



DEPARTMENT of PUBLIC WORKS and PLANNING



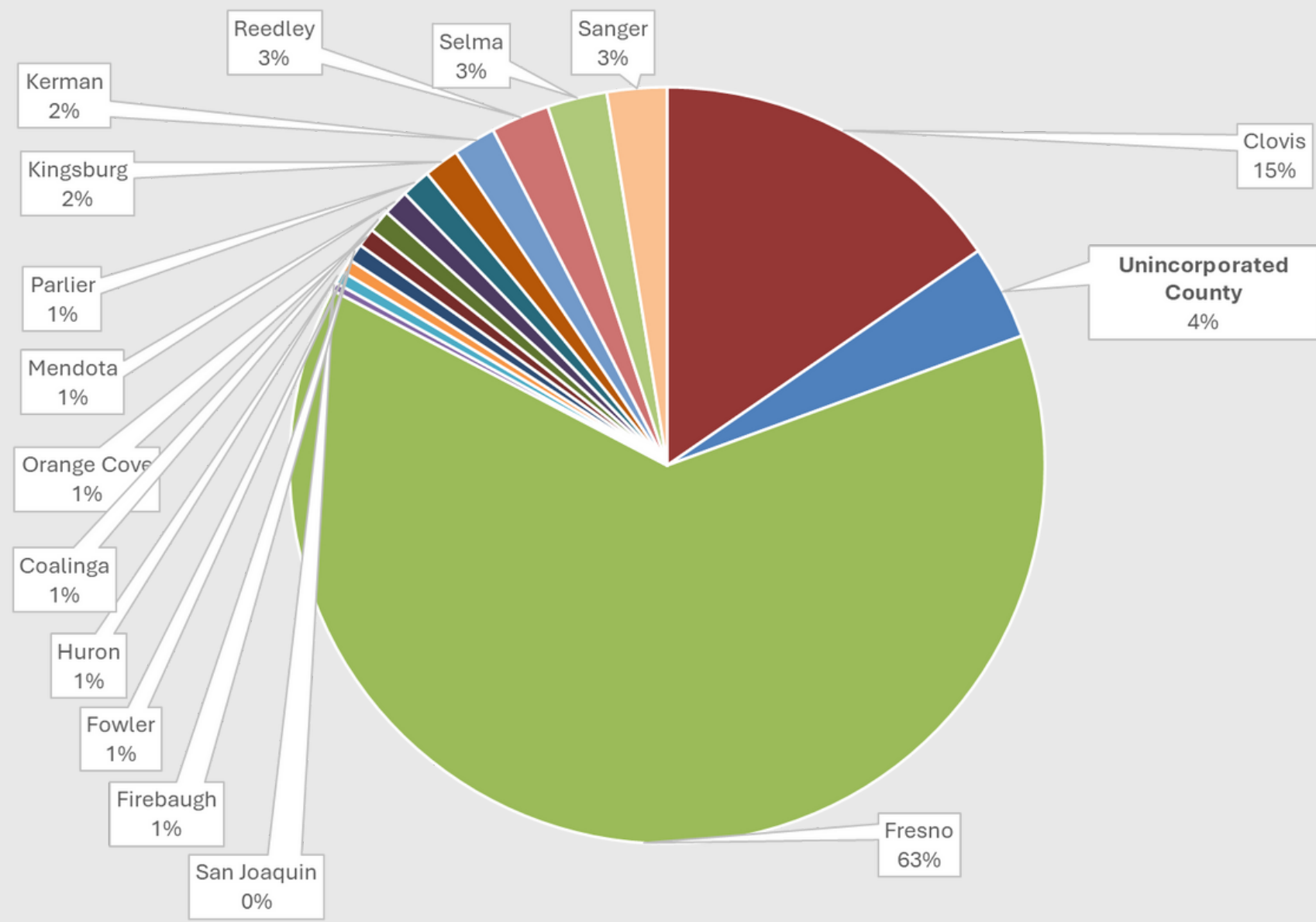
General Plan Amendment Application No. 570 and Amendment Application No. 3860



Regional Housing Needs Allocation (RHNA)

