



## Inter Office Memo

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**ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.**

DATE: April 24, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13086 – GENERAL PLAN AMENDMENT APPLICATION NO. 579 (DEL REY COMMUNITY PLAN UPDATE)

APPLICANT: County of Fresno

REQUEST: Amend the Del Rey Community Plan (Community Plan) to:  
1) redesignate approximately 6.8 acres from Agriculture to Reserve Medium High Density Residential; 2) redesignate approximately 40.94 acres from Agriculture, Reserve – Medium Density Residential, Public Facilities, and Service Commercial to Medium Density Residential; 3) redesignate approximately 6.73 acres from Reserve – Limited and General Industrial to Limited Industrial; 4) redesignate approximately 20.4 acres from Agriculture, General and Limited Industrial, Medium Density Residential, and Service Commercial to Public Facilities; and 5) redesignate approximately 5 acres from Agriculture to Reserve Service Commercial. 6) redesignate approximately 6.8 acres from Agriculture to Reserve Medium Density Residential

LOCATION: Del Rey is an unincorporated community located approximately 1.8 miles southwest of the City of Sanger in Fresno County (Sup. Dist. 4).

### PLANNING COMMISSION ACTION:

At its April 24, 2025, public hearing, the Planning Commission considered the Staff Report and public testimony (summarized in Exhibit A). A motion was made by Commissioner Quist and seconded by Commissioner Borchardt to:

RESOLUTION NO. 13086

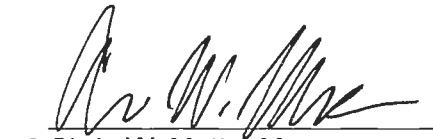
1. Recommend approval of the Addendum to the Environmental Impact Report State Clearinghouse No. 2018031066 that was certified with the adoption of the General Plan Review on February 20, 2024; and
2. Recommend to the Board of Supervisors approval of General Plan Amendment No. 579 to update the Del Rey Community Plan, and relay to the Board of Supervisors concerns expressed regarding 1,2,3-trichloropropane (TCP) levels in the community water system and timelines presented by the Community Services District to resolve this issue; and
3. Direct the Secretary to prepare a Resolution documenting the Commission's action.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Quist, Borchardt, Abrahamian, Arabian, Hill, Roman, Whelan, and Zante
	No:	None
	Absent:	Commissioner Carver
	Abstain:	None

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning Secretary-Fresno County Planning Commission

By:



*TM* Chris W. Motta, Manager  
Development Services and Capital Projects Division

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EXHIBIT A

## GENERAL PLAN AMENDMENT NO. 579

## Staff:

The Fresno County Planning Commission considered the Staff Report dated April 24, 2025, and heard a summary presentation by Staff which included the Following:

- The history behind the update
- The proposed land changes to the Community Plan
- Key programs from the Community Plan.

Staff provided the Commission additional changes to the proposed Del Rey Community Plan due to comments received from the public after the mailing to the Commission. These additions included:

- Adding two new policies, P-TC-4 and P-TC-5, to the Transportation and Circulation Element.
- Updating policies P-TC-1a and P-TC-3a in the Transportation and Circulation Element and
- Updating policy P-OSC-6a in the Open Space and Conversation Element.

Staff referred to the Northwest reserve parcel being brought into the community plan as a reserve parcel as it was not labeled as reserve on the staff report but was identified as such on the presentation to the commission and the Community plan. Staff later went on to clarify to the commissioners as it was brought up during the public comment portion of the Planning Commission meeting by various community members.

Staff recommended that the updates be included as part of the recommended action.

## Others:

A total of 15 members of the public provided comments regarding the Community Plan update, 12 members in support of the Community Plan, and three in opposition of the Community Plan.

Those providing testimony in support of the Community Plan Update stated:

- The need for additional land for housing in the community
- The lack of land has led to a decrease in population.
- A decrease in school attendance.
- High water and sewer cost.
- The update would allow for the community to grow.

RESOLUTION NO. 13086

- Concerns regarding stray dogs have been raised, and a request was made of the County to address the issue.

Those providing testimony opposing the Community Plan Update stated:

- The proposed 5-acre maximum for the commercial land designation on the 20-acre northwestern reserve lot included in the Community Plan could jeopardize existing businesses in the community.
- There are no mitigation measures for the loss of prime agricultural land in the Addendum to the EIR.
- The buffering distance between residential and non-residential areas should be increased to 1,000 feet.
- The County should add sidewalks and benches along commonly traveled roads in the community.

No other members of the public addressed the Commission.

