



County of Fresno

Public Hearing Draft Del Rey Community Plan

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1. Purpose and Background

Purpose of the Community Plan

The Fresno County General Plan states "The fundamental policy directive of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan."¹

This Community Plan will be used to foster and identify opportunities for development. Throughout the public outreach process, fundamental issues such as economic development, agriculture and land use, transportation and circulation, public facilities and services, open space and conservation, health and safety, environmental justice, and housing were discussed with the community. These discussions are reflected in the goals, policies, and implementation programs. In addition, this Community Plan will help guide Del Rey's future development and identify opportunities and needs for infrastructure improvements.

The Del Rey Community Plan is consistent with the General Plan Policy Document adopted by the Fresno County Board of Supervisors on February 20, 2024, and is designed to implement the 2024 Fresno County General Plan at a community level. The content in this Community Plan has been identified to refine the intent of the General Plan as it applies to the Del Rey community to address issues of local importance. While the General Plan contains policies that apply to the whole County, Del Rey included, this Community Plan outlines goals, policies, and implementation programs specific to Del Rey. These Del Rey-specific criteria do not apply to the rest of the County. Where the Del Rey Community Plan is silent on a matter, the General Plan controls.

What is a Community Plan?

A community plan is a segment of the General Plan that provides a geographic focus. Accordingly, a community plan serves the same purpose as the General Plan except that community plans function at the community level while the General Plan functions at the County level.

Community plans are internally consistent with the General Plan but provide for more community-specific planning addressing the same elements as the General Plan. While community plans can be used to guide community development, they do not guarantee any development will occur nor are they a requirement for development.

¹ Fresno County. 2024. "Fresno County General Plan Policy Document.", 2-52, https://www.fresnocountyca.gov/files/sharedassets/county/v3/public-works-and-planning/development-services/planning-and-land-use/environmental-impact-reports/general-plan-review/fcgpr_general-plan_prd-county_01-12_24-clean.pdf.

Community Plan Organization

The chapters of the Del Rey Community Plan are as follows.

Chapter 1: Purpose and Background provides an overview of the purpose, intent, and organization of the Community Plan. This chapter also provides an outline for navigating the Community Plan and additional information about the community of Del Rey, including demographic information.

Chapter 2: Del Rey Community Vision provides a brief overview of the Community Plan update engagement process that led to the development of a vision statement, also included in this chapter. The statement represents the guiding vision that was used to develop the goals and policies of the Community Plan.

Chapter 3: Community Plan Elements outlines the community's goals, policies, and implementation programs related to development, expansion, and preservation specific to the Del Rey Community Plan boundary. The Community Plan elements include Economic Development, Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services, Open Space and Conservation, Health and Safety, Environmental Justice, and Housing. This chapter also contains key diagrams, including the Land Use Diagram and Circulation Diagram.

Community Profile

Location

The community of Del Rey is an unincorporated community within Fresno County. Prior to 1898, Del Rey was known as Clifton. In 1898, when the railroad was built, Clifton was given the name Del Rey, named after the railroad station, Rancho Del Rey.²

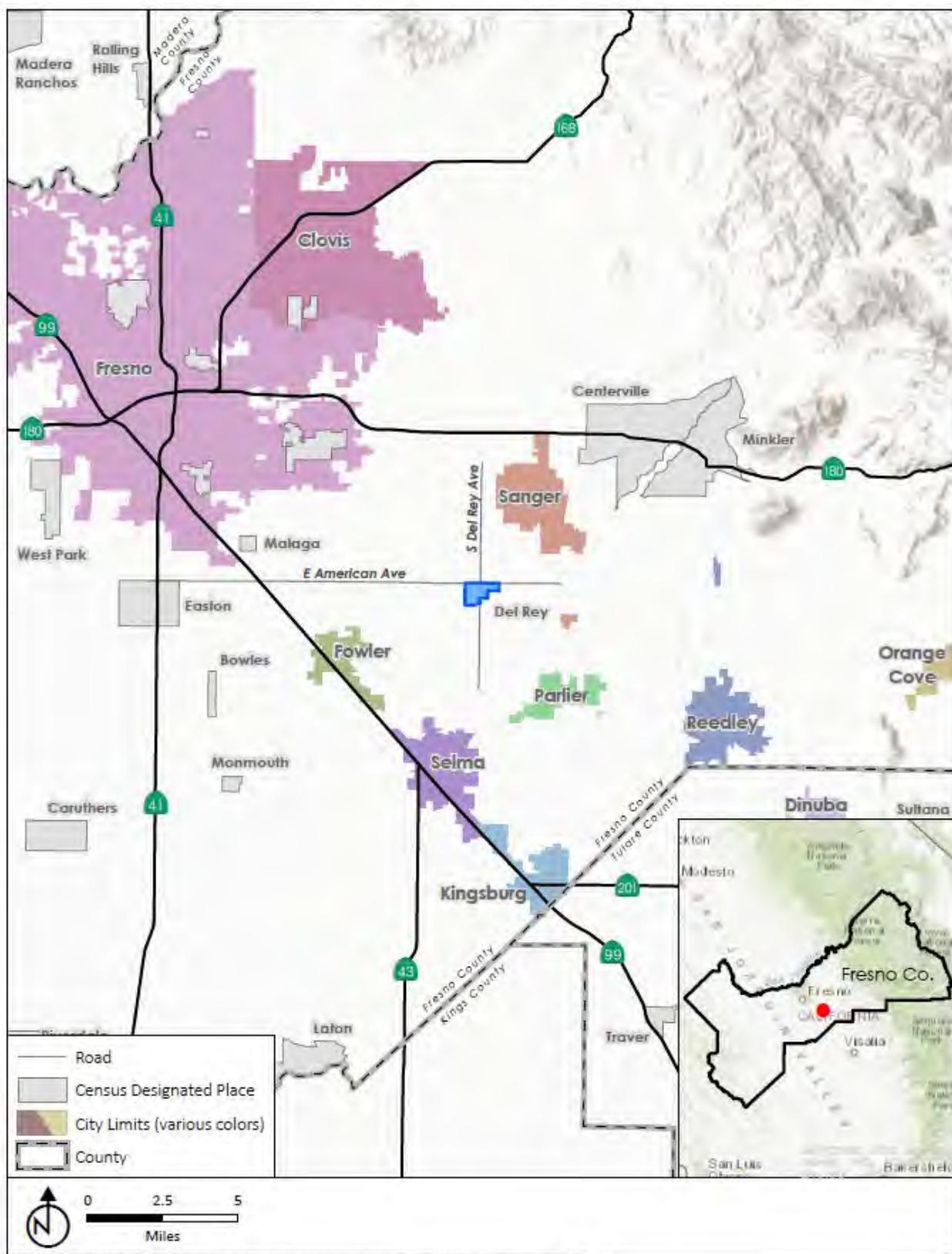
Like most other communities and cities throughout Fresno County, Del Rey is an agriculturally-oriented community surrounded by farmland. Del Rey is situated between East American Avenue to the north and East Lincoln Avenue to the south. The nearest incorporated city is the City of Sanger, located approximately 1.8 miles northeast. The City of Fresno, the largest city in Fresno County, is located approximately five miles northwest of Del Rey (see *Figure 1 – Vicinity Map*). Del Rey is a census-designated place (CDP). A CDP is a statistical equivalent of an incorporated community, such as a city, but does not have a legally defined boundary or an active, functioning governmental structure.³ The Del Rey Community Plan covers 322 acres, or approximately 0.5 square miles, and contains 365 parcels as shown in *Figure 2 – Land Use Diagram*.⁴

