

SCHEDULED MATTER


SUBJECT: CONSIDERATION OF GENERAL PLAN CONSISTENCY AND REQUEST TO PROVIDE EXTRA-TERRITORIAL CITY SERVICES TO A PROPOSED SCHOOL AT THE NORTHEAST CORNER OF REDWOOD STREET AND THURMAN AVENUE, WEST OF THE CITY OF PORTERVILLE

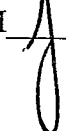
SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT- PLANNING DIVISION & PUBLIC WORKS DEPARTMENT- ENGINEERING DIVISION

COMMENT: Burton Elementary School District (District) has submitted to the City of Porterville a site plan for a new elementary school campus to be developed west of the City limits, at the northeast corner of Redwood Street and Thurman Avenue, immediately north of the District's Redwood Summit Charter Academy. The new campus is proposed on a 12.6± acre lot, and the school would provide approximately 30,000 square feet of classroom and multi-purpose space for up to 450 students. Pursuant to Public Resources Code Section 21151.2 and Government Code Section 65402, the District requests the City's determination of whether the proposed project is consistent with the General Plan; additionally, the District has requested sewer and water services.

As the Council is aware, the City is currently coordinating with Tulare County LAFCo and Tulare County on a proposed amendment to the Urban Development Boundary (UDB), Urban Area Boundary (UAB), and the Sphere of Influence. Because the subject site is currently outside the City's adopted UDB, it is not annexable. However, the site is within the currently proposed UDB. The negotiations with the County and LAFCo have extended longer than originally anticipated, but recent developments leave staff encouraged that a revised UDB could be approved within a year. In the event that the UDB is amended to include the subject site, the District would pursue annexation to the City for the school campus.

The Land Use element of the General Plan designates the subject site for Low Density Residential uses, and the corresponding zoning on the site is Very Low Density Residential (RS-1). Schools are permitted in all residential zones. The Land Use Diagram in the General Plan identifies an area of approximately 12 acres approximately one-half mile west of the proposed location as an elementary school. As the location of schools in the General Plan is intended to be broadly applied, rather than applied to specific parcels, Staff recommends that the City Council determine that the development of the school in the proposed location complies with both the Low Density Residential and Education (school)

DD  Appropriated/Funded MB

CM 

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designations. Construction of any additional schools in this area would be beyond what was planned for in the General Plan, and would not be considered consistent with the General Plan, unless amended. An exhibit is attached identifying the subject site and the location of the school designation on the General Plan Land Use Diagram.

Within the vicinity of the project, Redwood Street is identified in the General Plan as a collector. In light of this and other potential traffic improvements that may be needed as a result of the project, staff has informed the District of the need to consider traffic impacts in the CEQA process for the proposed school. Staff has asked that the Environmental Impact Report clearly address any potential impacts to the following intersections: Westwood St./Thurman Ave.; Westwood St./Putnam Ave.; Dogwood St./ Thurman Ave.; Elderwood St./Thurman Ave.; Redwood St./Thurman Ave. and Olive Ave./Redwood St. The City of Porterville would expect to recommend traffic mitigation measures and cost-sharing disclosures for intersections approaching a level of service below the City's standard. Further, staff has advised the District that streets constructed as a result of the project must be constructed to City standards.

With the proposed school's location outside the city limits, a decision of the City Council is necessary to authorize the extension of public services to the project. The District has requested sewer and domestic water services. The City of Porterville's Wastewater Treatment Facility is considered to be a regional facility, and as such, there is general support by the State Water Resources Control Board to extend sewer services beyond the immediate City limits. Service connections are restricted to the proposed use, which would not exceed acceptable waste discharge requirements. With the District's commitment to pay all costs and fees associated with the connection to the sewer system, staff would support the provision of this service at the subject site.

In the adopted Municipal Services Policy for Unincorporated Areas, the City does allow provision of water beyond the City limits subject to certain conditions. The project meets those conditions in that the area is within the Urban Area Boundary, is consistent with the General Plan, and all costs and fees would be funded by the District. Because of the City's responsibility to provide water to those within the City limits, past practice has required parties requesting water in this way to provide a water source or fund the development of a new water source that would provide 120% of the requestor's water usage. Staff recommends applying that provision in this case, should the Council choose to extend water to the project.

In the event the Council selects not to allow extension of municipal water service to the project site, the District has asked that special consideration be given to

extension of water service for fire suppression. As a school district, Burton Elementary School District is required by the State to provide, at a minimum, water pressures and volumes adequate to accommodate fire suppression needs for the campus. In the same way as the extension of municipal water lines, the cost of construction to extend the lines to the school, as well as the fees associated therewith, would be paid by the District.

