

# SECTION 7. PUBLIC FACILITIES AND SERVICES ELEMENT

## 7.1 Concept

The Specific Plan contemplates the development of a community that will require a full range of public services. The Plan provides for such services to be provided by a variety of public and private entities. Provisions for the reservation or dedication of land necessary for public facilities and services shall be set forth in a Development Agreement, the Planned Development, or imposed as a condition of approval of tentative subdivision maps.

## 7.2 Fire Protection

### 7.2.1 Current Service

Fire protection throughout the El Dorado Hills Community is provided by the El Dorado Hills Fire Department, which was formed under the El Dorado Hills County Water District in 1963. The District currently covers approximately 25,000 acres, serving 2,311 homes and an estimated population of 7,000. The fire department has grown from a volunteer force with one fire station and three pieces of apparatus to a paid staff of 12, a volunteer force of 21, two fire stations, and 10 pieces of apparatus.

Station 1, located in Park Village, houses the entire paid staff of 12 and seven of the pieces of apparatus. It is located approximately 2 miles from the west edge of the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. Estimated response time to this location is 3 to 5 minutes.

Station 2, located in Marina Village, is manned by volunteers and houses three pieces of apparatus. Estimated response time to Harvard Way and Silva Valley Parkway is also 3 to 5 minutes.

### 7.2.2 Planned Service

The Department has prepared a 10-year District Facilities Plan (DFP) for expansion of facilities, apparatus, and manpower through 1997. The DFP has given consideration to the development of several new projects within the District boundary, including the El Dorado Hills Specific Plan area. The District has projected the need for an additional station, Station 3, to be located in the Bass Lake area. This station is approximately within Village J, just west of the 4-acre commercial site near the intersection of Bass Lake Road and Country Club Drive.

According to the DFP, response times to the various areas in the District are one of the major factors in determining station placement, manpower requirements, and overall District fire protection levels. The new station would provide overlapping coverage with the existing two stations, and would provide a response time of less than 3 minutes to most of the Plan Area.

The DFP projects that Station 3 would be required by 1996 in response to growth in the eastern portion of the District. Station 3 would be manned by six full-time firemen and would house an engine and a water tender.

Total District population by 1996 is projected to be over 25,000, inhabiting approximately 8,500 to 9,000 dwelling units. The District by that time will increase its manpower to 38, and the

quantity of apparatus will reach 12. All three stations will be manned with a minimum of two persons at all times.

Response time has been identified as an important criterion of service by the District because a response time of less than 5 minutes may be critical to the survival of a person not breathing normally. Over 46 percent of the calls answered by the District in 1986 were for medical emergencies. This pattern can be expected to continue with increased residential growth in the community. Furthermore, the percentage of elderly people who require emergency medical treatment can be expected to increase due to the aging of the population in general, and the potential for a higher percentage of elderly population as a result of a relatively more affluent demographic profile in the community. Station 3 is intended to meet this short response time criteria for the Bass Lake/Silva Valley Parkway area. With the proposed stations manned by personnel on a 24-hour basis, approximately 80 percent of the District would be in an optimum response mode. In addition, each station would provide the other two stations with a backup response for structural fires, wildland fires, and multiple alarm emergencies.

The Land Use and Circulation Map (Figure 9) designates a site for future development of a fire station in the vicinity of Bass Lake. This site will provide for response coverage in the upland areas of the District east of Silva Valley Parkway, as indicated in the DFP. A site of 0.50 acre is sufficient to provide a satellite fire station in this area.

A possible alternative site for Station 3 is in the Community Center, located at the intersection of Silva Valley Parkway and Country Club Drive. The station would respond quickly to the neighborhoods in the Silva Valley area, as well as the proposed commercial area south of Highway 50. The response area for this station would overlap the response area for the Bass Lake station. If stations were ultimately constructed on both sites, response times for each station would be substantially reduced and the level of protection in the service area increased.

### **7.3 Sheriff**

#### **7.3.1 Current Service**

Police protection services in the El Dorado Hills Community are provided by the El Dorado County Sheriff's Department, headquartered in Placerville. This main station, which serves El Dorado County's entire west slope area (west of Strawberry), includes eight supervisors, one lieutenant, one captain, 40 deputies, five detectives, five civil workers, and six jailers. Equipment includes 15 patrol cars. Although the department manpower standard is 1.5 officers per 1,000 residents, the current deficiency in manpower has resulted in a staffing level of approximately 0.78 officer per 1,000 persons.

