3.14 PUBLIC SERVICES

3.14.1 AFFECTED ENVIRONMENT

FIRE PROTECTION SERVICES

The Sacramento Metropolitan Fire District (SMFD) currently provides fire protection services to unincorporated areas of Sacramento County and to the Cities of Rancho Cordova and Citrus Heights. SMFD offers fire protection, fire suppression, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the unincorporated portions of Sacramento County. SMFD was formed in 2000 by consolidation of the American River Fire District and the Sacramento County Fire Protection District. As the largest fire district in Sacramento County, SMFD currently operates 42 stations and provides service through 750 uniformed and support personnel to nearly 600,000 people in a 417-square-mile area. SMFD operates ten transporting Advanced Life Support medics, seven reserve transporting medics, 38 engine companies, five truck companies, 24 grass engines, two crash rescue rigs, six water tenders, four swift water rescue bikes, five swift water rescue inflatable rubber boats, five air units, three reserve firefighter engine companies, and two reserve firefighter grass engines (SMFD 2011a). Many of SMFD's engines are paramedic staffed and all responding units provide coverage by emergency medical technicians. SMFD's personnel are trained and equipped to deal not only with emergency medical alarms and structural or wildland fires, but also with swift water emergencies, confined space incidents, technical rescues, hazardous materials incidents, and crash fire rescue.

To improve response times for fire districts within Sacramento County, the County Department of Emergency Medical Services developed a Joint Powers Authority (JPA) for a unified-dispatch system to respond to fire and emergency-related incidents. Under the JPA, the closest unit available is dispatched to an incident, and fire district boundaries are not considered when an incident occurs. The JPA, known as the Regional Fire and Rescue Training Authority, is made up of the California Office of Emergency Services–Fire and Rescue Branch, SMFD, and the Sacramento Fire Department (City of Rancho Cordova 2006a:4.12-2).

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

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

First-response service to the SPA would be provided by Station 68, approximately 1.9 miles north of the project via Sunrise Boulevard. Station 68 operates one engine company (SMFD 2010).

The Insurance Services Office (ISO) rating is the recognized classification for a fire department or district's ability to defend against major fires. According to the ISO, newly developing urban areas should have a fire station opened within 1.5 miles of all commercial development and 2.5 miles from all residential development when "build-out" exceeds 20% of the planning area. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The SMFD's ISO rating is currently a class 3 for hydrant areas and class 8 for non-hydrant areas and a response time of five minutes for emergency calls, where staffing levels are adequate (Sacramento County 2009:4-27).

In February 2011, the Federal Emergency Management Agency awarded SMFD $5.5 million dollars to hire 24 new firefighters. Through the Staffing for Adequate Fire and Emergency Response Grant Program, SMFD will use these new firefighters to replace firefighters that have been lost through attrition over the last several years. These firefighters will be used to staff two additional truck companies, which will increase public safety (SMFD 2011b).

Funding for fire services and facilities resulting from new construction is facilitated through SMFD's Capital Fire Facilities Fee Schedule. The Capital Fire Facilities Fee was established through State Assembly Bill 1600, which provides the authority for SMFD to fund the full cost of providing new fire services and facilities to new development within its service area. The fee is used exclusively to defray costs and mitigate the impact associated with property acquisition, site preparations, design, construction, and equipping new fire stations that are required to serve new development. The Capital Fire Facilities Fee became effective in June 2003 and remains in effect until December 2020. Additional funds are generated by ambulance transport fees, and service fees (mostly from fire prevention plan checking charges) (Sacramento Local Agency Formation Commission 2004:11).

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

LAW ENFORCEMENT SERVICES

The Rancho Cordova Police Department is contracted through the Sacramento County Sheriff's Department (SCSD) Patrol Services. SCSD has a paid staff of 2,332 persons, consisting of 1,789 officers and 543 nonsworn members. SCSD also has a reserve force of 168 officers and approximately 621 community volunteers. SCSD is funded through Sacramento County tax revenues and special Federal and local grants and SCSD and the City have agreed that funding for the Rancho Cordova Police Department will occur using revenues from the City's General Fund, which is the primary source of revenue for law enforcement services (City of Rancho Cordova 2006a:4.12-14).

The City has adopted an agreement with SCSD stating that all law enforcement for Rancho Cordova will be provided by the SCSD and law enforcement services for Rancho Cordova are provided by the SCSD's East Division. The contracted services include patrol, traffic enforcement, investigations, and administrative services. The police department is located at 10361 Rockingham Drive (at Mather Field Road), approximately 6.8 miles northeast of the SPA via Sunrise Boulevard.

