



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 7 May 17, 2018

**SUBJECT:** General Plan Conformity Application – Sanger Unified School District Proposed Fairmont Elementary School Agriculture Farm Project

Develop an Elementary School Agriculture Farm with related structures on two (2) acres of District-owned property in the R-R (Rural Residential) Zone District.

**LOCATION:** The proposed site is located on the west side of N. Greenwood Avenue between Shields and Cortland Avenues, 3095 N. Cortland Avenue, approximately four miles north of the nearest city limits of the City of Sanger (SUP. DIST. 5) (APN 309-410-29).

**OWNER:** Sanger Unified School District  
**APPLICANT:** Brad Pawlowski

**STAFF CONTACT:** Marianne Mollring, Senior Planner  
(559) 600-4569

Chris Motta, Principal Planner  
(559) 600-4227

### RECOMMENDATION:

- Determine that the proposed site acquisition is in conformance with the County General Plan and its policies; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Location Map
2. Existing Zoning Map
3. Existing Land Use Map
4. Plans for Proposed Elementary School Agriculture Farm
5. Applicant’s Letter of Request for General Plan Conformity and Operational Statement

**ZONING AND LAND USE DESIGNATIONS:**

Criteria	Designation
General Plan Designation	Northeast Rural Residential in the Fresno County General Plan
Zoning	R-R (Rural Residential)

**SITE AND SURROUNDING PROPERTY CHARACTERISTICS:**

Criteria	Existing	Proposed
Parcel Size	2.0 acres	The parcel will be developed as an Elementary School Agriculture Farm
Project Site	Vacant land	Elementary School Agriculture Farm
Nearest Residence	Adjacent to proposed site on the north side of Cortland Avenue	N/A
Surrounding Development	Single-family residential, elementary school, and agricultural consisting of field crops	The parcel will be developed as an Elementary School Agriculture Farm

**SURROUNDING PROPERTIES:**

Surrounding Parcels			
	Size:	Use:	Zoning:
North:	2.0-acre parcel	Single-family residential	R-R
South:	10.30-acre parcel	Sanger Unified School District Elementary School (Fairmont)	R-R

East:	4.12-acre parcel	Single-family residential	R-R
West:	2.0-acre parcel	Single-family residential	R-R

**PROCEDURAL CONSIDERATIONS/BACKGROUND INFORMATION:**

Public Resources Code Section 21151.2 requires a school district to notify the local Planning Agency having jurisdiction of its intention to acquire title to property for use as a school site. The Code requires the Planning Agency to investigate and evaluate the proposed acquisition and submit a written report of the investigation, together with recommendations to the Governing Board of the school district within thirty (30) days of the request. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the Governing Board of the school district shall not acquire title to the property until thirty (30) days after the Commission’s report has been received.

Similarly, State Government Code Section 65402 requires a school district, prior to authorizing construction of a public building, disposing of any real property, or acquiring property, to submit the location, purpose, and extent of such acquisition, disposition, or public building to the Planning Agency having jurisdiction for its review as to conformity with the local General Plan. Section 65402 further states that the Planning Agency shall render its report as to conformity with said adopted General Plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

Staff notes that school sites are exempt from the County’s Zoning Code per State Government Code.

On April 6, 2018 the Sanger Unified School District (District) submitted an application for determination of General Plan Conformity on an approximately 2.0-acre site for the purpose of establishing a new elementary school agriculture farm with related structures. The Applicant’s representative provided a letter describing this request and acknowledged that through an unintentional oversight, the District did not notify the County of their intent to acquire the property under Public Resources Code Section 21151.2. The District wishes to rectify that oversight by requesting a General Plan Conformity finding of the school development action under State Government Code Section 65402. The letter requesting a General Plan Conformity determination and a copy of the operational statement for the Agricultural School are attached as Exhibit 5.

The proposed school site would be rectangular and located in an area with mixed rural residential and agricultural uses, approximately 3.6 miles east of the City of Clovis and 4.0 miles north of the City of Sanger. The site is not located within a municipal sphere of influence.

The District has stated that the new site and Agriculture Farm education facility is necessary to provide agriculture-related education, programming, and activities for students in the District. The facility would be in operation during the District’s regular instructional calendar and may host special events and classes during evenings, on weekends, and during the summer recess. The Agriculture Farm will be considered part of the Fairmont Elementary School campus once the project is constructed. The activities planned for the facility include classroom instruction related to agriculture, cultivation of plants, rearing of livestock, farmer’s market, and occasional special events related to agriculture.

