



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION

Senate Bill (SB) 244

**General Plan Amendment No. 559;
Environmental Review No. 7768**

**Disadvantaged Unincorporated “Legacy”
Communities in Fresno County**



Senate Bill 244, Wolk (“SB 244”)

- Passed in 2011 and effective January 1, 2012
- Hundreds of disadvantaged unincorporated communities (“DUCs”) exist in California
- More than 200 of those are in the San Joaquin Valley

Disadvantaged Unincorporated Communities (“DUCs”)

- Lack access to basic infrastructure
- Water Code section 79505.5(a): “disadvantaged community” = community with annual median household income less than 80 percent of statewide annual median household income

DUC Income

- The American Community Survey five-year estimate for 2013-2017 indicates that California's statewide MHI was \$71,808.
- County staff used an income of \$57,446 (80% of the MHI) to identify Census Block Groups where disadvantaged communities might exist.
- Staff then used computer mapping to identify clusters of homes and identify the DUCs in the unincorporated areas of the County

Government Code 65302.10

- Under SB 244, on or before due date for the next adoption of its housing element, each city or county is to review and update its general plan land use element based on available data
- Fresno County is proposing to amend its General Plan Policy Document to include its SB 244 analysis by reference

Government Code 65302.10 continued

- 65302.10 (b) (2) For each identified community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies
- 65302.10 (b) (3) An analysis, based on then existing available data, of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible

