

SECTION 4.0

PUBLIC FACILITIES AND SERVICES

4.1 INTRODUCTION

This section describes public facilities and services that will be required to serve the needs of Plan area land uses. Included are descriptions of public schools, law enforcement, fire protection, solid waste disposal, library services, and parks. Each service includes descriptions of existing facilities, service standards, and impacts Plan area development will have on that service. Policies applicable to each public facility and service are listed at the end of Section 4.0.

Figure 4-1 shows the locations of all public facilities.

4.2 SCHOOLS

4.2.1 Existing Facilities

The Plan area is within the Elk Grove Unified School District (EGUSD), the boundaries of which cover a large portion of south Sacramento County. The September 1997 District Master Plan Amendment includes five elementary schools, one middle school, a high school, and an alternative school for possible inclusion within the Plan area. The nearest schools are Franklin Elementary School, located at the Franklin Boulevard/Hood-Franklin Road intersection, and Foulks Ranch Elementary and Donner Elementary schools, located north of Elk Grove Boulevard. The Plan area is within the Elk Grove High School attendance area; however, attendance boundaries for high schools, as well as those of elementary and middle schools, are subject to periodic adjustment by the District.





4.2.2 Service Standards

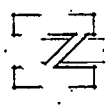
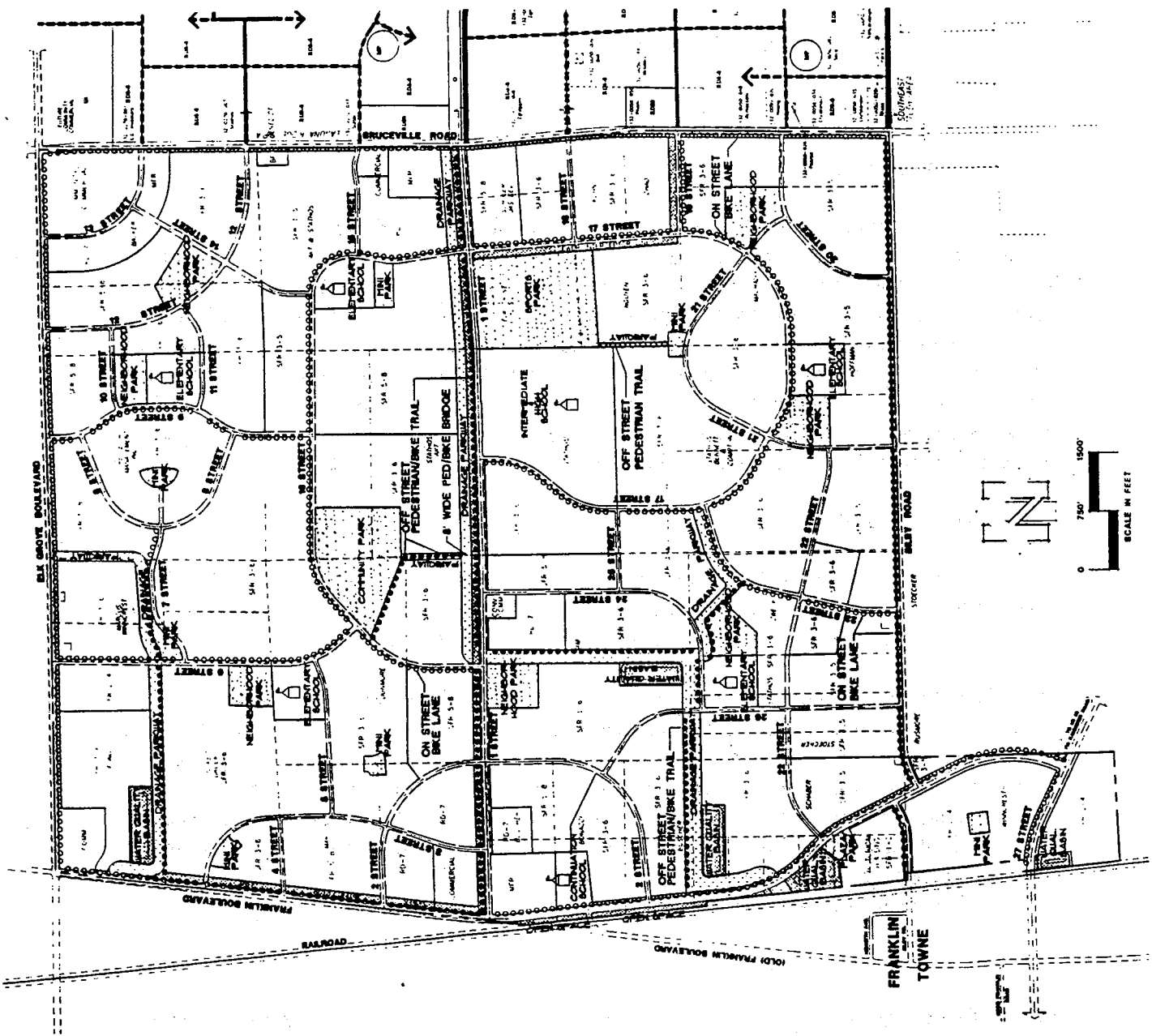
The Elk Grove Unified School District plans for school facilities using its Facilities Master Plan. The number, type, and location of school facilities required to serve the Plan area are based on criteria and standards set forth in the Master Plan.