The police department is organized into four main components: the Administrative Services Bureau, which include the budget coordinator, equipment manager, and volunteer coordinator; the Investigations and Community Services Bureau, which includes the detective unit, problem-oriented police unit, traffic enforcement, and crime prevention center; and Patrol Operations Bureau. As part of the City's contract with SCSD, the City pays the salaries of 55 sworn and seven non-sworn staff, which work solely for the City (Rancho Cordova Police Department 2010). 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 (City of Rancho Cordova 2006a:4.12-14).

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

The California Highway Patrol (CHP) provides traffic regulation enforcement, emergency management, and vice assistance on state highways, all Federal interstate highways, and other major roadways in unincorporated portions of the eastern Sacramento County area. The SPA is located within the Valley Division, which oversees Interstate 80, Interstate 5, U.S. 50, and State Route 99. The Valley Division includes 16 area offices, three

resident posts, one commercial inspection facility, one transportation management center, three communications/dispatch centers and is staffed with 785 uniformed officers and 250 non-uniformed personnel (CHP 2012).

PUBLIC SCHOOLS

The SPA is located within the Elk Grove Unified School District (EGUSD) boundary. EGUSD is the fifth largest school district in California and the largest in northern California. Located in southern and eastern Sacramento County, EGUSD covers 320 square miles and has been in existence for over 41 years. The EGUSD boundaries encompass the entire city of Elk Grove, portions of the city of Sacramento and portions of the city of Rancho Cordova, and most of southern Sacramento County. EGUSD had a 2010–2011 school year enrollment of 63,130 students (EGUSD 2011). The EGUSD has 64 schools: 39 elementary schools, nine middle schools, nine high schools, four alternative education schools, an adult school, a special education school, and one charter school (EGUSD 2012). In addition to the schools listed above, EGUSD has approximately several elementary school sites and combined middle school/high school sites planned in the Sunrise-Douglas area, with opening dates to be determined, based on market conditions and associated student generation. As the district opens up new schools, school boundaries will also change, which will mean that some students may have to change schools (City of Rancho Cordova 2006a:4.12-71). In cases where school capacity is exceeded, students would be redirected to other schools in the EGUSD (Grambusch pers. comm., 2010).

As shown on the EGUSD 2010-2011 school attendance boundaries map, students living in the SPA in early stages of project development, before the proposed on-site schools are constructed, would attend Sunrise Elementary School, Katherine Albiani Middle School, and Pleasant Grove High School (EGUSD 2010a). Table 3.14-1 identifies the 2010–2011 school-year enrollments for these schools.

Table 3.14-1
Elk Grove Unified School District Enrollment, 2010–2011

School Name	Grade	Current Enrollment	State Standard Capacity	Estimated Remaining Capacity
Sunrise Elementary School	K–5	738	850	112
Katherine Albiani Middle School	6–8	1,380	1,450	70
Pleasant Grove High School	9–12	2,453	2,650	197

Note: Student enrollment in the district changes daily as more students enroll and others leave; therefore, this table does not necessarily reflect exact current enrollment.
Sources: EGUSD 2010a, 2010b, 2010c, 2010d, 2011; Williams, pers. comm., 2010

Sunrise Elementary is located at 11821 Cobble Brook Drive, approximately 2.6 miles north of the SPA, and serves elementary school students in grades K–5. The buildings were completed and occupied in August 2007, and include 39 classrooms, a multipurpose room, a library, a computer lab, a Learning Center, and an administration building (EGUSD 2010b).

Katherine Albiani Middle School is located at 9140 Bradshaw Road, approximately 9.6 miles southwest of the SPA, and serves students in grades 6–8. Katherine L. Albiani Middle School opened in August 2005 and includes 48 classrooms, a multipurpose room, a library, a dance room, a music room, and an administration building (EGUSD 2010c).

Pleasant Grove High School is located at 9531 Bond Road, approximately 9.8 miles southwest of the SPA. The high school serves students in grades 9–12. Pleasant Grove High School was opened in August 2005 with 13 pods containing 87 classrooms, five computer labs, administrative and student services offices, two gyms, and a

multipurpose room. The library serves both the Pleasant Grove High School and Katherine Albiani Middle School. In 2007, five portables were added to the northwest corner of campus to accommodate student growth. Architectural plans are currently being drafted for a barn to support the Agriculture Education program at Pleasant Grove High School (EGUSD 2010d).

