

17 PUBLIC SERVICES AND RECREATION

This section describes the existing setting of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or proposed project) including the Health and Human Services building and the Multifamily Residential project located at 1st Street and B Avenue.

17.1 EXISTING CONDITIONS

Fire Protection

The Placer County Fire Department provides fire protection services for 475 square miles of unincorporated western Placer County. This area includes nearly one-third of the county and 52,000 residents. Placer County contracts with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire and emergency services for this area. The PCGC campus is located within CAL FIRE's North Auburn-Ophir Zone. Firehouse Station #180 is located in the southeastern corner of the PCGC campus at 11645 Atwood Road. The station is staffed 24 hours per day by 4 full-time personnel and is equipped with 6 fire vehicles, 2 utility vehicles and 1 hazardous materials trailer (County of Placer 2018)

The Ophir Station, located at the intersection of Crater Hill and Wise Roads, provides backup to Station 180. The Insurance Service Office (ISO) assigns ratings to project locations that reflect the level of fire protection services expected in a given area. These ratings are based on the proximity of the area to a fire station and the ability of the fire station to provide services to the area. The rating considers factors such as the staffing at the fire station, the proximity of the fire station, the equipment on the fire engines at the station, and the ability of the station to deliver water to the project location, either with hydrants or portable water tenders. The ISO rating for unincorporated Placer County is 4 (County of Placer 2018). The response time from this station is approximately 1 to 3 minutes (County of Placer 2003). CALFIRE receives the highest percentage of calls originating at the PCGC campus from the health care and detention facilities at the Center (County of Placer 2003).

Law Enforcement

The Placer County Sheriff's Department currently provides law enforcement services throughout unincorporated Placer County. The Auburn Justice Center located within the PCGC property at 2929 Richardson Drive is the main office for Sheriff's operations. The crime rate classification for PCGC property and the surrounding area is low. The California Highway Patrol provides traffic enforcement and accident investigations along the State Route (SR) 49 corridor.

An officer regularly patrols the PCGC campus and surrounding area 24 hours per day. The on-duty officer should be able to respond to any call from the PCGC campus within 5 minutes. Anticipated average response times for emergency calls is approximately 1 to 2 minutes (County of Placer 2003).

Schools

The PCGC campus is located within the Auburn Union Elementary School District (AUSD) and the Placer Union High School District (PUHSD). Enrollment in AUSD and PHUSD schools for the 2017-2018 academic year is shown in Table 17-1.

Table 17-1
2017-2018 Enrollment by School

School	Number of Students
<i>Auburn Union School District</i>	
Alta Vista Community Charter	140
Auburn Elementary	381
Rock Creek Elementary	278
Skyridge Elementary	381
EV Cain Middle School	693
<i>Placer Union High School District (Capacity)</i>	
Colfax High	650 (756)
Confluence Continuation High	57
Del Oro High	1,642 (1,539)
Foresthill High	189 (324)
Maidu High Independent Study	109
Nonpublic, nonsectarian schools	5
Placer High	1,350 (1,458)

Sources: Asbury 2018a, PUSHD 2016

AUSD's 2018-2019 Developer Fees, from the Certification of Compliance, states a per-square-foot cost for providing the necessary facilities for this district is \$2.02 for residential, \$0.32 for commercial/industrial, and \$0.02 for self-storage facilities (AUSD 2018).

The PCGC campus houses some educational facilities onsite as part of the Juvenile Court and Community Schools program. This program is a cooperative effort of the Placer County Office of Education, local school districts, the Placer County Probation Department, and the Placer

County Special Multi-Agency Administration and Resource Team. Students served by the Juvenile Court and Community Schools programs have been referred by the Probation Department, are wards of the Juvenile Hall or are participants at the day treatment school for emotionally disturbed children (County of Placer 2003). Juvenile Hall wards receive instruction within the Juvenile Hall facility.

Parks and Recreation

Placer County owns and operates more than 60 active and passive park sites; the closest of these County parks is Hidden Falls Regional Park. The Auburn Recreational District owns and operates 13 parks. Additionally, the schools nearby (Auburn Elementary, Rock Creek Elementary, and St. Joseph’s Catholic School) all have recreational resources that are occasionally used by the community. Finally, the State of California owns and operates the Auburn State Recreational Area, which is a 42,377 acres along the American River and is located approximately 3 miles southeast of the PCGC campus.