² Durham, David L. 1998. California's Geographic Names: A Gazetteer of Historic and Modern Names of the State. Clovis, CA: Word Dancer Press.

³ United States Census Bureau. 2023. Census Designated Places. Accessed January 29, 2024. <https://www.census.gov/programs-surveys/bas/information/cdp.html>.

⁴ Based on GIS mapping data created during the 2024 Community Plan Update process.

Figure 1 – Vicinity Map



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Demographics

In the past 30 years, Del Rey has seen both growth and decline in its population. In 1990, Del Rey had a population of 1,150 and approximately 284 occupied housing units.⁵ In 2000, Del Rey had seen a population decrease of 200 people, resulting in a community of 950 people housed by 240 housing units.⁶ Then, Del Rey's population trended upward and by 2010 its population increased by 72.5%, resulting in 1,639 people and 395 housing units.⁷ As of the 2020 Decennial Census, the community of Del Rey had a total population of 1,358 people, 381 total housing units, and an average household size of 3.74 people.

In contrast, Fresno County has seen a continual steady increase in population since 1990. In 1990, Fresno County's population was 667,490. By 2010, its population had grown to 930,450.⁸ As of the 2020 Census, Fresno County had a population of 1,008,654.⁹ Between 1990 and 2020, Fresno County saw a 33.8% increase in population.

Del Rey is predominantly Hispanic, with Hispanics and Latinos accounting for 89% of the total population. White people comprise the next largest ethnic group, representing 5.4% of Del Rey's population. A more detailed breakdown is provided in *Table 1*.

Table 1 – Del Rey Ethnic Population as of 2020

Ethnicity	Number	Percent
Hispanic or Latino	1,207	89.0%
White (Not Hispanic or Latino)	73	5.4%
Asian	45	3.3%
American Indian and Alaska Native	18	1.3%
Black or African American	13	1.0%
Total	1,356*	100%

Source: (*United States Census Bureau 2020*)

* This number varies from the previous section due to a discrepancy in the Census data from where it was retrieved.

Of the 1,358 people that reside in the community, approximately 1,123 are over the age of 16 and are considered a part of the eligible labor force. Of those 1,123 residents, 610, or 54.3%, are employed, whereas 45.7% are not employed.¹⁰ 97.9% of Del Rey's employed labor force commutes to work with an average commute time of 24.7 minutes.¹¹ Approximately 4.6% of the total population has a bachelor's

⁵ U.S. Department of Commerce. 1990. "1990 Census of Population. General Population Characteristics: California." Accessed January 29, 2024. <https://www2.census.gov/library/publications/decennial/1990/cp-1/cp-1-6-1.pdf>.

⁶ U.S. Department of Commerce. 2002. "California: 2000." Accessed January 29, 2024. <https://www2.census.gov/library/publications/2002/dec/phc-1-6.pdf>.

⁷ U.S. Department of Commerce. 2012. "California: 2010 Population and Housing Counts." Accessed January 29, 2024. <https://www2.census.gov/library/publications/decennial/2010/cph-2/cph-2-6.pdf>.

⁸ Ibid.

⁹ United States Census Bureau. 2023. Quick Facts Fresno County, CA. Accessed January 30, 2024. <https://www.census.gov/quickfacts/fact/table/fresnocountycalifornia/PST045222>.

¹⁰ 45.7% represents the total percent of Del Rey residents over the age of 16 who are not employed. This is *not* a representation of unemployment in Del Rey and does not take into account students, retirees, and other community members who are not actively searching for employment.

¹¹ United States Census Bureau. 2022. Employment Status. Accessed January 31, 2024. <https://data.census.gov/table/ACSDP5Y2022.DP03?g=160XX00US0618674>.

degree or higher in Del Rey, compared to Fresno County which is at 24.2% of its total population.¹² In Del Rey, 9.5% of residents do not have health care coverage, whereas 6.1% are lacking health care coverage in Fresno County.¹³

The median household income (MHI) in Del Rey is estimated to be \$48,897, while the MHI in Fresno County is estimated to be \$69,571. Del Rey is considered a Disadvantaged Unincorporated Community (DUC) since the median household income in the community is less than 80% of the statewide average, as defined in Senate Bill 244.

¹² United States Census Bureau. 2020. Del Rey CDP, California.

<https://data.census.gov/table/DECENNIALPL2020.P1?q=del%20rey%20ca.>; United States Census Bureau. 2022. Fresno County, CA. https://data.census.gov/profile/Fresno_County,_California?g=050XX00US06019.

¹³ United States Census Bureau. 2020. Del Rey CDP, California.

