

This section describes the public services and utilities that would serve the Redevelopment Project Area. Each section includes descriptions of existing facilities, service standards, and potential impacts on each service resulting from implementation of the Redevelopment Plan.

4.11.1.1 FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

EXISTING CONDITIONS

The Sacramento Metropolitan Fire District (SMFD) provides fire protection services, fire suppression, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the City of Rancho Cordova as well as the Project Area. The SMFD service area encompasses approximately 417 square miles in the southern portion of Sacramento County and includes both urban and rural areas. The SMFD is the largest district in the County of Sacramento and the seventh largest local fire agency in the State of California. The SMFD has 42 fire stations with approximately 673 paid personnel on its staff. The District includes 39 engine companies, 5 truck companies, 12 medic transportation units, 8 historical fire apparatus, 5 crash/rescue units, and various watercraft response units. There are three SMFD facilities within the Redevelopment Project Area. These include Station 61 at 10595 Folsom Boulevard, Station 62 at 3646 Bradshaw Road, and Station 65 at 11201 Coloma Road (See **Figure 4.11-1**).

Fire Suppression Fleet

The fire suppression fleets vary from station to station depending on location and the intensity of development in the immediate vicinity. SMFD fire suppression equipment generally consists of engines, aerial platform trucks, rescue boats, grass units, water tenders, and fully equipped Type 3 modular medical paramedic emergency response units. If a paramedic equipped engine is the first responder to an incident, the on-board paramedic provides emergency medical attention until a Type 3 modular unit arrives and assumes emergency medical service responsibilities. Within the Project Area, the majority of fire suppression calls are related to structure fires. Structural fires occur in developed areas and include structural, chemical, and vehicular related fires. Structural fires can result from mechanical failures, accidental occurrences, or arson (intentional activities). The building materials used in various structures can limit or be a catalyst for the spread of structural fires.

Emergency Medical Fleet

The Emergency Medical Service (EMS) Division oversees the SMFD's emergency related services and personnel. The SMFD currently deploys ten 24-hour Advanced Life Support (ALS) ambulances, a number of ALS reserve ambulances, and several ALS engine companies. Stations 62 and 65 (within the Project Area) are equipped with medic units.

Funding Mechanisms

The SMFD is generally funded through property taxes and grant funding. The funding and expenditures for the District are facilitated through the District's Capital Improvement Program (CIP). Within the City limits of Rancho Cordova, the SMFD is funded through a variety of sources. Property tax revenue provides the majority of the funding for fire related services. Additional funds are generated through fire impact fees (used exclusively for construction of new growth stations and associated apparatus), ambulance transport fees, and service fees, mostly from fire prevention plan checking charges (Dobson, April 2005).

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Service Standards

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 1½ miles of all commercial development and 2 ½ miles from all residential development when "build-out" exceeds 20 percent of the planned area. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The SMFD has an ISO rating of 3 in locations of their service area with established water distribution systems and hydrants, including the entire Project Area (Dobson, April 2005).

Response Time

The SMFD has established a goal for a response time of five minutes or less for 80 percent of the time in the urbanized portions of the City (Dobson, 2005). The SMFD Master Plan provides policy guidance, objectives, and activities to achieve improved emergency response to the District's citizens, to utilize existing District resources more efficiently, and to improve District essential facilities. Fire and emergency services in the County of Sacramento have developed a Joint Powers Authority (JPA) for a unified dispatch system. Under the JPA, the closest unit available is dispatched to an incident and Fire District boundaries are not an issue when an incident occurs. The Regional Fire and Rescue Training Authority is a Joint Powers Authority ("JPA") comprised of three member agencies: California Office of Emergency Services – Fire and Rescue Branch; Sacramento Metropolitan Fire District; and the Sacramento Fire Department.

In order to maintain their current response time throughout their service area, the SMFD has planned three additional stations in the City of Rancho Cordova. These stations are all to be located south of White Rock Road in the areas of Rancho Cordova planned for new development. No new stations are currently planned within the Project Area.

Call Volume

According to the SMFD, the three stations located within the Project Area responded to a total of 13,783 calls in 2004. The call volumes of each station and their respective trucks, engines, and medics are shown in **Table 4.11-1**.

TABLE 4.11-1
SMFD CALL VOLUMES BY STATION – 2004

Station/Equipment	Medical	Fire Suppression	Other	Total
Station 61	3,918	2,543	297	1,078
Engine 61	2,975	2,061	175	739
Truck 61	943	482	122	339
Station 62	5,385	4,057	238	1,090
Engine 62	2,087	1,300	182	605
Medic 62	3,298	2,757	56	485
Station 65	4,480	3,694	194	592
Engine 65	1,392	1,094	148	150
Medic 65	3,088	2,600	46	442
Total	13,783	10,294	729	2,760

Source: Sacramento Metropolitan Fire District, Online Call Volume Database - 2004

4.11.1.2 REGULATORY FRAMEWORK

STATE

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) has established minimum staffing standards for fire suppression and emergency medical services. Cal/OSHA requires a minimum of four fire fighters before the use of respirators, which are required for entry into an enclosed space filled with harmful gases, fumes, or vapors. The SMFD has more than four paid fire fighters on staff; therefore, would not need a volunteer staff to comply with the California Occupational Safety and Health regulations.

LOCAL

Proposed City of Rancho Cordova General Plan

The City of Rancho Cordova is in the process of preparing its first General Plan. On May 16, 2005 the City of Rancho Cordova adopted Resolution No. 57-2005 that establishes the City's interim policies and diagrams associated with the development of its new General Plan are to used to guide land use and circulation within the City until adoption of the proposed General Plan. The proposed General Plan includes provisions related to impacts to public services and utilities. Section 4.1 of this EIR includes more information on the proposed Rancho Cordova General Plan.

City Emergency Response/Evacuation Plans

The City of Rancho Cordova is responsible for emergency response and evacuation plans within the City limits. The State of California passed legislation authorizing the Office of Emergency Services (OES) to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. Because the City of Rancho Cordova incorporated in July 2003, it is not under any time constraints to prepare an emergency management plan. Until such time that it prepares an emergency management plan, the City has implemented the County of Sacramento's program.

Fire Codes and Guidelines

The availability of sufficient water flows and pressure are a basic requirement of the SMFD Fire Department. Fire Department requirements are determined for specific development projects at the design stage and are based on the Uniform Building Code (UBC). In addition to meeting minimum fire flow requirements, all development projects within the Project Area are required to meet other various fire protection requirements identified in the plan check and review process. The Fire District requires that fire sprinklers be installed in all new commercial construction that exceeds 3,600 square feet and some residential properties exceeding 2,999 square feet. Also, for structures exceeding 3,600 square feet, the district requires water pressure of at least 20 pounds per square inch residual pressure at 1,000 gallons per minute flow. The district also requires that all signals installed on the project site include traffic control devices that allow the Fire District to activate the light and therefore control the flow of traffic in order to maintain a response time of 5 minutes. Fire lanes must be installed and dedicated prior to any development project approval. (Dobson, April 2005)

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Sacramento Metropolitan Fire District Master Plan

The SMFD Master Plan provides policy guidance for the Fire Chief and staff to implement numerous objectives and activities to achieve improved emergency response to the District's citizens, to utilize existing District resources more efficiently, and to improve District essential facilities. The plan is focused on maintaining a secure and accountable fiscal approach to the District's present and future needs while meeting the changing nature and scope of emergency services.

4.11.1.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following threshold standard is based on State CEQA Guidelines Appendix G. A significant impact to fire protection and emergency services would occur if implementation of the proposed project:

Would result in substantial adverse physical impacts associated with the provision of new or physically altered fire or emergency medical related facilities or services, the construction and/or provision of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection and emergency services.

METHODOLOGY

Evaluation of potential fire service impacts was based on consultation with SMFD staff and review of the Sacramento County General Plan, applicable emergency response and evacuation plans, and other relevant documents.

Fire Protection and Emergency Medical Services

Impact 4.11.1.1 Implementation of the proposed project would require additional fire protection and emergency medical equipment and facilities that would result in physical environmental impacts. This would be a **potentially significant** impact.

Implementation of the proposed project would not directly result in new residential, commercial, industrial, and recreational development. However, as described in Section 4.2 of this EIR, residents, employees, and dwelling units in the Project Area are expected to increase over the life of the Redevelopment Plan. The proposed City of Rancho Cordova General Plan is the major impetus for this increase, as it proposes wide-scale development of the City. The Redevelopment Plan does not propose any specific redevelopment activities at this time. However future redevelopment activities could potentially require additional fire protection and emergency medical equipment and facilities.

As population, employment, and dwelling units in the Project Area increase, calls for fire suppression and emergency medical services will increase as well. As redevelopment of the Project Area occurs consistent with the proposed Rancho Cordova General Plan, additional equipment and facilities will be required in order to meet established response time and safety goals of the SMFD. The SMFD has indicated that they anticipate the need for future stations within the Project Area. If, during the life of the Redevelopment Plan, the SMFD were to determine that additional funds were required in order to provide additional capital facilities,

such as fire stations, the SMFD can seek that funding from the Redevelopment Agency, pursuant to California Health and Safety Code Section 33445.6.

According to California Redevelopment Law (Health and Safety Code Sections 33000 et seq.), the Redevelopment Plan cannot modify or lessen the current tax financing provided to public agencies, including fire departments and districts. Additionally, according to California Health and Safety Code Section 33676, the Redevelopment Plan can provide additional funding to the SMFD as needed. Therefore, while the Redevelopment Plan may result in additional need for facilities and equipment, the Plan does not impact the SMFD's ability to maintain funding or service levels.

Additional issues can arise with the projected increases in density within the Project Area. Additional density can further tax the roadway system, causing delays for fire suppression and emergency service response, and impacts to water supply infrastructure can cause fire flow within buildings and at hydrants to fall below those required for efficient, effective fire suppression. Pursuant to California Health and Safety Code Section 33445, the Redevelopment Plan can include funds for the installation of new public improvements and for the improvement of existing public facilities, including roadways and water supply infrastructure. Therefore, while the increased density predicted within the Project Area could otherwise affect response time and fire flow, the Redevelopment Plan would make funds available to meet these needs.

Redevelopment projects, including projects that could construct or expand existing fire stations, initiated as a result of implementation of the proposed project are subject to CEQA review of their potential environmental impacts, including impacts due to increased demands on the SMFD. The environmental impacts of new fire facilities include potential visual, air quality, noise, and hydrology impacts as well as additional environmental concerns. Potential environmental impacts of fire department construction are addressed in the appropriate sections of this EIR. Additional impacts due to an increased need for fire department capacity and services could occur with implementation of the proposed project and would be reviewed in connection with development applications or projects.

Mitigation Measures

The following mitigation measures will be adopted by the City Council in connection with the adoption of the Redevelopment Plan as measures that will apply to all development in the Project Area until the proposed General Plan is adopted:

MM 4.11.1.1a The Agency shall require that subsequent projects under the Redevelopment Plan are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.

MM 4.11.1.1b The Agency shall require that subsequent projects under the Redevelopment Plan fund their fair share portion of mitigation of impacts to public services and infrastructure, including the environmental impacts of extending or increasing services to those projects.

Implementation of the above mitigation measures would ensure that implementation of the proposed project would result in **less than significant** impacts associated with fire protection and emergency medical services.

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4.11.1.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative fire protection and emergency medical services area includes the entire service area of the SMFD, which includes the Project Area. Future development expected within the Project Area as well as within cities within and unincorporated portions of the SMFD service area will result in the need for additional personnel, equipment, and facilities for fire protection, emergency medical response, and other related services. The cumulative setting also takes into account existing development in the cumulative area.

Cumulative Fire Protection and Emergency Medical Services

Impact 4.11.1.2 Implementation of the proposed project, along with past, current, and project development in the cumulative area, would result in the need for additional fire protection and emergency medical facilities and equipment. The proposed project's incremental contribution to this impact would be **less than cumulatively considerable**.

As described in **Impact 4.11.1.1** above, redevelopment activities initiated as a result of implementation of the proposed project would result in additional population, employment, and dwelling units in the Project Area. Therefore, the proposed project would contribute to the cumulative need for additional fire and medical response facilities and equipment in the cumulative area. Implementation of mitigation measures **MM 4.11.1.1a** and **b** above would reduce the proposed project's contribution to this cumulatively impact. Therefore, the proposed project's incremental contribution to cumulative fire protection and emergency medical services impacts would be **less than cumulatively considerable**.

Mitigation Measures

Implement mitigation measures **MM 4.11.1.1a** and **b**.

