

Section 9 Public Services Element

9.1 Purpose

The Regional University Specific Plan will provide public services necessary to meet the needs of Plan Area residents, in accordance with the policies of the County's General Plan. Phasing and financing obligations relating to public services are outlined in the RUSP development agreement and in Implementation and Administration, Section 10, of the Specific Plan. Table 9-1 summarizes the public service providers to the Plan Area.

Table 9-1 Service Providers

Service	Provider
Parks and Recreation	Placer County
Fire Protection	Placer County Fire Protection District
Law Enforcement and Protection	Placer County Sheriff and California Highway Patrol
Schools	Center Unified (HS/ES); Elverta Joint (ES) and Grant Joint Union (HS)
Library	Auburn-Placer County Library District

*A Dependent Community Services District (CSD), Community Services Area (CSA) or other special district will be formed to provide maintenance of park and recreation facilities, road drainage and maintenance of open space areas.

9.2 Parks and Open Space

The RUSP provides for a full range of recreational opportunities including active and passive parks, natural open space and parkway corridors. The parks and open space program is structured to provide a distribution of facilities to meet the needs of future residents of the Plan Area.

Policy 5.A.1 of the Recreation and Cultural Resources Element in the County General Plan states: "The County shall require new development to provide a minimum of 5 acres of improved park land and 5 acres of passive recreation area or open space for every 1,000 new residents." Based on a potential population of approximately 7,427 people within the Community portion of the Plan Area, 37.1 acres of improved park sites and 37.1 acres of open space or passive recreation must be provided in the Community portion of the Plan Area. A total of 39.6 acres of parkland is provided by the RUSP, which provides 2.5 acres of parkland in addition to the minimum requirement. The 7,427 resident population excludes the potential 150 residents allocated to the CMU sites since these units are not mandatory. If the CMU units are constructed up to 0.75 acres of the excess parkland will be utilized to meet the CMU unit's parkland dedication obligation. In addition, the 0.5 acre Village Green (Parcel 22a), which is located directly adjacent to the CMU sites, and will be developed as a private facility, has not been credited to the total park calculation. This park will serve the needs of the adjacent CMU residents.

Policy 5.A.2 of the County General Plan lists the park acreage standards and specifies the projected need for facilities per 1,000 residents. Table 9-2 summarizes the projected need for park acreage assuming an estimated population of 7,427 residents and based on the General Plan standards and input from the Placer County Department of Facility Services staff.

The facility requirements identified in Table 9-2 may be met through the provision of community-oriented public recreation facilities. Policy 5.B.1 of the County General Plan encourages the development of private recreation facilities to reduce demands on public agencies. Such private facilities, however, may not receive credit toward meeting the park and open space dedication requirement.

All parks shall comply with the General Plan Park Classification System located in Table 5-1 of the General Plan, which calls for a combination of park sizes to meet local, neighborhood and community level needs. Any additional facility requirements are specified in the RUSP Development Agreement.

Table 9-2 Summary of Community Parks and Open Space

Type of Parkland/OS	Required Acres	Provided Acres	% of Total Area *
Parks	37.1	39.6	7%
Open Space	37.1	63.8	12%
COMMUNITY TOTAL	74.2	103.9	19% (total Plan Area) *

*Percentages calculated based on Community acreages less CMU units.

9.2.1 Active Park Land Provided

Exhibit 9-1 designates the specific locations of the major park facilities providing a total of 39.6 acres of parkland. Based on the sizes and distribution of these parks, the types of park facilities required by the Placer County Code can be easily accommodated. As Exhibit 9-1 illustrates, 22.1 acres have been designated for the Community Park, an 8.5-acre neighborhood park, a 2.8-acre University Village Central Green and three 2-acre pocket parks. The Village Green, approximately 0.5 acres, is a private facility and is not included in the 39.6 acre total.

Parklands shall be dedicated prior to the approval and recordation of final maps. Parks shall be delivered to the County as turnkey projects and will be the subdivision builder’s responsibility to construct. Park development fees will be used to fund the required maintenance equipment, recreation program equipment and the pro rata share contribution towards regional recreation facilities. Plan Area special taxes will be used to maintain the park facilities, park maintenance equipment and provide recreation programs. Recreational programs will be provided and funded per Placer County Parks Department. Park fees will be charged on a per unit basis to fund construction, or developers can contribute improvements in-lieu of fees. The timing and triggers for the construction of the parks are addressed in the

RUSP Development Agreement. Maintenance for Plan Area parks may be funded by assessments or special taxes, (including a Mello-Roos CFD) or similar financing mechanism. Individual HOAs may be formed for specific projects that choose to provide separate amenities (e.g. swimming pool complexes typical to apartment projects).

Parks and Open Space



Exhibit 9-1

Parks and Open Space

◆ **Active Park Facilities**

The recreation facilities proposed for the Plan Area respond to those identified within the Placer County General Plan. Table 9-3 quantifies the number of facilities recommended within the active parkland. The 39.6-acres of active parks proposed will be adequate to provide the recommended facilities for the Community. Actual facilities provided at each park site are dependent upon the current recreation trends, and will be directed by Placer County Staff. The RUSP project will pay their pro rata share for the proportion of regional facilities such as swimming pools, gymnasiums, recreation buildings and maintenance facilities as defined in the RUSP development agreement.