Of the 18,000 calls made to the west slope area in 1986, approximately 25 percent were to the Cameron Park/El Dorado Hills area. Response time from the Placerville station to the Plan Area is currently 15 minutes.

#### **7.3.2 Planned Service**

The sheriff's department indicates that current staffing levels are inadequate to meet the needs of Plan Area development and that an additional 32 officers, in addition to support staff and equipment, will be required for total Plan Area buildout.

Provision can be made within the Village Green/Community Center for a sheriff's department substation. Such a facility, centrally located within the Plan Area, would serve the dual purpose of improving response time to the Plan Area and providing a permanent presence as well. This permanent presence could provide a crime deterrent as well as offer a public relations function.

An alternative to the creation of a complete substation is to open an unmanned field office. Such a facility could contain an automated message center, a convenient location for meetings with local residents, and a place for handling routine administrative matters.

## 7.4 Elementary Schools

### 7.4.1 Current Service

The Plan Area is served by two elementary school districts. The Rescue Union School District serves the northern portion of the area, including Villages N, S, M, and L, and portions of the east side of the Plan Area, including Villages G, J, and a portion of Village F. Approximately 2,300 dwelling units will be constructed in these areas. The balance of the Plan Area, which contains approximately 3,800 dwelling units, is served by the Buckeye Union School District.

Neither district has school facilities within the Plan Area. Both districts use extensive busing programs to transport children throughout the service area.

The Rescue Union School District had an enrollment of 1,460 students from grades K through 8 as of February 1987. The District has four school sites, Green Valley School (grades K-3), Rescue School (grades 4-6), Jackson School (grades K-6), and Marina Village School (grades 7 and 8). School enrollment at the Rescue Union School District sites has exceeded the limits of the District's master plan, and the District is currently overcrowded.

The Rescue Union School District has additional sites that can accommodate some of the growth projected within the District. These include a 10-acre site on Greenstone Road near the east end of the District, a 9.5-acre Marina Village South site in the Northwest El Dorado Hills Specific Plan Area, and a 3-acre addition to the existing Jackson School just north of St. Andrews Village. These sites, along with facility improvements to existing schools, will allow the District to accommodate substantial new growth. However, an additional site (grades 7 and 8) will be required within the Plan Area.

The Buckeye Union School District had an enrollment of 1,843 students in grades K-8 on three school sites as of February 1987. This enrollment exceeds the District standard of 540 students per campus. There are no school sites owned by the Buckeye Union School District in the immediate vicinity of the Specific Plan area.

### 7.4.2 Planned Service

The Rescue Union School District has calculated the overall student yield rate at 0.401 students per dwelling unit in the current draft of its facilities master plan. This yield rate would indicate a total enrollment of approximately 900 students at full buildout of the Plan Area. With the capacity that will be available in the District's elementary schools with completion of Marina Village South School and other improvements throughout the District, it is projected that Jackson Elementary School can accommodate the elementary grade students from the Specific Plan area.

A 7-8 grade school site comparable to the District's existing school in Marina Village is designated on the Land Use and Circulation Map near Bass Lake Road. This school would accommodate the students from the Specific Plan area, and also would meet the need for a second intermediate school to serve the east end of the District.

The Buckeye Union School District has a student yield rate of 0.468 student per dwelling unit based on a 1985/86 demographic study. Based on this factor and an estimate of 3,800 dwelling units proposed for the portion of the Specific Plan area within this District, it is estimated that the Buckeye District will need three new schools within the Specific Plan area. These school sites are designated on the Land Use and Circulation Map (Figure 9) as three elementary school sites of 8 to 10 acres each, and two intermediate (7 to 8) school sites of 15 to 18 acres each, including playgrounds and fields.

