Heights, Fair Oaks, Arden Arcade, Rio Linda, and South Sacramento. SMFD's Fire Administration Office is located at 2101 Hurley Way in Sacramento. SMFD operates a total of six fire stations that serve Rancho Cordova:

- Station 61—10595 Folsom Boulevard, Rancho Cordova
- Station 62—3646 Bradshaw Road, Sacramento
- Station 63—12397 Folsom Boulevard, Rancho Cordova
- Station 65—11201 Coloma Road, Rancho Cordova
- Station 66—3180 Kilgore Road, Rancho Cordova
- Station 68—4381 Anatolia Drive, Rancho Cordova

First-response service to the Project site would be provided by Station 68, approximately 0.85 miles west of the western Project boundary. Station 68 operates one engine company.

The Insurance Services Office (ISO) rating is the recognized classification for a fire department or district's ability to defend against major fires. According to the ISO, newly developing urban areas should have a fire station opened within 1.5 miles of all commercial development and 2.5 miles from all residential development when "build-out" exceeds 20% of the planning area. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The SMFD's ISO rating is currently a class 3 for hydrant areas and class 3y for non-hydrant areas and a response time of five minutes for emergency calls, where staffing levels are adequate. The SMFD currently meets this goal.

Funding for fire services and facilities resulting from new construction is facilitated through SMFD's Capital Fire Facilities Fee Schedule and property tax revenue. The SMFD continuously monitors trends that impact property values in order to develop realistic projections of property tax revenues upon which budgeting and service level decisions can be made. To the extent that property tax revenues expected to be generated by new development would not be sufficient to fund the expected operating cost to provide service, Metro Fire will explore alternative funding mechanisms to ensure that adequate service is provided and to avoid any degradation of service to existing communities.

The Capital Fire Facilities Fee was established through State Assembly Bill 1600, which provides the authority for SMFD to fund the full cost of providing new fire services and facilities to new development within its service area. The fee is used exclusively to defray costs and mitigate the impact associated with property acquisition, site preparations, design, construction, and equipping new fire stations that are required to serve new development. The Capital Fire Facilities Fee became effective in June 2003 and remains in effect until December 2020. Additional funds are generated by ambulance transport fees, and service fees (mostly from fire prevention plan checking charges).

In July 2003, the City began collecting the new Capital Fire Facilities Fee for SMFD. The Capital Fire Facilities Fee is assessed by the City's Public Works Department when improvement plans are submitted.

SCHOOLS

Elk Grove Unified School District

The Project site is located within the Elk Grove Unified School District (EGUSD) boundary. EGUSD is the fifth largest school district in California and the largest in northern California. Located in southern and eastern Sacramento County, EGUSD covers 320 square miles and has been in existence for over 41 years. The EGUSD boundaries encompass the entire City of Elk Grove, portions of the Cities Sacramento and Rancho Cordova, and most of southern Sacramento County.

EGUSD had a 2016–2017 school year enrollment of 63,297 students. EGUSD has 64 schools: 39 elementary schools, nine middle schools, nine high schools, four alternative education schools, an adult school, a special education school, and one charter school. In addition to the schools listed above, EGUSD has several elementary school sites and combined middle school/high school sites planned in the Sunrise-Douglas area, with opening dates to be determined, based on market conditions and associated student generation. In cases where school capacity is exceeded, students would be redirected to other schools in the EGUSD.

As shown on the EGUSD 2016–2017 school attendance boundaries map, students living in the Project site in early stages of Project development, before the Suncreek Specific Plan schools are constructed, would attend Sunrise Elementary School, Katherine Albiani Middle School, and Pleasant Grove High School. Other alternative or redirect (i.e., continuation) schools that students living in the Project site may attend include T. R. Smedberg Middle School, Sheldon School, Elk Grove Charter School, Las Flores Independent Study School, and the Elk Grove Virtual Academy. Table 3.12-1 identifies the 2016–2017 school-year enrollments for these schools.

TABLE 3.12-1: ELK GROVE UNIFIED SCHOOL DISTRICT: SCHOOL INVENTORY AND 2016/2017 ENROLLMENT

SCHOOL	ENROLLMENT	CAPACITY
Sunrise Elementary (K-6)	1,328	1,426
Katherine Albiani Middle (7-8)	1,440	1,424
Pleasant Grove High (9-12)	2,544	2,477
T. R. Smedberg Middle (7-8)	1,196	1,329
Sheldon (K-12)	2,389	3,142
Elk Grove Charter (9-12)	287	N/A
Las Flores Independent Study (K-12)	228	N/A
Total	9,412	N/A

NOTE: ELK GROVE VIRTUAL ACADEMY DOES NOT HAVE A SCHOOL ACCOUNTABILITY REPORT CARD.

