

TRANQUILLITY COMMUNITY PLAN

ADOPTION

FRESNO COUNTY PLANNING COMMISSION	RESOLUTION NO. 4191
JUNE 1, 1967	
FRESNO COUNTY BOARD OF SUPERVISORS	RESOLUTION NO. *
JULY 11, 1967	

AMENDMENTS

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
610	6714 & 6714a	9/25/76	76-350	2/18/76
610-02	7708	6/29/78	78-2463	10/31/78
AMEND MAP	7708	6/29/78	78-2463	10/31/78
MAP AND TEXT	8727	10/15/81	81-648	11/30/81
LAND USE AND TEXT	8950	10/21/82	82-529	12/21/82
LAND USE	9318	6/14/84	84-230	4/24/84
LAND USE	9404	10/25/84	84-637	12/18/84



610 TRANQUILLITY COMMUNITY PLAN

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 an area.

Fresno County's General Plan includes county-wide objectives and policies, and others that apply only to a specific area of the County. This Plan deals specifically with the community of Tranquillity. Based on historical trends and current conditions, the Plan identifies expectations regarding development in the community during the ensuing 20-year period.

1.01 PLAN BOUNDARIES

The community of Tranquillity is located at the junction of James Road and Colorado Avenue on the south.

1.02 PLANNING HISTORY

The first Tranquillity Community Plan was adopted in 1967. In 1976, that plan was revised as part of the overall revision of the Fresno County General Plan.

610-01 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 should be reviewed to accurately determine County urban development policy. Section 205-03 (Unincorporated Community Areas) of the Fresno County General Plan is an important component of this set of policies.

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

Rural Residential: Shall mean land designated for rural homesites at a density not to exceed one dwelling unit per two acres.

Low Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 12,500 square feet.

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 center 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 activities which, due to space requirements or the distinctive nature of the operation, are not usually located within community centers.

e. Industrial

Limited Industrial: Shall mean land designated for restricted, non-intensive 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 parks, schools, civic centers, hospitals, cemeteries, and liquid and solid waste disposal sites.

2.00 OBJECTIVES

2.01 County objectives for development in Tranquillity reflect management concepts for all unincorporated communities in the County. These objectives are included in Fresno County General Plan Section 205-03 and are listed below:

- 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 recommendations in the planning area:
- a. Absorption of agricultural lands into the urban pattern should occur in an orderly manner.
 - b. New residential uses should be encouraged to develop within areas served by the public utility district.
 - c. Residential areas should be free from conflicting uses and nonresidential traffic.
 - d. Higher density residential uses should be encouraged in areas adjacent to the central business district and collector streets.
 - e. Commercial uses should not interfere functionally or visually with adjacent uses.
 - f. Commercial development should provide convenient access and off street parking so as to not interfere with highway efficiency.
 - g. Industry should locate in areas adequately served by utilities and transportation.
 - h. Transition between industrial and adjacent land uses should be accomplished through building placement and setbacks, landscaping, and screening.
 - i. Intensive industry should locate downwind from residential uses.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

The current population (October, 1981) within the community is estimated to be 515 persons. During the past nine years (1972-1981), development has been slow as reflected by a net gain of 17 dwelling units.

Because of the small growth rate, no projections of future populations are provided. It might be anticipated that growth will increase as evidenced by the growth within the westside area of the County. This area--encompassing the land west of the Fresno Slough--has grown in population by 16 percent in the past 10 years.

b. Land Availability

Areas within the public utility district boundaries are most appropriate for expansion of all uses. Future industrial development is appropriate along the Southern Pacific Railroad, and residential expansion is appropriate immediately to the east of the currently developed area.

c. Services

Poor groundwater quality indicates that a new well, storage system, and improvements in the distribution system will be needed by 1995. The sewer system is presently adequate, although expansion and improvement will be needed by 1995 to accommodate anticipated industrial development and to prevent contamination of the Fresno Slough.

The community has an elementary school and high school which serve the urban and rural population.

3.01 LIMITS TO DEVELOPMENT

a. Geographic Boundaries

The Tranquillity Irrigation District canal, paralleling James Road, has traditionally posed a barrier to the westerly growth of the community. The railroad presents a logical limit to development in the southeast.

b. Agricultural Preserve Contracts

Tranquillity is surrounded on all sides by good agricultural land (Class I and II soils). The community is bounded immediately to the south, southeast, and northwest by land under agricultural preserve contract; preserve contracts are within one-half mile in all other directions except the northeast.

c. Flooding

Flood control is an activity of the Tranquillity Public Utility District which has facilities for diverting storm drainage to the Fresno Slough. No problems are foreseen in this area.

