

## 4.11 PUBLIC SERVICES AND UTILITIES



The Citrus Heights Police Department provides service to the entire city, including Stock Ranch.

### 4.11.1 ENVIRONMENTAL ISSUE

This section discusses public services and utilities that would serve the project site including fire protection, law enforcement, schools, parks, water service, wastewater service, solid waste, and electricity.

### 4.11.2 METHODOLOGY

Evaluation of potential public service and utility impacts of the proposed project was based on consultations with City staff and

service providers as well as review of the City of Citrus Heights Draft General Plan.

### 4.11.3 SIGNIFICANCE CRITERIA

Implementation of the project would result in significant public services and utilities impacts if the project would result in the need for new systems or supplies or substantial alterations to public services or utilities.

One main question arises for this project:

1. Will the project create a substantial need for additional facilities or utilities?

If the answer to this question is "yes," the project will have a significant impact, which will require mitigation.

The City of Citrus Heights Draft General Plan goals and policies associated with public services and utilities regulate and provide standards, which the proposed project must meet.

### 4.11.4 EXISTING SETTING

#### Fire Protection

The Stock Ranch project area receives fire service from the Sacramento County Fire Protection District (SCFPD). The SCFPD plans to merge with the American River Fire District to form the Sacramento Metro Fire Department in December 2000. The SCFPD maintains 20 fire stations throughout its 142 square miles, of which Stations 21, 23, 27 and 28 are within the City of Citrus Heights.

The fire stations located within the City of Citrus Heights maintain high levels of emergency service. All urban and suburban areas within the District, including Citrus Heights, have a fire insurance (ISO) rating of three (3). All engine teams stationed within the City are equipped with Advanced Life Support (ALS) capabilities, and staffed by a firefighter-paramedic. **Table 4.11-1** illustrates the equipment and staffing levels in the four Citrus Heights stations as of December 1998.

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**Table 4.11-1  
Citrus Heights Fire Protection - Sacramento County Fire Protection District**

Station	Address	Engine teams	Truck teams	Medic teams	Other
21	7641 Greenback Lane	Engine 21 - ALS 1 Captain, 1 Engineer, 1 Firefighter-Paramedic	Truck 21 1 Captain, 1 Engineer 1 or 2 Firefighters	Medic 21 - ALS 1 Firefighter-Paramedic 1 Firefighter	1 Battalion Chief
23	6421 Greenback Lane	Engine 23 - ALS 1 Captain, 1 Engineer, 1 Firefighter-Paramedic	Truck 23 1 Captain, 1 Engineer 1 or 2 Firefighters		
27	7474 Grand Oaks	Engine 27 - ALS 1 Captain, 1 Engineer, 1 Firefighter-Paramedic			1 Grass Unit 1 Reserve Medic
28	8189 Oak Avenue	Engine 28 - ALS 1 Captain, 1 Engineer, 1 Firefighter-Paramedic			1 Grass Unit

Source: Sacramento County Fire Protection District, Citrus Heights Fire Protection, December 1998.

### Police Protection

The City of Citrus Heights contracts with the Sacramento County Sheriff's Department to provide law enforcement services to the community under the title of Citrus Heights Police Department (CHPD). In 1998, the CHPD employed 86 staff, 79 sworn officers, and seven civilians. The CHPD organizes its peace officers into two divisions, the Patrol Division (63 officers) and the Services Division (seven staff), in addition to an Administrative Unit (6 staff). The City's 1998 population of approximately 87,000 residents results in approximately 0.9 officers per 1,000 residents.

One indicator of police performance commonly used by communities is the average time it takes a department to respond to calls for service. An analysis of the CHPD response times concluded that approximately 84 percent of emergency calls were responded to within 10 minutes (from the time the call was dispatched to the moment the officers arrived at the location), whereas 96 percent of emergency calls and 90 percent of non-emergency calls were addressed in 15 minutes.