<https://data.census.gov/table/DECENNIALPL2020.P1?q=del%20rey%20ca.>; United States Census Bureau. 2022. Fresno County, CA. https://data.census.gov/profile/Fresno_County,_California?g=050XX00US06019.

2. Del Rey Community Vision

The vision statement provides the framework for understanding the intent and long-term vision for Del Rey and establishes the basis for the Community Plan goals and policies. It identifies key characteristics necessary for sustaining what is important to the community and for Del Rey to achieve its potential.

The Del Rey Community Plan was originally adopted in 1976. As conditions in Del Rey have changed over time, it is important for the community vision to be confirmed to ensure that the goals and policies of the Community Plan continue to reflect the conditions and aspirations of the community. The following vision statement was developed with the community through feedback received during a series of meetings as part of the community plan update effort.

Create a safe, affordable place to live with a variety of amenities for residents, including places for community gatherings, quality housing, and job opportunities for residents. Community members are engaged and work together toward common goals to improve the community and foster connections.

Public Engagement

As part of the process of developing the Del Rey Community Plan, six community meetings were held from December 2023 to April 2024. The goal of these community meetings was to gather input from residents and stakeholders to ensure the plan reflects the needs, desires, and concerns of the community. Additional technical meetings were also held with key stakeholders throughout the planning process.

Meeting 1: Kickoff – December 2023. The Community Plan update process began in December of 2023 with project initiation. The kickoff meeting discussed what a Community Plan is and the upcoming update process.

Meeting 2: Planning Priorities – January 2024. The community provided input on what planning topics should be addressed in the Community Plan update. The community discussed topics such as economic growth and job opportunities; residential development and housing type variety; community boundary growth and expansion; parks, community centers, and recreation programs; transportation; and community safety, among other related topics.

Meeting 3: Vision Confirmation – January 2024. The community provided input on what the community vision should consist of, such as addressing parks and community amenities, additional development, economic growth, transportation safety, and community expansion.

Meeting 4: Transportation – February 2024. The community provided input about the existing circulation system and how it could be improved. Community members identified areas prone to flooding, lacking proper lighting, and areas most used for walking and biking.

Meeting 5: Land Use – February 2024. The existing and proposed land use diagrams were discussed. Community members identified properties within the community that could be improved. Community members also identified potential sites for a new community center.

Meeting 6: Expansion Areas – April 2024. The proposed land use changes were identified and discussed.

Public comments from these meetings are summarized in more detail in *Appendix A*. Generally, the community expressed concern over population decline and slow growth in Del Rey, as well as a need for additional housing units so young residents are able to stay in the community as they get older. Concerns over speeding vehicles and limited utility services, including water and sewer, were also identified.



Small group discussions with Del Rey community members during the public engagement process.

3. Community Plan Elements

The Del Rey Community Plan is composed of the following elements, which align with the 2024 Fresno County General Plan elements:

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

These elements may consist of new or refined policies specific to the Del Rey Community Plan area, as well as implementation programs to implement the policies. The goals, policies, and implementation programs contained in this Community Plan recognize that partnerships with organizations active within Del Rey are critical for successful implementation. While this Community Plan cannot direct or obligate actions of other organizations, collaboration with the County of Fresno in the implementation of this Plan is encouraged.

All goals, policies, and implementation programs of this Community Plan are in addition to the applicable 2024 Fresno County General Plan goals, policies, and implementation programs.

Table 2 summarizes the acreage within the Del Rey Community Plan area by land use designation.

Table 2 – Del Rey Community Plan, Total Acres by Land Use

Planned Land Use	Acres ¹	% of Total ¹
Residential: Medium Density	92.4	25.0%
Residential: Medium High Density	34.6	9.2%
Commercial: Central Business	1.9	0.5%
Commercial: Service Commercial	13.9	3.7%
Industrial: Limited	39.3	10.5%
Industrial: General	89.4	23.9%
Public Facilities ²	69.3	18.5%
Reserve Overlay ³	18.6	-
Right of Way	33.5	9.0%
Total	374.3	100%

¹ Total may not add to 100% due to rounding.

² Public Facilities includes 4.1 acres of park space.

³ The Reserve Overlay areas in Del Rey permit a mix of Medium Density Residential, Medium High Density Residential, and Service Commercial land uses based on the mapping and policies included in the Agriculture and Land Use Element. The acreages in the table reflect assumptions about how those land uses will develop in accordance with this Community Plan, so a percent of total calculation is not provided for the overlay itself.

Economic Development Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Economic Development Element.

Goals

- G-ED-1** To clearly communicate Del Rey's economic development goals to the community and potential businesses.
- G-ED-2** To diversify businesses in Del Rey to meet the needs of the community.

Policies and Implementation Programs

- P-ED-1** Encourage the establishment and expansion of businesses that provide for the needs of community members, including retail, personal, and business services.
 - P-ED-1a** Work with community partners to identify barriers to providing expanded business resources within Del Rey.

Barriers to the establishment of new businesses or the expansion of existing businesses may include: availability and adequacy of community infrastructure, such as water and sewer service, storm drainage facilities, or safe access for consumers and business transport; capacity and commitment of the community, such as the presence of business organizations to drive implementation of community economic development goals, or the active participation and support of the Del Rey community members in supporting local businesses.
- P-ED-2** Coordinate with the Del Rey Community Services District to encourage the establishment of a Chamber of Commerce or similar business organization.
- P-ED-3** Increase the presence and success of locally-owned businesses within the community by fostering an environment that encourages entrepreneurship, innovation, and community engagement.
 - P-ED-3a** Consider launching a marketing campaign in coordination with local business organizations to promote the benefits of supporting local businesses and encourage residents to prioritize shopping at locally-owned establishments.
 - P-ED-3b** Coordinate with local business associations, such as the Fresno County Economic Development Corporation, Valley Community Small Business Development Center, or Chamber of Commerce, to offer information, workshops, and/or training sessions tailored to the needs of local entrepreneurs and small business owners.

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

P-ED-4a Partner with Del Rey Community Services District and other community-specific groups where residents can voice their concerns and provide feedback on various items related to the ongoing business development activities within the community.

P-ED-4b Discuss economic development at other regular community events.

Agriculture and Land Use Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Agriculture and Land Use Element.