Correspondence:

Staff received one letter in support of the Community Plan from the Principal of Del Rey Elementary School.. The letter stated:

- The school is in support of the project.
- It would lead to much-needed accessible living opportunities.
- Would support the stability and growth of their school.
- Would help reverse the trend of decreasing enrollment by attracting and keeping young families within the community.

Staff received three letters from two community groups in opposition of the Community Plan. Two letters were received from California Rural Legal Assistance (CRLA) on behalf of Familias de Del Rey para el Cambio (Familias de Del Rey) which stated:

- A request for a Spanish copy of the community plan.
- A desire for more clearly defined programs and policies.
- Concern over the coordination with the Community Service District to establish a Chamber of Commerce in Del Rey.
- A desire for additional transportation infrastructure, including bus shelters, safe pedestrian crossings, bicycle parking, and wayfinding signage.
- A desire for traffic calming measures.
- A desire for policies that would support water affordability in the community.
- Concern about co-locating a community center with Community Service.
- District facilities

ATTACHMENT A

RESOLUTION NO. 13086

- A desire for policies that address the presence of stray dogs in the community.
- Various policy recommendations.

Staff received one letter from the League of Women Voters. The letter stated:

- There was no environmental assessment in regard to the Community Service District's current TCP water system contamination.
- There was a lack of mitigation measures for General Plan Policy LU-A.23, which was adopted as a mitigation measure to lessen the loss of agricultural land.

No other correspondence was received in support or opposition to the project.

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# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 5 April 24, 2025

**SUBJECT:** GENERAL PLAN AMENDMENT APPLICATION NO. 579 (Del Rey Community Plan Update)

Proposing an update of the Del Rey Community Plan, including changing the designation of approximately 6.26 acres from Agriculture to Medium High Density Residential, and approximately 40.94 acres from Agriculture, Reserve – Medium Density Residential, Public Facilities, and Service Commercial to Medium Density Residential, and approximately 6.73 acres from Reserve – Limited and General Industrial to Limited Industrial, and approximately 20.4 acres from Agriculture, General and Limited Industrial, Medium Density Residential, and Service Commercial to Public Facilities, and approximately 6.02 acres from Agriculture to Service Commercial within the proposed Community Plan boundary.

**LOCATION:** Del Rey is an unincorporated community located approximately 1.8 miles southwest of the City of Sanger in Fresno County (Sup. Dist. 4).

**APPLICANT:** County of Fresno

**STAFF CONTACT:** Anton Kremer, Planner  
(559) 600-0537

Yvette Quiroga, Principal Planner  
(559) 600-0533

### RECOMMENDATION:

- Recommend adoption of the Addendum to Program Environmental Impact Report No. 2018031066, which was certified with the adoption of the General Plan Review on February 20, 2024; and
- Recommend that the Board of Supervisors approve General Plan Amendment (GPA) Application No. 579 to Update the Del Rey Community Plan; and
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

**EXHIBITS:**

1. Addendum to the Fresno County General Plan Review Program Environmental Impact Report No. 2018031066
2. Del Rey Community Plan Update
3. Response to comment letter
4. List of proposed Land Use changes

**ENVIRONMENTAL ANALYSIS:**

California Environmental Quality Act requirements for GPA No. 579 are addressed by an Addendum to the Environmental Impact Report (EIR) adopted by the Board of Supervisors on February 20, 2024, for the County's General Plan Review. Information provided in the Addendum provides the basis for the determination that a Subsequent EIR is not required and the Planning Commission can rely on the original EIR located at:

<https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/environmental-impact-reports/general-plan-review-zoning-ordinance-update-copy> and the Addendum. This Addendum is attached as Exhibit 1.

**PUBLIC NOTICE:**

A notice of public hearing was published in the Fresno Business Journal on April 11, 2025. Notices were also mailed to 318 property owners within 600 feet of the updated plan boundary, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PUBLIC OUTREACH:**

The process of updating the Del Rey Community Plan (Plan) attached as Exhibit 2 began with public outreach to solicit input from residents in the unincorporated community of Del Rey. From December 23, 2023, to April 24, 2024, staff held a total of six meetings in the community of Del Rey, which included members from the Del Rey Community Service District, Del Rey Elementary School staff, Housing Authority staff, Self Help Enterprise staff, California Rural Legal Assistance (CRLA), business owners, and community members. The meetings focused on different topics, which included, but were not limited to, a kickoff meeting, planning priorities, vision statement, transportation, land use, and the expansion area. Attachment A to the proposed Plan included as Exhibit 2 contains a detailed summary of every meeting.

**PUBLIC COMMENTS:**

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. One comment letter was received on the Draft Del Rey Community Plan from CRLA on behalf of Familias de Del Rey para el Cambio (Familias de Del Rey) dated December 3, 2024. The comment letter and response are provided as Exhibit 3 of this report.