The City of Citrus Heights is 14.2 square miles in size. It is divided into four Neighborhood Policing Areas and is also divided into eleven Neighborhood Associations. The Stock Ranch project area is located within Policing Boundary 3 (PB3) and Neighborhood Association 4. According to the crime analysis summary from the Citrus Heights Police Department for June 2000, 28 crimes occurred in Neighborhood 4 in June 2000 out of a total of 391 crimes across the entire city.

**Public Schools**

The Stock Ranch project site is located in the San Juan Unified School District. Students generated by the project would attend Littlejohn Elementary School, Will Rogers Middle School, and San Juan High School. **Table 4.11-2** summarizes school facilities and enrollment in June 2000 for the San Juan Unified School District.

**Table 4.11-2  
School Facilities and Enrollment June 2000 - San Juan Unified School District**

School	Level	Enrollment June 2000	School Capacity	% of Capacity as of June 2000
Littlejohn Elem.	K-6	370	494	75%
Will Rogers Middle	7-8	882	883	100%
San Juan High	9-12	892	1,363	83%

Source: San Juan Unified School District, 2000

Student yield ratios for residential development are shown in **Table 4.11-3**:

**Table 4.11-3  
Student Yield Ratios for Residential Development**

Grade Level	Single-Family	Half-Plex	Town House/Multiple Housing
K-6	.30	.15	.075
7-8	.10	.05	.025
9-12	.20	.10	.050
Total (K-12)	.60	.30	.150

Source: San Juan Unified School District, 2000

Based on the Stock Ranch concept plan, the Stock Ranch project would add up to 346 low-density residential development and 244 multi-family residential units (if the Sylvan Commerce District Zone is developed with multi-family units). Thus, the project could generate up to 245 new students (rounded up from 244.2) in the San Juan Unified School District (see **Table 4.11-4**).

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**Table 4.11-4**  
**Student Generation - Stock Ranch**

<b>Grade Level</b>	<b>Low-Density Residential Units</b>	<b>Multi-Family Residential Units</b>
K-6	103.8	18.3
7-8	34.6	6.1
9-12	69.2	12.2
Total	207.6	36.6
Project Total		244.2

*Based on student yield ratios for residential development – San Juan Unified School District, 2000*

School developer fees are currently \$2.05 per square foot for residential buildings and \$0.33 per square foot for commercial/industrial buildings. The District collects school fees at the time a building permit is issued.

### **Water Service**

The City of Citrus Heights is supplied with potable water by three separate purveyors: Citrus Heights Water District, Citizens Utilities Company of California, and Northridge Water District. The Stock Ranch project site is served by the Citrus Heights Water District.

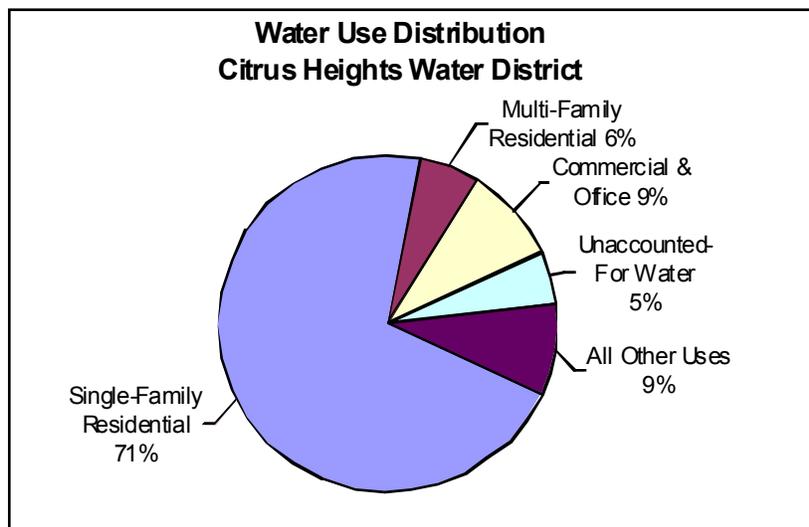
The Citrus Heights Water District (CHWD) was formed on October 25, 1920, and is one of the oldest public agencies in the City. CHWD encompasses the eastern two thirds of the City, in addition to small parts of Orangevale, Fair Oaks, Carmichael, and Roseville, as illustrated by **Figure 4.11-1**. The CHWD's service population is approximately 62,000. The estimated distribution of water in the CHWD includes 71 percent to single-family residential, 6 percent to multi-family residential, and 9 percent to commercial and office users. Other uses, which include public facilities and institutional users, constitute 9 percent of water usage. Unaccounted-for water, which constitutes five percent of water usage, is the amount resulting from leaks, meter inaccuracies, fire protection, system flushing, and construction uses. Water use distribution is illustrated in **Table 4.11-5** below.