17.2 REGULATORY FRAMEWORK

Federal Regulations

There are no federal plans or policies relevant to the proposed project.

State Regulations

Quimby Act

In 1975, the Quimby Act (California Government Code Section 66477, as amended in 1982) granted cities and counties authority to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements through in-lieu fees. The goal of the Quimby Act was to require developers to help mitigate the impacts of their developments. Special districts must work with cities, and/or counties to receive parkland dedication and/or in-lieu fees. The fees must be paid and land conveyed directly to the local public agencies that provide park and recreation services to the affected community. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.

Local Regulations

Auburn/Bowman Community Plan

The Community Development Element of the Auburn/Bowman Community Plan contains policies related to schools that apply to residential development, fire services, law enforcement,

and parks. The following policies from the Community Development Element are applicable to the proposed project.

Goal B.II.d. Ensure adequate allocation of land use designations for public facilities (i.e., schools, fire stations, parks and other public uses) at a level necessary to meet the needs of existing and future residents.

B.3.aa Recreation areas should be located and designed so that access by pedestrians, equestrians, and bicyclists is encouraged.

Goal VI.B.2 Provide public schools that are physically and functionally integrated with their surrounding neighborhoods.

B.6.15 School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project.

Goal III.D.4.a.1. Provide fire safety through increased emphasis upon fire prevention programs, fire code enforcement and fire safety education.

D.4.b.2 Control fire losses and protection costs through continued emphasis upon automatic fire detection, control, and suppression systems.

Goal III.D.5.a.1. Provide public protection services which are appropriate for the urban and rural development proposed by the community plan, increasing the level of such services as development occurs.

D.5.b.2 Adequately finance public protection agencies' needs for facilities, expansion, staffing, and equipment to correspond to Plan area growth and development.

Goal E.2.a. Provide a variety of park and recreation facilities to adequately meet the needs of present and future residents of the area.

E.3.a. Provide future park facilities in accordance with the following County and ARD park standard: five acres of improved park land

for every 1000 persons and five acres of 79 passive recreation area or open space for every 1000 persons, for a total of 10 acres of park land for every 1000 persons.

- E.3.f.** By way of implementation of the Park Dedication Ordinance (Quimby Act), the acquisition/acceptance of land shall be given priority over "in-lieu" fees.
- E.3.g.** Locate recreation uses (golf courses, trails, athletic fields, picnic areas) taking into account terrain, links to other parts of the community, and related factors.

Placer County General Plan

The following Placer County General Plan policies related to fire protection, law enforcement, schools, and parks and recreation are applicable to the proposed project.

- Goal 4.H** To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.
 - 4.H.1** Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
 - a. 1:1,000 for unincorporated areas
 - b. 1:7 for jail population
 - c. 1:16,000 total county population for court and civil officers
 - 4.H.2** The County Sheriff shall strive to maintain the following average response times for emergency calls for service:
 - a. 6 minutes in urban areas
 - b. 8 minutes in suburban areas
 - c. 15 minutes in rural areas
 - d. 20 minutes in remote rural areas
 - 4.H.3** Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol,

and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards.

4.H.4 The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards.

4.H.5 The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.

Goal 4.I To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

4.I.1 The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings):

- a. ISO 4 in urban areas
- b. ISO 6 in suburban areas
- c. ISO 8 in rural areas

4.I.2 The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

- a. 4 minutes in urban areas
- b. 6 minutes in suburban areas
- c. 10 minutes in rural areas

4.I.3 The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

4.I.9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

Goal 4.J To provide for the educational needs of Placer County residents.

4.J.7. The County shall consider school district plans in establishing acceptable levels of service for schools, determining school location and land and facility needs, and determining appropriate financing methods. The County should designate existing and future school sites in community plans and specific plans to accommodate school district needs.

4.J.10 The provision of adequate school facilities is a community priority. The County and school districts will work closely to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district’s financing program based upon their impaction.

Goal 8.C To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

8.C.3 The County shall require that new development meet state, county, and local fire district standards for fire protection.

8.C.4 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.