The District selects school sites in accordance with criteria developed by the California Department of Education. Factors considered in site selection include width to length ratio; proximity to potential hazards, such as railroad tracks, airports, and high voltage powerlines; noise level; site access; and absence of environmental constraints, such as wetlands and 100-year flood zones. In addition, the District has established walking distance limits described in Table 4-1. Students living beyond these distance limits are eligible for busing. The Department of Education must review and approve all sites considered for selection and use by the District.

Figure 4-1
Parks and Public Uses

LEGEND

- On Street Bike Lanes
- Off Street Ped/Bike Trail
- Off Street Pedestrian Trail
-  Parkways / Drainage Parkways
-  Open Space / Water Quality Basins
-  Parks
-  Schools
- SFR 3-6 Land Uses



OPEN SPACE PLAN
SACRAMENTO COUNTY, CALIFORNIA
APRIL 28, 2000

**Table 4-1
Walking Distance/Busing Policy**

Grade	Walking Distance
K	3/4 mile
1-3	1 mile
4-6	1 1/4 mile
7-8	2 miles
9-12	3 miles

Source: 1996 EGUSD standards.

The District uses the student generation rates shown in Table 4-2 to determine the projected number of students that will result from residential development. Site selection criteria and projected student generation are the basis for determining the location, type, and number of schools required to serve a new development.

**Table 4-2
Estimated Student Generation Rates**

School Type	Single Family	Multi Family
Elementary (K-6)	0.4210	0.2580
Middle 7-8)	0.1006	0.0602
High (9-12)	0.1673	0.0961
Total	0.6889	0.4143

Table 4-3 describes the maximum number of students that may be accommodated within each type of school under both multi-track year-round and traditional nine-month enrollment periods. The Elk Grove School District uses year-round school in some elementary and middle schools in order to increase efficiency. Year-round school provides for a 20 percent increase in student enrollment.

**Table 4-3
Maximum School Capacities**

School Type	Traditional 9 month	Multi-track Year-round
Elementary (K-6)	1,000	1,060
Middle (7-8)	1,200	1,440
High (9-12)	2,200	N/A

4.2.3 Development Impacts/Proposed Facilities

As shown in Table 4-4, using the student yield rates contained in Table 4-2, the Plan area population can be expected to result in 4,154 Elementary school (K-6) students, 991 Middle school (7-8) students, and 1,647 High school (9-12) students, for a total of 6,792 students in the Plan area. On the basis of these student generation figures and the maximum student capacities described in Table 4-3, the Plan will generate the need for 4.1 year-round elementary schools, 0.8 year-round middle schools, and 0.8 high school.