**Figure 4.11-1 – Water Districts in Citrus Heights**

*Source: City of Citrus Heights General Plan Summary of Background Information, April 1999.*

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Table 4.11-5



Source: City of Citrus Heights General Plan Summary of Background Information, April 1999.

CHWD is currently at 85-90 percent of projected buildout. CHWD build-out, as estimated by the Sacramento City-County Office of Metropolitan Water Planning (CCOMWP), will be in 2024, with a population of 70,148 residents and 28,034 dwelling units. The projected CHWD build-out average annual water demand without additional conservation is 23,092 acre-feet, or an average of 294 gallons per person per day (gpcpd). With anticipated water conservation savings, projected normal year water demand at build-out is 19,500 acre-feet (248 gpcpd). The Stock Ranch area of the City will consume a large portion of the remaining projected water demand (Citrus Heights General Plan - Summary of Background Information, April 1999).

### Water Supply and Distribution

Surface water is the primary supply source for the CHWD, although the District also maintains several wells. The CHWD is one of five water distribution agencies in the region that is supplied surface water by the San Juan Water District (SJWD). Overall, CHWD has been supplied by SJWD with between 17,100 to 20,865 acre-feet of surface water annually between 1986 and 1996. This comprises approximately 35 percent of SJWD's surface water delivery. The CHWD is supplied surface water from SJWD through a gravity flow transmission system. This system provides relatively high pressure throughout the District, although one reduced pressure zone has developed in the City. Based on static pressure available from SJWD's Hinkle Reservoir, pressure in the District varies from between 60 psi and 110 psi.

Because the CHWD is planning for groundwater production facilities to help meet various combined-use, drought year and peak demand projections, there may be no need for additional surface water supplies beyond what has been historically provided by SJWD to serve the District's future needs.

The CHWD maintains five active wells, which are used for peak demand and emergency supplies. **Table 4.11-6** lists the District's active wells (the location of each well is shown in **Figure 4.11-2**). Four active groundwater wells are located within the City and the fifth is located just south of the city limits. The CHWD groundwater system provides total well capacity of 5,250 gallons per minute (gpm). The firm capacity of the groundwater well system is 3,700 gpm, with the largest producing well (Sylvan) offline.

**Table 4.11-6**  
**Active Well Capacity Data - Citrus Heights Water District**

Well Name	Capacity, gpm
Palm	1500
Patton	600
Verne	600
Sylvan	1550
Sunrise School	1000
<b>Total CHWD Capacity</b>	<b>5250</b>

Source: Citrus Heights Water District, Water System Master Plan, April 1998.

Emergency water needs (in the event that CHWD's surface water supply was interrupted) are greater than existing pump facilities can provide. The CHWD *Water System Master Plan* states that to supply CHWD solely with ground water during drought and emergency demands, seven new wells with an average well capacity of 1,000 gpm would be needed. The CHWD Capital Improvement Plan anticipates construction of these seven new wells over the next 10 years.

CHWD has water connections available on Sylvan Road, Auburn Boulevard, Stock Ranch Road and Fountain Square Drive. Existing water distribution facilities in the area consist of 12-inch water mains in Stock Ranch Road and Auburn Boulevard and the remainder of the Plan Area would tie into the 12-inch main on Stock Ranch Road (EIP, 2000).

