

10/22/2015

Edcgov.us Mail - Fwd: Rescue Union School District's Response to Public Comment on Sienna Ridge Property Purchase



(Distributed at hearing)

Charlene Tim <charlene.tim@edcgov.us>

PC 10/22/15

#3

5 pages

## Fwd: Rescue Union School District's Response to Public Comment on Sienna Ridge Property Purchase

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 21, 2015 at 4:17 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>

Fyi

----- Forwarded message -----

From: **David Swart** <dswart@my.rescueusd.org>

Date: Wed, Oct 21, 2015 at 4:15 PM

Subject: Fwd: Rescue Union School District's Response to Public Comment on Sienna Ridge Property Purchase

To: rommel.pabalinas@edcgov.us

Hi Mel,

Please find attached, Rescue Union School District's response to the public comment on the purchase of Sienna Ridge.

I will see you in the morning.

Sincerely,

David

David Swart

Superintendent

Rescue Union School District

2390 Bass Lake Road

Rescue, CA 95672

Phone: (530) 672-4810

Fax: (530) 677-0719

dswart@rescueusd.org

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**Rommel (Mel) Pabalinas, Senior Planner**  
**El Dorado County Community Development Agency-**  
**Development Services Division-Planning Services**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**



**Response Planning Commission 10.22.15.docx**

366K



## RESCUE UNION SCHOOL DISTRICT

2390 Bass Lake Road • Rescue, CA 95672  
(530) 677-4461 • FAX (530) 677-0719  
[www.rescue.k12.ca.us](http://www.rescue.k12.ca.us)

### El Dorado Planning Commission

RE: Rescue USD response to comments regarding Sienna Ridge Site Acquisition  
APN 115-040-06  
APN 115-040-08

#### *Comment:*

*This is to voice my opposition to allowing the rezoning of the area of assessor's parcel numbers 115-040-06 and 115-040-08. RUSD has enough capacity to support over 5400 students and a current enrollment of about 3600 students. Allowing this to go through would be a waste of tax payer money, not to mention the county improvements needed to support this site.*

*Eric Koontz  
607 Ramsey Pl  
El Dorado Hills*

#### Rescue USD Response:

Rescue Union School District has sought to secure a school site in the Upper Serrano/Bass Lake area for nearly two decades. The Sienna Ridge Properties (APN 115-040-06 and 115-040-08) would make an ideal school site and have received initial approvals from the California Department of Education and the California Department of Transportation, Aeronautics Division. In addition, the Phase I Environmental Site Assessment revealed little or no environmental concerns with regard to placing a school on the site.

Rescue Union School District believes a strong, vibrant neighborhood school is an asset to the community. The Sienna Ridge School Site will serve students and families from the Upper Serrano/Bass Lake area who are now being bused or transported over seven miles one way to Lakeview Elementary School and Marina Village Middle School, both of which are currently at or near capacity. Moreover, with additional developments already approved in the area, these numbers will only grow as evidenced by the enrollment projections from the District's Facility Housing and Financing Plan - April 2015.

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*"Educating for the Future Together"*

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**David Swart, Superintendent**

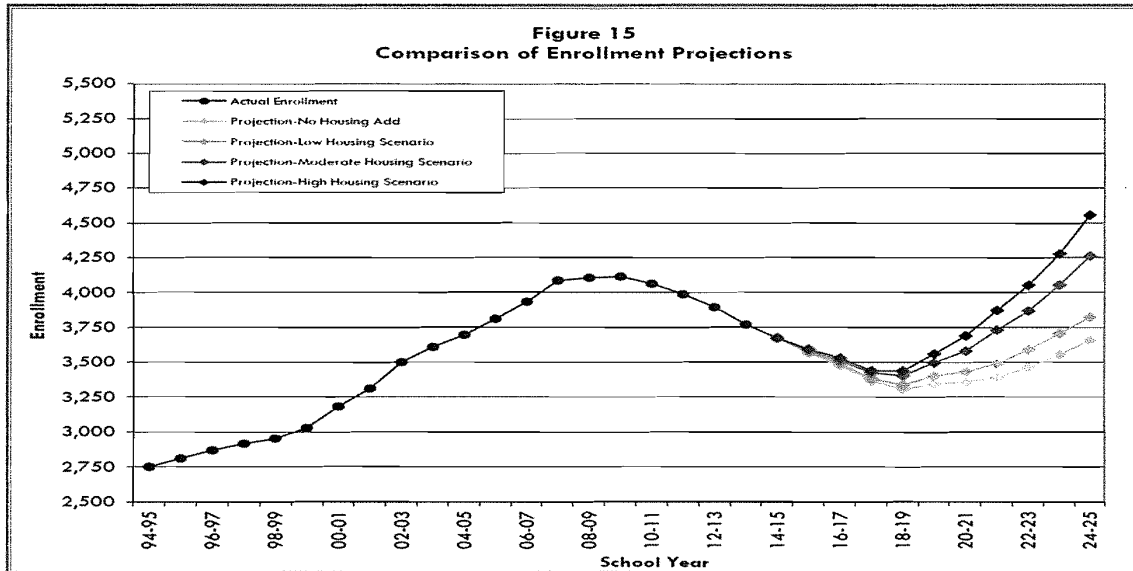
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#### Board of Trustees