4.11.2 LAW ENFORCEMENT

EXISTING CONDITIONS

Sacramento County Sheriff's Department

The Sacramento County Sheriff's Department Patrol (SCSD) Services provide specialized law enforcement to unincorporated portions of the County and the contract cities of Citrus Heights, Elk Grove (temporarily), and Rancho Cordova, serving approximately 616,600 people. Patrol Services operate the SCSD towing and parking enforcement, community resources and service centers, emergency operations, and specialized patrol units. The SCSD has personnel totaling 2,332 people, consisting of 1,789 officers and 543 non-sworn members. The SCSD also has a reserve force of 168 officers and roughly 621 volunteer forces.

The Project Area falls within the jurisdiction of the South Patrol Division, which is divided into four separate zones. The South Patrol Division has a total of 148 personnel, whose primary functions are patrolling the South Division's Zones. The South Division includes a Captain, 7 lieutenants, 17 sergeants, 117 deputies and 6 civilians. The South Patrol Division's station is located at 9250 Bond Road in the City of Elk Grove. The patrol function is staffed 24 hours each day and is broken up into five different ten-hour shifts. Responsibility of the South Patrol Division extends to the

unincorporated area bounded by the American River and the Sacramento City limits to the north, Contra Costa and San Joaquin counties to the south, El Dorado and Amador counties to the east, and the Sacramento River to the west. For planning purposes, the SCSD uses a staffing ratio of one patrol officer to every one thousand residents in the unincorporated portions of the county and contract cities. This standard represents an acceptable national standard often used by other law enforcement agencies (Kelly, 2003).

City of Rancho Cordova Police Department

As previously indicated, the City of Rancho Cordova Police Department (RCPD) is contracted through the SCSD Patrol Services. Patrol Services operate the SCSD towing and parking enforcement, community resources and service centers, emergency operations, and specialized patrol units. The City adopted an agreement upon incorporation noting that all law enforcement for the City of Rancho Cordova shall be provided by the County of Sacramento and shall include the enforcement of State statutes and City codes and ordinances. The contracted services include patrol, traffic enforcement, investigations, and administrative services. The Police Station is located at 10361 Rockingham Way in the City of Rancho Cordova.

Service Standards

The City's Police Department utilizes several "in-house" targets for planning purposes, including the goal of providing one officer per every 1,000 citizens and one support staff member for every three officers – a standard that was adopted from the Sacramento County Sheriff's Department. Likewise, the Police Department's goal is to maintain an average response time for Priority One calls for service of five minutes or less. A Priority One call is a violent crime against a person or emergencies requiring an immediate response in order to preserve a life. Daily assessments are conducted on a call-by-call basis with the goal of improving the Department's response times.

Funding Sources

The SCSD and the Rancho Cordova Police Department are funded through Sacramento County tax revenues, including Rancho Cordova tax revenues and special federal and local grants. The SCSD is aggressive in identifying alternative funding sources for current and future problem-solving efforts, at both federal and local levels. Additional funding sources include, but are not limited to, several grants from the Office of Community Oriented Policing Services in Washington, D.C. and the California Office of Traffic Safety. The agreement between the City and the SCSD is funded through the City's General Fund.

4.11.2.2 REGULATORY FRAMEWORK

LOCAL

Proposed City of Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

City Emergency Response/Evacuation Plans

Information on the City of Rancho Cordova Emergency Response/Evacuation plan is available in Section 4.11.1.2, above.

4.11 PUBLIC SERVICES AND UTILITIES

4.11.2.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to police protection would occur if implementation of the proposed project:

- 1) Would result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

METHODOLOGY

Evaluation of potential law enforcement impacts was based on consultation with the staff from the Sacramento County Sheriff's Department, including the City of Rancho Cordova Police Department, as well as review of the proposed City of Rancho Cordova General Plan and other relevant literature such as the Agreement for Law Enforcement Services Between the County of Sacramento and the City of Rancho Cordova. The following evaluation focuses on the proposed project's specific police protection and law enforcement related impacts and whether impacts would have an effect on the environment.

Law Enforcement Services and Facilities

Impact 4.11.2.1 Implementation of the proposed project would result in additional residents, employment, and dwelling units in the Project Area, requiring additional law enforcement equipment and facilities. This would be a **potentially significant** impact.

Just as implementation of the proposed project would result in additional need for facilities and equipment for fire protection and emergency medical response (see **Impact 4.11.1.1**, above), so would the Redevelopment Plan result in a need for additional facilities and equipment for law enforcement. Projected growth in the Project Area may result in the need for a new police station and "service center" style police facilities. A stationhouse facility is typically approximately 20,000 square feet in size with a minimum of 125 parking spaces. A service center style facility is generally a minimum of 5,000 square feet, staffed by one or two officers/sheriffs and support staff, and located within a strip mall or similar site. The number and location for these facilities would be determined at a future date based on the development of the City of Rancho Cordova and the requirements of the RCPD.

The Redevelopment Project Area is expected to grow by 6,087 residents, 3,844 employees, and 2,775 dwelling units (See Sections 3.0 and 4.2 of this EIR for more information). As population, employment, and dwelling units increase in the Project Area, additional calls for law enforcement are expected. As redevelopment of the plan area occurs consistent with the proposed Rancho Cordova General Plan, additional officers, vehicles, and stations may be required in order to maintain the RCPD's current service rating. The RCPD currently operates out of one station located on Rockingham Drive. However, as population in the area increases, an additional, satellite location may be required. The number of Sheriff's Deputies assigned to the RCPD varies depending on the population of the City and the requirements of the City Council (Rodriguez, 2005). As population increases in the Project Area, the City Council may approve additional funding for the RCPD in order to employ more officers in the City and the Project

Area. The City has relied on City of Rancho Cordova Ordinance 13-2003 to provide additional funding to the Rancho Cordova Police Department as new development is initiated within the City. It is anticipated that this ordinance will be applicable for redevelopment within the Project Area as well. As new officers are assigned to the City, new equipment and facilities may be required for their use. Potential impacts from the construction of new stations and service centers include potential air quality, noise, safety, and land use impacts as well as other areas of concern pursuant to CEQA. These impacts are addressed in the appropriate sections of this EIR.

Future redevelopment activities initiated as a result of funding provided by the Redevelopment Plan, including the construction of new law enforcement facilities, will be subject to environmental review on a project-by-project basis. Through the process of this review, impacts due to increased need for law enforcement facilities and equipment will be identified on a project level and mitigated as appropriate. Development projects will also be required to include design features to reduce the risk of crime, thereby reducing the need for police response.

Mitigation Measures

The following mitigation measure will be adopted by the City Council in connection with the adoption of the Redevelopment Plan as measures that will apply to all development in the Project Area until the proposed General Plan is adopted:

- MM 4.11.2.1** The Agency shall require that subsequent projects under the Redevelopment Plan incorporate design measures that reduce the risk of crime and other law enforcement issues, including but not limited to the Crime Prevention Through Environmental Design (CPTED) principles. These principles include:
- Natural surveillance design features that provide maximum visibility of people, parking areas, and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting.
 - Territorial reinforcement design features that create or extend a sphere of influence around projects. Territorial reinforcement features are those that define property lines and distinguish private spaces from public spaces, including landscape plantings, pavement designs, gateway treatments, and certain types of fencing.
 - Natural access control features that decrease crime opportunity by denying access to crime targets and create a perception of risk in potential offenders. This is created by careful design of streets, sidewalks, building entrances, and neighborhood gateways so that they clearly indicate public routes and discourage access to private areas using structural elements.
 - Target hardening features that prohibit unlawful entry or access including window locks, dead bolts on doors, and interior-mounted door hinges.

Implementation of the above mitigation measure as well as mitigation measure **MM 4.11.1.1b** above would ensure that implementation of the proposed project would result in **less than significant** impacts associated with increased law enforcement services.

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4.11.2.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for law enforcement encompasses the Sacramento County Sheriff's service area, which includes the City of Rancho Cordova and surrounding unincorporated portions of Sacramento County. Just as population, employment, and dwelling units are projected to increase over the life of the Redevelopment Plan, so too are these numbers expected to increase within the County and thus the service area for the Sacramento County Sheriff's Department. See Section 4.2 (Population and Housing) of this EIR for more information on projected growth in the cumulative area.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Law Enforcement Impacts

Impact 4.11.2.2 Implementation of the proposed project, along with past, current, and future projects within the cumulative area, would result in increased needs for law enforcement equipment and facilities. The proposed project's incremental contribution to this cumulative impact would be **less than cumulatively considerable**.

As described in **Impact 4.11.2.1** above, redevelopment activities initiated as a result of implementation of the proposed project would result in additional population, employment, and dwelling units in the Project Area. Therefore, the proposed project would contribute to the cumulative need for additional law enforcement facilities and equipment in the cumulative area. City Ordinance 13-2003 would provide additional funding as needed for the RCPD to increase the number of officers or the amount of equipment available to the City. Implementation of mitigation measures **MM 4.11.1.1b** and **4.11.2.1** above would further reduce the proposed project's contribution to this cumulative impact. Therefore, the proposed project's incremental contribution to cumulative law enforcement impacts would be **less than cumulatively considerable**.

Mitigation Measures

None required.

4.11.3 WATER SERVICE

The following is discussion and impact analysis regarding water supply infrastructure. A detailed analysis of water supply (existing and planned) is provided in Section 4.8 (Hydrology and Water Quality) as well as **Appendix C**.

EXISTING SETTING

Water Purveyors Serving the Project Area

There are two water purveyors within the Redevelopment Project Area, Golden State Water Company (GSWC) and California-American Water Company (Cal-Am). Urban Water Management Plans (UWMP) for both water purveyors were obtained and used in this evaluation and are on file at City Hall. The UWMPs identified the purveyor's existing and projected future water supplies and projected water demands through 2030 within each of their service areas.

For a depiction of the service areas for these purveyors within the Project Area, see **Figure 4.8-2** in Section 4.8 of this EIR.

Golden State Water Company

Golden State Water Company (GSWC) serves the eastern portion of the Project Area. GSWC owns and operates the Cordova System, a water treatment and conveyance system that serves GSWC's service area. GSWC relies on both surface and groundwater to meet water demands within its service area. GSWC owns and operates its own delivery infrastructure within the Project Area. See Section 4.8 of this EIR for more information on GSWC's water supplies. GSWC has developed the Cordova System Urban Water Management Plan, which provides guidance for water supply and delivery in GSWC's service area.

California-American Water Company (Cal-Am)

Cal-Am is a privately owned water purveyor that provides urban water supply to the eastern portion of the Project Area. Cal-Am's Northern Division serves the Project Area and other areas in the vicinity. Cal-Am also operates its own water supply infrastructure within the Project Area and has produced the Northern Division Urban Water Management Plan. See Section 4.8 of this EIR for more information on Cal-Am and its water supplies.

WATER SUPPLY INFRASTRUCTURE

The existing water system in the Planning Area consists of various raw and treated water transmission lines, distribution mains, pump stations, interties, and treatment facilities. The following is an overview of water supply infrastructure in the Project Area by service provider.

GSWC Existing Infrastructure Facilities

GSWC's water supply system within the Project Area is called the Cordova System. The Cordova System's distribution facilities have been designed with several interconnections to neighboring water purveyors for emergency purposes. GSWC maintains three 6-inch interconnections with the Cal-Am's distribution system on the west side of the Cordova System, and a 12-inch interconnection with the City of Folsom's distribution system at the eastern edge of the Cordova System. In addition, the Cordova System has five water storage reservoirs with a total capacity of 9.5 million gallons; one additional reservoir with additional 5.0 million gallons of storage capacity is scheduled to be online in spring 2006. Water treatment for the Cordova System occurs at the Coloma Water Treatment Plant (WTP) and the Pyrites WTP.

Cal-Am Existing Infrastructure Facilities

Cal-Am's Suburban service area consists of two systems, the Suburban system and the Rosemont system. These systems lie adjacent to each other and span the north and south sides of U.S. Highway 50 about 9 miles east of downtown Sacramento. This service area (i.e., Suburban/Rosemont) serves the western portion of the Project Area. There are approximately 17,000 customers in the Suburban/Rosemont area, which are served via 8 groundwater wells for the Rosemont subarea and 20 wells within the Suburban subarea. In all, the Suburban service area accounts for approximately 30% of the Northern Division's production.

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4.11.3.2 REGULATORY FRAMEWORK

The reader is referred to the "Regulatory Framework" discussion in Section 4.9 (Hydrology and Water Quality) regarding applicable water supply regulations and policies.

4.11.3.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following significance thresholds are based on Appendix G from the State CEQA Guidelines (2005) and apply to the proposed project's water supply system. A project is considered to have a significant water supply impact on the environment when it would:

- 1) Result in the need for new systems or a substantial expansion or alteration to the local or regional water treatment or distribution facilities that would result in a physical impact to the environment; or
- 2) Result in the need for new systems or a substantial expansion or alteration to the local or regional water supplies that would result in a physical impact to the environment.