**Table 4-4
Projected Student Yield by Grade Level**

Residential Land Use	Dwelling Units	K-6	7-8	9-12	Totals
SFR¹	9,497	3,998	955	1,589	6,542
MFR	606	156	36	58	250
Totals	10,103	4,154	991	1,647	6,792

In response to Elk Grove Unified School District request, the Plan identifies five Elementary School (grades K-6) sites, one Middle School (grades 7-8) site, and one High School (grades 9-12) site within the Plan area. The sites shown in the Specific Plan Land Use Diagram meet the site selection criteria previously listed and are conveniently located to serve all Plan area residents. No portion of the Plan area is further than 3/4 of a mile from a school; therefore busing will not be required. The Plan also designates a 7-acre Continuation School site.

Each of the Elementary School sites is 10 acres in size and adjacent to a park site in order to allow joint use of facilities. In particular, this relationship will also allow joint operation of day care facilities, in accordance with District practice.

The Middle and High School sites comprise 66.3 net acres and are contiguous in order to allow joint use of various facilities. This site is adjacent to the future Sports Park.

The Public Facilities Element of the Sacramento County General Plan contains a number of policies applicable to the siting of school facilities, as identified below:

Policy PF-28. Schools shall be planned as a focal point of neighborhood activity and interrelated with neighborhood retail uses, churches, parks, greenways and off-street paths whenever possible.

Each of the planned elementary school sites is located next to a planned park site. Together, these will be prime focal points of each surrounding residential area. The

combined Middle School/High School site, which is adjacent to the Sports Park, will also be a major activity center. The Plan, through land design and policies, ensures that schools are integrated into the community.

Policy PF-29. New elementary schools in the urban area should be planned whenever possible so that almost all residences will be within walking distance of the school (one mile or less) and all residences are within two miles of a school.

The Plan is consistent with this policy. In fact, the majority of the residential areas are considerably closer than one mile from an elementary school.

Policy PF-30. New elementary and junior high schools shall be planned adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.

Each of the five Elementary Schools and one Middle School sites included within the Plan are adjacent to a park site. The Plan includes policies that encourage joint use agreements and cooperative facilities planning.

Policy PF-33. New schools should link with planned bikeways, pedestrian paths wherever possible.

Each of the proposed school sites will be accessible by either sidewalk, Class I Bicycle/Pedestrian path (off-street pathway), or Class II Bike Lane (in-street bike lane). Sidewalks adjacent to schools have an increased width of 8 feet.

Policy PF-37. Development projects shall not be approved unless the hearing body finds that provisions for reservation of school sites are adequate to meet the needs of the school district.

The number, size, and, location of the school sites identified in the East Franklin Specific Plan are based on direction received from the Elk Grove Unified School District. Sites have been identified based on the estimated student yield of the Plan area, as well as the needs of the surrounding area.

Policy PF-38. Specific Plans shall show the location of future school sites based upon adopted school district master plans and criteria in the General Plan, and shall include assurances of funding for acquisition.

As noted, school sites identified in the Plan are based on District direction. Financing issues are addressed in Section 10.0 Capital Improvement Program and Financing Strategy.

4.3 LAW ENFORCEMENT

4.3.1 Existing Facilities

Sacramento County Sheriff provides law enforcement services to the Plan area, and the California Highway Patrol provides traffic enforcement. The Plan area is in Sheriff's Department District 7, which encompasses 535 of the total 880 square miles in unincorporated Sacramento County.

The Sheriff's Department "processing center" is located at Marketplace 99 shopping center, at the corner of Bond Road and East Stockton Boulevard. The center is staffed by one lieutenant, three community-oriented policing officers and volunteers. The purpose of the center is to provide a place for the public to file complaints and reports and ask questions.

In 1994, the Sheriff's Department South Station facility, located at the corner of Bond Road and Waterman Road, was completed. This station provides briefing space for officers and patrol car fueling and maintenance. The proximity of the Plan area to the South Station and the "Processing Center" is consistent with the following County General Plan policy:

Policy PF-58. Plan and develop law enforcement facilities in keeping with overall needs and the distribution of growth.