Fresno COG

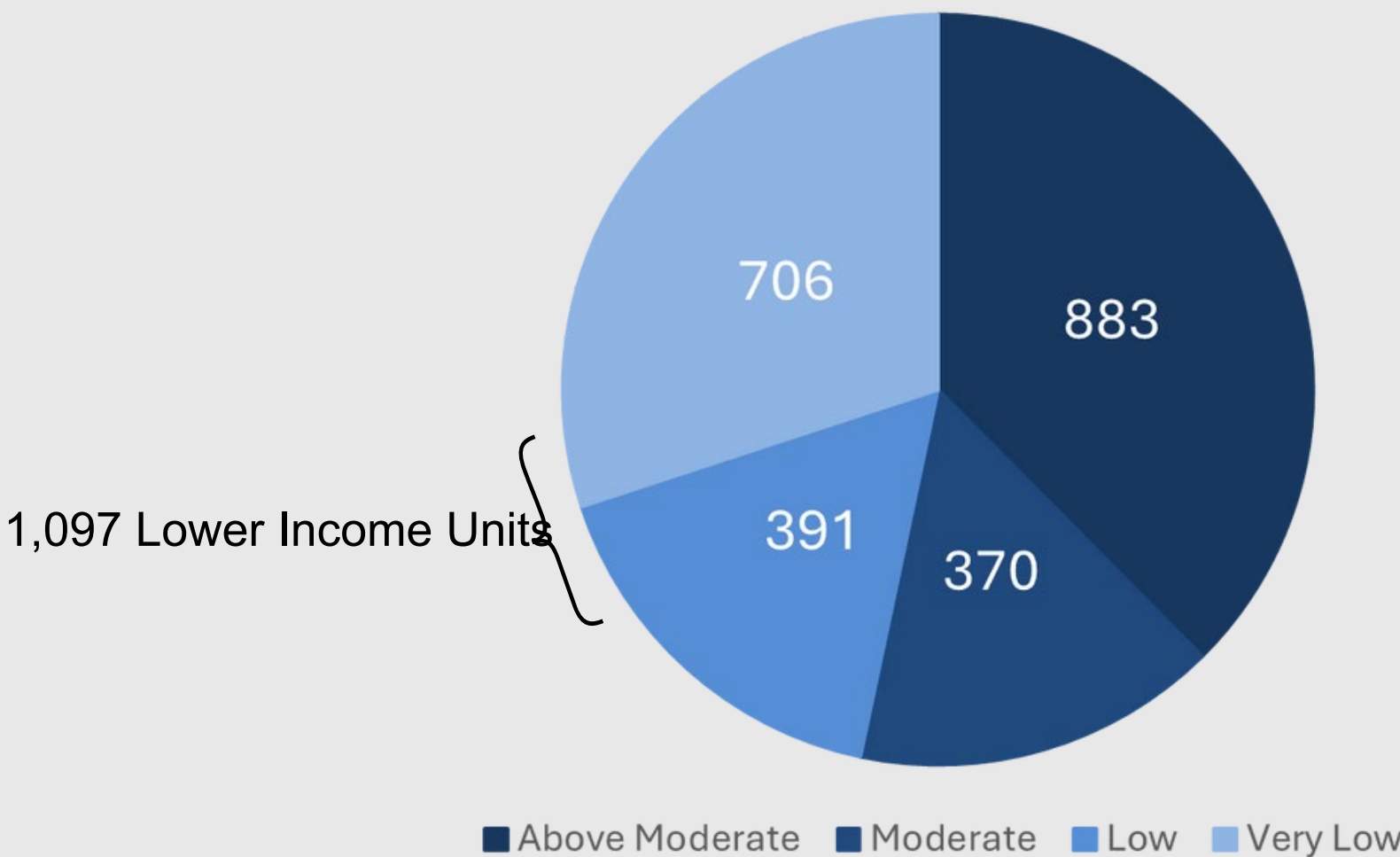
58,298 Total Units



Fresno County RHNA

2,350 Total Units

Units



1,097 Lower Income Units

HCD RHNA REQUIREMENTS

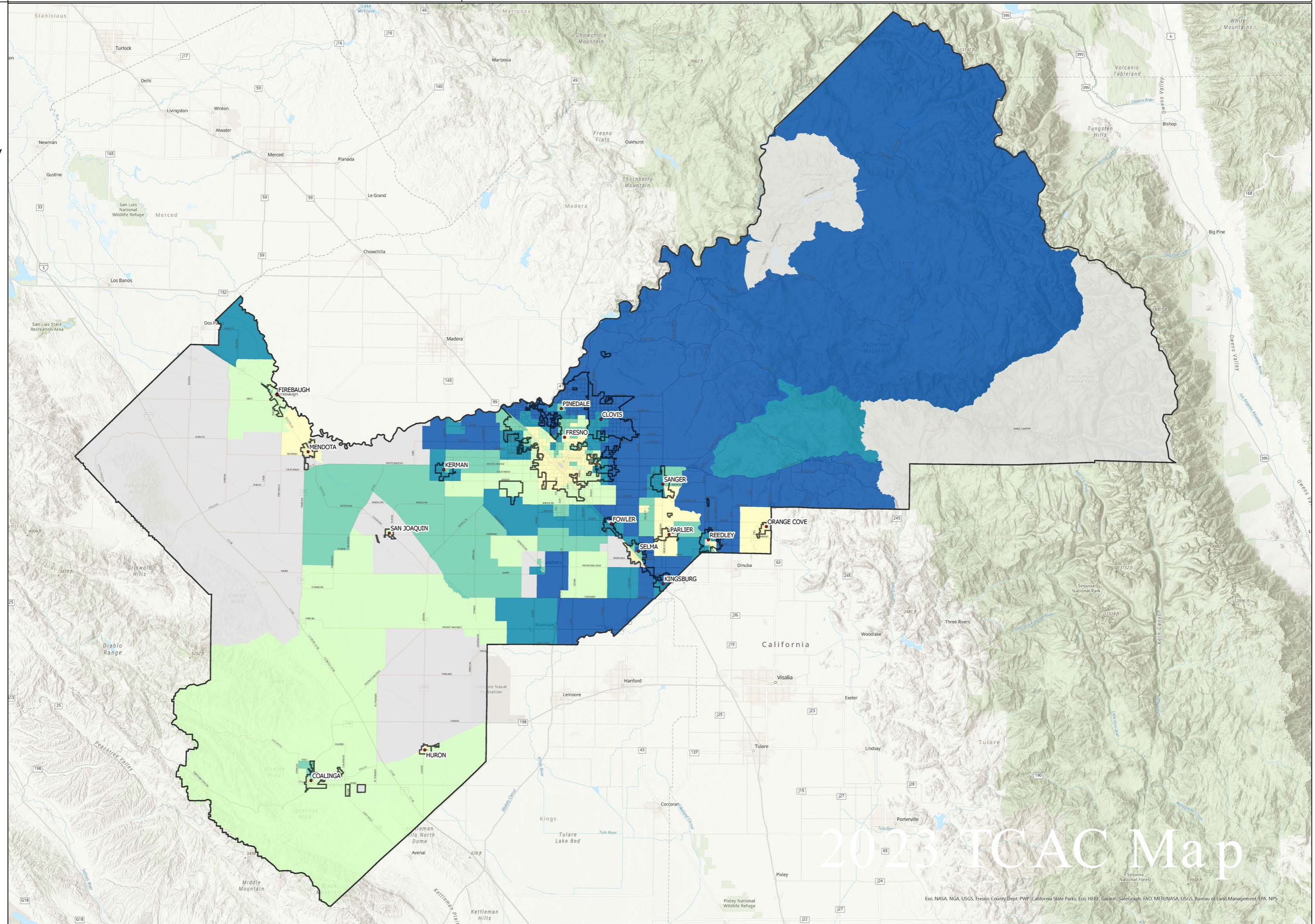
To satisfy RHNA requirements, the parcels identified have to meet certain criteria set by the California Department of Housing and Community Development (HCD). HCD is requiring that the County utilize the California Tax Credit Allocation Committee (TCAC) maps to confirm that the rezoned parcels meet the requirements.

TCAC releases new maps annually that demonstrate that the parcels have access to resources such as:

- Located in a high or highest opportunity area: Access to high paying jobs, educational opportunities,
- Adequate community sewer and water systems to support new development
- Proficient schools
- Safe and clean neighborhoods
- Strong healthy economic, social, and environmental indicators
- Parcels cannot be smaller than 0.50 acre and no larger than 10 acres and cannot be prime agricultural land.

Legend

- Cities
- City Limits
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



0 4.25 8.5 17 Miles

2023 TCAC Map

Est. NASA, NGA, USGS, Fresno County Dept. PWP/California State Parks, Est. HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

RHNA Rezone

The current proposal is to rezone five parcels:

