



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 June 27, 2019

SUBJECT: General Plan Conformity Application – Sanger Unified School District
Proposed Elementary School

Acquire approximately 17.93 acres of property for a new elementary school site (with related facilities) in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The proposed site is located on the west side of South Temperance Avenue, approximately 700 feet north of East Church Avenue, in the City of Fresno Sphere of Influence (1261 and 1345 S. Temperance) (SUP. DIST. 5) (APN 316-160-46 and -72).

OWNERS: Rick and Carmen Thompson
Thomas and Jana Bailey
Etta Lou Heilman, Trustee

APPLICANT: Sanger Unified School District

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 relating to city fringe areas; 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. Roosevelt Community Plan

ZONING AND LAND USE DESIGNATIONS:

Criteria	Designation
General Plan Designation	Reserve medium-density residential in the County-adopted Roosevelt Community Plan
City of Fresno General Plan Designation	Medium-density residential
Zoning	AL-20 (Limited Agricultural, 20-acre minimum parcel size)

SITE AND PROPERTY CHARACTERISTICS:

Criteria	Existing	Proposed
Parcel Size	4.94 acres (APN 316-160-46) 12.99 acres (APN 316-160-72)	An approximately 17.93-acre elementary school site
Project Site	Rural Residential and Vacant Land	Elementary school campus
Nearest Residence	30 feet south of the proposed site	No change
Surrounding Development	Residential subdivisions, vacant land, rural residential development, field crops and orchard	No change

SURROUNDING PROPERTIES:

Surrounding Parcels			
	Size:	Use:	Zoning:
North:	1.84-acre parcel and medium-density residential subdivision	Medium-density residential housing and rural residential house	RS-4 (Fresno City) AL-20 (County)
South:	Eight approximately 2-acre parcels	Rural Residential	AL-20
East:	19.59-acre parcel	Single-family rural residential home and agriculture	AE-20
West:	Medium-density residential subdivision	Medium-density residential	RS-5 (Fresno City)

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 May 23, 2019, the Sanger Unified School District (District) submitted an application for determination of General Plan Conformity on an approximately 17.93-acre site for the purpose of purchasing property for a new elementary school. The proposed site is located on the west side of North Temperance Avenue, approximately 700 feet north of East Church Avenue in the City of Fresno Sphere of Influence. The proposed school site is in an area experiencing urbanization and planned future residential development. The timing for the construction of the school is estimated to be in approximately five to seven years to coincide with planned residential development in the area and funding availability.

The District has stated that the new site is necessary to serve the planned student population growth generated by urban development. The school would be in regular session on weekdays from late August to early June with additional special events and classes during evenings, on weekends, and during the summer recess. The planned grade levels and enrollment would typically serve approximately 700 students in transitional kindergarten through sixth grade. The school would have approximately 45 employees (including administrators, faculty, and support staff), and would have administrative offices, classrooms, a multi-purpose building, and physical education facilities/outdoor play areas.

The City of Fresno's water and sewer systems are proposed to serve the school, and the location and design of the water and sewer facilities would be subject to review and approval by the City of Fresno.

The Fresno Irrigation District (FID) does not own, operate, or maintain any facilities located on the subject properties. The proposed development lies within the City of Fresno Growth Area 1 and is entitled to water under the current City of Fresno Conveyance Agreement.

Adopted Public Land Use Policy: The City of Fresno General Plan designates the proposed school site and adjoining land as medium-density residential. Schools are a permitted use in all single-family residential areas per the Fresno General Plan. The siting of a school at this location is consistent with the City of Fresno General Plan, Goal 8 (Develop Complete Neighborhoods). The

Sanger Unified School District expects the site to be annexed by the City of Fresno at the time of development.

Access: The Fresno General Plan designates Temperance Avenue as a Super Arterial, which is currently a two-lane County-maintained road, and designates Church Avenue as a Collector. The Fresno County General Plan designates Temperance Avenue as an Expressway and Church Avenue as a Collector. The school site will have street frontage on Temperance Avenue, and roads should be constructed to City of Fresno standards at the time of development.

ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:

Relevant Policies:	Consistency/Considerations:
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 school site is within the City of Fresno Sphere of Influence and is designated for medium-density residential development in the City of Fresno General Plan. The project should be referred to the City of Fresno for review and comment.
Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	The proposed site is in an area designated for future urban development by the City of Fresno and is planned to be developed as residential uses. Property to the north and west are new medium-density residential subdivisions. Property to the south is developed as rural residential, and property to the east is rural residential and vacant agricultural land.
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 attempting to accommodate growth projections and neighborhood needs with acquisition of this school site.
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.	It is the intent of Policy PF-I.6 to discourage establishment of school facilities in agricultural areas because school facilities attract urban growth such as new residential developments, which could result in premature annexation of land as well as adversely affecting the surrounding farming operations. It is acknowledged that the proposed site is in an area designated for future urban development by the City of Fresno.

Relevant Policies:	Consistency/Considerations:
<p>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.</p>	<p>The District has submitted the General Plan Conformity Application as part of the early process of site acquisition for development of an elementary school; analysis of this request has taken into consideration not solely existing land use patterns in the site's vicinity, but anticipated land uses based on City and County General Plan policies that address urban fringe areas.</p>
<p>Policy HS-E.2: The County shall ensure that new development, including public infrastructure projects, does not create safety hazards such as glare from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.</p>	<p>The proposed project is the purchase of approximately 17.93 acres of land for the development of an elementary school. An elementary school is not expected to create glare, smoke, electrical interference, or have hazardous chemicals or fuel storage on site.</p>

GENERAL PLAN POLICY CONSIDERATIONS:

The proposed school site and immediate surrounding area are within the City of Fresno's Sphere of Influence and are designated for medium-density residential land use. The site is also within the County-adopted Roosevelt Community Plan. The land use element of this community plan is consistent with the land use element of the Fresno County General Plan and subject to countywide goals, objectives, and standards.

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 City of Fresno has not started annexation of this site and did not comment on the proposed school site.

As previously mentioned, the subject area is zoned for limited agricultural land uses (AL-20). 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, however, the area is within the City of Fresno Sphere of Influence and planned for medium-density single-family residential neighborhoods. The County-adopted Roosevelt Community Plan designates the site as Urban Reserve – Medium-Density Residential. The subject school is being located at this site to accommodate planned student growth in the area.

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. Thus, the proposed site is not in conflict with related provisions and land uses.

REVIEWING AGENCY/DEPARTMENT COMMENTS:

Staff received comments from the following departments/agencies: Building and Safety Section, Road Maintenance and Operations Division, Policy Planning Unit, and Design Division of the Fresno County Department of Public Works and Planning; Joaquin Valley Air Pollution Control District; Fresno Irrigation District; and Fresno County Fire Protection District. The comments did not express any concerns regarding General Plan conformity.

CONCLUSION:

County staff can find the proposed elementary school site consistent with General Plan policy, based on analysis provided in this report.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Finding of Consistency)