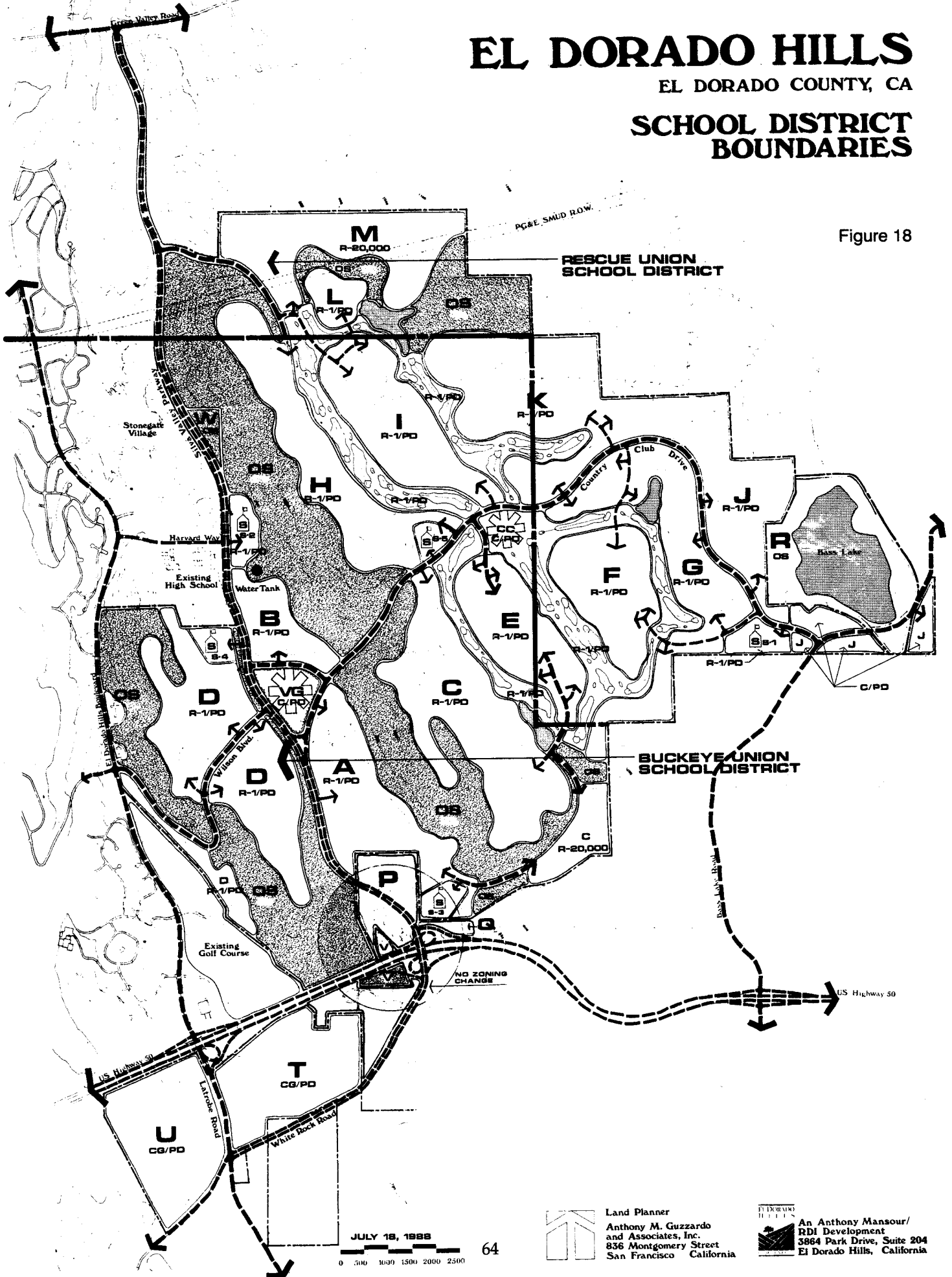
The school sites are reserved on the Specific Plan Land Use and Circulation Map for acquisition by the Districts at the time they are needed. School acquisition and construction funds are accumulated by the Districts under the Stirling Bill (AB 2926) enacted in January 1987. School districts can collect up to \$1.50 per square foot of inhabitable space of residential construction,

# EL DORADO HILLS

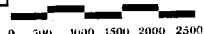
EL DORADO COUNTY, CA

## SCHOOL DISTRICT BOUNDARIES

Figure 18



JULY 18, 1988



Land Planner  
 Anthony M. Guzzardo  
 and Associates, Inc.  
 836 Montgomery Street  
 San Francisco California



An Anthony Mansour/  
 RDI Development  
 3864 Park Drive, Suite 204  
 El Dorado Hills, California

and up to \$0.25 per square foot of space in nonresidential construction to fund new school facility needs. The fees collected can serve as local matching funds for participation in the Leroy Greene Lease-Purchase Program supporting construction of new facilities. The Districts may, alternatively, embark upon their own building programs independent of state support.

