

7 PUBLIC SERVICES ELEMENT

7.1 PURPOSE

The Rio Del Oro Specific Plan (RDOSP) will provide public services necessary to meet the needs of the Plan Area residents, in accordance with the policies of the City of Rancho Cordova's General Plan. Phasing and financing obligations relating to public services are outlined in the Implementation and Administration Element, Section 8, of this Specific Plan. Full details of the phasing and funding will be adopted as part of the Tier 2 entitlements. Table 7-1 summarizes the public service providers to the Plan Area.

Table 7-1 Public Service Providers

Utility	Provider
<i>Parks and Recreation</i>	<i>Cordova Recreation and Park District or City of Rancho Cordova</i>
<i>Fire Protection</i>	<i>Sacramento Metro Fire Department</i>
<i>Law Enforcement and Protection</i>	<i>City of Rancho Cordova Police Dept.</i>
<i>School District</i>	<i>Folsom-Cordova Unified</i>
<i>Library</i>	<i>Sacramento Public Library System</i>

7.2 PARKS AND OPEN SPACE

Rio Del Oro is located within the Cordova Recreation and Park District (CRPD), which encompasses approximately 75 square miles of land. The RDO Parks and Recreation Master Plan 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.

The standards for parks and open space in the City are set forth in the policies in the Open Space, Parks and Trails Element in the City's General Plan, the City's Open Space Guidelines, in standards set forth by CRPD for parks and open space dedication, and in City ordinances implementing park dedication requirements. The combination of these policies is aimed to provide an integrated parks and open space system for the community at large, and includes three parks and open space categories: Quimby parks, Community Places, and Green Infrastructure. Combined the CRPD and City standards require: (1) five acres of parks per 1,000 residents to meet Quimby requirements, comprised of Community Parks and Neighborhood Parks, and; (2) 1.00 acre per 1,000 residents for Community Places (CP) to meet City Open Space Guideline requirements which is intended to provide smaller, dispersed local recreation opportunities (e.g. plazas, neighborhood greens, paseos), but may also be combined with other proposed parks. In the Rio Del Oro Plan, the City Council expressed a strong desire for a significantly sized, large Community Park, and

therefore a portion of the Community Places requirement (15.73 acres) is added to that facility to provide a total of 121.50 acres.

The third category, Green Infrastructure, is provided in conjunction with meeting functional requirements of developing a master plan area (e.g. providing connectivity or flood control). This Open Space category includes bike and pedestrian trails, landscape corridors, green streets, greenbelts, and drainage parkways. There is not a specific measurable standard for Green Infrastructure.

The City, CRPD and the developers have implemented the foregoing standards in a manner that meets the requirements, goals and objectives of the General Plan policies, the CRPD requirements and City ordinances. Table 7-2 details the park and open space dedication requirements that shall govern the Rio Del Oro Specific Plan. Table 7-3 provides a summary of the allocation of parks and Community Places provided in the Plan Area.

Exhibit 7-1 designates the specific location of the major park facilities, providing a total of 163.57 acres of Quimby Park land and 32.36 acres of Community Places. The total acreage provided in the Rio Del Oro project for park dedication is 195.93 acres, which is 1.74 acres in excess of the total Quimby Park and City Open Space dedication requirements. Rio del Oro has been planned to dedicate Quimby and City Open Space lands in full. Both Quimby park land dedications and City Open Space dedications have been calculated on a Specific Plan area wide basis. Future tentative maps in areas where parks are not indicated on the specific plan exhibits are not subject to further dedication requirements or in lieu fee payments.

Table 7-2 Quimby Park and Community Places Requirement

Type	Required Ratio (acres/population)	Required Acreage ¹ (acres)
Active Parks: Quimby Requirement	5.0/1000	161.83
Community Places	1.0/1000	32.36
TOTAL		194.19

¹Notes: Required acreages is based on the population calculation below:

Type of Dwelling Unit*	No. of Units	PPH*	Population
Single-Family	9,641	2.95	28,441
Multiple Family (7+units)	2,548	1.54	3,924
Total	12,189		32,365

*Type of dwelling unit and PPH (population per household) factors are derived from City of Rancho Cordova Ordinance No. 53-2004. Medium Density Residential is assumed to be all single-family.