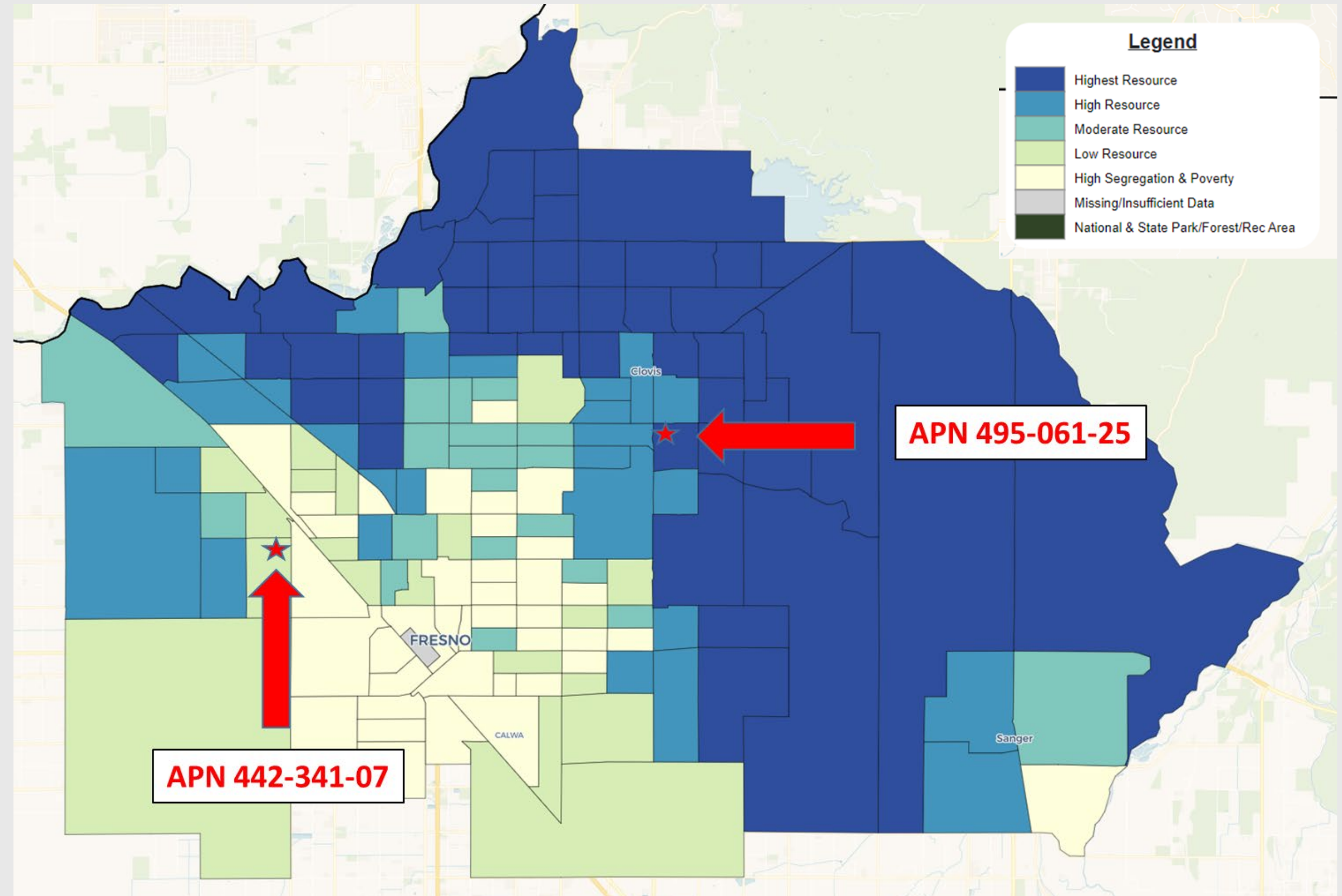
1. West Fresno Area - NEC W. McKinley & N. Feland Aves. (1.73 ac.)
2. Tarpey Village Area - SE Quadrant N. Clovis and E. Ashlan Aves. (2.84 ac.)
3. Riverdale - NWC Marks & Kruger Aves. (6.48 ac.)
4. Caruthers - SE Quadrant S. Marks & W. Caruthers Aves. (3.41 ac.)
5. Del Rey – North side of E. Jefferson Ave. approx. one-half mile east of S. McCall Ave. (17.89 ac.)

