



Board Agenda Item 11

DATE: August 19, 2025

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Adopt General Plan Amendment Application No. 579 (Del Rey Community Plan Update)

RECOMMENDED ACTION(S):

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

Approval of the Recommended Action constitutes approval of the Del Rey Community Plan Update. This item comes to your Board with a recommendation for approval by the Planning Commission on a unanimous vote. In response to a letter received from the California Rural Legal Assistance, Inc. after the Planning Commission's action, staff is recommending the inclusion of one additional policy as discussed below. This item pertains to locations within District 4.

Pursuant to California Government Code Section 65358, a General Plan cannot be amended more frequently than four times during the calendar year. If approved, this project represents one of two applications proposed to be included in the Second General Plan Cycle Adoption for 2025. A separate agenda item has been prepared to address the Cycle Adoption requirement and will follow this item. If this item is not approved, no action related to this item needs to be taken regarding the Cycle Adoption.

ALTERNATIVE ACTION(S):

If your Board determines that the proposed General Plan Amendment (GPA) is not consistent with the County's General Plan, a motion to deny the Application would be appropriate.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the Recommended Actions. On December 15, 2020, your Board authorized the Department of Public Works and Planning (Department) to submit a grant application to the California Department of Housing and Community Development for grant funds available under the Local Early Action Planning (LEAP) Program. The County was successful in receiving \$500,000 in grant funding. On February 23, 2021, your Board authorized the Department to submit a grant application to the 2019-2020 Regional Early Action Planning Grant Program (REAP), for which the County was successful in receiving \$292,950 in grant funding. The REAP and LEAP grant funding were used to fund the Del Rey Community Plan Update project.

DISCUSSION:

General Plan Amendment Application No. 579 relates to the Del Rey Community Plan Update (Plan) and consists of updates to the goals and policies of the Plan to ensure consistency with the County's General Plan Policy Document, establishes implementation programs, expands the Plan boundaries and makes various corresponding changes to land use designations to facilitate growth in the community, and addresses inconsistent land uses on existing developed properties. The Plan also adopts a new land use diagram for Del Rey, which shows land use designations for every parcel within the Plan. The Plan was created with input from the community, which was received at the six community meetings held in Del Rey. Additionally, the Plan was made available for a 15-day comment period and was presented at a public community meeting during the Plan review period.

The Planning Commission considered the proposed Plan at its public meeting on April 24, 2025. During the presentation, Department staff presented changes to the proposed Plan in response to public comments received after the preparation of the Planning Commission Staff Report, which included adding two additional policies and revising draft policies in the Transportation and Circulation Element, as well as revising one policy in the Open Space Conservation Element. During the public testimony portion of the hearing, a total of 12 members of the public provided comments in support of the Plan. A member also provided a letter from the Del Rey Elementary School in support of the Plan. Three members of the public spoke against the proposed Plan.

During the public comment period of the draft Plan, the County received a total of three letters prior to the Planning Commission hearing. One letter expressed concern with water quality issues occurring within the Del Rey Community Service District's (CSD) community water system, as well as with General Plan Policy LU-A.23 related to agricultural land conversion. The two remaining letters were from California Rural Legal Assistance (CRLA), which provided comments related to additional community plan policies and changes they propose. Staff proposed two new policies and amended three policies, which were approved by the Planning Commission.

Staff informed the public and the Planning Commissioners that the County has no jurisdiction over the water quality of the community but is the responsibility of the Del Rey CSD. A representative from the Del Rey CSD informed the Planning Commission that they were aware of the water quality issue and were in the process of remediation. It was communicated that the issue is scheduled to be resolved by the end of the year.

In regard to General Plan Policy LU-A.23, staff responded to the Planning Commission informing them that the policy is not applicable at this time, as approval of the Del Rey Community Plan Update would not result in conversion of existing agricultural lands. Future urban projects, however, would likely be subject to Policy LU-A.23. Final determination of applicability of Policy LU-A.23 would be made at the time a future project is proposed.

Based on the information provided and public testimony, the Planning Commission voted unanimously to recommend approval of the Plan (see Attachment A, Planning Commission Resolution and Staff Report). Included in their recommended action was to accept the changes made by staff, add information regarding the water quality issues within the Del Rey CSD, and to forward all related public and Planning Commission comments to your Board. See Attachment B for updated Del Rey Community Plan.

After the Planning Commission hearing, staff received a third letter (see Attachment C) from CRLA requesting additional changes to the Plan. After reviewing the letter, staff recommends that your Board approve the Plan with the following additional policy added to the Transportation and Circulation Element as follows:

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

Environmental Review:

An Addendum to the Fresno County General Plan Final Program Environmental Impact Report No. 2018031066 was prepared for the project by Department of Public Works and Planning staff in conformance with the provisions of the California Environmental Quality Act. Information provided in the Addendum provides the basis for the determination that a Subsequent Environmental Impact Report (EIR) is not required and that your Board 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-reviews-zoning-ordinance-update-copy>) and the Addendum.

REFERENCE MATERIAL:

BAI #11, July 18, 2023
BAI #33, February 23, 2021
BAI #87, December 15, 2020

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A - Planning Commission Resolution and Staff Report
Attachment B - Del Rey Community Plan
Attachment C - July 23, 2025, Correspondence from California Rural Legal Assistance
On file with Clerk - Exhibits 1-4 of Planning Commission Staff Report
On file with Clerk - Addendum to Fresno County General Plan Final Impact Report No. 2018031066
On file with Clerk - Resolution
On file with Clerk - Presentation

CAO ANALYST:

Maria Valencia