



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 November 14, 2019

SUBJECT: General Plan Conformity Application – Sanger Unified School District Proposed K-12 Education Center Campus

Acquire approximately 50.00 acres of property for a new K-12 Education Center campus (with related facilities) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The proposed site is located on the west side of North McCall Avenue, at the East Gettysburg Avenue alignment, in the City of Clovis Sphere of Influence (SUP. DIST. 5) (APN: 571-010-10).

OWNERS: McFarlane and McFarlane
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. City of Clovis Loma Vista Specific Plan Map

ZONING AND LAND USE DESIGNATIONS:

Criteria	Designation
General Plan Designation	Agriculture
City of Clovis General Plan Designation	Mixed Use - Business Campus/High-Density Residential
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)

SITE AND PROPERTY CHARACTERISTICS:

Criteria	Characteristics
Parcel Size	50.00 acres
Project Site	Orchard
Nearest Residence	230 feet east of the proposed site
Surrounding Development	Orchards, vacant land, rural residential development, and field crops

SURROUNDING PROPERTIES:

Surrounding Parcels			
	Size:	Use:	Zoning:
North:	Two 20-acre parcels	Orchard, vacant, church	AE-20
South:	93.93-acre parcel	Orchard	AE-20
East:	34.71-acre parcel 22.90-acre parcel	Single-family residence, field crops	AE-20
West:	57.64-acre parcel	Orchard and single-family residence	AE-20

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 October 22, 2019, the Sanger Unified School District (District) applied for determination of General Plan Conformity on an approximately 50.00-acre site for the purpose of purchasing property for a new Education Center campus. The proposed site is located on North McCall Avenue, at the East Gettysburg alignment, in the City of Clovis Sphere of Influence. This area of the County is experiencing urbanization and has been planned for future Mixed Use - Business Center and High-Density Residential development by the City of Clovis. The timing for the construction of the school is estimated to be in approximately 5 to 7 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. Planned grade levels and enrollment would typically serve approximately 700 students in kindergarten through eighth grade and 250 students in grades 9 through 12. This campus would have 50 to 70 employees (including administrators, faculty, and support staff), and would include administrative offices, classrooms, a multi-purpose building, sport fields, physical education facilities, and parking areas.

AGENCY COMMENTS:

Staff received comments from the following departments/agencies: Road Maintenance and Operations Division, Site Plan Review Unit, Water and Natural Resources Division, and Design Division of the Fresno County Department of Public Works and Planning; City of Clovis; Fresno Metropolitan Flood Control District; and Fresno Irrigation District. The comments did not express any concerns regarding General Plan conformity.

City of Clovis: The Applicant shall maintain the Loma Vista Parkway alignment per the Loma Vista Specific Plan. This alignment will connect to the existing Collector street on the west side of the Clovis Water Reuse Facility.

The Applicant shall improve McCall Avenue per the Loma Vista Vehicle Circulation Plan. The specific length of street frontage improvement of McCall Avenue shall be determined by the City's Engineering Division.

The City of Clovis 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 Clovis.

The Applicant shall maintain the High-Density Residential Land Use designation within the subject parcel to accommodate multi-family housing needs.

If the Applicant is requesting to connect the City sewer and/or water at the time of development, the Project site will need to be annexed to the City of Clovis. An annexation request will require the annexation of additional properties to the west of the Project site and connect to the existing City limits.

Policy Planning Unit of the Fresno County Department of Public Works and Planning: The City of Clovis General Plan/Loma Vista Specific Plan designates the proposed school site as Mixed Use - Business Campus and High-Density Residential. The site should be annexed to the City of Clovis at the time of development in order to receive utility service. The proposed school facility appears to conflict with the City of Clovis' plan for future growth.

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 Clovis Sphere of Influence and is designated for Mixed Use – Business Campus and High-Density Residential development in the City of Clovis General Plan.
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 Clovis and is planned to be developed as business campus, with offices and industrial uses, and high-density residential uses. Property to the north, west, and south are currently agricultural operations (orchards). Property to the east has sparse residences supporting field crop agriculture.
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 Clovis.

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 education center campus. 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 50.00 acres of land for the development of an education center campus. An elementary and high school campus is not expected to create glare, smoke, electrical interference, or have hazardous chemicals or fuel storage on site. Sport field and site lighting will be hooded and directed downward to avoid glare at the time of site development.</p>

GENERAL PLAN POLICY CONSIDERATIONS:

The site is designated Agriculture in the County of Fresno General Plan. Additionally, the proposed school site and immediate surrounding area are within the City of Clovis Sphere of Influence and are designated for Mixed Use - Business Center and High-Density Residential land use in the City of Clovis Loma Vista Specific Plan.