The EGUSD 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 bonds. Developer impact fees are the major source of funding for the district. Based on its facility needs assessment, EGUSD demonstrated the need to levy Level II developer fees (described below in Section 3.14.2, "Regulatory Framework") that are higher than the statutory fee. As of August 2010, Level II fees for residential development are $4.20 per square foot and $0.47 per square foot for commercial/industrial construction (Grambusch, pers. comm., 2010). 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.

3.14.2 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 other alternatives under consideration.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

California Occupational Safety and Health Administration

In accordance with California Code of Regulations Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Equipment," the California Occupational Safety and Health Administration has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials; fire hose sizing requirements; restrictions on the use of compressed air; access roads; and the testing, maintenance, and use of all firefighting and emergency medical equipment.

Fire Codes and Guidelines

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

All development projects in Rancho Cordova are required to meet various other fire protection requirements identified in the SMFD Fire Prevention Standards. The fire code and prevention standards outline the number and distribution of fire hydrants, the minimum requirements for fire access roads and emergency gates and barriers, and the installation of traffic control devices (Opticom). In addition, SMFD requires installation of automatic fire sprinklers in all new commercial construction that exceeds 3,599 square feet and some residential properties exceeding 2,999 square feet (City of Rancho Cordova 2006a:4.12-4).

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 availability of sufficient water flows and pressure is a basic requirement of the California Building Standards

Code. 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. These fire flow requirements are 1,500 gpm for low- and medium-density residential (2-hour duration), 2,500 gpm for high-density residential (3-hour duration), and 3,000 gpm for commercial/office and light industrial (3-hour duration). In addition, SMFD requires 1,000 gpm at minimum water pressure of 20 pounds per square inch (3-hour duration) for structures exceeding 3,600 square feet (City of Rancho Cordova 2006a:4.12-4).

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 the 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 (California 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 limits the power of cities and counties to require developers to mitigate impacts on school facilities as a condition of approving new development. This legislation also provides 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 developers to fund school construction or reconstruction. These fees are adjusted in January every 2 years in accordance with the statewide cost index for Class B construction as determined by the State Allocation Board.

- *Level II* developer fees are outlined in California 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 (within the last 4 years) a local bond measure on the ballot 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 five years. As of August 2010, Level II fees are $4.20 per square foot for residential development and $0.47 per square foot for commercial/industrial construction (Grambusch, pers. comm., 2010).

- *Level III* developer fees are outlined in California 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

The CDE School Facilities Planning Division (SFPD) has prepared a guide entitled *School Site Analysis and Development*, which was changed by CDE in 2000 to reflect various changes in educational conditions, such as lowering of class sizes and use of advanced technology. The guide provides specific recommendations for school size and school site selection criteria for locating appropriate school sites in the State of California. 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, SFPD may approve an amount of acreage less than the recommended gross site size and building-to-grounds ratio. The expanded use of school

buildings and grounds for community and agency joint use also influenced the modification of the CDE recommendations, as did concern for the safety of students and staff members.

Certain health and safety requirements for school site selection are governed by state regulations and SFPD policies. These requirements are outlined in the *School Site Selection and Approval Guide* and relate 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.

An analysis of conformity of the proposed school sites with the CDE School Siting Criteria is not part of this EIR/EIS and would be the subject of further, separate environmental review that would be conducted by the EGUSD.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

City of Rancho Cordova General Plan

Goals and policies from the *City of Rancho Cordova General Plan* Infrastructure, Services, and Finance Element and Safety Element (City General Plan 2006b) relating to public services that are applicable to the Proposed Project and other alternatives under consideration are listed in Appendix K.

3.14.3 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

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 SPA and vicinity, including the City General Plan DEIR (2006a) and City General Plan (2006b). Additional background information on current services, staffing, and equipment was obtained through consultation with appropriate agencies such as SMFD, the City of Rancho Cordova Police Department, and the EGUSD.

New elementary schools in EGUSD have an average capacity of 850 students. The average capacity of new middle schools range from 1,200 to 1,450 students and the average capacity of new high schools range from 2,200 to 2,650 students (Grambusch, pers. comm., 2010). The current student-yield generation rates for the EGUSD, which is used in this analysis to calculate the estimated number of students generated by the Proposed Project and other alternatives under consideration, are provided in Table 3.14-2, below.

Table 3.14-2 Student-Yield Generation Rates for the Elk Grove Unified School District		
Grade level	**Single-Family (Students per Dwelling Unit)**	**Multifamily (Students per Dwelling Unit)**
Elementary (K–5)	0.3763	0.2684
Middle (6–8)	0.1127	0.0736
High (9–12)	0.2101	0.1333
Total	**0.6991**	**0.4753**
Source: Grambusch, pers. comm., 2010		

The number of new students generated under the Proposed Project and the other four action alternatives is summarized below in Table 3.14-3 Under the No Project Alternative, there would be no residential land uses that would generate additional students in the SPA. Therefore, the No Project Alternative is not included in Table 3.14-3.