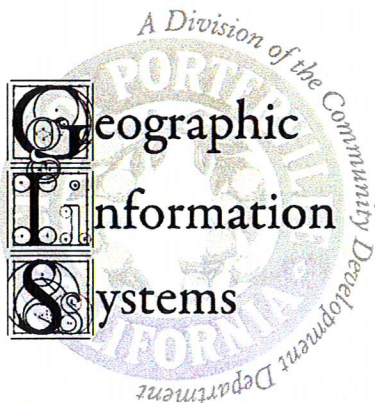
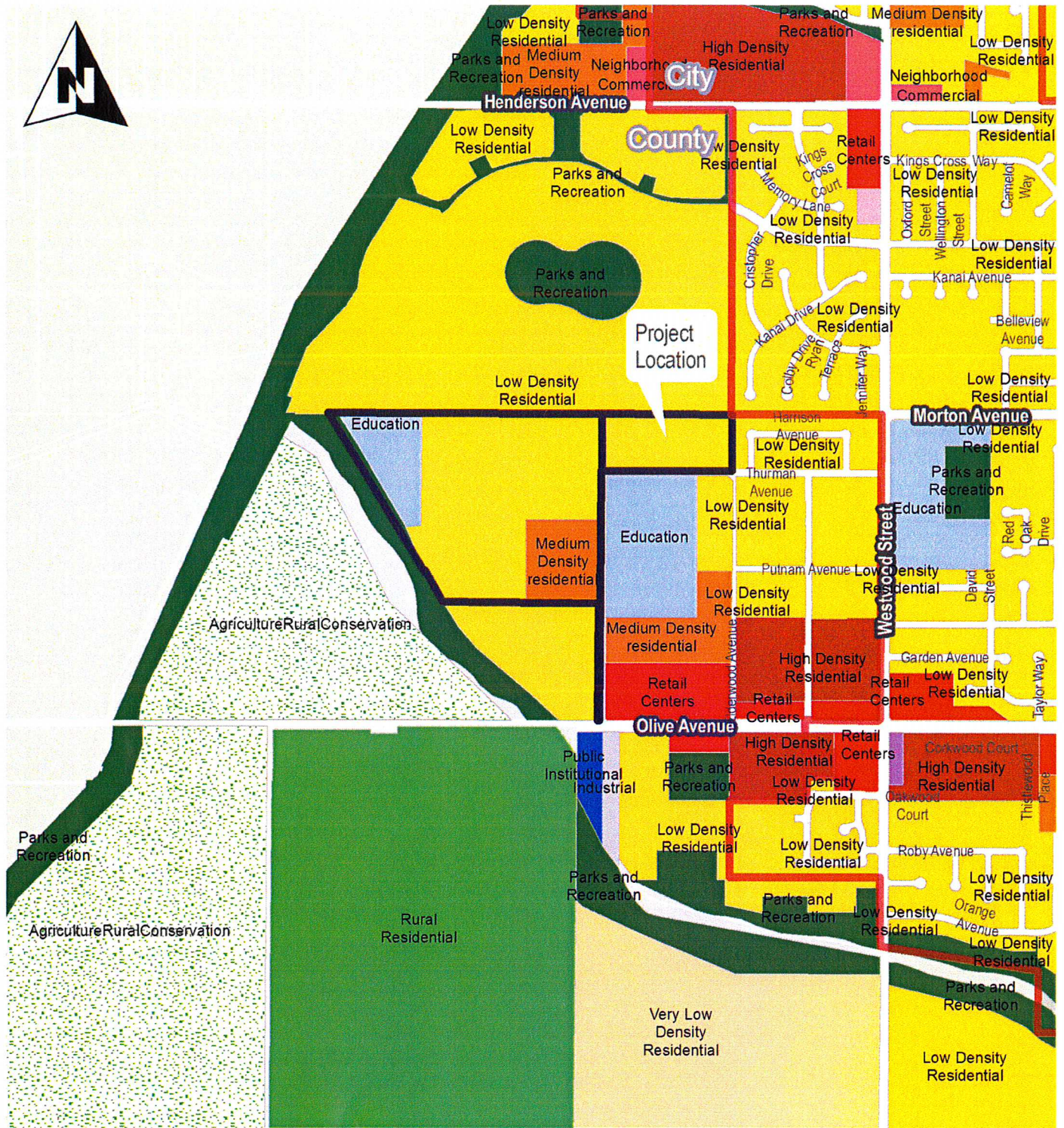
Consistent with determinations by the Department of Industrial Relations, the extension of City sewer and water services to users outside of City limits could expose all future City sewer and water projects to prevailing wage requirements. However, given the community purpose of the proposed project, as opposed to a request for water service by private water purveyors, the prevailing wage requirement may not be applicable. Additionally, because of the commitment of Burton Elementary School District to extend sewer and water facilities and pay all requisite connection and service fees, staff recommends that the Council consider approving the request for services, even in the absence of imminent annexation into the City.

RECOMMENDATION: That the City Council:

1. Determine that the proposed elementary school to be located on the northeast corner of Redwood Street and Thurman Avenue is consistent with the City's General Plan;
2. Approve the request of Burton Elementary School District to connect to City services contingent on submitting a consent to annexation, and a commitment to apply to annex upon eligibility;
3. Authorize Staff to submit an application to LAFCo to provide extra-territorial services for Burton Elementary School District; and
4. Require payment of all requisite service connection fees.

ATTACHMENT: 1. General Plan Land Use Map





PRC 2013-020  
BESD New school  
GPLU Map  
1" = 1,200 ft.

ATTACHMENT  
ITEM NO. 1