

# CHAPTER SIX: PUBLIC SERVICES

## 6.1 OVERVIEW

The Dunnigan Specific Plan (DSP) describes the public services provided to ensure a complete community, one that provides educational, recreational, public safety and civic/government services for the residents. This chapter describes the services necessary to meet the needs of Plan Area, in accordance with the policies of the Yolo County General Plan. Phasing and financing obligations relating to public services are outlined in the Specific Plan development agreements and in Implementation Section 10 of the Specific Plan. Table 6-1 summarizes the public service providers to the Plan Area.

<b>Table 6-1 DSP Service Providers</b>	
Parks and Recreation	Dunnigan County Service Area (CSA)
Fire Protection	Dunnigan Fire Protection District
Law Enforcement and Protection	Yolo County Sheriff’s Department
Government Services	Yolo County (through Dunnigan CSA)
Library	Yolo County Library
School District	Pierce Joint Unified School District
Solid Waste	Yolo County Division of Integrated Waste Management

## 6.2 PUBLIC SERVICES GOALS

The Public Services Element provides information and policy guidance to ensure that services are sufficient to support new development in the DSP. Policies supporting community-based schools, parks, open space, child/dependant care and libraries, law enforcement, fire protection, government services and waste management are essential to sustain and support the residents of Dunnigan and surrounding residents that may derive benefit. The applicable General Plan policies and goals for each public service area are summarized in each subsection of this chapter.

## 6.3 PARKS, RECREATION AND OPEN SPACE

The extensive parks and open space system provided for Dunnigan is a key feature required in order to meet the health, wellness and support of community values envisioned for the specific plan area. The parks and open space will help shape the visual character of the community, providing places for residents to gather, recreate and take ownership of the community in which they live. The extensive, interconnected open space and active and passive recreation facilities within the parks will not only provide ample places for physical activity, but will also provide places for residents to meet, socialize, play and experience natural habitat and wildlife. The intent of this section is to ensure sufficient and timely improvement of the parks and open space system, which is an integral part of the overall community framework. Together, the park and open space amenities provide a full range of active and passive recreational opportunities to help form a healthy and unifying element of the community. The following are the relevant General Plan policies that helped to guide the parks and open space program for the Plan Area:

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- *Policy PF-3.1: Establish a service threshold of 5 acres of community (neighborhood) park per 1,000 people in each unincorporated town.*
- *Policy PF-3.2: Design sustainable parks and recreational facilities that complement nearby land uses and serve all segments of the community.*
- *Policy PF-3.3: Design community parks to ensure equal opportunities for access for all residents, including the handicapped and senior populations.*
- *Policy PF-3.4: Create greenbelts to connect schools, community parks, and residential areas in unincorporated communities wherever possible. Connect community parks to existing trails, walkways, and bikeways where feasible.*
- *Policy PF-3.5: Include buffers, hedgerows, directional lighting, and other features to ensure the compatibility of recreational activities with surrounding land uses.*
- *Policy PF-3.6: Construct neighborhood and community parks within walking and bicycling distance of residential areas.*
- *Policy PF-3.7: Ensure that community parks and recreational facilities have stable and self-sufficient funding resources paid by those who derive benefit.*
- *Policy CO-1.1: Expand and enhance an integrated network of open space to support recreation, natural resources, historic and tribal resources, habitat, water management, aesthetics, and other beneficial uses.*
- *Policy CO-1.2: Develop a connected system of recreational trails to link communities and parks throughout the county.*
- *Policy CO-1.3: Create a network of regional parks and open space corridors that highlight unique resources and recreational opportunities for a variety of users.*
- *Policy CO-1.4: Provision of an appropriate level of public facilities and infrastructure shall be a priority for all County park facilities.*
- *Policy CO-1.5: Establish future resource parks close to population centers, where feasible.*
- *Policy CO-1.9: Promote the conservation of environmental resources in new and existing park and open space facilities.*
- *Policy CO-1.10: The target threshold for resource parks (regional and open space parks) shall be 20 acres per 1,000 total County population (both unincorporated and incorporated).*
- *Policy CO-1.11: Coordinate the development of recreation areas and public open space with regional trail planning.*
- *Policy CO-1.22: Emphasize the use of native grasses, shrubs and trees as the primary focus of restoration within resource parks and other open spaces.*
- *Policy CO-1.30: Require clustering and creative site planning in new development areas to preserve and enhance areas of contiguous open space to the extent feasible.*