Table 9-3 Summaries of Recommended Active Park Facilities

Facility	For # Residents	One Facility	
		Recommended	Provided
Tot Lot	1000	8	8
Playground	3000	3	3
Tennis Court	6000	1	1
Volleyball Court*	6000	1	1
Basketball Court	6000	1	1
Hardball Diamond	3000	3	3
Softball/LL Diamond	3000	3	3
Youth Soccer Field	2000	4	4
Adult Soccer Field	2000	4	4
Swimming Pool*	20,000	0	0
Community Center*	25,000	0	0
TOTAL		28	28

* **General Plan does not contain adopted standards for these uses.**

◆ **Community Park (Parcel 12)**

The 22.1-acre community park provides a variety of facilities to meet the needs of the Plan Area. Located adjacent to the elementary school site, the Community Park provides access to the open space corridor and trail system at the intersection of 8th & B Streets. A majority of the large sports fields will be located within this park. There is an opportunity to work with the school district to provide joint-use facilities for the community within this park.

Facilities in this park may include a recreation center, restroom/concession building, soccer/football fields, baseball/softball diamonds, a volleyball court, a group picnic area, play lot, tot lots, on-site parking, , and open turf-grass play areas. The tennis courts, soccer/football and baseball/softball fields will be lit for evening play. Exhibit 9-2 shows the conceptual Community Park plan.

◆ **Neighborhood Park (Parcel 27)**

This 8.5-acre neighborhood park is surrounded by medium and low-density units, providing an “neighborhood” feel. On the south boundary, the Park is adjacent to an open space corridor, which will provide trail access to the entire community. This transition from the formal geometry of the park, to the irregular natural edge provides an interesting visual contrast.

Soccer/football fields, baseball/softball field, volleyball court, basketball court, group picnic area, play lot, tot lot, picnic areas, on-site parking, maintenance area, restrooms and open turf-grass play areas may be included in the park. Exhibit 9-3 shows the conceptual Neighborhood Park plan.

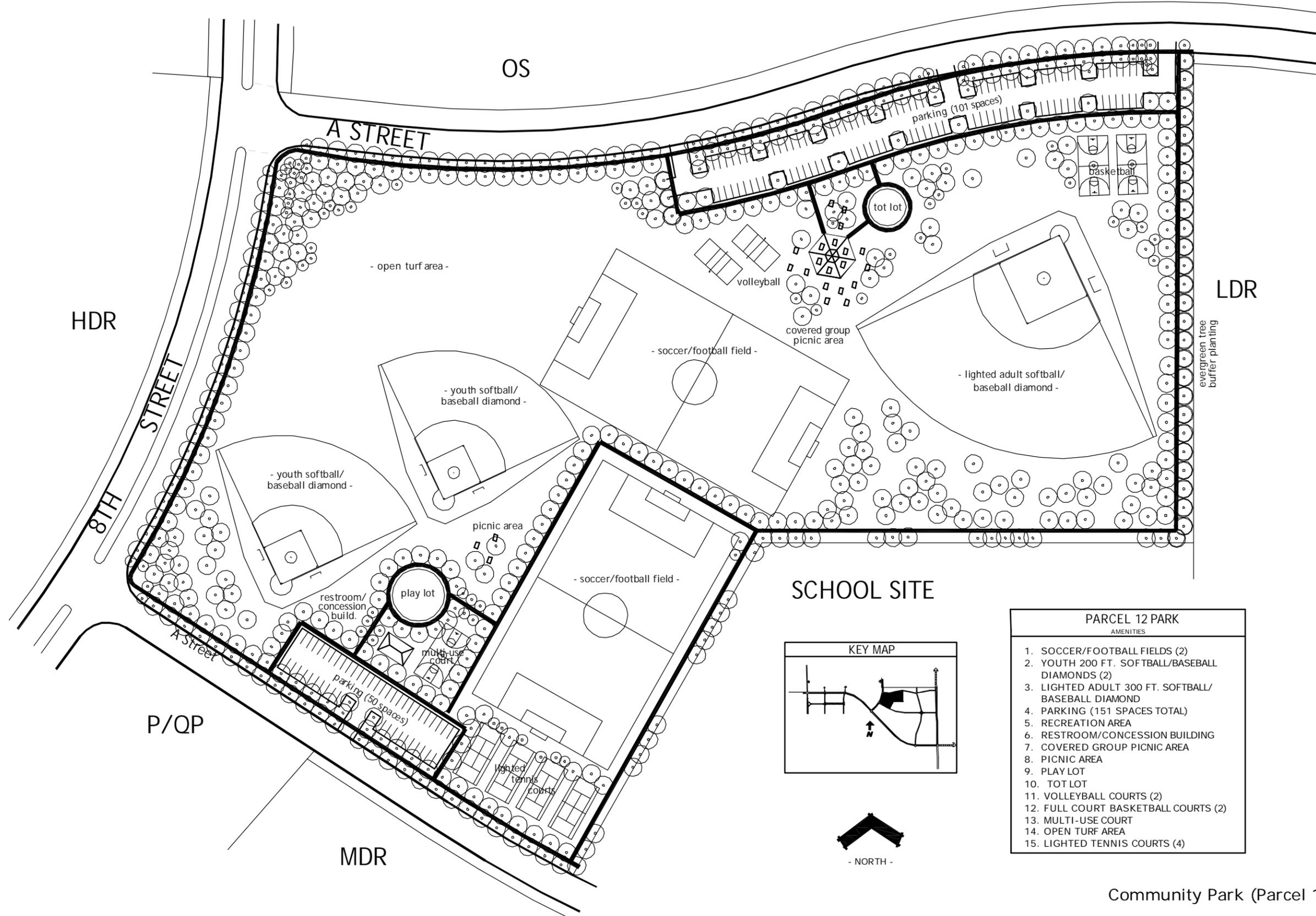
◆ **University Village Pocket Park (Parcel 16)**

This 2.8-acre pocket park is located in the heart of a higher density housing area. The park may have an “urban” feel due to its proposed geometry and appointments. Amenities may include play lot, tot lot, basketball court, tennis court, picnic area, restrooms and open turf-grass play areas. Exhibit 9-4 shows the conceptual University Village Pocket Park plan.

