3.6 PUBLIC SERVICES

3.6.1 AFFECTED ENVIRONMENT

FIRE PROTECTION SERVICES

The Sacramento Metropolitan Fire District (SMFD) provides fire protection, fire suppression, inspection, plan checking, emergency transportation, and medical services, public education, advanced life support, and rescue services to the unincorporated portions of Sacramento County (County) and the City of Rancho Cordova (City). SMFD was formed in 2000 by consolidation of the American River Fire District and the Sacramento County Fire Protection District. The largest fire district in Sacramento County, SMFD currently operates 42 stations and provides service through 690 uniformed and support personnel to nearly 600,000 people in a 417-square-mile area. SMFD operates 39 engine companies, five truck companies, 12 medic transportation units, eight fire apparatus units, five crash/rescue units, and various watercraft response units. Many of SMFD's engines are paramedic staffed and all responding units provide coverage by emergency medical technicians (EMTs). SMFD has established a response time goal of 5 minutes or less (80% of the time) in the urbanized portions of Rancho Cordova. In 2003, SMFD responded to more than 56,000 alarms, providing a response time of 6 minutes or less greater than 90% of the time (Sacramento Metropolitan Fire District 2004).

To improve response times for fire districts within Sacramento County, the County Department of Emergency Medical Services developed a Joint Powers Authority (JPA) for a unified-dispatch system to respond to fire and emergency-related incidents. Under the JPA, the closest unit available is dispatched to an incident, and fire district boundaries are not considered when an incident occurs. The JPA, known as the Regional Fire and Rescue Training Authority, is made up of the California Office of Emergency Services–Fire and Rescue Branch, SMFD, and the Sacramento Fire Department (City of Rancho Cordova 2005).

In addition to emergency medical alarms and structural or wildland fire responses, SMFD's personnel are trained and equipped to deal with swift-water emergencies, confined-space incidents, technical rescues, hazardous-materials incidents, and crash fire rescue.

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

- Station 54—8900 Fredrick Avenue, Sacramento
- Station 61—10595 Folsom Boulevard, Rancho Cordova
- Station 62—3646 Bradshaw Road, Sacramento
- Station 63—12397 Folsom Boulevard, Rancho Cordova
- Station 64—9116 Vancouver Avenue, Sacramento
- Station 65—11201 Coloma Road, Rancho Cordova
- Station 66—3180 Kilgore Road, Rancho Cordova

The SMFD Master Plan provides policy guidance, objectives, and activities in an effort to improve emergency response to the district's citizens, use existing resources more efficiently, and improve district facilities. As part of the master plan, a Fire Station Replacement Program was recommended to actively address deficiencies in existing fire stations, including age and condition issues; noncompliance with building codes, such as the ability to respond to emergencies following an earthquake; and lack of apparatus rooms of sufficient size to store present-day emergency-response equipment. In addition, the program would improve emergency response to the district's citizens while using existing SMFD resources more efficiently.

The Fire Station Replacement Program proposed construction of eight new fire stations around Sacramento County. In Rancho Cordova, the existing Station 54 would be replaced by a new Station 54 at Vintage Park Drive and

Bradshaw Road, and the existing Station 64 would be replaced by a new Station 64 at Manlove Road and Casals Street in Glenbrook. The proposed new Station 68 in the Sunrise Boulevard/Douglas Road area of Rancho Cordova would have 16,000 square feet and space for 13 firefighters. Additional stations are planned for Arden Park, Fair Oaks, Orangevale, Rio Linda, and North Highlands. Seven of the eight stations are scheduled to be completed by the end of 2006 (Werkman 2003, Sacramento Metropolitan Fire District 2004). Because of construction delays, no timetable has been established for completion of Station 68.

The funding and expenditures for SMFD are facilitated through SMFD's Capital Improvement Program. Other sources include special tax/benefit assessments, bond issues, impact/development fees, and grants. New development is responsible for the full cost of additional facilities and equipment necessary as a result of that development. This revenue is typically generated through development fees established by an infrastructure financing plan.

Within Rancho Cordova, SMFD is funded through a variety of sources, including property tax revenue from the City's General Fund. The General Fund 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). (City of Rancho Cordova 2005.)

An important requirement for fire suppression is adequate fire flow, which is the amount of water, expressed in gallons per minute (gpm), available to control a given fire and the length of time that this flow is available. The total fire flow needed to extinguish a structural fire is based on a variety of factors, including building design, internal square footage, construction materials, dominant use, height, number of floors, and distance to adjacent buildings. Minimum requirements for available fire flow at a given building are dependent on standards set in the California Fire Code.

LAW ENFORCEMENT SERVICES

The Rancho Cordova Police Department is contracted through the Sacramento County Sheriff's Department (SCSD) Patrol Services. The City has adopted an agreement with SCSD stating that all law enforcement for Rancho Cordova will be provided by the County. The contracted services include patrol, traffic enforcement, investigations, and administrative services. Patrol Services operates SCSD's towing and parking enforcement, community resources, and service centers, emergency operations, and specialized patrol units. SCSD has a paid staff of 2,332 persons, consisting of 1,789 officers and 543 nonsworn members. SCSD also has a reserve force of 168 officers and approximately 621 community volunteers. SCSD is funded through County tax revenues and special federal and local grants.

The police department is located at 10361 Rockingham Drive (at Mather Field Road), approximately 3.5 miles southwest of the project site. The City's goal is to provide one police officer for every 1,000 citizens and one support staff member for every three officers, similar to the standard that was adopted for SCSD. The police department maintains an average response time for Priority One calls for service of 5 minutes or less. A Priority One call is a violent crime against a person or an emergency requiring an immediate response to save a life. Daily assessments are conducted on a call-by-call basis, with the goal of improving the department's response times. SCSD and the City have agreed that funding for the Rancho Cordova Police Department will occur using revenues from the City's General Fund, which is the primary source of revenue for law enforcement services (City of Rancho Cordova 2005).

The California Highway Patrol (CHP) provides traffic regulation enforcement, emergency management, and vice assistance on state highways, all federal interstate highways, and other major roadways in unincorporated portions of the southern Sacramento County area. The nearest CHP office is the Sacramento Communications Center (214), located at 3165 Gold Valley Drive in Rancho Cordova. The Communications Center is staffed primarily by nonuniformed personnel but provides a wide range of administrative and patrol services, including responses to calls from call boxes, stolen-vehicle reports, and cellular 911 calls; unit dispatches; and monitoring of the statewide CHP General Information Hotline. The facility is shared with the California Department of Transportation (Caltrans) and

dispatches all patrols for Sacramento and Yolo Counties; approximately 75% of the patrols for El Dorado, Nevada, and Placer Counties; approximately 25% of the patrols for Sierra County; and approximately 10% of the patrols for Yuba County.

PUBLIC SCHOOLS

The Folsom Cordova Unified School District (FCUSD) provides educational services to approximately 18,000 students in the cities of Folsom and Rancho Cordova. FCUSD schools currently include 19 elementary schools, four middle schools, and two high schools, plus continuing-education high schools and adult education. The teacher-student ratio is 1:19 for grades K–3 and 1:29 for grades 4–12. On a district level, FCUSD is operating at or near capacity for its elementary and high schools. The school district has experienced considerable growth in the past few years. Table 3.6-1 identifies the 2003–2004 school year enrollment for FCUSD in September 2003.