Table 3.14-3 SunCreek Specific Plan Elementary, Middle, and High School Student Projections				
Action Alternative	**Number of Elementary School Students**	**Number of Middle School Students**	**Number of High School Students**	**Total Number of Students (K-12)**
No USACE Permit	510	474	883	1,867
Proposed Project	1,661	490	911	3,062
Biological Impact Minimization	1,579	472	880	2,931
Conceptual Strategy	1,683	502	934	3,119
Increased Development	1,944	577	1,072	3,593
Source: Data compiled by AECOM in 2010				

It is anticipated that the provision of all new or physically altered public service facilities intended to meet the increased demand for public services would occur on site. Because public facilities would be constructed as part of the project and would be confined to the SPA, this DEIR/DEIS addresses the indirect physical environmental impacts associated with construction and operation of these facilities (along with development of the project in general) throughout each of the sections in Chapter 3. Therefore, these indirect, physical impacts are not addressed in this section.

THRESHOLDS OF SIGNIFICANCE

The thresholds for determining the significance of impacts for this analysis are based on the environmental checklist in Appendix G of the State CEQA Guidelines. These thresholds also encompass the factors taken into account under NEPA to determine the significance of an action in terms of its context and the intensity of its impacts. The Proposed Project or other alternatives under consideration were determined to result in a significant impact related to public services if they would do any of the following:

- create a need for the development of new service facilities (e.g., fire, police, schools, and other public facilities), 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.

IMPACT ANALYSIS

Impacts that would occur under each alternative development scenario are identified as follows: NP (No Project), NCP (No USACE Permit), PP (Proposed Project), BIM (Biological Impact Minimization), CS (Conceptual Strategy), and ID (Increased Development). The impacts for each alternative are compared relative to the PP at the end of each impact conclusion (i.e., similar, greater, lesser).

IMPACT 3.14-1 **Possible Temporary Reduction in Emergency Response Services during Construction.** *Project implementation could obstruct roadways in the project vicinity during construction, potentially obstructing or slowing emergency vehicles attempting to access the area.*

NP

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

NCP, PP, BIM, CS, ID

Implementation of the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives would include construction activities of varying levels over a 20-year period (approximately 2012 through 2032). Nearby roadways in the vicinity of the SPA, such as Sunrise Boulevard, Rancho Cordova Parkway, Kiefer Boulevard, and Grant Line Road, would likely be affected intermittently during construction activities (see Section 3.15, "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 services. Potential reduction of emergency response services during construction are considered a **direct, significant** impact. **No indirect** impacts would occur. ***[Similar]***

Mitigation Measure 3.14-1: Prepare and Implement a Construction Traffic Control Plan.

The project applicant for any particular discretionary development application shall prepare and implement traffic control plans for construction activities that may affect road rights-of-way. The traffic control plans must follow any applicable standards of the agency responsible for the affected roadway and must be approved and 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 shall also address 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 of Rancho Cordova 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.

Implementation: Project applicants for any particular discretionary development application.

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

Enforcement: City of Rancho Cordova Public Works Department.

Implementation of Mitigation Measure 3.14-1 would reduce significant impacts associated with decreased emergency response times during construction under the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives to a **less-than-significant** level by requiring preparation and implementation of a construction traffic control plan that would provide for adequate emergency access during construction activities.

IMPACT 3.14-2 **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.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no new urban uses (e.g., residential or commercial land uses) that would increase demand for fire protection facilities and services. Therefore, **no direct** or **indirect** impacts would occur. ***[Lesser]***

NCP, PP, BIM, CS

SMFD would provide fire protection services to the SPA. First-response service to the SPA during the early stages of project development would be provided by Station 68, approximately 1.9 miles north of the project via Sunrise Boulevard. Station 68 operates one engine company (SMFD 2010). The No USACE Permit, Biological Impact Minimization, and Conceptual Strategy Alternatives would generate fewer residents than under the Proposed Project Alternative; therefore, these action alternatives would potentially result in fewer new firefighters and services.

The No USACE Permit, Proposed Project, Biological Impact Minimization, and Conceptual Strategy Alternatives would include construction of a fire station to serve the SPA. The fire station would be located approximately 1,000 feet south of Kiefer Boulevard and west of Rancho Cordova Parkway on a 2.96-acre site designated as public/quasi-public. The final size, timing of construction, and the number of personnel and equipment required would be determined through coordination with SMFD.