8.C.5. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

Goal 5.A: To develop and maintain a system of conveniently located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

5.A.1. The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:

- 5 acres of improved active parkland per 1,000 population
- 5 acres of passive recreation area or open space per 1,000 population

5.A.2. The County shall strive to achieve the following park facility standards:

- a. 1 tot lot per 1,000 residents
- b. 1 playground per 3,000 residents
- c. 1 tennis court per 6,000 residents
- d. 1 basketball court per 6,000 residents
- e. 1 hardball diamond per 3,000 residents
- f. 1 softball/little league diamond per 3,000 residents
- g. 1 mile of recreation trail per 1,000 residents
- h. 1 youth soccer field per 2,000 residents
- i. 1 adult field per 2,000 residents
- j. 1 golf course per 50,000 residents

5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.

**Placer County General Plan Table 5-1
Park Classification System**

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 ac or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high density housing or housing for the elderly.
Neighborhood Park (2-15 acres)	Area for intense recreational activities, such as field games, court games, background apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).

**Placer County General Plan Table 5-1
Park Classification System**

Park Type	Use Description	Desirable Site Characteristics
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one of more modes of travel, such as hiking, biking, horseback riding, or cross country skiing	Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as schools, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected.

- 5.A.5.** The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act and the Mitigation Fee Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 5.A.8.** The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- 5.A.12.** The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.

17.3 PROJECT IMPACTS

Significance Criteria

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to public services would occur if the project would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - a. Fire protection.
 - b. Police protection.
 - c. Schools.
 - d. Parks.
 - e. Other public facilities.

Impact Analysis

Impact 17-1

	Would the project have an increase demand for police services and fire protection services requiring the need to construct new facilities, or expand existing facilities?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
Level of Significance:	Less than Significant	Less than Significant	Less than Significant
Mitigation Measures:	None required	None required	None required
Significance after Mitigation:	Less than Significant	Less than Significant	Less than Significant

PCGC Master Plan Update

The project anticipates retention of approximately 650,000 square feet of existing building space, as well as construction of approximately 410,000 square feet of new County offices and facilities, 30,000 square feet of community uses, approximately 182,800 square feet of new mixed use, including retail and office space, and 485 multifamily dwelling units in 486,800 square feet, which could support approximately 1,300 residents. Implementation of the PCGC Master Plan Update would increase the number of employees (both County and private

office/retail) and introduce a non-institutional residential population to the PCGC campus. The increased employment and retail activity as well as the introduction of a residential population to the project site will increase demand for law enforcement and fire protection/emergency medical services.

Fire Protection

As described above, the PCGC Master Plan Update would expand and add county, community, office, retail, and residential uses within the PCGC campus which would increase the need for fire protection and emergency medical services within the campus. As discussed in Chapter 16, Hazards and Hazardous Materials, development within the project site would not be exposed to a significant risk associated with wildland fire. The PCGC Master Plan Update proposes an expansion of the onsite Fire Station 180. The station was originally constructed in 1968. It currently includes 9,400 square feet of space; it is projected to require a total size of 12,040 square feet by 2037 (County of Placer 2018). The PCGC Master Plan proposes to expand the station by 3,300 square feet, which would exceed the projected need by approximately 660 square feet. This would ensure that there is sufficient space at the fire station to accommodate increased staffing and additional vehicle and equipment storage, as may be necessary to meet increased demands for fire protection and emergency medical services within the PCGC campus and throughout the station's service territory.

Fire equipment access to all buildings would be required to meet CAL FIRE standards. Consistent with the County's standard process for reviewing project plans prior to issuance of building permits, the building plans for each individual construction project that occurs throughout implementation of the proposed PCGC Master Plan Update would be reviewed by CAL FIRE and the County's Development Review Committee to ensure these standards are met.

In addition, Placer County has adopted a Capital Facilities Impact Fee (Placer County Code Chapter 15.30), to offset the impacts of new development demands for county services and facilities. The fee is collected at the time that building permits are issued. All private development within the PCGC campus would be required to pay this fee, which would ensure that development undertaken as part of implementation of the PCGC Master Plan Update would provide a fair-share of funding to support public services, including fire protection.

With the expansion of the onsite Fire Station #180, building and site design that meets all fire equipment access requirements, and payment of the Capital Facilities Impact Fee by applicants for private development projects within the PCGC campus, implementation of the PCGC Master Plan Update would have a **less than significant** impact related to the provision of fire protection services.