Table 7-3 Summary of Provided Parks and Community Places

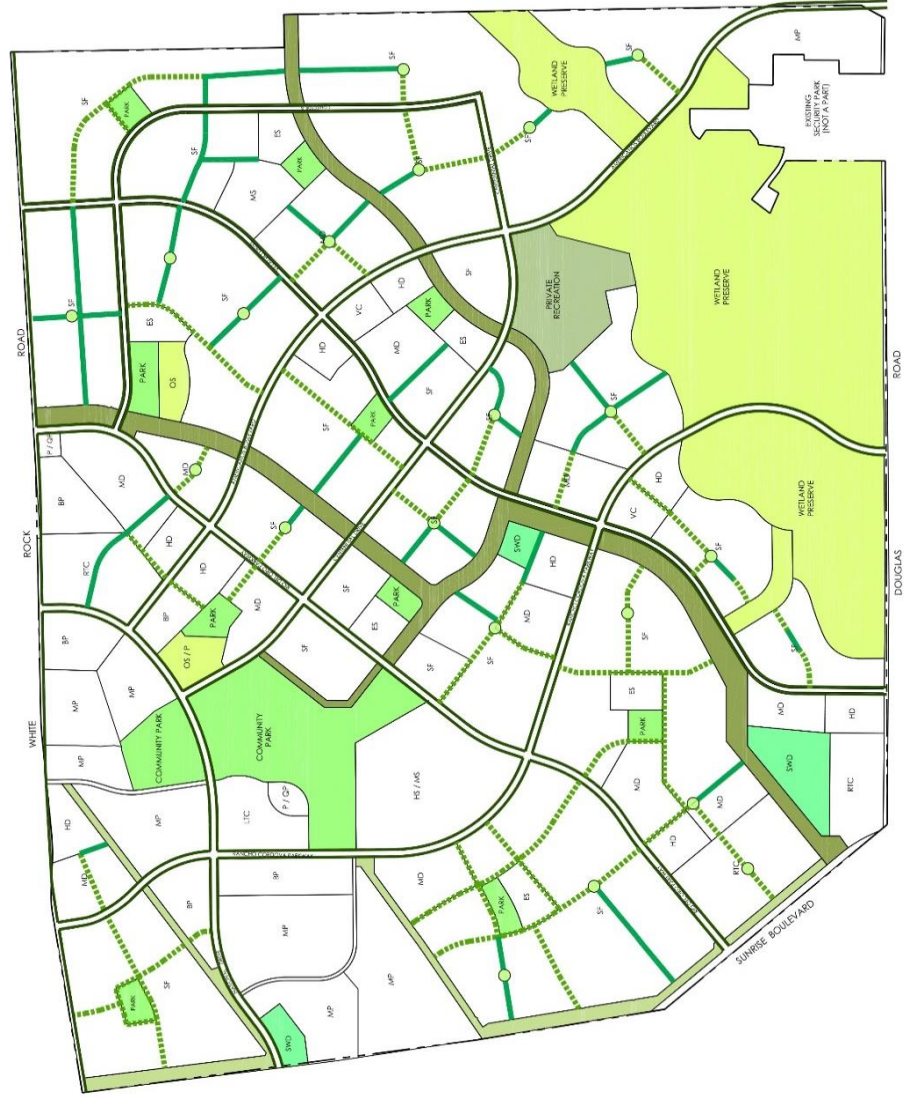
Rio Del Oro Parks/OS	Quimby	Community Places	Total Acres
	5+ Acre Parks	1.0/1000	
Neighborhood Park (Parcel 1F)	5.00		5.00
Neighborhood Park (Parcel 7)	5.00		5.00
Neighborhood Park (Parcel 16)	10.20		10.20
Neighborhood Park (Parcel 32)	7.00		7.00
Neighborhood Park (Parcel 41)	5.00		5.00
Neighborhood Park (Parcel 51)	5.00		5.00
Neighborhood Park (Parcel 56)	5.00		5.00
Neighborhood Park (Parcel 68)	5.20		5.20
Neighborhood Park (Parcel 77)	5.40		5.40
Neighborhood Park (Parcel 80)	5.00		5.00
(New)Subtotal Neighborhood Parks	57.80		57.80
Community Park (Parcel 58) ⁽¹⁾	57.66	6.61	64.27
Community Park (Parcel 58-A)	18.24	9.12	27.36
Community Park (Parcel 58-B)	5.60		5.60
Community Park (Parcel 25B)	24.27		24.27
(New)Subtotal Community Parks	105.77	15.73	121.5
Total Parks	163.57	15.73	179.30
Community Places (CP):			
Urban Plaza (Parcel 94)		1.00	1.00
Neighborhood Greens ⁽²⁾ (Location TBD with tentative maps)		15.63	15.63
(New)Subtotal Community Places		16.63	16.63
Total Provided Acreage	163.57	32.36	195.93
Requirement for Quimby and CP Total	161.83	32.36	194.19
Surplus (Deficit) Acreage	1.74	0.00	1.74

Notes:

⁽¹⁾ The total acreage of the Community Park is 121.5 acres. Drainage corridor adjacent to the Community Park is not included.

