



6 Public Services and Facilities

Schools

Public education in the Valley View Specific Plan area is carried out by two separate school districts. Buckeye Union School District is responsible for primary education through grade 8 while the El Dorado Union High School District provides secondary education through grade 12. Sustained growth over a number of years and the general uncertainty over State Department of Education funds for new facilities have left both districts in a continual search for new school sites and funds for facilities. The High School District, in particular, has experienced overcrowding at all of its facilities.

Pupil generation from development planned for Valley View will be spread out over many years as residential areas within the Plan area are developed and occupied. Nonetheless, the long term nature of school siting and construction requires planning well in advance of need. For this reason, joint preliminary planning has occurred in advance of the preparation of this Plan with the land owner and both districts. This has resulted in the siting of two elementary schools encompassing approximately 24 acres within the Plan area, one near the project entrance off White Rock Road and another in the interior of West Valley Village. The final decisions to secure and improve these sites by the Buckeye School District will not occur until following the adoption of the Valley View Specific Plan and the district retains complete discretion over whether either of these sites or other sites will be developed.

Less certain is the solution to the provision of adequate future classroom space for high school students. Clearly the development of Valley View, the Carson Creek project, Serrano project and others in the El Dorado Hills area cannot be accommodated by the existing high school which serves the area, Oak Ridge High School. The district has begun the process of examining alternative sites for a new high school campus.

Final decisions on the siting of identified schools and the possibility of joint use facilities with the El Dorado Hills Community Services District rests with each respective agency and their governing boards. This Specific Plan identifies two elementary school sites pending final determinations by the Buckeye Union School District and the State Office of Education. In addition to these school sites, the County of El Dorado has established a school facilities mitigation fee for both Buckeye Union and El Dorado Union High School District, to be paid by new development. All residential development within the Plan will be required to pay this fee unless other mitigation satisfactory to each District and the developer has been agreed to by the parties involved.

Police Services

Police protection is provided by the El Dorado County Sheriff's Department and to a lesser extent by the California Highway Patrol which provides regular traffic patrols on and in the vicinity of Highway 50.

Fire Protection

Fire protection within Valley View is provided by the El Dorado Hills Water District which mans two existing fire stations serving its 39 square miles. The nearest station to the Plan area is located at the corner of Park Drive and El Dorado Hills Blvd. approximately two miles from the planned Village Center. In the future, the district may add another station south of Highway 50, most likely in the El Dorado Hills Business Park.

Fire flow will be provided within all developed portions of the Valley View Specific Plan at a minimum level of 1,500 gpm at a minimum of 20 psi for a duration of two hours.

Hydrants will be provided within developed portions of the Plan area and spaced in accordance with district standards. Standpipes and automatic sprinkler systems will be provided in commercial structures in accordance with the Uniform Fire Code.