Law Enforcement

The proposed PCGC Master Plan Update does not include any alterations to existing Sheriff's Department facilities located in the Auburn Justice Center but does anticipate providing building space on the north side of B Avenue to meet future building space needs for the Sheriff's Department. The physical environmental impacts associated with this future construction are evaluated throughout this EIR as part of the overall PCGC Master Plan Update.

As described above, the PCGC Master Plan Update would expand and add county, community, office, retail, and residential uses within the PCGC campus, which would increase the demand for law enforcement services. Consultation with the Sheriff's Department occurred between April 2018 and July 2018. The Sheriff's Department reviewed the proposed PCGC Master Plan Update and determined that at full buildout of the plan, the Sheriff's Department would require an additional 2.42 "Sworn" personnel (based on the average calculation of 2 Deputies per 1,000 people) as well as an increased workload of 20% of a Sergeant and Investigator, and 2% of a Lieutenant (Asbury 2018b). These increases will not require the expansion of Sheriff's Department facilities. Additionally, all private development within the PCGC campus would be required to pay the County's Capital Facilities Impact Fee (Placer County Code Chapter 15.30), which would ensure that development undertaken as part of implementation of the PCGC Master Plan Update would provide a fair-share of funding to support public services, including law enforcement. Therefore, implementation of the PCGC Master Plan Update would have a **less than significant** impact associated with requiring construction or expansion of law enforcement facilities.

Health and Human Services Building

The Health and Human Services building proposes the creation of a 3-story, 135,700-square-foot building that would support 577 employees by 2035 (which would be an increase of 142 employees beyond the current staffing level). The increase in staffing for the Health and Human Services division is anticipated to be necessary to accommodate service demands for an increasing residential population in Placer County.

Fire Protection

The site would continue to be under the protection of Fire Station #180. The PCGC Master Plan Update, when completed, would increase the square footage of Fire Station #180 to accommodate both the planned increase in development within the PCGC property as well as ongoing development throughout the County.

Fire equipment access to the Health and Human Services building would be required to meet CAL FIRE standards. Consistent with the County's standard process for reviewing project plans

prior to issuance of building permits, the building plans for this project would be reviewed by CAL FIRE and the County’s Development Review Committee to ensure these standards are met.

With the expansion of the onsite Fire Station #180, which would be supported in part by payment of the Capital Facilities Impact Fee by applicants for private development projects throughout Placer County, implementation of the PCGC Master Plan Update would have a **less than significant** impact related to the provision of fire protection services.

Law Enforcement

The Health and Human Services building would continue to be within the jurisdiction of the Placer County Sheriff’s Department. The increase in staffing levels for the Health and Human Services Division would contribute to the increase in Sheriff’s Department staff time as discussed in the previous PCGC Master Plan Update section. With payment of the Capital Facilities Impact Fee by applicants for private development projects throughout Placer County, which would provide funding that could be used for increased sheriff’s patrol and investigation services, implementation of the PCGC Master Plan Update would have a **less than significant** impact related to the provision of fire protection services.

Multifamily Residential Project

The Multifamily Residential project located at 1st Street and B Avenue would construct up to 100 dwelling units, which could support up to 268 residents.

Fire Protection

The Multifamily Residential project would be under the protection of Fire Station #180 and CAL FIRE. The PCGC Master Plan Update, when completed, would increase the square footage of Fire Station #180 in order to accommodate both the planned increase in development within the PCGC campus as well as the County. The building plans for the Multifamily Residential project would be reviewed by CAL FIRE and the County’s Development Review Committee to ensure these standards are met. The applicant for development of the Multifamily Residential project would be required to pay the County’s Capital Facilities Impact Fee at the time that building permits for the project are issued. This would provide funding to support expansion of the fire station. Therefore, the proposed project would have a **less than significant** impact on fire protection services.

Law Enforcement

The project site would continue to be under the protection of the Placer County Sheriff’s Department. As discussed above, no expansion of the Sheriff’s facilities are anticipated to be

necessary to accommodate increases in staffing needed to ensure that law enforcement services are available to all new development within the PCGC campus, however the plan does provide additional space for expansion of the Sheriff’s Department to meet the increased service demands associated with projected growth throughout Placer County. The applicant for development of the Multifamily Residential project would be required to pay the County’s Capital Facilities Impact Fee at the time that building permits for the project are issued, which would provide funding that could be used for increased sheriff’s patrol and investigation services. This would ensure that the proposed project would have a **less than significant** impact on law enforcement services at the PCGC campus.