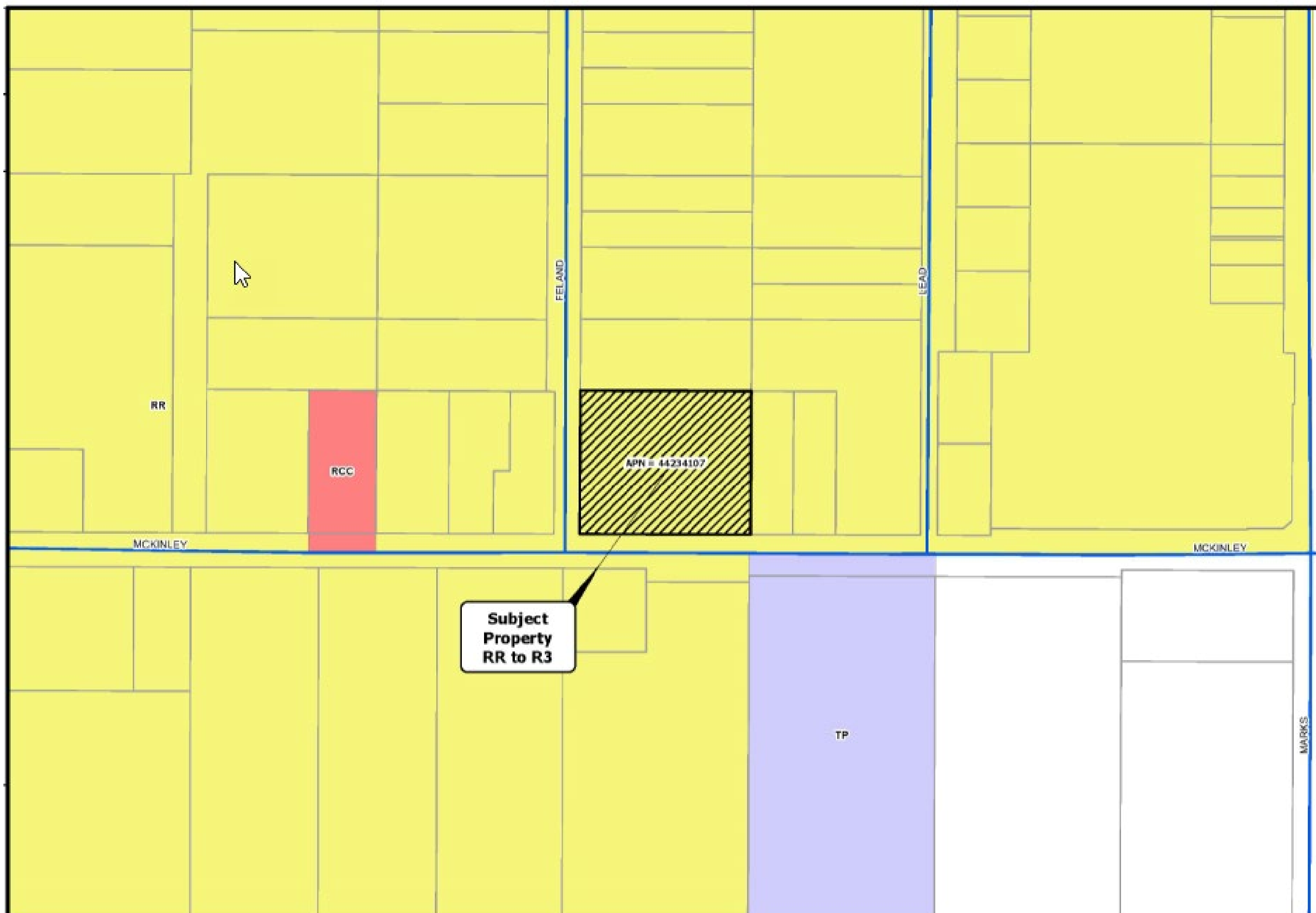
2023 TCAC MAP

Fresno and Clovis SOI

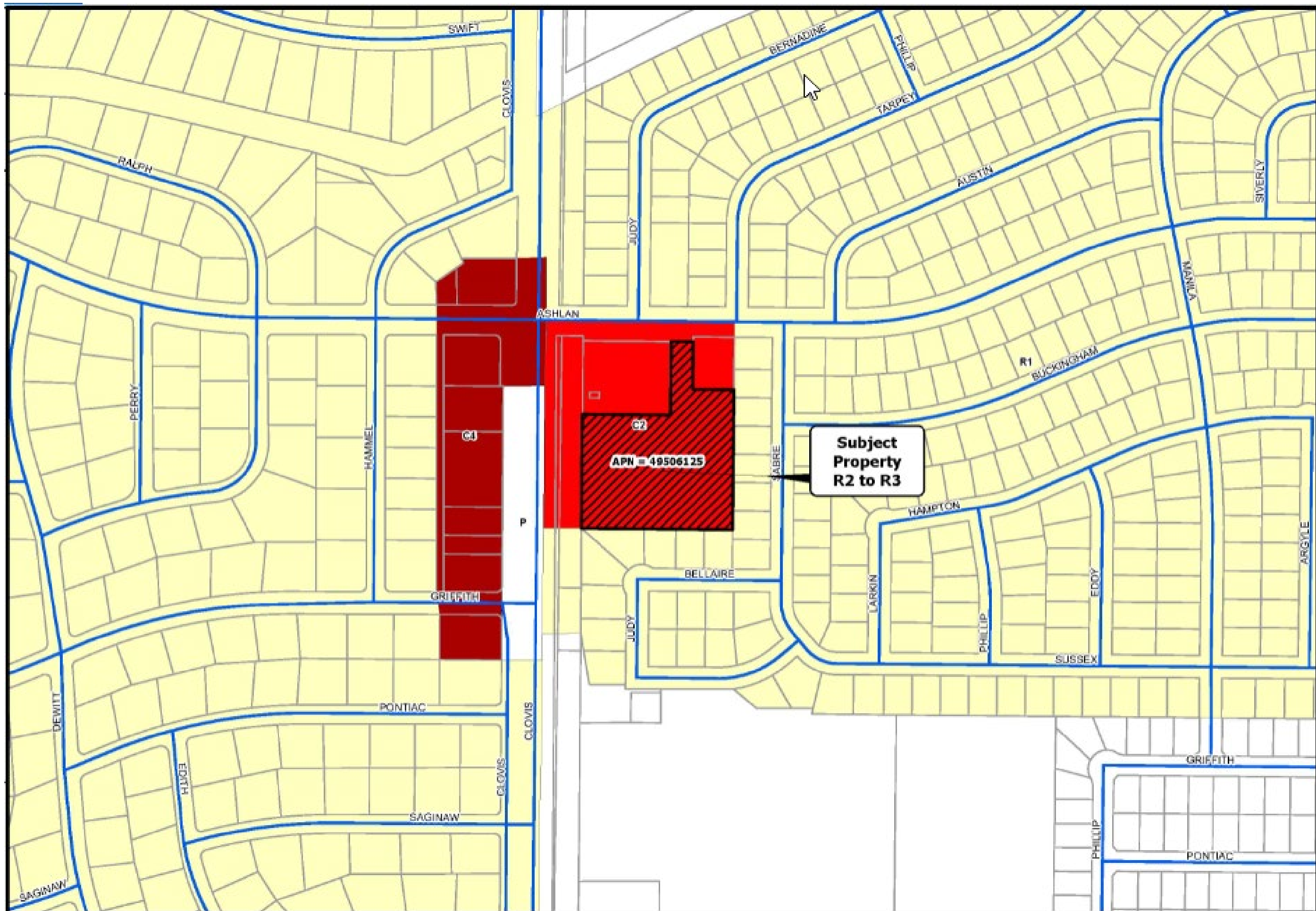
APN 442-341-07

Low Resource Area but
can be counted as there
was interest to build prior
to 6th Cycle Housing
Element (Pipeline Project)





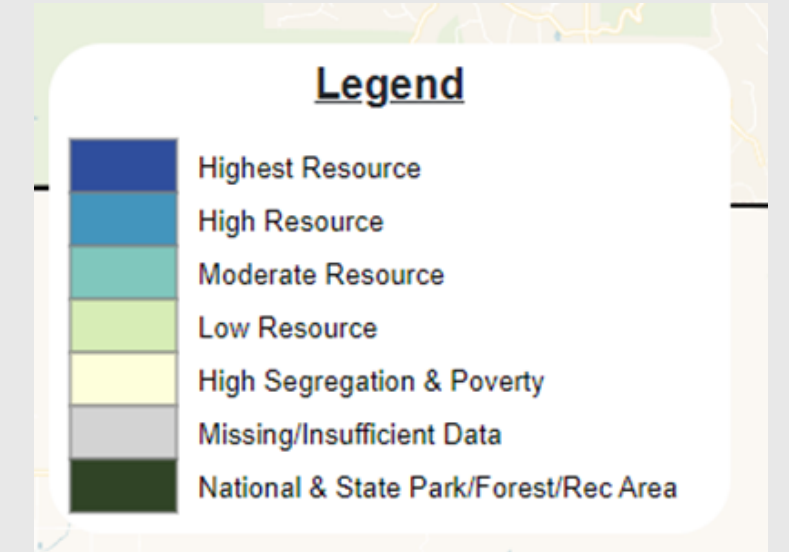
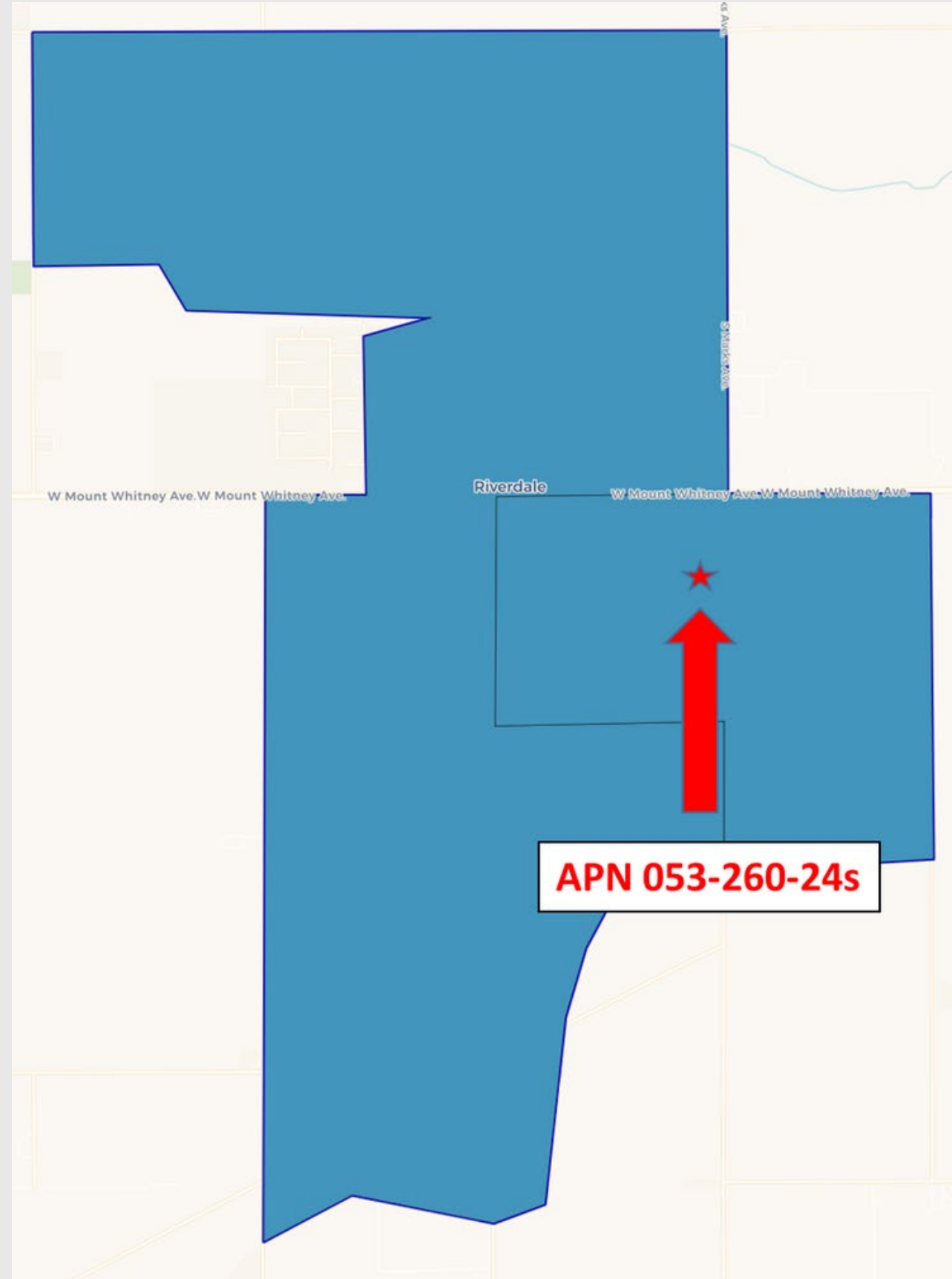
APN 442-341-07 - RR Zone District to R3

