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MEMORANDUM

DATE: October 13, 2015 Agenda of: October 22, 2015

TO: Planning Commission

FROM: Mel Pabalinas, Senior Planner

SUBJECT: **GOV15-0004/Rescue Union School District School Site Acquisition;
Finding of General Plan Consistency per Government Code Section
65402(a)**

APPLICANT: Rescue Union School District

AGENT: David Swart

REQUEST: Findings of Consistency with the El Dorado County General Plan and the Bass Lake Hills Specific Plan for the proposed school site acquisition by the Rescue Union School District pursuant to California Government Code 65402(a).

LOCATION: The affected properties are located southeast of Serrano Parkway and east of Bass Lake Road within the Bass Lake Hills Specific Plan, in the El Dorado Hills area; Supervisorial District 1 (Exhibit A).

APN's: 115-040-06 and 115-040-08 (Exhibit B)

ACREAGE: 21 acres

RECOMMENDATION

Staff recommends the Planning Commission find the acquisition of the proposed real property by the Rescue Union School District to be consistent with applicable policies of the General Plan and the Bass Lake Hills Specific Plan.

BACKGROUND

Bass Lake Hills Specific Plan

The Bass Lake Hills Specific Plan (BLHSP) was adopted by the El Dorado County Board of Supervisors on November 7, 1995 (Exhibit C). The BLHSP authorized the development of 1,458 dwelling units; 99 of which have been constructed.

The BLHSP area is divided into two elementary school districts: the Rescue Union School District and the Buckeye Union School District (BUSD). One elementary school site has been identified for reservation within the BUSD, and is located in the southwestern portion of the BLHSP (Exhibit D). According to Section 5.5 of the BLHSP, the final school site selection shall be the responsibility of the affected school districts.

Finding of Consistency Request

The Rescue Union School District formally submitted a request on September 29, 2015 for a finding of consistency for the acquisition of APN 115-040-06 and -08 as a potential site for a K-8 elementary school (Exhibit E). The affected properties total approximately 21 acres and have double frontage along Bass Lake Road to the west and Sienna Ridge Road to the east. No preliminary plans for the facility were submitted with this request.

The subject properties are within the Bass Lake Hills Specific Plan. The district previously considered two other sites along Bass Lake Road that are within the El Dorado Hills Specific Plan; however, these sites were eventually not pursued.

GENERAL PLAN/SPECIFIC PLAN CONSISTENCY ANALYSIS

Pursuant to Government Code 65402(a), the acquisition or sale of a property by a public agency must be reviewed by the planning agency (Planning Commission) for consistency with the General Plan, and a determination as to this consistency must be made. Tables 1 and 2 detail staff's analysis of the proposed acquisition for consistency with the applicable policies of the General Plan and the Bass Lake Hills Specific Plan.

Table 1. General Plan Consistency Determination

General Plan Policy	Policy Description	Consistency Determination
5.8.2.1	Where feasible, elementary schools shall be centrally located within the communities they serve.	Consistent. The site is centrally located between the existing residential developments in the El Dorado Hills Specific Plan and the Bass Lake Hills Specific Plan.
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 substantially satisfied through this formal review by the County.

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 06017C0725E) for the project area establishes that the project site is not located within a mapped 100-year floodplain.
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.
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. Additionally, current and future alternative means of circulation including pedestrian sidewalks, trails and bicycle paths would further reduce automobile dependency and would be provided as part of development in the area.
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. The identified site is surrounded by existing and planned residential development. There are no significant sources of air pollution near the proposed project site.
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."	Consistent. This proposed policy would not be applicable as the proposed location has an underlying residential zone in a residential neighborhood within a specific plan area. No properties in the surrounding area have agricultural land use or designation.

General Plan Policy 2.2.1.2 (Adopted Plan) recognizes areas in the County for which specific land use plans have been adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each plan. The BLHSP is an Adopted Plan that contains a specific policy involving school use. In order to determine consistency with the General Plan, the request for findings of consistency is subject to the specific plan policies discussed below:

Table 2. Bass Lake Hills Specific Plan Consistency Determination

Specific Plan Policy	Policy Description	Consistency Determination
9.1.7 (Land Dedications and Encumbrances)	This section describes various mechanisms employed by the Plan to acquire land for public use. All land dedicated to a public entity will be maintained by that entity. The school site reservation will be shown on the affected tentative subdivision maps and will be reserved for the applicable school district in conjunction with the subdivision approval process. The site will be purchased by the area-wide community facilities financing district or other public financing district.	Consistent. The RUSD will be the responsible agency in ensuring that the subject properties are appropriately reserved for its future facility. In accordance with the BLHSP, the anticipated density assigned to these properties may be transferred to other properties with similar land use designations within the plan area in order to implement and achieve the development goals and policies of the BLHSP. There would be no negative impact to the circulation, water, sewer, or other infrastructure contemplated in the BLHSP.

CONCLUSION

Based on the above analysis, the proposed location of a new K-8 School within the Rescue Union School District is found to be consistent with the applicable policies of the El Dorado County General Plan and the Bass Lake Hills Specific Plan.

EXHIBITS

- Exhibit ALocation Map
- Exhibit BAssessor's Parcel Map
- Exhibit CBass Lake Hills Specific Plan
- Exhibit DSchool Districts
- Exhibit E.....Findings of Consistency Request Letter; September 29, 2015