SOURCE: ELK GROVE UNIFIED SCHOOL DISTRICT, SCHOOL ACCOUNTABILITY REPORT CARDS FROM 2017-2018 SCHOOL YEAR.

Sunrise Elementary is located at 11821 Cobble Brook Drive, approximately 0.75 miles northwest of the Project site, and serves elementary school students in grades K–5. The buildings were completed and occupied in August 2007. The campus currently includes seven permanent buildings and six relocatable buildings (which house 39 classrooms - 35 grade 1-6, three pre-k/kindergarten, and two special education), a multipurpose room, a library, a computer lab, a Learning Center, and an administration building. The portable buildings on the Sunrise Elementary campus will be eligible for state modernization funding in 2025, and the permanent buildings will be eligible as of 2030.

Katherine Albiani Middle School is located at 9140 Bradshaw Road, approximately 10.1 miles southwest of the Project site, and serves students in grades 6–8. Katherine L. Albiani Middle School opened in August 2005 and currently includes ten permanent buildings which house 48 classrooms (including 44 regular and four special education), a multipurpose room, a library, a dance room, a music room, and an administration building. Katherine Albiani Middle School will not be eligible for modernization funding between 2015 and 2025. All of the buildings on the campus will be eligible for state modernization funding beginning in 2028.

Pleasant Grove High School is located at 9531 Bond Road, approximately 10.2 miles southwest of the Project site. The high school serves students in grades 9–12. Pleasant Grove High School was opened in August 2005 and currently provides 19 permanent buildings with 86 regular classrooms and four special education classrooms, four relocatable buildings under 20 years old, two relocatable rooms over 20 years old, five computer labs, administrative and student services offices, two gyms, and a multipurpose room. The library serves both the Pleasant Grove High School and Katherine Albiani Middle School. In 2007, five additional portables were added to the northwest corner of campus to accommodate student growth. An agricultural facility with two barns was completed in 2011. Pleasant Grove High School will not be eligible for modernization funding between 2015 and 2025. All of the buildings on the campus will be eligible for state modernization funding by 2028.

The EGUSD is funded by approximately 50% state and 50% local sources. The district can receive local funding through developer impact fees, tax revenue from Mello-Roos districts, and General Obligation bonds. Developer impact fees are the major source of funding for the district. Based on

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its facility needs assessment, EGUSD demonstrated the need to levy Level II developer fees that are higher than the statutory fee. As of July 2018, Level II fees for residential construction are \$5.65 per square foot and \$0.56 per square foot for commercial construction. Developer fees may be used to finance new schools and equipment, and to reconstruct existing facilities to maintain adequate housing for all the district’s students. Mello-Roos districts are defined tax areas usually associated with new residential subdivisions, which are often used for additional school taxes.

PARKS AND RECREATION SYSTEM

Park planning in the City is an interagency and interjurisdictional process. At the broadest level, the Sacramento County Regional Parks (SCRP) manages the regional park system. Parks in Rancho Cordova are planned and operated by the CRPD.

The CRPD is located in the east-central portion of Sacramento County, south of the American River, and is bisected by U.S. 50. CRPD encompasses 75 square miles. The Project site lies in the CRPD planning area. CRPD has the primary responsibility of providing recreation facilities and services within the Cordova Planning Area, which includes Rancho Cordova and the Project site. CRPD’s jurisdiction extends south beyond the boundaries of Rancho Cordova and Project site to Jackson Road and Grant Line Road. CRPD has developed six park categories— mini parks; neighborhood parks; community parks; regional parks; linear parkways, greenbelts and open space; and bicycle trails—to meet the recreational needs of the community. The classification of each category is based on CRPD’s determination of use, function, acreage, service area, and population served. CRPD administers a total of 438 acres, which includes 18 neighborhood parks, six community parks, four community swimming pools, the Cordova Community Center at Hagan Community Park on Chase Drive, the Cordova Senior Center on Routier Road, Mather Sports Complex, the Cordova Public Shooting Center on Douglas Road, and the Cordova Golf Course on Jackson Road. The Parkway is located in the CRPD planning area. Table 3.12-2 includes the names, locations, and short descriptions of existing CRPD facilities.