Goals

G-LU-1 To accommodate a wide range of land uses to meet the needs of the community.

Policies and Implementation Programs

P-LU-1 Development shall occur in accordance with the land use designations described in *Table 3 – Land Use Designation Descriptions* and as shown on *Figure 2 – Land Use Diagram*.

Table 3 – Land Use Designation Descriptions

Land Use Designation	Designation Description	Residential Intensity (in gross acres) ¹		Non-residential Intensity (FAR) ²
		Minimum Density	Maximum Density	
Residential: Medium Density	This designation provides for single-family dwellings, multi-family dwellings, and accessory structures.	2.8 DU/ acre	5.8 DU/ acre	0.40
Residential: Medium High Density	This designation provides for single-family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries. Maximum density shall be determined based on adequate infrastructure (community water and sewer, adequate roads/access and parking area).	5.8 DU/ acre	23 DU/ acre (29 net)	0.50

Land Use Designation	Designation Description	Residential Intensity (in gross acres) ¹		Non-residential Intensity (FAR) ²
		Minimum Density	Maximum Density	
Commercial: Central Business	This designation provides for development of commercial centers where the full range of retail services and professional and governmental offices are concentrated in a location that is central to most community residents. Typical uses include specialty shops, retail, entertainment uses, apparel stores, restaurants, hotels/motels, and financial, medical, professional offices, and mixed-use developments.	5.85 DU/ acre	16 DU/ acre (net)	1.00
Commercial: Service Commercial	This designation provides for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers. Typical uses include repair, rental, sales, storage, and overnight lodging.	5.8 DU/ acre	14.5 DU/ acre	1.00
Industrial: Limited	This designation provides for restricted non-intensive manufacturing and storage activities that do not have detrimental impacts on surrounding properties.	n/a	n/a	1.50
Industrial: General	This designation provides for the full range of manufacturing, processing, fabrication, and storage activities. Land designated General Industrial may be developed to a less intense industrial use when in a transitional area adjacent to land designated for non-industrial urban uses.	n/a	n/a	1.50
Public Facilities	This designation provides for the location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, libraries, penal institutions, and cemeteries.	n/a	n/a	0.5

Land Use Designation	Designation Description	Residential Intensity (in gross acres) ¹	Non-residential Intensity (FAR) ²
Minimum Density	Maximum Density		
Reserve Overlay	<p>This overlay is intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis. Typical uses include livestock raising; tree, vine, and field crops; single-family dwellings; and accessory buildings. Where such lands are peripheral to an unincorporated community, development shall be subject to the provision of public facilities and phasing.</p>	0 DU/acre	1.0 DU/20 acres
			0.10 ³

¹Maximum allowable residential intensity or allowable range of residential intensity. Gross acreage includes roadways and other rights-of-way. Net acreage is about 80 percent of gross acreage.

²Maximum allowable intensity for non-residential uses allowed as a matter of right in the compatible zone district where parcel size meets or exceeds minimum area requirements of applicable districts.

³Does not apply to facilities necessary for resource production.

P-LU-2 The Medium Density Residential, Medium High Density Residential, and Service Commercial land uses are permitted within the identified Northwest Reserve Overlay Site (as shown in *Figure 2 – Land Use Diagram*). Land uses may be adjusted within the boundary of the Northwest Reserve Overlay Site and shall meet the following criteria:

- Development of the indicated land uses shall be contingent upon annexation to the Del Rey Community Services District.
- Commercial development shall include additional signage directing traffic to the central business district on Portola Avenue.
- Primary access to the Service Commercial designation shall be provided directly from American Avenue.
- Development shall incorporate buffers between the Limited Industrial designation to the east of the Northwest Reserve Overlay Site and any residential buildings developed within the Northwest Reserve Overlay Site, in accordance with the Fresno County Zoning Ordinance.
- No more than 25%, or approximately 5 acres, of the Northwest Reserve Overlay Site may be developed with Service Commercial land uses.

The Fresno County General Plan Reserve Overlay acknowledges the site will be developed with urban uses while facilitating ongoing agricultural uses on-site until such development occurs. No amendment to the General Plan is required to remove the Reserve Overlay designation prior to development of the site; however, a rezone would be necessary.

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-4 Facilitate the development of duplex, triplex, and fourplex units in residential land use designations, where appropriate, to further support the increase of housing variety in Del Rey.

P-LU-5 Future updates to the community plan should consider prioritizing growth to the south of the existing community limits generally between McCall Avenue and Indianola Avenue.