Funding for fire services and facilities resulting from new construction is facilitated through SMFD's Capital Fire Facilities Fee Schedule. The fee is used exclusively to defray costs and mitigate the impact associated with property acquisition, site preparation, design, construction, and equipping new fire stations that are required to serve new development. Additional funds are generated by ambulance transport fees, and service fees (mostly from fire prevention plan checking charges) (Sacramento Local Agency Formation Commission 2004:11).

SMFD outlines fire prevention standards to be incorporated into new residential and commercial development. These standards include access arrangements, fire hydrant placement, fire flow availability and requirements, and plan submittal requirements. SMFD also requires installation of automatic fire sprinklers in all new commercial construction that exceeds 3,599 square feet and some residential properties exceeding 2,999 square feet. In addition, as required by the City General Plan, new commercial and industrial development, as well as multifamily residential development with five or more units must incorporate on-site fire suppression systems into project designs (City of Rancho Cordova 2006b:21). On-site equipment and facilities would be approved by SMFD.

Because the SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and because improvement plans have not yet been prepared that depict these requirements, impacts on fire protection facilities and services would be **direct** and **potentially significant**. The **indirect** physical impacts of constructing these facilities, including the new fire station, are addressed throughout this EIR/EIS in connection with discussions of the impacts of overall site development. ***[Similar]***

Mitigation Measure 3.14-2: Incorporate California Fire Code and Sacramento Metropolitan Fire District (SMFD) Fire Prevention Standards into Project Design and Submit Project Design to the SMFD for Review and Approval.

To reduce impacts related to the provision of new fire services, the project applicant for any particular discretionary development application shall incorporate all applicable California Fire Code and SMFD Fire Prevention Standards into their project designs and shall prepare improvement plans for review and approval by the SMFD before issuance of building permits by the City of Rancho Cordova Building and Safety Department.

Improvement plans shall show fire hydrant locations and details. SMFD notes shall be shown on the plans or improvement drawings. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of fire apparatus access roadways as detailed in Fire Prevention Standard 441.1051. The required fire hydrants shall be installed and operational prior to any construction. A letter from the Sacramento County Water Agency shall be obtained verifying that adequate water is available for fire flow.

Improvement plans shall show access design 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. If security gates are installed at the SPA, the project applicant shall obtain a copy of the Sacramento County Fire Code, Amendment VII, "Emergency Access Gates and Barriers." The design of the entry shall conform to this standard.

As required by the City General Plan, new commercial and industrial development, as well as multifamily residential development with five or more units shall incorporate on-site fire suppression systems into project designs. On-site equipment and facilities would be consistent with industry standards and approved by SMFD.

The City shall not authorize the occupancy of any structures until the project applicant 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.

Information regarding the possible inclusion or utilization of Mello-Roos or other special assessment mechanism shall be provided to the fire district for the possible inclusion of a "Special Fire Tax" within the Mello-Roos area/assessment area.

Implementation: Project applicants for any particular discretionary development application.

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

Enforcement: SMFD and City of Rancho Cordova Building and Safety Department.

ID

SMFD would provide fire protection services to the SPA. The Increased Development Alternative would generate more residents than under the Proposed Project Alternative; therefore, this action alternative would potentially result in more new firefighters. In addition, impacts under the Increased Development Alternative would occur to a greater degree than under the Proposed Project Alternative because the on-site fire station would not be constructed; therefore, the Increased Development Alternative would potentially result in a need for additional off-site fire protection facilities and services to meet the demands of the project.

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

Because the SMFD outlines fire prevention standards to be incorporated into new residential and commercial development and because improvement plans have not yet been prepared that depict these requirements, impacts on fire protection facilities and services would be **direct** and **potentially significant**. Because the fire station would not be constructed under this action alternative, **no indirect** impacts would occur. ***[Greater]***

Mitigation Measure: Implement Mitigation Measure 3.14-2.

Implementation of Mitigation Measure 3.14-2 would reduce significant impacts under the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives associated with the increased demand for fire protection facilities, systems, equipment, and services to a **less-than-significant** level by requiring that applicable California Fire Code and SMFD Fire Prevention Standards are incorporated into the project design, along with review and approval of project plans by the SMFD and City of Rancho Cordova Building and Safety Department prior to issuance of building permits, occupancy permits, or final inspections.