**Sanitary Sewer:** Sewerage services are provided to the Sacramento region by the Sacramento Regional County Sanitation District (SRCSD) and three smaller collection agencies. The City of Citrus Heights and all unincorporated areas of the County Urban Service Area are provided sewerage collection services by County Sanitation District 1 (CSD-1), while the City of Sacramento and the City of Folsom each maintain their own sewerage collection systems. The SRCSD provides transport, treatment, and disposal of the wastewater generated within the three collection systems. The service area covered by SRCSD and CSD-1 totals approximately 229 square miles, serving a population of approximately 692,000. Sewage is conveyed to the Sacramento Regional Wastewater Treatment Plant where it is treated and the effluent discharged into the Sacramento River.

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Figure 4.11-2: Citrus Heights Water District

*Source: City of Citrus Heights General Plan Summary of Background Information, April 1999.*

**Collection System:** SRCSD is responsible for the interceptor collection (sanitary sewers which are designed to carry flows greater than 10 million gallons per day) and treatment of wastewater. CSD-1 is responsible for the local collection facilities. The City of Citrus Heights is located in the District's Northeast System, which is the largest of the sewer trunk systems in the CSD-1, totaling approximately 552,000 feet of pipeline ranging from 12" to 75" diameter sewers. The System's five sewage pump stations include Park Road, Arden Gold, Sailor Bar Park, Bannister, and Hoffman Park. The Mission Trunk Sewer extends north from the Northeast Siphons along Mission Avenue to Arcade Creek. There are also two major branches of the Mission Trunk Sewer, the first extending east from Whitney to Madison, and the second following Arcade Creek to Antelope Road and then extending east to Oak Avenue. Many smaller trunk sewers in the Northeast System follow alignments along creeks.

During the wet weather season, a significant portion of the Northeast System's flow conditions become deficient, including pipelines in Citrus Heights. The SRCSD has completed a trunk line rehabilitation project in the Sylvan Road area to decrease some capacity deficiencies.

The existing sewage collection facilities contained within the Stock Ranch project boundaries consist of a 27-inch trunk sewer and an 8 and 10-inch lateral sewer. The existing sewer easement over the 27-inch trunk is 10 feet wide. An existing 27-inch trunk sewer is located north of Arcade Creek and a 10-inch line is located in Sylvan Road. Sewer lines to serve the Auburn Commercial District would tie into the existing 27-inch line and uses south of the creek would tie into the 10-inchline on Sylvan Road (EIP, 2000).

**Wastewater Treatment Plant:** The Sacramento Regional Wastewater Treatment Plant (SRWTP) provides wastewater treatment for the District, including Citrus Heights. Design capacity for wastewater treatment at the SRWTP is currently at 160 million gallons per day (mgd), with plans to expand the facility to accommodate future growth. The SRWTP is a secondary treatment facility which conducts raw influent and effluent pumping, primary clarification, secondary treatment with the high-purity oxygen activated sludge process, cryogenic oxygen production, disinfection, dissolved air floatation sludge thickening, and anaerobic sludge digestion. Currently, treated wastewater flows are dechlorinated and discharged into the Sacramento River, while digested sludge is pumped to on-site solids storage basins (SSBs) and ultimately to on-site dedicated land disposal (DLD) facilities (City of Citrus Heights General Plan - Background Information Report, April 1999).

### **Parks and Recreation**

**Sunrise Recreation and Park District:** The Sunrise Recreation and Park District was established in 1950 (originally named the Citrus Heights Recreation and Park District) as a dependent district with the County Board of Supervisors serving as the District Board. In 1971, the District consolidated with other local park districts, expanded its boundaries and changed its name to the Sunrise Recreation and Park District (SRPD). SRPD currently serves approximately 142,000 residents, within an estimated 27 square mile area in Citrus Heights, Carmichael, Foothill Farms, and Antelope. The entire City of Citrus Heights is within the SRPD boundaries, and constitutes approximately 60 percent of the District's service population (City of Citrus Heights General Plan - Background Information Report, April 1999).