### 6.3.1 Overall Parks and Open Space Vision

A comprehensive and unifying vision for the parks and open space system for Dunnigan is one of community pride, recreational opportunities, health and wellness and connectivity. Parks and open space have consistently been rated among the most important “quality of life” benefit that contributes to a vibrant community and establishes a unique identity. The vision recognizes the importance of all types of parks and open space amenities are required to meet the recreational needs and demands of the community.

The guiding principles for the parks and open space system throughout Dunnigan are as follows:

- Establish a unique community character which is respectful of the agrarian history of Dunnigan
- Provide a wide variety of recreational opportunities and amenities conveniently located for intended users
- Promote health and wellness within the community
- Establish an organized trail network with a strong connectivity to promote pedestrian and bicycle circulation
- Provide human scale and create a sense of place for community gathering
- Establish a unique personality, form and character with high aesthetic quality
- Develop with a sensitivity to ecology and sustainability principles
- Create a safe outdoor environment that is efficiently serviceable and maintainable
- Limit impact landscape amenities to important focal areas to appropriately manage maintenance financial impact
- Promote joint-use facilities between schools and parks
- Integrate “permaculture” (permanent agriculture) throughout the parks and open space system
- Ensure accessibility to all users

### 6.3.2 Proposed Park and Open Space System

The DSP parks and open space system provides for a range of active and passive recreational opportunities that satisfies the Yolo County General Plan requirement of 5 acres of parkland per 1000 residents and 20 acres of open space per 1000 total County population. Table 6.2 provides the calculations of the acreage needed to meet the minimum acreage requirement.

The DSP includes active community and neighborhood park sites, public open space and greenways as depicted in the Parks and Open Space Exhibit 6.1. The system is comprised of one community park site of 28.1 acres, thirteen neighborhood parks totaling 89.8 acres and numerous open spaces totaling 479.7 acres. Open space is comprised of natural open space, greenways and lakes. Refer to section 6.3.4 for more description of the various open space categories within the Plan Area. Construction of park and recreation facilities shall be performed in accordance with the DSP Development Agreement and in consultation with the County.

<b>Table 6.2 : Parks and Open Space Calculations</b>	
<b>8623 base d.u.’s x 2.62 pph + 607 second units x 1.6 pph<sup>1</sup></b>	<b>23,563</b>
<b>Park area requirement (5 acres/1000 pop.)</b>	<b>117.8 acres</b>
<b>Park area provided</b>	<b>117.9 acres</b>
<b>Open Space area requirement (20 acres/1000 pop)</b>	<b>471.2 acres</b>
<b>Open Space provided</b>	<b>479.7 acres</b>



6.1: Parks and Open Space Exhibit

**6.3.3 Active Park Facilities**

The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint-use activities, and existence of natural resources. Parks are generally located within neighborhoods and create a local focal point and activity amenity. In addition, when feasible, park sites are located adjacent to or connected with open space areas to create the desired interconnectivity within the community. Table 6.2 lists the types of parks provided, the size range for each and the total in each category. The construction of the community and neighborhood parks within the Plan Area are proposed to be turn-key, meaning that the park facilities will be constructed by the Plan Area developers in consultation with the County. Details relating to dedication, operation, funding, phasing and construction of the parks are included in the Specific Plan development agreements.