IMPACT 3.14-3 **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 effective fire suppression in the SPA.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no new urban uses (e.g., residential or commercial land uses) that would require adequate available water flow for fire suppression. Therefore, **no direct** or **indirect** impacts on increased demand for fire flow would occur. ***[Lesser]***

NCP, PP, BIM, CS, ID

The SMFD maintains oversight authority to ensure that adequate water volume and pressure are available in its service area. 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. Generally, fire flow requirements for the type of development associated with the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives are identified by the California Fire Code. These fire flow requirements are 1,500 gpm for low- and medium-density residential (2-hour duration), 2,500 gpm for high-density residential (3-hour duration), and 3,000 gpm for commercial/office and light industrial (3-hour duration).

In addition to meeting minimum water flow requirements, all development projects in Rancho Cordova are required to meet various other fire protection requirements identified in the SMFD Fire Prevention Standards. The SMFD requirements are determined for specific development projects at the design stage.

Lack of adequate fire flow would impede the ability of the SMFD to provide effective fire suppression service in the SPA. Increased demands for fire flow would be considered a **significant**, **direct** impact. **No indirect** impacts would occur. ***[Similar]***

Mitigation Measure: Implement Mitigation Measure 3.14-2.

Implementation of Mitigation Measure 3.14-2 would reduce impacts associated with increased demand for fire flow to a **less-than-significant** level under the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives because verification from the SMFD that adequate water supply is available would be obtained prior to approval of improvement plans, and project fire flow design would be based on specification requirements included in the California Fire Code and SMFD Fire Prevention Standards, and reviewed and approved by the City.

IMPACT 3.14-4 **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.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no new urban uses (e.g., residential or commercial land uses) that would increase demand for police protection facilities and services. Therefore, **no direct** or **indirect** impacts would occur. ***[Lesser]***

NCP, PP, BIM, CS, ID

The Rancho Cordova Police Department, which is located approximately 6.8 miles northwest of the SPA, would provide first-response service for the SPA. To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development at buildout. The number of new police officers and police support staff were calculated based the population projections for the Proposed Project and the other four action alternatives and the City's ratio one police officer for every 1,000 citizens and one support staff member for every three officers. Table 3.14-4 shows the number of new police officers and support staff that would be required to serve the project under each action alternative.

Table 3.14-4
SunCreek Specific Plan Firefighter and Police Officer Projections

Action Alternative	Number of Required Police Officers[1]	Number of Required Police Support Staff[2]
No USACE Permit	12	4
Proposed Project	13	4
Biological Impact Minimization	11	3
Conceptual Strategy	12	4
Increased Development	15	5

Notes:
[1] The number of required police officers is based on the population projected for each action alternative and the City of Rancho Cordova's Department's ratio of one police officer per 1,000 residents.
[2] The number of required police support staff is based on one support staff member for every three officers.
Source: Data compiled by AECOM in 2010

As shown in Table 3.14-4, the number of new officers would range from 12-15, and the number of new police staff would range from 3-5 people, under all five action alternatives.

New development in the City is responsible for the full cost of additional facilities and equipment necessary as a result of that development. The project applicant would be required to comply with City Ordinance No. 13-2003,

which levies a special tax on all taxable parcels in the project area. This tax would be included in new homeowners' property taxes and would be used to pay for new facilities and equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development.

The Rancho Cordova Police Department has established guidelines to enhance law enforcement and emergency response. These guidelines include the use of design measures to increase the opportunity for residents and occupants of buildings to see into areas deemed as potential sites for crime. In addition, the City encourages the use of "Crime Prevention Through Environmental Design" principles, such as maximizing visibility of parking areas and building entrances; defining property lines and distinguishing private spaces from public spaces using landscape plantings, and gateway treatments, and fences; and prohibiting entry or access using window locks, dead bolts, and interior door hinges, in the design of residences and commercial buildings (City of Rancho Cordova 2006a:4.12-22).

Because the project applicant would provide funding for additional police facilities, services, and equipment necessary to serve the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives and would incorporate the Rancho Cordova Police Department guidelines into project designs, impacts related to increased demands for police protection facilities, services, and equipment would be **direct** and **less than significant**. **No indirect** impacts would occur. ***[Lesser]***

Mitigation Measure: No mitigation measures required.