⁽²⁾ Individual sites will be located at the time of Small Lot Tentative Subdivision Maps

CONCEPTUAL PARK & OPEN SPACE MASTER PLAN RIO DEL ORO



LEGEND

- PARK
- COMMUNITY PARK
- DRAINAGE PARKWAYS
- LANDSCAPE CORRIDORS / GREENBELTS
- OPEN SPACE PRESERVE / WETLAND PRESERVE
- PRIVATE RECREATION
- STORM WATER DETENTION
- COMMUNITY PLACES
(LOCATION FLEXIBLE; TBD BY T-MAP)
- GREEN STREETS / SEPARATED SIDEWALK
(LOCATION FLEXIBLE; TBD BY T-MAP)
- NEIGHBORHOOD PLACES
(LOCATION FLEXIBLE; TBD BY T-MAP)
- LANDSCAPE CORRIDORS

7.2.1 Active Park Facilities

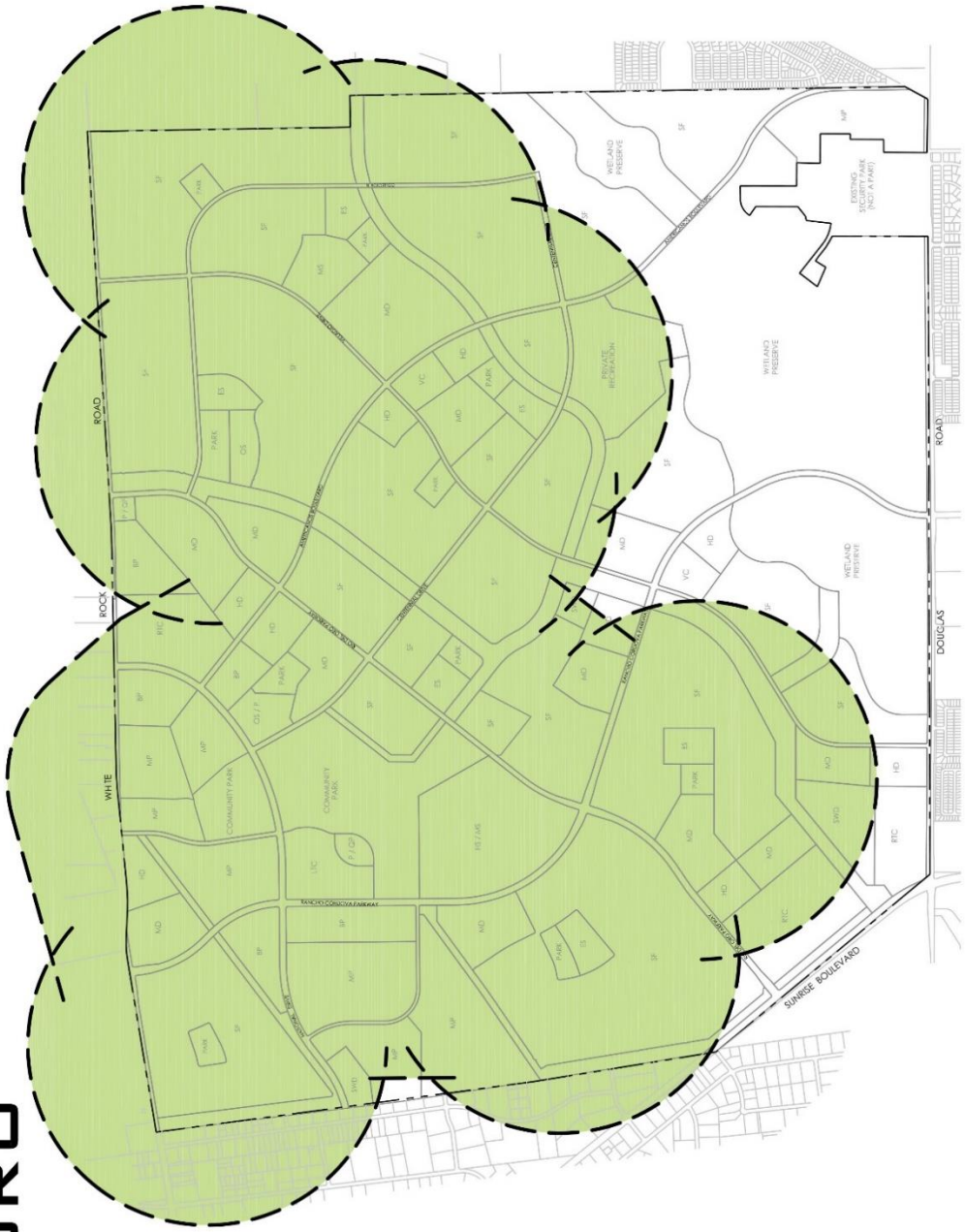
Active parks include the centrally located Community Park and 10 Neighborhood Parks. The following provides a general description of each facility type. Exhibit 7-2 demonstrates the distribution of the park facilities based upon the walking contours of ½ mile for neighborhood parks, as discussed by the City's General Plan. It illustrates that almost the entire RDO Plan area is within a ½ mile of a park facility.