The land use element of the Loma Vista Specific Plan is not consistent with the land use element of the Fresno County General Plan. However, 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.

As previously mentioned, the subject area is zoned for exclusive agricultural land uses (AE-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 Clovis Sphere and 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 service facilities that should be in place as development occurs, and residential developers and school districts should work together 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.

CONCLUSION:

Based on staff's analysis and comments provided by the City of Clovis, County staff can find the proposed education center campus site consistent with Fresno County General Plan policy, provided the District coordinates with the City of Clovis to preserve a portion of the site designated for High-Density Residential land use, needed to meet the City's Regional Housing Allocation Need, and the District coordinates with the City to preserve the identified Loma Vista Parkway alignment.

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.

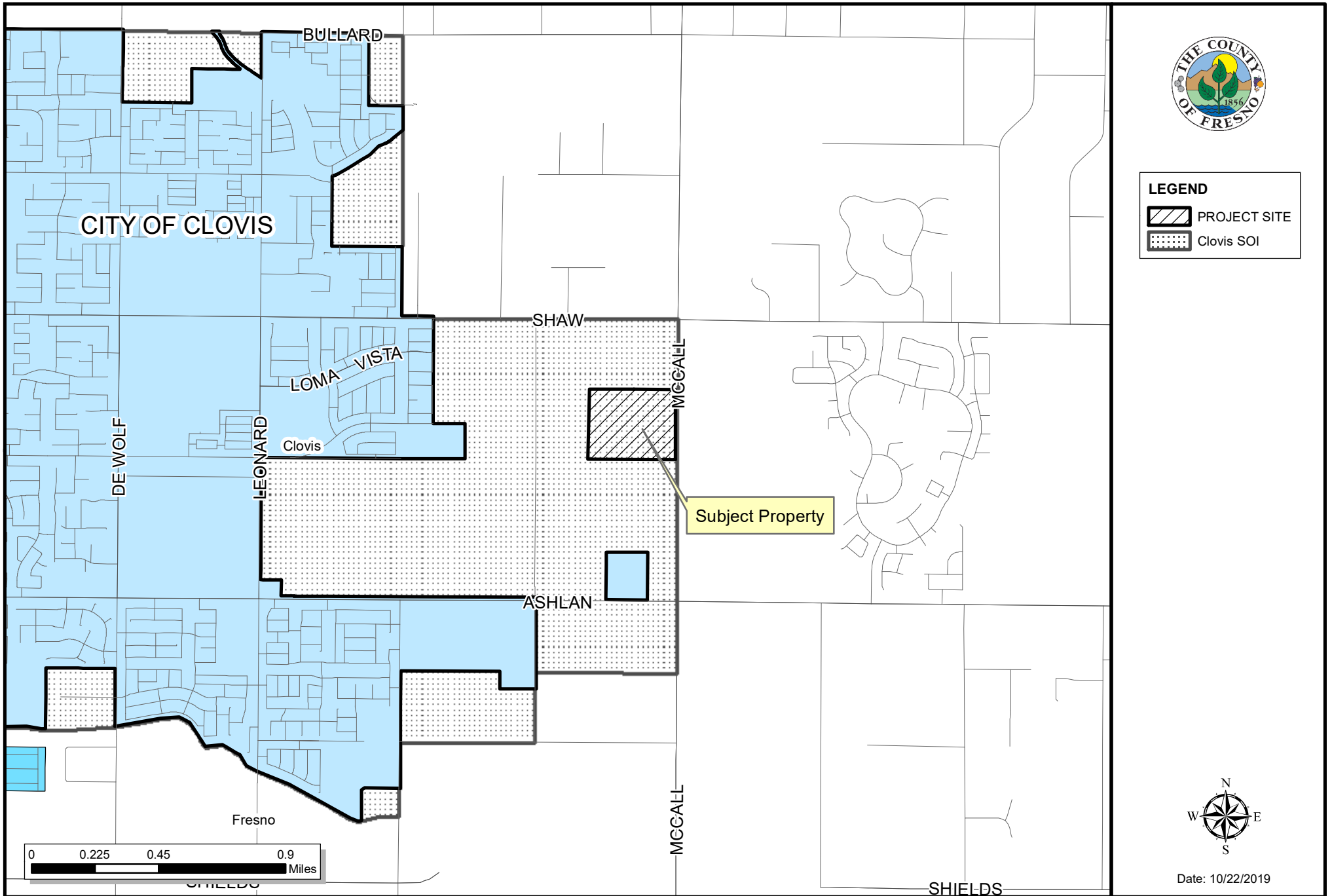
Alternative Motion (Finding of Non-Consistency)