TABLE 3.12-2: EXISTING CORDOVA RECREATION & PARK DISTRICT FACILITIES

<i>FACILITY NAME</i>	<i>LOCATION</i>	<i>DESCRIPTION OF FACILITIES</i>
Ahlstrom Park	Zinfandel Dr. and Cordova Ln., Rancho Cordova	7 acres with Little League baseball field and picnic tables
Alexander Bike Trail	Bear Hollow Dr., Rancho Cordova	2.49-acre special use area with bike trail segment, benches, and landscaping
Anatolia Bike Trail	Anatolia Dr., Rancho Cordova	4.6-acre special use area with bike trail, benches, and landscaping
Argonaut Park	Anatolia Dr. and Herodian Dr., Rancho Cordova	5.9 acres with group picnic area, barbeques, half basketball court, softball field, soccer field, and playground
Cordova Community Center	2197 Chase Dr., Rancho Cordova	Multi-use facility with meeting rooms, gymnasiums, ball fields
Cordova Golf Course	9425 Jackson Rd., Sacramento	Pro shop, lighted driving range, practice putting green, electric carts, hand carts, golf club rentals, and restaurant
Cordova Senior Center	3480 Routier Rd., Rancho Cordova	Full schedule of senior activities (e.g., watercolors, arts and crafts, yoga, and adult exercise)
Cordova Shooting Center	11551 Douglas Rd., Rancho Cordova	Outdoor shooting range featuring covered shooting positions, rental firearms, and a variety of classes

<i>FACILITY NAME</i>	<i>LOCATION</i>	<i>DESCRIPTION OF FACILITIES</i>
Countryside Park	Glenmoor Dr., Rancho Cordova	2 acres with picnic tables and tot lot
Dave Roberts Community Park	Benita Dr. and Mapola Way, Rancho Cordova	13 acres with a lighted softball field, tennis courts, regulation soccer field, and playground
Eagle's Nest Park	Anatolia Dr. and Chrysanthy Blvd., Rancho Cordova	3.7 acres with basketball court, open play fields, group picnic area, individual picnic areas, playground, and tennis courts. Adjacent to private community-owned recreation center
Federspiel Park	Aramon Dr. and Chassella Way, Rancho Cordova	4 acres with swimming pool, bantam soccer field, picnic tables, and playground
Gold River Park	Gold Country Blvd. and Poker Flat Dr., Gold River	6 acres with picnic tables, horseshoe pits, tot lot, playground, and bantam soccer field
Gold Station Park	Gold Station Rd., Gold River	2.2 acres with picnic tables, playground, and bantam soccer field
Hagan Community Park	2197 Chase Dr., Rancho Cordova	75 acres with Cordova Community Center, three swimming pools, eight tennis courts, group picnic areas, baseball fields, soccer fields, basketball court, playgrounds, tot lots, fitness course, and scale model stream railroad. Also provides access to the Jedediah Smith memorial Trail and foot access to the American River
Henley Park	Henley Dr., Rosemont	One-half acre with picnic tables and tot lot
Heron Landing Community Park	Justinian Dr. & Sunrise Blvd., Rancho Cordova	20 acres with sports fields, tennis court, picnic facilities, 2 playgrounds, restrooms, showers, and spray park
Independence Park	Brittan Way and School St., Mather	11 acres with picnic tables, restrooms, and playground
Larchmont Community Park	Linda Rio Dr., Sacramento	14 acres with two tennis courts, one bantam soccer field, one regulation soccer field, group picnic area, and playground
Larchmont-Rossmoor Park	Ambassador Dr., Sacramento	3 acres with softball field, soccer field, picnic tables, and playground
Lincoln Village Community Park	3480 Routier Rd., Sacramento	17 acres with a lighted softball field, four tennis courts, swimming pool, basketball court, group picnic area, and the Cordova Senior Center
Manlove Park	Rose Parade Way and Spellbinder Ct., Rosemont	3 acres with picnic tables and tot lot
Mather Sports Complex	3755 Schriever Ave., Mather	Aerobics, open gym, racquetball, weight rooms, and walking and jogging facility
Primrose Park	Off Hedge Rd. and Jackson Hwy., Rosemont	2.4 acres with picnic tables and tot lot with play structure
Prospect Hill Park	Gold Flat Dr. and Prospect Hill Dr., Rancho Cordova	7 acres with picnic tables, basketball court, bantam soccer field, and tot lot
Renaissance Park	3125 Mowbray Way, Rancho Cordova	Group picnic area, playground, half basketball court
Riviera East Park	Mira Del Rio Dr., Sacramento	9 acres with two tennis courts, bantam soccer field, basketball court, group picnic area, and tot lot
Rosemont Community Park	Americana Way, Rosemont	17 acres with four tennis courts, two Little League fields, softball field, playground, tot lot, and group picnic areas
Rosemont North Park	Huntsman Dr. and Premier Way, Rosemont	3 acres with picnic tables and playground
Rosswood Park	Roseport Way and Rose Brook Way, Rosemont	1 acre with picnic tables and tot lot
Salmon Falls Park	Salmon Falls Dr., Sacramento	One-quarter acre, no permanent facilities
Sandpiper Park	Appolon Way near Steccato Dr., Rancho Cordova	5 acres with open play fields, group picnic area, individual picnic areas, playground, and bike trail access
Sonoma Park	Bear Hollow Dr., Rancho Cordova	4 acres with concrete walkways, tot lot, playground, and covered group picnic area