Table 3.6-1
Folsom Cordova Unified School District Enrollment, 2003–2004[a]

School Name	Grade	Current Enrollment	Student Capacity	% of Capacity	Remaining Capacity
Blanche Sprentz Elementary	K–5	353	383	92	30
Carl Sundahl Elementary	K–6	435	534	81	99
Cordova Gardens Elementary	K–6	421	464	91	43
Cordova Lane Elementary	K–5	586	598	98	12
Cordova Meadows Elementary	K–6	414	459	90	45
Cordova Villa Elementary/Reymouth	K–5	507	483	105	-24
Empire Oaks Elementary	K–5	409	598	68	189
Folsom Hills Elementary	K–6	580	689	84	109
Gold Ridge Elementary	K–5	544	598	91	54
Mather Heights Elementary	K–6	369	422	87	53
Natoma Station Elementary	K–6	593	672	88	79
Oak Chan Elementary	K–6	596	641	93	45
PJ Shields Elementary	K–6	381	453	84	72
Rancho Cordova Elementary	K–6	441	566	78	125
Riverview Elementary	K–6	257	351	73	94
Sandra J. Gallardo Elementary	K–6	591	618	96	27
Theodore Judah Elementary	K–6	348	547	64	199
White Rock Elementary	K–6	593	642	92	49
Williamson Elementary	K–6	406	428	95	22
Folsom Middle	6–8	1,059	1,194	89	135
Mills Middle	6–8	1,112	1,170	95	58
Mitchell Middle	6–8	734	851	86	117
Sutter Middle	6–8	1,027	1,378	75	351
Cordova High	9–12	2,108	2,148	98	40
Folsom High	9–12	2,537	2,268	112	-269
Folsom Lake High (Continuation)	10–12	109	158	69	49
Kinney High (Continuation)	9–12	238	225	106	-13
Kitty Hawk (Alternative)/Mather Youth Academy Community Day	6–12	117	225	52	108
Walnutwood High (Alternative)	1–12	176	158	111	-18

[a] Student enrollment in the district changes daily as more students enroll and others leave; therefore, Table 3.6-1 does not reflect exact current enrollment.

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

The exact capacity levels and enrollment figures can change frequently as more portable classrooms are added and additional students enroll in the district. As shown, many school facilities currently are approaching or exceeding capacity.

To accommodate growth and maintain teacher-student ratios, improvements and additions to existing schools and construction of new schools are under way. The district opened Sandra J. Gallardo Elementary School for K–6 students in August 2004 to accommodate rapid growth in the Folsom area. Major renovations are continuing on Blanche Sprentz Elementary School, Cordova Meadows Elementary School, Williamson Elementary School, Folsom Middle School, Mills Middle School, Cordova High School, and Folsom High School. In addition, FCUSD is planning to construct two new elementary schools and one new high school in Folsom by 2008, and two new elementary schools and one new high school in Rancho Cordova by 2012 (FCUSD 2003).

FCUSD prepared an updated school-facilities needs analysis in July 2005 for the Rancho Cordova School Facility Improvement District (SFID) area to provide updated enrollment, capacity, student generation rates, and expected buildout totals anticipated to be generated by new residential development within FCUSD and Rancho Cordova. A student-yield generation rate study was conducted as part of the school facilities analysis. The yield-rate study included a survey of new (built within the last 1–5 years) single-family and multifamily residential units. Subdivisions sampled for the yield rate survey in Rancho Cordova included the Villages of Zinfandel (Stone Creek), Independence at Mather, and other newer areas of Rancho Cordova. These areas have been built within the last 5 years and include a range of moderately priced to higher priced homes. No apartment complexes have been built within the last 5 years in the Rancho Cordova SFID; therefore, given the typically lower student generation rate with apartments, the study used a yield factor equivalent to half of the yield rate generated by single-family dwelling units. Table 3.6-2 shows yield rates for residences built within the last 5 years.

Table 3.6-2
Student-Yield Generation Rates for the Rancho Cordova School Facility Improvement District

Grade level	Single-family Detached (students per dwelling unit)	Multifamily (students per dwelling unit)
K–5	0.299	0.150
6–8	0.104	0.052
9–12	0.107	0.054

Source: FCUSD 2005

The school district is funded by 50% state and 50% local sources. The district can receive local funding through developer impact fees, tax revenue from Mello-Roos districts, and General Obligation (GO) bonds. Developer impact fees are the major source of funding for the district. Based on its Facility Needs Assessment, FCUSD demonstrated the need to for levy Level II developer fees (described in Section 3.6.2, "Regulatory Framework") in the Rancho Cordova SFID that are higher than the statutory fee. As of August 2005, Level II fees for residential development are $4.57 per square foot and $0.36 per square foot for commercial/industrial construction (FCUSD 2005). Developer fees may be used to finance new schools and equipment, and to reconstruct existing facilities to maintain adequate housing for all the district's students. Mello-Roos districts are defined tax areas usually associated with new residential subdivisions, which are often used for additional school taxes.

In March 2002, Rancho Cordova voters passed Measure B, a $49 million school-facilities GO bond providing funds for modernization of existing sites, construction of a new elementary school, replacement of aged portables, installation of technology infrastructure at all school sites in Rancho Cordova, and site acquisition for a second high school for the Rancho Cordova area. The current bonding capacity of the Rancho Cordova portion of the district is $88,682,311 (FCUSD 2005), meaning that the district could seek additional GO bonds. This means that a portion of the district has an assumed debt equivalent to 43.7% of its bonding capacity.

Elementary school students living in Rancho Cordova attend any one of 10 schools, five of which are located within 3 miles west and northwest of the project site near the intersection of White Rock Road and Sunrise Boulevard:

- Rancho Cordova Elementary—2562 Chasella Way (2.3 miles northwest)
- Cordova Lane Elementary—2460 Cordova Lane (2.4 miles northwest)
- White Rock Road Elementary—10487 White Rock Road (2.6 miles west)
- Williamson Elementary—2275 Benita Way (2.9 miles northwest)
- PJ Shields Elementary—10434 Georgetown Drive (3.0 miles northwest)

Middle school students (grades 6–8) living in Rancho Cordova attend either Mills Middle School at 10439 Coloma Road (approximately 2.4 miles north of the project site) or Mitchell Middle School at 2100 Zinfandel Drive (approximately 2.8 miles northwest of the project site). High school students (grades 9–12) living in Rancho Cordova attend Cordova High School at 2239 Chase Drive, approximately 3.5 miles northwest of the project site (FCUSD 2003).

3.6.2 REGULATORY FRAMEWORK

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

There are no federal plans, policies, regulations, or laws related to public services that are applicable to the proposed project or alternatives under consideration.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

Other than those related to public schools, described below, there are no state plans, policies, regulations, or laws related to public services that are applicable to the proposed project or alternatives under consideration.

State School Funding

California Education Code Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any development project for the construction or reconstruction of school facilities, provided that the district can show justification for levying of fees. California Government Code Section 65995 limits the fee to be collected to the statutory fee unless a school district conducts a Facility Needs Assessment (Government Code Section 65995.6) and meets certain conditions.

Senate Bill 50 (Chapter 407, Statutes of 1998) instituted a new school facility program by which school districts can apply for state construction and modernization funds. This legislation imposed limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. It also 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 Section 17620. As mentioned above, this code section authorizes school districts to levy a fee against residential and commercial construction to fund school construction or reconstruction. These fees are adjusted every 2 years in accordance with the statewide cost index for Class B construction as determined by the State Allocation Board. As of January 2006, the maximum Level I fees are $2.63 per square foot for residential construction and $0.42 per square foot for commercial construction.

- **Level II developer fees** are outlined in Government Code Section 65995.5. This code section allows a school district to impose a higher fee on residential construction if certain conditions are met. These conditions include having a substantial percentage of students on multitrack year-round scheduling, having an assumed debt equal to 15–30% of the district's bonding capacity (the percentage is based on revenue sources for repayment), having

at least 20% of the district's teaching stations housed in relocatable classrooms, and having placed a local bond on the ballot in the past 4 years that received at least 50% plus one of the votes cast. A Facility Needs Assessment must demonstrate that 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. This code section authorizes a school district that has been approved to collect Level II fees to collect a higher fee on residential construction if state funding becomes unavailable. 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.

