



California Rural Legal Assistance, Inc.

Rural Roots, Justice for All

July 23, 2025

County of Fresno Board of Supervisors
2281 Tulare Street, Room 201
Fresno, CA 93721

County of Fresno Department of Public Works and Planning
2220 Tulare Street
Fresno, CA 93721

Submitted via email to: ClerkBOS@FresnoCountyCA.gov; yquirolga@fresnocountyca.gov

RE: Community Recommendations on the April 2025 Draft Del Rey Community Plan

Dear Members of the Board of Supervisors and Ms. Quirolga:

California Rural Legal Assistance, Inc. is pleased to provide policy recommendations for the 2025 Del Rey Community Plan on behalf of Familias De Del Rey Para El Cambio (Familias De Del Rey).¹ Created in 2019, Familias De Del Rey is a community-based organization that represents the needs of the disadvantaged unincorporated community of Del Rey.

Since December 2023, Familias De Del Rey has participated in the Del Rey Community Plan update process by attending workshops hosted by the Fresno County Department of Public Works and Planning and by submitting policy recommendations to the Fresno County Planning Commission. On April 24, 2025, members of Familias De Del Rey attended the Planning Commission meeting to advocate for street and transportation improvements and health-protective setbacks between industrial and sensitive uses such as residences and schools. *See Attachment A.* While we appreciated that the Planning Commission adopted some of the infrastructure and transportation policies recommended by Familias De Del Rey, we were disappointed that many were not. The policies that were not adopted aim to increase investment in youth recreation and job training opportunities, local economic development, ongoing maintenance and funding for parks and water systems, and access to essential services such as affordable water. The policies must be included in the final Del Rey Community Plan Update to protect the health and safety of residents.

¹ County of Fresno, Planning Commission Staffing Report Agenda Item No. 5 (April 24, 2025)
<https://www.fresnocountyca.gov/files/sharedassets/county/v/1/public-works-and-planning/development-services/planning-and-land-use/planning-commission/reports-and-attachments/gpa-579-sr-adobe.pdf>



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In addition to the policies we submitted to the Planning Commission, we propose other policies that would further advance the health and safety of the Del Rey community. We include a comprehensive list of policy recommendations in *Attachment B*. We urge the Board to adopt these policies in the Final Del Rey Community Plan to ensure that residents of Del Rey thrive as the community continues to grow. If you have any questions, please do not hesitate to contact me.

Leticia Casillas Luquin
Environmental Justice Fellow
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Attachment A

April 18, 2025 Community-informed Policy Recommendation for the Del Rey Community Plan



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April 18, 2025

Department of Public Works and Planning

2220 Tulare St. 6th Floor,

Fresno, CA, 93721

Attention: Ms. Yvette Quiroga, Principal Planner, Fresno County

RE: Community-informed Policy Recommendations for the Del Rey Community Plan

Dear Ms. Quiroga:

I hope you and your team are well. As you know, California Rural Legal Assistance, Inc. represents Familias de Del Rey Para El Cambio (Familias de Del Rey), a community-based organization made up of residents of Del Rey. Familias de Del Rey are very interested in participating in the update to the Del Rey Community Plan, since this is the first time that the plan is being updated since its adoption in 1976. Over the past year and a half, CRLA has been collaborating with Familias de Del Rey to identify key issues and goals that community members believe should guide future planning efforts for Del Rey.

We have attached a set of policy recommendations and a related, December 2, 2024, comment letter regarding the October 2024 Draft Community Plan. Our recommendations focus on strengthening and clarifying proposed policies to reflect the community infrastructure, health and safety, as well as economic needs and goals of community members.

We hope you will incorporate these recommended policies to effectively meet the needs and goals of residents as Del Rey continues to expand its sphere of influence and pursue new housing development. We appreciate the opportunity to engage in this public process and are happy to answer any questions or provide additional context as needed.

Thank you for your time and commitment to community-centered planning in Del Rey.