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<i>FACILITY NAME</i>	<i>LOCATION</i>	<i>DESCRIPTION OF FACILITIES</i>
Stone Creek Bike Trail	Azienda Dr., Rancho Cordova	49.24-acre special use area with bike bath, picnic tables, and directional signage
Stone Creek Community Park	Spoto Dr., Rancho Cordova	21 acres with large and small group picnic areas, restrooms, concrete walkways, playground, water feature, basketball court, soccer fields, softball/youth baseball field, amphitheater, and modular skateboard features
Sunridge Park	4041 Borderlands Dr., Rancho Cordova	7 acres with basketball court, multiuse field, picnic facilities, and playground
Sunriver Park	Klamath River Dr., Rancho Cordova	4.5 acres with picnic tables, ball field, basketball court, and tot lot
Taylor Park	West La Loma Dr., Rancho Cordova	3 acres with a tot lot, playground, and picnic tables
Tuscany Park	Corvina Dr., Rancho Cordova	4.5 acres with covered group picnic area, playground, soccer field, half basketball court, horseshoe pit, softball/youth baseball field, and concrete walkways
Veterans Park	Mather Blvd., Mather	6.4 acres with a playground, tennis courts, basketball court, and a group picnic area
The Village Green Park	3141 Bridgeway Dr., Rancho Cordova	2 acres with spray park, restrooms, amphitheater, and sitting areas
Waterbrook Park	Waterbrook Dr., Rancho Cordova	One-tenth acre with playground
White Rock Park	10488 White Rock Rd., Rancho Cordova	12 acres with a swimming pool, two tennis courts, group picnic areas, playground, and basketball court
Mather Regional Park and Mather Lake	Eagles Nest Rd., Mather	18-hole golf course, picnic sites, hiking trails, wildlife viewing, bird watching, and fishing

SOURCE: CRPD DISTRICT INVENTORY & ASSESSMENT PLAN, 2012; PRELIMINARY DISTRICT-WIDE FACILITIES DISTRIBUTION PLAN, 2017; PARKS & FACILITIES LIST: [HTTPS://CRPD.COM/PARKS](https://crpd.com/parks) ACCESSED APRIL 4, 2019

In fall 2005, CRPD adopted new standards that include a requirement of 5 acres of parkland per 1,000 residents, and the addition of performance standards for specific types of open space. Using the new standard of 5 acres per 1,000 residents, the projected 2020 CRPD population (158,767 residents) contained in the CRPD Master Plan, and the total parkland in the CRPD (630.20 acres²), CRPD provides approximately 4.0 acres per 1,000 residents.

The existing park facilities nearest the Project site are located to the northwest of the Project site: Argonaut Park, Eagles Nest Park, Kavala Ranch Park, Sandpiper Park, and Sunridge Park.

LIBRARY SERVICES

Library services in the City of Rancho Cordova are provided by the Sacramento Public Library. The Rancho Cordova library branch is located at 9845 Folsom Boulevard, Sacramento, CA 95827. This library has a book drop, computer workstations, and a meeting room with tables, chairs, kitchen, and projector screen.

² Cordova Recreation & Park District: District Inventory & Assessment Plan – Final Draft. 2012.

3.12.2 REGULATORY SETTING

STATE

California Fire Code

The California Fire Code contains regulations relating to construction and maintenance of buildings and the use of premises. Topics addressed in the Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions to protect and assist first responders, industrial processes, and many other general and specialized fire safety requirements for new existing buildings and premises.