This impact analysis focuses on impacts on infrastructure needs to provide water service to the Project Area. The analysis of water supply and its associated environmental effects is addressed in Section 4.8 (Hydrology and Water) of this EIR.

METHODOLOGY

This section is based on review of applicable proposed General Plan policies and the review of previously prepared environmental documents for other projects in the area, including, but not limited to, Zone 40 Water Supply Master Plan, Water Supply Evaluation for the proposed City of Rancho Cordova General Plan (see **Appendix C**), Sunrise Douglas Community/Sunridge Specific Plan Environmental Impact Report, and Rio del Oro Specific Plan SB 610 Water Assessment.

IMPACTS AND MITIGATION MEASURES

Water Supply Infrastructure

Impact 4.11.3.1 Implementation the proposed project would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands. This is considered a **less than significant** impact.

As described above and in Section 4.2 of this EIR, dwelling units and commercial square footage are expected to increase within the Project Area by year 2030 buildout. As discussed in Section 4.8 (Hydrology and Water Quality) of this EIR, there are adequate supplies of fresh water to serve this increased density within the Project Area. However, additional infrastructure to treat, store, and deliver this water to new dwelling units and commercial spaces may be required. Surface water production and distribution infrastructure improvements to serve buildout of the Project Area could include raw water pipelines, water storage tanks, pump facilities, and distribution facilities. As sufficient capacity exists, no additional water supply or treatment facilities are anticipated to serve the Project Area. Additionally, the Project Area is largely built-out and currently contains urban development.

The environmental effects of the construction of additional water supply infrastructure may include: geology and soils impacts during construction activities; water quality impacts during construction; impacts to habitat and individuals of special status species; impacts to recreation facilities; impacts to cultural resources, both known and unknown; air quality impacts from construction equipment; noise impacts due to construction activities; transportation impacts due to access issues during construction; and impacts due to the possible use of hazardous materials and other risks during construction. These environmental impacts are addressed programmatically within this EIR in the appropriate sections.

The Project Area is projected to increase in dwelling units and commercial square footage, thereby increasing demand for water supply and resulting in the need for additional water storage and conveyance infrastructure. Installation of such infrastructure could result in environmental impacts. The Redevelopment Plan does not propose any specific redevelopment activities at this time. Any future activities that would either install or require the installation of additional water supply infrastructure will require further environmental analysis on a project-by-project basis, pursuant to CEQA. Additionally, the Project Area is completely urbanized, reducing any potential environmental impacts from installation of water supply infrastructure. Therefore, implementation of the proposed project would result in **less than significant** impacts associated with water supply infrastructure.

Mitigation Measures

None required.

Indirect Water Supply Infrastructure Impacts

The reader is referred to Section 4.8 of this EIR for a discussion of impacts related to the provision of remediated water to the Project Area.

4.11.3.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative analysis for the Redevelopment Plan includes the whole of the City of Rancho Cordova. Included in this area is the service area for Sacramento County Water Authority (SCWA) Zone 40, which provides some water supplies to Cal-Am as well as to uses in the remainder of the cumulative area. See Section 4.8 (Hydrology and Water Quality) of this EIR for more information on SCWA and Zone 40.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Water Service Impacts

Impact 4.11.3.2 Implementation of the proposed project, in combination with current and proposed development within the City of Rancho Cordova would result in the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet the cumulative water demands for SCWA, GSWC and Cal-Am. The proposed project's incremental contribution to this cumulative impact would be **cumulatively considerable**.

As previously discussed, the Project Area is expected to increase in dwelling units and commercial square footage by 2030. The City of Rancho Cordova is also expected to increase

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in these uses as well as additional industrial land uses. Large portions of the City, outside the Project Area, are currently undeveloped or have existing low-density development in areas slated for higher density land uses. Water purveyors that serve the City have adequate capacity to serve these increases, as discussed in Section 4.8 of this EIR. However, additional conveyance and storage infrastructure will be required to serve those areas of the City that are currently undeveloped.

Potential impacts from the expansion of water supply infrastructure include surface water quality impacts, geological impacts, wetlands and biological impacts, visual impacts, agricultural impacts, land use compatibility impacts, air quality impacts, noise impacts, transportation impacts, and growth inducement. Environmental review has been completed for several large SCWA water supply projects. These include the Water Forum Agreement EIR, the Zone 40 Water Supply Master Plan EIR, and the North Vineyard Well Field (NVWF) EIR. The following significant and unavoidable impacts were identified in the Water Forum Agreement EIR and the Zone 40 Water Supply Master Plan EIR. No significant and unavoidable impacts were identified in the NVWF EIR.

Water Forum Agreement

- Water quality impacts to the Sacramento River and Delta.
- Impacts to Folsom Reservoir warmwater fisheries
- Impacts to Fall-run Chinook salmon
- Flow and temperature impacts to splittail
- Decreases in deliveries to State Water Project (SWP) customers
- Decreases in deliveries to Central Valley Project (CVP) customers
- Reduced rafting and boating opportunities on the Lower American River
- Reduced Folsom Reservoir boating opportunities
- Reduced availability of Folsom Reservoir swimming beaches
- Land use and growth-inducement impacts water service area
- Cultural resource impacts in Folsom Reservoir from varying water levels

Zone 40 Water Supply Master Plan

- Direct visual impacts associated with operation of new facilities
- Potential short-term air quality impacts associated with construction of new facilities
- Potential long-term stationary-source noise impacts from operation of new facilities
- Potential short-term construction impacts and long-term operational impacts on special-status plants and wildlife
- Potential short-term construction impacts and long-term operational impacts on sensitive habitats
- Potential loss of habitat from development of facilities that would otherwise be included in the proposed South Sacramento Habitat Conservation Plan if facilities are developed outside of the Zone 40 WSMP 2030 Study Area

While the City of Rancho Cordova will require new infrastructure to serve increased density in the cumulative area, much of that additional infrastructure has been analyzed for its environmental impacts in the above documents. As the above documents could not foresee all development

planned within the City, additional infrastructure may still be required beyond those analyzed above. Impacts from installation of conveyance infrastructure within the Project Area have been analyzed in this EIR at a programmatic level. Because the Project Area is already urbanized and largely developed, the proposed project's incremental contribution to this impact would be minor. However, because the Project Area would be served by infrastructure identified in the Water Forum Agreement EIR and the Zone 40 Water Supply Master Plan EIR, both of which would have significant and unavoidable impacts, the proposed project's cumulative contribution to those impacts would be **cumulatively considerable**.

Mitigation Measures

None required.

4.11.4 WASTEWATER SERVICE

EXISTING CONDITIONS

Sacramento Regional County Sanitation District

The Sacramento Regional County Sanitation District (SRCSD) is a publicly owned wastewater agency, providing public wastewater conveyance, treatment, and disposal services for the majority of the Sacramento metropolitan area. The SRCSD is responsible for the financing and construction of any new interceptor and sewage treatment facilities. The SRCSD is operating under a Master Interagency Agreement (MIA), which defines the operational, financial, and administrative responsibilities of the SRCSD and its contributing agencies. The SRCSD has an approximate service area of 344 square miles and serves approximately 1,128,000 customers daily. The SRCSD is comprised of nearly 80-miles of main interceptors sewers (between 36" and 72" in diameter), various flow diversion structures and siphons, and 82 existing pump stations. The SRCSD also operates and maintains the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is where the wastewater from SRCSD facilities is conveyed, treated and ultimately discharged. The Bradshaw/Folsom and Cordova Interceptor systems are the existing SRCSD facilities currently serving the Project Area. The Bradshaw/Folsom Interceptor generally runs parallel along Folsom Boulevard, and heads south near Bradshaw Road, west along Fruitridge Road, south on South Watt, and west to the SRWTP.

County Sanitation District-1

The County Sanitation District-1 (CSD-1) is the largest of the SRCSD's three contributing agencies, covering approximately 270 square miles and serving over 750,000 people. All wastewater generated in the Redevelopment Project Area is collected by CSD-1 trunk sewer facilities and then conveyed to the SRCSD interceptor system and treated at the SRWTP. CSD-1's collection system is categorized and based on size, function and hydraulic capacity and includes over 2,400 miles of sewer pipelines ranging in size from four to seventy-five inches in diameter. Trunk sewers are pipes that function as conveyance facilities to transport the collected wastewater flows to the SRCSD interceptor system. The collection and conveyance system that serves the Project Area includes trunks and laterals. Trunks are pipelines designed to carry flows from 1 mgd to 10 mgd; whereas, laterals are conveyance facilities that carry wastewater flows of less than 1 mgd. The Redevelopment Project Area is currently served by the Cordova (COR), the Southeast (SEA), the Northeast Interceptor (NEI) Trunks as well as the Folsom Interceptor (FOI) trunk sewer systems. CSD-1 has indicated that several new trunk sheds, trunk sewers and future interceptors would be required to accommodate the amount of growth projected within its service area boundaries.

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Sacramento Regional Wastewater Treatment Plant

All wastewater generated in the Project Area is conveyed to and treated at the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located at 8521 Laguna Station Road near the City of Elk Grove, more than 10 miles to the southwest of the Project Area's western boundary. The SRWTP receives and treats an average of 155 million gallons per day (mgd) and has a permitted dry weather flow design capacity of 181 mgd. The Project Area's effluent is conveyed to SRCSD's Wastewater Treatment Plant and ultimately discharged into the Sacramento River, near the unincorporated town of Freeport in Sacramento County.

CSD-1 Sewerage Facilities Expansion Master Plan

The CSD-1 Sewerage Facilities Expansion Master Plan (Master Plan) considers wastewater generation associated with projected land use buildout scenarios. The Master Plan is updated every five years to incorporate revised land use plans and projections. The projections are based on Sacramento County General Plan and local jurisdictions land use projections (i.e., cities of Rancho Cordova, Elk Grove, and Folsom). The Master Plan also identifies modifications and improvements required to maintain sufficient capacity in both conveyance and treatment facilities. In addition, the Master Plan includes construction and operation costs associated with the proposed facilities.

The CSD-1 uses unit flow rates, which is the average base wastewater flow contribution from one Single-Family dwelling, termed an Equivalent Single-Family Dwelling Unit (ESD) to determine projected wastewater flows from new growth areas. The ESD flows are applied by CSD-1 to various buildout scenarios in its service area to determine the placement and timing of new trunk sheds, trunk sewers, and other wastewater facilities within the Project Area. In addition, CSD-1 uses hydraulic modeling of the existing trunk sewer system to identify areas of the system where capacity is insufficient to convey existing or future storm peak wet weather flows. Plans for future expansion of the CSD-1 trunk sewer system were developed in "Trunk Shed Plans" for future areas of development. The information contained in the Trunk Shed Plans provides guidance for developers in planning and designing sewer facilities for new developments.

The Master Plan identified several expansion, relief and maintenance projects required in the vicinity of the City of Rancho Cordova to accommodate the projected growth increases associated with the City's proposed General Plan. The Regional Interceptor Master Plan EIR (State Clearinghouse No. 200112085), the SRCSD Master Plan, which includes the SRWTP 2020 Master Plan the Buffer Lands Master Plan, Control No: 97-PWE-0599) and the Sewerage Facilities Expansion Master Plan (Final Report, October 2000) identified system improvements and modifications that would be required to accommodate the projected growth in the SRCSD service area through 2020.

Sewerage Facilities Projects within the Project Area

The Sewerage Facilities Master Plan describes five projects planned for sewerage facilities within the Project Area. These planned improvements are in response to projected growth in the Project Area as a result of the Sacramento County General Plan and the Cordova Community Plan. Growth in the Project Area assumed by the Sewerage Facilities Master Plan did not take into account growth as a result of the proposed City of Rancho Cordova General Plan. Therefore, additional facilities beyond those described in the Sewerage Facilities Master Plan may be required. All such projects would provide additional capacity to the Folsom Interceptor and Cordova Interceptor sheds.

4.11.4.2 REGULATORY FRAMEWORK

LOCAL

Proposed City of Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

Sacramento Regional Wastewater Treatment Plant Master Plan

The Sacramento Regional Wastewater Treatment Plant Master Plan provides a phased program of recommended wastewater treatment facilities and management programs to accommodate planned growth and to meet existing and anticipated regulatory requirements through the year 2020. The 2020 Master Plan addresses both public health and environmental protection issues while ensuring reliable service at affordable rates for SRCSD customers. The key goals of the Plan are to provide sufficient capacity to meet growth projections and an orderly expansion of SRWTP facilities, comply with applicable water quality standards and provide for the most cost-effective facilities and programs from a watershed perspective. The SRWTP treats wastewater flows from the Project Area.