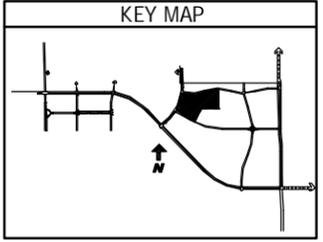
◆ **Pocket Parks (Parcels 2, 6 & 25)**

Three 2-acre pocket parks are located in the heart of neighborhoods. The sites are linked to the open space network via pedestrian walks and bike trails. The pocket parks may include tot-lots, basketball courts, picnic areas and open turf-grass play areas. Exhibits 9-5, 9-6 and 9-7 shows the typical conceptual pocket park plans.

Community Park Conceptual Plan



SCHOOL SITE



PARCEL 12 PARK	
AMENITIES	
1.	SOCCER/FOOTBALL FIELDS (2)
2.	YOUTH 200 FT. SOFTBALL/BASEBALL DIAMONDS (2)
3.	LIGHTED ADULT 300 FT. SOFTBALL/BASEBALL DIAMOND
4.	PARKING (151 SPACES TOTAL)
5.	RECREATION AREA
6.	RESTROOM/CONCESSION BUILDING
7.	COVERED GROUP PICNIC AREA
8.	PICNIC AREA
9.	PLAY LOT
10.	TOT LOT
11.	VOLLEYBALL COURTS (2)
12.	FULL COURT BASKETBALL COURTS (2)
13.	MULTI-USE COURT
14.	OPEN TURF AREA
15.	LIGHTED TENNIS COURTS (4)