4.3.2 Service Standards

The Department's adopted service standard is one patrol officer per 1,000 residents. In 1994, there were insufficient patrol officers to meet the Department's service standard on a County-wide basis, including District 7.

4.3.3 Development Impacts/Proposed Facilities

Because of the uncertainty that Sheriff's Department patrol officer service standards will be achieved, particular attention is being given to designing the East Franklin Specific Plan in a manner that will reduce the demand for patrol officers. Design elements that address public safety are described throughout the Plan and include, but are not necessarily limited to, streets, open space, landscaping, and lighting. The use of design elements within the Plan area to enhance security is consistent with the following General Plan policy:

Policy PF-60. Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property; when feasible.

A specific example of how the Plan adheres to this policy is found in the design of Drainage Parkways. Particular attention has been given to ensuring that these open space areas are visible from adjoining areas and easily accessible by law enforcement personnel.

As a further means of achieving consistency with this policy, all proposed development plans are reviewed by the Sheriff's Department to ensure that public safety concerns are adequately addressed.

4.4 FIRE PROTECTION

4.4.1 Existing Facilities

The Plan area is within the boundaries of the Elk Grove Community Services District (CSD), which provides fire protection services to the 130-square mile area. As of 1997, there were 65,000 people residing within the District. The District operates four stations; the two closest to the Plan area are located on Hood-Franklin Road and 6501 Laguna Park Drive.

4.4.2 Service Standards

The Insurance Services Office (ISO) rating is the recognized classification for a fire department or district's ability to defend against major fires. A rating of 10 generally indicates no protection, whereas an ISO rating of 1 indicates high firefighting capability. The District has been given an ISO rating of 3 in areas where a water distribution system and hydrants are in place and an ISO rating of 8 in "unwatered" areas. The ISO standard for construction of a new fire station is to have a station within 1.5 miles of all areas within the Plan area once the Plan reaches 20 percent of build-out.

While there are no adopted service standards in the District other than ISO standards, the forthcoming revision of the Elk Grove CSD Master Plan has proposed the following response time standards:

- 5 minutes 80 percent of the time for urban responses.
- 7 minutes 80 percent of the time for rural responses.

4.4.3 Development Impacts/Proposed Facilities

The Elk Grove CSD has identified the need for a new fire station somewhere northwest of Franklin Boulevard and Bilby Road. A new station is planned within the East Franklin Specific Plan. The CSD has a four-phase process for fire station site selection. Sites are selected using a set of criteria adopted by the CSD Board. These criteria represent input from the community while also meeting fire and life safety criteria.

The Public Facilities Infrastructure Financing Plan for the Plan area will need to include revenue to fund fire capital facilities required to serve the project, including a fire station (land costs, site preparation, construction, furniture, fixtures, and equipment), pro-rated share of a centralized training facility and temporary station facilities, if needed. The fees should also be sufficient to purchase one or more pieces of fire apparatus. Potential apparatus needs include, but are not limited to, a fire engine, ambulance, and water tender and/or grass unit. The financing plan should include revenue that would be used to fund loan costs so that the fire station and equipment can be provided to the area in a timely fashion.

4.5 SOLID WASTE DISPOSAL

4.5.1 Existing Facilities

Pickup and disposal of solid waste in the Elk Grove area is provided by a private company under contract to the Sacramento County Waste Management and Recycling Division, which serves unincorporated Sacramento County. Services include refuse transfer, residential refuse collection, refuse disposal, and resource recovery.

Waste is transported to the Sacramento County landfill, located near the intersection of Grant Line Road and Kiefer Boulevard. The County Waste Management and Recycling Division is seeking a permit that will extend the landfill capacity to the year 2030. The nearest transfer station is located near the intersection of Fruitridge Road and Florin Road, and is open to the public for public dumping. Waste will be transported from the East Franklin Plan area to the Sacramento County landfill, located at the intersection of Grant Line Road and Kiefer Boulevard.