CSD-1 Sewerage Facilities Expansion Master Plan

The overall goal of the CSD-1 Sewerage Facilities Master Plan (Master Plan) is to estimate the future capital improvement needs of the CSD-1 trunk sewer system, both in capacity relief projects for the existing system, and expansion projects to serve newly developed areas. The Master Plan translates existing and projected land use patterns into wastewater flow estimates. The estimates are used to identify trunk relief and expansion projects and to establish a Capital Improvement Program (CIP) and other financial elements that make up the CSD-1 trunk program. As indicated above, the land uses associated with the proposed City of Rancho Cordova General Plan were included in preparation of the Master Plan.

CSD-1 Rehabilitation Master Plan

The CSD-1 Rehabilitation Master Plan was developed to provide a process to prioritize the scheduling of repairs and/or replacement of the agency's collection system and to improve the reliability of the collection, treatment and disposal system serving the cities of Elk Grove, Folsom, Rancho Cordova, Citrus Heights, and the unincorporated portions of Sacramento County. In accordance with the Rehabilitation Master Plan, CSD-1 will assess its entire collection system via a closed circuit television network on a 10-year cycle, with the worst pipelines being repaired or replaced on a priority basis. The Rehabilitation Master Plan also provides for the review of current procedures, practices, and standards and best management practice comparisons of other related agencies. In addition, the Rehabilitation Master Plan includes the development and use of the Predictive Condition Model and various other wastewater models to predict existing and future flows and assess existing pipe status.

4.11.4.3 WASTEWATER IMPACTS

STANDARDS OF SIGNIFICANCE

A public services or utilities impact is considered significant if implementation of the project would result in any of the following:

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- 1) Require or result in the construction of new wastewater treatment facilities, the construction of which could cause significant environmental effects.
- 2) Result in the determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- 3) Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.

METHODOLOGY

This analysis of the potential wastewater facilities and service impacts associated with the proposed project is based on consultation with SRCSD and CSD-1 staff, assessment of relevant agency Master Plans, and the review and evaluation of previous environmental documentation for wastewater facilities and services within the SRCSD service boundaries.

IMPACTS AND MITIGATION MEASURES

Wastewater Treatment Capacity

Impact 4.11.4.1 Implementation of the proposed project would increase wastewater flows to the Sacramento Regional Wastewater Treatment Plant. These increases may exceed the treatment capacity of the Sacramento Regional Wastewater Treatment Plant. This is considered a **less than significant** impact.

As population, employment, and dwelling units increase in the Project Area (see Section 4.2 of this EIR), additional wastewater flows are projected and additional treatment capacity at the Sacramento Regional Wastewater Treatment Plant may be required. For calculations of wastewater production for land uses in the CSD-1 service area, the term ESD or Equivalent Single-Family Dwelling Unit has been used. One ESD represents a production of 310 gallons of wastewater per day. Land uses other than single-family dwellings are given an ESD equivalent to their approximate generation rate. For example, a multi-family dwelling is given an ESD of 0.75 for each dwelling unit within the building. This allows for estimation of wastewater production based on land use, rather than a pure population-based number. Section 3.0 of this EIR described an additional 2,775 dwelling units expected to be constructed within the Project Area by 2030. However, the breakdown of multi-family to single-family dwellings cannot be determined at this time because the Redevelopment Plan does not currently propose any specific redevelopment activities at this time. Therefore, a worst-case scenario was used for this analysis. Assuming that each dwelling unit within the Project Area would generate a full ESD of wastewater, or 310 gallons of wastewater per day, then the increase in dwelling units within the Project Area would result in an additional 0.86 mgd of wastewater under 2030 buildout conditions.

Wastewater generation rates for land uses other than residential are estimated based on the acreage for each land use. Increases are expected in the square footage of non-residential land uses within the Project Area. As described in Section 3.0 of this EIR, the Project Area is expected to see a net increase in non-residential square footage of 1.3 million square feet. The ESD for these projected non-residential land uses is 0.37 mgd of wastewater under 2030 buildout

conditions¹. The total increase in wastewater generated within the Project Area under 2030 buildout conditions is 1.23 mgd.

All wastewater generated in the Project Area would be collected by CSD-1 trunk facilities and conveyed to the SRWTP. The ultimate capacity of the SRWTP was determined by using Sacramento Area Council of Government (SACOG) population projections to estimate flow requirements. The SRWTP currently has a permitted capacity of 181 mgd for Average Dry Weather Flows (ADWF) and 392 mgd of Average Wet Weather Flows (AWWF). SRCSD is in the process of requesting additional permitted capacity at the SRWTP to accommodate an additional 69 mgd ADWF, bringing the total ADWF to approximately 250 mgd by 2020. The plant accommodates wet weather flows through a combination of storage and later return and treatment prior to river discharge. The proposed expansion at the plant would not affect the AWWF capacity, which would remain at 392 mgd.

According to the SRWTP Master Plan 2020, flows to the SRWTP are expected to reach approximately 218 mgd by 2020, assuming current buildout projections. Under buildout conditions, the SRWTP would remain 32 mgd under capacity with proposed expansion improvements in place. The Redevelopment Project Area would contribute less than one-half of one-percent of the wastewater the SRWTP would treat under regional buildout conditions.

As previously discussed, the capacity demands at the SRWTP are determined by using SACOG regional population estimates. The SRWTP Master Plan considered all projected growth within its service area boundaries that was known at the time, which includes the rapidly developing areas of Rancho Cordova and Elk Grove but not the full development of the City of Rancho Cordova, including the Project Area. Components of the Master Plan optimize the SRWTP's wastewater treatment capacity via storage to minimize treatment costs. In addition, the Master Plan provides for a capital program for expansion that addresses regulatory and industry changes in advanced treatment for potential "add-on" to conventional treatment and recycling facilities. In addition, the Master Plan includes alternative processes including source control improvements, evaluation of watershed offsets, and expanded recycling programs to meet the objectives identified in the Master Plan.

The environmental impacts associated with the SRWTP operations were evaluated in the EIR for the Sacramento Regional Wastewater Treatment Plant 2020 Master Plan Project (State Clearinghouse No. 2002052004). According to the Master Plan EIR for the SRWTP, construction and operation of the expanded capacity would result in several less-than-significant environmental impacts, most of which would be reduced through mitigation (including impacts on water quality, hydrology, and fisheries). Only impacts due to construction-related NOx emissions would be significant and unavoidable.

Current capacity at the Sacramento Regional Water Treatment Plant exceeds current demand and would exceed projected cumulative demand by approximately 32 mgd. Additional capacity for the plant is in the planning stages and would provide an additional 69 mgd of capacity online by that point. The Redevelopment Plan does not propose any specific redevelopment activities at this time, however dwelling units and non-residential square footage are expected to increase in the Project Area by 2030. Additional capacity is available now and

¹ The ESD was calculated using the methodology in the SRWTP Master Plan, which estimates that 1-acre of commercial/office/industrial land accounts for 6 ESD. Assuming a Floor Area Ratio (FAR) of 0.15 within the Project Area, the 1.3 million square feet of non-residential uses in the Project Area equate to approximately 200 acres of non-residential land.

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will be available at buildout of the Plan for planned increases in wastewater generation resulting from increased dwelling units and non-residential uses in the Project Area. CSD-1 and SRCSD have indicated that the additional residential and non-residential uses projected in the Project Area will not significantly impact their wastewater treatment facilities (Haggard, 2006). Therefore, significant additional capacity is not required at the SRWTP to serve the Redevelopment Plan and impacts associated with implementation of the proposed project are expected to be **less than significant**.

Mitigation Measures

None required.

Collection, Conveyance, and Treatment Infrastructure

Impact 4.11.4.2 Implementation of the proposed project would result in an increase in wastewater flows and would require additional infrastructure to meet the increase in those flows. This is considered a **potentially significant** impact.

As discussed in **Impact 4.11.4.1** above, wastewater flows for the Project Area are projected to increase throughout the life of the Redevelopment Plan. Dwelling units, office uses, and retail uses are expected to increase while industrial uses within the Project Area are expected to decrease by 2030 (see Section 3.0, Project Description of this EIR for more information).

With an increase in wastewater flows, additional infrastructure is required in order to convey those flows to the local sewer interceptors and ultimately to the Sacramento Regional Water Treatment Plant. To fix existing system deficiencies and to accommodate projected and planned growth, the CSD-1 Master Plan identified 114 trunk system expansion and improvement projects, consisting of approximately 145 miles of new trunk sewer pipelines. Five of these improvements would serve the Project Area (see **Table 4.11-2**). These improvements concern the FOI and COR trunk sewer systems and include connections to the Folsom, Cordova, Bradshaw, and Sunrise Interceptors.

**TABLE 4.11-2
CSD-1 RELIEF PROJECTS FOR THE PROJECT AREA**

Project ID	Project Name	Description/Location	Design Flow (mgd)
COR-2	Coloma Road Replacement Sewer	New replacement sewer along Coloma Road from east of Benita Drive to Cordova Lane	1.1-1.5
COR-3	Ellison Drive Flow Split	New sewer west of Ambassador Drive to split flow from existing 18" and 30" sewers.	2.2
COR-4	Cordova P.S. Inflow Sewer Replacement	New replacement sewer along existing sewer alignment.	12
FOI-1	Mills Park Drive Replacement Sewer	New replacement sewer along existing sewer alignment	1.3-1.9
FOI-2	Mills Park Estates P.S. Improvement	Replace existing pumps with larger pumps to provide firm capacity and upsize existing 8" sewer immediately downstream of P.S.	1.9

Source: CSD-1 Sewerage Facilities Expansion Master Plan, 2002

The above projects will be constructed in established surface rights-of-way ranging from 56 to 157 feet in width (permanent easements approximately 75-feet). Factors influencing R-O-W widths include, but are not limited to pipeline diameters, soil type, construction type (trench or trenchless), and degree of title (i.e., fee, easement, encroachment permit, etc.) The Bradshaw Interceptor, located to the south and west of the Project Area, will provide relief capacity to existing conveyance facilities as well as additional capacity for future development to the northeast of the Project Area, potentially providing for additional capacity in the Folsom Interceptor.

CSD-1 has planned for an increased need for wastewater conveyance capacity in the Project Area. However, this planning was conducted prior to incorporation of the City of Rancho Cordova. Therefore, projections of future required capacity did not take into account the proposed project or the proposed City of Rancho Cordova General Plan's impact on development and redevelopment in the area. Actual projected increases in dwelling units and office uses were greater than those used in the preparation of the CSD-1 Master Plan. Therefore, additional wastewater conveyance infrastructure may be required in order to meet the needs of future land uses.

Increases in dwelling units and office square footage due to the proposed Rancho Cordova General Plan would be facilitated by the Redevelopment Plan. The majority of environmental impacts due to new wastewater conveyance infrastructure that will be required by demand for additional wastewater capacity were analyzed in the CSD-1 Sewerage Expansion Master Plan EIR (State Clearinghouse No. 2002042143). The Master Plan EIR identified several impacts that were significant and unavoidable, including: temporary loss of property access; permanent loss of agricultural productivity; temporary visual impacts associated with construction; direct impacts to wetlands, trees, and other sensitive habitats as well as impacts to special-status species; construction emissions of NO_x; noise impacts related to construction; and loss of cultural resources. All other impacts were less than significant with incorporation of the mitigation in the EIR.

While CSD-1 has planned for additional infrastructure in the Project Area, growth projected for the Project Area may result in higher wastewater generation than was originally anticipated in

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the Sewerage Expansion Master Plan. Therefore, additional infrastructure may be required beyond that described in the Master Plan, resulting in potential impacts to the environment.

Mitigation Measures

The following mitigation measure will be adopted by the City Council in connection with the adoption of the Redevelopment Plan as measures that will apply to all development in the Project Area until the proposed General Plan is adopted:

MM 4.11.4.2 The Agency shall require that construction of redevelopment projects is not initiated without assurance from SRCSD and CSD-1 that sufficient service capacity and infrastructure is available to serve the project site. Additional infrastructure shall be in place and available prior to occupancy.

Implementation of the above mitigation measure and mitigation measure **MM 4.11.1.1b** (see p. 4.11-7) would ensure that implementation of the proposed project would result in **less than significant** impacts associated with wastewater infrastructure.

4.11.4.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative area analyzed for wastewater impacts encompasses the CSD-1 and SRWTP service areas. Development associated with the proposed City of Rancho Cordova General Plan as well as the Sacramento County General Plan and the Elk Grove General Plan will result in cumulative needs for both additional treatment capacity and conveyance infrastructure.