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

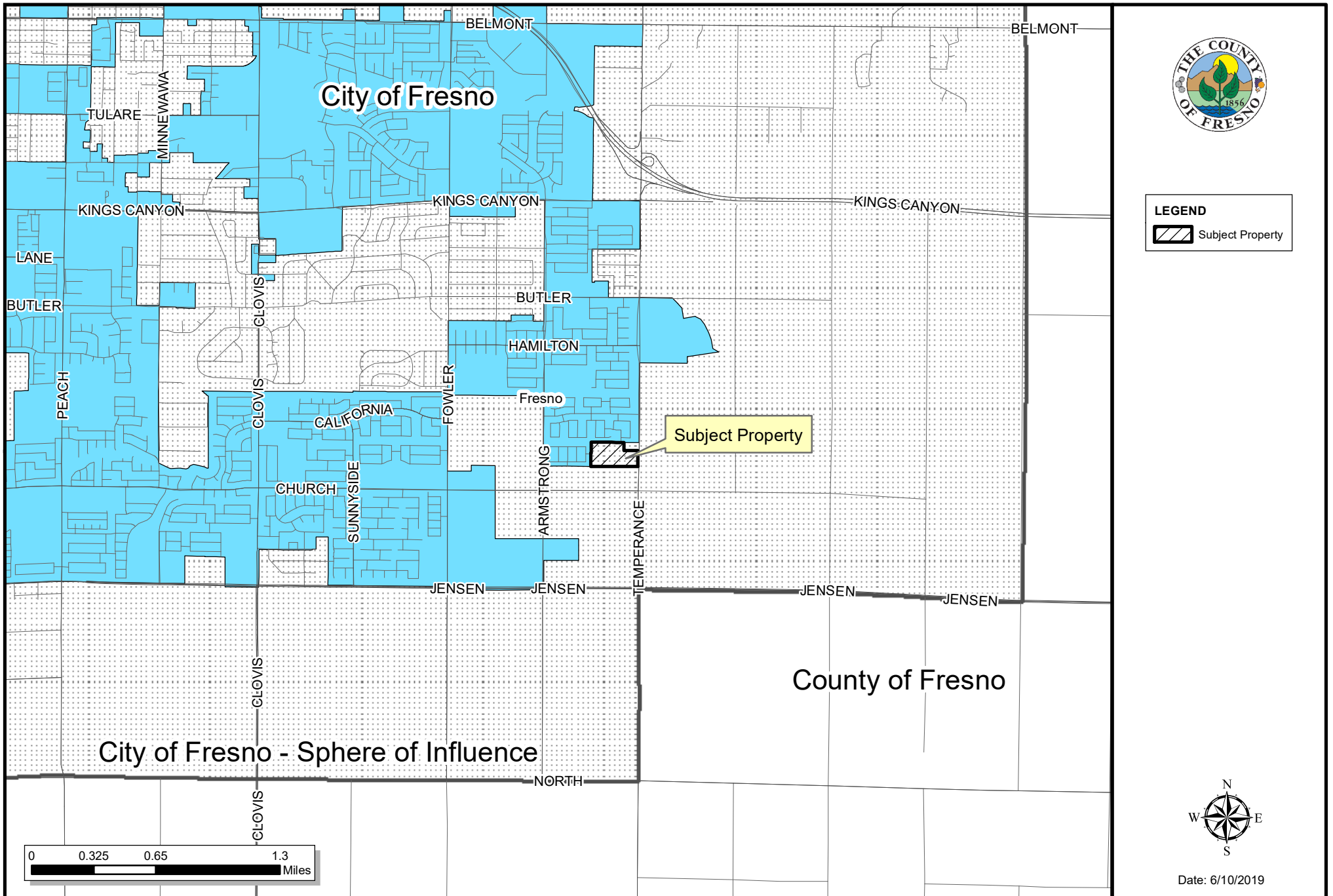
Alternative Motion (Finding of Non-Consistency)