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The SRPD currently administers 38 parks and open space (undeveloped) sites, including one nine-hole golf course and an historic home, totaling approximately 406 acres. SRPD parks range in size from 0.22 of an acre to 51.0 acres. The Stock Ranch project site is located within the boundaries of SRPD Planning Area 10.

**Parks in Citrus Heights:** A total of 265 acres of SRPD parkland exist within the Citrus Heights city limits, 196 acres of which are developed. State law mandates park improvement and acquisition dedications from new developers based on standards of three to five acres per 1,000 residents. The city's 1998 population was 87,200, which results in an existing park standard of 2.25 acres per 1,000 residents. However, if the SRPD were to make park facility improvements on the 68.6 acres of undeveloped parkland in the city, Citrus Heights's existing park standard would rise to just over three acres per 1,000 residents (City of Citrus Heights General Plan - Background Information Report, April 1999).

### **Electrical Service**

Electrical service to the project area is provided by Sacramento Municipal Utility District (SMUD). SMUD's policy is to safely provide reliable electrical service and to extend its electrical facilities to serve all customers within the District's service area. SMUD has lead agency responsibilities for all electric system improvements.

The project area is presently being supplied electrical power by the Sylvan-Auburn substation located north of the proposed project. Existing overhead 69kV and 12kV lines are located along Auburn Boulevard and Sylvan Road. The Stock Ranch project has the potential to add 3.0 to 5.0 MW of load. In order to serve this additional load, a second substation transformer would be installed at the existing Sylvan-Auburn substation. Currently, this substation has one 20 MVA transformer with three 12 kV feeders. The substation site has sufficient space for a second bank, but will require some 69 kV circuit rearrangements.

The existing 12 kV infrastructure has three mainline feeder ties at the boundaries of the project site. One tie would enter the development from Auburn Boulevard, another tie would enter from Sylvan Road, and the other tie is aligned with Stock Ranch Road.

### **Solid Waste**

The Sacramento County Waste Management and Recycling Division (SCWMRD) provides solid waste and recycling collection and disposal services to the City of Citrus Heights and all unincorporated portions of Sacramento County. The SCWMRD provides residential services to the northern suburban portion of the County in source reduction, recycling, transformation and land disposal. Various permitted haulers compete for commercial and multi-family accounts. There are currently approximately 18 permittees who are contracted directly by property-owners at very low market rates (City of Citrus Heights General Plan Summary of Background Information, April 1999).

### 4.11.5 PROJECT IMPACTS AND MITIGATION MEASURES

One main question is involved in the examination of the proposed project's impact on public services and utilities:

Will the project create a substantial need for additional facilities or utilities?

The following analysis examines this question.

#### Fire Protection and Emergency Medical Services

**Impact 4.11.1** The proposed project would add additional resident population and building square footage, which would increase the demand for fire suppression and other emergency response services. This impact is considered potentially significant. *Note: This impact can be mitigated to an acceptable level. See discussion below.*

The Sacramento County Fire District has indicated that the proposed project would increase demand for service and pose a potentially significant impact upon current services provided to the city. To offset impacts, an increase in revenue to fund additional equipment and personnel is needed.

The District receives approximately 82 percent of its funding through property tax. The remaining 18 percent of funding comes from direct levies such as, paramedic/ambulance transport cost, fire prevention services for plan review, plan checking, and inspection services (Martinez, pers. comm., 2000).

New development in the fire district enhances revenue. However, the fire district revenue is property tax based and as property values increase so does revenue. Redevelopment areas where the property tax increments are diverted for a number of years affect growth to the fire district. Also, as property tax increases through strong times, conversely property values decrease when the economy declines and so does fire district revenues. Because portions of the proposed project are located in a redevelopment area, the incremental tax increase associated with development of the project site would not be realized by the fire district. To mitigate impacts to the District, the following mitigation measures is proposed:

**MM 4.11.1a** The City shall negotiate a property tax increment from the proposed development to fund additional demand for fire protection services.