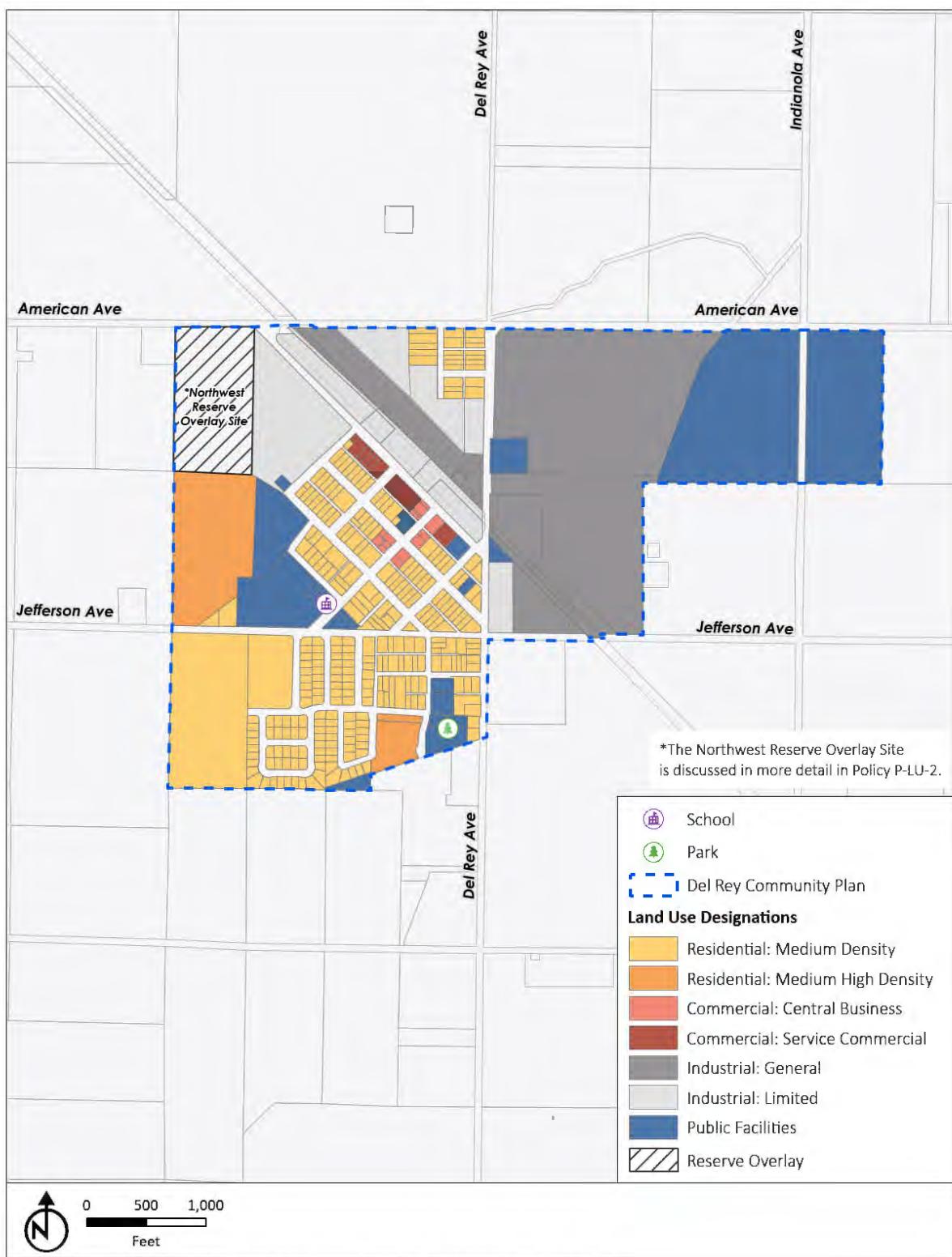
P-LU-6 The property located on the west side of Center Street south of Las Tunis has been designated Limited Industrial subject to the following:

- Access to the site shall be limited to American and Del Rey Avenues.
- Uses permitted on the site shall not generate water or sewage service needs beyond those necessitated by a caretaker's residence until such time as the sewage capacity of the Del Rey Community Services District facilities have been approved by the California Water Quality Control Board to receive additional flows.
- The site shall be operated as a unit with the applicant's adjacent ownership to the west.

P-LU-7 Maintain the central region of the community, generally located at Portola and Morrow Avenues, as the primary commercial center for the community.

P-LU-8 Pursuant to the Fresno County Zoning Ordinance, adequate buffering and screening between residential and non-residential areas shall be installed and maintained.

P-LU-9 Require screening, such as fencing or vegetation, of public utility facilities, such as telecommunications equipment, when interfacing with residential areas.

Figure 2 – Land Use Diagram

Transportation and Circulation Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Transportation and Circulation Element.