Exhibit 9-2

Community Park (Parcel 12) Conceptual Plan

Neighborhood Park Conceptual Plan

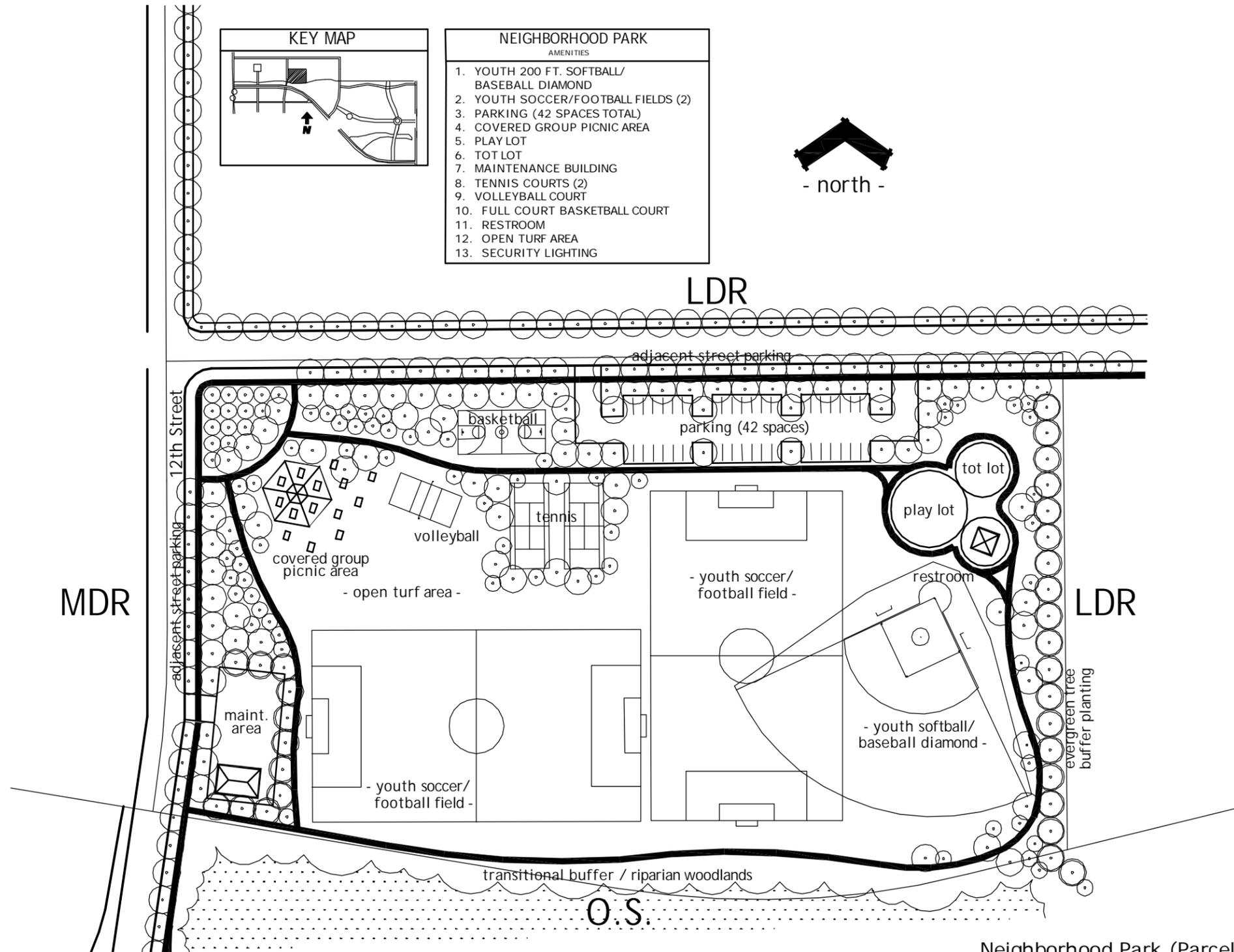


Exhibit 9-3

Neighborhood Park (Parcel 27) Conceptual Plan

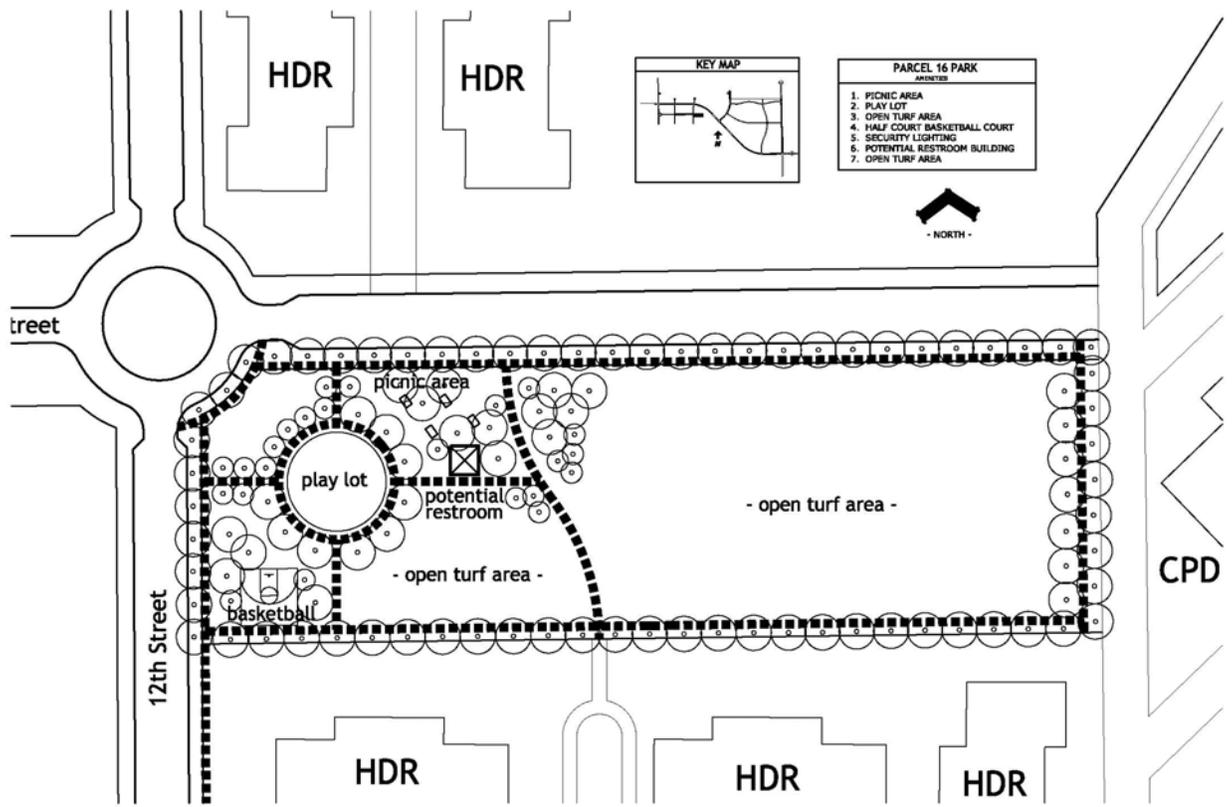


Exhibit 9-4
Central Green (Parcel 16) Conceptual Plan

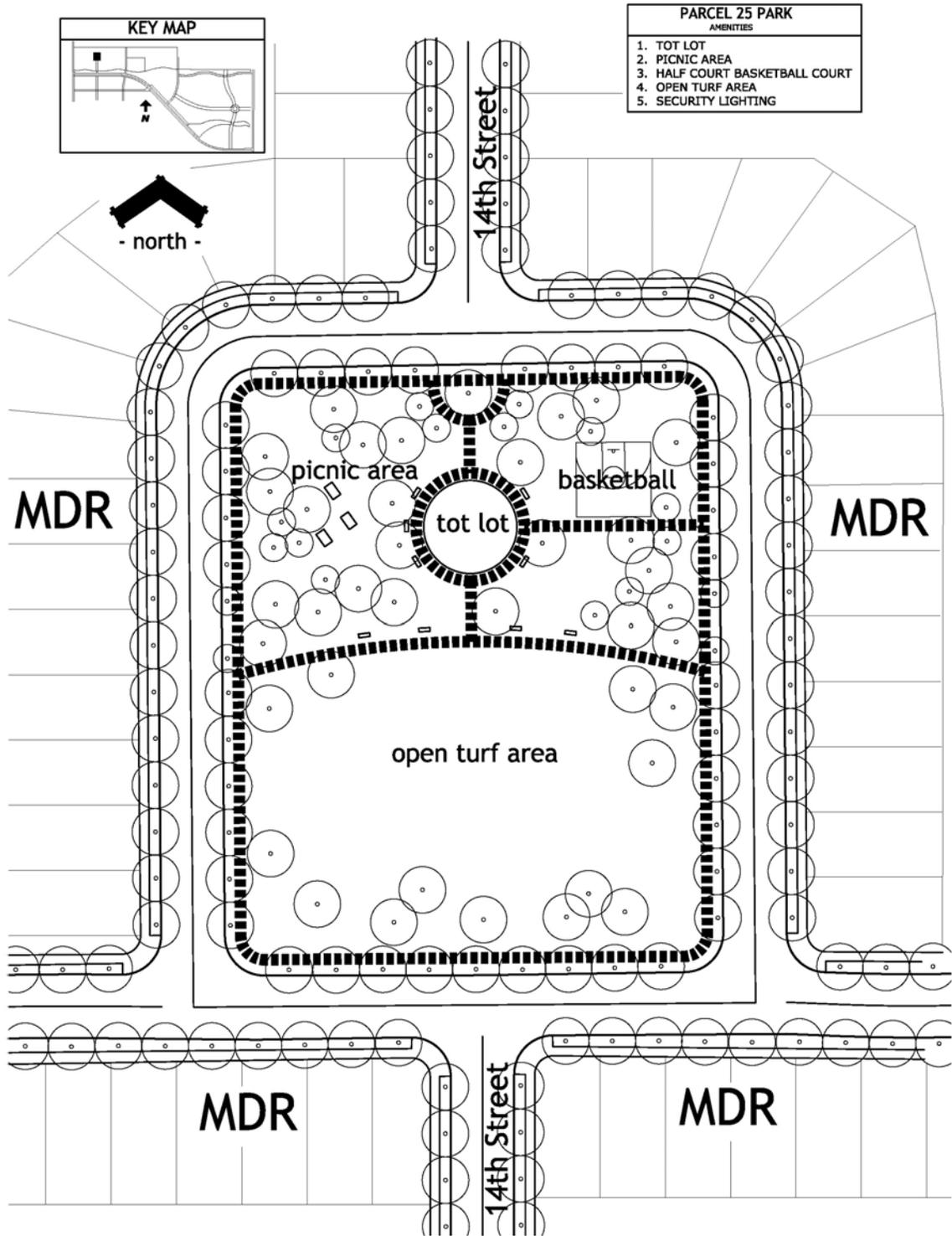


Exhibit 9-5
Pocket Park (Parcel 25) Conceptual Plan

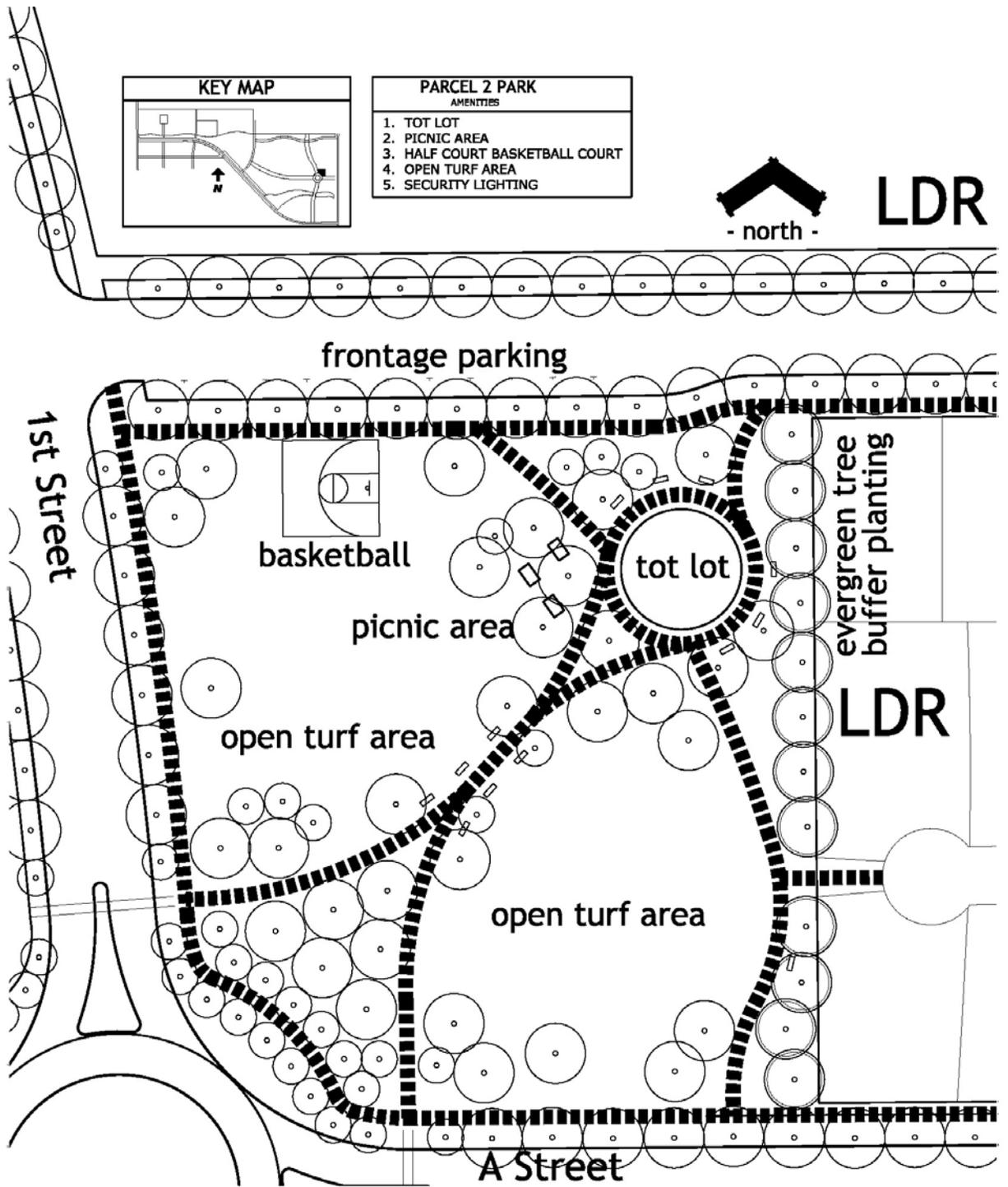


Exhibit 9-6
Pocket Park (Parcel 2) Conceptual Plan

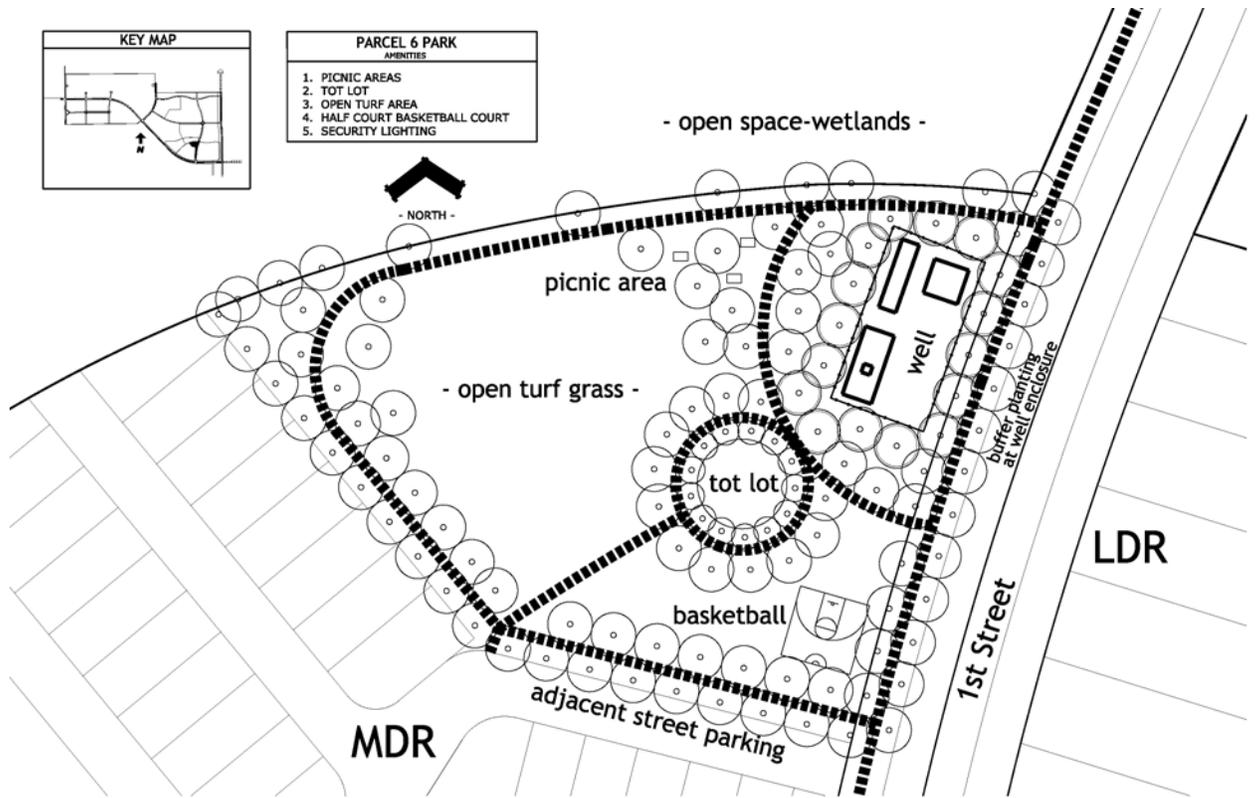


Exhibit 9-7
 Pocket Park (Parcel 6) Conceptual Plan

9.2.2 Passive Parks and Open Space Provided

Exhibit 9-1 designates approximately 63.8 acres of public open space within the Community portion of the plan and 181 acres of private open space within the University.

Open space corridors and easements within the Plan Area provide trails, storm water conveyance, water quality treatment and flood detention, opportunities for wetland mitigation and buffers between



different types of land uses. These open space areas will be improved with trails and landscaping and qualify as “greenways” under Policy 5.A.4 of the Placer County General Plan. All open space designated within the Community portion of the Plan Area will be accessible to the public and will provide a community-wide and potentially a regional benefit. The open space areas within the University will be privately owned and maintained, with access offered to visitors. The following summarizes the primary elements of the open space system.