4.5.2 Service Standards

Solid waste is generated at an average per capita rate of six pounds per day. Under AB 939, the county-wide County Integrated Waste Management Plan will require recycling programs which are expected to result in a 50 percent diversion away from landfills.

Refuse from Plan area residences will be collected by an automated truck collection system, identical to that provided to other residential areas of the county. The automated trucks are capable of collecting refuse from approximately 2,500 to 3,000 households per week. Commercial and industrial accounts will be required to obtain service from one of the private refuse collection companies that serve unincorporated areas of the county.

4.5.3 Development Impacts/Proposed Facilities

On the basis of the projected Plan area residential population only (exclusive of commercial uses), ultimate development of the Plan area can be expected to result in 78.8 tons of solid waste per day.

4.6 LIBRARY SERVICES

4.6.1 Existing Facilities

Library facilities in the area are administered by the Sacramento Public Library Department. The nearest "Neighborhood Branch" library is the Southgate Library, which is located on 65th Street, one block south of Florin Mall Drive.

In accordance with the Library Master Plan, the closest planned library facility is in Elk Grove. However, the Department may consider an amendment to its Master Plan to provide a facility in the Sunrise/Douglas area.

4.6.2 Service Standards

Service and facility needs are addressed in the Library's Master Plan, which also includes standards and guidelines for determining future facilities needs. The Master Plan includes a directive that libraries provide a level of service that is dependent upon the size of the population a particular facility is intended to serve.

4.6.3 Development Impacts/Proposed Facilities

The Library Master Plan makes no provision for a library in the Plan area. However, a joint-use library is planned as a part of the Elk Grove School District's planned high school and middle school campuses, located near the center of the East Franklin Specific Plan.

4.7 PARKS

4.7.1 Existing Facilities

Public park land in the East Franklin Specific Plan area is under the authority of the Elk Grove Community Services District (District) Parks and Recreation Department. The Plan area is within and comprises more than one-half of District Planning Area 6, which is bordered by Elk Grove Boulevard on the north, the Union Pacific railroad tracks on the west, Highway 99 on the east, and Bilby Road and Poppy Ridge Road on the south.

The District Park Master Plan describes parks and recreation facilities in a variety of types and sizes that will ultimately be needed to serve the population in Area 6. Included are Mini Parks, Neighborhood Parks, Community Parks, Community/Recreation Centers, Aquatic Centers, and Senior Centers. While the locations for these facilities within the Plan area is not specified in the District Master Plan, the Plan does depict a Sports Park site in the northeast portion of the Plan area.

There are no existing parks within the Plan area; however, the District owns a 38.4-acre portion of the 41.8-acre Sports Park site.

Information relative to non-park open space is contained in Section 2.0 Land Use .

4.7.2 Service Standards

As described in Table 4-5, the Elk Grove CSD requires park land dedication in the amount of 5.0 acres per 1,000 population.

**Table 4-5
Park Development Standards¹**

Facility Type	Acres/1000 Population	Acres	Approximate Service Radius
Mini Park	0.5	1 to 4	1/3 mile (max.)
Neighborhood Park	1.84	10.0	2/3 mile (max.)
Community Park	1.5	31.0	3 miles (max.)
Sub-total	3.84		
District-wide	1.16		
Total	5.00		

^{1/} District standards, revised April 5, 1995.

On the basis of the projected Plan area population, a total of 105.3 acres of park land will be required at full build-out (see Table 4-6), in the following quantities: Mini Park - 16.2 acres, Neighborhood Park - 55.7 acres, Community Park - 30.0 acres, and 3.4 acres addition to the Sports Park, excluding District-wide facilities

**Table 4-6
Park Land Dedication Requirement**

Dwelling Units in Plan	Population/ Dwelling Unit	Plan Area Population	Park Land Required
10,103	2.6 ¹	26,268	105.3

^{1/} The District uses 2.6 persons per dwelling in its projections, whereas the County General Plan uses 2.5.