Sincerely,

Leticia Casillas Luquin
Environmental Justice Fellow



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Policy Recommendations for October 2024 Draft Community Plan for Del Rey

Transportation and Circulation

- **P-TC-1a: Identify sidewalks, ~~and~~ bike lane segments, and pedestrian crossings that should be prioritized for improvement based on community feedback. The following are community identified projects that will be prioritized for improvement:**
 - **Jefferson Avenue: Install Sidewalks and bike lane segments on Jefferson Avenue to improve pedestrian safety and protect students from industrial and commercial vehicles.**
 - **Morro Avenue and S. Melruna Avenue: Install pedestrian crossing or speed humps on Morro Avenue and S. Melruna Avenue to prevent speeding near Del Rey Elementary School and enhance pedestrian safety.**
- **P-TC-3a: Evaluate and install ~~as necessary,~~ potential traffic calming measures on local streets, including on E. Jefferson Avenue and between Morro Avenue and Portola Avenue ~~and other local streets~~ to discourage industrial vehicle traffic. Such measures may include, but are not limited to, speed humps, bulb-out, neck downs, stop signs and other effective methods.**
- **Identify and prioritize the installation of shade structures near transportation waiting areas, parks, and Del Rey Elementary School.**
- **Provide adequate seating along Jefferson Avenue and Morro Avenue to promote walkability and support individuals with disabilities and mobility impairments.**

Health and Safety

- **Work in partnership with public agencies to implement educational programming focused on animal enforcement and the prevention of overpopulation. This may include, but is not limited to, information on Fresno County policies as the policies relate to animal control, spay and neuter programs, pet licensing, microchipping, and promoting responsible pet ownership.**

Public Facilities

- **Coordinate with public agencies and nonprofits (e.g., Fresno County of Superintendents, Sanger Unified, the Del Rey Senior Center, the Del Rey Boys and**



Girls Club Chapter) to provide extracurricular activities, employment opportunities, and volunteer programs for the youth of Del Rey.

- **P-OSC-6a: Coordinate with the Del Rey Community Services District on the development and maintenance of the community center. ~~Consider collocating the community center with Rey Community Services District Offices.~~**
- **Coordinate with the Del Rey Community Service District, public agencies, and nonprofits to identify potential sites for a community center. Consider locating the community center at the Del Rey Senior Center.**
- **Assist the Del Rey Community Services District in securing funding for park improvements and ensuring long-term maintenance of existing parks.**
- **Prioritize assisting the Del Rey Community Service District in developing and pursuing strategies to improve water affordability for residents of Del Rey.**

- **P-LU-8: Pursuant to the Fresno County Zoning Ordinance, ~~adequate-minimum buffer distance of 1000 feet~~ and screening between residential and non-residential areas shall be installed and maintained.**
- **Pursuant to the Fresno County Zoning Ordinance, minimum buffer distance of 1000 feet and screening between industrial and residential areas and other sensitive receptors (e.g., schools).**
- **Implement measures to mitigate adverse impacts on residential areas adjacent to industrial sites including Morro Avenue and Portola Avenue. These may include coordinating with owners and operators of industrial facilities and residents to ensure facility owners and operators to adopt improved technology, establish a minimum buffer distance of 1000 feet between industrial sites and residential areas and other sensitive receptors (e.g., schools), and other measures.**

- ~~• P-ED-2 Coordinate with Del Rey Community Services District to encourage the establishment of a Chamber of Commerce or similar business organization.~~
- Launch a marketing campaign in coordination with the Del Rey Community Services District to promote tax incentive, low-interest loans, and other programs that support local businesses.