◆ Greenways (Public)

The Greenways are the pedestrian and bicycle oriented open space corridors traversing the Community from the eastern boundary to the University in two locations. The North Curry Creek Greenway starts at the northeastern boundary of the Plan Area, and runs north along University Boulevard to the University boundary, at which point the North Curry Creek Greenway becomes University Open Space.



The second is the South Curry Creek Greenway, which begins the southeast portion of the site, and connects with the North Curry Creek Greenway at the Community Park. The corridors are designed to restore and direct drainage flows that have been significantly altered over time by agricultural operations. The result are a collection of corridors that vary from 125 feet to 300 feet wide designed to provide a facility for storm water conveyance, water quality treatment detention, and the opportunity for groundwater recharge, as well as providing a pedestrian and bicycle corridor which links the University and the Community and provides access to parks and public facilities.

Because of the alterations made in the terrain for agricultural operations, significant grading will be required to re-create the creek section and provide 100-year flood protection. The shape and slope of the greenway shall vary to create a more natural appearance. Refer to Section 8.4 for a depiction of the greenway cross sections and to the Design Guidelines and Development Standards Appendix A for the landscape design criteria. Predominantly native plant species shall be utilized with the riparian area.

◆ **Landscape Corridors (Public)**

As defined in Section 6, Circulation Element, significant landscape corridors are provided along all arterial roadways with separated meandering walkways, which also qualify as passive open space under Policy 5.A.4. At key entry points into the Community and University, these landscape corridors are expanded to allow more extensive landscaping, theme



signage and other features, such as project gateways, as discussed in Appendix A Development Standards and Design Guidelines Element. Where landscape corridors are adjacent to parks or open space, they shall be blended into these facilities and included as part of the park or open space acreage. On-going maintenance may be funded through a CSA, CSD, CFD or other special district.

◆ **University Arboretum (Private)**

An arboretum is a living museum of trees, shrubs and plants cultivated for educational purposes. A portion of the University will be developed as an arboretum, which will provide important educational, aesthetic and recreation benefits to the campus and the surrounding community. The design of the arboretum will be integrated throughout the campus, with naturalistic elements located within the open space areas and with more formal plantings situated within the campus and extend into the landscape and open space corridors within the Community. This arboretum concept has been successfully implemented at UC Davis, UC Santa Cruz and West Virginia University.