Impact 17-2

	Would the project cause or accelerate the physical deterioration of existing parks or recreational facilities or create a need for construction or expansion of recreational facilities beyond what was anticipated in the County’s General Plan or the Auburn/Bowman Community Plan?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
Level of Significance:	Less than Significant	No impact	Less than Significant
Mitigation Measures:	None required	None required	None required
Significance after Mitigation:	Less than Significant	No impact	Less than Significant

PCGC Master Plan Update

The PCGC Master Plan Update proposes commercial, county, office and residential land uses. The project also proposes open space land uses, pedestrian paths, relocation of the existing community garden, and a community green that would serve as passive parkland. The project does not include development of any active park uses. Therefore, the anticipated increase in population would be expected to use offsite recreational facilities. The PCGC campus is currently served by Placer County parkland and recreational areas, Auburn Recreational District parkland and recreational areas, and the Auburn State Recreational Area (managed by the State of California Department of Parks and Recreation). The Placer County General Plan outlines a parkland standard requiring 5 acres of active parkland and 5 acres of passive parkland for every 1,000 county residents. The PCGC Master Plan Update proposes to add approximately 485 new onsite dwelling units, which could accommodate 1,300 additional onsite residents. This would require approximately 6.5 acres each of active parkland and passive parkland under the Placer County General Plan parkland standard. All of the residential land uses within the PCGC campus would be constructed as part of individual private development projects. Each private development project would be required to meet the Placer County General Plan requirement to either dedicate land and/or pay of fees in accordance with State law to ensure funding for the acquisition and development of public recreation facilities. Consistent with goals and policies in the Placer

County General Plan, Section 16.08.100 of the Placer County Code requires dedication of land for park or recreational purposes, or a fee paid in lieu thereof, or a combination of both, as a condition of approval for final subdivision or parcel maps. The land areas required for dedication may be up to an amount equivalent to the land necessary to provide five acres of park land per 1,000 residents of the proposed subdivision.

The PCGC Master Plan Update anticipates development of passive open space and trails within the PCGC campus. This includes the 3-acre Community Green located in the Community Thematic Area, which would meet 46% of the passive parkland need for the anticipated residents of the PCGC property. The project would also develop formal and informal landscaped areas and trails to support pedestrian and bicycle activity throughout the PCGC property as discussed in Chapter 5, Land Use, and Chapter 10, Transportation.

In addition, individual construction projects may include development of small on-site active and passive recreation facilities. Where recreation needs cannot be met on-site, dedication of land and/or payment of in-lieu park fees by applicants for private development projects within the PCGC campus would provide adequate maintenance of existing park facilities and opportunities to develop new park facilities such that increased use of offsite community recreational areas resulting from implementation of the proposed PCGC Master Plan Update would not result in accelerated deterioration of park facilities. Compliance with the Placer County General Plan parkland requirements would ensure that the project would comply with the Quimby Act and the County's parkland standard and therefore implementation of the PCGC Master Plan Update would result in a **less than significant** impact associated with provision of adequate recreation facilities to support the onsite residential population.

Health and Human Services Building

The proposed Health and Human Services building does not include any residential land use and would not result in an increase in population that would require recreational resources. The project site currently supports approximately 3 acres of vacant land that is used by individuals walking between existing buildings within the PCGC campus or who may be walking during a break from work, thus it provides limited passive recreation value. The proposed PCGC Master Plan update includes provisions for development of sidewalks and pedestrian trails, including associated landscaping to ensure a high-quality pedestrian experience. This would replace the limited passive recreation value afforded by the vacant land within the Health and Human Services project site. Therefore, the proposed Health and Human Services Building would result in **no impact** to recreational resources.

Multifamily Residential Project

The proposed Multifamily Residential project located at 1st Street and B Avenue would construct up to 100 multifamily residential dwelling units, which would increase onsite population by approximately 268 people. This addition to the population would require recreational resources. As per the Placer County General Plan, the addition of 268 residents would require 1.34 acres of active parkland and 1.34 acres of passive parkland. The project would include onsite tot lots and other passive recreation facilities, such as a picnic area. Further, consistent with Section 16.08.100 of the Placer County Code, the project applicant would be required to dedicate land for park or recreational purposes, or pay an a fee paid in lieu thereof, or a combination of both. As the proposed project does not include active or passive parkland, the project applicant will be required to pay an in-lieu fee in order to offset the effect of the increased use of community recreation areas. With payment of the parkland dedication in-lieu fee to the County, the proposed project would have a **less than significant** impact associated with demand for park and recreation facilities.