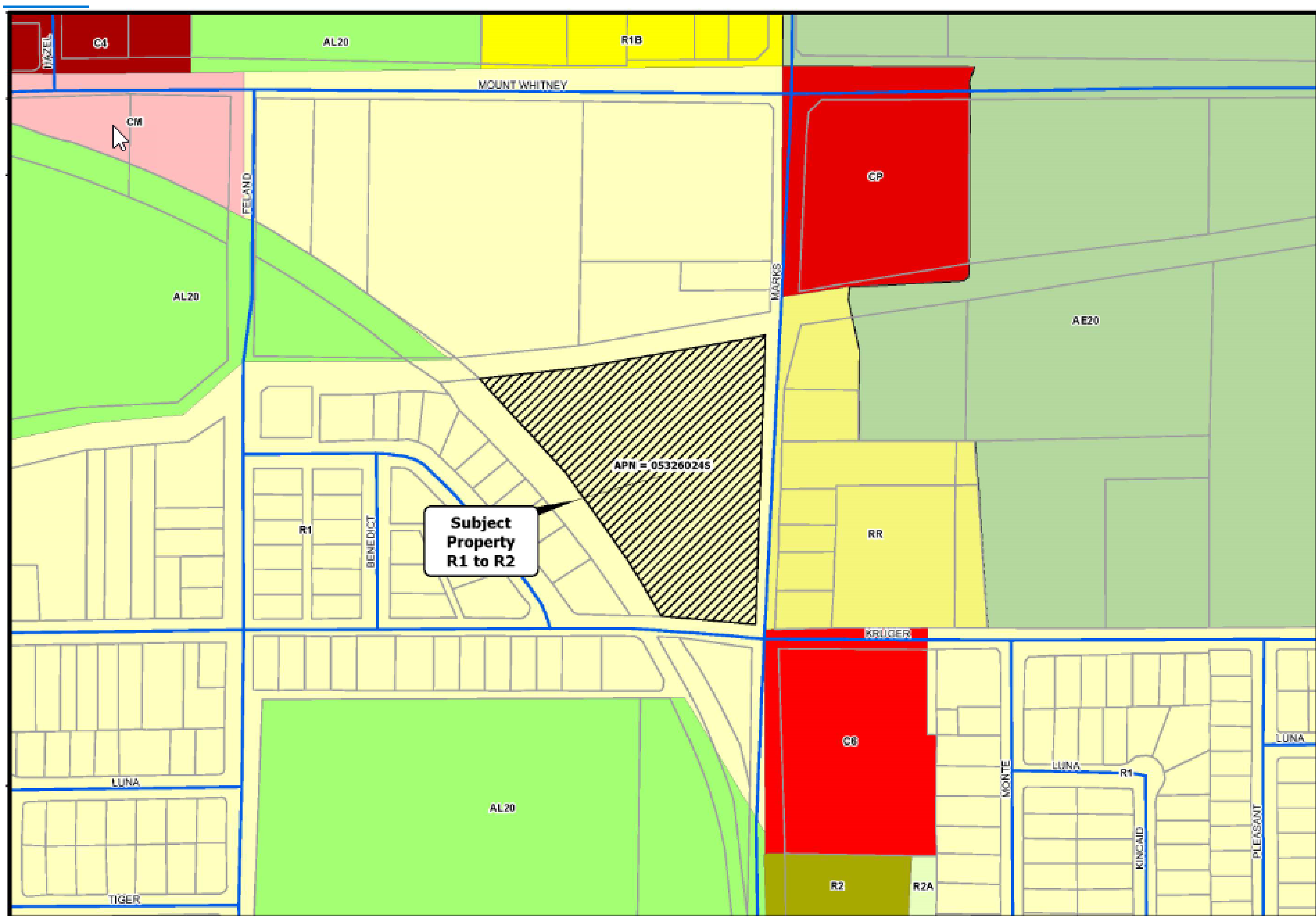


APN 495-061-25 - C2 Zone District to R3

2023 TCAC MAP

Riverdale

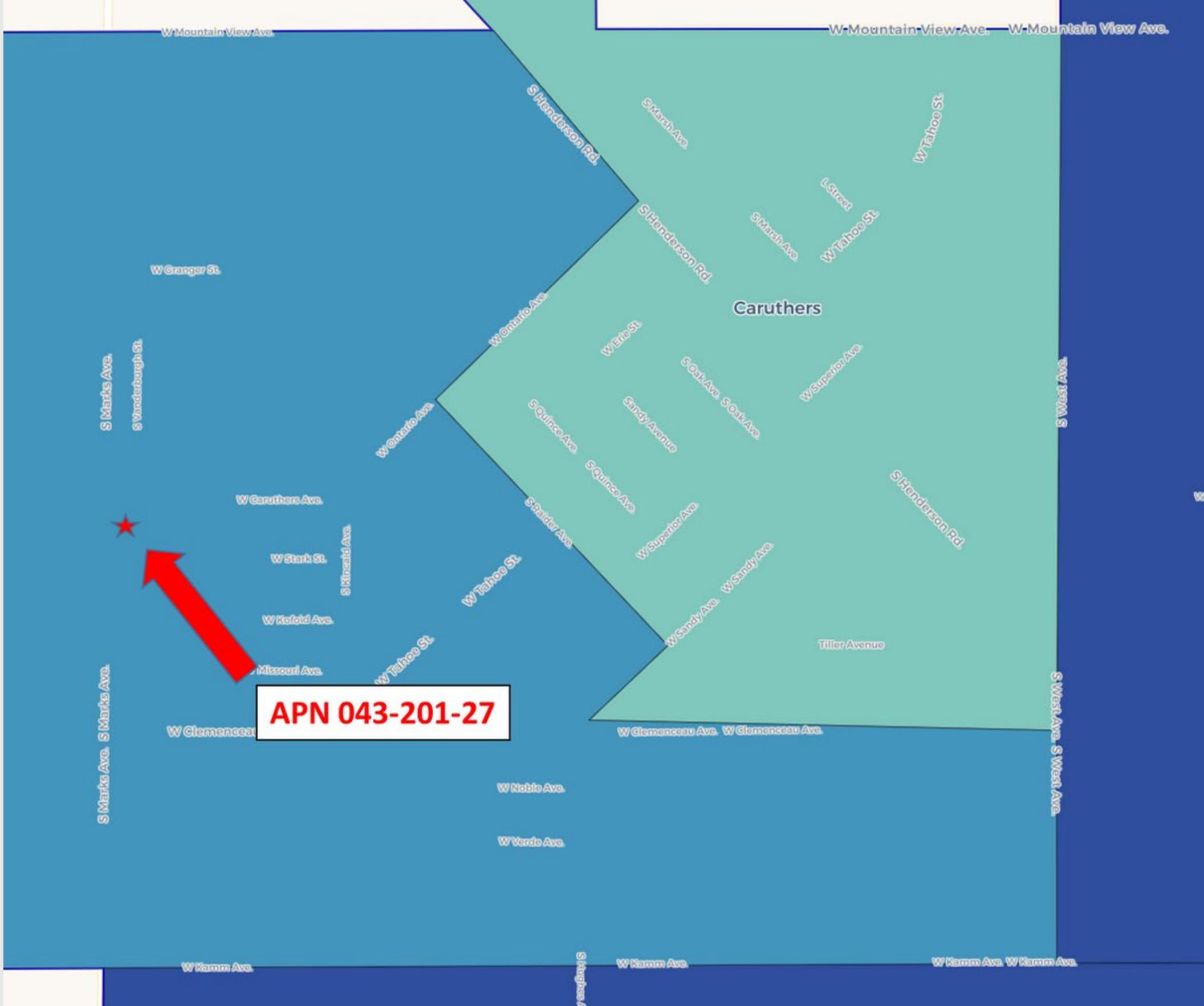
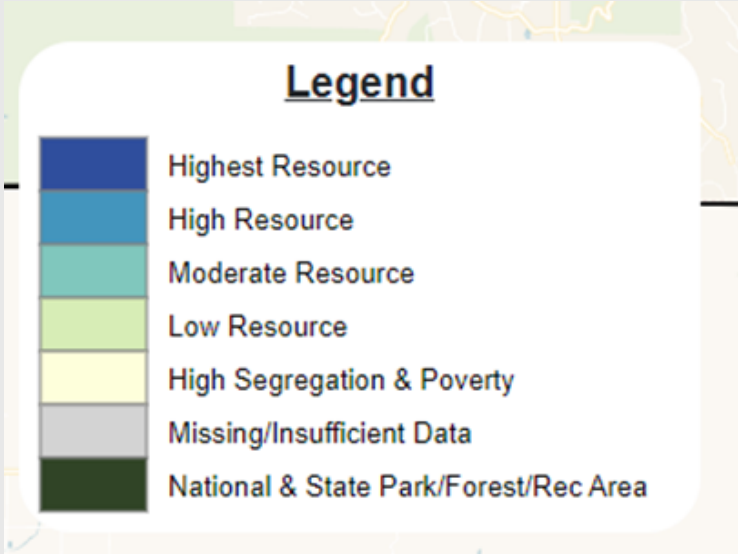