California Department of Education

As discussed in detail in Section 3.1, "Land Use," 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 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 SFPD policies 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; and
- safety issues related to joint-use facilities.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Rancho Cordova General Plan

Goals and policies from the *Rancho Cordova General Plan* (City General Plan) relating to public services that the City has found to be applicable to the proposed project and alternatives under consideration are provided in Appendix F.

3.6.3 ENVIRONMENTAL CONSEQUENCES

THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, a public-services impact is considered significant if implementation of the proposed project or alternatives under consideration would do any of the following:

- create a need for the development of new service facilities (e.g., fire, police, schools), the construction of which could result in significant environmental impacts;
- create circumstances where existing services and facilities could not meet established performance standards (i.e., response times, provider-per-resident ratios); or
- substantially impede existing services.

ANALYSIS METHODOLOGY

Impacts on fire services, police services, and public schools that would result from project implementation were identified by comparing existing service capacity and facilities against future demand associated with project implementation. Evaluation of potential public-services impacts was based on a review of documents pertaining to the project site and vicinity, including the City General Plan, the Fire Station Replacement Program, and the FCUSD facility needs analysis. Additional background information on current services, staffing, and equipment was obtained through consultation with appropriate agencies such as SMFD, SCSD, CHP, and FCUSD.

IMPACT ANALYSIS

Effects that would occur under each alternative development scenario are identified as follows: PP (Proposed Project), HD (High Density), IM (Impact Minimization), NF (No Federal Action), and NP (No Project). The impacts for each alternative are compared relative to the PP at the end of each impact conclusion (i.e., similar, greater, lesser).

Program Level Impacts and Mitigation Measures

IMPACT 3.6-1 Temporary Obstruction of Roadways during Construction. *Project implementation could obstruct roadways in the project vicinity during construction, potentially obstructing or slowing emergency vehicles attempting to access the area.*

PP, HD, IM, NF Project implementation would include construction activities of varying levels over a 25- to 30-year period. Although a majority of project construction activities would occur on-site, nearby roadways such as Sunrise Boulevard, White Rock Road, and Douglas Road would be affected (see Section 3.14, "Traffic and Transportation"). Ongoing construction activities could result in temporary lane closures, increased truck traffic, and other roadway effects that could slow or stop emergency vehicles, temporarily increasing response times and impeding existing service. Potential obstruction of roadways during construction would be considered a **significant, direct** impact. **No indirect** impacts would occur. ***[Similar]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not obstruct roadways during mining operations.

Because no development would occur under the No Project Alternative, there would be no construction that could obstruct the passage of emergency vehicles on local roadways; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure 3.6-1: Prepare and Implement Traffic Control Plans.

PP, HD, IM, NF — The project applicant(s) and/or project contractor(s) for all project phases shall prepare and implement traffic control plans for construction activities that may affect road rights-of-way. The traffic control plans must follow standards of the agency responsible for the affected roadway and must be signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flagperson to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to existing land uses shall be maintained at all times, with detours used as necessary during road closures. Traffic control plans shall be submitted to the City Public Works Department for review and approval before the approval of all project plans or permits for all project phases where implementation may cause impacts on traffic.

Timing: Before the approval of all relevant plans and/or permits and during construction for all project phases.

Enforcement: City of Rancho Cordova Public Works Department.

NP — No mitigation measures are required.

Implementation of Mitigation Measure 3.6-1 would ensure that roadways would not be obstructed during construction. This mitigation measure would reduce the significant impact associated with the temporary obstruction of roadways during construction under the Proposed Project, High Density, Impact Minimization, and No Federal Action Alternatives to a **less-than-significant** level.

IMPACT 3.6-2 — Increased Demand for Fire Protection Facilities, Systems, Equipment, and Services. *Project development would result in increased demand for fire protection facilities and services, potentially resulting in the need for additional staff and equipment to maintain an adequate level of service.*

PP — Project implementation would result in a need for additional fire protection facilities and personnel to serve the project at full buildout. During initial project development, the existing fire stations in Rancho Cordova, particularly Fire Station 66, would provide first-response service to the project site. This station is approximately 2 miles west of Sunrise Boulevard and White Rock Road and would have a response time of approximately 2–3 minutes.

The Fire Station Replacement Program includes a proposal to build a new Station 68 in the Sunrise Boulevard/Douglas Road area of Rancho Cordova south of the project site. This facility would have 16,000 square feet and space for 13 firefighters and would be available to provide fire services to the project site. However, because of construction delays, no timetable has been established for completion of this station. If Station 68 is not available for the project, fire service to the project site would continue to be provided by Station 66, and additional fire protection service would be provided by the Regional Fire and Rescue Training Authority, which would dispatch the closest unit to an incident without consideration of fire district boundaries.

The estimated population of the project under buildout of the Proposed Project Alternative is 31,671 persons. New development is responsible for the full cost of additional facilities and equipment necessary as a result of that development through revenue generated by homeowner

property taxes per the City's ordinance. This tax would be used to pay for the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development.

SMFD outlines fire prevention standards to be incorporated into new residential and commercial development. These standards include access arrangements, fire hydrant placement, fire flow availability, and requirements, and plan submittal requirements. Occupancy of structures would not be permitted until the project applicant(s) provide a Certificate of Release from SMFD verifying that all fire prevention items have been addressed to the satisfaction of SMFD. In addition, as required by the City General Plan, new commercial and industrial development, as well as multifamily residential development with five or more units, must incorporate on-site fire suppression systems into project designs. On-site equipment and facilities would be consistent with industry standards and approved by SMFD. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant**. **No indirect** impacts would occur.

HD The estimated population of the project under buildout of the High Density Alternative is 42,282 persons, approximately 10,000 more than under the Proposed Project Alternative. New development is responsible for the full cost of additional facilities and equipment necessary as a result of that development through revenue generated by homeowner property taxes per the City's ordinance. This tax would be used to pay for the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant** and would be greater than under the Proposed Project Alternative. **No indirect** impacts would occur. ***[Greater]***

IM The estimated population of the project under buildout of the Impact Minimization Alternative is 28,828 persons, approximately 3,000 fewer than under the Proposed Project Alternative. New development is responsible for the full cost of additional facilities and equipment necessary as a result of that development through revenue generated by homeowner property taxes per the City's ordinance. This tax would be used to pay for the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant**, but would occur to a lesser degree than under the Proposed Project Alternative. **No indirect** impacts would occur. ***[Lesser]***

NF The estimated population of the project under buildout of the No Federal Action Alternative is 29,388 persons, approximately 2,000 fewer than under the Proposed Project Alternative. New development is responsible for the full cost of additional facilities and equipment necessary as a result of that development through revenue generated by homeowner property taxes per the City's ordinance. This tax would be used to pay for the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD.

Single-family residential areas east of Sunrise Boulevard and north of Douglas Road in the southern portion of the project site would be mostly surrounded by natural resources areas.

Access into and out of each of these areas would be provided by one roadway. The SMFD requires residential areas to include two roadways for access by emergency response vehicles. Because these single-family residential areas would be inconsistent with SMFD Fire Prevention Standard 444.302, requirements for fire apparatus access roads, impacts on fire protection facilities and services would be **direct** and **significant** and would be greater than under the Proposed Project Alternative. **No indirect** impacts would occur. ***[Greater]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the need for additional fire protection services and facilities.

Because no development would occur under the No Project Alternative, there would be no need for additional fire protection services and facilities; thus, **no direct** or **indirect impacts** would occur. ***[Lesser]***

Mitigation Measure 3.6-2: Incorporate California Fire Code and SMFD Fire Prevention Standards into Project Design and Submit Project Design to SMFD for Review and Approval.