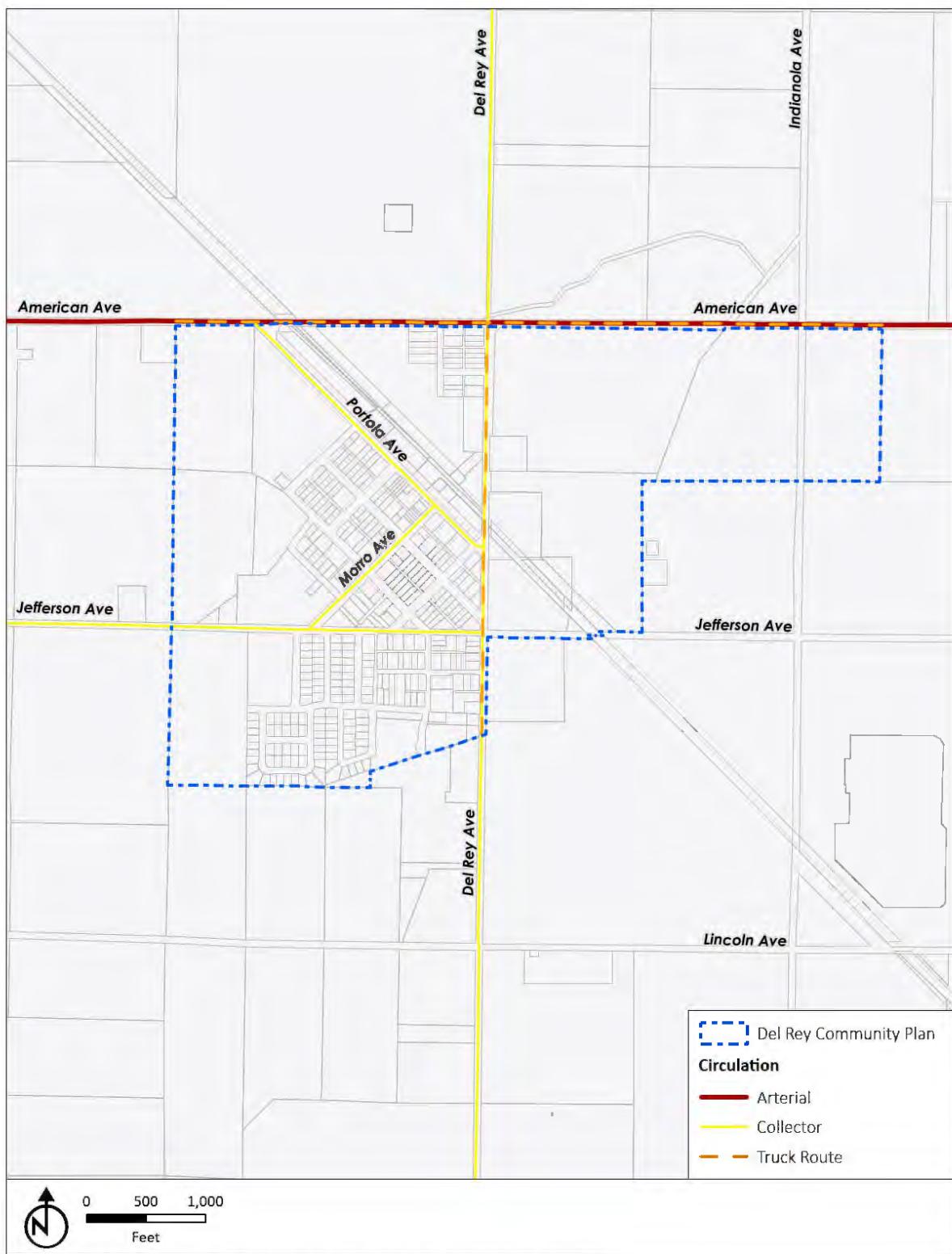
Goals

- G-TC-1** To minimize conflicts among different modes of traffic.
- G-TC-2** To avoid routing industrial traffic through the community on local streets.

Policies and Implementation Programs

- 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-1a** Identify sidewalk, bike lane segments, and pedestrian crossings that should be prioritized for improvement based on community feedback.
 - P-TC-1b** Consider partnering with organizations or agencies to conduct walking audits that evaluate pedestrian infrastructure, safety measures, and accessibility in order to identify long-term improvements.

Potential safety improvements may include crosswalks, additional lighting, and providing physical separation from vehicular traffic.
- P-TC-2** Periodically update, as needed, County's active transportation plan to ensure the safety and accessibility of pedestrians and bicyclists.
 - P-TC-2a** Pursue funding opportunities for the development of a Safe Routes to School Plan or similar active transportation plan.
- P-TC-3** Discourage industrial truck traffic from routing through residential areas.
 - P-TC-3a** Evaluate and install as necessary traffic calming measures on local streets to discourage industrial vehicle traffic. Such measures may include, but are not limited to, speed humps, bulb-outs, neck downs, stop signs, and other effective methods.
- P-TC-4** The County shall coordinate with public transportation providers such as the Fresno County Rural Transit Agency and Sanger Unified School District to identify need, funding, and maintenance for the installation of shade structures at public transportation drop off and pick up locations.
- P-TC-5** The County shall coordinate with the Del Rey Community Services District to identify needs, funding, and maintenance for the installation of public benches within the Del Rey Community.

Figure 3 – Circulation Diagram

Public Facilities and Services Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Public Facilities and Services Element.

Goals

G-PFS-1 To provide public facilities, utilities, and community services that reliably meet the needs of the existing community and planned growth.

Policies and Implementation Programs

P-PFS-1 Coordinate with the Del Rey Community Services District to align its boundaries with the Del Rey Community Plan boundary to accommodate planned growth.

P-PFS-1a Encourage Del Rey Community Services District to prepare infrastructure master plans for water, wastewater, and storm drainage infrastructure and service to support future community growth.

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.

P-PFS-2a Work with the Del Rey Community Services District to identify priority water and sewer capacity improvement projects that would facilitate residential and non-residential growth opportunities.

P-PFS-2b Conduct an annual survey with Del Rey Community Services District to identify number of connections and available capacity for water and sewer service.

Open Space and Conservation Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Open Space and Conservation Element.

Goals

G-OSC-1 To provide and maintain open space areas that enhance community livability and provide opportunities for improved public health.

Policies and Implementation Programs

P-OSC-1 Coordinate with the Sanger Unified School District to permit the community use of outdoor school facilities, such as playgrounds, blacktop areas, and playing fields, during non-school hours.

P-OSC-2 Coordinate with community partners to encourage recreational programs.

P-OSC-3 Ensure that park space is accessible and connected to the community.

P-OSC-3a Continue to work with community partners and the Del Rey Community Services District to maintain and improve open space.

P-OSC-3b Conduct an inventory of existing park space within the community, including size, equipment and facilities, and access.

P-OSC-4 Within single family residential projects, whether attached or detached, a minimum of 5% of the project site, not inclusive of existing or future major road rights-of-way, shall be developed with usable open space. Such open space shall be maintained by an assessment district, landscape/lighting district, homeowners' association, or other appropriate maintenance entity.

P-OSC-4a Adopt standards that establish minimum requirements for open space areas to qualify as usable for purposes of meeting the 5% usable open space requirement.

P-OSC-5 Within multifamily residential projects, including mobile home parks, a minimum of 10% of the project site shall be developed with usable open space, which could include swimming pools, green space, recreational trails, or parks.

P-OSC-6 Provide a community center that is centrally located or easily accessed by the community and plan for its long-term maintenance.

P-OSC-6a Coordinate with the Del Rey Community Services District and other interested groups as necessary on the development and maintenance of the community center.

P-OSC-6b Coordinate with the Del Rey Community Services District to encourage the expansion of the Senior Center.

Health and Safety Element

The following goals, policies, and implementation programs apply to the Del Rey Community Plan area and are in addition to any applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Health and Safety Element.

Goals

G-HS-1 To create a safe and well-lit environment for the community.

G-HS-2 To limit impacts to the community from natural environmental factors.

Policies and Implementation Programs

- P-HS-1 Enforce code violations, including but not limited to, loitering, unsafe structures, and illegal use of property.
- P-HS-1a Coordinate with code enforcement and law enforcement to address complaints in a timely manner.
- P-HS-2 Encourage and support the installation of street lighting and shade coverage throughout Del Rey. Prioritize installations along key pedestrian and bicycle routes and near transit stops.
- P-HS-2a Support the Del Rey Community Services District in pursuing funding for street lighting and shade coverage improvements.
- P-HS-3 Coordinate with Sanger Unified School District to bring mobile health facilities to the community.

Environmental Justice Element

The Del Rey Community Plan area is subject to the applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Environmental Justice Element.

Environmental Justice Element

The Del Rey Community Plan area is subject to the applicable goals and programs of the Fresno County Housing Element. The Housing Element is subject to review and certification by the California Department of Housing and Community Development per Government Code section 65580 et seq. and updates are required on a prescribed schedule.