<u>Responsibility for Implementation:</u>	City of Citrus Heights
<u>Responsibility for Monitoring:</u>	City of Citrus Heights
<u>Timing:</u>	Prior to project approval

Implementation of the above measures would reduce impacts to **less than significant** levels. In addition, the District also recommends that the proposed dwelling units be equipped with fire

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sprinklers<sup>1</sup> and that traffic signals be equipped with Opticom Preemption Devices (i.e. devices that trip signals to allow emergency vehicles to proceed through intersections) to District specifications.

### Police Protection

**Impact 4.11.2** The proposed project would add additional residential and commercial uses requiring police protection in the City of Citrus Heights. This impact is addressed through the policies contained in the City's Draft General Plan. Impacts are considered less than significant.

The residential and commercial uses associated with the proposed project would increase the demand for police protection in the City of Citrus Heights. The Citrus Heights Police Department receives its funding primarily from the General Fund. In addition, the City has received grants through the Federal Community Oriented Police (COPS) Fund to supplement police force funding.

The City is currently in the process of getting a traffic unit funded through a COPS Grant. This unit will add 6 additional officers to the existing force of 79 officers. These additional officers would increase the existing police force within the City bringing the officer to population ration to 1 per every 1,000 citizens (Jones, pers. comm., 2000). The Department has indicated that there are currently no major problems in meeting service demands in the City. Therefore, impacts to police protection would be considered **less than significant**.

### Schools

**Impact 4.11.3** The proposed project would add up to 245 additional students to the San Juan Unified School District. Schools receiving students generated by the project are currently operating near or at capacity. Therefore, this is considered a potentially significant impact. *Note: This impact can be mitigated to an acceptable level. See discussion below.*

Development of the project area is anticipated to generate approximately 245 additional students. From the total number of students, 122 students would be added at the elementary level, 41 students would be added at the middle school level, and 82 students would be added at the high school level.

The project has the potential to significantly impact public schools. Although both Littlejohn Elementary and San Juan High School still have capacity available to accommodate students, Will Rogers Middle School is currently at capacity. Further, projections prepared by the San Juan Unified School District reveal that Littlejohn Elementary will experience capacity problems in 2001 and Will Rogers Middle School will continue to experience capacity overages through

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<sup>1</sup> Martinez, Rick. Fire Chief. Sacramento County Fire Protection District. Letter dated July 20, 2000.

2004 (Ehrhardt, pers. comm., 2000). As a result, the project would have a significant impact on the San Juan Unified School District.

Government Code Section 65995(e) (i.e. Leroy F. Green School Facilities Act of 1998 - Government Code Sections 65995-65998), states that cities and counties do not have the ability to condition any land use approval, whether legislative or adjudicative, on the need for school facilities. In addition, government Code Section 65995(f) prohibits a city or county from imposing a requirement to participate in a Community Facilities District ("CFD", also known as Mello-Roos district). Government Code Section 65995 (g)(1) further states that a developer's refusal to participate in a CFD cannot be a factor in considering a "legislative or adjudicative" act. Government Code Section 65995(g)(2) further states that a "person can voluntarily elect" to pay a fee through a CFD.

School districts may collect alternative fees (Level Two and/or Level Three fees) under specified circumstances. If State funding runs out at any time, school districts may impose up to 100 percent of the state average cost of school facilities on new development (alternative Level Three fees). In 2006, if a state bond measure fails, *Mira* authority is partially restored to the extent a city or county can then consider public school facilities in making a legislative decision; the city or county could deny an application but could not condition the project to pay fees above the fee set by the state.

