

From: [Ben Ewell](#)
To: [Motta, Chris](#)
Cc: [GPR; "Rosie Hayashi"](#)
Subject: COMMENT AND REQUEST RELATED TO 2023 GENERAL PLAN UPDATE DRAFT AND RELATED DOCUMENTS
Date: Tuesday, June 27, 2023 2:26:02 PM
Attachments: [20230627142749391.pdf](#)

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

CHRIS

ATTACHED PLEASE FIND A REQUEST ON BEHALF OF OUR CLIENT , THE ROSIE HAYASHI FAMILY, FOR AN ADJUSTMENT OF THE TEXT AND BOUNDARY FOR THE NEW DESIGNATION UNDER LU-E.24 AND THE RELATED MAP LU-4. AS SET OUT IN THIS REQUEST AN INEQUITABLE RESULT WILL OCCUR TO THE HAYASHI FAMILY UNLESS THIS ADJUSTMENT IS MADE SINCE THEIR PROPERTY WILL BE SURROUNDED BY THIS NEW DESIGNATION ON PROPERTY SIMILARLY SITUATED TO THEIR PROPERTY.

THEIR PROPERTY HAS SUFFICIENT WATER TO ACCOMODATE 5 ACRE PARCELS BUT NOT FOR USE AS EXCLUSIVE AGRICULTURE. AS POINTED OUT IN THE GENERAL PLAN DRAFT UPDATE THERE ARE WATER CONSTRAINTS IN THIS AREA AND INCREASED RESTRICTIONS UNDER SGMA. PUTTING ONE HOUSE ON 20 ACRES OF THIS PROPERTY IS A WASTE OF LAND RESOURCES. THESE PROPERTIES SHOULD BE DESIGNATED TO ALLOW FOR 5 ACRE MINIMUM PARCEL SIZE. I AM AVAILABLE TO ANSWER ANY QUESTIONS YOU OR THE COUNTY MAY HAVE.

THANK YOU

BEN

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Comment and Request for Modification of 20-E.24 Policy on

Agriculture and Land Use

Fresno County General Plan Update – May 2023.

June 26,2023

To Chris Motta

Principle Planner

Department of Public Works and Planning

Fresno County,

California

From Rosie Hayashi and Family

Background

My family has owned four parcels listed as Fresno County APNs 300-320-20s, 300-320-21s, 300-320-22s, and 300-320-23s consisting of a total of approximately 80 acres for over 18 years. This property is currently designated as Exclusive Agriculture (AE-20) with 20 acre minimum parcel size. Even though this property is designated Exclusive Agriculture it is assessed by Fresno County at approximately \$40,000 per acre. This land cannot be used for irrigated agriculture because there is not sufficient ground water and no surface is available to these properties. Irrigated agriculture at this site would need 2 to 4 acre feet per acre per year which is not feasible for these properties and under the current restrictions of SGMA. There is however sufficient water for houses on 5 acre parcels. The current Draft General Plan Update, recommends a change of the designation for the property surrounding our subject 4 parcels. This new proposed designation contiguous to our Parcels is on land similarly situated

to our property. Our property has legal access from both Friant Road to the West and Auberry Road to the East

The proposed new text in the General Plan Update is set out in LU-E. 24 and in the Map at Figure-LU- 4 and is shown in Attachment 1 to this request. We are asking to modify the acreage and language in LU-E. 24 and Figure LU-4 as shown in Attachment 2 to this request, to include our 4 parcels containing a total of approximately 80 acres. This seems only fair in light of the contiguous property being so designated.

Personally and on behalf of the entire Hayashi family I want to thank you, the Planning Commission and the Fresno County Board of Supervisors for considering our request and would appreciate the approval of this request.

Thank you,

A handwritten signature in black ink, appearing to read "RS Rosie Hayashi". The signature is written in a cursive, flowing style.

Rosie Hayashi and Family

Arthur Hayashi Trustee

Gordon S. Hayashi Trustee

Gordon S. Hayashi Trustee

Kimberly K. Hayashi (Grossman) et al

c/o. 5458 N. Pleasant

Fresno, CA 93711

Attachment 1 GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area

The Rural Residential designation comprising an approximate 400-acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and the Birkhead Road alignment to the north and encompassing those parcels to the west of the full length of Willow Bluff Avenue, recognizes an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4).

F. URBAN DEVELOPMENT PATTERNS

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 to accommodate such growth (see page 9, Agricultural Land Protection Vision Statement). Fresno County recognizes, however, that because of state-mandated directives, including the Regional Housing Needs Allocation, the County may be forced to consider approval of urban development in areas that are not currently planned for such uses. Careful consideration and Board policy direction will be necessary if Fresno County needs to designate new areas for urban development. The County has a direct role in shaping the character of urban development as it continues to manage growth in

the existing unincorporated communities and specific plan areas. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future residents of the county.