Appendix A:

Del Rey Community Plan Update

Community Meetings Summary

Del Rey Community Plan Update Community Meetings Summary

Meeting 1: Kickoff (12/14/23)

Overview

On December 14, 2023, the Fresno County Public Works Department hosted a public workshop in Del Rey. The session primarily consisted of a question-and-answer format, where community members had the opportunity to discuss housing and zoning codes. This meeting also served as the community kickoff of the Community Plan Update project. Participants could attend in-person or online.

Housing Q&A

Summary of Public Comments

During the public comment session, several key questions were raised, including:

- Why has it taken so long to update the Del Rey Community Plan?
 - The Fresno County General Plan had not been updated. The Public Works department is responsible for updating the General Plan and associated community plans.
- Will the General Plan or Del Rey Community Plan expand the Del Rey Sphere of Influence (SOI)?
 - The Del Rey Community Plan is the document that would expand the SOI, but the update is not a guarantee that the SOI will be expanded or that development will occur.
- Who determines what Del Rey's needs are?
 - The Fresno County Public Works Department visits communities to identify potential needs and find funding opportunities.

The County also discussed additional questions related to project timelines, the Fresno County Zoning Ordinance, opportunities for property owners to sell their property, and past amendments to the Del Rey Community Plan.

In addition to project questions, the community raised some concerns about growth in Del Rey. Residents noted that growth in the community was slow and that the population had actually declined from 1,700 to 1,300 in recent years. Community members identified a lack of housing variety and commercial development in Del Rey, as well as concerns about the poor condition of buildings and infrastructure as potential reasons for this decline and slow growth.

Meeting 2: Planning Priorities (1/16/24)

Overview

A meeting was held in Del Rey covering what the Fresno Multi-Jurisdictional Hazard Mitigation Plan will cover and to gather community input for the Community Plan on January 16, 2024. Participants could attend in-person or online.

Topic 1: Hazard Mitigation Plan

A consultant from Witt O'Brien's gave a presentation about the Fresno County Hazard Mitigation Plan update.

Summary of Public Comments

No public comments were received related to the Fresno County Hazard Mitigation Plan update.

Topic 2: Community Plan

The Fresno Public Works Department staff attended to gather input from the Del Rey community on their vision for the town's development over the next 30 years. This initiative sought to address current concerns and priorities within the community, reflecting on what residents value most in Del Rey. The goal was to understand both the major concerns of the community and the aspects of Del Rey that people appreciate, ensuring that the Community Plan aligns with the needs and preferences of its residents. The County received general comments from the community and then completed several poster activities intended to help guide the discussion about planning priorities and community vision.

Summary of Public Comments

The County received the following general comments about Del Rey:

- Vehicle speed is a concern throughout the community.
- There is a desire for more housing variety.
- Residents would like to establish a youth facility and/or community center. Specifically, residents noted that young children benefit from the Boys and Girls Club but there are a lack of resources and spaces for community activities for teens and adults.
- The community is eager to develop.

- A representative from Self-Help Enterprises noted their interest in developing rental properties and single-family homes in Del Rey but to do so would need appropriately-zoned property and access to water and sewer systems.

Summary of Posters

Staff prepared four posters for residents to provide input on planning priorities and vision for Del Rey. The first three posters asked open-ended questions about the community and had residents provide input on sticky notes. The fourth poster outlined potential planning priorities and asked residents to vote for the planning priority they thought was most important for Del Rey. The results of these poster activities are summarized below. *Italicized* comments were translated from Spanish.

What do you like most about the community?

1. Everyone is more like family close – not community
2. I like that there is room for growth
3. The school and the people
4. It's a small community
5. I know everyone
6. The closeness, the school
7. Close community, friendly people
8. Friendly.people
9. I like my house and Del Rey and my neighbors
10. I.like.Del.Rey.because.there's.not.a.lot.of.noise.and.it's.a.small.community;
11. Closeness of schools and parks and friendly people, especially Boys & Girls Club

What would you change about the community?

1. Trucks driving by the school, add more housing
2. More affordable housing
3. I'd like more single-family homes, a community center for teen, jobs, police
4. Foundation
5. I would like more single-family homes, police, jobs, growth
6. People coming to meetings and put their impact in their community and getting along with each other
7. Overall foundation and the mentality that it is a bad town
8. A bigger safer space to hold Girl Scout meetings. We need a multipurpose center.
9. That.we.would.be.more.united.to.make.this.town.better;
10. I.would.like.to.see.fewer.stray.dogs.in.the.street.

What are your top two concerns about the community?

1. The youth and keeping the school
2. Security
3. Safety
4. Speed bumps
5. More security especially in the school area
6. Speed bumps at school
7. Speed bumps
8. More job opportunities
9. There are no full-time sheriffs or police. Nothing to do for teens
10. Keeping the school open. Affordable Housing
11. Having more stores to shop like other towns and to have more people in this town.
12. Scary dogs in the streets
13. That.we.have.no.police
14. More security everywhere

What should be prioritized in the Community Plan?

1. Park, Community Centers, and Recreation Programs (8 votes)
2. Residential Development and Housing Type Variety (6 votes)
3. Economic Growth and Job Opportunities (5 votes)
3. Transportation and Community Safety (5 votes)
4. Community Boundary Growth and Expansion (4 votes)

Meeting 3: Vision Confirmation (1/30/2024)

Overview

On January 30, 2024, the Fresno County Public Works Department hosted a public workshop in Del Rey. The session covered updates to the Community Plan, including discussions on the vision statement, necessary utilities and facilities for growth, and a recap of the previous meeting. Participants could attend in-person or online.

Vision Statement & Public Facilities/Services

Summary of Public Comments

Community members were asked to vote on the planning priorities presented at the previous meeting. Attendees were asked to vote for their top two planning priorities.

1. Residential Development and Housing Type Variety (28 votes)
2. Parks, Community Centers, and Recreation Programs (25 votes)
3. Economic Growth and Job Opportunities (4 votes)
3. Transportation and Community Safety (4 votes)
3. Community Boundary Growth and Expansion (4 votes)

The results varied slightly but generally aligned with the sentiments from the previous community meeting.

