



GENERAL PLAN AMENDMENT 579

Del Rey Community Plan Update

Fresno County Public Works and Planning



PREVIOUS BOARD ACTIONS

- On July 18, 2023, your Board accepted the Fresno County Guidance Document for Unincorporated Community Plans, which provides guidance for updating existing community plans as well as establishing new community plans. Your Board also approved the scoring criteria and the order in which the County's community plans are to be updated.
- The initial three community plans identified for updates were Del Rey, Riverdale, and Biola, in that order. The first two community plans to be updated are the Del Rey Community Plan and the Biola Community Plan.

WHAT IS THE GENERAL PLAN?

A General Plan is a blueprint for a county's future. Here in the State of California, every city and county is required to have a General Plan. The Plan helps make future decisions regarding the development of Fresno County.

The Fresno County General Plan includes the following elements:

- Agriculture and Land Use
- Housing
- Transportation and Circulation
- Health and Safety
- Open Space and Conversation
- Environmental Justice
- Economic Development
- Public Facilities and Services

The Fresno County General Plan (General Plan) includes regional, community, and specific plans. These plans focus on certain geographic regions or communities. These plans carry the same weight as the General Plan.

WHAT ARE COMMUNITY PLANS?



Community Plans serve the same purpose as the General Plan except that community plans function at the community level while the General Plan functions at the countywide level.



Community Plans refine policies of the General Plan as they apply to a smaller geographic area.



Unincorporated community plans apply to unincorporated areas of the County.

UPDATE HISTORY

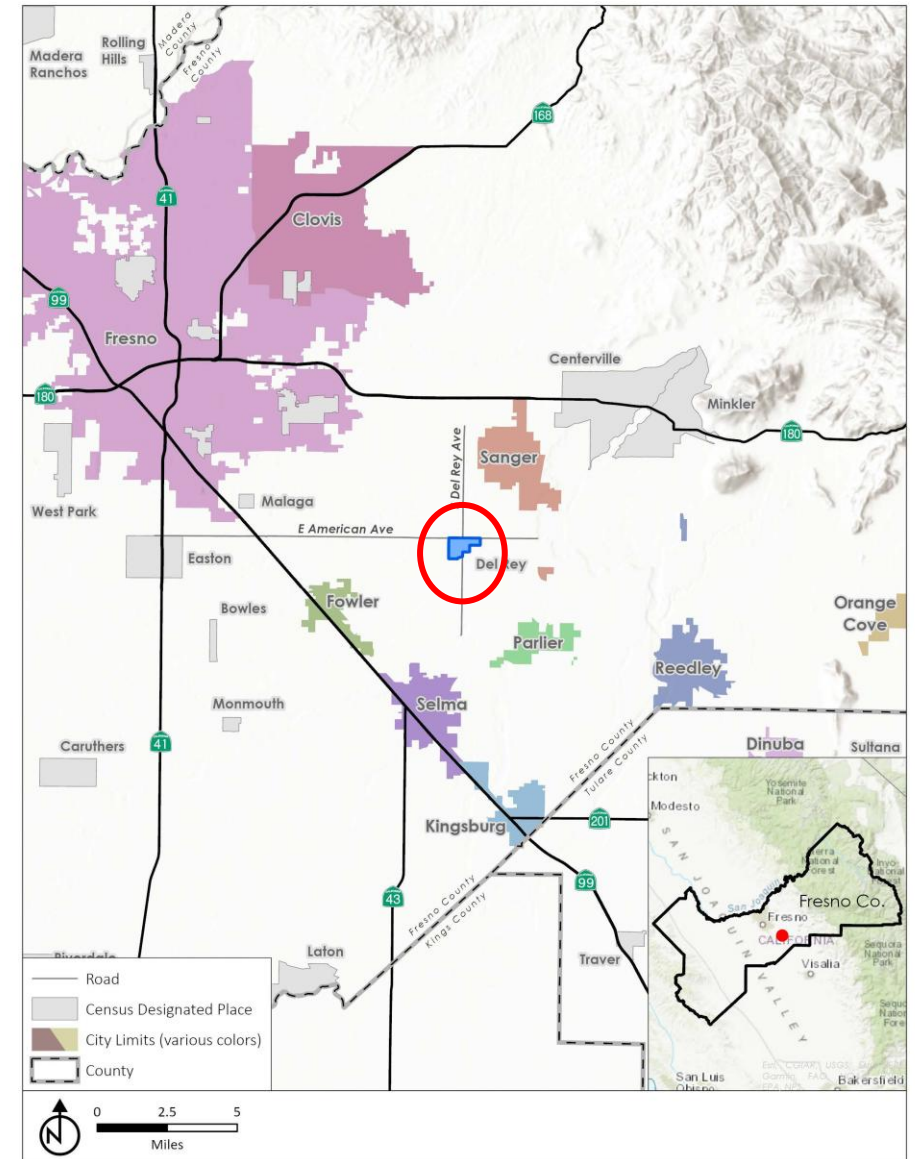
The Del Rey Community Plan was adopted in 1976 and was last updated in 2012.