PP, HD, IM, NF The project applicant(s) for all project phases shall incorporate into their project designs fire flow requirements based on the California Fire Code, SMFD Fire Prevention Standard 441.1051, and other applicable requirements based on SMFD fire prevention standards. Approved plans showing access design shall be provided to SMFD as described by Fire Prevention Standard 444.302 ("Fire Apparatus Access Roads"). These plans shall describe access-road length, dimensions, and finished surfaces for firefighting equipment.

Improvement plans showing hydrant locations shall be submitted to the SMFD Fire Prevention Bureau for review and approval. Fire hydrant details and SMFD notes shall be shown on the plans or improvement drawings as detailed in Fire Prevention Standard 441.1051. A letter from the Sacramento County Water Agency shall be obtained verifying that adequate water is available for fire flow.

In addition, as required by the City General Plan, new commercial and industrial development, as well as multifamily residential development with five or more units must incorporate on-site fire suppression systems into project designs.

If security gates are installed at the project site, the project applicant(s) shall obtain a copy of the County Fire Code, Amendment VII, "Emergency Access Gates and Barriers." The design of the entry shall conform to this standard.

The City shall not authorize the occupancy of any structures until the project applicant(s) have obtained a Certificate of Release (Standard 441.105, "Certificate of Release—Residential") from SMFD verifying that all fire prevention items have been addressed on-site to the satisfaction of SMFD.

Timing: Before approval of improvement plans and issuance of occupancy permits or final inspections for all project phases.

Enforcement: Sacramento Metropolitan Fire District and City of Rancho Cordova Building & Safety Department.

NP No mitigation measures are required.

Implementation of Mitigation Measure 3.6-2 would ensure that applicable California Fire Code and SMFD fire prevention standards are incorporated into the project design. This mitigation measure would reduce significant impacts under the Proposed Project, High Density, Impact Minimization, and No Federal Action Alternatives associated with the increased demand for fire protection facilities, systems, equipment, and services to a **less-than-significant** level.

IMPACT 3.6-3

Increased Demand for Fire Flow. *Project implementation would include the development of residential, commercial, school, and other uses that would require adequate available water flow for fire suppression. Lack of adequate fire flow would impede the ability of SMFD to provide effective fire suppression at the project site.*

PP, HD, IM, NF SMFD maintains oversight authority to ensure that adequate water volume and pressure are available in the district's service area. Methods to calculate minimum fire flow involve design-specific calculations, including the density of structures, height, number of stories, square footage, building materials, and structural design. Generally, fire flow requirements for the type of development associated with the project are 1,250 gpm for low-density residential, 2,500 gpm for commercial, and 3,500 gpm for industrial development (measured at 20 pounds per square inch [psi]) with a minimum 2-hour duration). Fire flow requirements may be greater in areas where multiple-story commercial and office buildings could be constructed. Lack of adequate fire flow would impede the ability of SMFD to provide effective fire suppression service at the project site. Increased demands for fire flow would be considered a **significant**, **direct** impact. **No indirect** impacts would occur. ***[Similar]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not increase the demand for fire flow.

Because no development would occur under the No Project Alternative, there would not be an increased demand for fire flow; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: Implement Mitigation Measure 3.6-2.

Implementation of Mitigation Measure 3.6-2 would ensure that adequate fire flow requirements would be incorporated into project designs. This mitigation measure would reduce significant impacts under the Proposed Project, High Density, Impact Minimization, No Federal Action Alternatives associated with increased demand for fire flow to a **less-than-significant** level.

IMPACT 3.6-4

Increased Demand for Police Protection Facilities, Services, and Equipment. *Project development would increase the demand for police protection facilities and services, resulting in the need for additional staff and equipment to maintain an adequate level of service.*

PP The Rancho Cordova Police Department, which is located approximately 3.5 miles from the project site, would provide first-response service for the project site. Under the Proposed Project Alternative, the estimated residential population at project buildout is 31,671 persons. Using the City's ratio of one officer to 1,000 residents, a minimum of 32 new police officers would be needed to serve project development at buildout. Approximately 11 new administrative staff members would also be required to support these patrol officers.

To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development at buildout. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to increased demands for police protection facilities, services, and equipment would be **direct** and **less than significant**. **No indirect** impacts would occur.

HD

Under the High Density Alternative, the estimated residential population at project buildout is 42,282 persons. Using the City's ratio of one officer to 1,000 residents, a minimum of 42 new police officers would be needed to accommodate project development at buildout. Approximately 14 new administrative staff members would also be required to support these patrol officers. This would be approximately 10 more new officers and three more new administrative staff members, respectively, than would be required under the Proposed Project Alternative.

To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to increased demands for police protection facilities, services, and equipment would be **direct** and **less than significant** and would occur to a greater degree than under the Proposed Project Alternative because 10 additional police officers and three additional administrative staff members would be required. **No indirect** impacts would occur. ***[Greater]***

IM

Under the Impact Minimization Alternative, the estimated residential population at project buildout is 28,828 persons. Using the City's ratio of one officer to 1,000 residents, a minimum of 28 additional police officers would be needed to accommodate project development at buildout. Approximately nine administrative staff members would also be required to support these patrol officers. This would be approximately four fewer new officers and two fewer new administrative staff members, respectively, than would be required under the Proposed Project Alternative.

To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to increased demands for police protection facilities and services would be **direct** and **less than significant**, but would occur to a lesser degree than under the Proposed Project Alternative because fewer new police officers and administrative staff members would be required. **No indirect** impacts would occur. ***[Lesser]***

NF

Under the No Federal Action Alternative, the estimated residential population at project buildout is 29,388 persons. Using the City's ratio of one officer to 1,000 residents, a minimum of 29 additional police officers would be needed to accommodate project development at buildout. Approximately 10 administrative staff members would also be required to support these patrol officers. This would be approximately three fewer new officers and one fewer new administrative staff members, respectively, than would be required under the Proposed Project Alternative.

To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development. City Ordinance No. 13-2003 levies a special tax on all

taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to increased demands for police protection facilities and services would be **direct** and **less than significant**, and would occur to a lesser degree than under the Proposed Project Alternative because fewer new police officers and administrative staff members would be required. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the provision of additional protection services and facilities.

Because no development would occur under the No Project Alternative, there would be no requirement for additional police protection services and facilities; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

IMPACT 3.6-5

Increased Demand for Public Elementary School Facilities and Services. *Project implementation would increase demand for elementary schools (grades K–5) to serve the project site.*

PP The County Community Development Department, City Planning Department, and individual developers were contacted for information regarding current and future improvement plans to calculate the projected residential development in Rancho Cordova. These projects have received or are in the process of receiving tentative map approval from the appropriate planning agencies. Approximately 2,480 single-family and 746 multifamily units (not including the proposed Rio del Oro project) are projected to be built in Rancho Cordova before the end of 2009. The Proposed Project Alternative and other projected residential development in Rancho Cordova would generate a total of approximately 3,976 new students (grades K–12) by 2009. The current enrollment for all schools in the city is approximately 8,800 students, and the current school capacity is 9,734 students. With an additional 3,976 students anticipated by 2009, school facilities would exceed capacity under current conditions (FCUSD 2005).

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Proposed Project Alternative would generate approximately 3,213 new elementary school students (grades K–5) at project buildout.

Elementary schools in FCUSD have an average capacity of 600 students (Washburn, pers. comm., 2005). Using this average as the assured capacity of schools to be built on-site, the six proposed school sites at the project site would have a total capacity of 3,600 students. Thus, once constructed, the proposed elementary schools would accommodate all 3,213 students and would have capacity for an additional 387 students. To accommodate students at the project site, school attendance boundaries would be adjusted regularly to account for the phases of development and available capacity at completed schools at the project site (Washburn, pers. comm., 2005). Therefore, the available school sites would have sufficient capacity to meet the demands of elementary school students and would not result in a shortfall of school services or facilities.