Impact 17-3	Would the project have an increase demand for schools and school capacity requiring the need to construct new facilities, or expand existing facilities?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
Level of Significance:	Less than Significant	No impact	Less than Significant
Mitigation Measures:	None required	None required	None required
Significance after Mitigation:	Less than Significant	No impact	Less than Significant

PCGC Master Plan Update

The project would result in an increase in the existing student population. The student generation rate per household in the AUSD is 0.343 (School Facility Consultants 2000). At this generation rate, the proposed construction of 485 dwelling units would be expected to support approximately 167 elementary school students, of which 111 would be K-5 students and 56 would be in grades 6-8. Rock Creek Elementary currently has an enrollment of 278 and has a student:teacher ratio of 26:1, which is higher than the state average of 22:1; Auburn Elementary currently has an enrollment of 381 and has a student:teacher ratio of 18:1, which is significantly below the state average. E.V. Cain Middle School currently has an enrollment of 693 and has a student:teacher ratio of 22:1 which is exactly at the state average of 22:1. The student to teacher ratios suggest that these schools may be operating at or slightly below capacity.

The student generation rate per household for PUHSD is 0.2362 (School Site Solutions 2008) therefore the dwelling units proposed under the PCGC Master Plan Update could support approximately 115 high school students. Currently, with the enrollment of 1,386 students at Placer High School, the student:teacher ratio is 23:1 which is slightly higher than the state average of 22:1.

California Government Code Section 65996 requires individual applicants for private development projects that include residential, commercial, and/or office land uses to pay impact fees to the school districts at the time that building permits are issued. The Certification of Compliance outlines the development fees for AUSD. At \$2.02 per square foot of new residential space, development fees for the projected development of 486,800 square feet of residential space would be \$983,336. It is assumed that each dwelling unit would have approximately 1,000 square feet, which would be associated with a development fee of \$2,020. Private commercial development is estimated to include 182,800 square feet, which would require a total development fee of \$58,496. In total, the development fees required by the projected development within the PCGC Master Plan Update is estimated to be \$1,041,832. These fees would be paid by each individual applicant in accordance with the size and land uses included in each individual development project.

These fees are used to accommodate increased student enrollment by funding school construction, reconstruction, and modernization. As provided in the Government Code, payment of these fees constitutes adequate mitigation for impacts that may result from the increased school enrollment associated with the project. This would ensure impacts associated with the addition of students to the AUSD and PUHSD elementary, middle, and high schools would be **less than significant**.

Health and Human Services Building

The proposed Health and Human Services building does not include any residential land use or private office or commercial space and would not result in an increase in population that would increase demands for public elementary, middle, and high school capacity. Therefore, the proposed project would result in **no impact** to educational resources.

Multifamily Residential Project

The proposed Multifamily Residential project at 1st Street and B Avenue is currently proposed to include 79 dwelling units. However to provide a conservative estimate of potential impacts, this EIR considers the effects associated with construction of 100 dwelling units at this site. Based on the AUSD student generation rate per household of 0.343, approximately 23 students in grades K-5 and 11 students in grades 6-8. Using the PUSHD student generation rate per household of

0.2362, approximately 24 high school students would be expected to reside within the Multifamily Residential project. At the time that building permits for the project are issued, the project applicant would be required to pay the current adopted school impact fees for AUSD and PUHSD consistent with California Government Code Section 65996. As provided in the Government Code, payment of these fees constitutes adequate mitigation for impacts that may result from the increased school enrollment associated with the project. AUSD requires fees of \$2.02 per square foot of residential space; therefore, using the higher estimation of 100 dwelling units or 84,100 square feet, the fees would be \$169,882. Should the project be developed under the lower 79 units or 66,500 square feet, the fees would be \$134,330. The project applicant would be required to pay school impact fees to the AUSD and PUHSD at the time building permits are issued. This would ensure impacts associated with the addition of students to the AUSD and PUHSD elementary and high schools would be less than significant.