7.2.1.1 Community Park

The Rio Del Oro Community Park is the primary central element for the Plan Area and will serve as a destination for the entire community. The CRPD classification for Community Parks is a minimum of 15 acres in size and has a service area of 0.75 to 1.50 miles. The Community Park provides a significant element of the Village Core, incorporating the adjacent high/middle school and the Local Town Center. The Community Park will be designed to accommodate a wide variety of active, passive and cultural uses, including community-wide events such as sports tournaments, 4th of July celebrations, City fairs or markets, and other public gathering events. The Community Park will be designed using a participatory process including community outreach to accommodate a wide variety of active, passive, and cultural uses. The CRPD Master Plan also suggest uses for Community sized Park facilities and directs that the park be designed using a public participation process with substantial community outreach.

The Community Park includes Parcels 25-B, 58, 58-A, and 58-B providing a total of 121.5 acres of park space. This acreage does not include the 5.1 acres of Drainage Parkway that borders the easterly edge of the Community Park that provides a buffer to the single-family residential on Parcel 57. As illustrated by Exhibit 7-1 the Community Park site is centrally located. Exhibit 4-5 illustrates a number of bike trails that radiate from the Community Park out into the Plan Area.

WALKING CONTOUR MAP RIO DEL ORO



LEGEND
 1/2 MILE RADIUS AROUND PARK FEATURE

7.2.1.2 Neighborhood Parks

Neighborhood Parks are located so that they are central features in each neighborhood. The CRPD classification for Neighborhood Parks is a desired size of 5 to 15 acres and a service area of ¼ to ½ mile. Most of the proposed parks are co-located with an elementary school and range in size from 5 to 10 acres. Amenities may include, but not be limited to play areas, sports fields/courts and picnic areas as depicted in the conceptual illustration of a Neighborhood Park, Figure 7-3. Final park design, amenities and improvements will be determined by CRPD and the City of Rancho Cordova.



Exhibit 7-3 Illustrative Concept of Neighborhood Park

7.2.2 Open Space

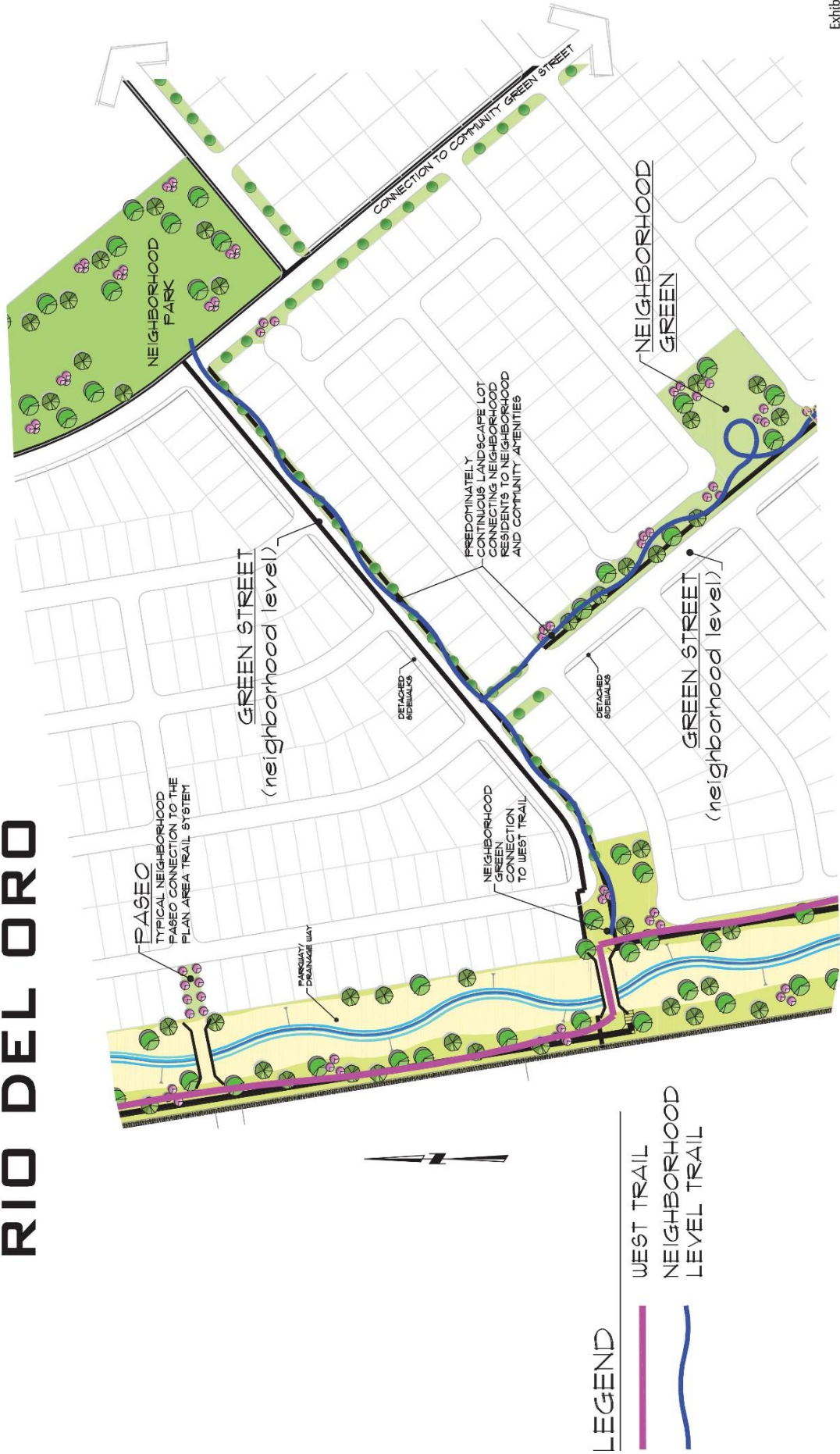
The City’s Open Space Guidelines call for an open space system comprised of “Community Places” and “Green Infrastructure.” **Community Places** are defined as neighborhood greens, urban plazas, community gardens, and community-wide open space. **Green Infrastructure** is defined as bike & pedestrian trail systems, green streets, and detention basins or drainage parkways. The RDOSP is consistent with the City’s Open Space Guidelines and includes a system of open space areas