◆ **University Open Space Preserve (Private)**

Approximately 181 acres of the University has been designated as open space. The southwestern corner, approximately 17 acres, has been preserved to protect an existing vernal pool complex. The remaining open space will be used for a combination of storm water detention, lakes, riparian habitat restoration and portions of the arboretum.

9.3 Fire Protection Service

The Plan Area is located within the Placer County Fire Department (PCFD) service area. Currently, primary response to emergency calls from within the Plan Area are handled by the PCFD-Dry Creek Fire Station #100 located at 8350 Cook Riolo Road. This station handles most types of fires within the area, including structure and wild fires and also responds to medical emergencies with Emergency Medical Technicians (EMTs). Additional fire stations and administrative facilities are planned to be located within Placer Vineyards Plan Area, approximately 2 miles to the south of Plan Area.

9.3.1 Planned Fire Protection Program

Fire protection will be provided by PCFD. The PCFD has a goal of providing 1 firefighter per 1,000 population. A fire station is located on Parcel 11a, which is a 2.2 acre PQ/P site centrally located within the Plan Area at 8th Street and University Boulevard. The fire station will be designed to serve as both a fire station and as the administrative, training, fire prevention and support services facility for both the Community and University. This facility will also accommodate Sheriff Services Center. Refer to Section 9.4.1 for additional information. The fire station will be funded by the Specific Plan pursuant to details contained within the adopted Public Facilities Financing Plan.

9.4 Sheriff Protection

The unincorporated area of the County receives law enforcement services from the Placer County Sheriff's Department as well as the California Highway Patrol (CHP). Traffic related enforcement services are provided by the CHP and general law enforcement services by the Sheriff's Department. The Plan Area will be served by both law enforcement agencies.

An existing Sheriff's Station, the South Placer Substation, is located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80. A planned substation will be located approximately 2 miles south of the Plan Area, within the Placer Vineyards Specific Plan Area.

9.4.1 Planned Sheriff Protection Program

The University will provide its own public safety for the entire campus on a 24 hour/7 day a week basis. A Department of Public Safety will have full time staff to provide general patrol, front gate operation, emergency response and dispatch, and parking enforcement. Local law enforcement by the Sheriff's Department will be required for major emergencies, criminal investigation and other specialized services.

Law enforcement for the Community will be provided entirely by Placer County Sheriff's Department (PCSD). A Sheriff Services Center will be co-located with the fire station located on Parcel 11a. Timing and construction of the permanent Sheriff Services Center will be determined in the RUSP Development Agreement.

Site design considerations to incorporate ideas of defensible space are addressed in the Design Guidelines and Development Standards Appendix. Concepts include reducing opportunities for crime to occur though employing physical design features that discourage crime, while also encouraging legitimate use of the environment.

9.5 Library Facilities

Library facilities are administered by the Placer County Library Department. This system of libraries serves all of Placer County, with the exception of the Cities of Roseville and Lincoln, which own and operate their own municipal library systems. The Placer County Library District operates a main branch in the City of Auburn, a law library, nine branch libraries and a bookmobile that serves many areas throughout rural Placer County. Ongoing library services in Placer County are funded by a portion of the *ad valorem* property tax, grants and the County general fund. The nearest existing Placer County library facility to the Plan Area is the Rocklin Library, located at 5460 Fifth Street in Rocklin, approximately 8 miles northeast of the site. A full county branch library is planned to be located within the Placer Vineyards Specific Plan, approximately 2 miles south of the Plan Area.

9.5.1 Planned Library Program

Based on the service standards of 0.4 square feet per resident for the 7,577 residents of the Community, a library of approximately 3,031 square feet of library space will be needed to serve the needs of the residents in the Plan Area at build-out. Due to the library facilities within the University and the planned library to be constructed within Placer Vineyards, a full library is not warranted to be constructed within the Plan Area.

9.6 Schools

The Plan Area falls within three school districts as shown on Exhibit 9-6. Center Unified School District (CUSD) is located in the east portion of the Plan Area, and the Elverta Joint Elementary School District (EJESD) and the Grant Joint Union High School District (GJUHS) are located in the west portion of the Plan Area. A site for a possible private high school, accommodating approximately 1,200 students, is provided within the University.

The existing school district boundaries fall in the middle of the Community area, near proposed 8th Street. A slight boundary adjustment is proposed to create an even swap of territory between the school districts and allow the attendance boundary to fall along proposed street and parcel boundaries.

9.6.1 Student Generation and School Requirements

The demand for school facilities, sizing, location and generation rates have been based on information provided by CUSD, EJESD and GJUHS. It should be noted that over the projected build out of the Plan Area, some of these factors may potentially change resulting in the need for more or fewer schools or for larger facilities. The total number of projected students will not necessarily occur all at once, given the long-term build out of the project. Due to the location of the University, it is assumed that many of the HDR

units and the CMU units will be inhabited by students from the University, therefore not generating the standard amount of primary and high school students. However, the student generation tables assume the standard factors. The 75 retirement units, associated with the University, are excluded from the generation calculations.

Table 9.4 summarizes the calculation of students and number of schools within CUSD. Students from the eastern portion of the community will attend schools operated by Center Unified School District. The proposed K- 6 elementary school on Parcel 9 will accommodate students from RUSP which live within the CUSD boundaries. Middle school students from this portion of RUSP will initially attend Riles Middle School and ultimately attend a middle school closer to the Plan Area. High schools students will initially attend Center High School and ultimately attend a high school closer to the Plan Area.

