

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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## MEMORANDUM

**DATE:** April 28, 2010 Agenda of: May 27, 2010  
**TO:** Planning Commission Item #: 4.c  
**FROM:** Mel Pabalinas, Senior Planner  
**SUBJECT:** **GOV 10-0003: Finding of General Plan Consistency per Government Code Section 65402(a)/Rescue Union School District School Site Acquisition**

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**APPLICANT:** Rescue Union School District

**AGENT:** Bill Wright

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

**LOCATION:** The affected properties are located at the northeast corner of Serrano Parkway and Bass Lake Road in the El Dorado Hills area; Supervisorial District I (Exhibit A)

**APNs:** 123-370-01 and 123-280-10 (Exhibit A)

**ACREAGE:** 23.68 acres

## RECOMMENDATION

Planning Services recommends that the Planning Commission find the acquisition of the proposed real property by the Rescue Union School District consistent with applicable policies of the adopted 2004 El Dorado County General Plan and El Dorado Hills Specific Plan.

## BACKGROUND

### El Dorado Hills Specific Plan

The El Dorado Hills Specific Plan (EDHSP) was adopted by the El Dorado County Board of Supervisors on July 18, 1988 (Exhibit B). The EDHSP was designed to be consistent with and a

refinement of the El Dorado Hills Salmon Falls Area Plan and provides comprehensive policies for the development of a Master Planned Community encompassing within approximately 4,000 acres of the property. The identified land uses vary from High Density Residential, Commercial, Open Space and school. The EDHSP officially authorized the creation of 6,160 dwelling units. At this time, Serrano, LLC, the master developer, projects approximately 4,950 dwelling units would be developed at buildout (Exhibit C).

The EDHSP identified five potential school sites within the plan area. As shown in Exhibit D, these sites, which are labeled S-1 through S-5, falls within either the Buckeye Union School District or Rescue Union School District. Depending on the location and identified needs by the districts, these facilities operate elementary through high school. Over the years, some of the sites have been relocated and constructed at different locations within the plan area (Exhibit C).

### School Site S-1 and Development in Village J

The subject site in consideration, designated as S-1, is located within Village J at the easterly end of the plan within the vicinity of Bass Lake. This site is in the Rescue Union School District boundary and is surrounded by existing residential uses and planned commercial land in Village J with Bass Lake Road serving as the primary road.

During the inception of the EDHSP, specific areas of Village J along the area of Bass Lake Road adjacent to the lake were affected by changes to the alignment of this road. In particular, as part of the Bass Lake Road Study Area, the reconfiguration and relocation of Bass Lake Road near its intersection with Country Club Drive (now known as Serrano Parkway) as it approaches Bass Lake was approved in October 1992 (Exhibit E). As a result of this re-alignment, the land uses of properties within the EDHSP in the areas along the southern portion of Bass Lake shifted to the west. Specifically, the original location for the S-1 school site southwest of Bass Lake was relocated to an area northwest of Bass Lake Road and Serrano Parkway identified as Lot H of Village J2/J3 measuring 23 acres. The “shifting of land uses” and corresponding zone designations resulted in its current land configuration depicted in Exhibit F.

The past several years the District has been coordinating with Serrano, LLC in identifying a school site in the Bass Lake Area consistent with EDHSP. In June 2008, the District submitted a request for a finding of consistency for its S-1 school, Sienna Ridge, at a different location in the Village J area. As shown in Exhibit F, this site is located immediately south of Bass Lake on an 18-acre portion of properties identified as APN 123-040-07 and -09. On July 24, 2008, the Planning Commission considered the request and determined the proposed acquisition of the identified site to be consistent with the General Plan.

