

## RESCUE UNION SCHOOL DISTRICT

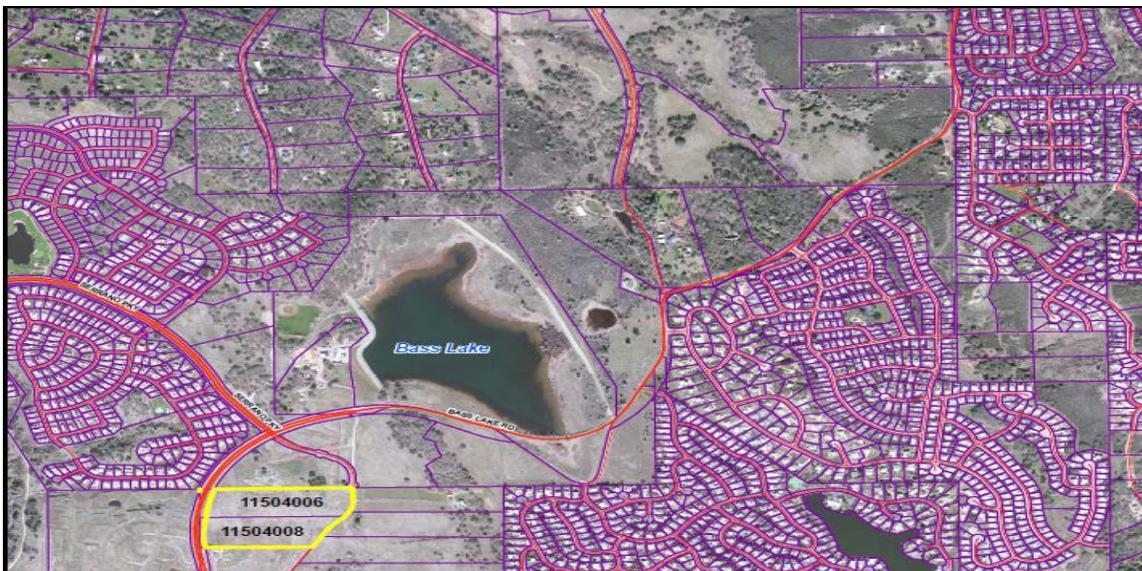
### SIENNA RIDGE PROPERTY – SCHOOL SITE ACQUISITION

*APN 115-040-06-10 (11.055 acres) and APN 115-040-08-10 (10.03 acres)*

#### FAQ's

##### 1. Where are the Sienna Ridge Properties located?

The properties are owned by private sellers and located on Sienna Ridge Road near the corner of Bass Lake Road and Serrano Parkway.



##### 2. What is the price of the Sienna Ridge Properties?

The total price of the two adjoining parcels is \$1.625 million.

APN 115-040-06-10	\$725,000
APN 115-040-08-10	\$900,000

To give a better perspective on the price, in 2010 Rescue USD nearly purchased the Village J Lot H parcel from Parker Development for \$3.2 million.

##### 3. How will the District pay for the purchase of the Sienna Ridge Property?

The District has funds specifically targeted for site acquisition and facility improvements. In the case of the Sienna Ridge Property, the District will be utilizing funds from the El Dorado Schools Financing Authority – Community

Facilities District No. 1 which currently has more than \$6 million available for site acquisition and school construction.

#### **4. What is the El Dorado Schools Financing Authority – Community Facilities District No. 1?**

The CFD No. 1 is comprised of homes in the Serrano Villages who pay a special tax to support school facilities. Specifically, the CFD No. 1 provides funding to support the planning, design, construction and acquisition of:

- A school which would contain some or all of the grades K through 8 within the boundaries of the Rescue Union School District. The CFD shall use its good faith, best effort to locate such school in cooperation with the Landowners' development plan and consistent with the El Dorado Specific Plan.
- Expansion of related support facilities; acquisition of related equipment, and purchase of necessary lands and/or improvements for the benefit of the schools financed by the CFD, including students with the CFD.

In addition, the CFD No. 1 is authorized to:

- Acquire or construct other facilities, including portable classrooms, required to serve the students generated within the territory of CFD No. 1.