Table 9-4 Student Generation and School Requirements for Center Unified School District

Grade		Single Family Units/LDR / MDR		Multi-Family Units/HDR/ CMU	Total Student Generation	School Student Capacity	Schools Required	Schools Provided
K-6 (ES)		1,155		295				
Student/ DU Factor	x	.354	x	.034				
Total K-6 students		409		10	419	800	0.52	1
7-8 (MS)		1,155		295				
Student/ DU factor	x	.158	x	.034				
Total 7-8 Students		183		10	193	1,000	0.19	0
9-12 (HS)		1,155		295				
Student/ DU factor	x	.272	x	.042				
Total 9-12 students		314		12	327	2,000	0.0.16	0

Source: Generation rates provided by Center Unified School District, December 2006

Table 9-5 summarizes the calculation of students and number of schools for the portion of RUSP which falls within the EJESD and GUHSD. The proposed K-8 school on Parcel 31 will accommodate students from RUSD which live within the EJESD boundaries. High school students generated from this portion of the plan area will attend a school within the GUHS district, most likely Rio Linda High School. Determination of high school attendance cannot be guaranteed and is dependent on capacity at the time the students are generated from the Plan Area.

Table 9-5 Student Generation and School Requirements for Grant JT. Union High School District and Elverta JT. Elementary School District

Grade		Single Family Units/LDR/MDR		Multi-Family Units/HDR/CMU	Total Student Generation	School Student Capacity	Schools Required	Schools Provided
K-8 (ES)		1,071		711				
Student/ DU Factor	x	.3190	x	.1822				
Total K-6 students		342		130	472	750	.63	1
9-12 (HS)		1,071		711				
Student/ DU factor	x	.1308	x	.1275				
Total 9-12 students		140		91	231	2000	.12	0

Source: Generation rates provided by Elverta Joint ESD, December 2006

School District Boundaries

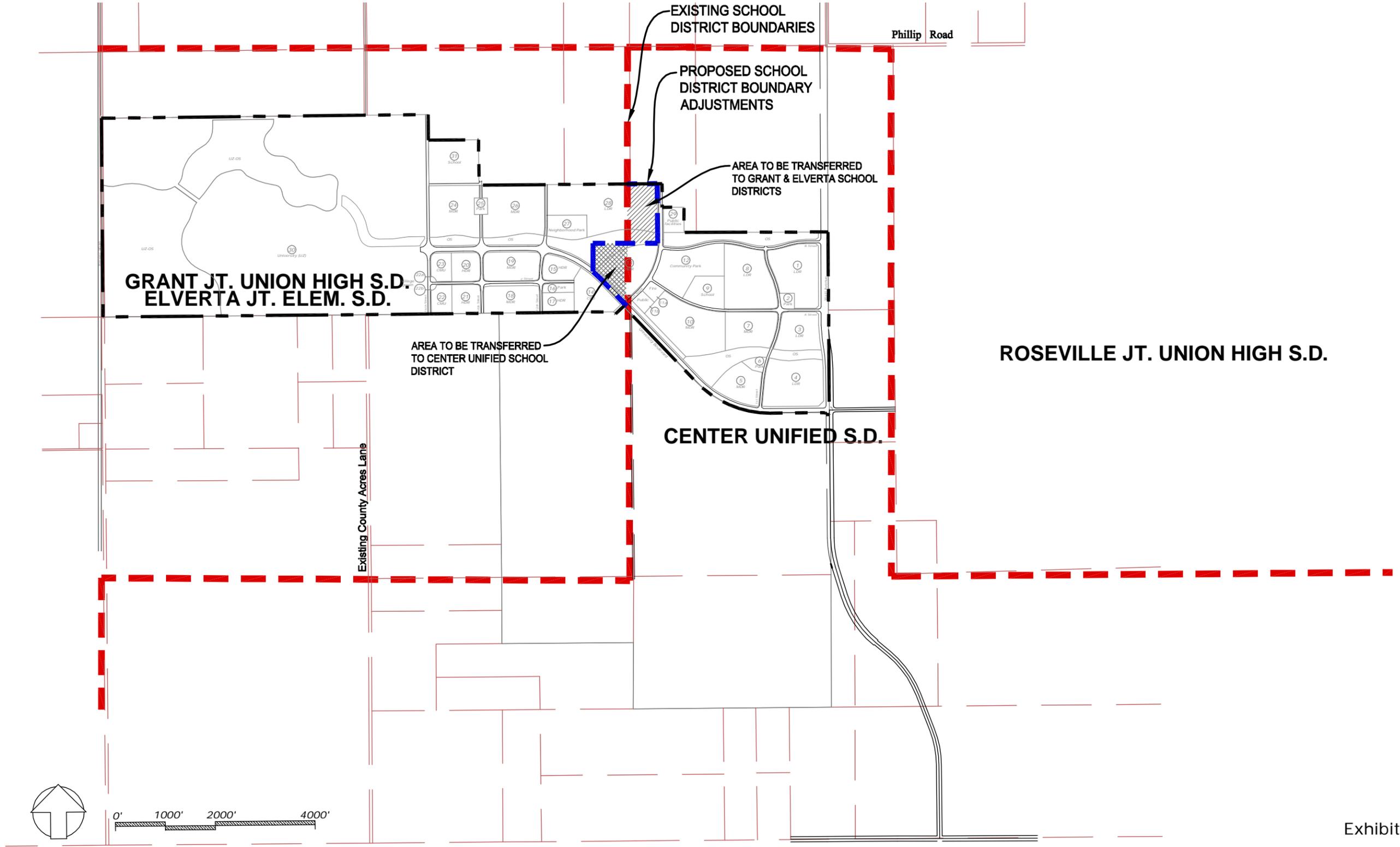


Exhibit 9-8

School District Boundaries