Cumulative Collection, Conveyance, and Treatment Infrastructure Impacts

Impact 4.11.4.3 Implementation of the proposed project, along with past, present, and projected development within the cumulative area, will result in a cumulative need for additional wastewater collection, conveyance, and treatment infrastructure and capacity. The proposed project's incremental contribution to this impact would be **cumulatively considerable**.

Along with planned increases in dwelling units, office square footage, and retail square footage in the Project Area as described in **Impacts 4.11.4.1** and **4.11.4.2** above, additional increases in dwelling units and office, retail, and industrial square footage are projected within the cumulative area. These other increases are due to buildout in the region consistent with the Sacramento County General Plan, the proposed City of Rancho Cordova General Plan, and the City of Elk Grove General Plan, in addition to several smaller land use plans in the area. As dwelling units and land uses increase in the service area for CSD-1, additional capacity will be required for the SRWTP.

The Master Plan for the SRWTP planned for increases in capacity based on anticipated growth in the Rancho Cordova area and in Elk Grove. Efforts are currently underway to expand the SRWTP's current capacity by 69 mgd. However, even with this increase additional capacity may be required. The projections of the SRWTP Master Plan and the CSD-1 Sewerage Facilities Master Plan did not take into account the impact of the proposed City of Rancho Cordova General Plan, as the City had not incorporated at the time that the two plans were certified. Projected growth for the City of Rancho Cordova was lower than what is currently projected by the

proposed General Plan for the southern portion of the City. Additional capacity beyond that currently planned may be required to serve the additional growth projected in the south.

As identified in **Impact 4.11.4.1**, the proposed project would result in an additional 1.23 mgd of wastewater flows. The City of Rancho Cordova projects that development within the City and its sphere of influence, including the Redevelopment Project Area, would contribute an additional 42.2 mgd of wastewater generation by buildout. The proposed project would contribute less than three percent of that additional wastewater generation. Even without the proposed project, the capacity of the SRWTP would be exceeded by development in the City and its sphere of influence.

To the extent that cumulative demand could be considered significant until additional treatment capacity is actually developed, the proposed project's contribution would be minor compared to the overall cumulative increase in demand. Unlike development in the south of the City, development in the Project Area was expected in the SRWTP Master Plan. Additionally, the Project Area is currently urbanized and fully served by CSD-1 and the SRWTP, further reducing the proposed project's contribution. However, because the Project Area would be served by facilities and infrastructure identified in the CSD-1 Master Plan EIR and the SRWTP EIR, both of which have significant and unavoidable impacts, the proposed project's cumulative contribution to those impacts would be **cumulatively considerable**.

Mitigation Measures

None required.

4.11.5 SOLID WASTE

EXISTING CONDITIONS

Browning-Ferris Industries, Inc. (BFI) has contracted with the City of Rancho Cordova to provide solid waste collection and processing for the City. BFI is one of the largest commercial, residential, and industrial haulers in the County, operating private transfer and disposal facilities within the County as well as operating public facilities for the storage of non-recyclable materials. The majority of solid waste, recyclable materials, and green waste collected in the County is handled and processed by either BFI or Waste Management. BFI is the sole solid waste handling company serving the Project Area at this time. BFI processes all of the residential materials they collect within the City limits and most of the commercial waste they collect at its Elder Creek Recycling and Transfer station. The remaining waste and un-recyclable materials not processed at this facility are sent to the Forward Landfill in Manteca. BFI also uses the Kiefer and Lockwood Regional Landfills for a limited amount of commercial waste disposal.

Landfill Capacity

Solid waste generated from the Project Area is ultimately disposed of at one of three facilities: the Kiefer Road Landfill, the Forward Landfill, or the Lockwood Regional Landfill in Nevada. The Kiefer Road Landfill is located at 12701 Kiefer Boulevard, near the intersection of Kiefer Boulevard and Grant Line Road, approximately 7 miles south of the Project Area.

The Kiefer Road Landfill, which comprises approximately 1,084 acres and is the only landfill within Sacramento County that is permitted to accept non-hazardous solid waste and treated medical waste for disposal. The Kiefer Road Landfill is classified as a major landfill, which is defined as a facility that receives more than 50,000 tons of solid waste per year and is the only facility in

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Sacramento County that accepts solid waste from the public. The maximum tons per day (tpd) allowed at the Kiefer Road Landfill is 10,815 tpd, with an average intake of 6,362 tpd. The landfill has a total capacity of 117 million cubic yards (58 million tons). Currently, the Kiefer Road landfill is operating below permitted capacity and will have capacity for the next 30 to 40 years based on current disposal rates.

The Forward Landfill is a Class I, II, and III landfill, which accepts hazardous wastes, variance wastes, designated wastes, in addition to non-hazardous solid waste and treated medical waste. The Forward Landfill encompasses 567 acres in San Joaquin County and is located at 9999 S. Austin in City of Manteca, which is approximately 60 miles south of the Project Area. The maximum permitted capacity of this landfill is 8,668 tons per day, with an ultimate permitted capacity of 50 million cubic yards. This landfill is permitted through 2020 and has approximately 40 million cubic yards of remaining capacity.

The Lockwood Regional Landfill is a Class I landfill on approximately 1,535 acres, located approximately 10 miles east of Reno-Sparks in Storey County Nevada, and is made up entirely of imported wastes. Lockwood, which is owned and operated by Refuse Inc., provides disposal capacity for much of western Nevada, including Washoe, Storey, Lyon, Douglas and part of Churchill County. In addition, Lockwood receives waste from several areas in California, including the Lake Tahoe Basin, the Sierra foothills and portions of Sacramento County, including the Project Area. The landfill receives approximately 4,000 tons per day (TPD) of solid waste with nearly 1,200 TPD (30 percent) coming from California. This facility has an existing capacity of 200 million tons; however, efforts are underway that would triple the existing size of the landfill. This facility has a current permitted capacity for the next 40 years or through 2045 (Washoe County, 2006).

Service Standards

Solid waste is generated at an average per capita rate of six pounds per day. As previously indicated, waste in the Project Area is collected by BFI, which is capable of serving approximately 2,500 to 3,000 households per week.

SOLID WASTE SOURCE REDUCTION PROGRAMS

In 1989, the California Legislature enacted AB 939, which requires every city and county within the State to prepare a Household Hazardous Waste Element (HHWE) and to provide for management of household hazardous waste generated by the residents within its jurisdiction. Each component of the Element must undergo environmental review before being approved by the City Council. CWIMB granted an extension for such review. This review process is entirely separate from this EIR and the Redevelopment Plan.

4.11.5.2 REGULATORY FRAMEWORK FOR SOLID WASTE SERVICES

STATE

California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the State to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory State waste diversion goals of 25 percent by 1995 and 50 percent by 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the State to the maximum extent

feasible." The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The Act has established a waste management hierarchy, as follows: Source Reduction; Recycling; Composting; Transformation; and Disposal.

California Integrated Waste Management Board Model Ordinance

Subsequent to the Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Re-use and Recycling Access Act of 1991 (§42900-42911 of the Public Resources Code) directs the California Integrated Waste Management Board (CIWMB) to draft a "model ordinance" (which Sacramento County has adopted) relating to adequate areas for collecting and loading recyclable materials in development projects.

The model ordinance is used by the City as the basis for imposing recycling conditions on new development projects and on existing projects that add 30 percent or more to their existing floor area. The model ordinance requires that any new development project, for which an application is submitted on or after September 1, 1994, include "adequate, accessible, and convenient areas for collecting and loading recyclable materials." For subdivisions of single-family detached homes, recycling areas are required to serve only the needs of the home within that subdivision.

LOCAL

Proposed Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

4.11.5.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to solid waste service would occur if implementation of the proposed project would result in the following:

- 1) Production of quantities of solid waste that would exceed the capacity of the landfill(s) that will serve the project's solid waste disposal needs.
- 2) Non-compliance with federal, state, and local statutes and regulations related to solid waste.

METHODOLOGY

Evaluation of potential impacts on solid waste facilities and services was based on consultation with staff from the Sacramento County Environmental Management Department, review of the proposed Rancho Cordova General Plan, as well as review of other pertinent literature.

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Solid Waste Service

Impact 4.11.5.1 Implementation of the proposed project would increase solid waste generation in the Project Area. Additional solid waste collection, handling, and storage service would be required by the additional waste generation. This is considered a **less than significant** impact.

Current projections by the City of Rancho Cordova show an increase in population for the Project Area of 5,790 people and an increase in employment of 4,348 jobs under 2030 buildout conditions. Assuming that each resident or employee generates 1.47 tons of solid waste each year, the Project Area would account for approximately 14,903 tons of solid waste per year or approximately 40.8 tons per day (tpd). In addition, future construction activities would also generate solid waste that would require service. The Kiefer Landfill has a permitted capacity of 10,815 tons per day (tpd). Currently, the daily intake at the landfill is 6,362 tpd and is predicted to be 8,404 tpd by 2022, based on current development proposals associated with the current Sacramento County General Plan. This projected intake does not take into account the additional waste generated by the Project Area. However, even if all of the Project Area waste were sent to the Kiefer Landfill, an additional 40.8 tpd is a negligible increase.

The Kiefer Road Landfill, the Forward Landfill, and the Lockwood Regional Landfill have adequate capacity to accommodate additional waste generated as a result of implementing the proposed project. All solid waste collected by BFI is transported to their privately owned and operated transfer stations where the recyclable materials are separated out for processing (Quinn, 2005). The remaining waste is transported to one of the three landfills discussed above.

The proposed project would only result in an additional 40.8 tons per day of solid waste. This amount constitutes less than one percent of the current daily intake of Kiefer Landfill. The Project Area is heavily developed and the additional solid waste generated as a result of redevelopment activities initiated following implementation of the proposed project would be negligible when compared to current waste generation in the Project Area and capacity of the three landfills. With this small additional amount of waste, no change to the dispersal facilities or environmental effects of transporting the waste are expected. Therefore, the implementation of the proposed project would result in **less than significant** impacts associated with solid waste.

Mitigation Measures

None required.

4.11.5.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative analysis of impacts from solid waste conveyance, handling, and storage include the whole of the City of Rancho Cordova and immediately adjacent portions of unincorporated County land. As development within the Project Area is driven by and characterized by the proposed Rancho Cordova General Plan, the proposed project may contribute to the overall need for additional solid waste services in the City. This cumulative setting accounts for the existing development in the City, projected development in the Project Area and the City, and the capacity of local and regional solid waste facilities.

BFI is responsible for collection, storage, and treatment within the Project Area and within the incorporated limits of Rancho Cordova. Waste Management, a similar private solid waste handling company, is responsible for collection in the adjacent unincorporated portions of the cumulative area. Waste Management processes the majority of what it collects at its own transfer facilities; however, un-recyclable materials from Waste Management are sent to the Kiefer Landfill and the regional landfill at Lockwood, Nevada (the capacities of which are discussed above).

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Solid Waste Service

Impact 4.11.5.2 Implementation of the proposed project, in addition to past, present, and projected future development in the City of Rancho Cordova, would require additional solid waste collection, handling, and storage services. The proposed project's incremental contribution to this cumulative impact would be **less than cumulatively considerable**.

As described in **Impact 4.11.5.1** above, increases in population, employment, and dwelling units within the Project Area are anticipated. Similar increases are expected in the City of Rancho Cordova to a greater degree. Much of the City's southern portion is undeveloped, allowing for greater overall increases in population, employment, and dwelling units than is possible within the Project Area. Considering current projections by the City of Rancho Cordova and the per capita solid waste generation rate identified in Impact 4.11.5.1 above (1.47 tons per year for each resident or employee), the City of Rancho Cordova and the adjacent unincorporated portions of the County would generate an additional 466,145 tons per year or 1,277 tons per day. This growth is projected based on the proposed City of Rancho Cordova General Plan and the Sacramento County General Plan.

The Kiefer Landfill, the Forward Landfill in Manteca, and the Lockwood Regional Landfill in Nevada would accommodate these additional solid waste disposal demands and have adequate capacity to accommodate projected population growth and subsequent solid waste generation in the cumulative area through 2030. Landfills and other solid waste facilities must undergo rigorous environmental review prior to the expansion of existing landfills or the opening of new facilities, mitigating impacts due to expansion.

The proposed project's contribution to the cumulative impact, 40.8 tpd as described in **Impact 4.11.5.1**, makes up approximately three percent of this cumulative increase in solid waste generation. Therefore, the proposed project's incremental contribution to cumulative solid waste impacts would be **less than cumulatively considerable**. The overall cumulative impact remains **less than significant**.

Mitigation Measures

None required.