6 Public Services and Facilities

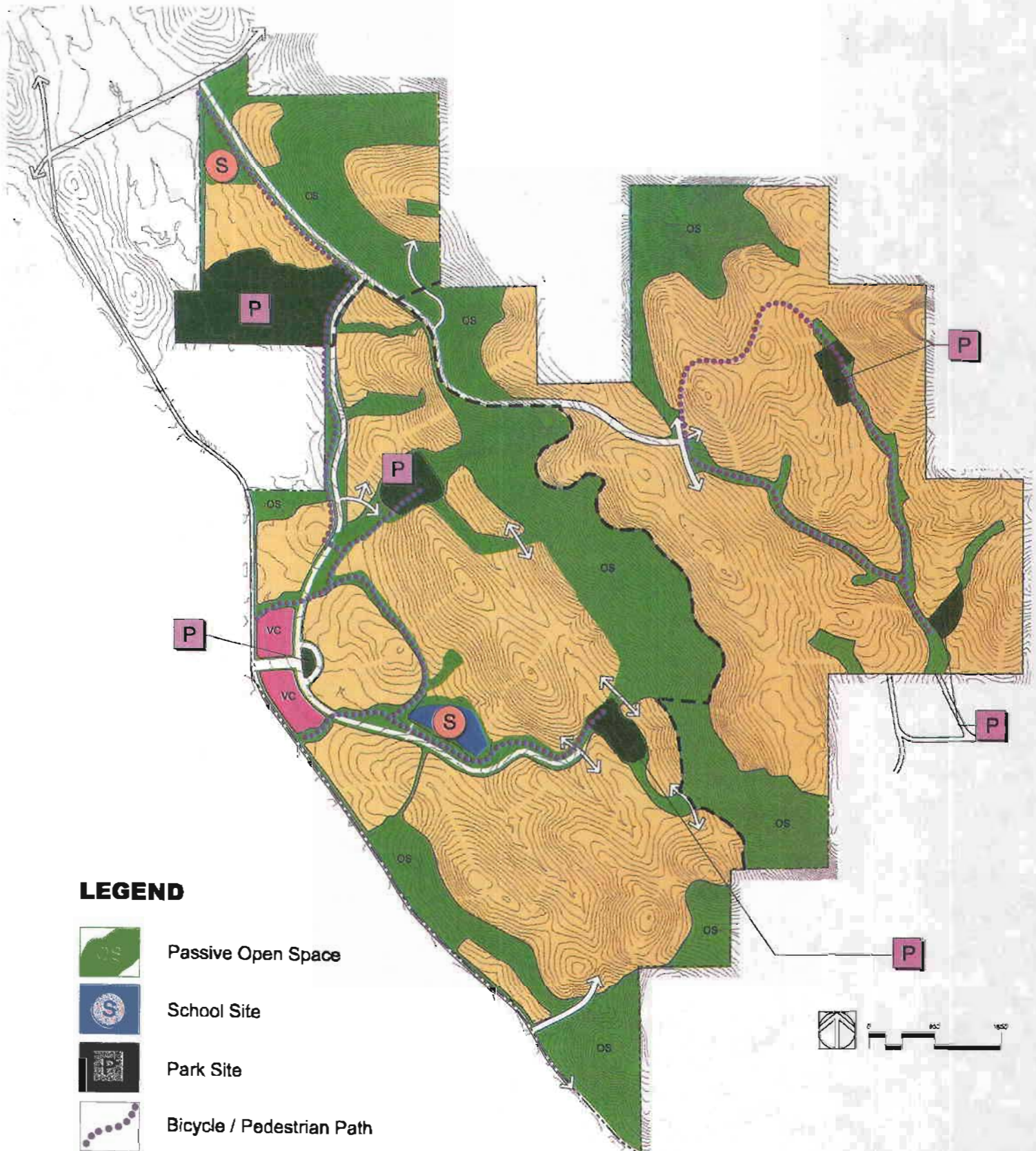
Parks and Recreation

The El Dorado Hills Community Services District (CSD) has provided parks and recreation services to the community for many years and recently began administering the work of street and parkway landscape maintenance to a number of villages through separate Lighting and Landscaping Assessment Districts (LLAD's). It is anticipated that a similar mixture of services will be provided to the Valley View area by the district or a homeowners association.

The major recreation feature planned in Valley View is a 55 acre community park within White Rock Village. This site is of substantially level terrain and can be developed with ball fields and other recreational improvements for organized activities, including lighted fields for night time play.

Other recreational land which may be accepted by the CSD includes the 11 acre Oak Tree Park in West Valley Village and the 617 acres of passive open space which link all three villages and provide an opportunity for paths and trails throughout the Plan area. The development of hiking trails scattered with minimum improvements such as benches and picnic tables at suitable locations can act as a unifying element to the community and an alternative to more organized recreation. Smaller, neighborhood parks will also be provided in West Valley and East Ridge Villages as shown on the Public Facilities and Open Space Figure.

The network of neighborhood related public facilities is shown in Figure 6.1, Open Space and Neighborhood Facilities. These public elements are designed to serve and to connect all portions of White Rock and West Valley Villages through green belt corridors and bikeways.



LEGEND

-  Passive Open Space
-  School Site
-  Park Site
-  Bicycle / Pedestrian Path
-  Village Center
-  Village Boundary



Figure 6.1
Open Space
and Neighborhood Facilities
Valley View

Water System

A complete treated water distribution and fire protection system is proposed for the Valley View Project. Water service to the area is provided by the El Dorado Irrigation District (E.I.D.).