<b>Table 6.3 : Park Types/ Sizes</b>		<b># Provided</b>
<b>Community Park:</b>	<b>28.1 acres</b>	<b>1</b>
<b>Neighborhood Parks:</b>	<b>3.0 acres-27.4 acres</b>	<b>10</b>
<b>Mini-parks:</b>	<b>2.0 acres or less</b>	<b>3</b>

**6.3.3.1 Community Park**

The Dunnigan Community Park is approximately twenty-eight (28) acres and is located near the center of the Dunnigan Specific Plan (DSP) area. This location provides for efficient connectivity and accessibility to the entire community. The park is bound by primary collector streets to the west and east, a secondary collector street to the south and greenway along the northerly edge. As a prominent and well-appointed outdoor space, the community park will serve as a vital focal point and community gathering center for DSP area.

The Community Park program will provide recreational opportunities and amenities to be used as the primary community recreational amenity for Dunnigan. The objective of this element is to establish a wide range of amenities that provide citizens diverse recreational opportunities with flexibility in present and future programming. Design emphasis on sustainability and creation of an outdoor space in which the community



**Example of Community Park amenities**

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will take ownership of is paramount. The Community Park will “stand the test of time” and be a true asset and benefit to the community. The Dunnigan Community Park will be structured to be predominantly active recreation amenities with passive elements, such as picnic areas and community gardening space, at a smaller scale. Community Park planning will be coordinated with Neighborhood Park level programming to ensure an overall cohesive recreational element. An illustrative depiction of the community park is shown below in Exhibit 6.2.



**Exhibit 6.2: Illustrative Depiction of Community Park**

### 6.3.3.2 Neighborhood Parks

The neighborhood parks within Plan Area are the core facilities of the park system and are planned to provide a balance between passive and active recreation uses as well as creating a sense of place for the adjacent neighborhood. The neighborhood park system features park sites totaling 89.8 acres. Evenly distributed throughout the DSP, the parks are designed to serve as both the recreational facilities and social gathering spaces for the residential neighborhoods. Many of the neighborhood parks are located adjacent to schools to provide joint-use facilities and to reinforce them as focal points for the neighborhoods. Neighborhood parks will be easily accessible to the surrounding neighborhood through the use of pedestrian trails, bikeways, sidewalks or residential streets.



**Example of Neighborhood Park Play Area**

As with the Dunnigan Community Park, the neighborhood park system will be designed with flexibility in programming and sustainability practices. A range of recreation is planned, including play areas for children, open turf areas, areas for organized sports, picnic areas and flexible opportunities for small groups of people to gather and recreate.

The Neighborhood Park system will provide continuity of quality and programming throughout the Plan Area, yet provide the opportunity to develop each park as a unique element to provide special identity to each

neighborhood. Providing for parks and recreation opportunities to be closer to residences, pedestrian accessible, environments for neighborhood children to safely play in and for neighbors to gather is the vision of the Neighborhood Park system.

### 6.3.4 Public Open Space (POS)

Public open space within the Dunnigan Specific Plan (DSP) has been organized into three (3) different types: natural open space, greenways (which include the I-5 corridor/buffer) and lakes, for a total of 479.7 acres. This network of “green infrastructure” is equally significant as the park system in providing for community wellness and establishing the landscape / recreational character of the community.

<b>Table 6.3 Public Open Space</b>	
Natural Open Space	280.0
Greenways	171.1
Lakes	28.8
<b>TOTAL</b>	<b>479.7 acres</b>

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Open space allows for multi-use functions including passive recreation opportunities, wildlife habitat, corridors for pedestrian and bicycle trails, storm water conveyance and water quality treatment. In addition, open space is used to help define the Plan Area boundaries and the neighborhood edges, as well as providing a buffer corridor along Interstate 5. The entire open space system for the Plan Area will be developed with the overall vision and goals of ecological and resource management enhanced by cultural, community and recreational amenity benefit.

### 6.3.4.1 Natural Open Space

Areas designated for natural open spaces comprise the largest portion of the Public Open Space (POS) system in the DSP. These areas, totaling approximately 280 acres, as shown on Exhibit 6.1, include the Dunnigan Creek corridor along the southern boundary of the Hardwoods, the rolling terrain along portions of the western boundary, and miscellaneous areas along the Bird Creek boundary and the Azevedo drainage outfall. These large areas of land serve as transitions from the adjacent agricultural areas, as buffers and as visual open space to define the community boundaries. In the pre-Specific Plan setting, these areas were primarily grazing land, dry farmland, degraded creek corridors, natural grassland and or fallow fields.