Adopted Public Land Use Policy: The proposed two-acre expansion area is designated in the General Plan as Northeast Rural Residential. Although this designation is intended for residential development on large lots and limited agricultural uses related to production of food and fiber, this designation provides other agricultural and non-agricultural uses as well. Consistent with this land use designation, the subject two-acre area is zoned RR (Rural Residential), which allows for supportive residential services such as schools and supporting facilities.

The Fresno County General Plan designates E. Shields Avenue as a Collector and N. Greenwood Avenue as a Local road. Currently, both streets are two-lane County roads. The Agricultural school site addition will not have street frontage on Shields Avenue, but will have street frontage on Greenwood Avenue.

**ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:**

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
Policy LU-G.1: Cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence; they are responsible for urban development and the provision of urban services within those Spheres.	The proposed site is not within a city sphere of influence.
Policy PF-I.1: County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with Land Use Policies in the General Plan.	The District is augmenting its curriculum with the addition of an educational agriculture farm.
Policy PF-I.6: Discourages the siting of schools in agricultural areas due to the growth-inducing potential of these facilities and conflicts with farming practices.	The site is in a rural residential zone district.
Policy PF-I.7: County shall include schools among those public facilities and services considered an essential part of development; County shall work with residential developers and school districts to ensure needed school facilities are available to serve development.	The District has submitted the GPC Application as part of the site acquisition and development of an elementary school educational agriculture farm; analysis of this request has taken into consideration anticipated land uses based on the County General Plan policies that address rural residential development.

**GENERAL PLAN POLICY CONSIDERATIONS:**

The proposed elementary school agriculture farm site and immediate surrounding area are designated for rural residential land uses.

A fundamental policy directive of the County’s General Plan is to direct urban growth to the cities and unincorporated communities. County General Plan Policy LU-G.1, related to city

fringe areas, states that cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence, and they are responsible for urban development and the provision of urban services within those Spheres. The proposed educational facility is not within a municipal sphere of influence.

As previously mentioned, the subject area is zoned for rural residential land uses (R-R). Current zoning in this area is illustrated in Exhibit 2.

General Policy PF-I.6 discourages the siting of schools in agricultural areas due to the growth-inducing potential of these facilities and conflicts with farming practices. In this case, the educational agriculture farm will be sited in the Rural Residential Zone District and will complement agriculture with its educational programming.

Fresno County General Plan Policy PF-I.1, related to the locating of school facilities, states that the County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with Land Use Policies in the General Plan. Policy PF-I.7 states that the County shall include schools among those public facilities and services that are considered an essential part of the development service facilities that should be in place as development occurs, and shall work with residential developers and school districts to ensure that needed school facilities are available to serve new residential development. This proposal is consistent with this policy.

**OTHER CONSIDERATIONS:**

The proposed school site is not subject to an Agricultural Land Conservation Contract under the provisions of the Williamson Act, nor is the site within the vicinity of a public or private-use airport. Thus, the proposed site is not in conflict with these provisions and land uses.

**REVIEWING AGENCY/DEPARTMENT COMMENTS:**

Staff received comments from the following agencies/departments. The comments did not express any concerns regarding General Plan conformity.

Policy Planning Unit of the Development Services and Capital Projects Division; Water and Natural Resources Division of the Department of Public Works and Planning; and Fresno County Fire Protection District.

**CONCLUSION:**

Based on the analysis, County staff can find the proposed elementary school agriculture farm project consistent with the County General Plan.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Finding of Consistency)

- Find that the proposed site development is in conformance with the County General Plan and its policies relating to the siting of schools; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Finding of Non-Consistency)