There are currently two water sources for the El Dorado Hills area in which Valley View is included. Water is pumped from Folsom Lake to the El Dorado Hills Water Treatment Plant where it is treated and then pumped through the distribution system. According to the El Dorado Hills Master Facilities Plan prepared in November, 1995, current capacity of the El Dorado Hills Water Treatment Plant is 12 million gallons per day (mgd). Ultimately this treatment plant is planned to be expanded to 20 mgd capacity. This capacity will allow E.I.D. to utilize its full allotment of raw water from Folsom Lake. A second source of water is from the Gold Hill Intertie which currently provides an additional 7.3 mgd to the El Dorado Hills and Cameron Park areas. In order to support the build out projected from the El Dorado County General Plan, an alternative water supply will need to be developed.

Since 1990, EID has been issuing a yearly Supply/Demand Report, which presents a detailed accounting of the water needs of the District's existing customers, including reservation of water for water meters not in use and water meters sold but not yet connected. The report also includes an evaluation of the District's available water supplies, as well as potentially available water based on existing water rights.

The District defines its Firm Yield as the water available to its customers 95 percent of the time, with maximum shortages of 20 percent due to droughts during the remaining 5 percent of the time. For 1997, EID declared a System Firm Yield of 41,700 acre feet of water compared to a System Potential Demand of 36,800 acre feet resulting in the availability of 4,900 acre feet of water, adequate for 8,166 water meters for sale to new customers. EID's report also explained that the District's potential firm yield, based on existing water rights, was 44,100 acre feet of water, leading to the potential availability of 12,166 additional water meters to sell.

El Dorado County prepares an annual water availability evaluation report that takes all available existing unserved parcels into account. For 1997, the county report indicated the presence of 4,455 existing parcels less than acre unserved by water. The report also included the presence of zoning for 3,264 Multi-family residential units on 272 acres in the Valley View Specific Plan.

A recent study by CH2M HILL for EID's El Dorado Hills service area indicates that the most likely immediate future water sources are 7,500 acre feet from the Central Valley Project water supply contract under Public Law 101-514 (Section 206) to be obtained from Folsom Lake and an additional 17,000 acre feet from El Dorado County's State Filed Application 5,645 from the California State Water Resources Control Board. The