The County also received general comments from the community, including:

- A well-designed walking path for families would encourage outdoor exercise, which many residents enjoy.
- Increased street lighting could address safety concerns.
- The establishment of a senior center would support Del Rey's aging population.
- Adding more stores would help address concerns about convenience and economic growth.
- To achieve these changes, it might be beneficial to have a dedicated group advocating for them.
- A resident suggested that Del Rey should become an incorporated city. County staff indicated that if a community wants to become incorporated, it must first achieve financial stability, including the ability to generate enough revenue to support full-time fire and police services.

- A resident raised concerns about the development of new residences, noting that community boundary expansion and limited space for growth make these aspects interlinked.

Additional comments about Self-Help Enterprises programs and Del Rey Community Service District responsibilities were also received and discussed.

Meeting 4: Transportation (2/13/2024)

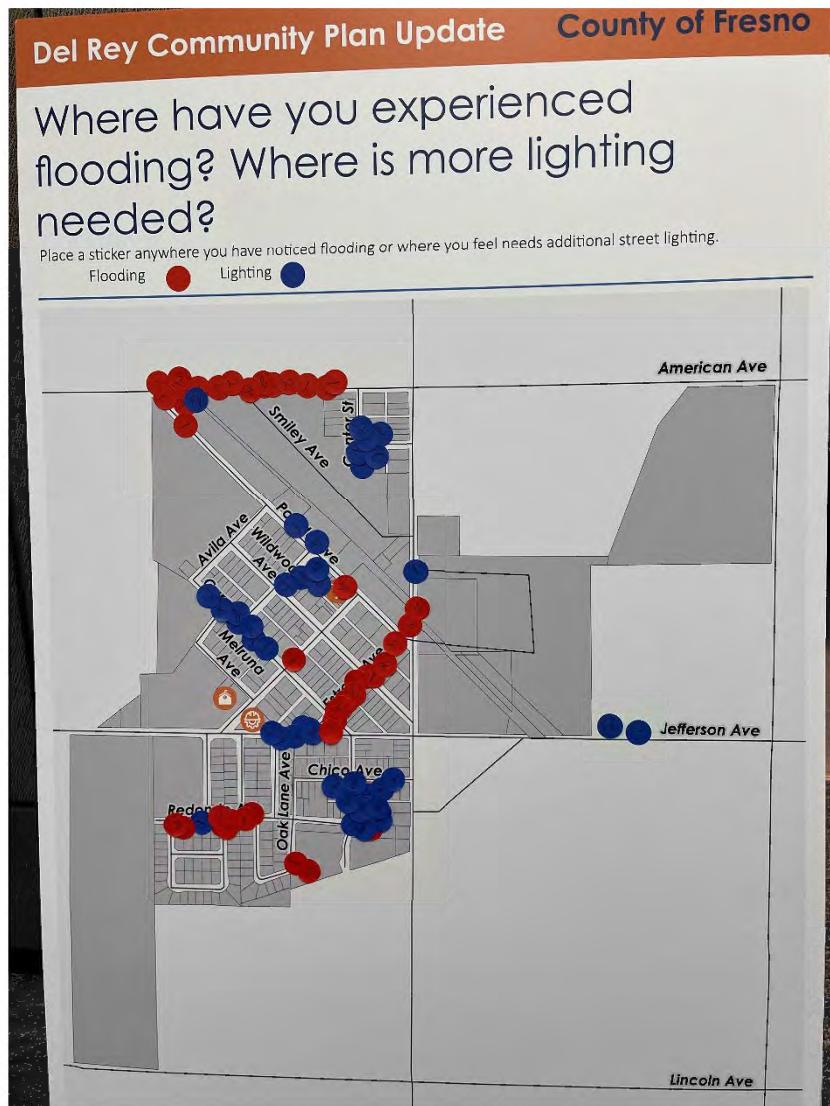
Overview

On February 13, 2024, County staff provided two poster activities to gather additional feedback from the community. Participants could attend in-person or online.

Poster Activities

The first poster asked participants to mark on a map where they have experienced flooding and where more lighting is needed in Del Rey. Several streets were marked but the most notable ones were Estrella Ave, American Ave, Center St, Carmel Ave, and Redondo Ave.

Figure 1: Flooding and Lighting Poster Results



The second poster asked participants to identify where they feel unsafe walking or biking in Del Rey. The most notable ones were, Jefferson Ave, American Ave, Del Rey Ave, Portola Ave, Carmel Ave, and Wildwood Ave.

Figure 2: Walking and Biking Poster Results



Meeting 5: Land Use (2/27/2024)

Overview

A meeting was held in Del Rey on February 27, 2024. Community members were seated at tables for small group discussions about potential sites for development and redevelopment, as well as potential sites for a community center. Participants could attend in person and online.

Land Use Discussions

Community members at table 1 voted on having the community center next to the school and the second choice was to have it at the old hotel site. Sites that have empty buildings or need significant repairs were also identified on the map.



Community members at table 2 identified a potential community center site on Morro Ave, with their second choice to locate it by the school and their third choice to locate it on Estrella Ave. Sites that have empty buildings or need significant repairs were also identified on the map.



Meeting 6: Expansion Areas (4/2/2024)

Overview

On April 2, 2024, a community meeting was conducted by Fresno County Public Works Department. Additional project staff was also in attendance. The meeting focused on proposed land expansions and involved sharing details about the suggested changes. Attendees had the opportunity to provide additional feedback through voting. The primary discussion centered around the land use diagram, which included an examination of five specific sites.

Expansion Areas

Summary of Public Comments

The County received general comments from the community about a desire for more housing variety and new housing development beyond low-income accommodations. There were also questions about Self-Help Enterprises programs and affordable housing qualifications.

The County also shared proposed land use changes for the Community Plan Land Use Diagram. Five sites were presented to the community. The first three sites were changes to reflect existing conditions and were not voted on by the community. The community was asked to vote on whether or not to include the proposed land use changes for sites four and five. The community voted to add site four to the Community Plan Area and plan for 10 acres of Medium Density Residential and 10 acres of Service Commercial uses. The community also voted to add a policy to the Community Plan to prioritize future boundary expansion at site five.

Figure 3: Del Rey Opportunity Sites Map