A Community Plan guides development of a community and informs decision making bodies on projects.

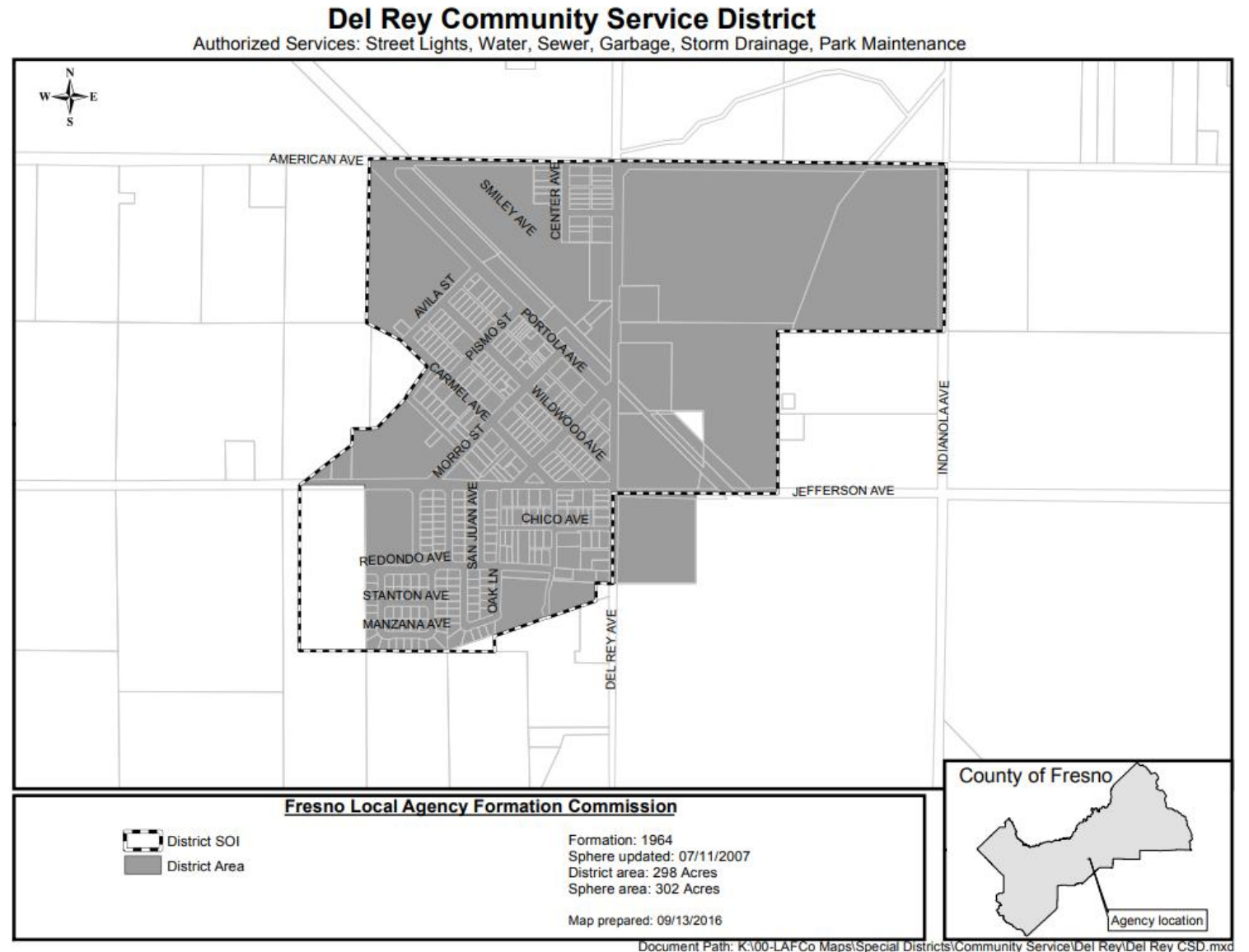
The Del Rey Community Plan is specific to and focuses on the Del Rey community.