As required by state law, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. As of August 2005, the developer is charged Level II fees of $4.57 per square foot for residential development and $0.36 per square foot for commercial development in the FCUSD boundaries. The City would determine the assessable square footage that would be subject to the fee at the time of development (FCUSD 2005).This fee is typically an insufficient amount to fund 100% of new school facility construction. Thus, other funding sources (see discussion in "Affected Environment") would be needed to construct schools. However, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. (Government Code Section 65996.) With payment of the state-mandated school impact fees, and assuming that all six proposed elementary schools are constructed, implementation of the Proposed Project Alternative would have a **less-than-significant**, **direct** impact on school services and facilities in the long term. **No indirect** impacts would occur.

HD

Based on student-yield generation rates shown in Table 3.6-2, implementation of the High Density Alternative would generate approximately 4,243 new elementary school students (grades K–5). This would be approximately 1,030 more elementary school students than under the Proposed Project Alternative. Because the six proposed schools at the project site would have a total capacity of only 3,600 students, approximately 643 students would not be accommodated by the proposed facilities. To alleviate the shortfall, portable classrooms could be added to the proposed school sites, or the students could be bused to nearby schools, outside the project site, that have capacity for additional students (Washburn, pers. comm., 2005).

The project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the High Density Alternative would have a **less-than-significant**, **direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Greater]***

IM

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Impact Minimization Alternative would generate approximately 2,640 new elementary school students (grades K–5). This would be approximately 573 fewer elementary school students than under the Proposed Project Alternative. Because the six proposed school sites at the project site would have a total capacity of 3,600 students, all 2,640 new students would be accommodated, and there would be capacity for an additional 960 students.

The project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the Impact Minimization Alternative would have a **less-than-significant**, **direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Lesser]***

NF

Based on student-yield generation rates shown in Table 3.6-2, implementation of the No Federal Action Alternative would generate approximately 2,965 new elementary school students (grades K–5). This would be approximately 248 fewer elementary school students than under the Proposed Project Alternative. Because the six proposed school sites at the project site would have a total capacity of 3,600 students, all 2,965 new students would be accommodated, and there would be capacity for an additional 635 students.

The project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the No Federal Action Alternatives would have a **less-than-significant**, **direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the provision of new public-school facilities and services.

Because no development would occur under the No Project Alternative, there would be no increase in the demand for public school facilities and services; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

IMPACT 3.6-6 Increased Demand for Public Middle School and High School Facilities and Services. *Project implementation would increase demand for middle schools (grades 6–8) and high schools (grades 9–12) to serve the project site.*

PP The County Community Development Department, City Planning Department, and individual developers were contacted for information regarding current and future improvement plans to calculate the projected residential development in Rancho Cordova. These projects have received or are in the process of receiving tentative map approval from the appropriate planning agencies. Approximately 2,480 single-family and 746 multifamily units (not including the proposed Rio del Oro project) are projected to be built in Rancho Cordova before the end of 2009. The Proposed Project Alternative and other projected residential development in Rancho Cordova would generate a total of approximately 3,976 new students (grades K–12) by 2009. The current enrollment for all schools in the city is approximately 8,800 students, and the current school capacity is 9,734 students. With an additional 3,976 students anticipated by 2009, school facilities would exceed capacity under current conditions (FCUSD 2005).

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Proposed Project Alternative would generate approximately 1,116 new middle school students (grades 6–8) and approximately 1,150 new high school students (grades 9–12) at buildout.

Middle schools in FCUSD have an average capacity of 800 students (Washburn, pers. comm., 2005). Using this average as the assured capacity of schools to be built on-site, the two proposed middle school sites would have a total capacity of 1,600 students. Thus, the two schools would accommodate all 1,116 new students and would have capacity for an additional 484 students. High schools in FCUSD have an average capacity of 2,000 students (Washburn, pers. comm., 2005); therefore, the proposed high school would accommodate all 1,150 new students and would have capacity for an additional 950 students. To accommodate students at the project site, school attendance boundaries would be adjusted regularly to account for the phases of development and available capacity at completed schools (Washburn, pers. comm., 2005). Therefore, with implementation of the Proposed Project Alternative, FCUSD middle schools and high schools would have sufficient capacity to accommodate students living at the project site; this alternative would not result in a shortfall of school services or facilities.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the Proposed Project Alternative would have a **less-than-significant, direct** impact on school services and facilities in the long term. **No indirect** impacts would occur.

HD

Based on student-yield generation rates shown in Table 3.6-2, implementation of the High Density Alternative would generate approximately 1,476 new middle school students (grades 6–8) and approximately 1,519 new high school students (grades 9–12) at buildout. This would be approximately 360 and 369 more middle school and high school students, respectively, than under the Proposed Project Alternative. The two proposed middle school sites (with a total capacity of 1,600 students) would accommodate all 1,476 new students and would have capacity for an additional 124 students (see discussion above). The proposed Rio del Oro high school, with a capacity for 2,000 students (see discussion above), would accommodate all 1,519 new students and would have capacity for an additional 481 students. To accommodate students at the project site, school attendance boundaries would be adjusted regularly to account for the phases of development and available capacity at completed schools (Washburn, pers. comm., 2005). Therefore, with implementation of the High Density Alternative, FCUSD would have sufficient capacity to accommodate students living at the project site; this alternative would not result in a shortfall of school services or facilities.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the High Density Alternative would have a **less-than-significant, direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Greater]***

IM

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Impact Minimization Alternative would generate approximately 918 new middle school students (grades 6–8) and approximately 945 new high school students (grades 9–12) at buildout. This would be approximately 198 and 205 fewer middle school and high school students, respectively, than under the Proposed Project Alternative. The two proposed Rio del Oro middle schools (with a total capacity of 1,600 students) would accommodate all 918 students and would have capacity for an additional 682 students. The proposed high school site, with a capacity for 2,000 students (see discussion above), would accommodate all 945 students and would have capacity for an additional 1,055 students. To accommodate students at the project site, school attendance boundaries would be adjusted regularly to account for the phases of development and available capacity at completed schools (Washburn, pers. comm., 2005). Therefore, with implementation of the Impact Minimization Alternative, FCUSD would have sufficient capacity to accommodate students living at the project site; this alternative would not result in a shortfall of school services or facilities.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the Impact Minimization Alternative would have a **less-than-significant, direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Lesser]***

NF Based on student-yield generation rates shown in Table 3.6-2, implementation of the No Federal Action Alternative would generate approximately 1,031 new middle school students (grades 6–8) and approximately 1,062 new high school students (grades 9–12) at buildout. This would be approximately 85 and 88 fewer middle school and high school students, respectively, than under the Proposed Project Alternative. The two proposed middle schools (with a total capacity of 1,600 students) would accommodate all 1,031 students and would have capacity for an additional 569 students. The proposed high school site, with a capacity for 2,000 students (see discussion above), would accommodate all 1,062 students and would have capacity for an additional 938 students. To accommodate students at the project site, school attendance boundaries would be adjusted regularly to account for the phases of development and available capacity at completed schools (Washburn, pers. comm., 2005). Therefore, with implementation of the No Federal Action Alternative, FCUSD would have sufficient capacity to accommodate students living at the project site; this alternative would not result in a shortfall of school services or facilities.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. This fee is typically an insufficient amount to fund 100% of new school facility construction and operation; however, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Therefore, implementation of the No Federal Action Alternative would have a **less-than-significant, direct** impact on school services and facilities in the long term. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the provision of new public middle and high school facilities and services.