California Health and Safety Code

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

California Code of Regulations

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

Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50)

The “Leroy F. Greene School Facilities Act of 1998,” also known as Senate Bill No. 50 or SB 50 (Chapter 407, Statutes of 1998), governs a school district’s authority to levy school impact fees. This comprehensive legislation, together with the \$9.2 billion education bond act approved by the voters in November 1998 known as “Proposition 1A”, reformed methods of school construction financing in California. SB 50 instituted a new school facility program by which school districts can apply for state construction and modernization funds. It imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development and provided the authority for school districts to levy fees at three different levels:

- **Level I** fees are the current statutory fees allowed under Education Code 17620. This code section provides the basic authority for school districts to levy a fee against residential and commercial construction for the purpose of funding school construction or reconstruction of facilities. These fees vary by district for residential construction and commercial construction and are increased biannually.
- **Level II** fees are outlined in Government Code Section 65995.5, allowing school districts to impose a higher fee on residential construction if certain conditions are met. These conditions include having a substantial percentage of students on multi-track year-round scheduling, having an assumed debt equal to 15–30 percent of the district’s bonding

capacity (percentage is based on revenue sources for repayment), having at least 20 percent of the district's teaching stations housed in relocatable classrooms, and having placed a local bond on the ballot in the past four years which received at least 50 percent plus one of the votes cast. A Facility Needs Assessment must demonstrate the need for new school facilities for unhoused pupils is attributable to projected enrollment growth from the construction of new residential units over the next five years.

- **Level III** fees are outlined in Government Code Section 655995.7. If State funding becomes unavailable, this code section authorizes a school district that has been approved to collect Level II fees to collect a higher fee on residential construction. This fee is equal to twice the amount of Level II fees. However, if a district eventually receives State funding, this excess fee may be reimbursed to the developers or subtracted from the amount of state funding.

Quimby Act

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

LOCAL

City of Rancho Cordova General Plan

The City of Rancho Cordova General Plan contains the following goals, policies, and standards that are relevant to public services:

INFRASTRUCTURE, SERVICES, AND FINANCE ELEMENT

Goal ISF.2: Ensure the development of quality infrastructure to meet community needs at the time they are needed.

Policy ISF.2.1: Ensure the development of public infrastructure that meets the long-term needs of residents and ensure infrastructure is available at the time such facilities are needed.

Policy ISF.2.2: Coordinate with independent public service providers, including schools, parks and recreation, utility, transit, and other service districts, in developing service and financial planning strategies.

Policy ISF.2.3: Ensure that adequate funding is available for all infrastructure and public facilities, and make certain that the cost of improvements is equitably distributed.

Policy ISF.2.4: Ensure the development of public infrastructure that meets the long-term needs of residents and ensure infrastructure is available at the time such facilities are needed.

Goal ISF.3: Provide a full range of local services that meet local needs.

Policy ISF.3.1: Foster the provision of comprehensive services targeted to meet the needs of the City's growing population.

Policy ISF.3.2: Support enhanced library services for existing and future residents and employees that exceed regional and national standards.

Policy ISF.3.3: Foster the provision of comprehensive services targeted to meet the needs of the City's growing population.

Goal ISF.4: Provide educational options that result in well educated children and adults in the City of Rancho Cordova.

Policy ISF.4.1: Encourage school districts to locate and site facilities in an integrated manner with the rest of the community.

SAFETY ELEMENT

Goal S.7: Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property.

Policy S.7.1: Use Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings.

Goal S.8: Maintain effective and community-oriented law enforcement.

Policy S.8.1: Monitor and review the level of police staffing provided in the City to ensure that sufficient staffing and resources are available to serve local needs.

Policy S.8.2: Develop law enforcement programs through community partnerships, which reduce, as well as prevent, crime.

Policy S.8.3: Plan and develop law enforcement facilities according to overall need and the distribution of growth within the City.

Policy S.8.4: Use education and crime prevention as integral parts of the practice of law enforcement.

Goal S.9: Reduce the probability of fire damage to all of the City's structures.

Policy S.9.1: Cooperate with the Sacramento Metropolitan Fire District (SMFD) to reduce fire hazards, assist in fire suppression, and ensure efficient emergency medical response.

Policy S.9.2: Provide infill development with adequate off-site improvements to meet onsite fire flow requirements.

Policy S.9.3: Consider establishing mitigation fees to fund adequate fire protection and emergency medical response facilities, if such fees are critical and necessary to meet the facility funding needs of SMFD and existing methods of financing are inadequate.

3.12.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the Project will have a significant impact on public services if it would result in:

Substantial adverse physical impacts associated with the provision of new or physically altered government facilities, and/or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Parks
- Other public facilities

IMPACTS AND MITIGATION MEASURES

Impact 3.12-1: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered police facilities (Less than Significant)

The Rancho Cordova Police Department would provide first-response service for the Project. New development in the City is responsible for the full cost of additional facilities and equipment necessary as a result of that development. The Project applicant would be required to comply with City Ordinance No. 13-2003, which levies a special tax on all taxable parcels in the Project area. This tax would be included in new homeowners' property taxes and would be used to pay for new facilities and equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve Project development.