The establishment of a benefit assessment district, such as a Mello-Roos Community Facilities District, may be required to fund and provide an elementary school prior to the ability of the school district to fund construction. Such a district may be formed to provide for other services and facilities in addition to school facilities. Formation of a Mello-Roos District or other funding mechanism will be required as part of a Public Facilities and Services Financing Plan, as provided for in the "Implementation" section of the Specific Plan.

School sites, which also are shown on the Specific Plan Map (Figure 4), are generally placed in accordance with the following criteria:

- Usable terrain.
- Contiguous or in proximity to natural open space.
- Contiguous to parkland.
- Within residential villages and located to provide convenient access for the entire service area of the school.

## **7.5 High Schools**

### **7.5.1 Current Service**

The El Dorado Hills Community is served by the El Dorado Union High School District, which operates three high school campuses:

- El Dorado High School
- Ponderosa High School
- Oak Ridge High School

High school facilities within the District are generally at or near capacity, and the District has a Master Plan program underway to select and plan for the development of additional facilities. Oak Ridge High School is located within the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. The Oak Ridge High School site covers a total of 50 acres, including a 10-acre play field that is jointly developed and operated with the El Dorado Hills Community Services District. The campus is essentially complete, but an application for additional funding has been submitted to the state for construction of a fine arts center. The school has classroom space for approximately 1,200 students, and could be expanded to approximately 1,500 students with the use of portable classrooms. The current enrollment at Oak Ridge High School is 850 students. However, with additional growth anticipated in the El Dorado Hills Community, it is not anticipated that all students resulting from development in the Specific Plan area could be accommodated at Oak Ridge High School.

Additional recreation facilities are planned for the 40-acre community park site located across Harvard Way from the high school. Such facilities may be jointly developed or operated with the school district and the Community Services District.

### **7.5.2 Planned Service**

The El Dorado Union High School District encompasses the west slope of the Sierra Nevada within El Dorado County and must serve rural, as well as relatively urban, areas. The District has planned for additional growth by acquiring sites and establishing a master planning program. The current thrust of the program is to increase the capacity of schools in the Placerville area, and to provide additional school campuses in the rapidly growing western end of the District.

The District has acquired a site in El Dorado Township that may serve the south-central portion of the District, but a site further west is also required. The District has determined that

districtwide dwelling units generate an average of 0.17 high-school-age student per household. However, in the El Dorado Hills Community this ratio is 0.25 student per household. This would indicate a potential enrollment of approximately 1,600 students in the Plan Area. The districtwide average student yield rate would generate an estimated enrollment of 1,100 students. If these projections are accurate, it is clear that an additional high school with a capacity of 1,200-1,600 students will ultimately be required in the vicinity of El Dorado Hills.

A site of 40 acres is required to construct a modern high school with sufficient play fields. A larger site is required if the terrain restricts the usable area. Selection of such a site within the Plan Area boundary will be difficult because most of the area is hilly. The few appropriate sites would be on Silva Valley Parkway close to the existing high school. Such proximity is not desirable, and an alternative site is recommended south of Highway 50, outside of the Specific Plan area.

A high school site south of Highway 50 would meet the needs of the District with regard to districtwide distribution of facilities. Consequently, a site should be reserved in the area south of Highway 50 as a part of any specific plan, tentative subdivision map exceeding 500 units, or update of the El Dorado Hills/Salmon Falls Area Plan approved by the County affecting that vicinity.

## **7.6 Recreation and Parks**

### **7.6.1 Current Service**

Recreation and park facilities within El Dorado Hills are currently provided by the El Dorado Hills Community Services District (CSD). The recreation department of the CSD was founded in 1962 by action of the Board of Supervisors (Resolution 98-62). In 1978, the board of supervisors adopted the Recreation Element of the County General Plan in conjunction with implementation of the Subdivision Map Act with respect to dedication of land or payment of fees in major subdivisions. The adopted Recreation Element includes specific standards for various types of recreational facilities and areas for the CSD.

In 1981, the CSD adopted a Recreational Facilities Master Plan to provide a planning document that designates and provides for the logical acquisition and development of parks and recreational facilities within the District. The recreational facilities standards set forth in the Facilities Master Plan are consistent with those established earlier in the County Recreation Element.