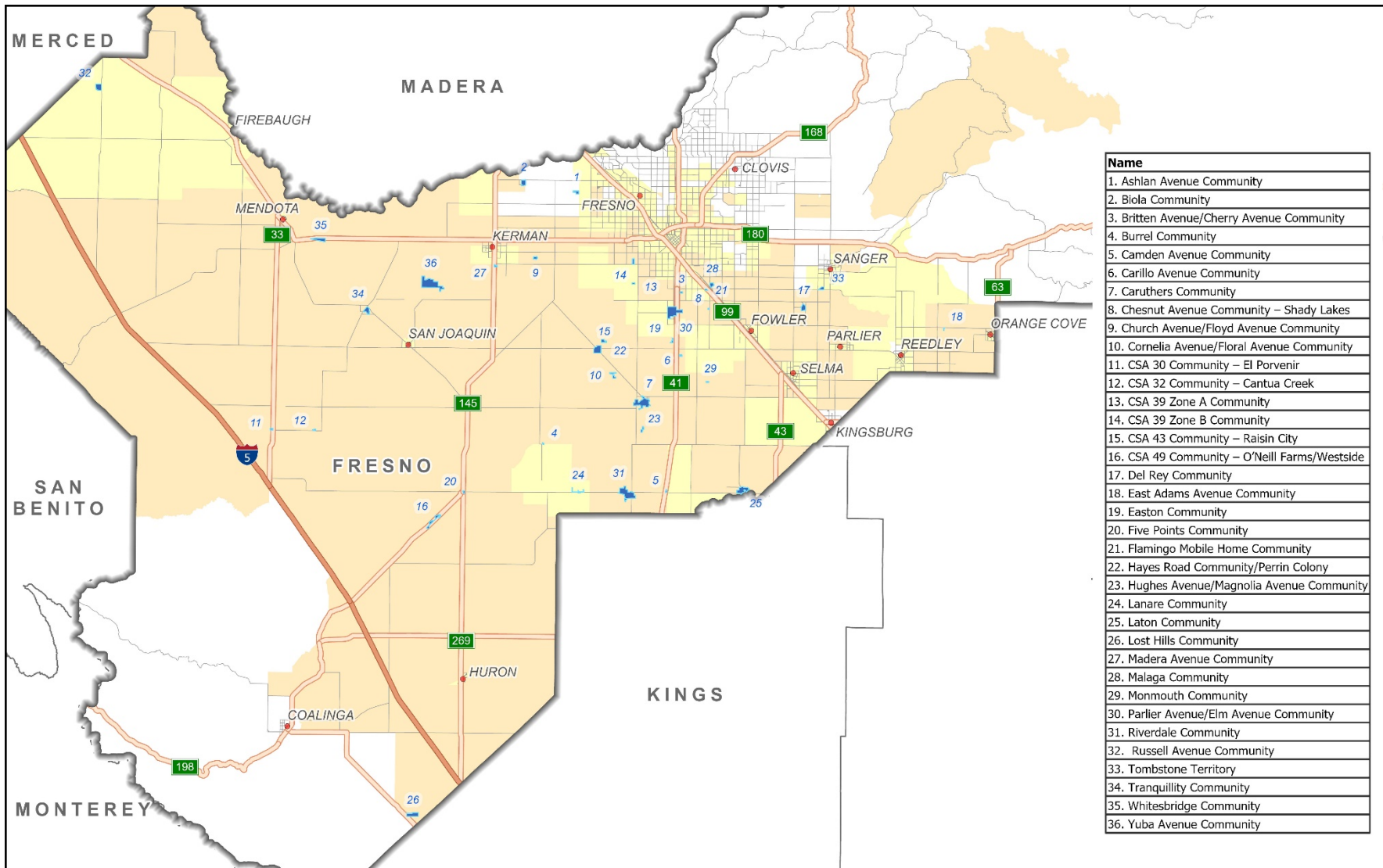
Government Code 65302.10 continued

- For counties, “Legacy Communities” to be identified
- “Legacy community” = geographically isolated community that is inhabited and has existed for at least 50 years

Fresno County's SB 244 Analysis

Identified thirty-six (36) disadvantaged unincorporated “legacy” communities

Community	Community	Community
1. Ashlan Avenue Community	15. CSA 43 Community – Raisin City	29. Monmouth Community
2. Biola Community	16. CSA 49 Community – O’Neill Farms/Westside	30. Parlier Avenue/Elm Avenue Community
3. Britten Avenue/Cherry Avenue Community	17. Del Rey Community	31. Riverdale Community
4. Burrel Community	18. East Adams Avenue Community	32. Russell Avenue Community
5. Camden Avenue Community	19. Easton Community	33. Tombstone Territory
6. Carillo Avenue Community	20. Five Points Community	34. Tranquillity Community
7. Caruthers Community	21. Flamingo Mobile Home Community	35. Whitesbridge Community
8. Chestnut Avenue Community – Shady Lakes	22. Hayes Road Community/Perrin Colony	36. Yuba Avenue Community
9. Church Avenue/Floyd Avenue Community	23. Hughes Avenue/Magnolia Avenue Community	
10. Cornelia Avenue/Floral Avenue Community	24. Lanare Community	
11. CSA 30 Community – El Porvenir	25. Laton Community	
12. CSA 32 Community – Cantua Creek	26. Lost Hills Community	
13. CSA 39 Zone A Community	27. Madera Avenue Community	
14. CSA 39 Zone B Community	28. Malaga Community	



Name
1. Ashlan Avenue Community
2. Biola Community
3. Britten Avenue/Cherry Avenue Community
4. Burrel Community
5. Camden Avenue Community
6. Carillo Avenue Community
7. Caruthers Community
8. Chesnut Avenue Community – Shady Lakes
9. Church Avenue/Floyd Avenue Community
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11. CSA 30 Community – El Porvenir
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23. Hughes Avenue/Magnolia Avenue Community
24. Lanare Community
25. Laton Community
26. Lost Hills Community
27. Madera Avenue Community
28. Malaga Community
29. Monmouth Community
30. Parlier Avenue/Elm Avenue Community
31. Riverdale Community
32. Russell Avenue Community
33. Tombstone Territory
34. Tranquillity Community
35. Whitesbridge Community
36. Yuba Avenue Community

Figure 1
Fresno County
Disadvantaged Unincorporated Communities

- Fresno County
- Disadvantaged Unincorporated Communities
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017