This section addresses development patterns in urban and urbanizing areas. The policies in this section have two main purposes. The first is to encourage pedestrian- and transit-oriented development and infill of vacant or under-utilized urban land. These policies seek to create well-designed, mixed-use, higher-density developments in which jobs, commercial activities, and amenities are located along transit corridors and closer to residential areas to encourage pedestrian and transit access. The second purpose of this section is to establish development guidelines and standards for urban residential, commercial, and industrial development. Related policies are included in Section TR-B, Transit, Section TR-D, Bicycle Facilities, Section PF-I, School and Library Facilities; Section PF-C, Water Supply and Delivery, Section LU-D, Wastewater Collection, Treatment, and Disposal.

GOAL LU-F

To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

PEDESTRIAN AND TRANSIT-ORIENTED DEVELOPMENT

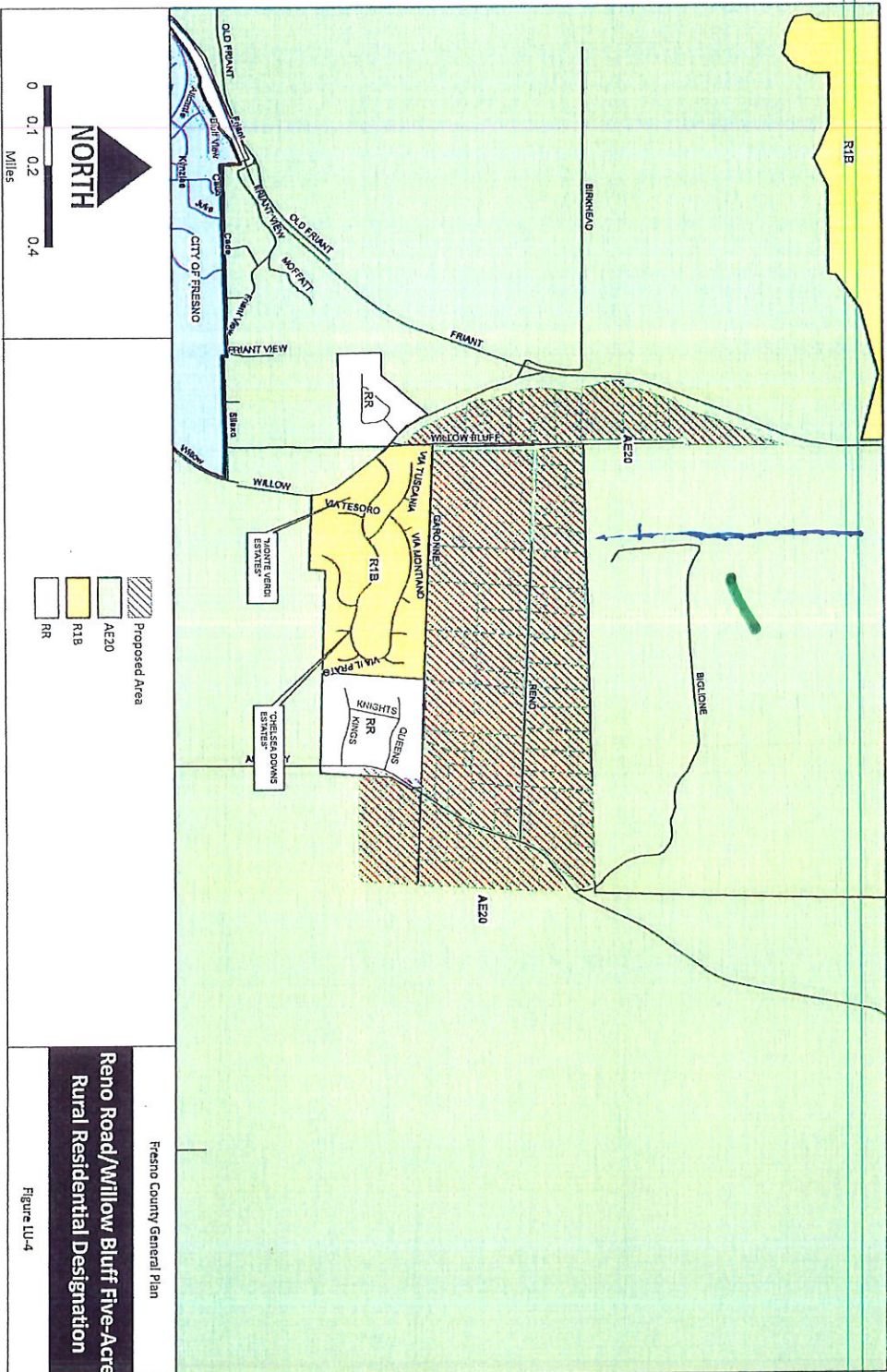
LU-F.1 Mixed-use Development

The County shall encourage mixed-use development that locates residences near compatible jobs and services. (RDR)



FRESNO COUNTY GENERAL PLAN

Figure LU-4 Reno Road / Willow Bluff Five-Acre Rural Residential Designation



Fresno County General Plan
**Reno Road/Willow Bluff Five-Acre
Rural Residential Designation**

Figure LU-4

Attachment 1

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area

The Rural Residential designation comprising an approximate 40-acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and the Birkhead Road alignment to the north and encompassing those parcels to the west of the full length of Willow Bluff Avenue, recognizes an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4).