Because no development would occur under the No Project Alternative, there would be no demand for public middle and high school facilities and services; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

Project Level (Phase 1) Impacts and Mitigation Measures

IMPACT 3.6-7

Temporary Obstruction of Roadways during Construction. *Implementation of development Phase 1 could obstruct roadways in the project vicinity during construction activities, which could obstruct or slow emergency vehicles attempting to access the area.*

Impacts would be the same under Phase 1 as under the program (entire project site) level analysis for all alternatives. Refer to Impact 3.6-1 for further discussion of this impact.

Implementation of Mitigation Measure 3.6-1 would ensure that roadways would not be obstructed during construction. This mitigation measure would reduce the significant impact associated with the temporary obstruction of roadways during construction under the Proposed Project, High Density, Impact Minimization, and No Federal Action Alternatives to a **less-than-significant** level.

IMPACT 3.6-8

Increased Demand for Fire Protection Facilities, Systems, Equipment, and Services. *Implementation of development Phase 1 would result in increased demand for fire protection facilities, systems, equipment, and services, potentially resulting in the need for additional staff and equipment to maintain an adequate level of service.*

PP

Project implementation would result in a need for additional fire protection facilities and personnel to serve the project at full buildout. However, during initial development of Phase 1, the existing fire stations in Rancho Cordova, particularly Fire Station 66, would provide service to the Phase 1 development area. This station is approximately 2 miles west of Sunrise Boulevard and White Rock Road and would have response times of approximately 2–3 minutes.

The Fire Station Replacement Program included a proposal to build new Station 68 in the Sunrise Boulevard/Douglas Road area of Rancho Cordova south of the project site. This facility would have 16,000 square feet and space for 13 firefighters and would be available to provide fire services to the project site. After this fire station is completed, it would provide service to the entire project site, including Phase 1.

SMFD outlines fire prevention standards to be incorporated into new residential and commercial development. These standards include access arrangements, fire hydrant placement, fire flow availability, and requirements, and plan submittal requirements. Occupancy of structures would not be permitted until the project applicant(s) provide a Certificate of Release from SMFD verifying that all fire prevention items have been addressed to the satisfaction of SMFD. In addition, as required by the City General Plan, new commercial and industrial development, as well as multifamily residential development with five or more units must incorporate on-site fire suppression systems into project designs. On-site equipment and facilities would be consistent with industry standards and approved by SMFD. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development, and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant**. **No indirect** impacts would occur.

HD

The estimated residential population at full buildout of development Phase 1 under the High Density Alternative is 10,686 persons. Per the City's Ordinance, new development is responsible for paying the full cost of additional needed facilities and equipment, using revenue generated by homeowner property taxes. This tax revenue would be used to pay the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant.** These impacts would occur at a greater level than under the Proposed Project Alternative because approximately 2,000 additional residents would need to be served. **No indirect** impacts would occur. ***[Greater]***

IM

The estimated residential population at full buildout of development Phase 1 under the Impact Minimization Alternative is 10,386 persons. Per the City's Ordinance, new development is responsible for paying the full cost of additional necessary facilities and equipment necessary, using revenue generated by homeowner property taxes. This tax revenue would be used to pay the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant**. These impacts would occur at a greater level than under the

Proposed Project Alternative because more residents would need to be served. **No indirect** impacts would occur. ***[Greater]***

NF The estimated residential population at full buildout of development Phase 1 under the No Federal Action Alternative is 7,414 persons. Per the City's Ordinance, new development is responsible for paying the full cost of additional necessary facilities and equipment necessary, using revenue generated by homeowner property taxes. This tax revenue would be used to pay the startup costs incurred to hire and train each of the new firefighters and purchase new equipment necessary to serve project development. Because SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and these standards require approval by SMFD, impacts on fire protection facilities and services would be **direct** and **potentially significant**. These impacts would occur at a lesser level than under the Proposed Project Alternative because less residents would need to be served. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require additional fire protection services, systems, equipment, and facilities.

Because no development would occur under the No Project Alternative, there would be no need for additional fire protection services, systems, equipment, and facilities; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: Implement Mitigation Measure 3.6-2.

Implementation of Mitigation Measure 3.6-2 would ensure that applicable California Fire Code and SMFD fire prevention standards are incorporated into the project design. This mitigation measure would reduce the significant impact under the Proposed Project, High Density, Impact Minimization, and No Federal Action Alternatives associated with the increased demand for fire protection facilities, systems equipment, and services to a **less-than-significant** level.

IMPACT 3.6-9

Increased Demand for Fire Flow. *Implementation of development Phase 1 would include the construction of residential, commercial, school, and other uses that would require adequate available water flow for fire suppression. Lack of adequate fire flow would impede the ability of SMFD to provide effective fire suppression at the project site.*

Impacts would be the same under Phase 1 as under the program (entire project site) level analysis for all alternatives. Refer to Impact 3.6-2 for further discussion of this impact.

Implementation of Mitigation Measure 3.6-2 would ensure that adequate fire flow requirements would be incorporated into project designs. This mitigation measure would reduce the significant impact under the Proposed Project, High Density, Impact Minimization, and No Federal Action Alternatives associated with increased demand for fire flow to a **less-than-significant** level.

IMPACT 3.6-10

Increased Demand for Police Protection Facilities, Services, and Equipment. *Implementation of development Phase 1 would increase the demand for police protection facilities, services, and equipment, resulting in the need for additional staff and equipment to maintain an adequate level of service.*

PP The Rancho Cordova Police Department, which is located approximately 3.5 miles from the project site, would provide first-response service to the project site. The estimated residential population at full buildout of development Phase 1 under the Proposed Project Alternative is 8,174 persons. Using the City's ratio of one officer to 1,000 residents, a minimum of eight new police officers would be needed to accommodate development Phase 1. Approximately two administrative staff members would also be required to support these patrol officers.

To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve the Phase 1 development area. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to the increased demand for police protection facilities and services would be **direct** and **less than significant**. **No indirect** impacts would occur.

HD The estimated residential population at full buildout of development Phase 1 under the High Density Alternative is 10,686 persons. A minimum of 11 new police officers would be needed to accommodate development Phase 1. Approximately four administrative staff members would also be required to support these patrol officers. This would be approximately three more new officers and two more administrative staff members, respectively, than required under the Proposed Project Alternative. To maintain appropriate levels of service, additional officers, facilities, and equipment would be required to serve the Phase 1 development area. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to the increased demand for police protection facilities and services would be **direct** and **less than significant** and would be greater than under the Proposed Project Alternative because three additional police officers and two additional administrative staff members would be required. **No indirect** impacts would occur. ***[Greater]***

IM The estimated residential population at full buildout of development Phase 1 under the Impact Minimization Alternative is 10,386 persons. A minimum of 10 additional police officers would be needed to accommodate development Phase 1. Approximately three administrative staff members would also be required to support these patrol officers. This would be approximately two more new officers and one more administrative staff member, respectively, than required under the Proposed Project Alternative. To maintain appropriate levels of service, additional officers, facilities, and equipment would be required to serve the Phase 1 development area. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to the increased demand for police protection facilities and services would be **direct** and **less than significant**. **No indirect** impacts would occur. ***[Greater]***

NF The estimated residential population at full buildout of development Phase 1 under the No Federal Action Alternative is 7,414 persons. A minimum of seven additional police officers would be needed to accommodate development Phase 1. Approximately two administrative staff members would also be required to support these patrol officers. This would be approximately one more new officer than required under the Proposed Project Alternative. No additional administrative staff members would be necessary. To maintain appropriate levels of service, additional officers, facilities, and equipment would be required to serve the Phase 1 development area. City Ordinance No. 13-2003 levies a special tax on all taxable parcels in the project area.