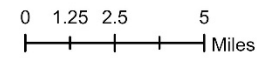


0 3 6 12
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 Miles

October 2, 2019



Figure 1a
 Northwest Fresno County
 Disadvantaged Unincorporated Communities



- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017

October 2, 2019

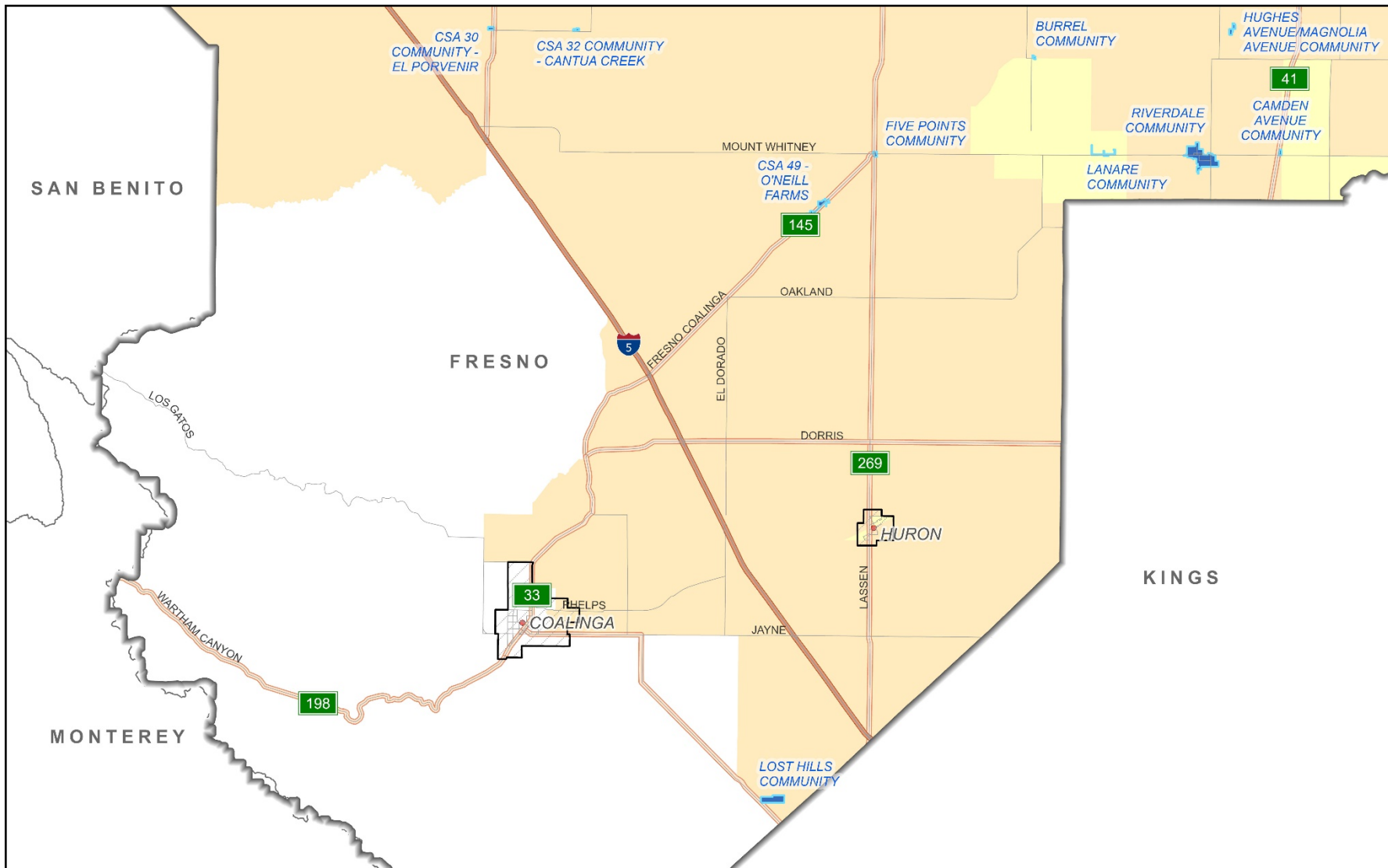
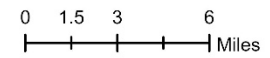