In addition to the community/active standards described above, District park standards also address the following district-wide facilities:

- 1.16 acres per 1,000 population
- Administration
- Aquatic
- Community/recreation
- Cultural arts
- School-age child care
- Seniors
- Sports park

4.7.3 Development Impacts/Proposed Facilities

The Plan includes 143.7 net acres of park land spread throughout the Plan area. Included are eight Mini Parks, ranging from 1.5 to 2.3 acres in size; seven Neighborhood Parks, ranging from 5.8 to 10.0 acres in size; a 30.0-acre Community Park; and a 41.8 acre Sports Park. In many instances, park sites adjoin future school sites, thus allowing the potential for joint-use of recreation facilities. It should be noted that a 38.4-acre portion of the Sports Park site is already owned by the Elk Grove Community Services District and is not part of the land proposed to be dedicated as part of this Plan. As a regional facility, funding for construction of the sports park will be derived from building permit fees collected from a larger area than the East Franklin Specific Plan area. Table 4-7 provides a summary of park land, and Figure 4-1 describes park locations.

**Table 4-7
Park Land Summary**

Park Facility/Number Provided	Acreage
Mini Park (8) (includes park plaza)	16.2
Neighborhood Park (7)	55.7
Community Park (1)	30.0
Sports Park ¹ (1)	41.8
Total	143.7

1/ 3.4 acres applies to the park land dedication requirement.

Park facilities have been designated throughout the Plan area to provide convenient access by all Plan area residents. Proposed park sites are based on the District Park Master Plan requirements and input from the District staff. The following District direction was followed in determining park site locations:

- When possible, parks should be located along creeks or adjacent to open spaces;
- Neighborhood parks should be placed next to schools to allow for joint use of facilities; and
- Parks should be easily accessible, but should not be surrounded on all sides by streets.

Following are descriptions of each type of park facility included within the Plan.

Mini Parks

Eight 1.5 to 3.1-acre Mini Parks totaling 16.2 acres are distributed throughout the Plan area. Mini Parks are intended primarily for use by surrounding neighborhoods and are not designed for organized sports events.

Facilities expected to be included in Mini Parks include some or all of the following:

- Tot lot with adjacent sitting area.
- Picnic table(s) with tree shading.
- Multi-use sports court.
- Tennis, basketball, or sand volleyball courts.
- Open grass/multi-purpose game fields.
- Security lighting.

The Mini Park in the Historical Housing area will be designed to adhere to the historic theme of the neighborhood. For example, the focal point of the park will be a plaza with

amphitheater. This park is intended to accommodate performance events and passive recreation uses.

Neighborhood Parks

A total of 55.7 acres are devoted to Neighborhood Park sites. The seven sites within the Plan area are located so that all residential neighborhoods are properly served by recreational facilities. The majority of these park sites are adjacent to an elementary school, thus allowing for joint-use of certain recreational facilities.

Facilities expected to be included in Neighborhood Parks include some or all of the following:

- Tot lot and children's play area with adjacent seating.
- Family picnic area with shade shelter.
- Turf space large enough for pick-up softball or recreational soccer.
- Court games: tennis, full court basketball, turf or sand volleyball, handball.
- Free play area.
- Storage area.
- Picnic table(s) with tree shading.
- On-site parking in limited instances.
- Security lighting.
- Restroom.

Community Park

The 30.0-acre Community Park site is centrally located to serve residents throughout the Plan area. Facilities expected to be included in the Community Park include some or all of the following:

- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
- Large outdoor shelter for picnic use, group use, and programming.
- A mix of youth and adult ball fields (softball, skinned ballfields, and soccer fields).
- Basketball courts, lighted tennis courts, and other sports facilities.
- High quality play areas, separated for pre-school and older children, with a variety of play experiences and adjacent sitting areas.
- Water play, as appropriate.
- Drinking fountains.
- Clearly defined park entry with identified theme.

- Storage and maintenance service facility.
- Restroom/Concession building.
- On-site parking, per County Code.
- Security and sports facility lighting.