This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to the increased demand for police protection facilities and services would be **direct** and **less than significant**. **No indirect** impacts would occur. ***[Greater]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require additional police protection services and facilities.

Because no development would occur under the No Project Alternative, there would be no requirement for additional police protection services and facilities; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

IMPACT 3.6-11

Increased Demand for Public Elementary School Facilities and Services. *Implementation of development Phase 1 would increase demand for elementary schools (grades K–5) to serve the project site.*

PP The County Community Development Department, City Planning Department, and individual developers were contacted for information regarding current and future improvement plans to calculate the projected residential development in Rancho Cordova. These projects have received or are in the process of receiving tentative map approval from the appropriate planning agencies. Approximately 2,480 single-family and 746 multifamily units (not including the proposed Rio del Oro project) are projected to be built in Rancho Cordova before the end of 2009. The Proposed Project Alternative and other projected residential development in Rancho Cordova would generate a total of approximately 3,976 new students (grades K–12) by 2009. The current enrollment for all schools in the city is approximately 8,800 students, and the current school capacity is 9,734 students. With an additional 3,976 students anticipated by 2009, school facilities would exceed capacity under current conditions (FCUSD 2005).

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Proposed Project Alternative would generate approximately 800 new elementary school students (grades K–5) at buildout of Phase 1.

FCUSD is in the planning stages for the first elementary school to be located in the central portion of development Phase 1, on 9 acres south of Rancho Cordova Parkway and east of Rio del Oro Parkway. This school would have a capacity for approximately 612 pupils. Construction of the elementary school is planned for spring 2007 through summer 2008 (FCUSD 2004). In the short term, Rio del Oro students would likely be bused to elementary schools near development Phase 1, including Rancho Cordova Elementary (2.3 miles northwest), Cordova Lane Elementary (2.4 miles northwest), White Rock Road Elementary (2.6 miles west), Williamson Elementary (2.9 miles northwest), or PJ Shields Elementary (3.0 miles northwest). Based on enrollment figures for the 2003–2004 school year, these elementary schools would have the capacity to accommodate some of the students generated by development Phase 1.

Because the Phase 1 elementary school would not have sufficient capacity for all 800 students generated during development Phase 1, approximately 188 students would not be accommodated by this school facility. Portable classrooms could be added to existing school sites to

accommodate additional students, or students could be bused to nearby schools that have additional capacity (Washburn, pers. comm., 2005). However, as required by state law, the project applicant(s) would pay the state-mandated school impact fees to FCUSD to mitigate impacts on schools. As of August 2005, the developer is charged Level II fees of $4.57 per square foot for residential development and $0.36 per square foot for commercial development in the FCUSD boundaries. The City would determine the assessable square footage that would be subject to the fee at the time of development (FCUSD 2005). This fee is typically insufficient to fund 100% of new school facility construction. Thus, other funding sources (see discussion in "Affected Environment") would be needed to construct schools. However, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. With payment of the state-mandated school impact fees, implementation of the Proposed Project Alternative would have a **less-than-significant, direct** impact on school services and facilities in the short term. **No indirect** impacts would occur.

HD Based on student-yield generation rates shown in Table 3.6-2, implementation of the High Density Alternative would generate approximately 1,049 new elementary school students (grades K–5) at buildout of Phase 1. This would be approximately 249 more students than under the Proposed Project Alternative. The proposed elementary school would not have sufficient capacity for all 1,049 new students generated during development Phase 1, resulting in a shortfall of school services and facilities for approximately 437 students. Portable classrooms could be added to existing school sites to accommodate additional students, or students could be bused to nearby schools that have additional capacity (Washburn, pers. comm., 2005). The project applicant(s) would pay the state-mandated school impact fees to FCUSD. With payment of these fees, implementation of the High Density Alternative would result in **less-than-significant**, **direct** impacts on school facilities and services in the short term. **No indirect** impacts would occur. ***[Greater]***

IM Based on student-yield generation rates shown in Table 3.6-2, implementation of the Impact Minimization Alternative would generate approximately 759 new elementary school students (grades K–5) at buildout of Phase 1. This would be approximately 41 fewer students than under the Proposed Project Alternative. The proposed elementary school would not have sufficient capacity for all 759 students generated during development Phase 1, resulting in a shortfall of school services and facilities for approximately 147 students. Portable classrooms could be added to existing school sites to accommodate additional students, or students could be bused to nearby schools that have additional capacity (Washburn, pers. comm., 2005). The project applicant(s) would pay the state-mandated school impact fees to FCUSD to mitigate impacts on schools. With payment of these fees, implementation of the Impact Minimization Alternative would have a **less-than-significant**, **direct** impact on school facilities and services in the short term. **No indirect** impacts would occur. ***[Lesser]***

NF Based on student-yield generation rates shown in Table 3.6-2, implementation of the No Federal Action Alternative would generate approximately 672 new elementary school students (grades K–5) at buildout of Phase 1. This would be approximately 41 fewer students than under the Proposed Project Alternative. The proposed elementary school would not have sufficient capacity for all 672 students generated during development Phase 1, resulting in a shortfall of school services and facilities for approximately 60 students. Portable classrooms could be added to existing school sites to accommodate additional students, or students could be bused to nearby schools that have additional capacity (Washburn, pers. comm., 2005). The project applicant(s) would pay the state-mandated school impact fees to FCUSD to mitigate impacts on schools. With payment of these fees, implementation of the No Federal Action Alternative would have a **less-than-significant**, **direct** impact on school facilities and services in the short term. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the provision of new public school facilities and services.

Because no development would occur under the No Project Alternative, there would be no increase in demand for public school facilities and services; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

IMPACT 3.6-12

Increased Demand for Public Middle School and High School Facilities and Services. *Implementation of development Phase 1 would increase demand for middle schools (grades 6–8) and high schools (grades 9–12) to serve the project site.*

PP The County Community Development Department, City Planning Department, and individual developers were contacted for information regarding current and future improvement plans to calculate the projected residential development in Rancho Cordova. These projects have received or are in the process of receiving tentative map approval from the appropriate planning agencies. Approximately 2,480 single-family and 746 multifamily units (not including the proposed Rio del Oro project) are projected to be built in Rancho Cordova before the end of 2009. The Proposed Project Alternative and other projected residential development in Rancho Cordova would generate a total of approximately 3,976 new students (grades K–12) by 2009. The current enrollment for all schools in the city is approximately 8,800 students, and the current school capacity is 9,734 students. With an additional 3,976 students anticipated by 2009, school facilities would exceed capacity under current conditions (FCUSD 2005).

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Proposed Project Alternative would generate approximately 278 new middle school students (grades 6–8) and approximately 197 new high school students (grades 9–12) at buildout of Phase 1.

The proposed middle school and high school site would accommodate a combined campus on one 78-acre site east of Rancho Cordova Parkway and north of Rio del Oro Parkway. The school would be designed to serve approximately 800 middle school students and 2,000 high school students. The proposed new middle school/high school would be constructed from spring 2007 through summer 2009 (FCUSD 2004). Before and during construction of the Rio del Oro school, middle school students living at the project site would attend either Mills Middle School (2.8 miles northwest of Phase 1) or Mitchell Middle School (2.4 miles north of Phase 1), and high school students would attend Cordova High School (3.5 miles northwest of Phase 1). Based on FCUSD enrollment data for the 2003–2004 school year, Mills Middle School, Mitchell Middle School, and Cordova High School would have the capacity to accommodate some of the students generated by development Phase 1.