The Rancho Cordova Police Department has established guidelines to enhance law enforcement and emergency response. These guidelines include the use of design measures to increase the opportunity for residents and occupants of buildings to see into areas deemed as potential sites for crime. In addition, the City encourages the use of "Crime Prevention Through Environmental Design" principles, such as maximizing visibility of parking areas and building entrances, defining property lines and distinguishing private spaces from public spaces using landscape plantings,

gateway treatments, and fences, and prohibiting entry or access using window locks, dead bolts, and interior door hinges, in the design of residences and commercial buildings.

The Rancho Cordova Police Department reviewed the revised Project application materials. The Police Department's review did not identify any specific police department facility improvements that would be required to serve the Project, but did recommend specific Project design and access features and noted that, based on an estimate of 2.28 people per home, that the Project would require an additional 1.87 officers (Rancho Cordova Police Department, June 21, 2018). It is noted that the 2.28 people per home rate was provided in a letter regarding the Project from the Rancho Cordova Police Department on June 21, 2018. This rate differs from Chapter 2.0, Project Description, of this Draft EIR which estimates the Project may have a population of 4,319. This population would result in the Project requiring an additional 4.3 officers. The Project would not include development of any police department facilities. New or expanded facilities would not be required to serve the Project. Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund costs associated with police services.

The Project would be required to contribute to the funding of additional police facilities, services, and equipment necessary to serve the Project and would incorporate the Rancho Cordova Police Department guidelines into Project designs. However, the Project does not include development of any police department facilities and police department facilities are not anticipated to be constructed or expanded off-site in association with the Project. Therefore, the project's impacts associated with substantial adverse physical impacts related to the construction, provision, or need for police facilities would be *less than significant*.

Impact 3.12-2: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered fire protection facilities (Less than Significant)

Funding for fire services and facilities resulting from new construction is facilitated through SMFD's Capital Fire Facilities Fee Schedule. The fee is used exclusively to defray costs associated with property acquisition, site preparation, design, construction, and equipping new fire stations that are required to serve new development. Additional funds are generated by ambulance transport fees and service fees (mostly from fire prevention plan checking charges).

SMFD outlines fire prevention standards to be incorporated into new residential and commercial development. These standards include access arrangements, fire hydrant placement, fire flow availability and requirements, and plan submittal requirements. SMFD also requires installation of automatic fire sprinklers in all new commercial construction that exceeds 3,599 square feet and some residential properties exceeding 2,999 square feet. In addition, as required by the City

General Plan, new commercial development, industrial development, and multifamily residential development with five or more units must incorporate on-site fire suppression systems into Project designs. On-site equipment and design would be reviewed and approved by SMFD prior to issuance of building permits. SMFD reviewed the Project application and revised Project application materials. SMFD's review did not identify any specific fire protection facility improvements that would be required to serve the Project, but did identify specific Project design and access requirements necessary for SMFD to serve the Project (SMFD, February 21, 2018; SMFD, June 21, 2018); these requirements have been incorporated into the Project design.

The Project would not include development of any fire department facilities. New or expanded facilities would not be required to serve the Project. Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund costs associated with fire services.

The Project would be required to contribute to the funding of additional fire protection facilities, services, and equipment necessary to serve the Project and would incorporate SMFD requirements into Project designs. However, the Project does not include development of any fire protection facilities and fire protection department facilities are not anticipated to be constructed or expanded off-site as a result of the Project. Therefore, the Project's impacts associated with substantial adverse physical impacts related to the construction, provision, or need for fire protection facilities would be *less than significant*.

Impact 3.12-3: The Project has the potential to require the new or physically altered school facilities, the construction of which may cause substantial adverse physical environmental impacts (Less than Significant)

The Project site is within the boundaries of EGUSD. The Project includes residential units that would directly increase the student population in the area. The Project may indirectly increase the number of persons in the area as a result of employment potential; however, it is not possible to determine at this time whether employment opportunities would be utilized by the existing population with existing students in the schools or if employees would be recruited from outside the region, bringing new students to Rancho Cordova.

The Project would include the development of up to 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units (38 of which would be age-restricted). The Project's non-age-restricted residential component would directly cause population growth and increase enrollment in the local school district. Table

3.12-3 shows the anticipated number of elementary, middle, and high school students that would be generated by the non-age restricted portion of the Project.