The recreational facilities standards applicable within the Plan Area are summarized as follows:

a. Neighborhood Parks and Playgrounds (2-5 acres):

Approximately 5 acres per 1,000 population, offering swings, slide, tot lot, and play equipment; turf area; paved area for court games and wheeled toys; benches; walks and landscaping.

b. Community and District Parks (15-25 acres):

Approximately 5 acres per 1,000 population, offering multiuse athletic fields at a ratio of 1.5 acres per 1,000 population; courts for tennis, horseshoes, shuffleboard, etc.; lawn areas; outdoor swimming pool at a ratio of one per 25,000 population; band shell; picnic area; day camp center; and parking lot.

The CSD currently owns 13 facilities, including some undeveloped park sites. Most of these are small neighborhood facilities or recreational facilities operated in conjunction with schools. No existing park sites are located within the Specific Plan area.

The Facilities Master Plan designates the Oak Ridge Community Park site just west of the Plan Area, and the DeBocco Park site just east of the Plan Area. Oak Ridge is planned as a 40-acre

community park with a wide range of specialized facilities. DeBocco Park is planned as a 3-acre neighborhood park.

#### 7.6.2 Planned Service

The Specific Plan anticipates that the CSD will operate and maintain all new public parks within the Plan Area.

##### 7.6.2.1 New Park Facilities

The Specific Plan provides for a 1- to 2-acre park site in every residential Village with at least 200 dwelling units. Villages with over 500 dwelling units will have a second park of equal size or a single park with double the size. The total area of neighborhood parks shall be at least 25 acres. Park sites will include amenities consistent with the CSD definition of a neighborhood park at an estimated cost of \$100,000 per acre in 1988 dollars.

In villages with higher density housing, these parks may serve as the focal point for neighborhood gatherings, such as barbecues. In addition, these parks will serve as the gathering area for neighborhood children. The existing parks in St. Andrews Village (St. Andrews Park and Weisberg Park) are typical of the kind of park and facilities intended. The precise location of these parks will be determined in the specific development plans or tentative subdivision maps submitted for a specific village.

A 10-acre district park is planned adjacent to the intermediate school in Village G, and an 8-acre district park is planned adjacent to the school site in Village A. A 10-acre community park is planned in the Village Green/Community Center.

##### 7.6.2.2 Active Recreation at School Sites

As has been the case in much of the El Dorado Hills Community, active recreation facilities will be incorporated at school sites that can be used by local residents for softball, football, soccer, and other field activities. There are five new school sites designated in the Plan Area, including two junior high schools that will include a significant area for active field sports. Typically, it can be anticipated that each of the three new elementary school sites will accommodate at least one softball field and one soccer or football field. The junior high schools will provide additional field areas and hardcourt areas for basketball and similar sports. Each of the junior high school sites will contain approximately 12-15 acres and will provide at least two additional softball fields and several acres of playing fields at each school.

##### 7.6.2.3 Golf Courses and Club Facilities

The golf courses will provide a major recreational outlet for many of the residents who choose to reside in the community specifically because of the availability of quality golf courses. In addition, it is anticipated that the clubs will include full recreation facilities that will be available on a private membership basis. This can be expected to include tennis courts, a swimming pool, exercise and weight room, saunas, and other amenities associated with a full service facility.

##### 7.6.2.4 Private Project Facilities

The residential villages will be composed of a mix of dwelling unit types. It is anticipated that certain dwelling units will be developed with commonly owned recreation amenities. It is likely that single family homes, attached single homes, and patio homes will have common recreation facilities such as a small clubhouse, tennis courts, and a swimming pool, all operated and maintained by a neighborhood or village propertyowners association.

##### 7.6.2.5 Village Green/Community Center

The Village Green/Community Center is planned to include several recreation and leisure-oriented facilities. These will include the "village green"—a 2-acre turfed area suitable for

informal recreation and outdoor gatherings; a 10-acre community park that may include a hardcourt, tennis courts, and children's play area. Space within the buildings will be made available to Plan Area residents and community groups for certain recreation and leisure activities.

#### 7.6.2.6 Athletic Fields

The El Dorado Hills CSD has indicated a need for athletic fields, apart from the school facilities, that can accommodate adult soccer leagues and similar active field sports. A site of approximately 10 acres is designated for such activities adjacent to the intermediate school site near Bass Lake. Another park of 8 acres in size is planned in conjunction with the school in Village A. These facilities will provide a flat, turfed area and parking lot. Lighting for evening activities would be feasible at this location.