4.11.6 PUBLIC SCHOOLS

EXISTING SETTING

The Folsom Cordova Unified School District (FCUSD) provides public elementary through high school education within the Project Area. The FCUSD service area encompasses approximately 98 miles in eastern Sacramento County and includes portions of the cities of Rancho Cordova and Folsom as well as a small area located near the unincorporated community of Orangevale

4.11 PUBLIC SERVICES AND UTILITIES

in the American River Canyon. The district is made up of 30 schools, with 19 elementary schools, four middle schools, two high schools as well as continuation high schools, adult education, and other service centers. The FCUSD is planning to construct two new elementary schools and one new high school in the City of Folsom by 2008 and two new elementary schools and one new high school in the City of Rancho Cordova by 2012.

**TABLE 4.11-3
FCUSD SCHOOLS AND 2003/2004 ENROLLMENT IN THE PLANNING AREA**

School Name	Grade Levels	Student Enrollment	School Capacity	Percent of Capacity	Remaining Capacity
Elementary Schools					
Cordova Gardens	K-6	452	464	0.97	12
Cordova Lane	K-5	594	598	0.99	4
Cordova Meadows	K-6	398	459	0.87	61
Cordova Villa	K-5	378	483	0.78	105
Riverview	K-6	248	351	0.71	103
White Rock	K-6	552	642	0.86	90
Williamson	K-6	405	428	0.95	23
Subtotal	-	3,027	3,425	0.88	398
Middle Schools					
Mills	6-8	1,065	1170	0.91	105
Mitchell	6-8	764	851	0.90	87
Subtotal	-	1,829	2,021	0.90	192
High Schools					
Cordova	9-12	2,062	2148	0.96	86
Alternative/Continuation Schools					
Kinney	9-12	273	225	1.21	-48
Total for All Schools					
All Schools	-	7,191	7,819	0.92	628

Source: California Department of Education, Educational Demographics Unit 2004; FCUSD 2004

Funding and Financing Mechanisms

Districts typically fund new schools and facilities through a combination of local bonds, developer fees, and state bonds. State bonds pay for almost half the costs of new schools, with local bonds generated from property taxes providing an important source of additional funding. The passage of state bonds is not linked to any increase in property taxes. The principal and interest on state bonds are paid for by the state's general fund, which is made up of mainly personal and corporate income taxes and sales tax revenues.

In addition to local bonds, the Kindergarten-University Public Education Facilities Bond Act of 2002 (Prop 47) was approved by voters in November 2002 and provides for a bond issue of \$13.05 billion to fund necessary education facilities to relieve overcrowding and to repair older schools. Funds are determined by the areas of greatest need and must be spent according to strict accountability measures. Under the Leroy F. Greene School Facilities Act (SB 50) and

Government Code Section 65995 (refer to Section 4.11.6.2 below), school districts can levy a mandatory per square foot fees on new residential development, with the amount determined by the State Board of Education.

Service Standards

All school districts in California are required to prepare a facilities master plan (FMP), which includes service standards based on student generation rates and school capacities to determine a particular District's needs through its current plan period. FMPs typically have a planning horizon of ten years (i.e., 2000 through 2010) and provide a detailed forecast of the District's need and to identify strategic plans and actions to fulfill those needs. The FMP addresses how many classrooms are needed, at which grade levels, and the cost and timing of identified improvements. The identified improvements are balanced against the available District resources, existing and ultimate capacity constraints, current and projected revenue sources, and outside funding options. FMPs are influenced by market pressures such as commercial expansion, the phasing and timing and housing developments, availability of state funds, changes in state laws, and the viability of local bond elections. The District selects school sites in accordance with criteria developed by the California Department of Education. The Department of Education must review and approve all sites considered for selection and use by the District.

Student generation rates are used to determine the projected number of students that will result from residential development. Site selection criteria and projected student generation are the basis for determining the location, type, and number of schools required to serve a new development. Student generation rates provided by the FCUSD for the preparation of the City of Rancho Cordova General Plan EIR were used in this analysis. New dwelling units in the Project Area are expected to generate 0.396 students for Kindergarten through sixth grade (elementary school), 0.113 students for seventh grade and eighth grade (junior high), and 0.190 for grades nine through twelve (high school). The total number of students generated by each dwelling unit in the Project Area is 0.699

4.11.6.2 REGULATORY FRAMEWORK

STATE

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

The "Leroy F. Greene School Facilities Act of 1998," also known as Senate Bill No. 50 or SB 50 (Stats. 1998, Ch. 407), governs CEQA reviews of potential schools impacts as well as school districts' 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 as "Proposition 1A", reforms 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.

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- Level II developer 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 re-locatable 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 5 years.
- Level III developer 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.

The Kindergarten-University Public Education Facilities Bond Act of 2002 (Prop 47)

This act was approved by voters in November 2002 and provides for a bond issue of \$13.05 billion to fund necessary education facilities to relieve overcrowding and to repair older schools. Funds will be targeted at areas of greatest need and must be spent according to strict accountability measures. Funds will also be used to upgrade and build new classrooms in the California Community Colleges, the California State University, and the University of California in order to provide adequate higher education facilities to accommodate growing student enrollment.

California Department of Education

The California Department of Education (CDE) School Facilities Planning Division (SFPD) has prepared a School Site Selection and Approval Guide that provides criteria for locating appropriate school sites in the State of California. School site and size recommendations were changed by the CDE in 2000 to reflect various changes in educational conditions, such as lowering of class sizes and use of advanced technology. The expanded use of school buildings and grounds for community and agency joint use and concern for the safety of the students and staff members also influenced the modification of the CDE recommendations.

Specific recommendations for school size are provided in the publication *School Site Analysis and Development*. This document suggests a ratio of 1:2 between buildings and land. CDE is aware that in a number of cases, primarily in urban settings, smaller sites cannot accommodate this ratio. In such cases, the SFPD may approve an amount of acreage less than the recommended gross site size and building-to-grounds ratio.

Certain health and safety requirements for school site selection are governed by state regulations and the policies of the SFPD relating to:

- Proximity to airports, high-voltage power transmission lines, railroads, and major roadways;
- Presence of toxic and hazardous substances;
- Hazardous facilities and hazardous air emissions within one-quarter mile;

- Proximity to high-pressure natural gas lines, propane storage facilities, gasoline lines, pressurized sewer lines, or high-pressure water pipelines;
- Noise;
- Results of geological studies or soil analyses;
- Traffic and school bus safety issues.

LOCAL

Proposed City of Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

4.11.6.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to public schools would occur if implementation of the proposed project:

- 1) Would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

METHODOLOGY

Evaluation of the potential public school impacts associated with implementation of the proposed project is based on review of the Facilities Master Plan for the Folsom Cordova Unified School District and from information and consultation between the City of Rancho Cordova and the FCUSD in the preparation of the proposed City of Rancho Cordova General Plan EIR.

IMPACTS AND MITIGATION MEASURES

Public School Facilities

Impact 4.11.6.1 Implementation of the proposed project would result in an increase in dwelling units, resulting in increased student enrollment in the Project Area. This may require the construction of new schools and related facilities. This impact is considered to be **less than significant**.

As discussed in Section 4.2 of this EIR as well as impacts identified above, dwelling units in the Project Area are expected to increase by 25 percent over the life of the Redevelopment Plan. An additional 2,634 dwelling units are projected by 2030 in the Project Area. Additional students expected as a result of additional dwelling units in the Project Area are shown in **Table 4.11-4**.

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**TABLE 4.11-4
NEW STUDENTS GENERATED IN THE PROJECT AREA - 2030**

Grade Level	Student Generation Rate	New Students	Capacity per School	Schools Required*	Acres per School	Acres Required
K-6	0.396	1,043	625	2	10	20
7-8	0.113	298	900	1	22	22
9-12	0.19	500	2,000	1	52	52
Total	0.699	1,841	-	4	-	95

Source: Folsom Cordova Unified School District, 2005.

*Note: Actual schools required, as described by the criteria provided by FCUSD, would be 1.67 additional elementary schools, 0.33 additional junior high schools, and 0.25 additional high schools. This number may be lower depending on available space in schools within the Project Area. See **Table 4.11-2**, above.*

As shown in **Table 4.11-4**, four additional schools will be required to serve the additional students generated as dwelling units in the Project Area increase. Funding for these schools would be provided by a combination of development impact fees, State funding, and local bonds. The total estimated costs to serve these additional students and to construct additional schools is shown in **Table 4.11-5**. These are approximate costs generated from data provided to the City by the FCUSD.

**TABLE 4.11-5
SCHOOL FUNDING NEEDS IN THE PROJECT AREA**

Grade Level	New Students	Cost per Student	Total Estimated Cost (Millions of Dollars)
K-5	959	\$30,385	29.14
6	84	\$42,000	3.53
7-8	298	\$42,000	12.50
9-12	500	\$50,750	25.40
Total	1,841	-	70.57

Source: Folsom Cordova Unified School District, 2005.

As indicated in **Table 4.11-4** above, an additional \$70.57 million will be required to fund education services for future students within the Project Area. This number includes the cost of facilities. Several options are available for the FCUSD to acquire these additional funds. As indicated above, Government Code Section 65995 establishes the dollar amount school districts may impose on new development; however, the developer's fees may not provide sufficient funding for all required facilities. Funding from state grants is possible, but other sources would most likely still be required. Sources include but are not limited to Prop 47 funds, increased developer and local tax fees, and the local general obligation bond funds.

Additional funding for the improvement and expansion of existing schools as well as the construction of new schools can also be provided by the Redevelopment Plan. Pursuant to California Health and Safety Code Section 33445, the Redevelopment Plan can pay for the "construction of any building, facility, structure, or other [public] improvement." Additionally, if the FCUSD were to determine that school overcrowding were the result of the Redevelopment Plan, California Health and Safety Code Section 33445.5 provides a method for the FCUSD to

request additional funding for capital improvements to mitigate the situation. As some students that reside within the Project Area could be educated at schools outside the Project Area, California Redevelopment Law allows for funding to be provided to any school serving students who live within the Project Area.

According to the FCUSD, California Government Code Sections 65995 (h) and 65996 (b) provide full and complete school facilities mitigation. Section 65995(h) states that the payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code is deemed to be full and complete mitigation of the impacts for the planning, use, development, or the provision of adequate school facilities and Section 65996 (b) states that the provisions of the Government Code provide full and complete school facilities mitigation. As specific locations for public schools are identified, site-specific environmental impacts of constructing the facilities will be reviewed under CEQA. New public school facilities must undergo rigorous site-specific CEQA and California Board of Education evaluation prior to construction in order to identify and reduce environmental related impacts.

Mitigation Measures

None required.

4.11.6.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

As the Project Area is located entirely within the Folsom Cordova Unified School District, the cumulative analysis considers past, present, and projected future development within the FCUSD boundaries and their cumulative environmental impacts. The FCUSD currently serves the City of Folsom, portions of the City of Rancho Cordova, and unincorporated parcels located in the American River canyon, east of Rancho Cordova. Both the City of Rancho Cordova and the City of Folsom have begun planning for major development of their southern portions, potentially resulting in large increases in demand for school sites and educational services.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Public School Impacts

Impact 4.11.6.2 Implementation of the proposed project, in combination with projected increases in dwelling units within the Folsom Cordova Unified School District, will result in an increased need for public school facilities. The proposed project's incremental contribution to this cumulative impact would be **less than cumulatively considerable**.

Just as dwelling units are expected to increase in the Project Area, development of the cities of Rancho Cordova and Folsom are expected to add large numbers of additional dwelling units. The FCUSD predicts that the proposed City of Rancho Cordova General Plan would result in an additional 27,487 students by 2050 (buildout of the General Plan). The City of Folsom is currently working towards annexation and eventual development of a large area south of US-50. Development of this area is in the preliminary stages; therefore, projections of students generated are unavailable. It is conceivable that a large percentage of this area will be comprised of residential development, further increasing the need for public school facilities.

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As described in **Impact 4.11.6.1**, adequate funding for these additional schools is provided by a number of sources including Mello-Roos districts, state grants, and local bonds as well as development impact fees. However, environmental impacts from the construction of school sites may still occur.

New public school facilities must undergo rigorous site-specific CEQA and California Board of Education evaluation prior to construction to identify and lessen environmental related impacts. Additionally, the environmental evaluation of future school sites includes both immediate and cumulative impacts as required by CEQA. The adoption of all or some combination of Mello-Roos taxes, and SB 50 funding would partially fund cumulative demand on schools and related facilities and California Government Code Section Sections 65995 (h) and 65996 (b) provides further school facilities funding. The existing funding mechanisms, bond measures within the school would assist the District in providing for cumulative demand for public school facilities. Additionally, the Redevelopment Plan can provide funding directly to the school district for the purpose of mitigating overcrowding and cumulative impacts, as described in **Impact 4.11.6.1** above and California Health and Safety Code Section 33445.5.

