

**DEL REY COMMUNITY PLAN
ADOPTION**

FRESNO COUNTY PLANNING COMMISSION
SEPTEMBER 25, 1975 RESOLUTION NO. 6714 & 6714a

FRESNO COUNTY BOARD OF SUPERVISORS
FEBRUARY 18, 1976 RESOLUTION NO. 76-350

AMENDMENTS

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
AMEND MAP	7709	6/29/78	78-2463	10/31/78
AMEND MAP AND 605-02	7735	7/13/78	78/2463	10/31/78
AMEND MAP AND TEXT	9168 AND 9203	11/29/83 12/13/83	83-715	12/20/83
MAP AND TEXT	10453	09/20/90	90-565	11/27/90
AMEND MAP	11854	11/18/04	04-661	12/7/04
AMEND MAP	12305	09/23/12	12-386	10/9/12

1.00 INTRODUCTION

The County of Fresno and each city in the County, are responsible for adopting General Plans setting forth long-term objectives and policies that must be adhered to in the development of the area.

Fresno County's General Plan includes objectives and policies applicable County-wide, and others that apply only to certain subareas of the County. This Community Plan deals specifically with the Del Rey Community. Based on historical trends and current conditions, the Plan provides for development in the community during the next 20 years.

1.01 PLAN BOUNDARIES

The Del Rey Community is one of several unincorporated communities within Fresno County, midway between the Cities of Sanger and Parlier. The Plan area is generally within the sphere of influence of the Del Rey Community Services District. The first Community Plan for Del Rey was adopted in 1976.

605-01 LAND USE ELEMENT

The land use element of this Community Plan is consistent with the land use element of the Fresno County General Plan. This element is, therefore, subject to County-wide goals, objectives, and policies. Section 205 (Intensive Development Policies) of the Fresno County General Plan, and Section 205-03 (Unincorporated Community Areas) are especially applicable.

1.00 LAND USE DESIGNATIONS

a. Reserve

Shall mean land designated for limited agriculture with an indicated future urban use.

b. Agriculture

Shall mean land designated for the production of crops and livestock and for the location of necessary agricultural commercial centers, agricultural processing facilities, and certain nonagricultural industries.

c. Residential

Medium Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 6,000 square feet.

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 2,400 square feet.

d. Commercial

Central Business Commercial: Shall mean land designated for development of commercial centers where the full range of retail services and professional and governmental offices is concentrated in a location that is central to most community residents.

Service Commercial: Shall mean land designated for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers.

e. Industrial

Limited Industrial: Shall mean land designated for restricted, nonintensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties.

General Industrial: Shall mean land designated for the full-range of manufacturing and storage activities.

f. Public Facilities

Shall mean land designated for location of services and facilities which are necessary to the welfare of the community. Typical uses include liquid waste disposal, parks, schools, civic centers and post offices.

2.00 OBJECTIVES

2.01 County objectives for development in Del Rey reflect management concepts for all unincorporated communities in Fresno County. These objectives are included in General Plan Section 205-03. The primary objectives are:

- a. Restrict urban encroachment onto prime agricultural land.
- b. Concentrate urban development in existing communities.
- c. Preclude urban development that cannot be provided with appropriate urban services.
- d. Phase development in accordance with the adopted community plan.
- e. Accommodate urban population increases through infill of existing urban areas prior to development of planned expansion areas.

2.02 The following objectives are the basis for policies in the planning area:

- a. Growth should be orderly, avoiding unnecessary encroachment onto agriculturally productive lands.
- b. A concentrated growth pattern is encouraged to prevent over-extension of public facilities.
- c. A variety of housing types and densities should be provided.

