

Consistent: The site is centrally located between the residential development of Serrano found on the north side of Bass Lake Road and the proposed development of Bass Lake North to the south.

Policy 5.8.2.5 The County shall cooperate with the school districts in identifying the potential location of new school sites. All new public school sites shall be reviewed for General Plan consistency.

Consistent: This Policy reflects the requirements of Government Code 65402(a), and is met through this review.

Policy 6.4.1.3 No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.

Consistent: The Flood Insurance Rate Map (Panel 060040 0700 D, 10/18/95) for the project area establishes that the project site is not located within a mapped 100-year floodplain.

Policy 6.4.2.2 No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified by the State Department of Water Resources Division of Safety of Dams.

Consistent: County GIS records indicate that the proposed site is not located within a dam failure inundation area.

Policy 6.7.4.1 Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.

Consistent: The proposed site is in close proximity to numerous existing and proposed employment centers and residential neighborhoods.

Policy 6.7.6.2 New facilities in which sensitive receptors are located (e.g. residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.

Consistent: There are no significant sources of air pollution near the proposed project site.

Policy 8.1.4.2 The Agricultural Commission shall review all school site development applications involving agricultural lands and lands within Agricultural Districts, or lands adjacent to agricultural lands and lands adjacent to Agricultural Districts, and shall make recommendations to the approving authority. To determine consistency with the General Plan, the approving authority shall find that the school site development is “in the public interest.”

Potentially Consistent: This request for a finding of General Plan consistency was forwarded to the Agricultural Commission, and has been placed on the July 9, 2008 agenda. Staff will report on the Agricultural Commission findings at the public hearing for this item.

In addition to the aforementioned General Plan policies, the project site would help address **Goal 5.8** which mandates an adequate, high-quality school system consistent with the needs of current and future residents. Further, **Objective 5.8.2** directs the County to support the identification and acquisition of

land for the purpose of siting new school facilities, again to serve these existing and future residents. This consistency analysis accomplishes the Objective.

El Dorado Hills Specific Plan
Policy 1.4.6.1 Schools

- a. Schools shall be located within residential villages as a convenience to students who reside beyond those villages, and shall be located to facilitate student access.

The proposed site is located within portions of Villages J5 and J6 as noted on the El Dorado Hills Specific Plan. While commercial, these Villages are centrally located between the residential development of Serrano found on the north side of Bass Lake Road and the proposed development of Bass Lake North to the south.

- b. Schools shall be linked to the pedestrian trail and bicycle path systems.

The proposed site would be developed with sidewalks and connected to the bicycle access along Bass Lake Road.

- c. Schools sites should be located adjacent to public open space and public park sites wherever possible and should provide for joint use of facilities.

The proposed project would be developed with turf play fields for recreational activities. Additionally, park facilities are located directly across Bass Lake Road to the north of the proposed site.

- d. School sites, as shown on the Specific Plan Map, will be reserved for public acquisition and ownership in conjunction with the filing of tentative subdivision maps for each village. Should a reserved school site not meet states siting criteria, a suitable alternative site shall be identified and designated on the Plan Map through the Plan amendment process. Concurrently, the County shall amend the Plan to designate an appropriate land use and adopt development policies for school site(s) that do not meet state criteria and that will not be utilized for school facilities.

The proposed site is not identified as a school site on the Specific Plan, nor on subsequent Serrano exhibit maps. The Specific Plan could be amended if and when the site is acquired.

In conclusion, the proposed acquisition is consistent with the applicable policies of the 2004 General Plan, and the adopted El Dorado Hills Specific Plan.

ATTACHMENTS:

- A. Vicinity Map
- B. Request for Hearing
- C. Proposed Site Plan