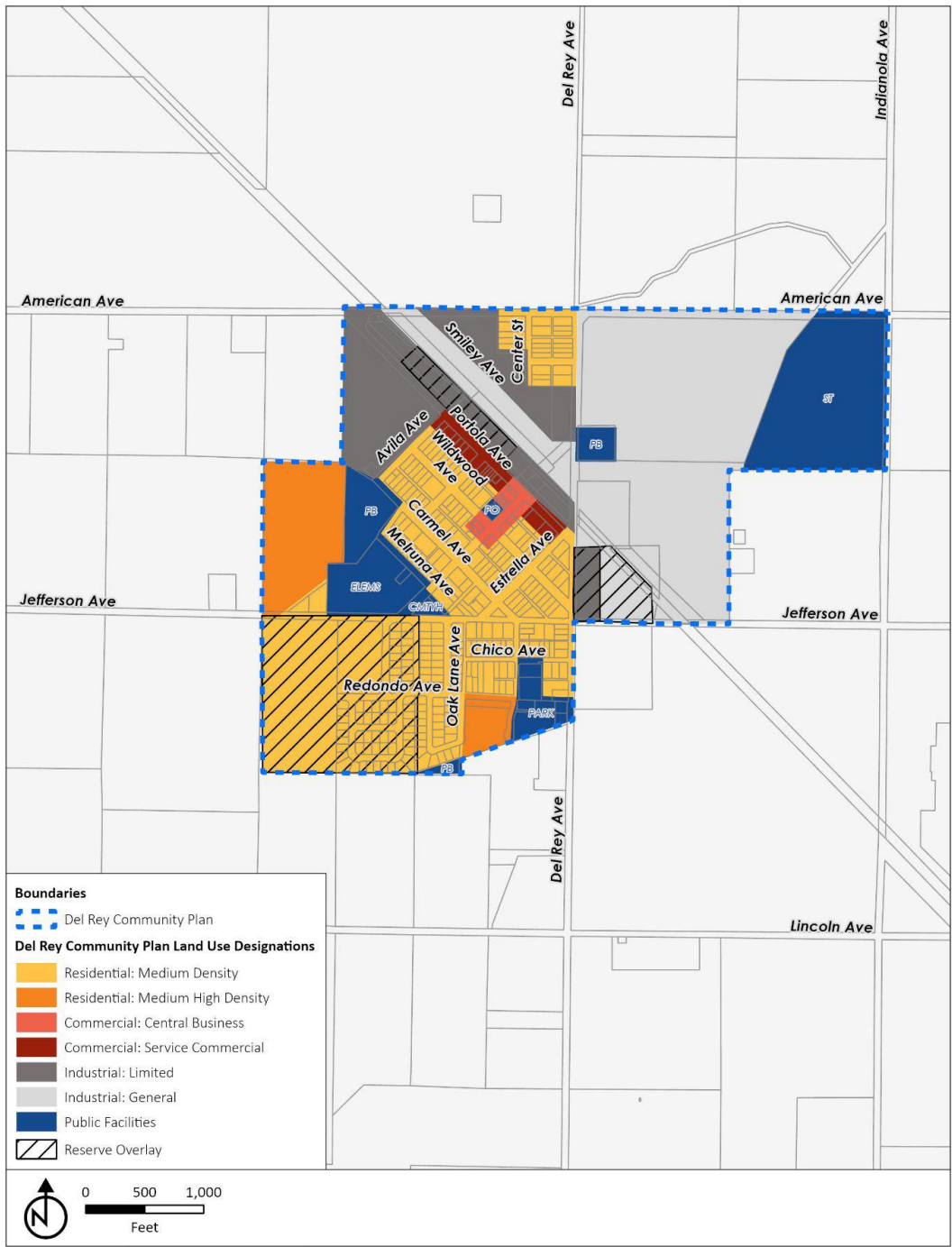
The Community Plan update will expand the community boundary, redesignate land for the appropriate type of growth, and will include community-specific goals and policies.