**Natural open space along western boundary**

The natural open spaces area along Dunnigan Creek is to be enhanced to provide a bio-diverse setting. Any restoration activity will be completed in compliance with the applicable permit. In addition to this enhancement, the creek corridors also provide passive recreation and trails. The large expanses of natural open space along the western edge of the Plan Area and along portions of the southern edge near Bird Creek are to be left in primarily the natural condition with minimal enhancement at the edges with adjacent new development. Detail of the required open space treatment and enhancement is provided in the Design Guidelines. Preservation and management of the natural open space areas will be regulated by the Operations and Management Plan.



**Low maintenance, native landscaping as edge treatment in natural open space**

### 6.3.4.2 Greenways

Numerous greenways are disbursed throughout the Plan Area, totaling approximately 171 acres. Some greenways are located to follow existing drainage courses yet the majority of the designated greenways are developed features. These open space elements vary in width, with most ranging from approximately 40 feet to 100 feet in width.



**Example of Greenway Trail**

Most of the greenway parcels include a pedestrian and/or bicycle circulation trail system that connects the open space network, parks, schools, commercial and employment areas to the residential neighborhoods. The greenways which include pedestrian/bicycle circulation elements are designated on the Green Modes Exhibit 4.3. These trail/pathways shall meet the bicycle path specifications as shown in Exhibit 4.5A permeable and/or recycled material for surfacing is encouraged to promote the Dunnigan ecological and sustainability goals. Trail/pathway systems will be designed to function as maintenance/service access where appropriate. Alignments shall be a gentle meander to create a soft informal appearance. Pedestrian/bicycle trail nodes will be integrated at important/appropriate locations. Parkways will be used to extend the trail/pathway system into individual neighborhoods and non-residential developments. They may also be used as access into larger greenways and as connections between greenways. Parkways are an important part of the open space network; however their precise locations will be identified on tentative subdivision maps.

Many greenways will function as multi-purpose drainageways. These drainageways will primarily function as hydrological features (i.e. storm water collection ways, retention/detention facilities, water quality bio-swales, etc). Refer to Section 5.4 for more detail on the design and functions of the drainageways. Recreational amenities within greenways will be minimal. Select amenities are warranted where greenways adjoin a parks and other open space parcels or prominent pedestrian/bicycle connections. These amenities would be used to identify access points, rest stops and key intersections of the trail system. Possible amenities include benches and picnic tables, drinking fountains, lighting and trail system wayfinding signage. The DSP Design Guidelines further define specific development requirements for the greenways.

### 6.3.4.3 Lakes

Four different manmade lakes, totaling approximately 28.8 acres, are provided in the land plan as a primary element of the stormwater management infrastructure. The lakes create a sustainable, natural aquatic environment that have both stormwater management functions as well as providing open space and an aesthetic landscape feature for the community. Detail about the lakes is provided in Section 5.6.7.5.

#### 6.3.4.4 I-5 Corridor Buffer

The Dunnigan Specific Plan (DSP) is planned to include a variable width (50' minimum) landscape corridor/buffer along both sides of Interstate Highway 5 between Dunnigan Creek undercrossing and Road 8. The I-5 corridor/buffer will be the public's initial visual experience when arriving to the Plan Area. Along the west side of I-5, approximately midway between the County Road 6 and County Road 8 interchange, the pedestrian bike overpass, lake and a park are located, which will provide a dramatic visually open vista and spatial experience to the I-5 corridor/buffer zone. By including a natural and sensitive open space element, an articulate greenway landscape and an active recreational park space, the I-5 corridor will positively portray how the Dunnigan Specific Plan community lives and feels.