Sports Park

The Sports Park site is designated as a future facility on the Elk Grove Community Services District Park Facilities Master Plan and is accommodated within the Specific Plan. The 41.8-acre site includes 38.4 acres already owned by the EGCSO and 3.4 acres of dedicated parkland, as required by the EGCSO park development standards. The site adjoins the high school/middle school site and is intended primarily for development of a league-quality sports field complex. It is anticipated that several combination athletic fields will be developed on the site, thus serving the needs of organized teams in the South County area. Each field will include sports lighting to allow year-around nighttime use. On-site parking will be provided in accordance with County Code requirements. Concession stands and restrooms will also be provided.

4.8 PUBLIC FACILITIES AND SERVICES POLICIES

4.8.1 School Policies

1. Project-specific designs should orient circulation patterns to favor safe and direct pedestrian and bicycle access routes to school facilities.

4.8.2 Law Enforcement Policies

1. Residential-based surveillance and law enforcement notification programs, such as Neighborhood Watch, shall be encouraged.
2. All land uses in the Plan area should be designed to facilitate surveillance and access by law enforcement equipment and personnel.
3. Streets shall be designed to ensure that emergency response is not impaired.

4.8.3 Fire Protection Policies

1. Fire stations shall be located, designed and oriented in a manner harmonious with adjoining land use.
2. Ensure adequate water flows to serve the Plan area with an adequate level of fire protection.
3. The provision of fire protection services and facilities within the Plan area should be at a level sufficient to address public health and safety needs by maintaining the existing ISO rating for hydranted areas and meet established response time standards of the CSD.
4. Fire station and fire apparatus facilities shall be provided in accordance with the Elk Grove CSD Master Plan.

4.8.4 Solid Waste Disposal Policies

1. Recycling of residential and commercial solid waste should be promoted and encouraged within the Plan area.
2. Residential developments shall be designed to facilitate the use of automated solid waste collection trucks.
3. All urban uses shall be designed so that solid waste containers can be hidden from street view.

4.8.5 Library Service Policies

1. Development of a joint-use library is encouraged within one of the public school sites.

4.8.6 Park Policies

1. Where possible, park sites are located adjacent to public facilities, such as schools, libraries, and fire stations. Joint-use agreements should be encouraged. In such instances, recreation amenities, including sports fields, should be coordinated to minimize duplication.
2. Parks shall be located in the approximate locations shown on the Specific Plan Map. Precise locations will be determined at the time of tentative subdivision map approval for each residential project.
3. Parks and open space areas shall be linked by a pedestrian and bicycle circulation system to the extent feasible.
4. Wherever possible, parks should be bordered on at least two sides by streets in order to facilitate public access and surveillance. Elk Grove CSD policy is to allow a maximum of two street frontages.
5. Park facilities and sites shall be provided in conformance with the Elk Grove Community Services District Park Facility Master Plan.
6. Parks shall be designed, and facilities oriented, to minimize noise and visual impacts on adjoining residential lots.
7. Where parks are adjacent to Drainage Parkways, the park shall include pedestrian pathways which connect to the pathway in the Drainage Parkway.
8. Parks adjacent to Drainage Parkways shall include appropriate fencing or plant buffering to separate active recreation areas from the Drainage Parkway.
9. Drainage Parkways shall not be used for Park land dedication requirements.
10. Prior to the approval of a final subdivision map, the applicant shall enter into an agreement with the Elk Grove Community Services District which incorporates agreed-upon conditions of approval.
11. Sports lighting for both the school district fields and the Sports Park shall maintain the following standards to reduce levels of illumination and glare on all adjoining properties:
 - Illumination must not exceed 0.5 foot-candles measured at the property lines of school and park sites.

- Glare shall be reduced by aligning the light fixtures in such a manner so as not to be directed at adjoining residential areas. Both vertical and horizontal alignments of all fixtures must be approved and recorded by the County Planning Department.
12. The siting of new trees and the design of park facilities in relationship to existing trees in designated park sites shall be coordinated with the Elk Grove CSD.