DEL REY VICINITY MAP



LAFCO DEL REY MAP

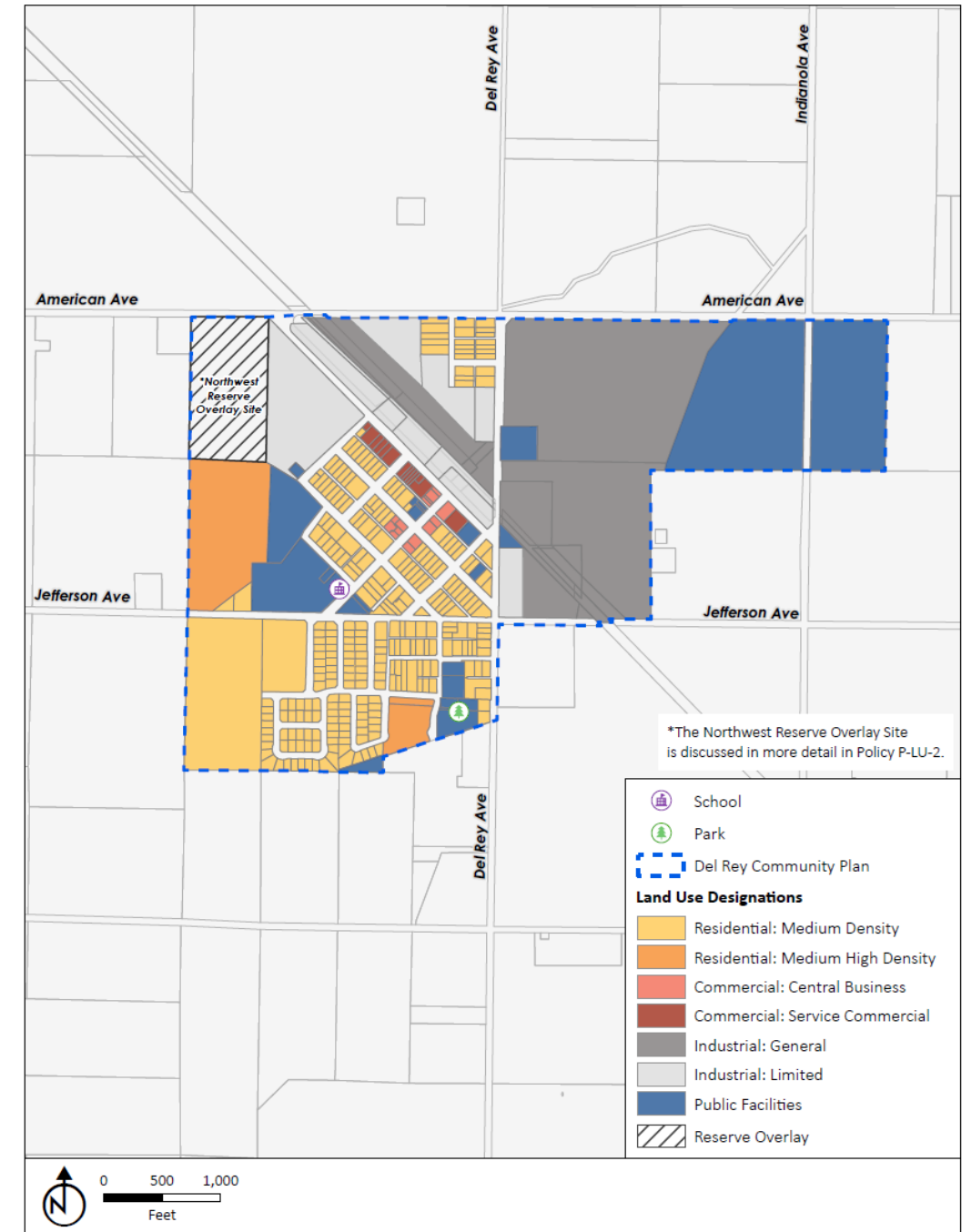




EXISTING ADOPTED DEL REY COMMUNITY PLAN LAND USES

PROPOSED NEW LAND USE DIAGRAM

- The Land Use Diagram is adopted as part of the Community Plan.
- The Land Use Diagram shows land use designations for every parcel in the community.
- The land use designation determines the type of use allowed for that parcel.