that connect all parts of the community and provide opportunities for passive and neighborhood-based recreation. Exhibit 7-4 provides a conceptual illustration of how an individual subdivision can be designed to provide both **Community Places** (e.g. neighborhood greens, urban plazas) where local residents can conveniently walk to, or **Green Infrastructure** (e.g. paseo connections to the community-wide trail system, green streets or separated walks, or drainage parkways) that can provide connectivity through the community and linkages that will encourage pedestrian and bicycle travel. Larger facilities that serve the RDO community, such as Detention Basins or Drainage Parkways, are identified on Exhibit 7-1.

CONCEPTUAL NEIGHBORHOOD LEVEL OPEN SPACE

RIO DEL ORO



• **Community Places**

As shown in Table 7-2, the requirement for 1 acre per 1,000 residents for Community Places results in the need for 32.36 acres of additional green space. Approximately half of this additional green space is utilized to augment the size of the proposed Community Park, and half is distributed throughout the Plan Area as Community Places to provide neighborhood gathering spaces. The proposed Community Places sites are identified on Exhibit 7-1, including an Urban Plaza on Parcel 94 Regional Town Center. The exact size and location of Community Places will be determined with the tentative subdivision maps or preliminary site plans.

Community Places are envisioned as intimate neighborhood scale spaces that evoke a feeling of leisure. Ranging approximately ½ to 2 acres in size, Community Places serve as a walkable gathering place for neighborhood residents and may be square, circular or linear in shape. Community Places may be partially bounded by streets and are encouraged to interface with green streets and paseos. Exhibit 7-5 illustrates the elements that may be included in Community Places: pedestrian pathways, grassy mounds, bicycle parking, barbeques, drinking fountains, lighting, play features, public art, community gardens, shade and signage.



Exhibit 7-5 Illustrative Concept of a Community Place

7.2.2.1 Green Infrastructure

Green Infrastructure includes landscape corridors adjacent to streets with trails, greenbelts, green streets with separated sidewalks, paseos, open space nodes, drainage parkways and related features. The RDO land use plan includes significant acreage of Green Infrastructure that will add value to the RDO community and provide attractive, aesthetically pleasing pedestrian and bike corridors. These open space features, such as paseos and green streets with separated sidewalks, are encouraged to be identified and incorporated into individual neighborhood designs as part of the tentative subdivision map process as a method of providing linkages to park facilities and the community-wide trail system

Most open space designated within the Plan Area will be accessible to the public and will provide a community-wide and potentially a regional benefit. Some open space areas, specifically the wetland preserve in the southern portion of the Plan Area, will have restricted public access. The following summarizes the primary elements of the RDO open space system.

Expanded landscape corridors are utilized adjacent to roadways to enhance the pedestrian experience by providing connections for connect pedestrians to destination locations within the Plan Area in a visually engaging way that buffers or restricts the interaction between pedestrians and automobiles.

