

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: October 1, 2012
SUBJECT: CONSENT CALENDAR – San Marcos Unified School District -
CASE: General Plan Conformance Report – Twin Oaks Annex North

Recommendation

Find that the 1.0 acre site is an adequate site for the intended purpose provided the future uses (warehouse/and or maintenance facilities) is designed, built and operated in such a manner as to avoid impacts on the adjacent San Marcos Creek North Branch and downstream habitat restoration areas.

Introduction

The San Marcos Unified School District (SMUSD) is pursuing development of a 1.0 acre site located on E. Olive Street, east of Twin Oaks Valley Road, for construction of a warehouse and/or maintenance facilities. The warehouse and maintenance facilities on Mata Way are currently at capacity and the new facilities annex would provide the additional warehouse and maintenance facilities space needed by the school district.

Discussion

The site is located within the Twin Oaks Valley Community and is identified as Public/ Institution on the General Plan. The site has adequate access and is northeast of the existing Twin Oaks Elementary School.

Section 21151.2 of the Public Resources Code requires school facilities to be reviewed by the Planning Commission prior to construction. Section 65402 of the California Government Code also requires that when a general plan has been adopted, that the local jurisdiction shall render a report on the general plan conformity of a school site/administrative facilities with the adopted general plan.

The site and use of the site is consistent with the San Marcos General Plan and the intent of the Twin Oaks Valley Community in that it is identified as a school site/administrative facility and provides for the needed facilities identified in the community plan area (public institutional) provided it complies with the community character of Twin Oaks Valley and all applicable building design standards; the proposed site will meet the on-going needs for school facilities and administrative uses of the school district.

October 1, 2012

Page 2 of 2



Attachment(s)

Resolution

Aerial Project Area Map

Letter from SMUSD

Area Map

Parcel Map

Prepared by:

J. Backoff for

Jerry Backoff

Planning Division Director

AGENDA ITEM NO. 2

RESOLUTION PC 12-4277

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS DETERMINING THAT APPROXIMATELY ONE ACRE USED FOR THE CONSTRUCTION OF THE NEW WAREHOUSE AND/OR MAINTENANCE FACILITIES IN THE TWIN OAKS VALLEY COMMUNITY AREA IS IN CONFORMANCE WITH THE SAN MARCOS GENERAL PLAN.

APPLICANT: San Marcos Unified School District

WHEREAS, the City of San Marcos has received a request from the San Marcos Unified School District requesting a determination for general plan conformity of an approximately one acre site (APN 182-082-17) at East Olive Street, east of Twin Oaks Valley Road; and

WHEREAS, the Development Services Department did study and recommend approval of the requested use; and

WHEREAS, the said request is categorically exempt (Section 15300.4) pursuant to CEQA; and

WHEREAS, the Planning Commission's decision is based upon the following findings and determinations:

1. The proposed district administrative building provides for the needed school facilities as well as administrative, educational support and training facilities, identified in the general plan; and
2. The proposed new warehouse and/or maintenance facilities will be adequate in size for its stated purpose with sufficient access from the surrounding community and does not create any compatibility conflicts provided the size and building materials complies with the community character of Twin Oaks Valley and the applicable building design standards.

NOW THEREFORE, The Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.

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B. The request for the future school facilities is consistent with the San Marcos General Plan per finding #2 above.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 1st day of October, 2012, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

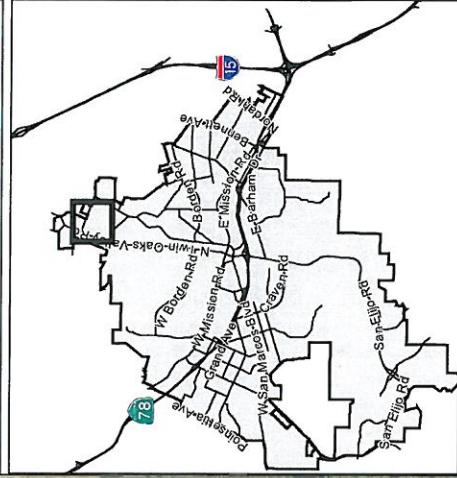
APPROVED:

Dean Nelson, Chairperson
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS PLANNING COMMISSION

**San Marcos Unified School District
Proposed Twin Oaks Annex North
Aerial Project Area Map
Surrounding GP Designations**



★ PROJECT SITE



Source of Data: SanGIS, 10/09
Created By: City of San Marcos Public Works

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September 17, 2012

Mr. Jerry Backoff
Planning Division Director
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