## **PROCEDURAL CONSIDERATIONS:**

A GPA is a legislative act requiring action by the Board of Supervisors. The Planning Commission's action is advisory to the Board. If adopted by the Board, the GPA will become effective 30 days thereafter.

## **BACKGROUND INFORMATION:**

On July 18, 2023, the Board of Supervisors 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 and establishes a format for updating unincorporated community plans as well as minimum content requirements for those plans. It also established scoring criteria and approved the order in which the County's community plans are to be updated.

The top three communities were Del Rey, Riverdale, and Biola, in that order. The first two community plans to be updated are the Del Rey Community Plan before you today and the Biola Community Plan, which will be presented later this year.

## **DISCUSSION OF GENERAL PLAN CONSISTENCY:**

The project proposes to update the Del Rey Community Plan, which is a component of the Fresno County General Plan. The Plan was last updated in 2012, and the last comprehensive update was in 1976. Del Rey is an unincorporated community located approximately 1.8 miles southwest of the City of Sanger.

The Plan identifies goals, policies, and implementation programs specific to the unincorporated community of Del Rey. The Plan elements are consistent with the Fresno County General Plan and the Plan is subject to the countywide goals and policies of the General Plan. The Plan also updates the Land Use Diagram, which graphically depicts the updated Del Rey Community Plan Boundary and the various land use types that are distributed throughout the community.

The existing Del Rey Community Plan area encompasses approximately 333.5 acres. The Plan includes an expansion of approximately 40.8 acres for a total proposed Del Rey Community Plan area of 374.3 acres. The proposed expanded Plan area boundary includes an 18.9 acre parcel owned by the Del Rey Community Service District (District) intended to accommodate expansion of its wastewater treatment facility. In addition, an 18.6-acre parcel is also proposed to be included that is planned to allow the development of approximately 6.8 acres of Medium High Density Residential, 6.8 acres of Medium Density Residential, and 5.0 acres of Community Commercial development.

The Plan would also redesignate the underlying land use of additional parcels within the existing Del Rey Community Plan boundary, totaling approximately 43.4 acres. The changes include removing the "Reserve Overlay" designation for approximately 41.3 acres within the existing Del Rey Community Plan boundary. The underlying land use designation of the 41.3 acres is not being amended, so there would be no change to the buildout assumptions as previously analyzed for these parcels. The removal of the "Reserve Overlay" will promote the development of these parcels. Additional amendments would redesignate approximately 2.1 acres to reflect existing developed uses where no additional development is anticipated. The proposed land use changes can be found in Exhibit 4 of this Staff Report.



The Plan includes goals, policies, and implementation programs specific to the unincorporated community of Del Rey. The Land Use Diagram, included in the Plan, graphically depicts how the various land use types are distributed throughout the community. The Land Use Diagram also displays the District boundaries and sphere of influence, as defined by the Fresno Local Agency Formation Commission (LAFCo).

Relevant Policies	Consistency/ Considerations
<p><b>General Plan Policy ED-A.8 - Business Retention and Expansion Programs</b>  <i>The County shall support and participate in business retention and expansion programs and offer any available services to businesses in need.</i></p>	<p>Community Plan Policy P-ED-1 encourages the establishment and expansion of businesses that provide for the needs of community members, including retail, personal, and business services, and Community Plan Policy P-ED-3 supports increasing the presence and success of locally owned businesses within the community by fostering an environment that encourages entrepreneurship, innovation, and community engagement.</p>
<p><b>General Plan Policy LU-A.1 - Agricultural Land Conservation</b>  <i>The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available or can be provided consistent with the adopted General or Community Plan.</i></p>	<p>As an existing, developed unincorporated community, the Community Plan Update supports this policy by carefully considering Plan Boundary expansion to accommodate future growth in a compact manner that avoids sprawl and unnecessary conversion of surrounding agricultural lands.</p>
<p><b>General Plan Policy LU-G.19 - Unincorporated Community Public Services</b>  <i>The County shall ensure that the expansion of unincorporated communities can be provided with necessary public services and such expansion is consistent with other General Plan policies.</i></p>	<p>The County periodically conducts a Water and Sewer capacity survey. At the time of the Community Plan update process, the Community Service District had enough water capacity to accommodate an additional 215 residential connections and enough sewer capacity to accommodate an additional 263 residential connections. Therefore, staff believes the proposal is consistent with Policy LU-G.19.</p>
<p><b>General Plan Policy LU-H.13 - Periodic Updates</b>  <i>The County shall periodically update regional, community, and specific plans to ensure consistency with the countywide General Plan.</i></p>	<p>The Del Rey Community Plan was last updated in 2012, and the last comprehensive update was in 1976. Therefore, staff believes the proposal is consistent with Policy LU-H.13.</p>