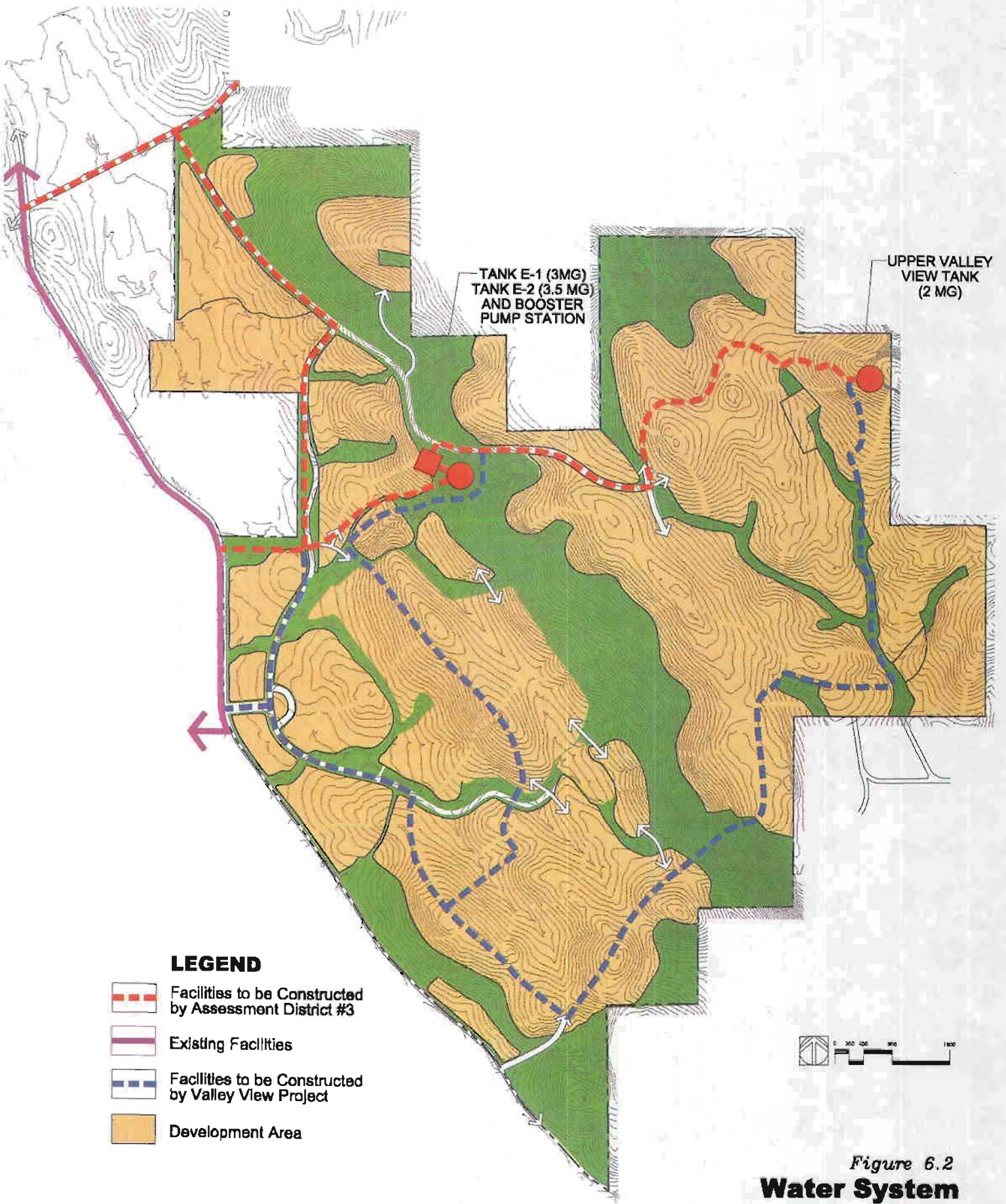


proposed draft decision regarding this water right by the State Water Board is presently under consideration for final approval.

A number of system improvements are proposed to provide future capacities. Treatment plant expansions, water storage tanks and conveyance structures needed to meet development in the area are discussed in the Facilities Master Plan. Certain improvements are anticipated by Assessment District No. 3 and additional improvements will be made through AD 3 as well as a new district which is anticipated to be in place prior to the completion of construction in Valley View. Since this water system is the regional water supply solution for El Dorado Hills, assessment district improvements have been structured to keep ahead of development in the area.

The Master Facilities Plan has divided the Valley View project into two overall pressure zones—those areas below elevation 710 feet and those above this elevation. These pressure zones are established by the position of water storage tanks both currently under construction and proposed to serve the existing business park and the Valley View projects. Tank E-1 is a 3 mgd storage tank currently under construction and is located close to the existing Business Park Tank which is being converted to store reclaimed water from the El Dorado Hills Wastewater Treatment Plant. Tank E-1 is the first of two tanks proposed for this location and with a high water surface elevation of approximately 820 feet which will serve those areas in Valley View as well as the business park below elevation 710 feet. This tank will be supplied by water mains tied to transmission mains in Latrobe Road. To serve those areas of Valley View above elevation 710 and provide additional needed capacity for the Zone E service area and additional fire storage for the business park, a third tank is proposed to be located in the East Ridge area of Valley View. It is proposed that this Upper Valley View Tank will have a capacity of 2 mgd and with a high water surface elevation of approximately 1260 feet it will serve those areas below elevation 1160 feet. Water will be supplied to this tank by a booster pump station which will pump water from the main waterline serving Tank E-1. A limited number of lots in the East Ridge area of the project may be able to be served directly from this pump station prior to the construction of the Upper Valley View Tank if at that time E.I.D. feels this is a desirable interim system.

Planned Water System improvements are shown in Figure 6.2. Because the varying topography of the Valley View site contains multiple ridges, the two major pressure zones may be divided into as many as eight different pressure service zones. All but the highest of these service zones can be served by gravity flow from the proposed tank systems. The highest zone located in the East Ridge area in the vicinity of the proposed Upper Valley View Tank will require its own pressure boosting pump station. This pump station will consist of a pump and hydro-pneumatic tank system to provide adequate domestic and fire flow pressures. Water will be distributed throughout the project area by a backbone water distribution system. The locations of these mains will be determined on the basis of the final lot study for the project. It is anticipated that most of the backbone mains will be located within road right of ways. These mains together