Dense hedgerow type plantings will provide protection for adjacent land uses from the highway and will soften edges to residential, office/research development, light industrial, and highway commercial land uses. The DSP Design Guidelines further define specific development requirements for the I-5 corridor/buffer.



Example of hedgerow buffer

#### 6.3.5 Community Gateways

Community gateways will be visually prominent elements, with thematically consistent design, that contribute toward the establishment of the community identity and character envisioned for the Plan Area. Sited at key locations throughout the community, these gateways will utilize consistent elements, creating a strong sense of place and character. Consistency and continuity will be achieved through a common palette of plant materials, community identification signage, hardscape elements, iconic elements and accent materials. A hierarchy of community gateways will be developed, each of which is designed to have a different level of scale and visual emphasis depending each gateways purpose and location. The DSP Design Guidelines further define specific development requirements for the community gateways.



Example of Community Gateway Signage

## 6.4 FIRE PROTECTION

The Dunnigan Fire Protection District (DFPD) provides fire protection, suppression, emergency medical services and hazardous materials management to the Plan Area. This District serves an area of approximately 112 square miles and protects residential, agricultural, commercial and industrial uses, as well as wildland interface. Prior to adoption of the specific plan, the area was served by a volunteer fire department, with a fire station, Station #14, located on Main Street in the Old Town section of Dunnigan. The applicable General Plan policies for the provision of fire protection services in Dunnigan are summarized as follows

- *Policy PF-5.3: Require assertive fire protection measures in all development to supplement limited rural fire district resources.*
- *Policy PF-5.4: Encourage fire districts and other emergency medical service providers to achieve National Fire Protection Association standards of an average response time for emergency calls of nine minutes at least 90 percent of the time in the unincorporated communities, et seq.*
- *Policy PF-5.5: Encourage fire districts to maintain an overall fire insurance (ISO) public protection classification (PPC) rating of Rural 7 or better for fire protection service within the unincorporated communities.*
- *Policy PF-5.6 Work with each community to upgrade its water system to meet sprinkler requirements. Support/require improvements to water infrastructure to achieve appropriate water pressure to adequately fight fires and operate sprinkler systems.*
- *Policy PF-5.7: Encourage fire districts to support narrow streets and other desirable community design features promoted by this General Plan.*
- *Policy PF-5.8: Anticipate and adapt to potential changes in frequency and severity of wildfires resulting from the predicted affect of global warming.*

### 6.4.1 Proposed Fire Facilities

In order to meet the needs of the Plan Area, two new fire stations are provided. The Dunnigan Fire Protection District has identified the needed resources, which are fully detailed in Section 10. Proposed fire station sites are depicted on Public Institutions Exhibit 6.3. The first station is needed to serve the development on the west side of I-5 near Road 6, where the first development phases are expected. A 2.6 acre P/QP site is designated on the new "Main Street" south of Road 6. This site will accommodate the main fire station, fire administration and also be shared with the sheriff substation. This station is known as Station #12. Existing Station #14 will continue to serve the area east of I-5 in the early phases of Plan Area development.

A second fire station site has been located at the northwest corner of County Road 8 and Road "A". This station will serve the portion of the Plan Area south of existing Road 7, generally from the High School to the south boundary. This new station is to be known as Station # 14 and will replace the existing Station #14, which will be non-staffed once the new station # 14 is operational. Public uses, such as a fire station, are permitted by right in all zones. Construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study.

## 6.5 LAW ENFORCEMENT AND PROTECTION

The Yolo County Sheriff-Coroner provides law enforcement services to Dunnigan. This department patrols the County, administers the County jail and work program, provides animal control services and serves as the County Coroner. The Sheriff/Coroner facilities are located on East Gibson Road in the city of Woodland, approximately 20 miles from the Plan Area. The applicable General Plan policies related to law enforcement services in Dunnigan are as follows:

- *Policy PF-4.1: Ensure the provision of appropriate law enforcement service and facilities to serve existing and planned land uses.*
- *Policy PF-4.3: Maintain a minimum ratio of 1.75 sworn officers per 1,000 service population, which is defined as both the number of residents and employees located solely within the unincorporated area, et seq.*

### 6.5.1 Proposed Law Enforcement Facilities

The County's goal for staffing standards is 1.75 sworn officers per 1000 service population. This standard requires that the unincorporated areas of the County, such as Dunnigan, provide staffing that considers both residents and employees of the Plan Area. Due to the required match of housing and jobs within the Plan Area, the staffing ratio will be estimated based on resident population only. Based on 1.75 officers/1000 residents and the estimated resident population of 23,563 the estimated number of officers required to serve Dunnigan is 41.