Landscape Corridors are considered green streets when they are located along arterial/secondary roadways within a landscape corridor of 15 feet or greater. Consistent with the RDO Development Standards and Design Guidelines, boundary walls along these roadways shall incorporate frequent breaks that coincide with street intersections, open-end cul-de-sacs and trail connections to enhance pedestrian connectivity. Where



Community level green streets dedicate landscape corridors of 30 feet or more creating a visually appealing pedestrian experience.

appropriate, rear accessed housing may front onto 2 and 4 lane roadways to further enhance pedestrian connectivity. Green streets with separated sidewalks that are included in the Specific Plan are Rancho Cordova Parkway, Rio Del Oro Parkway, Americanos Drive, International Drive, Centennial Drive and Villagio Drive.

Urban level streets enhanced landscaping may be found in the Village Centers as well as the Local and Regional Town Centers. These “green” streets may employ the use of sidewalk furniture, including benches, in-ground and aboveground planters to restrict pedestrian and automobile

interaction in lieu of more traditional parkway strips. The Town Centers may serve as a beginning or ending point for well-landscaped streets so long as the overall goal of connecting pedestrians to destination locations within the Plan Area is maintained. Residential land uses abutting town centers may create urban level enhanced landscape streets by fronting alley loaded or other rear accessed housing towards the abutting town center to create a pedestrian friendly urban village atmosphere. Urban level enhanced landscape streets will be determined at the individual tentative map or design review level.



Street lighting, benches, in-ground and above ground planters provide a barrier between pedestrians and automobiles while creating an urban feel to the streetscape and allowing for a higher capacity sidewalk. Photo Source: Slate.com

Neighborhood level “green” streets provide connections to Plan Area/ neighborhood amenities or to community/ urban level “green” streets. Techniques to create neighborhood level green streets can include fronting alley loaded or other types of rear accessed housing on roadways and dedicating predominantly continuous landscape lots to pedestrian uses. Exhibit 7-4 illustrates a typical green system at the neighborhood level. Neighborhood level green streets are designated as part of the individual tentative map.

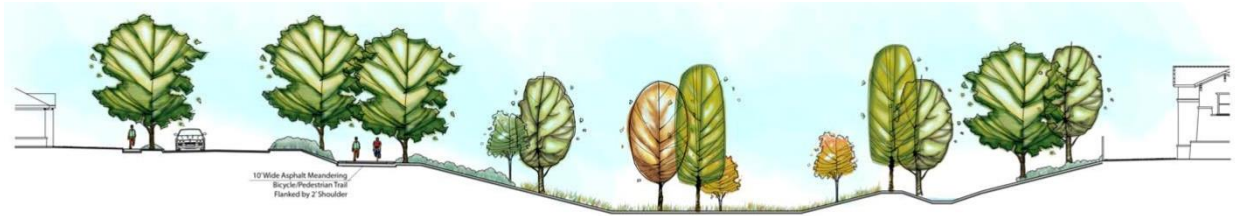
- ***Drainage Parkways & Greenbelts***

Drainage Parkway and Greenbelts are the pedestrian and bicycle oriented open space corridors traversing the Plan Area, designed as dual use to restore and direct drainage flows that have been significantly altered over time by mining operations. The Drainage Parkway and Greenbelts are wide corridors which have been located to provide a transition between residential and employment uses. The result is a collection of corridors designed to provide a facility for storm water conveyance, water quality treatment detention, and the opportunity for



groundwater recharge, as well as providing pedestrian and bicycle corridors which link the Plan Area and provides access to parks and public facilities.

Each of the Drainage Parkways and Greenbelts have a trail system to provide linkages to every area of the community as depicted in the Bikeway Exhibit 4-5 located in the Circulation Element. Because of the alterations made in the terrain for the former mining operations, significant grading will be required to re-create the drainage corridors and provide 100-year flood protection. The shape and slope of the Drainage Parkways and Greenbelts vary in width from 250 to 300' to create a more natural appearance. Refer below to Exhibit 7-6 for a depiction of a typical Drainage Parkway and Greenbelt cross section and to the Development Standards and Design Guidelines, Appendix A, for the landscape design criteria. Predominantly native plant species shall be utilized with the riparian area.



10' Wide Asphalt
Meandering Bicycle/
Pedestrian Trail, flanked by
2' shoulder

Exhibit 7-6: Drainage Parkway and Greenbelt Cross-Section

7.2.2.2 Paseos

Paseos in the Plan Area are neighborhood scale open space amenities which provide pedestrian and visual linkages within the immediate area and potentially to community-wide trail systems. Paseos should include a pedestrian path and provide multiple convenient access points to facilitate use as an alternative to the vehicle. A typical paseo at the neighborhood level is depicted in Exhibit 7-4. Paseo locations will be designated as a part of the individual neighborhood subdivision maps and will provide connections depicted in the Bikeway and Trails Plan, Exhibit 4-5.