TANK E-1 (3MG)
TANK E-2 (3.5 MG)
AND BOOSTER
PUMP STATION

UPPER VALLEY
VIEW TANK
(2 MG)

LEGEND





-  Facilities to be Constructed by Assessment District #3
-  Existing Facilities
-  Facilities to be Constructed by Valley View Project
-  Development Area



Figure 6.2
Water System
Valley View

with neighborhood mains will provide multiple looped systems throughout the project area as well as interconnection between pressure zones. Proper pressures will be maintained in each zone by the use of pressure reducing and pressure sustaining valves. Higher pressure lots within any particular zone may be controlled by individual service pressure reducing valves. Since the storage tanks are part of the regional water supply solution, some of the mains within the project will be constructed by assessment districts. The remainder will be developer constructed. All water mains, fire hydrants, pump stations, services, valves and other appurtenances will be constructed to E.I.D. standards.

Wastewater System

The Valley View project is planned to have a full wastewater collection system which will receive wastewater from all lots within the project and transport it via gravity mains and wastewater pump stations and force mains to the El Dorado Hills Wastewater Treatment Plant. The El Dorado Hills Wastewater Treatment Plant is located on the east side of Latrobe Road and is surrounded by the Valley View Project.

A conventional gravity wastewater collection system is planned for the Valley View project. The piping system will consist of 6" to 15" diameter PVC sewer lines and will be designed and constructed to E.I.D. standards so that when completed, E.I.D. will accept the facilities into their system for maintenance. To the maximum extent possible, sewers are proposed to be constructed within road rights-of-way to facilitate access and maintenance. Because of the presence of ridgeline lots proposed in this development, rear lot sewer lines will be necessary in some areas to avoid excessively deep sewers or individually pumped lots. Where these rear lot sewers occur, they will be placed in easements outside of fenced areas with maintenance access acceptable to E.I.D. provided. These maintenance accesses could selectively be used for recreational purposes such as hiking trails. The placement of these lines will be treated as sensitively as possible to reduce disturbance of the exposed hillsides.

The Valley View project is comprised of four major collection areas. West Valley forms the largest collection area. Above it is the East Ridge area. A small area at the north end of East Ridge has an isolated drainage forming another area. The fourth area is the White Rock portion of the site. Wastewater collection and pumping facilities are shown in Figure 6.3.

The northern East Ridge pump station will serve less than 100 lots. This pump station has two alternative force main discharge points. The shortest force main run discharges to the south to the large East Ridge collection area. This alternative requires the construction of the other two East Ridge pump stations discussed below. The other alternative discharges to the gravity system on the west side of the high ridge. This alternative is not dependent on the construction of the other portion of East Ridge. The wastewater from the remainder and largest part of the East Ridge area will be