A satellite Sheriff's station is planned to be located within the DSP to serve the Plan Area with the appropriate level of law enforcement services and facilities. The co-location of the sheriff substation with the main fire station (Station #12) is proposed, based on input from the Sheriff and Fire Department. The designated site is shown on Exhibit 6.3.

## 6.6 GOVERNMENT SERVICES

As an unincorporated community within the County, the residents of Dunnigan are provided with general County services from various County offices locations within Woodland, approximately 15 to 20 miles away. Dunnigan will be the largest unincorporated community within Yolo County. The applicable General Plan policies for the provision of government services in Dunnigan are summarized as follows:

- *Policy PF-12.1: Design, construct, and operate County facilities to be environmentally sustainable and beneficial to the community and/or region.*
- *Policy PF-12.4: Encourage the development of governmental and civic facilities (e.g. school yards, special district meeting rooms, etc.) that can accommodate multiple community uses.*
- *Policy PF-12.11: Centralize government facilities in consolidated satellite service centers when community populations reach appropriate thresholds.*
- *Policy PF-12.12: Work to ensure that Community Service Districts' facilities to serve new development are constructed concurrent with the need, to the extent allowed by State law.*

The provision of selected County government offices within the Plan Area is anticipated in order to best serve the residents and provide a more sustainable community model. The types of government services that could best serve the growing Plan Area are development services such

as a building and public works permit center as well as employment and social services. In order to accommodate the needs of County government services, a portion of the 4.6 acre civic center site is planned to accommodate these government services, as shown on Exhibit 6.3. This site is located in the hub of the Dunnigan community, directly across from the Community Park and is intended to accommodate other community uses, such as the community library, the County Service Area (CSA) office and the Community Association/Transportation Management Agency (TMA) office, if formed. Details relating to operation, funding, phasing and construction of the government services are included in the Specific Plan development agreements.

## **6.7 CHILD/DEPENDANT CARE**

The availability of adequate child/dependant care facilities in close proximity to homes and employment centers is a priority for the Plan Area to achieve trip reduction and reduce greenhouse gas emissions. The applicable General Plan goals and policies related to child/dependant care in Dunnigan are as follows:

- *Policy PF-8.1: Encourage the location of dependent care facilities in areas with compatible land uses and character, such as employment centers, homes, schools, community centers, places of worship and recreation facilities.*
- *Policy PF-8.2: Require mitigation for the impact of development on the available supply of dependent care.*

In order to encourage and promote a good balance of child/dependant care facilities to locate within the Plan Area, the Specific Plan incorporates several mechanisms. The first mechanism is the flexibility of the development regulations so that child care facilities are allowed in as many zones as possible. In addition to small family day care homes that are permitted by right in all residential zones, the DSP Development Standards allow large family day care homes with a minor use permit in RR, RE, RL and RM zones. Child day care facilities allowed by right in the P/QP, MU, CL, OPRD and LI zones. The density bonus program described in Section 7.8 incentivizes the construction of child care centers in the Plan Area. The Dunnigan CSA coordinator will also work with large employers to provide on-site child care, facilitate a child/dependant care community-based needs survey and implement a marketing program to day care corporations.