IMPACT 3.14-5 **Increased Demand for Public Elementary School Facilities and Services.** *Project implementation would increase demand for elementary schools (grades K–5) to serve the project.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no residential land uses that would generate elementary school students (grades K–5). Therefore, **no direct** or **indirect** impacts on elementary school facilities and services would occur. ***[Lesser]***

NCP, PP, BIM, CS, ID

The SPA would be within the boundaries of EGUSD. The project proposes to construct three elementary schools at different locations within the SPA (see Exhibits 2-4, 2-20, 2-22, 2-24, and 2-26 in Chapter 2, "Alternatives"). Each elementary school would have an average capacity of 850 students; therefore, the three proposed elementary schools would have a total capacity of 2,550 students (Grambusch, pers. comm., 2010). The number of new elementary school students (grades K–5) that would be generated under the Proposed Project and the other four action alternatives were calculated based on the EGUSD's student-yield generation rate shown in Table 3.14-2 and are summarized in Table 3.14-3. Once constructed, the proposed elementary schools would have sufficient capacity to meet the demands of project-generated elementary school students under all five action alternatives and would not result in a shortfall of elementary school services or facilities. Furthermore, under all five action alternatives the proposed elementary schools would generate less than 2,550 elementary school students and therefore would have capacity to accommodate additional students in the EGUSD.

As required by state law, the project applicant would pay the state-mandated school impact fees to EGUSD. As of August 2010, Level II fees for residential development are $4.20 per square foot and $0.47 per square foot for commercial/industrial construction in the EGUSD boundaries (Grambusch, pers. comm., 2010). The City would determine the assessable square footage that would be subject to the fee at the time of development. This fee is typically an insufficient amount to fund 100% of new school facility construction. Thus, other funding sources (see discussion in 3.14.1, "Affected Environment") would likely 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 (California Government Code Section 65996).

Because the project applicant would pay state-mandated school impact fees and would construct on-site elementary schools sufficient to serve the SPA, implementation of the No USACE Permit, Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives would have a **less-than-significant, direct** impact on elementary school services. The **indirect** impacts of constructing these facilities are addressed throughout this DEIR/DEIS in connection with discussions of the impacts of overall site development. ***[Similar]***

Mitigation Measure: No mitigation measures required.

IMPACT 3.14-6 **Increased Demand for Public Middle 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.*

NP

Under the No Project Alternative, no project-related development would occur and there would be no residential land uses that would generate middle school (grades 6–8) or high school students (grades 9–12). Therefore, **no direct** or **indirect** impacts on elementary school facilities and services would occur. ***[Lesser]***

NCP

Based on student-yield generation rates shown in Table 3.14-3, implementation of the No USACE Permit Alternative would generate approximately 474 new middle school students (grades 6–8) and approximately 883 new high school students (grades 9–12) at buildout.

The No USACE Permit Alternative would not include construction of the combined middle school and high school. This alternative would not accommodate students living in the SPA and would result in a shortfall of school services and facilities. In addition, impacts under the No USACE Permit Alternative would occur to a greater degree than under the Proposed Project Alternative because the combined middle school and high school would not be constructed. Students generated by the No USACE Permit Alternative would be redirected to other schools in the EGUSD that have available capacity (Grambusch, pers. comm., 2010).

As required by state law, the project applicant would pay the state-mandated school impact fees to EGUSD. As of August 2010, Level II fees for residential development are $4.20 per square foot and $0.47 per square foot for commercial/industrial construction in the EGUSD boundaries (Grambusch, pers. comm., 2010). The City would determine the assessable square footage that would be subject to the fee at the time of development. This fee is typically an insufficient amount to fund 100% of new school facility construction. Thus, other funding sources (see discussion in 3.14.1, "Affected Environment") would likely 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 (California Government Code Section 65996). Therefore, implementation of the No USACE Permit Alternative would have a **less-than-significant, direct** impact on school services. Because the combined middle school and high school would not be constructed under this alternative, **no indirect** impacts would occur. ***[Greater]***

PP, BIM, CS, ID

The SPA would be within the boundaries of EGUSD. The proposed combined middle school and high school site would accommodate a combined campus in the north-central portion of the SPA (see Exhibits 2-4, 2-22, 2-24, and 2-26 in Chapter 2, "Alternatives"). The middle school and high school would have an average capacity of

1,200 and 2,200 students, respectively. The number of new middle school students (grades 6–8) and the number of new high school students (grades 9–12) that would be generated under each action alternative were calculated based on the EGUSD's student-yield generation rate shown in Table 3.14-2 and are summarized in Table 3.14-4.

Once constructed, the proposed combined middle school and high school would have sufficient capacity to meet the demands of project-generated middle school and high school students under the Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives and would not result in a shortfall of school services or facilities. Furthermore, these alternatives would generate less than 1,200 middle school students and 2,200 high school students and therefore would have capacity to accommodate additional students in the EGUSD.

