

Agenda of: February 23, 2006

Item No.: 7.b.

Staff: John Heiser

STAFF REPORT
FINDING OF CONSISTENCY FOR SPR05-0057

APPLICANT: Mother Lode Union School District

REQUEST: Request to make a General Plan Finding of Consistency for the property acquisition by the Mother Lode Union School District.

LOCATION: On the east side of Oakdell Road, 1,000 feet south of Pleasant Valley Road, in the El Dorado area. (Exhibit A)

APN: 331-301-07 and -08

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15060 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Find request consistent with the 2004 General Plan

BACKGROUND: Mother Lode Union School District is in the process of acquiring lands for school parking lot expansion, vehicle/bus circulation expansion, and ball fields. The property the school district is looking at consists of two parcels containing approximately 9.72 acres. The site is located adjacent to the Charles Brown School in the El Dorado area.

STAFF ANALYSIS

Project Description: In accordance with Government Code Section 65402, the School District requests the Planning Commission find the school site location consistent with the policies of the General Plan.

Site Description: The area surrounding the proposed school site consists of the Charles Brown School to the west, mobile home park to the east, single family residential dwellings to the north, and agricultural designated property to the south. The topography ranges from fairly flat to slopes along the northern portion of the property towards Farnsworth Lane. The center of the property is fairly flat, consisting of grasses as the main vegetation, with a few trees. Oak and cedar trees are predominately located along the property boundaries and in clusters as well as berry bushes located

along the western boundary of the property. Access to the property is off Oakdell Road and Farnsworth Lane.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	HDR	High Density Residential/vacant, previous pasture lands.
North	R1/R2	MFR	Multifamily Residential/Single family residential
South	A/PA-20	HDR	High Density Residential/vacant, pasture/grazing lands
East	MP	HDR	High Density Residential/Patterson Lake Mobile Home Park
West	A/R1A	PF/HDR	Public Facilities/High Density Residential/ Charles Brown School, Single Family Residential

General Plan: The 2004 General Plan designates the subject properties as High Density Residential (HDR). This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses), detached dwellings, and manufactured homes.

Policy 2.2.1.5: Provides building intensities for each land use designation. Public facilities have a maximum impervious surface of 85 percent with no maximum Floor Area Ratio (FAR) requirements, while High Density Residential has a maximum impervious surface of 75 percent with no maximum FAR.

Policy 2.2.5.9: The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof. Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.

Policy 2.2.5.22: Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community

Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.

Objective 5.8.2: Land for School Facilities: Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.

Policy 5.8.2.1: Where feasible, elementary schools shall be centrally located within the communities they serve.

Discussion: The potential site is centrally located within the community it serves. The potential site would be an expansion to the existing school parking lot, provide relief for the bus loading and unloading area and expand the schools ball fields.

Policy 8.1.4.1: The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Policy 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. For purposes of this policy, the approving authority, in determining if the school development is in the public interest, shall consider the following factors:

- A. The objectives of the Agricultural Element, to ensure that agricultural lands are conserved and protected, and the Public Services and Utilities Element, to ensure that the need for adequate school facilities is met.
- B. Whether other school sites outside of the Agricultural District including rural centers were considered by the school district and whether such sites were considered acceptable or not feasible as a school site for the school district.

- C. The effect of the proposed school site upon adjacent agricultural lands and whether the proposed site would be incompatible with agricultural operations on adjacent or proximate agricultural lands.
- D. Whether the use of the land as a school site is consistent with the applicable provisions of this General Plan.

Discussion: The Agricultural Commission determined, at their meeting on December 14, 2005 that the potential school site was compatible with the surrounding agricultural lands and recommended approval.

Zoning: The subject properties are zoned One-family Residential (R1). The properties surrounding the proposed site are predominately R1, R1A, MP, and PA-20. School facilities and playgrounds are allowed in R1 zoned districts with an approved special use permit. However, being a public school, they are exempt from local zoning.

ENVIRONMENTAL REVIEW

This project has been found to be exempt from the requirements of CEQA pursuant to Section 15060 of the CEQA Guidelines stating that the activity is not a project defined under Section 15378 of the CEQA Guidelines. Section 15378(b) (2) states that a project does not include continuing administration or maintenance activities such as general policy and procedure making. This request is related to general plan policy consistency issues and at this time does include actual construction of the proposed parking lot expansion, additional bus circulation area and ball fields.

RECOMMENDATION

Staff recommends the Planning Commission find that the proposed property acquisition by the Mother Lode Union School District for Assessor's Parcel Numbers 331-301-07 -08 is consistent with the 2004 General Plan.

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1Findings
- Exhibit AVicinity Map
- Exhibit BGeneral Plan Land Use Map

ATTACHMENT 1

FILE NUMBER SPR05-0057

Finding of Consistency

The Planning Commission finds the request for General Plan Finding of Consistency for the property acquisition by the Mother Lode Union School District to expand parking, bus circulation, and ball fields is consistent with the General Plan policies.

1. Pursuant to Government Code Section 65402, the project has been found to be exempt from CEQA pursuant to Section 15060 of the CEQA Guidelines stating that the activity is not a project as defined under Section 15378 of the CEQA Guidelines.
2. The proposed use is consistent with the policies in the El Dorado County General Plan. The Planning Commission finds that the proposed School site is consistent with the 2004 General Plan Policies 2.2.5.9, 2.2.5.22, 5.8.1.3, 5.8.2.1, 8.1.4.1, and 8.1.4.2.
3. The Agricultural Commission finds the proposed use is compatible with the surrounding agricultural lands.

Policy 2.2.5.9

The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof. Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.

Finding: The future land acquisition for expanded parking lot, expanded bus circulation loading and unloading zone and expansion of ball fields is consistent with Policy 2.2.5.9

Policy 2.2.5.22

Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.

Finding: The proposal is directed to the El Dorado community region and is compatible with the

surrounding land use.

Policy 5.8.1.3

Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

Finding: The proposal will provide expanded ball and play fields to allow for joint use of the facilities consistent with Policy 5.8.1.3.

Policy 5.8.2.1

Where feasible, elementary schools shall be centrally located within the communities they serve.

Finding: The existing elementary school site and proposed parking, school bus and ball field expansion will be centrally located within the community it serves and any future projects within the community. Thus, the school facility expansion is centrally located in the community it serves.

Policy 8.1.4.1

The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority.

Finding: The Agricultural Commission at a scheduled meeting on December 14, 2005, reviewed and considered the finding of consistency request found the requested school development expansion will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; would not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands would be negatively affected; and would not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Policy 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.

Finding: The Agricultural Commission at a scheduled meeting on December 14, 2005, reviewed and considered the finding of consistency request found the school site development is in the public interest; found that the agricultural lands are conserved and protected; found the school site development acceptable; found the school site not incompatible with the adjacent agricultural operations and found the use of the land as expanded school facilities consistent with the applicable provisions of the General Plan.