## **6.8 LIBRARY FACILITIES**

The Yolo County Library system provides library services throughout the County and is the provider for Dunnigan. The library administrative center and County archives are located in Woodland. The applicable General Plan policies related to library services in Dunnigan are as follows:

- *Policy PF-7.1: Develop and maintain library facilities and/or services in every city and community where services are not otherwise provided. New public library service should be established in communities with populations 5,000 or more.*
- *Policy PF-7.2: Locate library facilities in areas easily accessible by motorized vehicles, bicycles and other non-motorized vehicles, pedestrians, and public transportation, such as downtown shopping areas or neighborhood business districts.*

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The County's goals for library facility standards include a building square footage ratio, as well as ratios for actual library products, such as volumes, computers, etc. Based on the library building size standard range of .75 to 1.0 square feet per capita, the Dunnigan branch library is planned to be approximately 17,000-23,000 square feet in size. For comparative purposes, the Arthur F. Turner Community library in West Sacramento, which opened in 2009, is approximately 18,200 square feet.

A permanent library site is designated within the Plan Area. The designated site for the library is as a part of the 4.6 acre civic center site located within the Central District. This site is located in the hub of the Dunnigan community, directly across from the Community Park and is intended to accommodate other community uses, which may include a County government services office, the Community Service Area (CSA) office and a Community Association/TMA office, if formed. A temporary library facility may be located in a different location in an earlier phase of the project. The designated site of the permanent library is shown on Exhibit 6.3.

## 6.9 SCHOOLS

The Plan Area is located within the Pierce Joint Unified School District, which serves Colusa County and the northern portion of Yolo County. In addition, the Yolo County Office of Education operates eight special education schools and three alternative education schools. The Pierce JUSD offices are located in Arbuckle, approximately 8 miles to the north of Dunnigan. Prior to the DSP, approximately 250 students residing in Dunnigan attended schools in Arbuckle. The applicable General Plan policies related to schools in Dunnigan are as follows:

- *Policy PF-6.1: Encourage school districts to service each community with local schools, where feasible.*
- *Policy PF-6.2: Work to ensure that schools serving new development are constructed concurrent with the needs of the community, to the extent allowed by State law.*
- *Policy PF-6.4: Identify appropriate locations for school sites within community growth boundaries, in consultation with the local school district, as early in the planning process as possible.*
- *Policy PF-6.5: Support infrastructure and programs that encourage children to safely walk or ride a bicycle to school.*

### 6.9.1 Student Generation and School Requirements

The DSP provides school sites to accommodate the students living within the Plan Area. The demand for school facilities, sizing, locations and generation rates have been based on information provided by Pierce JUSD, the District's consultant Schreder and Associates and State of California criteria. Table 6.4 summarizes the anticipated number of students within the Plan Area, based on student generation factors provided by Schreder and Associates.

Table 6.5 provides the calculations of estimated student yield and number of sites needed to accommodate the anticipated students within the Plan Area. The site sizes, as shown in Table 6.5 are generally 10 acres for elementary schools with capacity for approximately 600 students, 23 acres for the middle school with capacity of approximately 1000 students and 40 acres for the high school with capacity of approximately 1600 students. Based on the anticipated student generation, a total of four (4) elementary schools, one (1) middle school and one (1) high school have been designated on the land plan. The designated school sites are depicted on Exhibit 6.3.

A tentative location for a 5<sup>th</sup> elementary school, if determined by PJUSD to be needed, will be located in consultation with the School District prior to any Phase 4 tentative map approval.

Residential Land Use	K-5 student/d.u.	6-8 student/d.u.	9-12 student/d.u.
RR/RE	<b>0.38</b>	<b>0.21</b>	<b>0.20</b>
RL	<b>0.35</b>	<b>0.13</b>	<b>0.18</b>
RM	<b>0.35</b>	<b>0.08</b>	<b>0.18</b>
RH (Market rate)	<b>0.19</b>	<b>0.09</b>	<b>0.20</b>
RH (Affordable)	<b>0.64</b>	<b>0.37</b>	<b>0.33</b>