As required by state law, the project applicant would pay the state-mandated school impact fees to EGUSD. As of August 2010, Level II fees for residential development are $4.20 per square foot and $0.47 per square foot for commercial/industrial construction in the EGUSD boundaries (Grambusch, pers. comm., 2010). The City would determine the assessable square footage that would be subject to the fee at the time of development. This fee is typically an insufficient amount to fund 100% of new school facility construction. Thus, other funding sources (see discussion in 3.14.1, "Affected Environment") would likely 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 (California Government Code Section 65996).

Because the project applicant would pay state-mandated school impact fees and would construct a middle school/high school sufficient to meet project needs, implementation of the Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives would have a **less-than-significant, direct** impact on school services. The **indirect** impacts of constructing these facilities are addressed throughout this DEIR/DEIS in connection with discussions of the impacts of overall site development. ***[Similar]***

Mitigation Measure: No mitigation measures required.

3.14.4 RESIDUAL SIGNIFICANT IMPACTS

Impacts associated with increased demands for police protection facilities, service, and equipment and increased demands for public elementary school, middle school, and high school facilities and services are considered less than significant. Impacts related to temporary reductions in emergency services during construction would be reduced to a less-than-significant level through preparation and implementation of a construction traffic control plan (Mitigation Measure 3.14-1), and increased demands for fire protection facilities and services, including adequate water pressure for fire flow, would be less-than-significant level through incorporation of California Fire Code and SMFD Fire Prevention Standards into project designs (Mitigation Measure 3.14-2). Therefore, there would be no residually significant impacts related to public services.

3.14.5 CUMULATIVE IMPACTS

In terms of cumulative impacts, the appropriate service providers are responsible for ensuring adequate provision of public services within their jurisdictional boundaries. Public services would be provided to the SPA by the SMFD, the Rancho Cordova Police Department, and the EGUSD. The related projects within the City of Rancho Cordova would also use the SMFD, the Rancho Cordova Police Department, the EGUSD, and the Folsom Cordova Unified School District, which covers several of the related projects. Related projects outside the City of Rancho Cordova would rely on different service providers.

Impacts associated with increased demands for police protection facilities, service, and equipment and increased demands for school facilities and services are considered less than significant. Significant project-specific impacts associated with the potential to impede the provision of emergency services during construction and potentially significant impacts related to the increased demand for fire protection services and facilities and adequate water

pressure for fire flow would be reduced to less-than-significant levels through implementation of the mitigation measures identified above.

Future development in the City of Rancho Cordova would incrementally increase the demand for public services. In terms of cumulative impacts, appropriate service providers are responsible for ensuring adequate provision of public services within their jurisdictional boundaries. At this time, it is unknown whether sufficient police, fire, school facilities, and other public services are planned to serve the related projects. 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.

Although a cumulative shortage of public services and facilities would not represent in and of itself a significant environmental impact under CEQA because these are not physical impacts on the environment, such a shortage would lead to the need to develop additional public services facilities, which could in turn lead to significant construction- and operation-related physical impacts on the environment. It is assumed that the development of the related projects, and 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 of the related projects would not necessarily guarantee that significant environmental impacts associated with construction of new fire, police, school facilities, and other public services would not occur. Hence, the related projects could result in significant cumulative environmental indirect impacts associated with the development of new fire and school facilities.

A new fire station would be constructed under the No USACE Permit, Proposed Project, Biological Impact Minimization, and Conceptual Strategy Alternatives to meet the increased demand for fire protection services. However, under the Increased Development Alternative, the fire station would not be constructed and this alternative would potentially result in a need for additional off-site fire protection facilities and services to meet the demands of the project. Therefore, the Increased Development Alternative could potentially result in a cumulatively considerable incremental contribution to a significant cumulative impact associated with the increased demand for fire protection services and facilities.

The three proposed on-site elementary schools would have sufficient capacity to accommodate students living in the SPA. In addition, these elementary school facilities would potentially have capacity for some additional students generated by related projects. The proposed on-site combined middle school and high school would have sufficient capacity to accommodate students generated under the Proposed Project, Biological Impact Minimization, Conceptual Strategy, and Increased Development Alternatives and would potentially have capacity for some additional students generated by related projects. However, under the No USACE Permit Alternative, the combined middle school and high school would not be constructed. This alternative would not accommodate students living in the SPA, resulting in a shortfall of school services and facilities. Therefore, the No USACE Permit Alternative could potentially result in a cumulatively considerable incremental contribution to a significant cumulative impact associated with the development of new middle school/high school facilities. California Government Code Section 65996 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.