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- **Coordinate with the Del Rey Community Services District to conduct public workshops focused on vocational training and skill-building opportunities that support the workforce needs of local small businesses.**

Environmental Justice

- 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. **This policy fulfills the requirements set forth by the General Plan Policy EJ-A.16, which mandates that Fresno County prepare a chart based on Plan Amendment No. 559 (SB 244 Analysis) with information summarizing infrastructure deficits in disadvantaged unincorporated communities, and funding sources that could be used to remedy the infrastructure deficits.**
- **Coordinate with the Del Rey Community Services District to disseminate information about Fresno County's available programs that offer funding for housing rehabilitation.**



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Attachment B. **Policy Recommendations on the April 2025 Draft Community Plan for Del Rey**

The following proposed revisions to existing policies and additional policies are presented in red for easy identification.

Economic Development Element

- Require sidewalk improvement projects to include permeable areas or landscaping that support storefront beautification and natural stormwater management.²
- Launch a marketing campaign in coordination with the Del Rey Community Services District to promote tax incentives, low-interest loans, and other programs that support small local businesses.
- Coordinate with the Del Rey Community Services District to provide vocational training and skill-building opportunities that support the workforce needs of local small businesses.

Agriculture and Land Use Element

- Implement alternative buffer strategies such as vegetative screening and sound barriers – along S. Portola Avenue, Carmel Avenue, E. American Ave., S Center St., and E. La Tunis Avenue to reduce air pollution near residential areas adjacent to industrial or commercial operations.
- P-LU-8: Pursuant to the Fresno County Zoning Ordinance, ~~a adequate-minimum setback distance of 1,000 feet~~ between residential and non-residential areas ~~or other sensitive receptors (e.g., schools)~~ shall be installed and maintained.³
- Implement measures to mitigate adverse impacts on residential areas adjacent to industrial sites on Morro Avenue and Portola Avenue. These may include coordinating with owners and operators of industrial facilities and residents to ensure that facility owners and operators adopt improved technology, establish a minimum setback distance of 1000 feet between industrial sites and residential areas and other sensitive receptors (e.g., schools), and implement screening, and other measures.

² County of Fresno, Del Rey Sidewalk Project, Slide 2 (2024)

³ California Environmental Protection Agency and the California Air Resource Board, Air Quality and Land Use Handbook: A Community Health Perspective, P. 15 (April 2005), <https://files.ceqanet.lci.ca.gov/221458-6/attachment/UNr-g159CW-r0G4DR8q6daNdAKT3RJTD8gGQCfz4wqFfl-eNdZNQEjff8tfls1x6Gsae7YqpXwtFIZBd0> (The report indicates an estimated 80% drop-off in pollutant concentrations at approximately 1,000 feet from the distribution center.)



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Transportation and Circulation Element

- Partner with developers to include designated spaces for future bus shelters and transit amenities in new housing developments, in coordination with the Fresno County Rural Transit Agency.⁴
- P-TC-1a: Identify sidewalks, bike lane segments, and pedestrian crossings that should be prioritized for improvement based on community feedback. The following are community-identified projects that will be prioritized for improvement:
 - Jefferson Avenue: Install sidewalks and bike lane segments on Jefferson Avenue to protect student and pedestrian safety from industrial and commercial vehicles.
 - Morro Avenue and S. Melruna Avenue: Install pedestrian crossings or speed humps on Morro Avenue and S. Melruna Avenue to prevent speeding near Del Rey Elementary School and protect student and pedestrian safety.
- P-TC-3a: Evaluate and install as necessary, potential traffic-calming measures on local streets, including on E. Jefferson Avenue and Morro Avenue, to discourage industrial vehicle traffic. Such measures may include, but are not limited to, speed humps, bulb-outs, neck-downs, stop signs and other traffic calming methods.
- Identify and prioritize the installation of shade structures near public transportation waiting areas, parks, and Del Rey Elementary School.
- Provide adequate seating along Jefferson Avenue and Morro Avenue to promote walkability and support individuals with disabilities and mobility impairments.