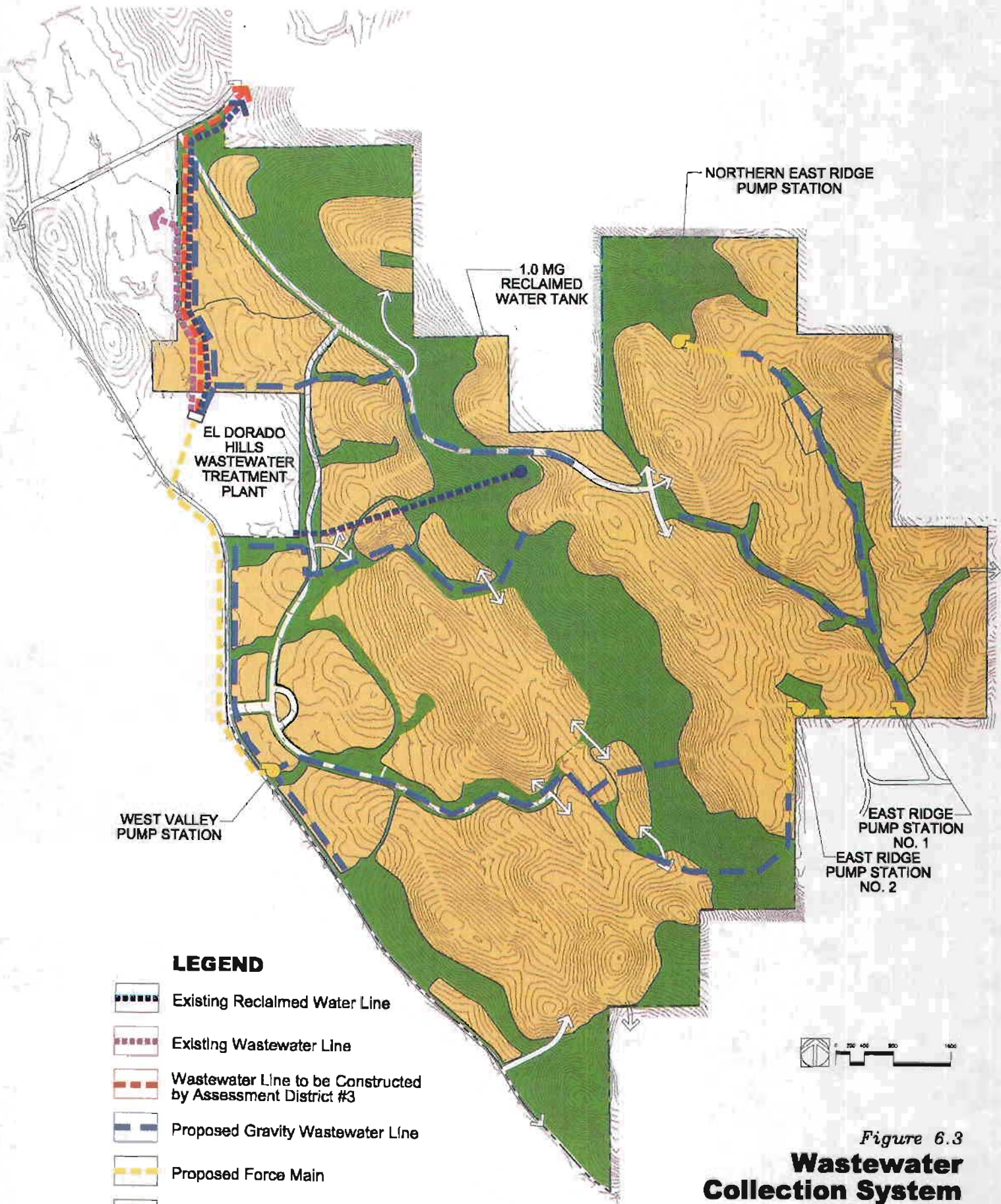
6 Public Services and Facilities

collected and piped to a wastewater pump station located at the south end of the East Ridge drainage. This pump station will lift the wastewater over an intermediate ridge to a second pump station. The second pump station will then pump the wastewater over the high ridge to a manhole which is part of the gravity system for the west slope ridge lots. This gravity system flows into the main collector for the West Valley area.

The wastewater from the West Valley area is directed by gravity pipes to the low area just south of the main entrance to the Valley View development. The collector into this pump station will be 12" to 15" in diameter. This pump station will pump the wastewater nearly 6,000 LF to the headworks of the El Dorado Hills Wastewater Treatment Plant. The West Valley pump station is required because elevations at the development entry are more than 30' below the headworks of the treatment plant. It is intended that the White Rock area of the development can flow by gravity directly into the treatment plant or existing mains which run through this portion of the project.

All of the proposed pump stations will be designed as dual pump facilities with either pump being capable of meeting peak wet weather flows and will be designed in accordance with E.I.D. standards. Pump stations will be located on separate fenced and screened parcels. It is intended that the pump stations will use submersible pumps where possible for reliability and reduced maintenance. Pump stations of this type have very little above ground structure and will produce little to no noise. A typical station would require about 1,000 sq. ft. area. Above ground improvements would include a manhole lid providing access to the wet well and vent pipes. When standby power is required, portable generators stored at the wastewater treatment plant can be brought to the pump stations to provide electricity through special connections at the control module. Odor absorption beds can be constructed in locations where pump stations are located immediately adjacent to homes.

It is anticipated that current improvements to the El Dorado Hills Wastewater Treatment Plant will provide adequate treatment capacity for the initial phases of the Valley View development. Currently the treatment plant capacity is being expanded from 1.6 to 3.0 million gallons per day (MGD). In addition, the water reclamation facilities are being upgraded. Ultimately the treatment plant capacity will be expanded to 8.6 MGD as outlined in the "El Dorado Hills Master Facilities Plan" dated November, 1995. Treatment plant improvements are being made by the existing Assessment District No. 3 and future improvements will be made by this district as well as a new district which is anticipated to be in place prior to the start of improvements in Valley View. Since this treatment plant is the regional wastewater solution for El Dorado Hills, the assessment district improvements have been structured to keep pace with development.