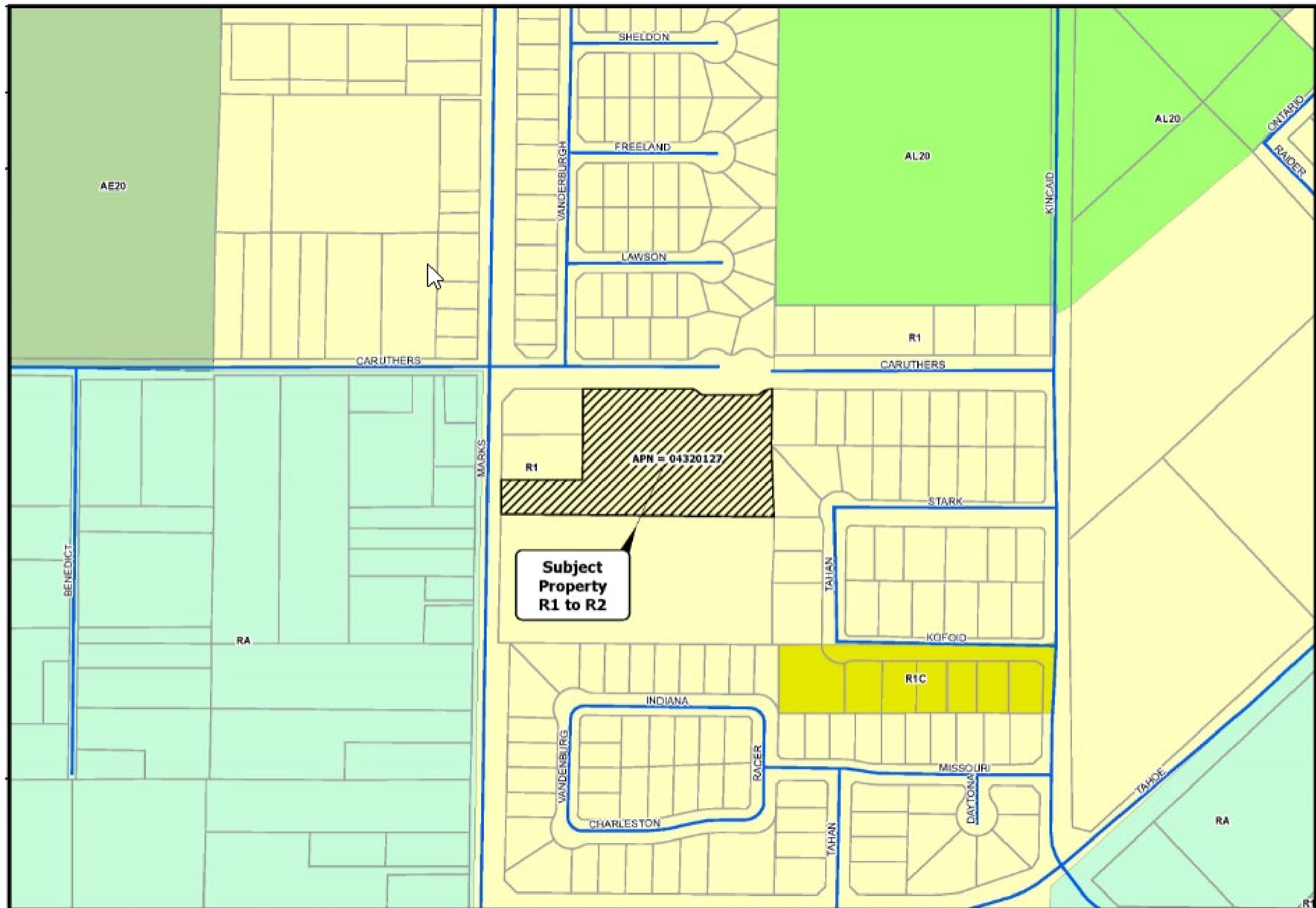


APN 053-260-24S - R1 Zone District to R2

2023 TCAC MAP

Caruthers





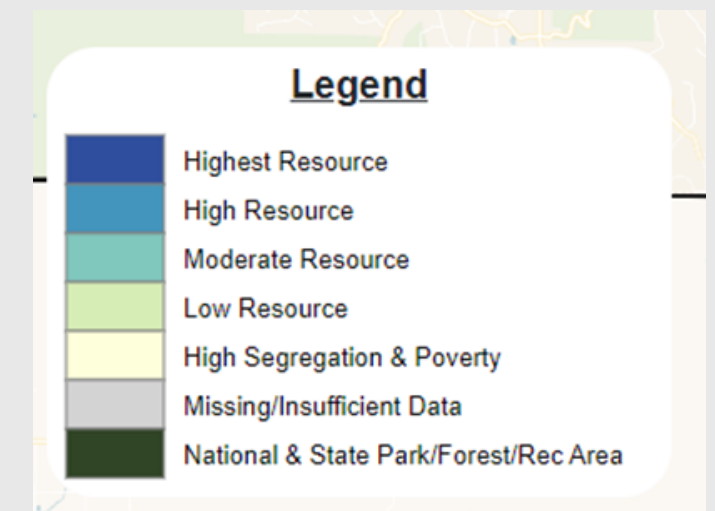
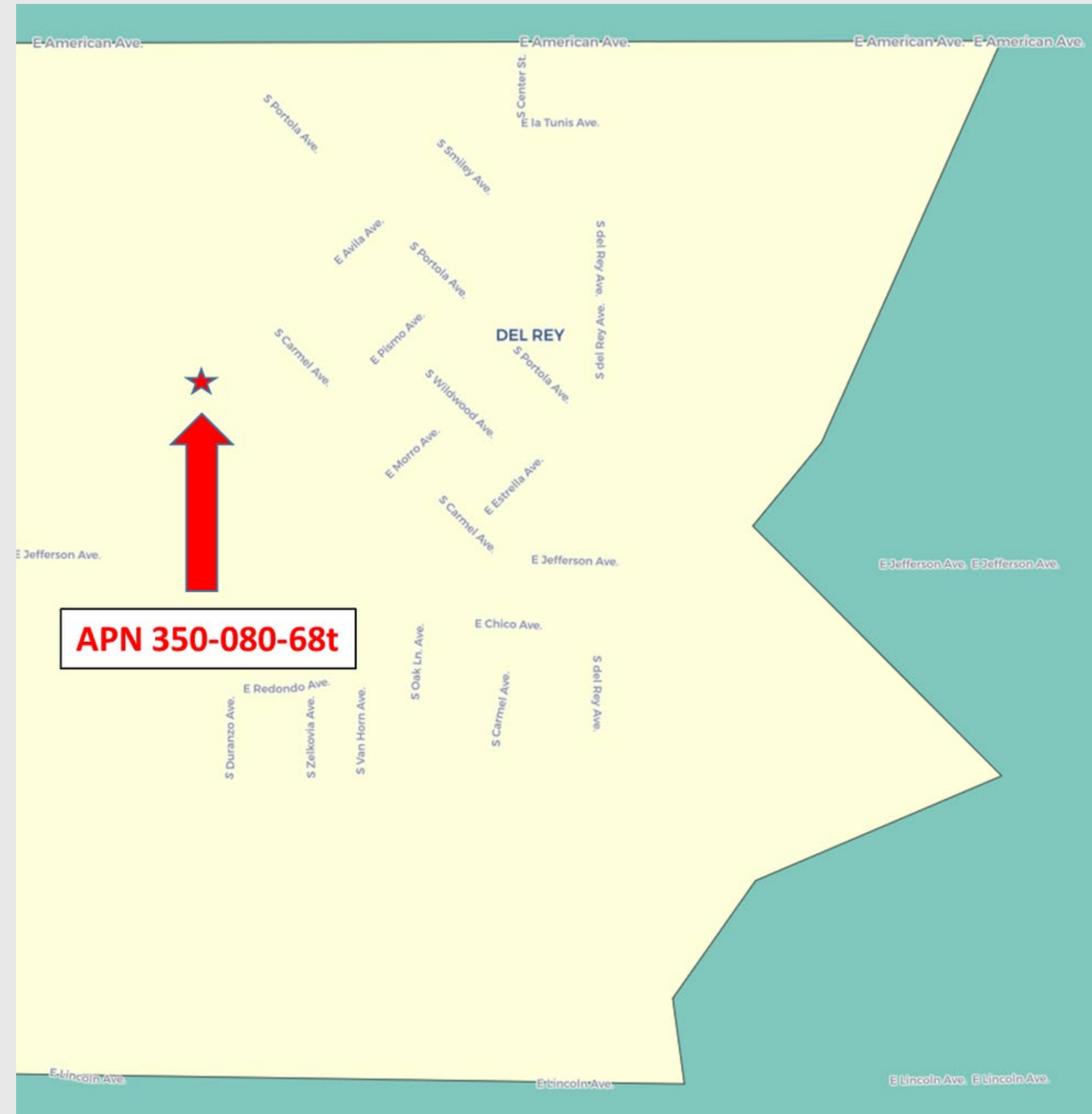
APN 043-201-27 - R1 Zone District to R2

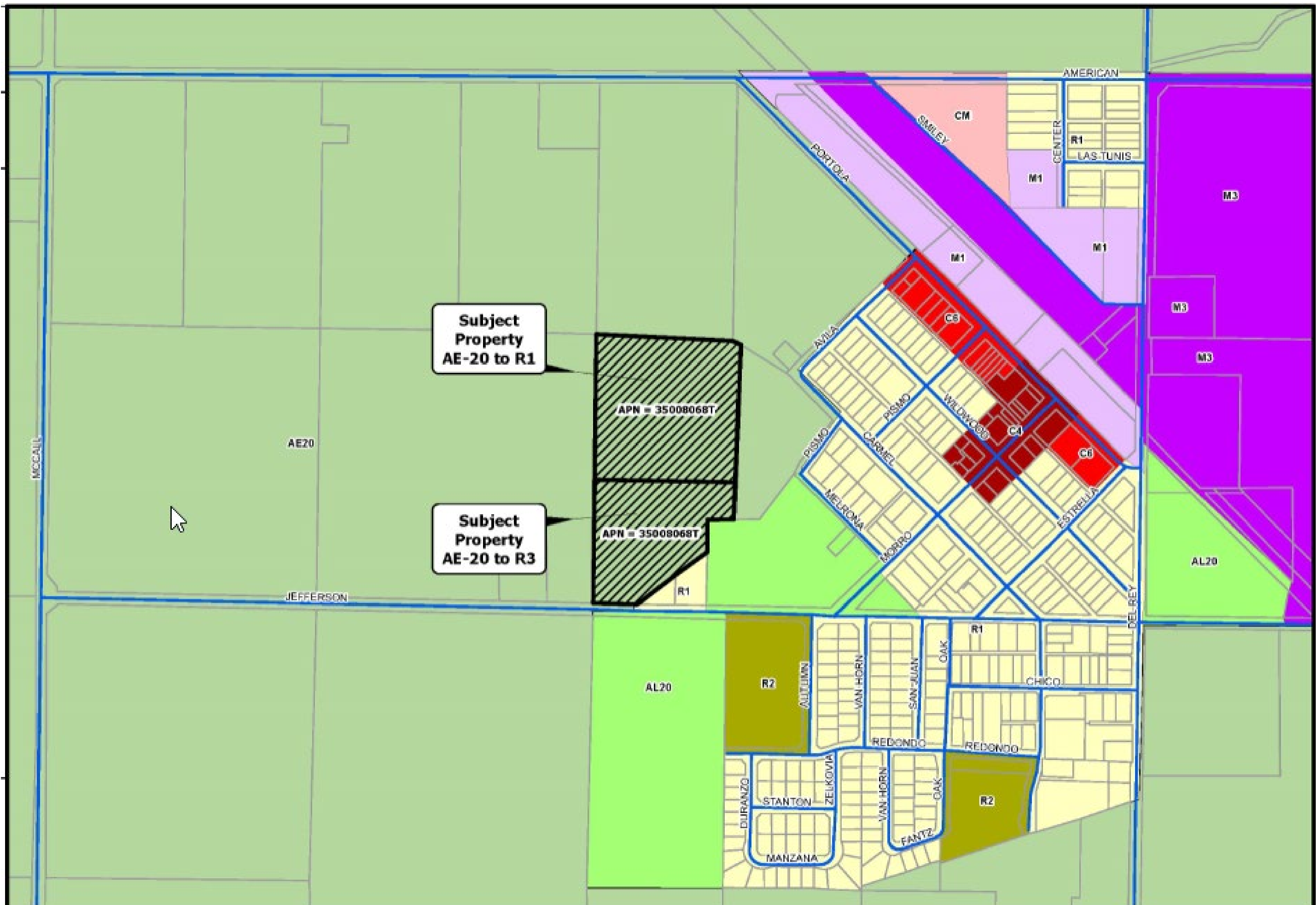
2023 TCAC MAP Del Rey

APN 350-080-68T

Low Resource Area but
can be counted as there
was interest to build prior
to 6th Cycle Housing
Element (Pipeline Project)

Divided into two parcels





APN 350-080-68T: AE-20 Zone District to R-1 and R3

RHNA Rezone Next Steps

- If this proposal is approved, the five parcels would be able to accommodate up to 277 dwelling units for the lower-income RHNA obligation.
- Approval of this rezone in conjunction with the existing vacant sites that do not require rezone, will enable the County to accommodate approximately up to 307 dwelling units for the lower-income RHNA obligation.
- The County will have to rezone additional parcels within 12 months of receiving certification of the 6th-Cycle Housing Element to meet the minimum remaining *790 dwelling units* which will be brought to the Board.