2.03 In addition to the foregoing, objectives contained throughout the Fresno County General Plan are applicable wherever pertinent to the Del Rey Community.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

DEL REY POPULATION

Year	Population	Type	Source
1960	937	Count	U.S. Census, 1960
1970	905	Count	U.S. Census, 1970
1980	1126	Count	U.S. Census, 1980
1990	1235	Projection	Fresno County Planning Dept., 1983*

*Subject to periodic change pending revised data from the State Department of Finance.

b. Land Availability

Within the general boundaries of the Community Services District nearly half of the land is either vacant or in agriculture. Most of the vacant land is in areas most suitable for industrial development or agricultural use.

c. Services

The Community Services District provides water and sewer service to the residents and maintains a park and community hall. Fire protection is provided by the Mid Valley Fire Protection District which maintains a fire station on Manning Avenue between Golden State Boulevard and Highway 99, eight miles to the southwest.

3.02 LIMITS TO DEVELOPMENT

a. Geographic Boundaries

No physical or political boundaries exist which might severely restrict growth in Del Rey. The Community Services District is capable of expanding its boundaries to include new developments.

b. Agricultural

Agricultural lands surround Del Rey and provide most of the economic base for the community. These lands are zoned AE-20 (Exclusive Agriculture) and consist of either Class I or III soils. These soils are a limitation to growth since County policy discourages urban development on productive or potentially productive agriculture land. In addition, some parcels immediately adjacent to District boundaries are under agriculture preserve contract. Consequently, the value of these lands for agriculture purposes limits potential growth.

c. Flooding

There are no major flooding problems in or near Del Rey.

3.03 DEVELOPMENT PHASING

The County's policies regarding development phasing are stated in Fresno County General Plan Section 205-03 (Unincorporated Community Areas). These policies are intended to maintain compact urban boundaries, minimize intrusion of urban development into productive agricultural areas, and to create the optimum situation for provision of services. The Del Rey Community Plan map depicts areas suitable for development at the present time with appropriate graphic symbols.

4.00 AGRICULTURAL LAND USE

Areas designated for agriculture border the community on all sides.

4.01 STANDARDS AND CRITERIA

Designated agricultural areas shall be subject to the policies in Section 204-02 (Agriculture) of the Fresno County General Plan.

5.00 RESIDENTIAL LAND USE

The Plan map reflects urban residential designations within the community of Del Rey. Adequate areas exist within the community for residential development.

The residential area at American and Del Rey Avenues is beset with problems, including a large proportion of substandard houses, proximity to an industrial area, and isolation from the rest of the town by the packing sheds and railroad. An alternative to its continued existence would be to use that area for industrial development, relocating the residential use southwest of the tracks. Due to the prohibitive expense, this alternative is not recommended at this time.

5.01 STANDARDS AND CRITERIA

- a. The boarding houses on Portola Avenue are generally substandard and should be replaced with commercial structures.

- b. Infilling of existing residential areas should be encouraged before new areas are developed.
- c. Residential Reserves are expected to develop within the Community Services District when urban services can be provided.
- d. Section 205-06 (Urban Residential) of the Fresno County General Plan is applicable.
- e. Single mobile home occupancy may be permitted by special permit subject to General Plan Policy 205-10:3.04 in areas designated for residential use and zoned to single family districts.

6.00 COMMERCIAL LAND USE

The Plan limits commercial activity to Portola and Morrow Avenues, with the central business district located on Morro Avenue and service commercial activities on Portola.

Although the Plan anticipates only limited expansion of commercial uses, ample land is included to allow more growth should the need arise.

6.01 STANDARDS AND CRITERIA

Fresno County General Plan Section 205-07 (Urban Commercial) is applicable.

7.00 INDUSTRIAL LAND USE

Industrial uses are intended to be located in areas northeast of Portola Avenue and east of Del Rey Avenue. This includes vacant land suitable for industrial expansion at Portola and Del Rey Avenues along the A.T.S.F. tracks. Land southwest of the A.T.S.F. tracks may be suitable for agricultural related industrial uses, providing adverse operational characteristics of the use are minimized.

Limited industrial uses are proposed to act as buffers between general industrial uses and the residential uses at American and Del Rey Avenues.