- **Landscape Corridors**

As defined in Section 4, Circulation Element, significant landscape corridors are provided along all arterial roadways with separated walkways. At key entry points into the community, these landscape corridors are expanded to allow more extensive landscaping, theme signage and other features, such as project gateways, as discussed in the RDO Development Standards and Design Guidelines Appendix A. 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 Community Service Area (CSA), Community Services District (CSD), Community Facilities District (CFD) or other special district, or may also be HOA maintained.

7.3 FIRE PROTECTION SERVICE

The Plan Area is located within the Sacramento Metro Fire Department (SMFD) service area. The SMFD provides fire protection services, fire suppression, inspection, plan checking, emergency transportation and medical and rescue services to the unincorporated portions of Sacramento County and the City of Rancho Cordova. It is the largest fire district in Sacramento County and operates 42 stations, 7 which serve the City of Rancho Cordova. Currently, primary response to emergency calls from within the Plan Area are handled by the Fire Station 66 located at 3180 Kilgore Road, approximately 1 mile west of the northwestern portion of Plan Area bordering White Rock 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). The Station 68 Site is located at 4381 Anatolia Drive, southwest of the intersection of Sunrise Boulevard and Chrysanthy Boulevard approximately 1 mile south of the Plan Area. The construction of this station has not been determined due to funding constraints, but if it is built it could provide fire service to the Plan Area. Additional fire stations and/or administrative facilities are being planned within the Specific Plan Area.

7.3.1 Planned Fire Protection Program

Based on SMFD staffing standards, one fire fighter per 1,000 residents is required, generating a total of 31 firefighters needed for RDOSP. SMFD identified the need for one 2.5-acre fire station site to be located within the Plan Area. The preferred location is near the intersection of Rio Del Oro Parkway and Centennial Drive, as shown on Exhibit 7-7. However, SMFD may select an alternative site if the development timing does not facilitate the construction of a centrally located fire station to ensure adequate response time to the homes and businesses constructed in earlier phases. The preliminary location of an alternative site is shown on Exhibit 7-7 on Rio Del Oro Parkway east of Sunrise Boulevard. A fire station will be allowed as a permitted use. The underlying zoning of single family (SF) and medium density (MD) will remain in both locations.

7.4 LAW ENFORCEMENT AND PROTECTION

The Plan Area receives law enforcement services from the City of Rancho Cordova Police Department, which are contracted through the County of Sacramento Sheriff Department. The police department is located at 10361 Rockingham Drive, approximately 3.5 miles southwest of the Plan Area.

7.4.1 Planned Police Protection Program

Law enforcement for the Community will be provided entirely by City of Rancho Cordova Police Department. The City's goal for staffing standards is 1.1 officer per 1000 residents and one support staff member for every 3 officers, approximately 36 officers and 12 support staff are required to serve the Community portion of Plan Area.

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

7.5 LIBRARY FACILITIES

The Sacramento Public Library administers library facilities. The Library operates a main branch, 27 branch libraries and mobiles that service the entire County, excluding the City of Folsom. The nearest existing library facility to the Plan Area is the Rancho Cordova Community Library, located at 9845 Folsom Boulevard, approximately 5 miles northwest of the Plan Area.

7.5.1 Planned Library Program

The Plan Area development will fund library facilities in the Plan Area. Library is a permitted use in the P/QP land use category.

7.6 SCHOOLS

The Plan Area falls within the Folsom Cordova Unified School District (FCUSD) as shown on Exhibit 7-7. Folsom Cordova Unified School District provides service to approximately 18,000 students and covers an area spanning from the City of Rancho Cordova to the City of Folsom. There are currently 19 elementary schools, four middle schools and two high schools in the District.