TABLE 3.12-3: ELK GROVE UNIFIED SCHOOL DISTRICT STUDENT GENERATION (NON-AGE-RESTRICTED UNITS)

<i>PROPOSED LAND USE</i>	<i>GENERATION RATE</i>	<i>PROJECTED NUMBER OF STUDENTS</i>
<i>ELEMENTARY SCHOOL</i>		
735 Single-Family Dwellings	0.3952 students/unit	290
215 Multi-Family Dwellings	0.2405 students/unit	51
<i>Subtotal</i>		<i>341</i>
<i>MIDDLE SCHOOL</i>		
735 Single-Family Dwellings	0.1111 students/unit	81
215 Multi-Family Dwellings	0.0649 students/unit	13
<i>Subtotal</i>		<i>94</i>
<i>HIGH SCHOOL</i>		
735 Single-Family Dwellings	0.2045 students/unit	150
215 Multi-Family Dwellings	0.1297 students/unit	27
<i>Subtotal</i>		<i>177</i>
Total		612

SOURCE: ELK GROVE UNIFIED SCHOOL DISTRICT DEVELOPMENT FEE JUSTIFICATION STUDY / SCHOOL FACILITIES NEEDS ANALYSIS, 2018.

Utilizing the student generation rates provided in the EGUSD Development Fee Justification Study / School Facilities Needs Analysis, the proposed non-age restricted units would be expected to generate approximately up to 341 new elementary school students, up to 94 new middle school students, and up to 177 new high school students, for a total of 612 students generated at the EGUSD.

As required by state law, the Project applicant would pay the state-mandated school impact fees to EGUSD. As of August 2018, Level II fees for residential development are \$5.65 per square foot and \$0.61 per square foot for commercial/industrial construction in the EGUSD boundaries. The City would determine the assessable square footage that would be subject to the fee at the time of development. The California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA (California Government Code Section 65996). The Project would not include development of any school facilities. The EGUSD Facilities Master Plan indicates that inadequacies of its facilities will be mitigated by adding facilities, a change in program, or adjustments to enrollment. It is anticipated that facility construction and expansion may result in environmental impacts associated with aesthetics, air quality, biological resources, cultural and tribal resources, energy, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation and circulation, and utilities, depending on the location and facility design. However, while new or expanded future facilities that may serve the Project and other future projects in the area may result in environmental impacts associated with construction or expansion, the specific facilities to serve the Project are not known and greater specificity regarding impacts cannot be provided at this time. As previously noted, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA (California Government Code Section

65996). Therefore, the Project’s payment of the required school impact fee would reduce the Project’s impacts associated with school facilities to *less than significant*.

Impact 3.12-4: The Project has the potential to require the construction of park and recreational facilities which may cause substantial adverse physical environmental impacts (Less than Significant)

The Project would directly increase the number of persons in the area as a result of employment potential, and residential uses. The Project includes up to 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units (38 of which would be age-restricted). The Project is projected to increase the population by an estimated 4,013 residents, based on the number of units planned for development. However, for the purposes of collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: *The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.* The Project’s parkland dedication and open space dedication requirements, calculated by the City consistent with Municipal Code Chapter 22.40, are outlined in Table 3.12-4.

TABLE 3.12-4: PARKLAND DEDICATION REQUIREMENTS

DESIGNATION	UNITS	QUIMBY PPH ¹	POPULATION	QUIMBY DEDICATION RATE	REQUIRED DEDICATION
Market-rate Single Family Units	735	2.95	2,168	5 acres/ 1,000 persons	10.840
Market-rate Multi-family Units	215	1.54	331	5 acres/ 1,000 persons	1.660
Age-restricted Senior Single Family Units	737	2.00	1,474	5 acres/ 1,000 persons	7.370
Age-restricted Senior Multi-family Units	38	1.04	40	5 acres/ 1,000 persons	0.198
<i>Totals</i>	<i>1,725</i>	<i>--</i>	<i>4,013</i>	<i>--</i>	<i>20.060</i>

NOTES: ¹ QUIMBY POPULATION CALCULATIONS ARE PERFORMED CONSISTENT WITH MUNICIPAL CODE CHAPTER 22.40. DUE TO THE PRESCRIBED POPULATION PER HOUSEHOLD FACTORS, THESE CALCULATIONS DIFFER FROM THE POPULATION ESTIMATES FOR THE PROJECT IN CHAPTER 2.