Figure 1b
 Southwest Fresno County
 Disadvantaged Unincorporated Communities



- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017



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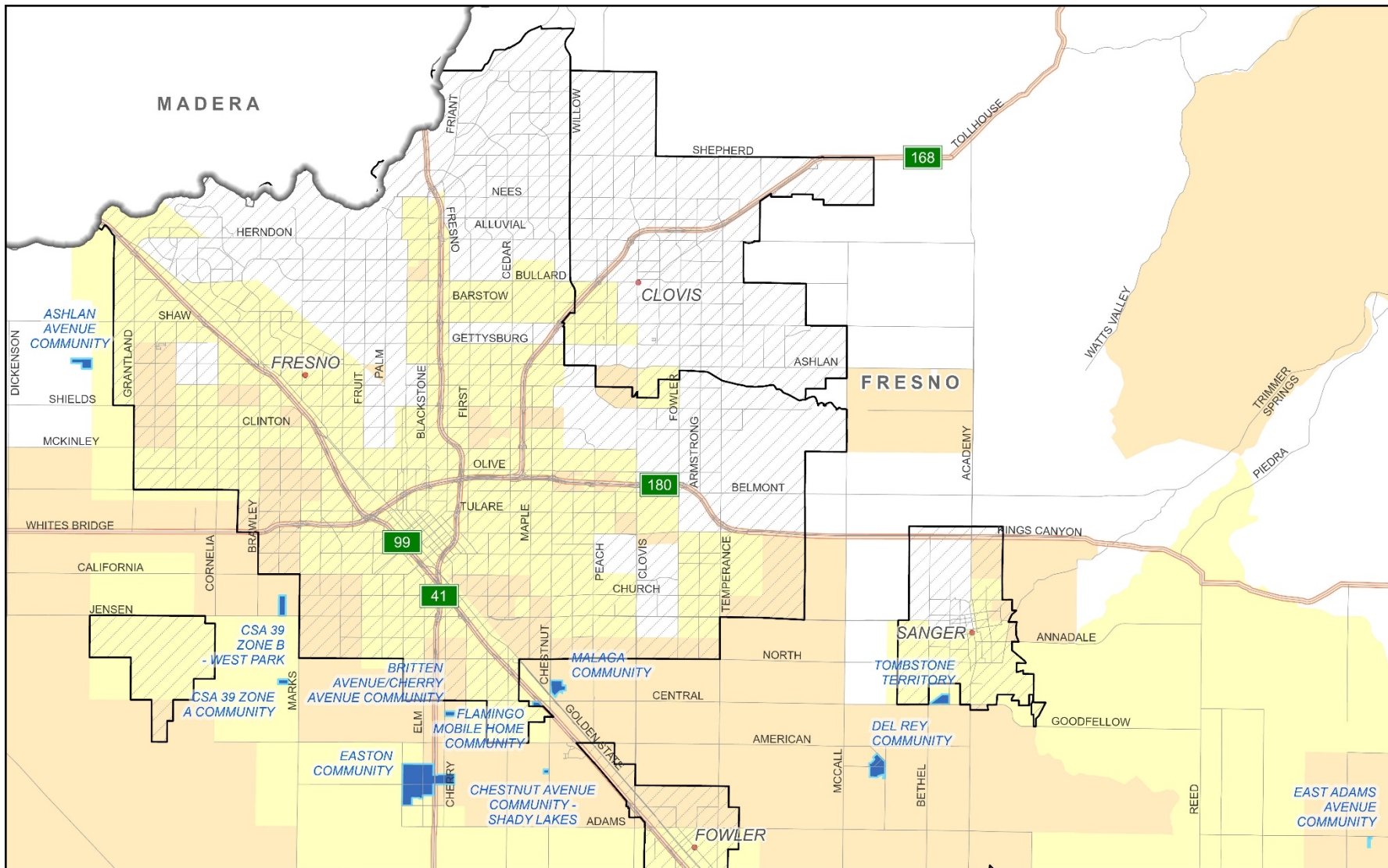