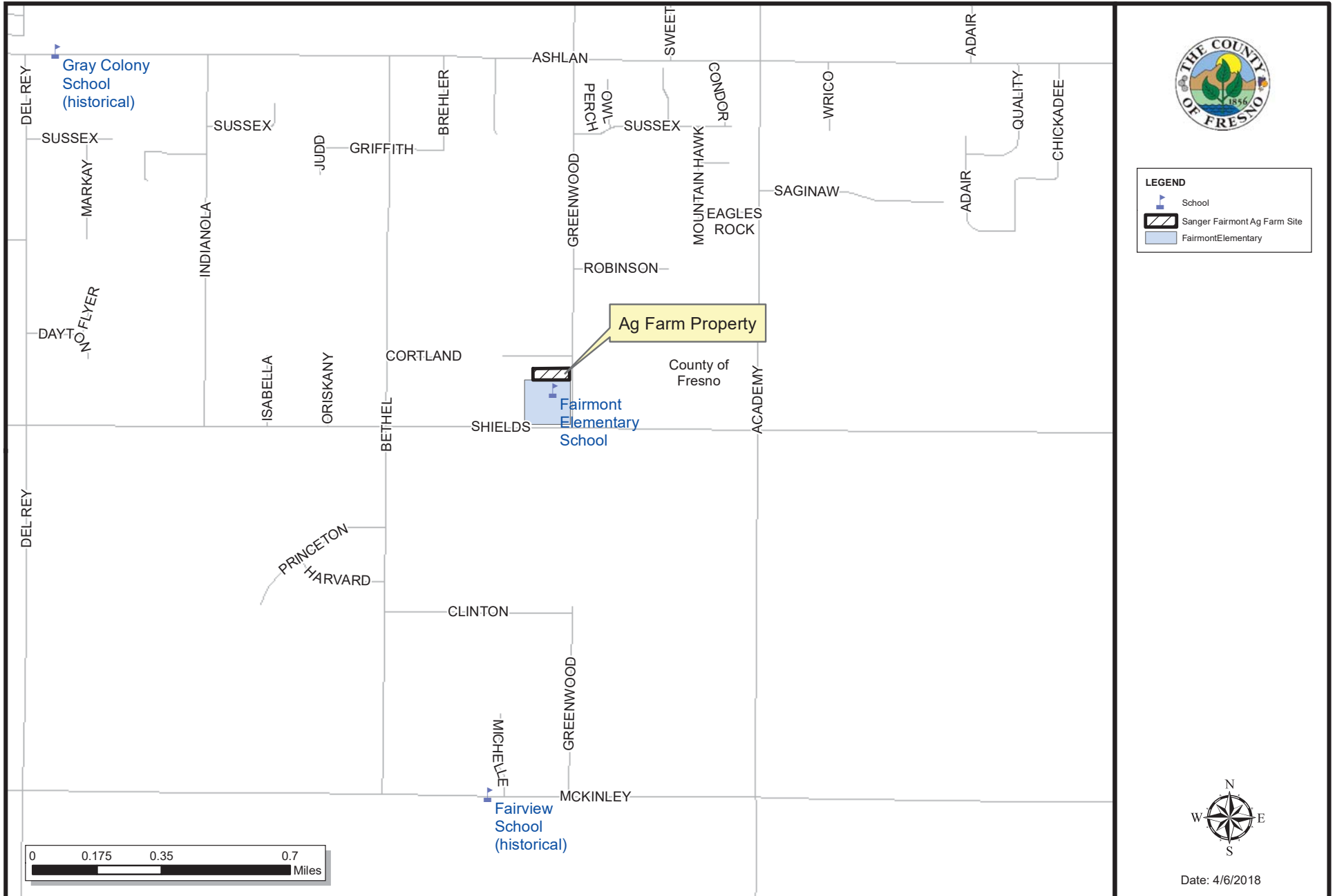
- Move to determine that the proposed site development does not conform to the County General Plan (state the basis for not making the General