- 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



LEGEND

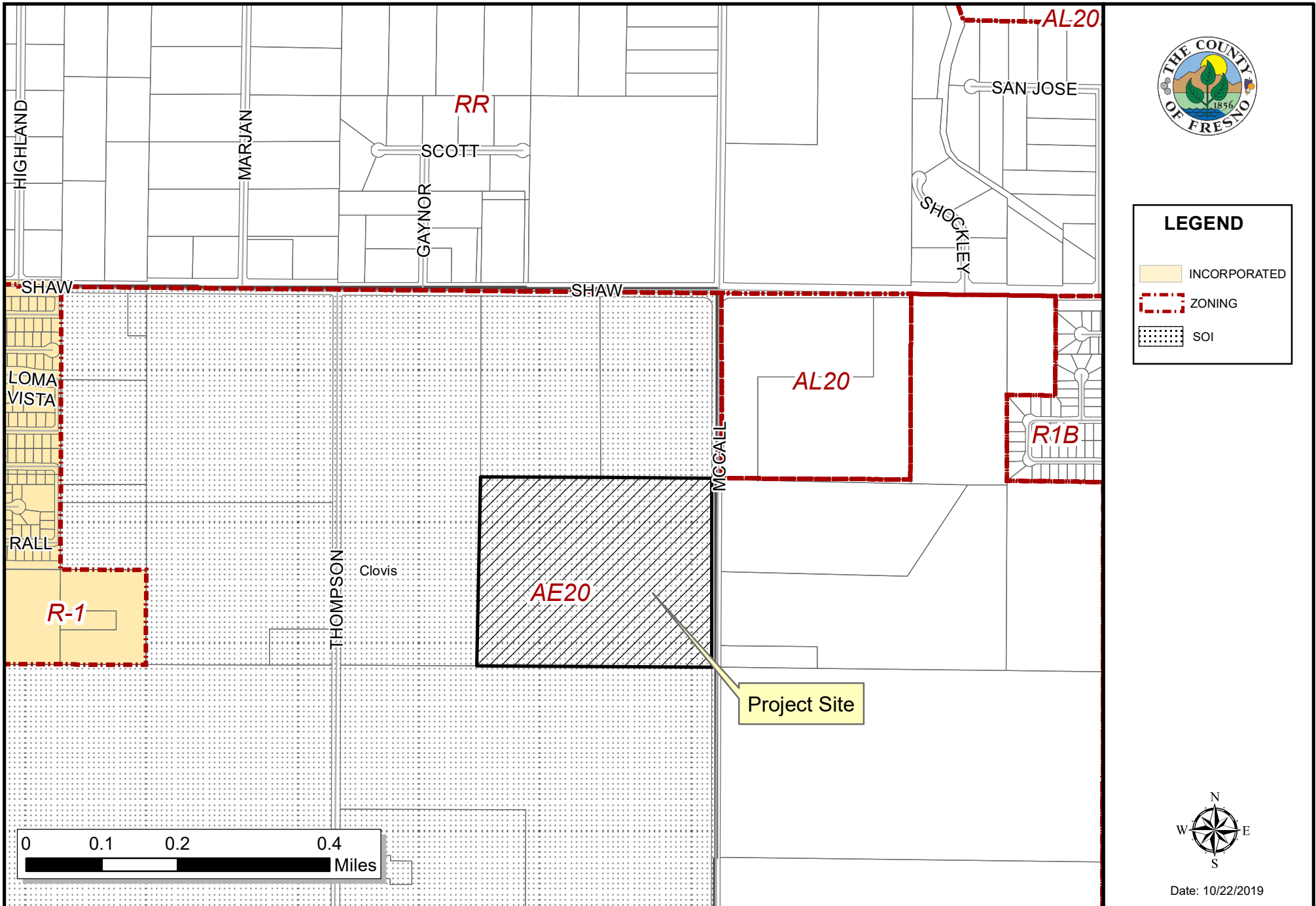
- PROJECT SITE
- Clovis SOI



Date: 10/22/2019

EXISTING ZONING

General Plan Conformity - Sanger Unified School District



EXISTING LAND USE MAP

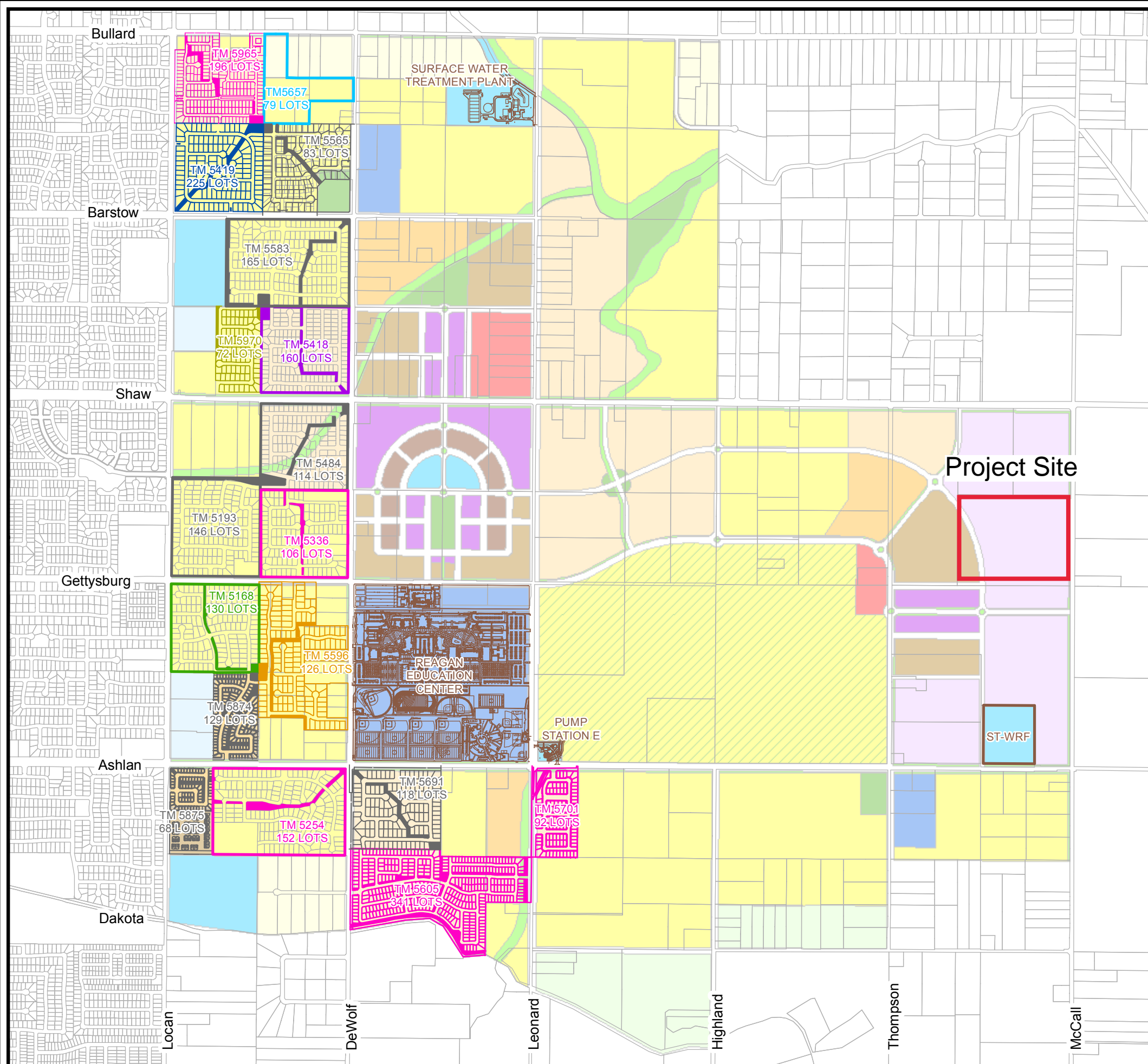
General Plan Conformity - Sanger Unified School District



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



Date: 10/22/2019



COMMITTED TO DEVELOPMENT PER THE CITY/COUNTY MEMORANDUM OF UNDERSTANDING: **35.2%** (LAST REVISED 8/10/12).



City of Clovis



1" = 1500'

TRACT MAPS

- CENTEX** 50 YEARS OF HOME BUILDING
- de young properties BRENTWOOD**
- ENNIS HOMES** not family builder
- THE McCaffrey GROUP**
- STONE VALLEY DEVELOPMENT GROUP**
- Wesclo**
- WILSON HOMES** A Tradition of Building Excellence
- WOODSIDE HOMES** Simply the Best. By Design

LAND USE

- AG
- VLR
- RPC
- LR
- MR
- MHR
- HR
- VHR
- CC
- C
- BC
- PF
- QP
- OS
- PK
- SCH

EXHIBIT 4