- LEGEND**
-  Existing Reclaimed Water Line
 -  Existing Wastewater Line
 -  Wastewater Line to be Constructed by Assessment District #3
 -  Proposed Gravity Wastewater Line
 -  Proposed Force Main
 -  Proposed Wastewater Pump Station
 -  Development Area

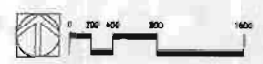


Figure 6.3
**Wastewater
 Collection System
 Valley View**

Drainage and Flood Control

The existing terrain of the Valley View project consists of oak woodlands and open grasslands. The woodland areas are located predominantly on the eastern portion of the project while the open grassland areas are located on the western side of the project. The soils in the area consist of shallow soils over nearly impervious materials and have low infiltration rates. They are categorized in the Soil Conservation Service (SCS) hydrologic soil group D which are soils with high runoff potential.

Storm water drainage from the project is split by a ridge with the majority of the project draining to the west ultimately into Carson Creek and the remainder draining east into Plunkett Creek which flows south into Deer Creek. Proposed residential development on the west side varies from large estate lots to small single family lots as well as some limited Multi-family areas. The west side also includes some small commercial areas, school sites, and park space. Approximately 30% of the west drainage will remain as open space. The east watershed will consist of low density estate residential development ranging from 2 units/acre to 0.25 units/acre.

In 1996 a regional drainage study was done for Carson Creek. The report analyzed the watershed contributing to flows in Carson Creek and provided a unified plan for stormwater management for runoff in the creek within El Dorado County. The study examined the watershed in anticipation of the future growth and development expected within El Dorado County and developed mitigation measures to manage stormwater in the creek. The goal of the mitigation measures is to control the peak flows in Carson Creek as it leaves El Dorado County. The regional drainage study identifies three stormwater detention facilities to be a part of the Valley View project. Two are intended to control runoff directly from the project while the third will provide regional detention on Carson Creek. While detention facilities can reduce the peak flows from a watershed, they also have the effect of delaying the time at which the peak flow occurs. The regional study addressed this concern and adjustments were made to insure that lag times to peak flows from contributing watersheds did not occur coincidentally and actually increase downstream flows. The detention facilities to be constructed as part of Valley View will be designed to reduce flows with lag times consistent with the Carson Creek drainage study. The drainage study used SCS runoff coefficients based upon the amount and types of development expected throughout the watershed. Preliminary design confirmed that the runoff curve numbers used in the drainage study for Valley View are consistent with what is currently proposed.

All drainage design and facilities will be made in accordance with El Dorado County Standards and a design report will be prepared for the county for their review. Facilities for watersheds greater than 100 acres will be designed to convey runoff from an event with a average recurrence of 100 years. Facilities for areas less than 100 acres will be designed to convey stormwater with a recurrence of 10 years and all buildings will be protected from storms with a recurrence of 100 years. Drainage facilities on



SPECIFIC PLAN

the west side of the project will primarily consist of subsurface drainage structures that will outfall to the existing natural drainage swales. Drainage will be conveyed in large lot neighborhoods by roadside ditches and overland flow. Where detention facilities are proposed, an effort will be made to provide additional wetland areas and minimize the impacts to existing wetlands. Drainage facilities crossing Latrobe Road from Valley View will be analyzed to insure that they are adequately sized.

Drainage on the east watershed will be conveyed primarily in roadside ditches and overland flow draining to the existing natural water courses which will remain as open space. As Plunkett Creek leaves Valley View and flows to Deer Creek, there is approximately 505 acres contributing to the watershed, 390 acres from Valley View and 115 acres which flow through Valley View. Preliminary design estimates indicate that proposed development will increase the peak runoff from the project by approximately 10%. This is due to the combination of existing soils with a high runoff potential and development proposed with relatively low density. No detention facilities are proposed for the east watershed, however facilities on Plunkett Creek downstream from Valley View will be analyzed to ensure that additional runoff will not adversely impact existing facilities.