Consistency Finding); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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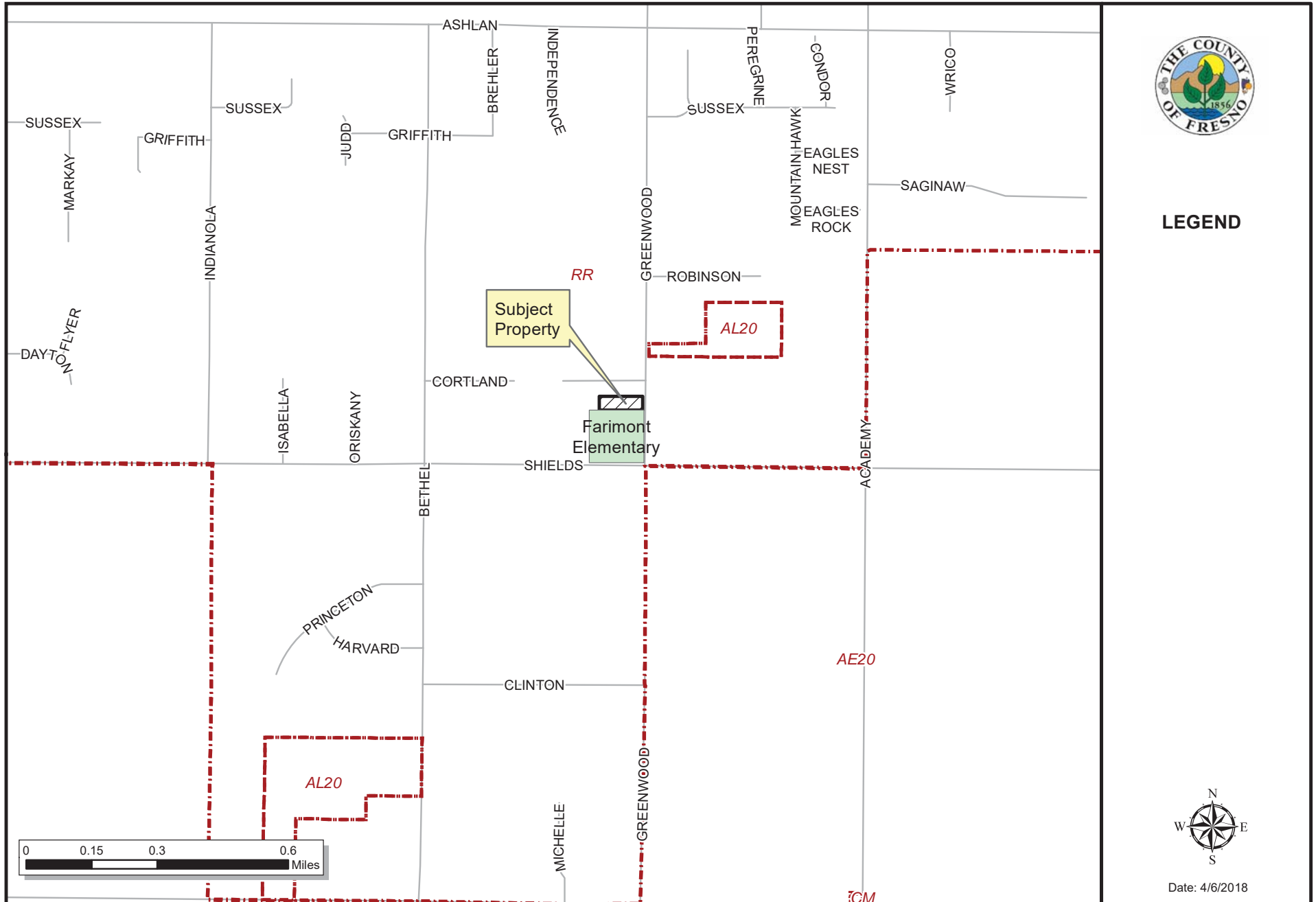
# LOCATION MAP