- Move to determine that the proposed site acquisition 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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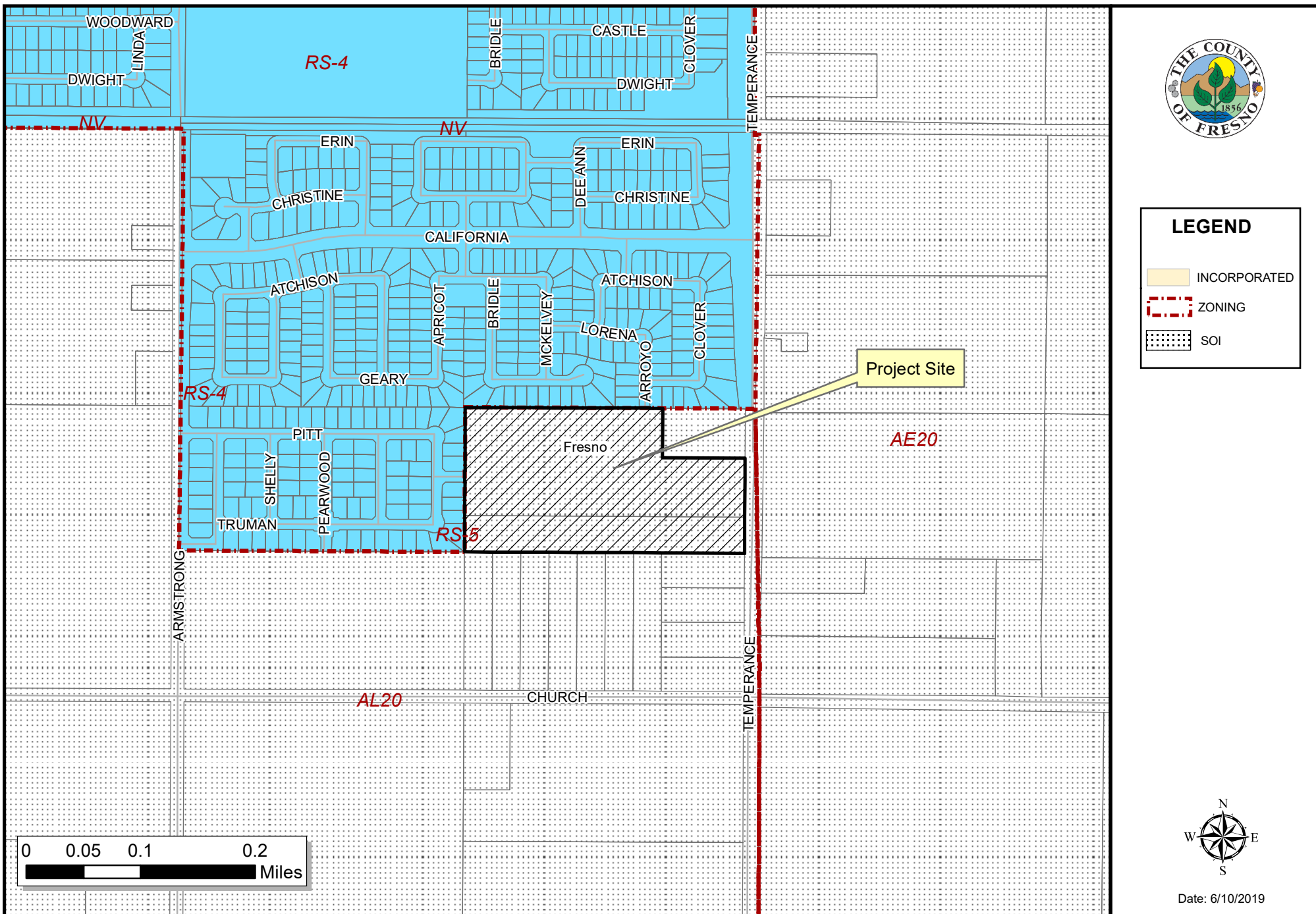
LOCATION MAP