The proposed project would result in the need for four new schools (or portions thereof) and approximately \$70.57 million in additional funding. The additional students generated by the proposed project make up 6.7 percent of the total cumulative demand. Funding provided by the Redevelopment Plan would contribute toward reducing any cumulative impact. Payment of developer fees will be required and provides full mitigation of the proposed project's impacts on schools. Therefore, the proposed project's incremental contribution to cumulative impacts associated with new schools would be **less than cumulatively considerable**.

4.11.7 PARKS AND RECREATION

EXISTING CONDITIONS

The Cordova Recreation and Park District (CRPD) is responsible for providing and maintaining recreation facilities and services within the Project Area. The service area for the CRPD includes a portion of US-50 from Prairie City Road to Nimbus Dam; then following the American River to the Watt Avenue Bridge, Sacramento City Limits to Fruitridge Road, Fruitridge Road and its extension to Bradshaw Road; then south to Morrison Creek to the southerly boundary of the Rancho Arroyo Sports Center; then north to Jackson Highway following Jackson Highway east to Grant Line Road, and Grant Line Road and Prairie City Road on the east to US-50. The CRPD owns and maintains 18 neighborhood parks, 6 community parks, 4 community swimming pools, the Cordova Community Center at Hagan Community Park on Chase Drive, the Cordova Senior Center on Routier Road, the Mather Sports Complex, the Cordova Public Shooting Center on Douglas Road, and the Cordova Golf Course on Jackson Road. The only other public provider of recreational facilities in the Project Area is the Sacramento County Department of Parks, Recreation, and Open Space, which manages the American River Parkway, located in the northwestern part of the Project Area. The Sacramento County Department of Parks, Recreation, and Open Space manages more than 11,000 acres of parks and open space throughout the County. Recreational facilities and parks that are located within the Project Area are shown in **Table 4.11-6**.

**TABLE 4.11-6
CRPD FACILITIES AND PARKS WITHIN THE PROJECT AREA**

Facility Name	Location	Description of Facilities
Ahlstrom Park	Zinfandel Drive & Cordova Lane, Rancho Cordova	7 acres with a little-league ball field, picnic tables
Dave Roberts Community Park	Benita Drive & Mapola Way, Rancho Cordova	13 acres with a lighted softball field, tennis courts, regulation soccer field, and play ground.
Countryside Park	Glenmoor Drive, Rancho Cordova	2 acres with picnic tables and tot lot.
Hagan Community Park	2197 Chase Drive, Rancho Cordova	75 acres with the Cordova Community Center, 3 swimming pools, 8 tennis courts, 8 group picnic areas, 3 baseball fields, 3 soccer fields, basketball court, petting zoo, play grounds, tot lots, fitness course, and scale model stream railroad. Also provides access to the American River Bike Trail and foot access to the American River.
Larchmont-Rossmoor Park	Ambassador Drive, Sacramento	3 acres with softball field, soccer field, picnic tables and play ground.
Lincoln Village Community Park	3480 Routier Road, Sacramento	17 acres with a lighted softball field, 4 tennis courts, swimming pool, basketball court, group picnic area and the Cordova Senior Center.
Taylor Park	West La Loma Drive, Rancho Cordova	3 acres with a tot lot, play ground, and picnic tables.
White Rock Park	10488 White Rock Road, Rancho Cordova	12 acres with a swimming pool, 2 tennis courts, group picnic areas, play ground, and basketball courts.
Cordova Senior Activity Center	3480 Routier Road, Sacramento	A full schedule of senior activities (i.e., watercolors, arts and crafts, yoga, and adult exercise.

Source: Cordova Recreation and Park Department, <http://www.crpdc.com>, 2006

Service Standards

California Government Code Section 66477, often referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees for park and recreation purposes for subdivision projects. The required dedication and/or fees are based upon the residential density, parkland cost and other factors. Land dedicated and fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities. The Quimby Act allows for local agencies to ask for a dedication of parkland up to 5 acres per 1,000 projected population, which is the District standard. The City's current standard is 6.75 acres per 1,000 projected population.

Funding

New subdivision developments are required to provide either parkland dedication or in-lieu fees to the District to construct new parks and related facilities. It is also common practice with new developments to form a special assessment district to fund the maintenance and operation

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costs of the new parks. The CRPD estimates such costs at approximately \$7,500 per acre annually, or about \$76 per residential unit. The CRPD also has had a long-established policy of siting parks adjacent to schools, and entering into joint-use agreements with the respective school district. The CRPD has also established other joint agreements with developments in the area. The District has just recently formed a Landscaping and Lighting Assessment District for the Independence at Mather subdivision, and a Community Facilities Finance District for the Villages of Zinfandel subdivision to fund maintenance and operation costs for parkland and open space facilities in these developments. The District will also form Community Facilities Finance District for Sunrise Douglas Community Plan area and Rio del Oro. All of these projects are located outside the Project Area.

The CRPD-sponsored sports and education programs continue to grow and today provide a significant source of revenue for the maintenance of CRPD facilities. Another recently approved revenue source is the Proposition 12 Park Bond, which will provide slightly over \$1 million to upgrade CRPD facilities and to replace aging equipment to comply with Consumer Products Safety Commission Guidelines and the Americans With Disabilities Act.

CRPD Parkland Dedication Standards

CRPD's current standard for dedication of parkland is five acres per 1,000 residents. The City parkland standard is 6.75 acres per 1000 residents; the proposed City of Rancho Cordova General Plan describes additional community amenities such as landscaped corridors, parkways, paseos, multiuse trails, as well as accessible open space as recreational facilities that can be used to meet the additional 1.75 acres per 1000 residents.

4.11.7.2 REGULATORY FRAMEWORK

STATE

California Government Code Section 66477

California Government Code Section 66477, often referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees for park and recreation purposes in subdivision projects. The required dedication and/or fees are based upon the residential density, parkland cost and other factors. Land dedicated and fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities. The Quimby Act allows for local recreation and park districts to ask for a dedication of parkland up to 5 acres per 1,000 projected population.

It should be noted that the Quimby Act only applies to the acquisition of new parkland and does not apply to the physical development of new park facilities or associated operations and maintenance costs. The Quimby Act effectively preserves open space needed to develop parkland and recreational facilities. The development and maintenance of parks usually involves a combination of Quimby Act and other funding sources as reflected in the funding discussion above.

LOCAL

Proposed City of Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

Cordova Recreation and Park District Facilities Master Plan

The Cordova Recreation and Park District (CRPD) has prepared the Cordova Recreation and Park District Facilities Master Plan (Master Plan), which outlines the District's projected needs for a period of ten years and includes strategies for fulfilling those needs. The current Master Plan's planning horizon is through 2010. The primary focus of the Master Plan is to develop increasing classroom capacity, forecasting modernization needs, and identifying various methods of financing and revenue sources.

American River Parkway Master Plan

The American River Parkway is a regional facility that crosses jurisdictional boundaries. The American River Parkway Plan (Parkway Plan) addresses the entire length of the parkway, which includes portions of Sacramento County, the City of Sacramento, and a small portion of the Folsom State Recreational Area and a small portion of the Project Area. The Parkway Plan was adopted and incorporated into the General Plans for Sacramento County and the City of Sacramento. The Plan acts as an informational document and an invitation for citizen participation in the planning process. The main purpose of the Parkway Plan is to provide a guide to land use decisions affecting the parkway; specifically addressing its preservation, use, development, and administration. The Parkway Plan is a policy and action document to ensure the preservation of the naturalistic environment while providing limited developments to facilitate human enjoyment of the parkway. The Parkway Plan includes guiding statements and specific tasks formulated to carry out the intent of the various policies identified in the plan.

4.11.7.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following standards are based on State CEQA Guidelines (2005) Appendix G. A significant impact to recreational facilities would occur if implementation of the proposed project would result in the following:

- 1) An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- 2) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

METHODOLOGY

This section was prepared and evaluated based on consultation with Cordova Recreation and Parks District staff and review of the District's Master Plan.

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IMPACTS AND MITIGATION MEASURES

Increased Demand for Park and Recreational Facilities

Impact 4.11.7.1 Implementation of the proposed project would increase the demand for recreation facilities and will require additional parks and recreation facilities. This would be a **less than significant** impact.

As described in Section 4.2 of this EIR (population and housing), and in discussions above, the population of the Project Area is projected to increase by 25 percent by 2030. This accounts for an additional population of 6,087. According to current City of Rancho Cordova standards for parkland dedication by population, 39 acres of new parks will be required as a result of the increase in population. Funding from the proposed project could also be provided for park update, improvement, and expansion.

New parks and facilities would be developed in response to population growth and as funding allows. Park site and facilities may require land use permits in some case, depending on the anticipated uses and character of adjacent developments. Except for a few non-contiguous vacant parcels, little sufficient open space is available in the Project Area for parks or recreation facilities. Open space in the Project Area is limited to those parcels located in the American River Parkway (and are therefore already classified as parks) and to small, sporadic parcels spread throughout the Project Area. The proposed General Plan anticipates that parkland to serve the Project Area will be available outside the Project Area but still within the City of Rancho Cordova. CRPD expects to build additional parks in developments to the south of the Project Area, including in the Villages at Zinfandel project located approximately one-half mile to the south of the Project Area.

In order to meet recreation demands for the projected growth within the Project Area, the CRPD will use new sources of revenue including but not limited to development impact fees, Mello-Roos Community Facilities Districts (CFD), General Fund Reserves, grants, and/or the expanded use of the District-wide Landscaping and Lighting District to fund capital expansion of parks and other recreational facilities. The provision of parkland under the Quimby Act does not; however, ensure that funding would be available for the physical development of parks needed to serve the anticipated growth associated with the adoption of the Redevelopment Plan. In addition to these funding sources, the Redevelopment Plan itself can provide funding to those parks and recreation facilities within the Project Area, pursuant to California Health and Safety Code Section 33445. Impacts to CRPD's current operational funding would not occur as California Redevelopment Law does not allow Redevelopment Plans to affect existing funding for taxing entities such as CRPD. One of the goals of the Redevelopment Plan is to rehabilitate, install, and improve parks, playgrounds, libraries, educational facilities and other public buildings and structures (see Section 3.0 of this EIR). Therefore, the Redevelopment Plan is expected to provide additional funding to parks and the CRPD.

The Redevelopment Plan does not propose any specific redevelopment activities at this time. However, future redevelopment projects could require additional parks and recreational facilities. The parks and facilities listed in **Table 4.11-5** would be eligible for funding from the Redevelopment Plan for the purpose of updating, improving, and expanding those facilities. Development or rehabilitation of parks will require additional CEQA review, as appropriate.

Sufficient space for 39 acres of land may not be available within the Project Area in order to meet the requirements of the CRPD and the City of Rancho Cordova. However, CRPD and the City do allow for in-lieu fees in exchange for not meeting the required 6.75 acres per 1000

people. Such fees would be the responsibility of each specific project initiated after implementation of the Redevelopment Plan and would be calculated and paid on a project-by-project basis. Compliance with adopted District and City park regulations ensures that adequate parks will be provided in and for the Project Area. Therefore, the proposed project would have a **less than significant** impact on parks and recreation facilities.

Mitigation Measures

None required.

4.11.7.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative area analyzed for impacts to parks and recreation facilities encompasses the CRPD's service area. The CRPD is responsible for parks and recreation facilities throughout the Project Area, the City of Rancho Cordova, and unincorporated portions of the County that adjoin the City. The proposed General Plan anticipates wide-scale development for the southern portions of the City as well as much of the remaining undeveloped portions of the CRPD service area in the City.

Cumulative Park and Recreation Demands

Impact 4.11.7.2 Implementation of the proposed project, along with past, present, and projected development in the cumulative area, would result in an increase in population and thus an increase in demand for parks and recreational facilities. The proposed project's incremental contribution to this impact would be **less than cumulatively considerable**.

As discussed in **Impact 4.11.7.1** above, the population of the Project Area is expected to increase by 6,087 people by 2030. Extensive development throughout the cumulative area would result in much greater increases in population, largely due to large undeveloped areas of the City now planned for development by the proposed City of Rancho Cordova General Plan. The overall increase in population throughout the cumulative area will require a number of new parks throughout the area. The population of the Rancho Cordova General Plan Planning Area (which constitutes the vast majority of the cumulative area) is projected to increase by 208,156 people at buildout. This additional population would require approximately 1,405 acres of new parkland. Additional funding will be required as well in order to maintain and service these new parks. The Redevelopment Plan can provide additional funding for parks within the Project Area (see **Impact 4.11.7.1** above). Current developments in the Sunrise Douglas Community Plan area include the dedication of park space or the payment of in-lieu fees for the acquisition of parkland elsewhere. The environmental impacts of all new parks are addressed in the environmental analysis of each subdivision and development. Future projects initiated in the Project Area will be subject to the same environmental analysis on a project-by-project basis, pursuant to CEQA.