## GPC Sanger Unified Fairmont Elementary Ag Farm



# EXISTING ZONING

## GPC Sanger Unified Fairmont Elementary School Ag Farm



### LEGEND

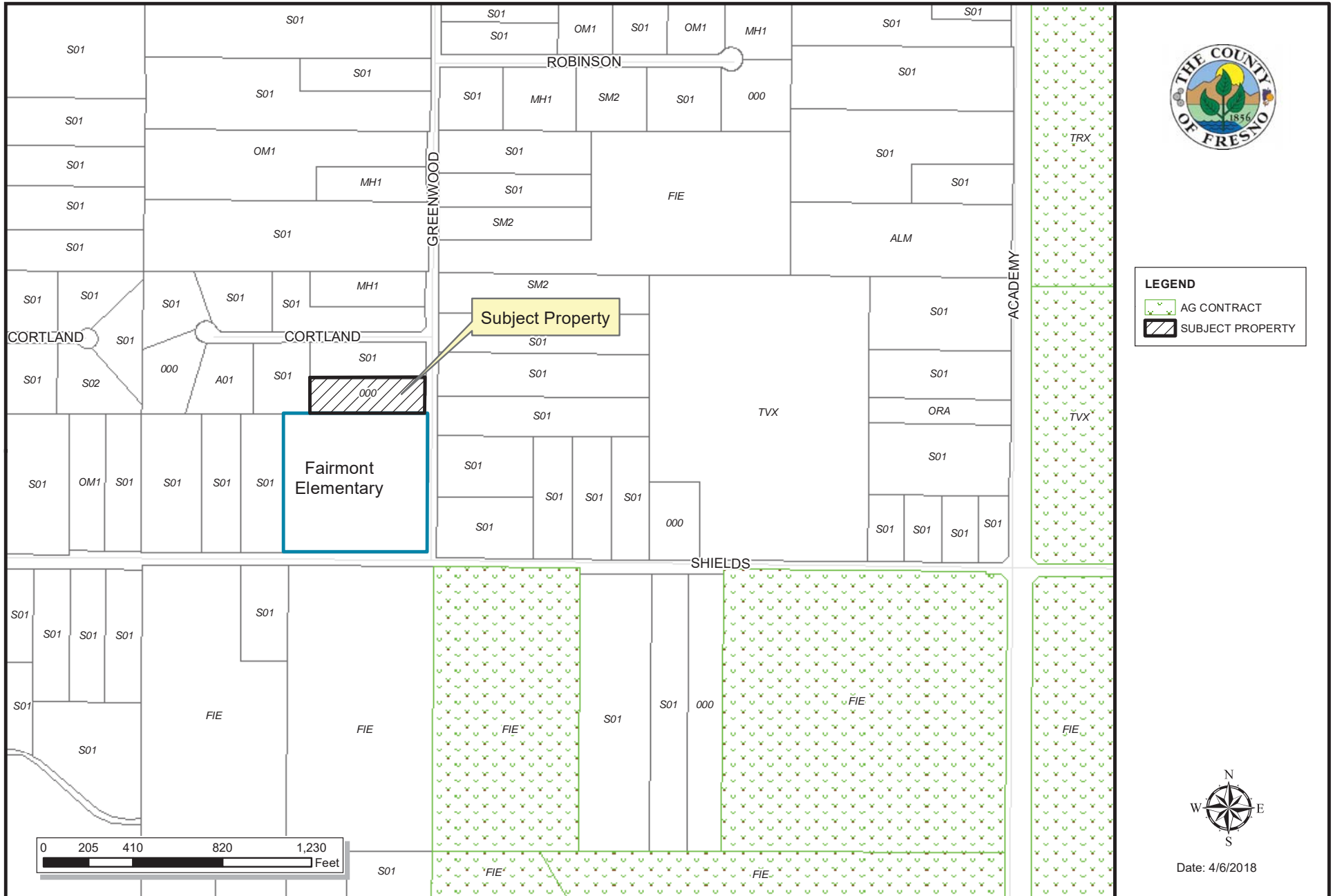


Date: 4/6/2018
















# EXISTING LAND USE MAP

## GPC Sanger Unified Fairmont Elementary School Ag Farm



1/20/2018 10:50 AM  
 C:\Users\pjohnson\Documents\17107\_Fairmont\4 Fairmont\4 Fairmont\17107\_06.dwg

- SYMBOLS**
-  Existing Asphalt Concrete Pavement
  -  PAVEMENT, Typical Paving Section, 2 1/2" Asphalt Concrete over 8" Aggregate Base over 12" 8% Compacted Fill
  -  CAST-IN-PLACE CONCRETE, 4" Concrete With over 6" 8% Compacted Fill
  -  Limits of Decomposed Granite
  -  Limits of Heavy Decomposed Granite
  -  Limits of Dirt
  -  Limits of Pavers
  -  Building Outline
  -  Property Line
  -  CHAIN LINK Fence
  -  Existing
  -  Existing Chain Link Fence
  -  New Ag Facility

THE SIGNATURES BELOW REFLECT THE ACCEPTANCE OF THE INFORMATION SHOWN ON THIS DRAWING FOR THE COMPLETION OF THE SCHEMATIC DESIGN PHASE AND TO ALLOW WORK ON THE CONSTRUCTION DOCUMENTS TO PROCEED.