#### **5. The District purchased the Bass Lake Property in February of 2015, why would you now purchase the Sienna Ridge Properties?**

There are a multitude of reasons for the District to purchase the Sienna Ridge Property. First, the Sienna Ridge Properties would make an ideal school site, is reasonably priced, and became available for purchase. In fact, the California Department of Education has visited the site and provided an initial site approval. Second, prior to the new intersection being constructed at Bass Lake Road and Serrano Parkway, there was limited access to Sienna Ridge Road – the lighted intersection improves accessibility and utilities are stubbed out at the corner of the Sienna Ridge Property. Third, in early 2015, Parker Development and the El Dorado Hills Community Services District submitted a request to the El Dorado County Planning Commission to rezone the adjoining property (southeast corner of Bass Lake Road and Serrano Parkway) from commercial to recreation in order to build a park. Concurrently, Parker Development submitted an amended plan for Village J Lot H that would have eliminated any access to the Bass Lake Property including Sellwood Field from Serrano Parkway. Thereafter, although the District had a vision for a school and community park for the Bass Lake Property, the District felt compelled to explore all options with regard to acquiring a school site to serve the development in the Upper Serrano and Bass Lake areas.

**6. What will the District do with the Bass Lake Property?**

The Bass Lake Property is a valuable community resource. Once the Sienna Ridge Property purchase becomes final, the District will evaluate the next best steps to take with regard to the Bass Lake Property.

**7. Were there any other issues with the Bass Lake Property that caused the District to look at the Sienna Ridge Property?**

No, in fact the Bass Lake Property is a beautiful piece of land and should be utilized as a community resource for future generations. Only after discovering Rescue USD's access to the property might be in jeopardy did the District consider other options for a school site in the Bass Lake area.

**8. What type of school do you plan to build?**

Although the District has not determined what type of school will be eventually built at Sienna Ridge, the District is considering the potential of a K-8 school with an enrollment of 800 students.

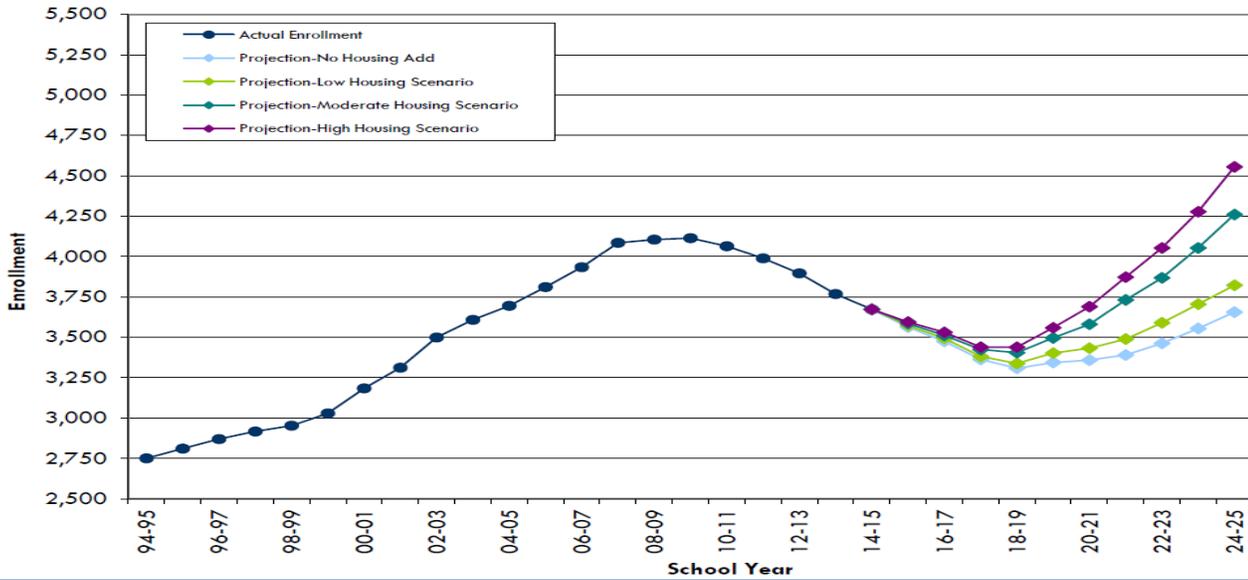
**9. When do you plan to build the Sienna Ridge School?**

Generally, the timeline from site acquisition to completed construction of a school is a minimum of five years. During the escrow process, the District will begin the planning and design phase for the construction of the new school. In addition, it should be noted the mechanism for State support of school facilities has become more uncertain under the current administration with an emphasis on moving the responsibility of funding school facilities to the local level. The District will make every effort to leverage available local funding sources with State sources.