Impact 17-4

	Would the project increase demand for libraries and library capacity requiring the need to construct new facilities or expand existing facilities?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
Level of Significance:	Less than Significant	No impact	Less than Significant
Mitigation Measures:	None required	None required	None required
Significance after Mitigation:	Less than Significant	No impact	Less than Significant

PCGC Master Plan Update

The proposed PCGC Master Plan Update could accommodate a total of 485 dwelling units. Based on the County’s average population per household of 2.68, at build-out of the Master Plan Update, the PCGC could accommodate 1,300 residents. These new residents would require library services within the Placer County Library system. There are currently 4 libraries within 8 miles of the PCGC campus: Placer County Main Branch, Auburn Library, Penryn Library, and Applegate Library.

The Auburn Library and Placer County Main Branch are approximately 2.27 miles southeast of the project. The Penryn Library is located at 2215 Rippey Road, approximately 6.45 miles southwest of the project site. The Applegate Library is located at 18018 Applegate Road and is 7.29 miles northeast of the project site. It is expected that the library services demands of the project residents would be minimal and would be accommodated by the existing Placer County Public Libraries.

The Library Strategic Plan (County of Placer 2013) discusses that recent trends in library usage show a transition from the public’s use of print type material to audio book, e-book, and dvd type

material. From 2008-2011, the Library has noticed a 39% increase in the use of the libraries online sources. The Strategic Plan identifies a goal to offer 10% to 15% of the Library Services collections in e-book form by 2018 and 25% to 30% by 2023. As a result, the Strategic Plan aims to offer the majority of its collection online while curating a specific, reduced collection in print. This reduces the physical space needs for operating the libraries. In addition, the Strategic Plan noted that 24% of loan transactions did not occur in the “borrower’s” “home” library, which means that borrowers may opt to use the branch that is closer to where they work or go to school rather than where they sleep (County of Placer 2013).

Revenue generated by the project in the form of special taxes, assessments, and fees would cover the costs of providing library services to the project site, including costs of acquiring new volumes for the library collection. All required fees and taxes paid by the project proponent for each individual construction project within the PCGC Master Plan Update and each future lot owner would ensure that project impacts to library services within the County would be **less than significant**.

Health and Human Services Building

The proposed Health and Human Services building does not include any residential land use and would not result in an increase in population that would increase demands for public library services and thus would have **no impact** to libraries.

Multifamily Residential Project

The construction of the Multifamily Residential project would result in an increase of 268 people within the project site. As discussed above, the Library Strategic Plan indicates that the Placer County public libraries are moving towards offering the majority of their collections in electronic formats while curating a specific, reduced collection in print (County of Placer 2013). Revenue generated by the project in the form of special taxes, assessments, and fees would cover the costs of providing library services to the project site, including costs of acquiring new materials for the library collection. All required fees and taxes paid by the developer would ensure that project impacts to library services within the County would be **less than significant**.

Impact 17-5	Would the project contribute to cumulative impacts to public services and recreation?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
Level of Significance:	Less than Significant	Less than Significant	Less than Significant
Mitigation Measures:	None required	None required	None required
Significance after Mitigation:	Less than Significant	Less than Significant	Less than Significant

PCGC Master Plan Update

The geographic range for assessing cumulative impacts associated with population and housing is the Auburn/Bowman Community Planning Area. The Auburn/Bowman Community Plan and Placer County General Plan provide overarching guidance for development within the Auburn/Bowman Community Planning Area, including planning for new residential, office, County and commercial land uses. The reasonably foreseeable projects in this area are identified in Table 5-1 in Chapter 5, Land Use.

As discussed in Impact 6-3 in Chapter 6, Population and Housing, the residential and employment growth represented by projects in the cumulative scenario, including the proposed PCGC Master Plan Update, would allow for a level of growth that is commensurate with the development and growth projections of the Auburn/Bowman Community Plan and the Placer County General Plan.

All of the reasonably foreseeable projects in the cumulative scenario would be required to pay the Placer County Capital Facilities Impact Fee, dedicate parkland and/or pay the County's parkland dedication in-lieu fee, and pay school impact fees. This would ensure that each project contributes a fair-share amount to funding for these services and the cumulative impact would be **less than significant**.

17.4 MITIGATION MEASURES

None required.

17.5 REFERENCES CITED

Asbury, Kimberly. 2018a. Personal communication with Auburn Union School District.

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