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PEDESTRIAN AND TRANSIT-ORIENTED DEVELOPMENT





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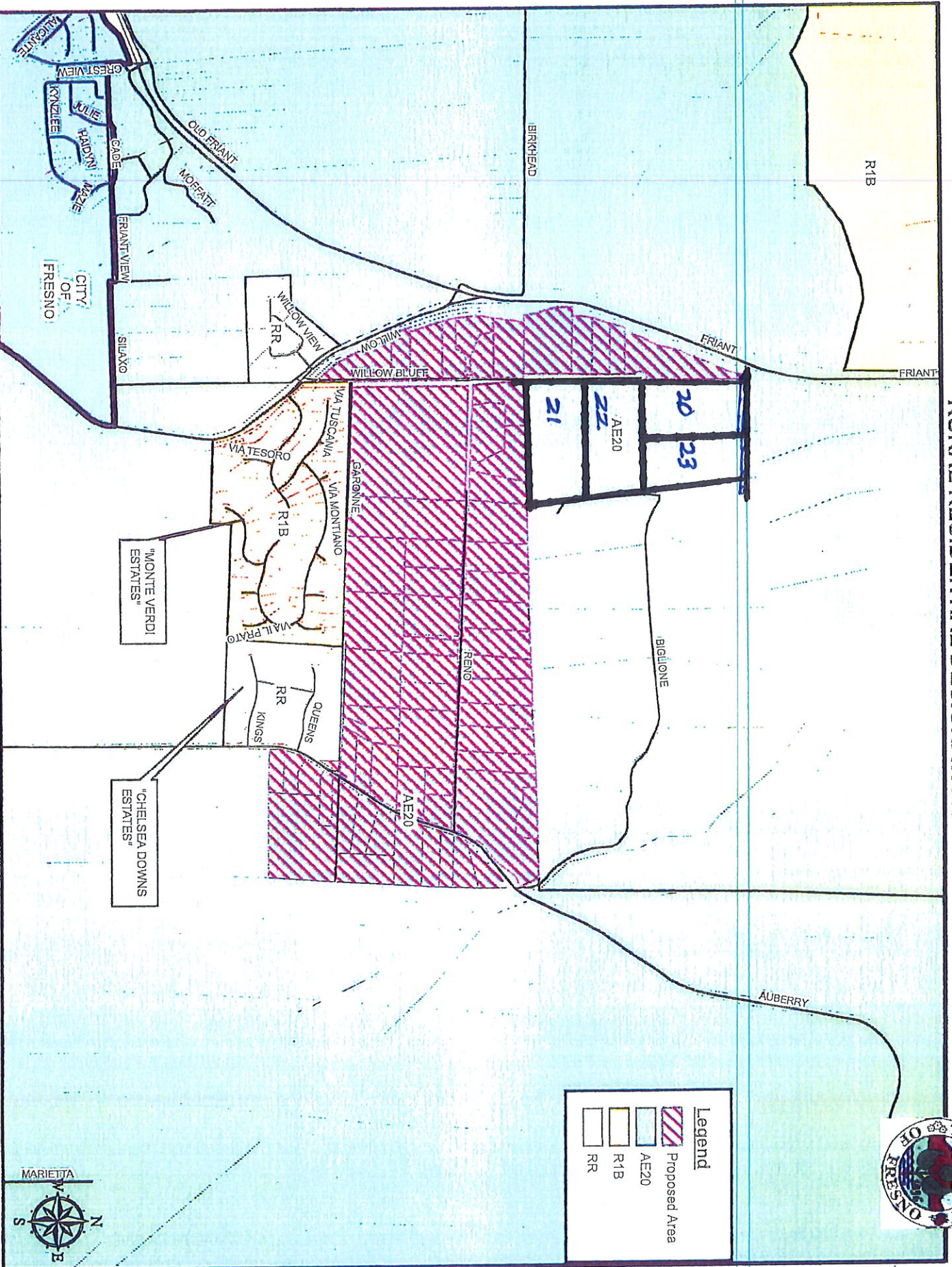
ATTACHMENT 2

RENO ROAD / WILLOW BLUFF FIVE-ACRE
RURAL RESIDENTIAL DESIGNATION



Legend

-  Proposed Area
-  AE20
-  R1B
-  RR



Prepared by: County of Fresno Department of Public Works and Planning, Development Services Division
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