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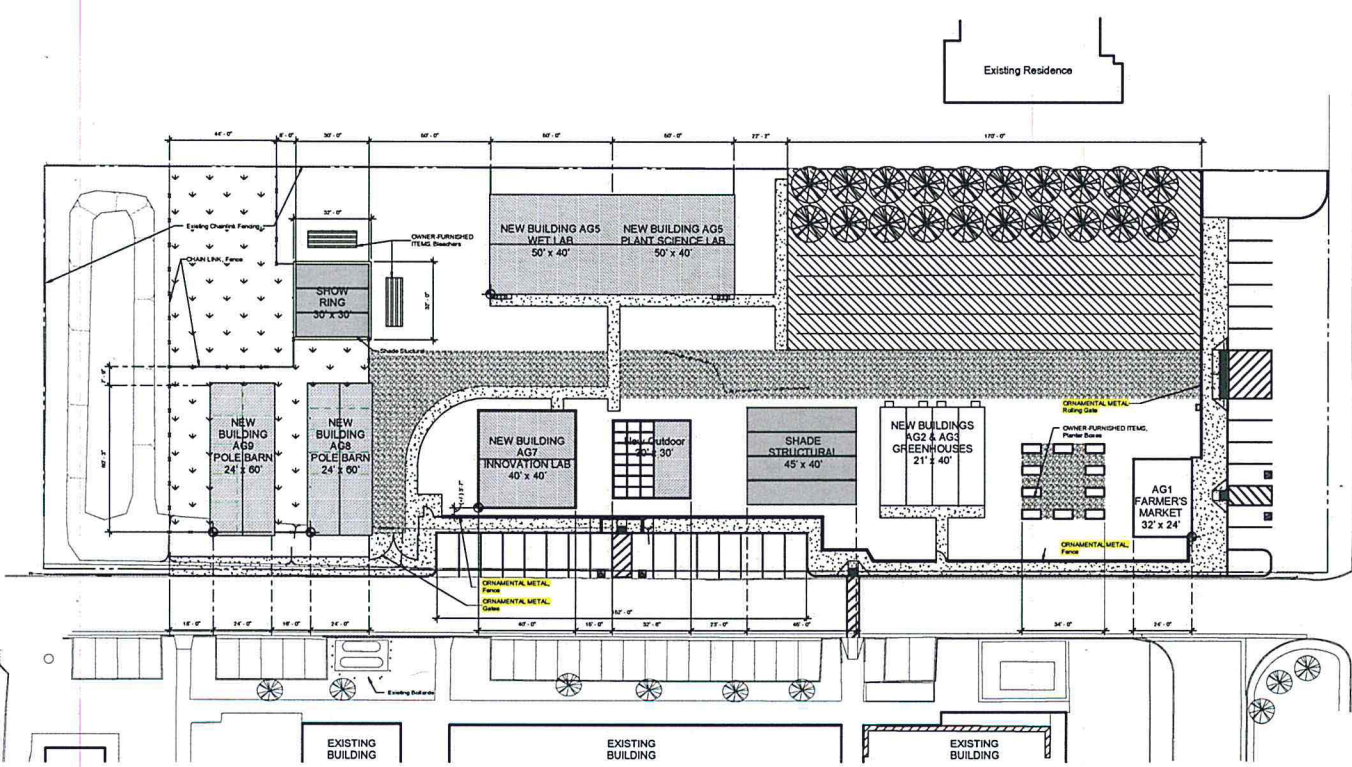
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**SCHEMATIC DESIGN**

**Sanger Unified School District**  
**Fairmont Elementary Ag Farm**  
 3095 N. Greenwood Ave, Sanger CA

Phase	Project
Approved	Project Number: 17107
Reviewed	Date: 12/06/2017
	Copyright © 2017 Darden Architects
	_06
	Sheet of _____

REVIEWED BY: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_  
 DATE: \_\_\_\_\_



1 Site  
1" = 30'

**EXHIBIT 4**

**GENERAL INFORMATION**

G101 REGULATORY SITE PLAN  
 G200 COVER SHEET  
 G300-A COVER SHEET  
 G102 REGULATORY FLOOR PLAN

**SITE DEVELOPMENT**

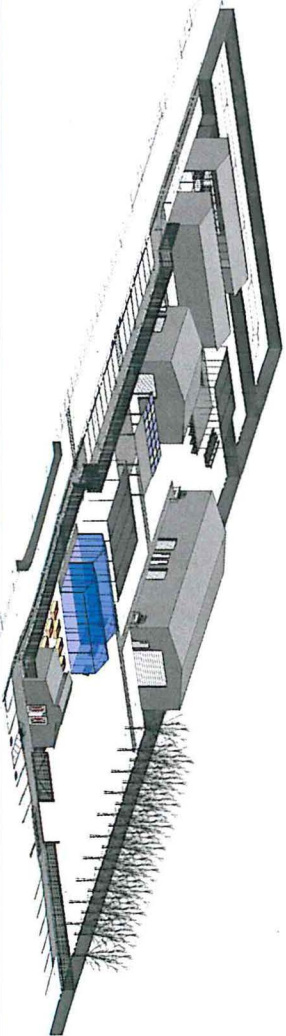
SDA101 OVERALL SITE PLAN

**TYPICAL INFORMATION**

X1A101 Spacing Schedule  
 X1A101 WALL ASSEMBLIES  
 X1A201 INTERIOR FINISH SCHEDULE  
 X1A301 MECHANICAL SCHEDULE  
 X1A401 OPENING SCHEDULES  
 X1A402 Opening Schedule - Frame Elevations  
 X1A501 EXTERIOR DETAILS  
 X1A601 INTERIOR DETAILS  
 X1A602 INTERIOR DETAILS

**BUILDING A**

A1A101 FLOOR PLAN  
 A1A201 REFERENCED CEILING PLAN  
 A1A301 EXTERIOR ELEVATIONS  
 A1A401 WALL SECTIONS  
 A1A501 INTERIOR ELEVATIONS



**darden architects, inc.**  
 ARCHITECTURE • PLANNING • INTERIORS

**VICINITY MAP**

As part of the project, the Applicant has prepared and submitted applicable codes and standards. The Applicant has provided a vicinity map showing the project location relative to the surrounding area. The map includes the project location, the project boundaries, and the surrounding streets and landmarks. The map is provided for informational purposes only and does not constitute a guarantee of accuracy or completeness. The Applicant is responsible for obtaining all necessary permits and approvals for the project.