Delivered by Hand and Email

RE: REQUEST FOR REPORT ON THE PROPOSED SITE (APN 182-082-17) FOR
CONSTRUCTION OF ADMINISTRATIVE BUILDING(S) AT TWIN OAKS ANNEX
NORTH OF TWIN OAKS ELEMENTARY SCHOOL

Dear Mr. Backoff:

The District proposes to construct school district facilities on approximately 1.0 acre of real property located north of Twin Oaks Elementary School ("TOES") (APN 182-082-17) in the City of San Marcos, County of San Diego, California ("Project Site"). The Project Site consists of one parcel located south of Olive Street and to the east of the North Twin Oaks Valley Road / Olive Street intersection in San Marcos, CA. The District plans for the Project Site includes construction of a warehouse and/or maintenance facilities

Pursuant to Public Resources Code Section 21151.2 and Government Code Sections 53094 and 65402[c], the District is required to give written notice of an acquisition to the planning commission with jurisdiction over the Project Site, which in this case, is the Planning Commission for the City of San Marcos ("Planning Commission"). Accordingly, this letter shall serve as such formal notice and request for the Planning Commission to investigate the Project Site and submit a written report to the District within thirty (30) days of your receipt of this letter. The report should detail the Planning Commission's investigation and recommendations concerning the District's Project Site. It is the District's understanding that this property zoning will be consistent with the updated General Plan.

To assist in this investigation, we have enclosed copies of a Thomas Guide map from page 1108 with the Project Site highlighted, and a plat map. We would appreciate the Planning Commission response to this request to be sent to me on or before October 17, 2012. If we do not receive a response by that date, we will understand that the Planning Commission has no recommendations regarding the Project Site, and that the Project is consistent with the City's general plan.

If you have any questions, please call me at (760) 290-2650.

Sincerely,

Katherine Tanner
Executive Director
Facilities Planning and Development

KT/htd

Enclosures (2)

C: Gary Hamels, w/o enclosures

Governing Board: Beckie Garrett Sharon Jenkins Janet McClean Jay Petrek Randy Walton
Kevin D. Holt, Ed.D. Superintendent