In July 2008, Serrano, LLC submitted two clustered residential subdivision applications in the Village J area that are encompassed in two preliminary alternatives with two different locations of the school. Alternative 1 reflects an application identified Serrano Village J5/J6 filed under Tentative Map TM08-1479 was for a 204-lot development affecting the properties APN 123-040-07 and -09. This alternative depicts the school and park located northeast of Bass Lake Road and Serrano Parkway that does not match the proposed layout with this current request. Alternative 2 reflects an application for an 83-lot subdivision affecting properties APN's 123-370-01, 123-370-03, and 123-280-10 in Lot H of Village J2/J3 as referenced above (Exhibit G). This alternative would place the school south of Bass Lake consistent with the Sienna Ridge School site.

The Serrano Village J5/J6 application was considered by the Planning Commission on March 11, 2010 and was subsequently approved by the Board of Supervisors on April 13, 2010. The development application for Lot H of Village J2/J3 remains in process.

Current Finding of Consistency Request

On March 24, 2010, the District submitted a request for finding of consistency of acquisition of a portion of APN 123-370-01 and APN 123-280-10 as potential site for its K-8 school. Based on the submitted preliminary design, the school facility would encompass approximately 11.18 acre of the affected properties that includes classroom buildings, gymnasium and outdoor court area (Exhibit H). The site would have three points of access along Serrano Parkway. The remaining 12.5 acres bordering the school site to the north would be designated as a park that would be operated by El Dorado Hills Community Services District (CSD).

**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 for consistency with the General Plan, and a determination as to this consistency must be made (Exhibit I). For El Dorado County, this agency is the Planning Commission. Staff has analyzed the proposed acquisition for General Plan and Specific Plan consistency and provides a summary in Tables 1 and 2 below.

**Table 1. General Plan Consistency Determination**

<b>General Plan Policy</b>	<b>Policy Description</b>	<b>Consistency Determination</b>
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 residential developments in Serrano, as contemplated in the EDHSP.
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.
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	Consistent. The proposed site is in close proximity to numerous existing

	which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.	and proposed employment centers and residential neighborhoods. Additionally, the master planned community provides for alternative means of circulation via pedestrian sidewalks, trails and bicycle paths that would further reduce automobile dependency.
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 master planned development. 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 EDHSP is an Adopted Plan that contains specific policies involving school use. In order to determine consistency with the General Plan, the request for findings of consistency is subject to the following specific plan policies discussed below.

**Table 2. El Dorado Hills Specific Plan Consistency Determination**

<b>Specific Plan Policy</b>	<b>Policy Description</b>	<b>Consistency Determination</b>
1.4.6.1		
Subsection 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.	Consistent. Given its location, the proposed school site would conveniently serve residents within the plan area as well as residents outside of the plan area.
Subsection B	Schools shall be linked to the pedestrian trail and bicycle path systems.	Consistent. The master planned community includes a network of existing and future pedestrian circulation facilities including sidewalk, trails, and bicycle paths.

		These facilities would provide connectivity to the school.
Subsection 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.	Consistent. As proposed and shown in Exhibit H, the proposed school is adjacent to a proposed 12.5-acre public park. Also, there are open space areas currently existing within Serrano that can be accessed via trail and pathways within the master planned development.
Subsection 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.	As described above, this proposed site is within the general location of the original S-1 school site. If considered, construction of the school site would be subject to applicable standards and mitigation measures identified in the EDHSP Environmental Impact Report (EIR). The District is also conducting a separate environmental analysis per the CEQA guidelines. Mitigation Measures from the Negative Declaration would be implemented by the District to reduce any potentially significant impacts to less than significant.

**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 El Dorado Hills Specific Plan.

**EXHIBITS**

- Exhibit A .....Location Map/Assessor’s Parcel Map
- Exhibit B .....EDHSP Land Use Map
- Exhibit C .....Serrano Map
- Exhibit D .....EDHSP-School Sites
- Exhibit E.....Bass Lake Road Re-Alignment
- Exhibit F.....Sienna Ridge and Current School Site
- Exhibit G .....Serrano Village J Development Alternatives
- Exhibit H .....Proposed School Site Layout and Request Letter
- Exhibit I.....Government Code Section 65402(a)