When completed, the proposed middle school would accommodate all 278 new students from development Phase 1 and would have capacity for an additional 522 students. The proposed high school would accommodate all 197 new students from development Phase 1 and would have capacity for an additional 1,803 students. Therefore, the Phase 1 combined middle school/high school would have sufficient capacity to accommodate students living at the project site; there would not be a shortfall of school services or facilities at buildout.

As required by state law, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. As of August 2005, the developer is charged Level II fees of $4.57 per square foot for residential development and $0.36 per square foot for commercial development in the FCUSD boundaries. The City would determine the assessable square footage that would be subject to the fee at the time of development (FCUSD 2005).This fee is typically insufficient to fund 100% of new school facility construction. Thus, other funding sources (see discussion in "Affected Environment") would be needed to construct schools. However, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA. Because the project applicant(s) would pay the state-mandated school impact fees, and because the Phase 1 combined middle school/high school would have sufficient capacity to accommodate students living at the project site, implementation of the Proposed Project Alternative would have a **less-than-significant, direct** impact on school services and facilities in the short term. **No indirect** impacts would occur.

HD

Based on student-yield generation rates shown in Table 3.6-2, implementation of the High Density Alternative would generate approximately 365 new middle school students (grades 6–8) and approximately 376 new high school students (grades 9–12) at buildout of Phase 1. This would be approximately 87 and 179 more middle school and high school students, respectively, than under the Proposed Project Alternative. When completed, the proposed middle school would accommodate all 365 new students from development Phase 1 and would have capacity for an additional 435 students. The proposed high school would accommodate all 376 new students from development Phase 1 and would have capacity for an additional 1,624 new students. Therefore, the Phase 1 combined middle school/high school would have sufficient capacity to accommodate students living at the project site; there would not be a shortfall of school services or facilities at buildout.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. With payment of these fees, implementation of the High Density Alternative would have a **less-than-significant**, **direct** impact on school facilities and services in the short term. **No indirect** impacts would occur. ***[Greater]***

IM

Based on student-yield generation rates shown in Table 3.6-2, implementation of the Impact Minimization Alternative would generate approximately 264 new middle school students (grades 6–8) and approximately 272 new high school students (grades 9–12) at buildout of Phase 1. This would be approximately 14 fewer middle school students and 75 more high school students than under the Proposed Project Alternative. When completed, the proposed middle school would accommodate all 264 new students from development Phase 1 and would have capacity for an additional 536 students. The proposed high school would accommodate all 272 new students from development Phase 1 and would have capacity for an additional 1,728 students. Therefore, the Phase 1 combined middle school/high school would have sufficient capacity to accommodate students living at the project site; there would not be a shortfall of school services or facilities at buildout.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. With payment of these fees, implementation of the Impact Minimization Alternative would have a **less-than-significant**, **direct** impact on school facilities and services in the short term. **No indirect** impacts would occur. ***[Lesser]***

NF

Based on student-yield generation rates shown in Table 3.6-2, implementation of the No Federal Action Alternative would generate approximately 234 new middle school students (grades 6–8) and approximately 241 new high school students (grades 9–12) at buildout of Phase 1. This would be approximately 44 fewer middle school students and 44 more high school students than

under the Proposed Project Alternative. When completed, the proposed middle school would accommodate all 234 new students from development Phase 1 and would have capacity for an additional 559 students. The proposed high school would accommodate all 241 new students from development Phase 1 and would have capacity for an additional 1,759 students. Therefore, the Phase 1 combined middle school/high school would have sufficient capacity to accommodate students living at the project site; there would not be a shortfall of school services or facilities at buildout.

As discussed above, the project applicant(s) would pay the state-mandated school impact fees to FCUSD. With payment of these fees, implementation of the No Federal Action Alternative would have a **less-than-significant**, **direct** impact on school facilities and services in the short term. **No indirect** impacts would occur. ***[Lesser]***

NP Under the No Project Alternative, mining activities at the project site, which are not part of the Rio del Oro project, would continue under existing Conditional Use Permits—one originally issued by the County, and the other issued by the City—and possibly under one or more future individual Implementation Permits expected to be issued by the City. Mining activities would not require the provision of new public middle school and high school facilities and services.

Because no development would occur under the No Project Alternative, there would be no increase in demand for public middle school and high school facilities and services; thus, **no direct** or **indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures are required.

CUMULATIVE IMPACTS

Project implementation would generate a significant increase in demand for local fire, police, and school services and facilities and could significantly impede the provision of emergency services during construction. For this cumulative analysis, the public services provided to the project by SMFD, SCSD, and FCUSD are compared to past, present, and future planned growth in these service providers' districts. Significant project impacts would be reduced to less-than-significant levels through implementation of mitigation measures identified in this section. These mitigation measures include, but are not limited to, preparing and implementing traffic control plans during construction to prevent obstructions of emergency vehicles; limiting occupancy of structures until SMFD has issued a Certificate of Release (Standard 441.105, "Certificate of Release—Residential"); verifying that all fire prevention items have been addressed on-site to SMFD's satisfaction; limiting occupancy of structures until adequate minimum fire flows have been confirmed; requiring payment by the project applicant(s) of fees and equipment costs to provide new police officers; and requiring payment of state-mandated school impact fees.

In terms of cumulative impacts, the City, appropriate service providers, and FCUSD are responsible for ensuring adequate provision of public services within their jurisdictional boundaries. For the project, proposed on-site schools would have sufficient capacity to accommodate students living at the project site; there would not be a shortfall of school services or facilities. In addition, these school facilities would potentially have capacity for some additional students generated by related projects. However, under the High Density Alternative, elementary schools would not accommodate all students generated by the project, resulting in a shortfall of school services and the need for portable classrooms and busing of students to nearby schools outside project site. The High Density Alternative could potentially result in a significant cumulative environmental effect associated with the development of school facilities. Under state law (e.g., Senate Bill 50), it is not clear whether the City can require the addition of elementary school sites in the High Density Alternative as mitigation under CEQA. The City has the power, however, to identify such sites as part of its planning and zoning responsibilities.

At this time, it is unclear whether sufficient police, fire, and school facilities are planned to serve the related projects within Rancho Cordova. While some of the related projects include proposals for the construction of service facilities, including schools, others do not. However, it is clear that sufficient police facilities, fire stations, and schools would need to be constructed to serve the related projects. State law provides that payment of school impact fees constitutes adequate CEQA mitigation for all project-specific and cumulative effects relating to adequacy of school facilities as a result of residential development.

Although a cumulative shortage of public services and facilities would not represent a significant environmental impact because these are not, strictly speaking, "environmental effects," such a shortage would lead to the need to develop additional public-services facilities, which could lead to significant construction- and operation-related environmental effects. It is assumed that the development of the related projects, and/or development of the additional public-services facilities required to serve them, would be preceded by the required CEQA review. However, conducting the required CEQA review would not necessarily guarantee that significant environmental effects associated with construction of new fire, police, and school facilities would not occur. Hence, significant cumulative environmental effects associated with the development of new fire, police, and school facilities could potentially occur in association with the cumulative impacts of related projects.

After implementation of the mitigation measures identified above, the Rio del Oro project would not create a significant demand for public services, and development of the project, including the proposed schools, would result in less-than-significant impacts (after implementation of mitigation) for the majority of environmental issues evaluated in this DEIR/DEIS. However, project development would result in significant and unavoidable cumulative impacts related to visual resources, biological resources, cultural resources, traffic, air quality, and noise (see Chapter 4). The proposed Rio del Oro project would result in cumulatively considerable incremental contributions to significant cumulative environmental effects associated with the development of necessary public-services facilities; therefore, it would contribute to significant cumulative public-services impacts.

3.6.4 RESIDUAL SIGNIFICANT IMPACTS

With implementation of the mitigation measures described above, project implementation would not result in any residual significant impacts directly related to fire protection, law enforcement services, or public schools.