2

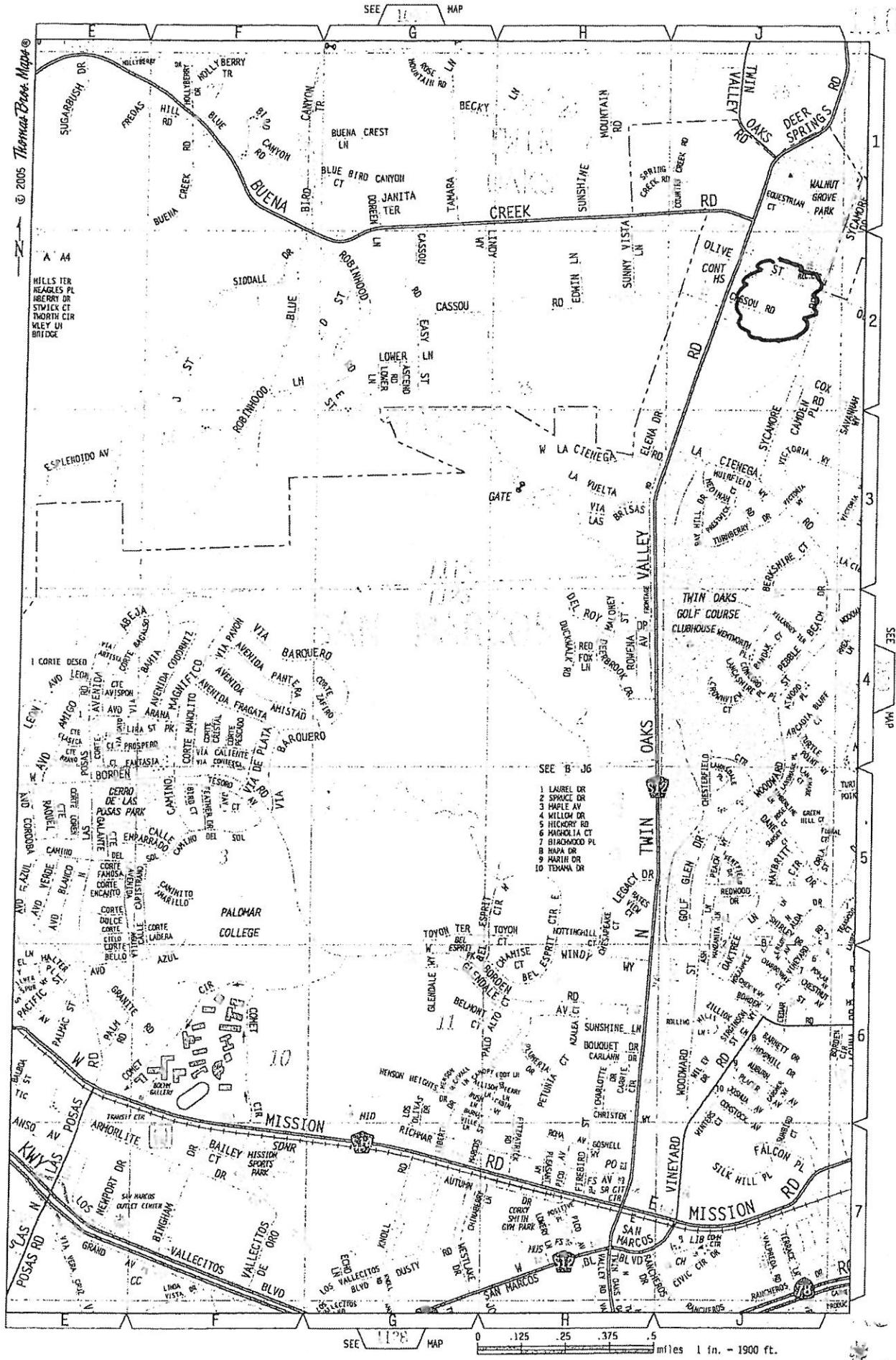
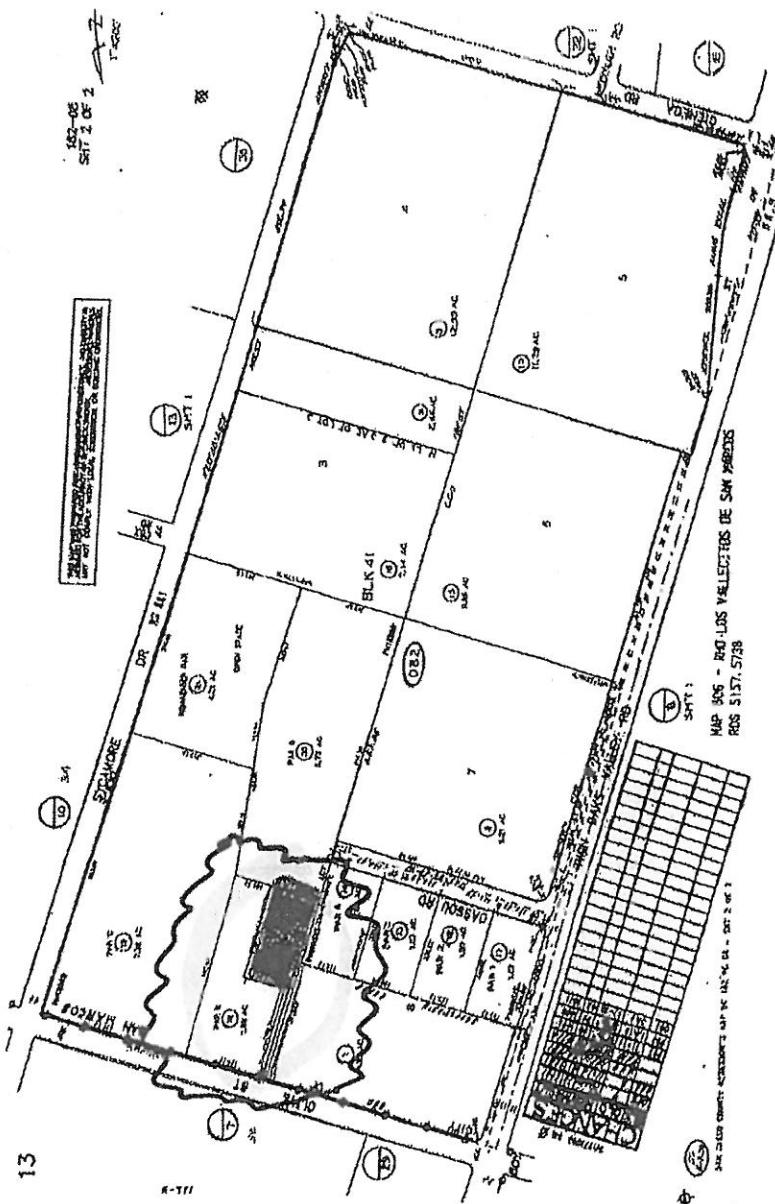


Exhibit A
Legal Description and Map



Parcel A of Parcel Map 18869, In the City of San Marcos, County of San Diego,
State of California, Filed in the Office of the county Recorder of San Diego County, December 21, 2001