Public Facilities and Services Element

- P-PFS-1a: Collaborate with the Del Rey Community Services District to prepare infrastructure master plans for water, wastewater, and green storm drainage infrastructure and service to support future community growth.
- Evaluate the cost of incorporating green stormwater infrastructure – such as rain gardens and permeable paving – along Portola Avenue and Del Rey Avenue, S. Portola Avenue and American Avenue, and Del Rey and E. Estrella Avenue to mitigate flooding resulting from uneven street segments.
- Collaborate with Sanger Unified School District to install green infrastructure along S. Melruna Avenue to help mitigate flooding in front of the Del Rey Elementary School.

⁴ Fresno Multi-Jurisdictional 2023-2031 Housing Element, P. 64 (May 2025) (The Fresno County Housing Element lists Del Rey as an area to build affordable housing.)



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- Coordinate with public agencies and nonprofits (e.g., Fresno County Superintendent of Schools, Sanger Unified School District, the Del Rey Senior Center, the Del Rey Boys and Girls Club Chapter) to provide extracurricular activities, employment opportunities, and volunteer programs for the youth of Del Rey.
- Develop a street landscaping strategy that maximizes sidewalk plantings and street trees to improve air quality near sensitive receptors and industrial or commercial areas.

Open Space and Conservation Element

- Support the Del Rey Community Services District in securing designs for open space that incorporate permeable surfaces to enhance groundwater recharge and water quality.⁵
- Support the Del Rey Community Services District in applying for and developing landscaped or green pathways in open space areas to provide shade and reduce heat, including for the park on South Caramel and Melruna Avenue.⁶
- Assist the Del Rey Community Services District in securing funding for park improvements and ensuring long-term maintenance of existing parks.
- Implement vegetative screening along the boundaries of the Del Rey Park on Carmel Avenue to reduce air pollution impacts on residents from industrial operations.⁷
- Coordinate with the Del Rey Community Services District, public agencies, and nonprofits to identify potential sites for a community center. Consider locating the community center at the Del Rey Senior Center.
- Prioritize assisting the Del Rey Community Service District in developing and pursuing strategies to improve water affordability for residents of Del Rey.

Health and Safety

- Work in partnership with public agencies to implement educational programming focused on animal enforcement and the prevention of overpopulation. This may include, but is not limited to, providing education to residents on Fresno County policies on animal control,

⁵ South Kings Groundwater Sustainability Agency (SKGSA), Groundwater Sustainability Plan Update, P. 281 (2025). (SKGSA lists the area near Del Rey Elementary as a potential site for a recharge project.)

⁶ Del Rey Community Service District, Resolution 2023-8, (March 2025) (This site neighbors the Del Rey Elementary School. The CSD plans to build a single or double-stall restroom and pave the road, allowing people to walk around the area. The space also has benches and exercise equipment.)

⁷ Central California Raising Packing Co. is adjacent to the Del Rey Park, the area where the Del Rey Community Service District plans to build a single or double-stall restroom and pave a road.



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spay and neuter programs, pet licensing, microchipping, and promoting responsible pet ownership.

Environmental Justice Element

- The Del Rey Community Plan **incorporates** the applicable goals, policies, and implementation programs of the 2024 Fresno County General Plan Environmental Justice Element.⁸
- **By 2025, prepare a report based on Plan Amendment No. 559 (SB 244 Analysis) that contains information summarizing infrastructure deficits in disadvantaged unincorporated communities, and funding sources that could be used to remedy the infrastructure deficits.**⁹
- **Coordinate with the Del Rey Community Services District to disseminate information about Fresno County's available programs that offer funding for housing rehabilitation.**

⁸ County of Fresno, Del Rey Community Plan, P.22, (April 25, 2025)

⁹ County of Fresno, Fresno County General Plan Policy Document Final, P. 225 (February 2024) (EJ-A.16 requires that the County, within one year of General Plan adoption, prepare a chart summarizing infrastructure deficits in disadvantaged unincorporated communities, and funding sources that can be used to remedy the infrastructure deficits. In each annual general plan progress report, the County shall report on what funding was sought and whether the funding was appropriated or awarded.)