General Plan Conformity - Sanger Unified School District



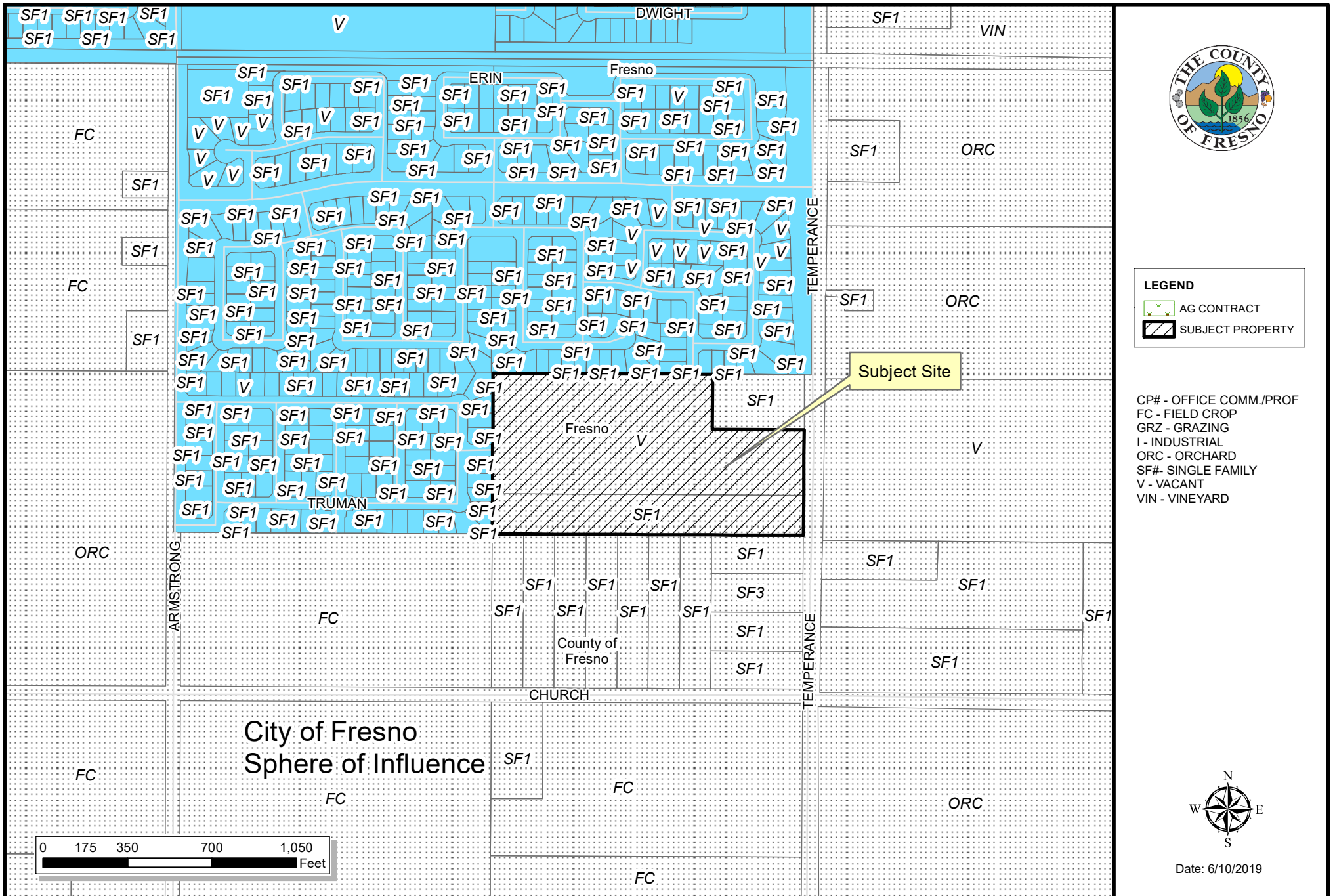
EXISTING ZONING

General Plan Conformity - Sanger Unified School District


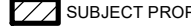


EXISTING LAND USE MAP

General Plan Conformity - Sanger Unified School District



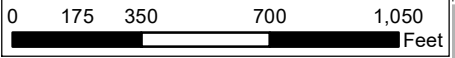
LEGEND

-  AG CONTRACT
-  SUBJECT PROPERTY

- CP# - OFFICE COMM./PROF
- FC - FIELD CROP
- GRZ - GRAZING
- I - INDUSTRIAL
- ORC - ORCHARD
- SF# - SINGLE FAMILY
- V - VACANT
- VIN - VINEYARD