<p><b>General Plan Policy TR-A.14 - Multi-modal Transportation Systems</b>  <i>The County, where appropriate, shall coordinate the multi modal use of streets and highways to ensure their maximum efficiency and connectivity and shall consider the need for transit, bikeway, and recreational trail facilities when establishing the Ultimate Right of way Plan and Precise Plans of streets and highways.</i></p>	<p>The Plan includes Policy P-TC-1 which supports the establishment of 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. The Plan has additional complimentary sub-policies to identify sidewalk and bike land segments and to consider partnering with organizations or agencies to conduct walking audits to evaluate pedestrian infrastructure.</p>
<p><b>General Plan Policy TR-A.16 - Truck Routes</b>  <i>The County working with the cities of Fresno County, shall establish a system of designated truck routes through areas of urban density.</i></p>	<p>The Plan proposes Policy P-TC-3 to discourage industrial truck traffic from routing through residential areas and sub-policy P-TC-3a which would evaluate as necessary, installation of potential traffic calming measures on local streets to discourage industrial vehicle traffic.</p>
<p><b>General Plan Policy OS-H.2 - Park Standards</b>  <i>The County shall strive to maintain a standard of five (5) to eight (8) acres of County-owned improved park land per one thousand (1,000) residents in the unincorporated areas.</i></p>	<p>Plan Policies P-OSC-4 and OSC-5 sets target percentages for single and multifamily development projects to develop usable open space.</p>
<p><b>General Plan Policy OS-H.6 - Centrally-located Parks</b>  <i>The County shall encourage the development of parks near public facilities such as schools, community halls, transit stops, libraries, museums, prehistoric sites, and open space areas and shall encourage joint use agreements whenever possible.</i></p>	<p>Policy P-OSC-1 of the Plan states there shall be coordination 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>
<p><b>General Plan Policy HS-F.5 - Demolition Standards</b>  <i>The County shall require that demolition of structures where friable asbestos or other hazardous materials could be released into the environment comply with applicable regulations and standards.</i></p> <p><b>General Plan Policy EJ-D.1 - Home Rehabilitation</b>  <i>The County shall continue to administer its Housing Assistance Rehabilitation Program</i></p>	<p>The Plan Policy P-HS-1 states that the County shall enforce code violations, including but not limited to, loitering, unsafe structures, and illegal use of property.</p>

*(HARP) and explore expanded funding opportunities to finance home-based improvements for income qualified residents.*

**General Plan Policy EJ-D.2 - Assisted Home Rehabilitation**

*The County shall support vulnerable residents from disadvantaged communities by continuing to administer its programs that provide funding to support necessary housing rehabilitation projects for senior residents, residents with disabilities, and low-income residents as funding allows.*

Based on the above discussion, Staff recommends that the Planning Commission determine the following:

1. That the proposed update to the Del Rey Community Plan is consistent with the overall Fresno County General Plan and constitutes an implementation action of the General Plan to update existing Community Plans. Individual elements of the Plan are consistent with and provide local implementation of the corresponding Elements of the General Plan; and
2. That the proposed update to the Del Rey Community Plan involves a comprehensive revision to the existing Del Rey Community Plan adopted originally on February 18, 1976. The updated Community Plan proposes urban land uses and policies to accommodate future growth and guide future development in the community; and
3. That the Del Rey Community Plan also identifies public services facilities and infrastructure necessary to accommodate the development envisioned by the Plan, which will serve as the basis for a variety of Impact Fees for assessments through later implementation actions; and
4. That the proposed update to the Community Plan recommends to expand the Plan boundary by approximately 40.8 acres at its northwesterly corner.

**RECOMMENDATION:**

Staff recommends approval of the GPA to update the Del Rey Community Plan and recommends approval of the Addendum to the Environmental Impact Report No. 2018031066, which was certified with the adoption of the General Plan Review on February 20, 2024.

**PLANNING COMMISSION MOTIONS:**

**Recommended Action**

- Recommend that the Board of Supervisors approve the Addendum to the Environmental Impact Report No. 2018031066 that was certified with the adoption of the General Plan Review in February of 2024; and
- Recommend that the Board of Supervisors approve the General Plan Amendment 579 approving the update to the Del Rey Community Plan; and
- Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

**Alternative Motion (Denial Action)**

- Move to determine that General Plan Amendment No. 579 is not appropriate (state reasons); and
- Direct the Secretary to prepare a Resolution documenting the Commission's recommendation.

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# Planning Commission

## Exhibits 1-4

On file with clerk.