

not acquire title to the property until 30 days after the Commission's report is received.” Staff has analyzed the proposed acquisition for General Plan consistency, and summarized below.

Policy 2.2.5.22 Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.

Consistent: While the project site is not located in the Shingle Springs Community Region, only one parcel separates it from adjacency on three of four sides (Attachment A). The Estate Residential Five-acre (RE-5) zone district would require approval of a Special Use Permit prior to construction of a private school facility, pursuant to Section 17.28.200.C. The Special Use Permit process would assure compatibility with surrounding land uses, consistent with Policy 2.2.5.22.

Policy 5.8.2.1 Where feasible, elementary schools shall be centrally located within the communities they serve.

Consistent: The site is located in close proximity to numerous residential developments south of U.S. Highway 50 in the Shingle Springs area.

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 Public Resources Code 21151.2, 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 for the project area (Panel 060040 0725 C, 12/04/86) 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 in the Shingle Springs area.

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.

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.

In conclusion, the proposed acquisition is consistent with the applicable policies of the 2004 General Plan. The District will be required to return to the County for another determination of consistency prior to any construction. The project's environmental document will then be used to assist with that analysis.

EXHIBITS:

- Exhibit A: Vicinity Map
- Exhibit B: Request for Hearing