**APPLICABLE CODES**

- 2017 California Building Code (CBC) Part 1, Title 24, Chapter 1
- 2017 California Building Code (CBC) Part 2, Title 24, Chapter 2
- 2017 California Building Code (CBC) Part 3, Title 24, Chapter 3
- 2017 California Building Code (CBC) Part 4, Title 24, Chapter 4
- 2017 California Building Code (CBC) Part 5, Title 24, Chapter 5
- 2017 California Building Code (CBC) Part 6, Title 24, Chapter 6
- 2017 California Building Code (CBC) Part 7, Title 24, Chapter 7
- 2017 California Building Code (CBC) Part 8, Title 24, Chapter 8
- 2017 California Building Code (CBC) Part 9, Title 24, Chapter 9
- 2017 California Building Code (CBC) Part 10, Title 24, Chapter 10
- 2017 California Building Code (CBC) Part 11, Title 24, Chapter 11
- 2017 California Building Code (CBC) Part 12, Title 24, Chapter 12
- 2017 California Building Code (CBC) Part 13, Title 24, Chapter 13
- 2017 California Building Code (CBC) Part 14, Title 24, Chapter 14
- 2017 California Building Code (CBC) Part 15, Title 24, Chapter 15
- 2017 California Building Code (CBC) Part 16, Title 24, Chapter 16
- 2017 California Building Code (CBC) Part 17, Title 24, Chapter 17
- 2017 California Building Code (CBC) Part 18, Title 24, Chapter 18
- 2017 California Building Code (CBC) Part 19, Title 24, Chapter 19
- 2017 California Building Code (CBC) Part 20, Title 24, Chapter 20
- 2017 California Building Code (CBC) Part 21, Title 24, Chapter 21
- 2017 California Building Code (CBC) Part 22, Title 24, Chapter 22
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- 2017 California Building Code (CBC) Part 25, Title 24, Chapter 25
- 2017 California Building Code (CBC) Part 26, Title 24, Chapter 26
- 2017 California Building Code (CBC) Part 27, Title 24, Chapter 27
- 2017 California Building Code (CBC) Part 28, Title 24, Chapter 28
- 2017 California Building Code (CBC) Part 29, Title 24, Chapter 29
- 2017 California Building Code (CBC) Part 30, Title 24, Chapter 30
- 2017 California Building Code (CBC) Part 31, Title 24, Chapter 31
- 2017 California Building Code (CBC) Part 32, Title 24, Chapter 32
- 2017 California Building Code (CBC) Part 33, Title 24, Chapter 33
- 2017 California Building Code (CBC) Part 34, Title 24, Chapter 34
- 2017 California Building Code (CBC) Part 35, Title 24, Chapter 35
- 2017 California Building Code (CBC) Part 36, Title 24, Chapter 36
- 2017 California Building Code (CBC) Part 37, Title 24, Chapter 37
- 2017 California Building Code (CBC) Part 38, Title 24, Chapter 38
- 2017 California Building Code (CBC) Part 39, Title 24, Chapter 39
- 2017 California Building Code (CBC) Part 40, Title 24, Chapter 40
- 2017 California Building Code (CBC) Part 41, Title 24, Chapter 41
- 2017 California Building Code (CBC) Part 42, Title 24, Chapter 42
- 2017 California Building Code (CBC) Part 43, Title 24, Chapter 43
- 2017 California Building Code (CBC) Part 44, Title 24, Chapter 44
- 2017 California Building Code (CBC) Part 45, Title 24, Chapter 45
- 2017 California Building Code (CBC) Part 46, Title 24, Chapter 46
- 2017 California Building Code (CBC) Part 47, Title 24, Chapter 47
- 2017 California Building Code (CBC) Part 48, Title 24, Chapter 48
- 2017 California Building Code (CBC) Part 49, Title 24, Chapter 49
- 2017 California Building Code (CBC) Part 50, Title 24, Chapter 50

**DEFERRED APPROVAL**

DESCRIPTION OF DEFERRED ITEM
NONE

**GENERAL NOTES**

1. The Applicant shall be responsible for the preparation and submission of all required permits and approvals. The Applicant shall be responsible for obtaining all necessary permits and approvals for the project. The Applicant shall be responsible for providing all required information and documentation for the project. The Applicant shall be responsible for ensuring that all work is completed in accordance with the applicable codes and standards. The Applicant shall be responsible for providing all required information and documentation for the project. The Applicant shall be responsible for ensuring that all work is completed in accordance with the applicable codes and standards.