According to discussions with the District, the Leroy F. Green School Facilities Act of 1998 has made it difficult for the District to leverage development projects. However, the current project impact fees (\$2.05 per square foot of residential and \$0.33 for square foot of commercial) cover approximately 30 percent of school impact costs and the District itself covers the remaining impact costs from their general fund and sales of school properties (Ehrhardt, pers. comm. 2000). Therefore, project impacts on public schools are considered **less than significant** and no mitigation, in addition to paying school impact fees, is necessary.

### **Water Supply and Treatment**

**Impact 4.11.4** Development of the proposed project would increase demand for water and water distribution. Purveyors supplying water to the City are prepared to provide water necessary for buildout of the General Plan of which the proposed project is a part. Therefore, impacts to water supply are considered **less than significant**.

The proposed project would add up to 570,000 sq. ft. of commercial and office uses and 346 units of single-family homes. This would place an increased demand on Citrus Heights and the Citrus Heights Water District's water resources. The Citrus Heights Water District uses surface water as its primary water source although wells are maintained to provide back up during peak periods. Water supplies and treatment facilities are expected to be adequate to serve the projected development of buildout of the General Plan of which the project is a part (City of Citrus Heights, 2000b). Therefore, impacts to water supply and treatment are considered **less than significant**.

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### Water Distribution

**Impact 4.11.5** The proposed project would require extension of water distribution to the project site. Existing infrastructure is located in the area of the project site. Therefore, this impact is considered **less than significant**.

The Citrus Heights Water District has existing water distribution facilities in the area of the project site. Existing infrastructure consist of 12-inch water mains in Stock Ranch Road and Auburn Boulevard (EIP, 2000). Water service will be provided to the project site by tying into these two existing lines. The portion of the project north of Arcade Creek (i.e. the Auburn Commercial District) will tie into the 12-inch main on Auburn Boulevard and the remainder of the project site will tie into the 12-inch main on Stock Ranch Road. Therefore, impacts to water distribution are considered less than significant.

### Wastewater Collection System

**Impact 4.11.6** The proposed project would require connection to the City's wastewater collection system. Existing infrastructure is located in the area of the project site. Therefore, this impact is considered **less than significant**.

Sanitary sewer service for the project site is provided by the Sacramento Regional County Sanitation District and the County Sanitation District No. 1 (CSD-1). An existing 27-inch trunk sewer is located north of Arcade Creek and a 10-inch line is located in Sylvan Road. Sewer lines to serve the portion of the project site north of Arcade Creek (i.e. the Auburn Commerce District) will tie into the existing 27-inch line. Uses south of the Creek will tie into the 10-inch line in Sylvan Road. Therefore, impacts to wastewater collection are considered less than significant.

### Wastewater Treatment

**Impact 4.11.7** The proposed project would generate additional wastewater flows requiring treatment by the CSD-1. The increase in flows is anticipated as part of buildout of the General Plan and can be accommodated by the CSD-1. Therefore, this impact is considered **less than significant**.

The proposed project is considered a reasonably foreseeable development in the Draft General Plan's buildout assumptions. The CSD-1 is prepared to provide additional wastewater service necessary for anticipated additional infill development within the City. CSD-1 has indicated that wastewater collection and treatment facilities are expected to be adequate to serve the projected new development, including the propose project (City of Citrus Heights, 2000b). Therefore, impacts to wastewater treatment are considered **less than significant**.

### Parks and Recreation

**Impact 4.11.8** The proposed project would generate demand for additional park facilities. Based on the City's Standard of 3.55 acre of park/1,000 residents, the project would be required to supply 5.61 acres of recreational/open space. This impact is considered **less than significant**.

The proposed project is estimated to generate a maximum population of 1,582 residents (assuming development of Sylvan Commerce District Zone with 244 multi-family units and a ratio of 2.68 residents per household). Based on project's population projection, approximately 5.61 acres of recreational/open space is required.

A neighborhood park is also planned to serve the residential neighborhoods within the Stock Ranch plan area as well as surrounding neighborhoods. The Sunrise Recreation and Park District has a goal of 7.5 acres as the minimum size for a neighborhood park. However, the size of the park will be determined by the number of dwelling units ultimately permitted as well as the existing Sunrise Park District's application of the Quimby Act parkland dedication (i.e. 3.55 acres/1,000 residents) (Jewell, pers. comm. 2000).