DEPARTMENT of PUBLIC WORKS and PLANNING



General Plan Amendment Application No. 570 and Amendment Application No. 3860



From: Cindy Piombino <piombino.cindy2015@gmail.com>
Sent: Monday, December 11, 2023 2:26 PM
To: District 1 <district1@fresnocountyca.gov>
Subject: BOS Meeting

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Good day, my name is Cindy Piombino and I have been a homeless outreach worker for many years here in Fresno County. I also am the ministry coordinator for Christ's Helping Hands.

I would like to comment on how I feel about two items in the agenda for tomorrow's meeting.

Item 5. I am in support of deferring that until at least January 1, 2026. I do feel that personal rights will be violated. That is a concern with the SB 43.

Item 11. I am in favor of amending the general plan to rezone for affordable housing in the many locations listed in the agenda.

Thanks for your time.

Won by One,
Cindy Piombino

From: Glenda West <gvw01@outlook.com>
Sent: Monday, December 11, 2023 3:25 PM
To: Clerk/BOS
Subject: Agenda Item #11, 12-12-23
Attachments: Co Board of Supervisors.docx

Importance: High

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Please submit to the Board of Supervisors for their Dec. 12th meeting.

Thank you,

Glenda West

Glenda V. West
3146 W. McKinley Ave.
Fresno, CA 93722
(559) 547-4719

Board of Supervisors, Fresno County
Hall of Records, Rm. 301
Fresno, CA 93721-2198

RE: Agenda Item #11 for 12-12-23 Board Meeting

Gentlemen,

I am writing in **opposition** to Agenda Item #11, specifically regarding “the northeast corner of N. Feland and W. McKinley Avenues adjacent to City of Fresno.”

First, I’d to point out that the corner N. Feland and W. McKinley **is not** adjacent to the City of Fresno...it’s in the County. This area is zoned Agricultural/Residential, which means that we all have wells and septic tanks; therefore, there is no city water or sewage hooked up to the corner of N. Feland and W. McKinley.

Second, we already have apartment complexes on Marks Ave. which have all become crime-ridden, and those issues are affecting this whole area. Another low-income apartment complex in would only increase the crime issues because of the gangs, parolees, criminals, and the homeless. Because I am retired from the criminal justice arena...specifically, the CA Dept. of Corrections and Rehabilitation (CDCR)...the crime issue is of particular concern. Also, because there is an irrigation canal between my property and the property at corner of N. Feland and W. McKinley, the homeless staying on the canal banks will also increase.

Third, there will be additional traffic problems, and we already have traffic issues since the stop lights were installed at Marks and McKinley avenues. There is a church right across the street from the lot in question, and their driveway is directly across from this lot. Also, N. Feland is a one lane road with a residential driveway directly across from this lot. There is also a school bus

stop right in front of this lot at N. Feland. I must also mention that the city buses also run out this way so there are bus stops on W. McKinley as well. Most importantly to me is that putting a tall building on this lot would impede my vision, as well as my neighbors, when trying to back out of our respective driveways.

I would also imagine that property taxes in this area would increase if these apartments were approved. I am on a fixed income and cannot afford to have property taxes increased.

I would also like to point out that the man that owns the lot on N. Feland and W. McKinley does not take care it now, which tells me that he would be nothing more than a slum lord, e.g., I am the one that has to call the fire district every year to get this guy to mow down the weeds so there won't be any more fires, as there have already been two fires which came very close to my house! I want it noted that the lot owner did not even bother to come out to check on his property when these fires happened. As far as I know, he's never even been out here! I could go on about this, but I won't at this time.

Last, for me, this is a safety issue. I am a single woman, 69 years old, and I live alone. I do not need people being able to look over their balconies into my back yard. Someone may see something they want to steal, and the next thing someone would be trying to break into my house. Just the thought of all of this has me scared the daylights out of me. I don't need to have a former inmate moving in next door to me, because he qualified for low-income housing, which could put my life in danger.

I, therefore, implore you **not** to approve this request for a change in the zoning of this lot, as well as, **not** to approve the request to put in a low-income housing apartment complex.

Respectfully submitted,

Glenda V. West

CDCR, Retired

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-498-3860

DATE OF ADOPTION

DECEMBER 12, 2023

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

DECEMBER 18, 2023

PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-498-3860

SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on December 12, 2023, the Fresno County Board of Supervisors adopted Ordinance No. R-498-3860, an Ordinance of the County of Fresno, State of California.

SUMMARY OF ORDINANCE

On December 12, 2023, the Board of Supervisors of the County of Fresno adopted an ordinance to amend the Medium High Density Residential land use designation in the County-adopted Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to allow a density of up to 20 dwelling units per acre as is implemented in the County General Plan's Medium High Density Residential land use designation by the approval of General Plan Amendment No. 563 on November 24, 2020; amend the County-adopted Del Rey Community Plan boundary to encompass an 18-acre parcel identified as APN 350-080-68T; amend the County-adopted Caruthers Community Plan and rezone a 3.41-acre parcel identified as APN 043-201-27 from the R-1 (Single Family Residential) Zone District to the R-2 (Low Density Multiple Family Residential) Zone District, amend the County-adopted Clovis Community Plan and rezone a 2.84-acre parcel identified as APN 495-061-25 from the C-2 (Community Shopping Center) Zone District to the R-3 (Medium Density Multiple Family Residential) Zone District, amend the County-adopted Del Rey Community Plan and rezone a 6.5-acre portion of an 18-acre parcel identified as APN 350-080-68T from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-3 (Medium Density Multiple Family Residential) Zone District, amend the County-adopted Del Rey Community Plan and rezone an 11.5-acre portion of an 18-acre parcel identified as APN 350-080-68T from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-1 (Single Family Residential)

Zone District, amend the Fresno-Roeding Community Plan and rezone a 1.73-acre parcel identified as APN 442-341-07 from the R-R (Rural Residential) Zone District to the R-3 (Medium Density Multiple Family Residential) Zone District, and amend the Riverdale Community Plan and rezone a 6.48-acre parcel identified as APN 053-260-24S from the R-1 (Single Family Residential) Zone District to the R-2 (Low Density Multiple Family Residential) Zone District.

In accordance with Government Code Sections 25123, 25131, and 65854 - 65857, this Ordinance, designated as Ordinance No. R-498-3860 shall take effect thirty days after its

The full text of this Ordinance is available online at <https://fresnocounty.legistar.com/Calendar.aspx> under the December 12, 2023, meeting date, or at the office of the Clerk to the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California.

This Ordinance was adopted by the following vote:

AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

NOES: None

ABSENT: None

ATTEST:

Bernice E. Seidel
Clerk, Board of Supervisors
12/18/2023

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

DECEMBER 18, 2023

ON