7.01 STANDARDS AND CRITERIA

- a. The land northeast of Portola Avenue should develop first, since that area is already committed to industrial growth and the land is vacant. The undeveloped area east of Del Rey is now in productive orchards and should not be developed until necessary.
- b. Industrial reserves are expected to develop within the Del Rey Community Services District when urban services can be provided.
- c. The property located on the west side of Center Street south of Las Tunis (APN 350-091-07, 08, 10 and 11) has been designated Limited Industrial subject to the following:
 1. Access to the site shall be limited to American and Del Rey Avenues.

2. Uses permitted on the site shall not generate water or sewage service needs beyond those necessitated by a caretaker's residence until such time as the sewage capacity of the Del Rey Community Services District facilities have been approved by the California Water Quality Control Board to receive additional flows.
3. The site shall be operated as a unit with the applicant's adjacent ownership to the west.

- d. Fresno County General Plan Section 205-08 (Urban Industrial) is applicable.

8.00 PUBLIC LAND USE

The Community Plan identifies existing and proposed public uses. To a major extent these uses reflect policies of the Del Rey Community Services District. The County has minimal involvement with the location or operation of these facilities.

a. Schools

The Plan area is served by the Sanger Unified School District which operate a high school in Sanger and an elementary school in Del Rey.

b. Parks and Recreation

The Del Rey Community Services District operates a community hall located on Jefferson Avenue and a park southeast of Chico and Carmel Avenues.

c. Fire Protection

Fire protection is provided by the Mid Valley Fire Protection District from its station located on Manning Avenue between Golden State Boulevard and Highway 99.

d. Sewage Disposal and Water Supply Facilities

The Del Rey Community Service District provides water and sewer service to the community.

8.02 STANDARDS AND CRITERIA

Existing public facilities depicted on the Plan map have no underlying land use designation. In the event the public use is terminated, an appropriate designation should be applied as an amendment to the Plan. Standards for the provision of public services and facilities are determined by the servicing agency.

Proposed public facility sites generally have the same underlying land use designation as surrounding property.

The Transportation Element of this Plan is consistent with the Transportation Element of the Fresno County General Plan. It is subject to County-wide goals, objectives, and policies. Section 303 (Transportation Element) of the Fresno County General Plan should be consulted for further clarification.

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Del Rey Community circulation system is an integral part of the County-wide system. Many of the streets and highways extend beyond the community providing rural area continuity.

1.01 COUNTY-WIDE CIRCULATION SYSTEM

The Fresno County Circulation System is a plan for streets and highways designed to provide for the safe and efficient movement of people and goods and for safe access to properties.

Using the State freeways and highways and the County's system of highways as its basic framework, the circulation system brings together the Circulation Plans of the cities and unincorporated communities into a unified, functionally integrated County-wide system which is correlated with the land use element of the General Plan. The County's Circulation System is based on a functional system providing for six levels of service:

a. Freeways

Provide for high speed through traffic on continuous routes with full access control. Freeways connect points within the County and link the County to other areas of the State.

b. Expressways

Provide for rapid through traffic movement on continuous routes which connect the cities and communities within the County with each other, with freeways and other expressways, and with communities in adjoining counties. Expressways provide a high degree of access control.

c. Super Arterials

Provide for mobility with the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, and other arterials. Access to abutting private property and intersecting local streets will generally be less restricted than on an expressway, but more restricted than on an arterial.

d. Arterials

Provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, and other arterials. Access to abutting property and intersecting local streets will generally be restricted.

e. Collectors

Provide for internal traffic movement within communities and connect local roads to arterials, super arterials and expressways. Access to abutting property and intersecting local streets will generally be permitted.

f. Local Roads

Provide direct access to abutting property and connect with collectors, arterials, super arterials, and expressways.