**10. If the District is experiencing declining enrollment, then why are you considering the purchase of the Sienna Ridge Property?**

Yes, for the next few years the District projects enrollments to decline, then stabilize, and then begin to grow again. The District's Demographic Study from April of 2015 shows an increase in enrollment projections due to the build out of already approved projects. Ultimately, the decision to acquire a site is based on both the current and future needs of the District. *(See Figure 15 and Table 9 from the 2015 Rescue USD Demographic Study)*

**Figure 15**  
**Comparison of Enrollment Projections**



In addition, much of the projected growth is planned in the area along the Bass Lake Road and Serrano Parkway corridor.

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

Proposed Development	Housing Units		Housing Scenario			Build Out
	Total	Remaining	Low	Moderate	High	
<b>Future Housing Development - El Dorado County</b>						
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	
CAMMARRON 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	445	
6 GLENVIEW APARTMENTS	88	88			88	
7 HAWK VIEW RIDGE	116	116	116	116	116	
8 KANNA PARK	5	5		5	5	4,803 SF
9 KANAKA VALLEY	273	273			273	
10 LA CANADA	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 MIGINELLA	8	8	8	8	8	
15 MJC APTS	44	44			44	
16 OAK VIEW ESTATES	24	24			24	
17 PIRRELLO SUBDIVISION	9	9		9	9	
18 PONY EXPRESS ESTATES	6	6			6	
19 PROMONTORY VILLAGE 1-5	609	134	134	134	134	
SERRANO VILLAGE M5	10	10		10	10	
SERRANO VILLAGE J2&J3	148	83	66	83	83	
SERRANO VILLAGE J2&J3 LOT H	83	83	83	83	83	
20 SERRANO VILLAGE J5&J6	204	204		204	204	
SERRANO VILLAGE J7	72	72		72	72	
SERRANO VILLAGE K5&K6	212	195	180	195	195	
SERRANO VILLAGE M1&M2	90	83	83	83	83	
21 SIERRA SUNRISE	18	18		18	18	
SIERRA SUNRISE II	10	11	11	11	11	
22 SILVER SPRINGS	244	244	53	244	244	
23 STARBUCK RANCH	49	49			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	
WOODLEIGH HILLS #5/BLACK OAK	10	10			10	
28 WOODLEIGH HILLS 1-4	43	43			43	
WOODLEIGH VILLAGE	13	13			13	
<b>Total Housing</b>	<b>3,577</b>	<b>2,987</b>	<b>850</b>	<b>1,995</b>	<b>2,987</b>	<b>5,579</b>
<b>Projected Student Generation at:</b>						
			< - - -	10th Year	- - - >	Build Out
K-5			114	417	620	1,765
6-8			52	187	279	790
<b>Total</b>			<b>166</b>	<b>604</b>	<b>899</b>	<b>2,555</b>

**11. Where do students enrolled in Rescue USD who live in the Upper Serrano and Bass Lake area attend school now?**

Fundamentally, Rescue USD believes students should attend school in a state of the art facility in their neighborhood. Currently, most students in the Upper Serrano and Bass Lake areas travel approximately seven miles one-way to attend high performing schools in the District at Lakeview Elementary and Marina Village Middle School.

**12. What happens next?**

The District held a Public Hearing on Site Selection at the September 8, 2015 Board Meeting. Subsequently, the Board passed a resolution on each property authorizing the District to enter into a sales and purchase agreement to purchase each property. During the subsequent escrow period, the District will be performing its due diligence and feasibility analysis on the properties. Included in this process will be an Aeronautical Review by Caltrans, a Phase 1 Environmental Site Assessment to be approved by the Division of Toxic Substances and Controls, a Geological Hazard report, as well as preliminary California Environmental Quality Act compliance work. The District will have an initial 60-day escrow period to perform its analysis with the option to extend the escrow period an additional 30-days up to four times.

For more information please contact:

Sid Albaugh  
Chief Business and Operations Official  
Rescue Union School District  
2390 Bass Lake Road  
Rescue, CA 95672

530-677-4461