SOURCE: CITY OF RANCHO CORDOVA, 2019

As shown in Table 3.12-4, the Project would be required to dedicate 20.06 acres of parkland and 4.014 acres of open space. Park and recreation facilities totaling 20.3075 acres would be provided by the Project. In addition to these facilities, the Project would dedicate approximately 4.4 acres of public open space (portions of Lots R, S, Q and/or Lot U) to complement the active recreation uses associated with the 10.78-acre public park on Lot D and approximately 2.5 miles of public trails would be developed throughout the Project site. Within the age-restricted portion of the Project, approximately 7.17 acres would be dedicated for recreational purposes. The recreation center

(4.19 net acres) would include a clubhouse serving as a recreation, community gathering, activity, and information hub for residents. A separate 1.58-acre community garden (Lot B) and a 1.4-acre linear park would be provided within the age-restricted community. In addition, multiple paseos would be provided throughout the age-restricted community to provide connectivity and off-road walkability. In addition to the proposed park lots, the Project would provide parks and recreation facilities on approximately 0.2575 acres within Village 23 to serve the proposed multifamily use.

In fall 2005, CRPD adopted new standards that include a requirement of 5 acres of parkland per 1,000 residents, and the addition of performance standards for specific types of open space. The addition of 19.24 acres of park and recreation facilities space falls short of the five acre per 1,000 goal by 0.23 acres. However, the passive uses associated with Lot S and the public walking trails would result in adequate parkland to meet the standards. New or expanded off-site park facilities would not be required to serve the Project. The environmental impacts of development of the proposed on-site park and recreation facilities are addressed as part of the proposed Project and are analyzed throughout this EIR. Development of the park sites is anticipated as part of the Project and is included in the impact discussions associated with development of the Project site included in this Draft EIR, including analysis of impacts associated with aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gases and energy, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services and recreation, transportation and circulation, and utilities. For example, as shown in Figure 2.0-4 in Chapter 2.0, a 10.96-acre park site would be located in the north-central portion of the Project site. This large park area may include recreational fields. The potential lighting and noise impacts resulting from operation of this and other proposed parks are discussed in Section 3.1, Aesthetics, and Section 3.10, Noise and Vibration, of this EIR. Potential adverse environmental impacts associated with development of the Project, including the proposed park sites, are discussed in Sections 3.1 through 3.14 and 4.0 of this Draft EIR. The Project does not propose any off-site parks and no expansion or development of off-site parks is anticipated as part of the Project.

The City collects impact fees for parks from new development based upon projected impacts from the development. The Project applicant would be required to pay the in-lieu parkland fee, dedicate land for parkland uses, or provide a combination of dedication and in-lieu fees, as determined by the City. The Project is not anticipated to result in any significant environmental impacts associated with park and recreation facilities, beyond those discussed in Sections 3.1 through 3.14 and 4.0 of this Draft EIR, therefore, this impact is considered *less than significant*.

Impact 3.12-5: The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated (Less than Significant)

As stated previously, the Project will directly, and may indirectly increase the number of persons in the area as a result of employment potential and visitor-serving uses. It is not anticipated that the

Project would result in a significant increase in the use of existing neighborhood and regional parks or other recreational facilities from people associated with the employment potential and visitor-serving uses. The Project does, however, include extensive new recreational facilities for the community and residents, which offset any new demand for parks or recreational facilities that could result from the employment potential and residential uses and would reduce the Project's potential to result in substantial physical deterioration of existing parks and recreation facilities.

The Project would not significantly increase the use of an existing park, or other recreational facility such that any substantial physical deterioration of existing facilities would occur or be accelerated. As such, the Project would have a *less-than-significant* impact relative to this topic.

Impact 3.12-6: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered other public facilities (Less than Significant)

Sacramento County, as a regional government, provides countywide services, including public health, elections, and criminal prosecutions. The Project would increase demand for other public facilities within the City of Rancho Cordova, such as libraries and community buildings. However, given that the additional population increase associated with the Project is a small percentage of the population of the City as a whole, significant impacts due to increased demand on libraries and community facilities are not expected. Additionally, the Project includes a 21,000 square-foot community clubhouse in the age-restricted portion of the Project. The environmental impacts of construction of this clubhouse are addressed as part of the proposed Project and considered throughout this EIR. Overall, construction of other public or community facilities would not be warranted.

The Project will bring residents and could bring employees to the area which may require the use of other public services such as libraries, etc. The City collects impact fees from new development based upon projected impacts from each development, including impacts on other public services (i.e., libraries, community facilities, etc.). The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with services provided. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund capital and labor costs associated with these other public services.

The Project would not trigger the need for new facilities or expansion of existing facilities associated with other public services and facilities, such as libraries and community buildings. Consequently, new or expanded facilities for other public services are not proposed at this time or required to serve the Project. The Project would not result in the need for new facilities for other public services, thus it will have a *less-than-significant* impact relative to this topic.