Ellen Driscoll - Suzanna George - Serena Posner - Kim White - Nancy Brownell

## Enrollment Projections

### Low Housing through High Housing (April 2015)



## Housing Developments – Rescue USD

**Table 9**  
**Housing/Build Out Development**

Proposed Development	Housing Units		Housing Scenario			Build Out
	Total	Remaining	Low	Moderate	High	
Future Housing Development - El Dorado County						
1. BASS LAKE ESTATES	36	36	36	36	36	
CAMERON HEIGHTS	25	25		25	25	
2. CAMERON HILLS	41	41			41	
CAMERON MEADOWS	374	374			374	
CAMERON WOODS UNIT 9	34	34		34	34	
3. CIMMARRON COURT DUPLEXES	12	12	12	12	12	
4. DIAMANTE ESTATES	20	20	20	20	20	
5. DIXON RANCH (Non Age Restricted)	445	445		445	445	
6. GLENVIEW APARTMENTS	88	88			88	
7. HAWK VIEW RIDGE	116	116	116	116	116	
8. KAMA PARK	5	5		5	5	4,803 SF
9. KANAKA VALLEY	273	273			273	
10. LEGENADA	47	47		47	47	
11. LA VENTANA OESTE	27	12			12	776 MF
12. LAKEVIEW GARDEN HOMES	3	3			3	
13. LOMITA WAY SUBDIVISION	24	24		24	24	
14. MUGRELLA	8	8	8	8	8	
15. MJC APPTS	44	44			44	
16. OAKVIEW ESTATES	24	24			24	
17. PIERRELO SUBDIVISION	9	9		9	9	
18. PONY EXPRESS ESTATES	6	6			6	
19. PROMONTORY VILLAGE 1-3	609	134	134	134	134	
SERRANO VILLAGE #5	10	10		10	10	
SERRANO VILLAGE 12&13	148	83	66	83	83	
SERRANO VILLAGE 12&13 LOT H	83	83	83	83	83	
20. SERRANO VILLAGE 15&16	204	204		204	204	
SERRANO VILLAGE 17	72	72		72	72	
SERRANO VILLAGE K&K&6	212	195	180	195	195	
SERRANO VILLAGE M1&M2	90	83	83	83	83	
SIERRA SUNRISE	18	18		18	18	
21. SIERRA SUNRISE II	10	11	11	11	11	
22. SILVER SPRINGS	244	244		244	244	
23. STARBUCK RANCH	49	49	53		49	
24. SUMMER BROOK SUBDIVISION	29	29		29	29	
25. VALLEY OAK RANCH	12	12			12	
26. WATERMARK	32	20	20	20	20	
27. WILSON ESTATES	28	28	28	28	28	
28. WOODLEIGH HILLS #5/BLACK OAK	10	10			10	
WOODLEIGH HILLS 1-4	43	43			43	
WOODLEIGH VILLAGE	13	13			13	
Total Housing	3,577	2,987	850	1,995	2,987	5,579
Projected Student Generation at:						
	K-5	<--- 10th Year --->	Build Out			
	6-8	114 417 620	1,765			
		52 187 279	790			
	Total	166 604 899	2,555			

Likewise, although the District does have capacity at other sites, residents in the Upper Serrano/Bass Lake area have expressed their preference to attend schools in El Dorado Hills in order to maintain educational continuity within the favored high school boundary.

With regard to county improvements needed to support this site, much of the necessary infrastructure is already in place. For example, there is a lighted intersection at Bass Lake Road and Serrano Parkway that will create a safe path of travel for both vehicles and pedestrians. Utilities are stubbed out near the property. There is adequate space on the property to support vehicle traffic at drop off and pick up times. There is also a proposed park planned for an adjacent parcel that would provide more opportunities for youth and community activities in the area.

In conclusion, the District believes it is not only wise to plan for the future, but a prudent use of tax payer dollars to secure a neighborhood school site in the Upper Serrano/Bass Lake area while it is available and affordable. In addition, the District has over \$6 million of Community Facility District No. 1 funds available to make the purchase. These funds are specifically designated for the purpose of acquiring and constructing a school in the Upper Serrano/Bass Lake area as evidenced by Exhibit B of the El Dorado School Financing Authority Community Facilities District No. 1 Agreement.