The proposed park is located immediately south of Arcade Creek and east of Stock Ranch Road within the proposed residential area. The park is sited to take advantage of its frontage with Arcade Creek. Use of the wooded floodplain enhances recreational opportunities and allows linkages to a trail system and other passive recreational activities within the creek parkway. The park will contain passive and active recreational uses such as a multi-purpose play field, half-court basketball, tennis courts, play structures, group picnic areas, and walkways. Restroom parking would also be provided.

In addition to the proposed park, the project includes 27 acres of open space/floodplain (which will be developed with passive recreational offerings such as bike and hiking trails) and 5.0 acres of wetland preserve. Therefore, impacts to parks and recreation are **considered less than significant**.

### Electrical Service

**Impact 4.11.9** The proposed project would require extension of electrical and gas service to the project site. Existing infrastructure is located in the project area. Therefore, this impact is considered **less than significant**.

The proposed project is surrounded by an established electrical and gas distribution system. Electrical services would be provided by Sacramento Municipal Utility District (SMUD) and gas would be provided by Pacific Gas and Electric (PG&E).

The electrical distribution system serving the area is comprised of 12,000-volt underground and overhead circuits that originate from SMUD's substation located at the corner of Sylvan Road and Auburn Boulevard. This substation is served from an overhead 69,000-volt sub-transmission line that follows the north side of the proposed project (Marks, pers. comm., 2000).

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The proposed project could potentially add five to seven mega-watts of load to the Citrus Heights Area. The project's load requirements would necessitate a second transformer at SMUD's Sylvan-Auburn Substation. In addition, two new 12,000-volt circuits would be installed to serve the proposed project.

The load estimations for the Project could significantly increase if the 10.2 acres zoned for office/commercial/multi-family (southeast corner of the development) are occupied by computer or Internet companies. These types of companies typically have usage rates of 50 -75 watts per square foot. A single 100,000 sq. ft. building could add five to seven and half mega-watts of electrical load. This type of load would be served from a dedicated substation located near the southwest corner of the project. The requirements for a dedicated substation are 100' by 100' parcel and easements for an overhead 69,000-volt sub-transmission line that originates from Greenback Lane.

The electrical distribution system for the project would be installed with the standard 12.5 foot Public Utility Easement (PUE) along public roads. There may be cases where easements outside the PUE are required in order to tie the new circuits to SMUD's existing electric infrastructure. As SMUD and PG&E are prepared to service the project, impacts are considered, **less than significant**.

### **Solid Waste**

**Impact 4.11.10** The proposed project would increase demand for solid waste service within the City of Citrus Heights. This impact is considered **less than significant**.

The proposed project would introduce new residential and commercial development in the City that would generate solid waste. The County of Sacramento Waste Management and Recycling Division is the contract provider of residential refuse/recycling services for the City. The Division has indicated that the proposed project would not adversely affect collection routes (Owings, pers. comm., 2000). In addition, the District can service the proposed development with existing equipment and staff. Therefore, impacts to solid waste would be **less than significant**.

### **4.11.5 CUMULATIVE IMPACTS**

The proposed project would result in an incremental increase in the citywide demand for public services and utilities. However, development of the study area has been considered in the master plans for all services and utilities, and can be accommodated by existing systems or planned improvements. Therefore, cumulative impacts **are less than significant**.

### **Public Services and Utilities**

The proposed project would result in an incremental increase in the citywide demand for public services and utilities. However, development of the study area has been considered in the master plans for all services and utilities, and can be accommodated by existing systems or planned improvements. Therefore, cumulative impacts **are less than significant**.

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### **PERSONAL COMMUNICATIONS**

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Hendricks, Don. Associate Distribution Engineer. Pacific Gas and Electric Company. Personal Communication. July 6, 2000.

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