

CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES

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5.1 INTRODUCTION

This section describes the provision of school facilities and services within the Specific Plan Area for kindergarten through eighth grade (K-8) and ninth through twelfth grade (9-12).

Additional provisions for schools may be found in the Master Plan and Public Financing Plan. Chapter Three of this Specific Plan addresses overall land use issues, and the Master Plan contains provisions for neighborhood design which are to be integrated with the school designs.

5.2 ASSUMPTIONS

- a) **Serving School Districts:** The serving school districts for the Specific Plan Area are Lammersville Elementary School District for grades K-8 and Tracy Joint Union High School District for grades 9-12. The Specific Plan utilizes the current districts' grade structure of K-8 elementary schools and 9-12 high schools.
- b) **Student Generation:** Table 5.1: Specific Plan Student Generation shows the assumed student generation per dwelling unit and the ultimate number of students at buildout for each of the Specific Plan residential land use designations. The Specific Plan land use designations will allow approximately 4,130 dwelling units generating approximately 2,430 K-8 and 600 9-12 students at buildout. No senior housing or Town Center (M/X) housing units are planned within the Specific Plan.

<p align="center">Table 5.1 Specific Plan Student Generation Revised 6/2003</p>						
Residential Land Use Designation	Expected Units Per Acre	Dwelling Units at Buildout	K-8 Students Per Unit	K-8 Students at Buildout	9-12 Students Per Unit	9-12 Students at Buildout
RL Low	4.50	1,471	0.676	994	0.179	263
RM Medium	6.00	1,572	0.676	1,063	0.179	281
RMH Medium High	14.00	584	0.338	197	.0432	25
RH High	20.00	480	0.338	162	.0432	21
Totals		4,107		2,416		590

Note: Dwelling units are expected units. For minimum and maximum number of units, see Table 3.3 of the Master Specific Plan.

Table 5.2: Buildout Units and K-8 Students Per Neighborhood shows the units and K-8 student generation at buildout of Neighborhoods E, F, and G.

Table 5.2 Buildout Units and K-8 Students Per Neighborhood Revised 6/2003						
Land Use	Neighborhood E		Neighborhood F		Neighborhood G	
	Buildout Units	K-8 Students	Buildout Units	K-8 Students	Buildout Units	K-8 Students
RL	455	308	640	433	376	254
RM	645	436	398	269	529	357
RMH	272	92	0	0	312	105
RH	0	0	480	162	0	0
Totals	1,372	836	1,518	864	1,217	716

5.3 SCHOOL FACILITIES PLAN

The following section describes the provisions for Specific Plan school facilities and services. Calculated demand and plans for school facilities and services are based upon buildout of the Specific Plan Area.

A School Facilities Master Plan shall be prepared by the School District following approval of this Specific Plan and prior to submittal of the first Development Permit. This plan shall incorporate funding from the Educational Specification Process and develop detailed cost estimates and shall specify the phased funding, planning, design approvals, construction and opening of school facilities and detailed provision of other required services.

- a) Interim Facilities. Initial Specific Plan students shall be provided for by the addition of relocatable classrooms, support facilities and buses at existing facilities of the Lammersville and Tracy Joint Union High School Districts. Provision of interim facilities at existing schools shall be required until sufficient capacity and all grade levels are open within the Specific Plan schools.
- b) Number and Acreage of New Schools. The Specific Plan designates a total of three K-8 elementary school sites of approximately 16 net acres each (18.4 acres if 2.4 acres of assumed shared neighborhood park acreage is included), one within each of the three residential neighborhoods (Neighborhoods E, F, and G). In addition, the Specific Plan Area includes approximately 46.5 net acres within Neighborhood D for a 9-12 high school site. The site may be reduced if school design or reduced student populations allow.
- c) School Design and Location. Each school site shall meet all of the acreage, capacity, location, access, and surrounding use standards as listed in the Master Plan.
- d) Phasing and Capacity of New K-8 Schools. Each new K-8 school shall be provided as described in the Master Plan (see Table 5.3: K-8 School Provision

Schedule). Conceptual plan approval of the “Education Specification Process” for each K-8 school shall be required as part of the Special Purpose Plan for each Neighborhood Center.

Table 5.3 K-8 School Provision Schedule				
Specific Plan K-8 Schools	Targeted Phase 1 Opening (Core plus 600-700 Capacity)		Targeted Phase 2 Opening (Up to 750-870 Total Capacity)	
	Total Specific Plan K-8 Students	Total Occupied Specific Plan Units	Total Specific Plan K-8 Students	Total Occupied Specific Plan Units
First K-8 (Neighborhood F)	225	375	600-700	1,050
Second K-8 (Neighborhood G)	900-1,000	1,600	1,500	2,500
Third K-8 (Neighborhood G)	1,700-1,800	2,750	2,300	3,800

- e) Phasing of the Central Mountain House High School. As described in the Master Plan, and as further defined in the School Facilities Master Plan to be prepared by the School District, the Central Mountain House high school shall be master planned to accommodate a maximum of 2,400 students. Depending upon the School District’s attendance areas and phased grade openings, some students attending the Central Mountain House high school may reside outside of the Specific Plan Area and/or the Master Plan Area.

The Specific Plan 9-12 high school shall be provided in three phases. The Specific Plan Area shall generate only enough students to require the first and second phases of the high school. Phase one shall include most core facilities and classroom space for 800 students. Phase two shall expand core facilities and add space for an additional 800 students. It is anticipated that about 30% (720) of the total master planned capacity of the high school shall be in relocatable or prefabricated units. Relocatable units may be included in the second and third phases of the high school.

- f) Shared School/Park Facilities. The School Facilities Master Plan shall indicate the nature and degree of sharing for school and adjacent park facilities and play areas. The Education Specification Plan for each K-8 school shall include a detailed plan for the shared use of the Neighborhood Park and shall be coordinated with the Mountain House CSD.
- g) Shared Parking. Opportunities to accommodate shared parking with adjacent park and other public uses shall be considered only if safety and use factors can be accommodated.

5.4 SUPPORT FACILITIES/SERVICES

The Master Plan describes school support facilities and services including student transportation, K-8 operational support, and administrative offices. Within the Specific Plan Area, the Old River Industrial Park subarea includes a school corporation

yard/service area consisting of up to five acres each for K-8 and high school needs, for a total of 10 acres (see Figure 13.3: Wastewater Treatment and Public Use Site Area). This acreage and funding for appropriate facilities shall be provided to serve the needs of both the Elementary and High School Districts. Facilities may include a corporation yard, receiving/warehouse, maintenance and operations, service vehicle and food service vehicle storage and possible central kitchen services and transportation services.

5.5 CHILD CARE PROVISIONS

As described in the Master Plan, day and after school child care facilities are encouraged to locate within the community at sites which are easily accessible to residents and workers, and which are appropriate for child care uses. Sites adjacent to the K-8 schools are logical and preferred locations for child care centers. The Master Plan requires three one-acre child care centers within the community, situated to evenly serve the population. The first is required to locate in the Neighborhood Center of Neighborhood F and shall be developed when the school is built, as detailed in the Special Purpose Plan.

5.6 LIBRARY SERVICES

Library services for Specific Plan I will initially consist of a bookmobile. The first phase of the permanent branch library will be constructed prior to completion of Specific Plan I buildout design.