1.02 OBJECTIVES - COUNTYWIDE

- a. Plan and provide a street and highway system which moves people and goods in an orderly, safe, and efficient manner.
- b. Provide for a unified and coordinated County-wide street and highway system.
- c. Establish policies and standards for the regulation of access to streets and highways from abutting properties and from intersecting roads.
- d. Develop the County's system of streets and highways in a manner which is cost effective.
- e. Plan and develop a street and highway system which can accommodate alternate modes of travel.
- f. Maximize the compatibility of streets and highways with adjacent land uses and with the environment of the County.

1.03 COMMUNITY OBJECTIVES

- a. Conflicts among different types of traffic should be minimized.
- b. Industrial traffic should not be routed through the community on local streets.

1.04 STREET AND HIGHWAY CLASSIFICATIONS

The Community Plan map depicts those streets and highways which are classified as arterials and collectors. All other streets in the planning area are local roads.

2.00 AIR TRANSPORTATION SYSTEM

There is no air transportation service in the Del Rey area. The Fresno Air Terminal provides the nearest commercial freight and passenger service, as well as the full range of general aviation services.

3.00 RAIL TRANSPORTATION SYSTEM

A branch line of the Santa Fe Railroad provides only freight service in the Del Rey area. Amtrak passenger rail service is available in Fresno.

4.00 PUBLIC TRANSIT SYSTEM

The County supports transit planning and implementation efforts of the Council of Fresno County Governments and the Fresno County Rural Transit Agency. The County will continue to support transit services in a manner consistent with the Regional Transportation Plan as adopted by the Council of Fresno County Governments.

605-03 A P P E N D I X

1.00 ZONING COMPATIBILITY

The State requires that consistency exist between the General Plan, which represents long-range public policy, and the Zoning Ordinance, a set of specific legal regulations. The Zoning Compatibility Matrix is a method of defining consistency by comparing each zone district with land use categories set forth in the General Plan. The matrix illustrates the suitability of the specific zoning districts with the policies in the text of the General Plan.

The matrix which follows applies three degrees of compatibility to land use designation and zoning.

- a. Compatible: Zones which specifically implement the policies in the General Plan.
- b. Conditionally Compatible: Zones which may be compatible with the policies of the General Plan under certain circumstances.
- c. Not Compatible: Zones which are inconsistent with the General Plan policies for a particular land use designation.

1.01 ZONING COMPATIBILITY MATRIX

Land Use Designations

Zone Districts	Reserve	Agriculture	Medium Density Residential	Medium High Density Residential	Central Business Commercial	Service Commercial	Limited Industrial	General Industrial	Public Facilities
AE-20		●							
AE-40		●							
AL	●	0	0	0	0	0	0	0	●
AC		0							
R-1-E					0				
R-1-EH					0				
R-1-A					0				
R-1-AH					0				
R-1-B			0		0				
R-1-C			●	0	0				
R-1			●	●	0				
R-2			0	●	0				
R-2-A			0	●	0				
R-3				0	0				
R-3-A				0	0				
T-P			0	0					
R-P			0	0	0				
C-P					0				
C-4					●				
C-6						●			
C-M							●	0	
M-1							●	●	
M-2							0	●	
M-3							0	●	
P					0	0	0	0	
0	0	0	0	0	0	0	0	0	0

●	Compatible
0	Conditionally Compatible
	Not Compatible

2.00 ZONING COMPATIBILITY MATRIX EXCEPTIONS

2.01 Zone districts which exist at the time of the broadscale rezoning to attain consistency with the General Plan and which are not included as "Compatible" or "Conditionally Compatible" on the Matrix, may be found to be "Conditionally Compatible" under the following conditions:

- a. The subject property is developed with a permitted and functioning use.
- b. The existing use and other uses which might be permitted by the existing zone district will not inhibit or obstruct the development of that area to its planned future use.

3.00 REFERENCE

Section 205-03 (Unincorporated Community Areas) of the Fresno County General Plan is fully applicable within the Del Rey Community.

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