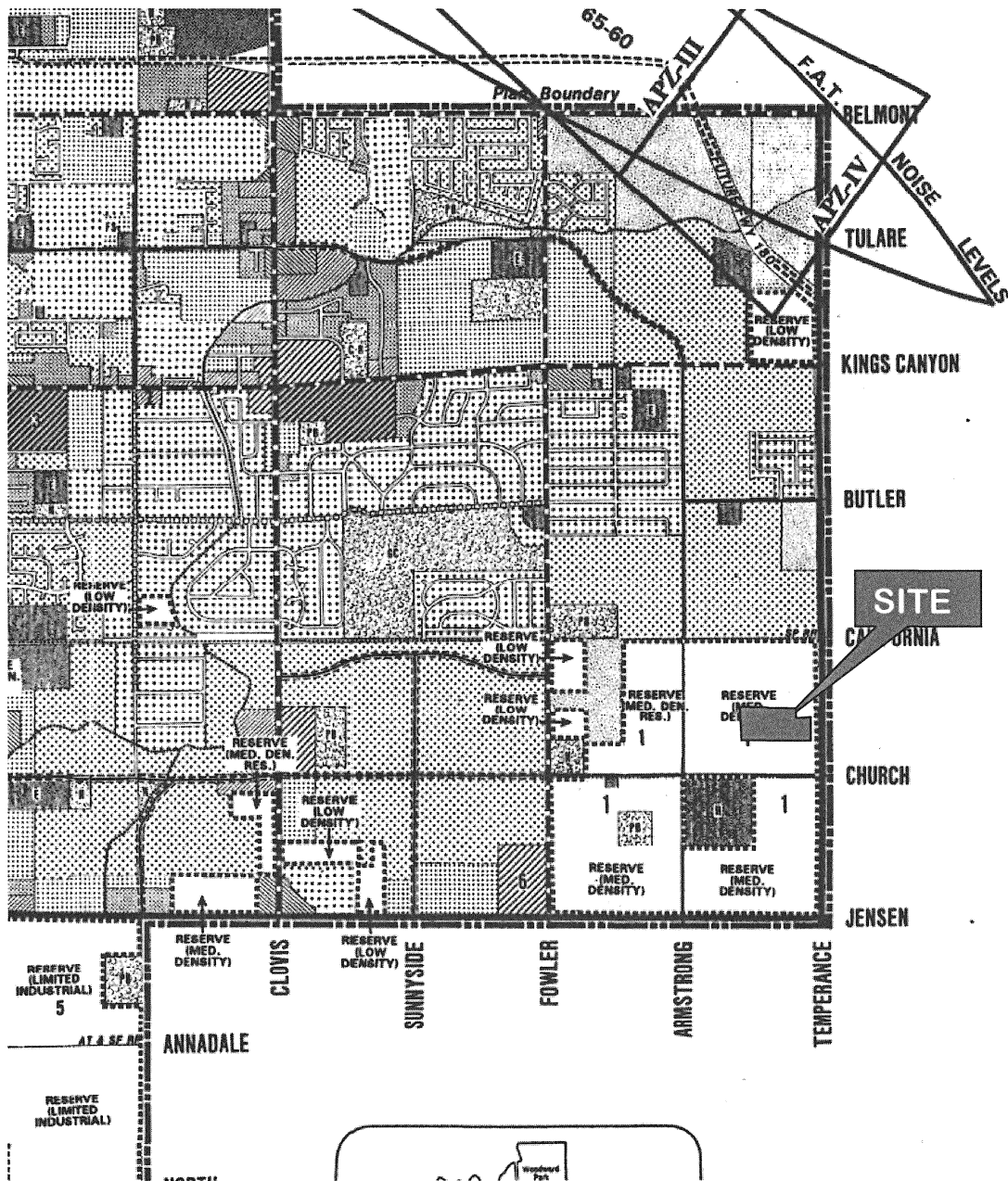


Date: 6/10/2019



ROOSEVELT Community Plan

EXHIBIT 4



LEGEND

RESIDENTIAL	OPEN SPACE
RURAL DENSITY	AGRICULTURAL
LOW DENSITY	COMMERCIAL-RECREATIONAL
MEDIUM LOW DENSITY	GOLF COURSE
MEDIUM DENSITY	PONDING BASIN
MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
OFFICE	COMMUNITY PARK
NEIGHBORHOOD	INDUSTRIAL LIMITED
COMMUNITY	INDUSTRIAL GENERAL
GENERAL	CIRCULATION FREEWAY
REGIONAL	CIRCULATION PROPOSED FREEWAY
PUBLIC FACILITY	CIRCULATION EXPRESSWAY
ELEMENTARY SCHOOL	CIRCULATION SUPER ARTERIAL
MIDDLE SCHOOL	CIRCULATION ARTERIAL
HIGH SCHOOL	CIRCULATION COLLECTOR
COLLEGE	CIRCULATION SCENIC ROUTE
FAIRGROUNDS	CIRCULATION LOCAL STREET
FIRE STATION	CIRCULATION PROPOSED STREET
HOSPITAL	CIRCULATION MULTI-PURPOSE TRAIL (CANAL BANK)

NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.88 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (30 ACRES) TO BE DEVELOPED AS A 15-ACRE COMMERCIAL CENTER AND 15 ACRES OF OFFICES, SUBJECT TO THE PROVISIONS OF RESO. 92-141. (CITY OF FRESNO)
7. LIMITED TO SINGLE STORY OFFICES ONLY

EXHIBIT 4