PROPOSED CHANGES IN THE COMMUNITY PLAN UPDATE

Current Land Use Designation	Proposed Land Use Designation	Acres
Agriculture	Medium High Density Residential	6.26
Agriculture, Reserve - Medium Density Residential, Public Facilities, and Service Commercial	Medium Density Residential	40.94
Reserve - Limited Industrial, General industrial	Limited Industrial	6.73
Agriculture, General Industrial, Limited Industrial, Medium Density Residential, and Service Commerical	Public Facilities	20.4
Agriculture	Service Commercial	6.02

- An expansion of approximately 40.8 acres for a total proposed Del Rey Community Plan area of 374.3 acres

COMMUNITY
OUTREACH
DURING PLAN
DEVELOPMENT

The County Staff worked to develop the plan with input from the Del Rey Community Service District, developers, landowners, residents, and Fresno County Departments.

The County and the District hosted six community meetings throughout 2024 to discuss the update.

12/14/23 Kickoff Meeting

1/16/24 Planning Priorities

1/30/24 Vision Confirmation

2/13/24 Transportation

2/27/24 Land Use

4/2/24 Expansion Areas

PUBLIC COMMENT

- A 15-day comment period was held from October 30, 2024, to November 13, 2024.
- The Plan was distributed to various interested parties and posted on the County's website, and a public meeting was held on November 6, 2024.
- Prior to Planning Commission Approval one letter was received in support of the Plan and three letters were received expressing concerns.
- A total of 12 members of the public spoke in favor of the plan and three member of the public spoke against or shared concerns.
- After Planning Commission Approval one comment letter was received from CRLA on behalf of Familias de Del Rey on July 23, 2025, requesting additional changes.

PROPOSED CHANGES IN RESPONSE TO COMMUNITY INPUT

The Del Rey Community Plan Update includes changes approved by the Planning Commission in response to public comments. Staff is recommending, the inclusion of one additional policy in response to a new comment letter receive after the approval of the Planning Commission.

Proposed Additional Policy:

Transportation and Circulation

- **P-TC-6:** As determined necessary by the County, new residential subdivisions proposing five lots or greater shall incorporate transit stops and transit shelters, and vehicle charging stations.

KEY PROGRAMS

Public Facilities and Services Element

- **P-PFS-2:** Support the Del Rey Community Services District in pursuing funding for the construction of public facilities to adequately serve the existing community and planned growth.

Agriculture and Land Use

- **P-LU-3:** Encourage a mix of housing at varying densities within projects. Blended densities shall be allowed if they remain within the minimum and maximum densities, as calculated across the entire project site.
- **P-LU-7:** Maintain the central region of the community, generally located at Portola and Morro Avenues, as the primary commercial center for the community.

Transportation and Circulation

- **P-TC-1:** Establish dedicated pathways, sidewalks, and bike lanes separated from vehicular traffic to reduce conflicts and enhance safety for non-motorized users. Prioritize improvements that provide safe routes to work, schools, parks, and commercial areas to improve safety, efficiency, and connectivity.
- **P-TC-3:** Discourage industrial truck traffic from routing through residential areas.

Economic Development Element

- **P-ED-4:** Establish regular communication channels between community leaders and community members.

Open Space and Conservation Element

- **P-OSC-3:** Ensure that park space is accessible and connected to the community.
- **P-OSC-6:** Consider opportunities to provide new parks and open space areas, as well as community center development or improvements, and plan for their long-term maintenance.

RECOMMENDED ACTION

- Adopt Addendum to Fresno County General Plan Final Program Environmental Impact Report No. 2018031066 pursuant to California Environmental Quality Act Section 15164(a); and
- Adopt Resolution approving General Plan Amendment Application No. 579, updating the Del Rey Community Plan, with the inclusion of one additional policy;



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