Figure 1c
 North Central Fresno County
 Disadvantaged Unincorporated Communities

0 0.75 1.5 3
 Miles

- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017



October 2, 2019

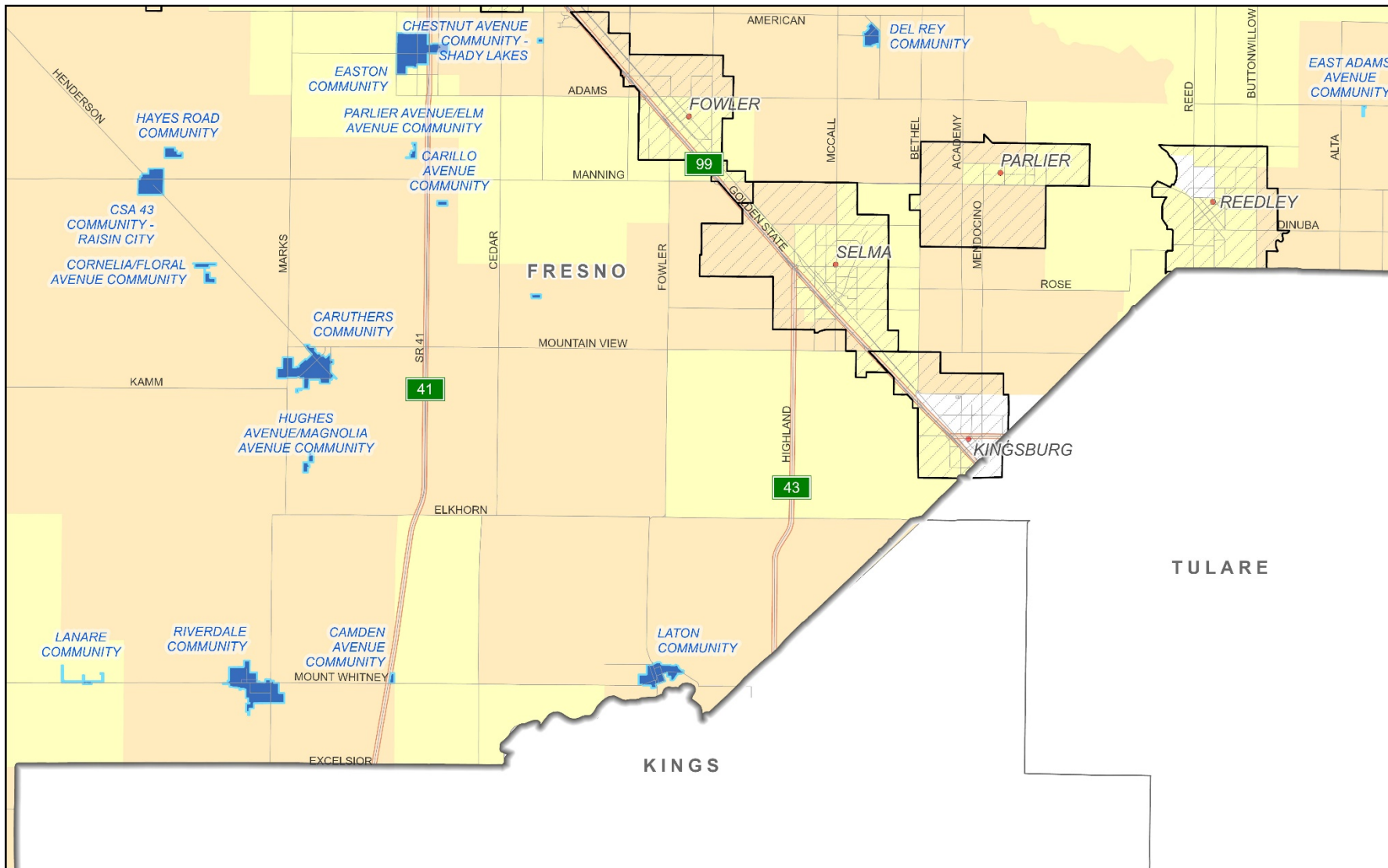


Figure 1d
 South Central Fresno County
 Disadvantaged Unincorporated Communities

0 0.75 1.5 3
 Miles

- Fresno County
- Disadvantaged Unincorporated Communities
- City Spheres of Influence
- ACS 2017 Census Block Groups with MHI less than 80%
- SB 535 Disadvantaged Communities 2017



October 2, 2019

Fresno County's SB 244 Chronology

- January 2018: Release of General Plan Public Review Background Report - includes SB 244 Analysis.
- Summer 2019: Staff initiates SB 244 Analysis as stand-alone effort (not part of General Plan Review/ Zoning Ordinance Update); staff conducts additional research to improve document.
- January 2020: Revised Public Review Draft released; staff updates General Plan website.
- January 28, 2020 – March 10, 2020: Staff conducts four community meetings throughout County.
- March 10, 2020 – August 7, 2020: Staff undertakes additional research updating document.
- August 2020: Release of red-line/strikethrough draft; incorporates additions and corrections based on comments.

Funding Mechanisms

- Funding options for existing community deficiencies
- Funding options for expansion of facilities for new development

Funding Options for Existing Deficiencies

1. Assessment Districts
2. Certificates of Participation
3. General Obligation Bonds
4. Infrastructure Financing Districts
5. Mello-Roos Community Facilities Districts
6. Revenue Bonds
7. Tax Allocation Bonds
8. User Rate Increases – With No Financing
9. User Rate Increases – With Loans

Funding Options for Expansion for New Development

1. Assessment Districts
2. Developer-assisted extensions
3. Infrastructure Financing Districts
4. Mello-Roos Community Facilities Districts

Potential Infrastructure Funding Sources

- Table 3 of the County's SB 244 document
- Sources including Community Development Block Grants, State Safe Drinking Water Revolving Fund, USDA Rural Development Program
- Many require matching funds or have other limitations

Public Comments

Summary of comments through surveys and public comments at community meetings:

- Need for new or improved/expanded community water and sewer systems
 - Installation of sidewalks and storm drain systems
 - Local area road repair to address neglected areas
 - Reopening of closed volunteer fire station (Cantua Creek)
-
- ✓ Pages 8 through 10 of Planning Commission Staff Report discuss public comments
 - ✓ Additional community concerns not directly related to SB 244 discussed on Page 9 of Staff Report

Chronology Going Forward

1. Planning Commission Action
2. Scheduling before the Board of Supervisors
3. Board of Supervisors Action
4. Incorporate into existing General Plan Document if approved
5. Notify General Plan Review Consultant of Board Action



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