7.6.1 Student Generation and School Requirements

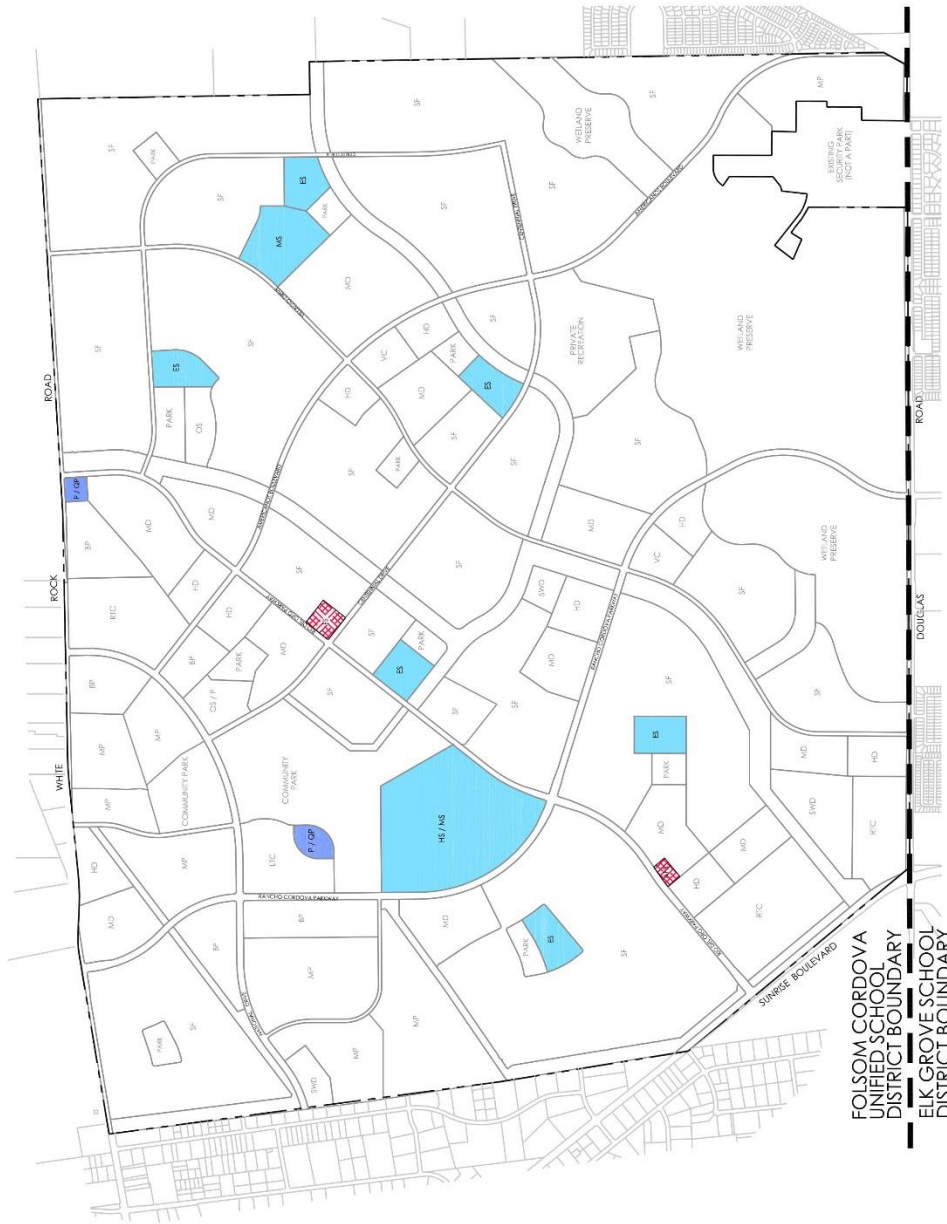
Table 7-4 summarizes the calculation of students and number of schools needed based on the land use mix proposed for the Plan Area. The land use plan provides six elementary schools, one middle school, and one joint high school and middle school as depicted in Exhibit 7-7. The elementary schools are centrally located to the housing each school will serve. The middle and high schools are located on primary streets making them easily accessible for the entire Plan Area. The proposed schools in the Plan Area will accommodate the

elementary, middle and high school students generated from the Plan Area. A public school is a permitted use in this location with the underlying zoning of single family (SF). 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. The student generation tables assume the standard factors provided by FCUSD.

Student Generation Calculation Formula	K-5 (ES)	6-8 (MS)	9-12 (HS)	TOTAL
Single Family-SF Units	7,593	7,593	7,593	
Student/DU Factor	x .428	.136	.136	0.700
Subtotal SF students:	3,251	1,032	1,032	5,315
Medium Density-MD Units	2,048	2,048	2,048	
Student/DU Factor	.2061	.0820	.0718	0.356
Subtotal MD students:	422	168	147	737
Multi-Family HD/VC	2,548	2,548	2,548	
Student/DU Factor	x .1381	.0557	.0663	.2601
Subtotal HD/VC students:	352	142	169	663
TOTAL STUDENT GENERATION:	4,025	1,342	1,348	6,715
School Student Capacity:	600	800	2,000	
Schools Required:	6.71	1.68	0.674	
Schools Provided:	6	2	1	

Note: Student Generation factors vary over time and may be periodically updated by the FCUSD. Factors utilized above are per FCUSD letter dated July 14, 2014. Per telephone communication with Geri Wickham Special Education students are distributed back into the K-5, 6-8, and 9-12 category on an approximately proportional basis.

PUBLIC SERVICES EXHIBIT RIO DEL ORO



LEGEND

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL / MIDDLE SCHOOL
- PUBLIC / QUASI PUBLIC

UNDERLYING ZONING SHALL REMAIN

- FIRE STATION
- ALTERNATIVE FIRE STATION



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