**AGENCY APPROVALS**

**ARCHITECTURAL**  
 Darden Architects, Inc.  
 8750 N. West Avenue  
 Fresno, CA 93711  
 T (559) 448-8444 F (559) 448-1765

**STRUCTURAL**  
 Brooks Ransom Associates  
 7415 N. Palm Ave Ste 100  
 Fresno, CA 93711  
 T (559) 449-8444  
 F (559) 449-8404

**MECHANICAL**  
 Lawrence Nye Carlson Associates  
 7491 N. Ramington Ave., Suite 101  
 Fresno, CA 93711  
 T (559) 431-0101  
 F (559) 431-1362

**ELECTRICAL**  
 Hardin Davidson Engineering  
 356 Pollasky Ave, Suite 200  
 Clovis, CA 93240  
 T (559) 323-4995  
 F (559) 323-4928

**Fairmont Elementary Ag Farm**  
**Sanger Unified School District**  
 3095 N. Greenwood Ave, Sanger CA

Darden Project Number: 17107  
 DSA Application No. DSA App DSA File No. DSA File



**G000**

Scale: \_\_\_\_\_

# ODELL Planning Research, Inc.

Environmental Planning • School Facility Planning • Demographics

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April 24, 2018

Marianne Mollring, Senior Planner  
Fresno County Department of Public Works and Planning  
2220 Tulare Street, Suite A  
Fresno, CA 93721

Subject: Request for General Plan Conformity Review (GPC) for Proposed Fairmont Elementary School  
Agricultural Education Facility

Dear Ms. Mollring:

Odell Planning & Research, Inc. is assisting the Sanger Unified School District in obtaining California Department of Education (CDE) site approval for a proposed agricultural educational facility at Fairmont Elementary School. Per your request, this letter addresses the timing of the subject GPC application as well as why a GPC application was not previously filed by the District prior to its acquisition of the property.

In 2017, the District acquired a 2.0-acre parcel of land adjacent to the Fairmont Elementary School campus with the intent to use the property as an agricultural education site. Public Resources Code section 21151.2 requires a school district to provide notice to the planning commission having jurisdiction of a proposed land acquisition for a school site or an addition to a school site (Fresno County, in this case). Due to an unintentional oversight, however, notification did not occur at that time.

California Government Code section 65402(c) also requires planning agency review of a proposed property acquisition by a local agency, as well as when a local agency seeks to construct or authorize a public building or structure. Since the District now has more information regarding the design and operation of the proposed facility (such as a site plan and elevations), which did not exist as the time the property was acquired and would presumably provide for a more meaningful review by the County, this was thought to be an appropriate time to submit for and undergo a GPC review. Additionally, an Operational Statement for the project is included as an attachment to this letter, which the District hopes will assist in the County's analysis of the project.

The District looks forward to the opportunity to collaborate with the County on this project. Please let me know if you have any additional questions regarding the project.

Sincerely,

Daniel Brannick  
Associate Planner

Attachment

## **Operational Statement for Proposed Fairmont School Agricultural Education Facility**

### **Background:**

Sanger Unified School District is proposing to develop the Fairmont School Agricultural Education Facility to provide agriculture-related educational facilities, programming, and activities for students in the District.

### **Location:**

The site of the proposed agricultural educational facility is a 2.0-acre vacant parcel located on the west side of N. Greenwood Avenue between Cortland Avenue and Shields Avenue in an unincorporated area of Fresno County (Assessor's Parcel Number 309-410-29). The project site is located immediately north of the existing Fairmont Elementary School campus, is owned by the District and will be considered as part of the Fairmont Campus once the project is constructed.

### **Proposed Facilities and Operational Details:**

The number and types of facilities proposed for the project include:

- One 100' x 40' lab building (includes two separate 50' x 40' labs)
- One 40' x 40' lab building
- One 32' x 24' farmers' market building
- Two 21' x 40' greenhouses
- Two 24' x 60' pole barns
- One 45' x 40' shade structure
- One 30' x 30' shade structure
- One 30' x 30' show ring
- Area for planter boxes
- Area for pasture
- Area for row crops

Additionally, parking areas and ornamental metal fencing would be added along the south and east sides of the parcel, and the westernmost portion of the parcel would be used as a drainage area.

Activities planned to take place at the facility include: classroom instruction related to agriculture, cultivation of plants and produce, rearing of livestock and poultry, farmers' market activities, and occasional special events related to agriculture.

The facility would generally be in operation during the District's regular instructional calendar, which includes weekdays from early August to early June. The facility may host special events and classes during evenings, on weekends, and during the summer recess.