Source: Schreder and Associates, October 2011

Total students/grade	K-5	6-8	9-12
<b>RR,RE,RL, RM</b>	2,323	783	1,198
<b>RH/AFF</b>	370	199	301
<b>Total students</b>	2,693	982	1,499
<b>School capacity</b>	600 /10 acres	1050 /23 acres	1600 /40 acres
<b>Total sites needed</b>	<b>4.5</b>	<b>1</b>	<b>1</b>

Source: Schreder and Associates, October 2011

School sites are co-located with neighborhood park sites to encourage joint uses of the facilities. In addition, the school sites are centrally located within each district to serve as a focal point and gathering area for the neighborhood and each school is situated approximately ½ mile walking distance from most of the residences. The sites are also linked on the greenway system to maximize the non-vehicular modes of travel to these frequented locations, as depicted on the Greens Modes Exhibit 4.3. The schools will be designed as high performance schools (HPS). High performance schools join together the best available design strategies and building technologies. An HPS school provides a healthy and comfortable indoor environment, conserve energy, resources, and water, serves as a community resource for neighborhood meetings and functions and provide a safe and secure educational atmosphere.

The construction of the public schools within the Plan Area will be turn-key, meaning that the school facilities will be constructed by the Plan Area developers in consultation with the District, the California Department of Education (CDE) and the Division of the State Architect. This approach will help accelerate the first elementary school's opening to serve the existing students within Dunnigan and the initial residents of the first phases of new development, planned to be in the area north of Road 6 west of I-5. In addition, the turn-key schools should be developed jointly with each co-located neighborhood park to expedite the timing of these joint-use facilities. Facility planning and sequencing of school sites shall be determined by PJUSD, however the DSP Phasing Plan has anticipated the phasing of the needed sites in order to ensure

that the appropriate number of sites are available in concurrence with project development. All sites designated on the land plan shall be reserved for the Pierce Unified School District in accordance with the development agreement. Refer to Section 10.3 for additional information on the DSP Phasing program.

## 6.10 SOLID WASTE

The Yolo County Integrated Waste Management Division (DIWM) is responsible for solid waste collection, recycling and the operation of the County landfill. The IWM utilizes a franchise agreement with a waste and recycling hauler that will serve the Plan Area. At the time of Specific Plan application, the County franchise agreement was with Waste Management Inc. which serves Area 1C- Yolo/Zamora/Dunnigan. The applicable General Plan policies related to solid waste services in Dunnigan are as follows:

- *Policy PF-9.1: Meet or exceed State waste diversion requirements.*
- *Policy PF-9.3: Employ innovative strategies to ensure efficient and cost-effective solid waste and other discarded materials collection, disposal, transfer and processing.*
- *Policy PF-9.7: Solid waste franchisees shall support the smart growth policies for community design contained in this General Plan. This may result in restrictions on collection vehicle size in order to support narrow streets and other desirable community features.*
- *Policy PF-9.8: Require salvage, reuse or recycling of construction and demolition materials and debris at all construction sites.*
- *Policy PF-9.9: Encourage use of salvaged and recycled materials in construction.*

### 6.9.1 Proposed Waste Services

The Plan Area will generate municipal solid waste, green waste and short term construction debris waste. The solid waste service includes weekly residential curbside trash collection, bi-weekly recycling collection and annual bulky item collection at the curbside, which includes up to four cubic yards of waste to include one appliance, tires, and bulky items such as furniture. It is anticipated that services such as weekly recycling and/or green waste collection will also be provided. Services to multi-family, commercial, office, public/quasi public (such as schools) and industrial uses is also a franchise service. Service to these land uses includes, at a minimum, weekly solid waste and recycling collection. The service also includes collection of source separated commercial cardboard and office paper. A community based recycling program is also provided, details are provided in the Sustainability Chapter 9.

The County's Construction and Demolition Debris Recycling and Diversion Ordinance requires the diversion of 50% of construction debris waste from the landfill. Pursuant to the Ordinance, each construction project shall be required to provide an on-site area to sort and separate recyclable construction materials. The Ordinance requires a construction waste recycling program to be implemented for every building permit and fees are collected by the County to ensure monitoring and reporting.