When compared with other portions of the cumulative area, additional parkland in the Project Area will be more difficult to provide because the vast majority of the Project Area is currently developed and additional open space is generally not available. However, for much the same reason, any parks constructed in the Project Area would be less likely to have any significant impacts to the environment because the area is largely developed and most impacts have already occurred. New development throughout the District, City, and Project Area is required

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by District and City regulations to provide dedication of parkland and/or the payment of in-lieu fees for the provision of park and recreation facilities for that new development. Therefore, the project would have a **less than cumulatively considerable** impact on parks and recreation.

4.11.8 ELECTRICAL, NATURAL GAS, AND TELEPHONE SERVICES

EXISTING CONDITIONS

Electrical Services

The Sacramento Municipal Utilities District (SMUD) provides all electric service within the Project Area. SMUD generates approximately 1,196.8 Megawatts (MW) of electricity and delivers it to an approximately 900 square mile area within Sacramento County. Approximately half of the electricity generated by SMUD is generated by hydroelectric means and approximately 40 percent of SMUD's electricity is generated through thermal means. The remaining electricity is generated by either wind or solar power. Throughout the year, SMUD buys and sells energy and capacity on a short-term basis to meet load requirements and reduce costs. SMUD also has entered into long-term contracts with other various suppliers to provide an additional 1,186 MW of electricity to SMUD's service area. SMUD is currently in the process of constructing the Cosumnes Power Plant (CPP), which will provide the utility with 1,000 megawatts of power to meet SMUD's long range plans to respond to the growing power needs of Sacramento County. Existing SMUD facilities in the Project Area include various 69 kV and 12 kV lines that distribute the electricity to individual residential development and commercial and industrial customers as well as a number of step-down power substations.

Telephone Service

Several purveyors (i.e., SBC, Comcast, etc.) provide telephone service to the Redevelopment Project Area. Telephone facilities in the Project Area include both aerial and underground fiber and copper transmission lines. Most of the underground and aerial telephone transmission lines are generally co-located with other utilities on poles or underground trenches and are constructed in public and roadway rights of way to reduce visual and aesthetic impacts as well as potential safety hazards.

Natural Gas

The Pacific Gas and Electric Company (PG&E) provides natural gas to customers within the City limits, including the entire Project Area. The existing facilities in the Project Area consist of 4½-inch to 16-inch pipelines delivering service to all residential, commercial, and industrial customers that are not served by private propane tanks. As with telephone and cable service, natural gas lines are typically co-located with other utilities in trenches to reduce construction costs and environmental impacts. All construction and maintenance activities for natural gas facilities are the responsibility of PG&E.

Cable Service

There are several purveyors providing cable television and other cable related services (i.e., internet) to the Redevelopment Project Area. Like other utility infrastructure, cable fibers are generally co-located and installed concurrently. This infrastructure is installed underground within new development in order to reduce visual and aesthetic impacts and any potential safety hazards. All construction and maintenance of cable infrastructure is the responsibility of the purveyor.

4.11.8.2 REGULATORY FRAMEWORK

STATE

California Building Energy Efficiency Standards

Title 24, Part 6 of the California Code of Regulations, known as the Building Energy Efficiency Standards, were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. After adoption of the California Energy Security and Reliability Act of 2000 (AB 970), the California Energy Commission produced changes to the Building Energy Efficiency Standards. In November 2003 the California Energy Commission adopted these updated standards. The California Building Standards Commission adopted the 2005 changes in July 2003 and the updated standards took effect on October 1, 2005.

LOCAL

Proposed City of Rancho Cordova General Plan

Information on the proposed City of Rancho Cordova General Plan is available in Section 4.11.1.2, above.

4.11.8.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

A public services or utilities impact is considered significant if implementation of the project would result in the need for new systems or supplies or a substantial expansion or alteration to electricity, natural gas, or telephone that results in a physical impact on the environment or would result in inefficient, wasteful and unnecessary consumption of energy (based on State CEQA Guidelines Appendix F).

METHODOLOGY

Evaluation of potential impacts on electrical, natural gas and telephone services resulting from the proposed project is based on consultation with the service providers, review of California Energy Commission policies, State standards, and the proposed City of Rancho Cordova General Plan.

IMPACTS AND MITIGATION MEASURES

Electrical, Natural Gas, Telephone, and Cable Service and Infrastructure

Impact 4.11.8.1 Implementation of the proposed project would result in an increased demand for electrical power, natural gas, and telephone and cable services. Additional infrastructure would be required in order to provide such services. This is considered a **potentially significant** impact.

As previously discussed in this section and in Section 4.2 (Population and Housing) in this EIR, dwelling units and non-residential land uses are anticipated to increase in the Project Area

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through 2030. An additional 2,775 dwelling units are expected by 2030 and an additional 1.46 million square feet of non-residential space are expected. These additional uses will require electrical, natural gas, telephone, and cable services and new infrastructure will be required to provide those services.

Currently, SMUD generates approximately 1,197 megawatts (MW) per day for use in their service area and has long-term contracts with other electricity generators to provide an additional 1,189 MW of power. To help ensure a reliable, long-term source of electrical energy, SMUD is constructing the Cosumnes Power Plant (CPP), which is a 1000 MW natural gas power plant, to ensure supply availability and reliability. The CPP will begin commercial generation in early 2006. SMUD has adequate electrical supply to accommodate the growth proposed under the proposed Rancho Cordova General Plan, including the above described growth in the Project Area, and does not anticipate any facility or other service problems (Ellis, 2005). To deliver the electrical power to individual customers, SMUD has indicated the need for new substations, and new 69 kV and 12 kV lines are required to route power to the underground system. However, these additional facilities and infrastructure are largely located outside the Project Area and would only serve land uses outside the Project Area. Power is currently supplied to the entire Project Area and additional uses may only require additional power generation and not new infrastructure. Potential impacts from the installation of electrical infrastructure include, but are not limited to: aesthetic; air quality; circulation and access; biological issues related to roadside ditches and jurisdictional waters, safety and hazards, and land use as well as potential impacts discussed in Appendix G of State CEQA Guidelines. The potential effects of providing such infrastructure would be examined in additional environmental review of specific projects.

As indicated, PG&E provides natural gas service to the Project Area. Just as with electrical power, all of the Project Area is currently served by existing PG&E infrastructure. PG&E does not anticipate any availability or other services problems in serving the land uses proposed under the adoption of the Redevelopment Project Area (Munroe, 2005). Little new infrastructure would be required to serve the additional dwelling units and non-residential space in the Project Area, however some small projects may be required. Future environmental review would be required for the installation of any new infrastructure on a project-by-project basis, pursuant to CEQA. Potential impacts from the installation of natural gas infrastructure could include, but are not limited to: air quality; circulation and access; safety and hazards, and land use as well as potential impacts discussed in Appendix G of State CEQA Guidelines.

The situation is the same for telephone and cable infrastructure. Unlike electrical power and natural gas, additional customers for telephone and cable service do not require additional raw resources in order to serve those new customers. Only new infrastructure to deliver those services is required. Just as with electrical power and natural gas, infrastructure to deliver these services currently exists throughout the Project Area. Only small additional lines within redevelopment projects would likely be necessary. Future environmental review would be required on the installation of any new infrastructure on a project-by-project basis, pursuant to CEQA. Potential impacts from the installation of electrical infrastructure could include, but are not limited to: air quality; circulation and access; safety and hazards, and land use as well as potential impacts discussed in Appendix G of State CEQA Guidelines.

In general, fee-based utilities and services, such as gas, electric, and telephone would provide for the proposed development through capital improvements based on service fees that are levied on new customers through connection and service fees. Service cabinets and other infrastructure would be constructed and placed as needed in each development as required by the individual service providers. The majority of the infrastructure for these services would be co-located and constructed concurrently with other utilities where feasible and be located

within roadway and other public right of ways to lessen or eliminate potential environmental impacts.

Mitigation Measures

The following mitigation measure will be adopted by the City Council in connection with the adoption of the Redevelopment Plan as measures that will apply to all development in the Project Area until the proposed General Plan is adopted:

MM 4.11.8.1 The Agency shall require that construction of redevelopment projects is not initiated without assurance from SMUD and PG&E that current capacity exists to serve the uses of the projects.

Implementation of the above mitigation and mitigation measure **MM 4.11.1.1b** as well as adherence to Title 24 of the California Code of Regulations regarding energy efficiency will ensure that implementation of the proposed project would result in **less than significant** impacts associated with electrical, gas, telephone, and cable services.

4.11.8.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for electrical, natural gas and cable services encompasses the local service areas of each particular service provider (i.e., SMUD, PG & E, SBC, Comcast, etc.). Large-scale development is planned throughout the service areas of these providers, resulting in cumulative increases in need for infrastructure and supplies of electrical power and natural gas.

CUMULATIVE IMPACTS

Cumulative Electrical, Natural Gas, Telephone, and Cable Services Impacts

Impact 4.11.8.2 Implementation of the proposed project, as well as past, present, and future development of the cumulative area, would result in the cumulative increase in demand for electrical, natural gas, telephone, and cable service. The proposed project's incremental contribution to this impact would be **less than cumulatively considerable**.

As discussed in **Impact 4.11.8.1** above, the Project Area will see an increase in dwelling units and non-residential uses, resulting in additional need for electrical, natural gas, telephone, and cable services. Likewise, the cumulative area is experiencing a large amount of development, especially in the southern portions of the City of Rancho Cordova and the unincorporated portions of the County of Sacramento that could result in as much as 84,492 new dwelling units and 30.5 million square feet of commercial, office, and industrial space. Additional supplies and infrastructure for all four services will be required to serve the additional customers expected.

SMUD has planned for growth in their service area, expanding their current electrical purchasing as well as constructing a new power plant near the Cosumnes River. They anticipate no issues in providing enough power to the projected growth in the cumulative area. Additional infrastructure will be required to deliver that power to new areas, however the Project Area and much of the cities of Rancho Cordova and Elk Grove already have infrastructure in place for such power transmission. The majority of new infrastructure is planned for undeveloped regions

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of the service area. Installation of the infrastructure would be reviewed as part of development project CEQA and other reviews.

To assist in the long-term sustainability and reliability of Northern California's electrical energy grid, SMUD owns and operates the Upper American River Project (UARP), which consists of 11 reservoirs and eight powerhouses, and generates enough electricity to meet about 20 percent of SMUD's customer demand. In a normal water year, the UARP provides roughly 1.8 billion kilowatt-hours of electricity – enough energy to power about 180,000 homes. This abundant energy resource firmly establishes the UARP as an important component of the SMUD-owned generation that serves the needs of the 1.2 million residents of SMUD's service territory. Other sources of SMUD-owned generation power include natural gas-fired cogeneration, solar and wind energy. The primary value of the UARP to SMUD lies in the project's ability to provide operational flexibility, system reliability and economical power generation. The value of the UARP also extends beyond the boundaries of SMUD's service territory and assists in maintaining integrity of Northern California's entire electric transmission system (SMUD, 2006). The CPP and UARP would ensure a guaranteed and adequate long-term energy supply to meet cumulative need in the area.

PG&E has also indicated that it has adequate natural gas supply and would extend infrastructure, as needed, to serve the growth anticipated under cumulative conditions. Just as with electrical power, much of the cumulative area is already served by existing infrastructure. However, additional infrastructure will be required in undeveloped portions of their service area, potentially resulting in environmental impacts that would be reviewed with the proposed development.

Unlike electricity and natural gas, telephone and cable do not generally require raw resources to provide services, only infrastructure. Additional infrastructure is planned for those areas that are currently undeveloped, however existing areas such as the Project Area and other developed portions of the City of Rancho Cordova may only require minor additions of physical lines and transfer boxes. The majority of environmental impacts due to infrastructure installation would occur in undeveloped areas.

The proposed project would contribute approximately 3.2 percent of the additional dwelling units and 4.7 percent of the additional commercial, industrial, and office space predicted to be added to the cumulative area. Thus, the proposed project's contribution constitutes a small percentage of the total increase. Also, the whole of the Project Area is currently developed and little new infrastructure would be required. Therefore, the proposed project's incremental contribution to cumulative electrical power, natural gas, telephone, and cable demand would be **less than cumulatively considerable**.

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