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 Tranquillity 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 Tranquillity. Adequate areas exist within the community for residential development.

5.01 STANDARDS AND CRITERIA

- a. New development should occur in areas immediately adjacent to the existing urban area.
- b. Future urban development should be encouraged in the eastern sector of the community.
- c. Section 205-06 (Urban Residential) of the Fresno County General Plan is applicable.

6.00 COMMERCIAL LAND USE

Commercial expansion in Tranquillity should be directed toward enhancement of the compact central business district which is generally bounded by Anthony, Williams, Jaunche, and McKamey Avenues. Service commercial uses should be located along James Road.

6.01 STANDARDS AND CRITERIA

- a. Commercial expansion in the downtown area should occur through the conversion of existing vacant areas.
- b. Vacant property along James Road should be utilized for expansion of service commercial uses.
- c. Fresno County General Plan Section 205-07 (Urban Commercial) is applicable.

7.00 INDUSTRIAL LAND USE

The Plan indicates a limited industrial designation for most of the area between the railroad and Colorado Avenue, and in the area bounded by James Road, Tuft, Juanche, and McKamey Avenues. The latter area has a rather unusual mixture of uses. In addition to typical central business activities, this area also contains uses normally found in a light manufacturing district. Such uses include a lumber yard and a petroleum storage facility. General industrial uses are designated at the southeast corner of James Road and Morton and a General Industrial Reserve is designated at the northwest corner of Morton and the railroad.

7.01 STANDARDS AND CRITERIA

- a. The industrial designation between the commercial designations east of James Avenue is provided specifically to accommodate the existing uses. Appropriate implementation of the Limited Industrial designation in this special area will, therefore, limit any new industrial type development to non-intensive light manufacturing, warehousing, and storage operations.
- b. The location of the general industrial uses places them downwind from the main concentration of the community's population. All industrial locations are adjacent to either an arterial or expressway, and two of the sites are located along the railroad. These transportation facilities are advantageous to industries, whereas other uses could be disrupted by them.
- c. Fresno County General Plan 205-08 is applicable.

7.02 DEVELOPMENT PHASING

The Plan provides a choice of available industrial sites in order to effectively attract industry. The indicated industrial reserve areas are suitable sites which can be developed upon annexation to the Public Utilities District.

8.00 PUBLIC LAND USE

The Plan identifies existing public uses of land. These uses reflect policies of the Tranquillity Public Utility District, Tranquillity Irrigation District, and the Tranquillity Elementary and Union High School Districts.

8.01 PUBLIC FACILITIES AND SERVICES

a. Schools

There is one elementary school and one high school in Tranquillity.

b. Parks and Recreation

Recreation facilities are provided at three sites. The elementary school playground and the high school athletic field are available for public use. The third site, owned by the Tranquillity Union High School District and the Tranquillity Irrigation District, includes tennis courts, a play area, turf field, and picnic areas.

c. Fire Protection

The Mid Valley Fire District provides service to the Plan area. A fire station is located on Morton Avenue, east of the elementary school.

d. Water

Water service is provided by the Tranquillity Irrigation District.

e. Sewer

Sewer service is provided by the Tranquillity Public Utility District.

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.

610-02 TRANSPORTATION ELEMENT

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 future clarification.

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Tranquillity 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 County circulation system brings together the circulation plans of the cities and unincorporated communities into a unified, functionally integrated county-wide system. This system is correlated with the Land Use Element of the Fresno County General Plan. The County's circulation system is based on a functional system providing for five levels of service:

a. Freeways

Provide 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. No freeways are planned for the Tranquillity Community Plan area.

b. Expressways

Provide for rapid through traffic 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 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 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 and expressways. Direct access to abutting private property will generally be permitted.

f. Local Roads

Provide direct access to abutting property and connect with collector roads, arterials roads, and expressways.

1.02 OBJECTIVES--COUNTY-WIDE

- 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 alternative modes of travel.
- f. Maximize the compatibility of streets and highways with adjacent land uses and with the environment of the County.

1.03 OBJECTIVES--TRANQUILLITY

- a. The community pattern should provide for safe, convenient, and efficient internal circulation.
- b. Through traffic should be carried by roads on the periphery of the community.
- c. Land uses which generate heavy traffic should be grouped along arterial and collector roads.
- d. Industrial traffic should be excluded from local residential streets.

1.04 STREET AND HIGHWAY CLASSIFICATIONS

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

2.00 AIR TRANSPORTATION SYSTEM

There is no air transportation facility in the Tranquillity area. The Mendota airport, located 15 miles to the northwest, serves light aircraft. Located about 25 miles from Tranquillity, the Fresno Air Terminal provides commercial freight and passenger service, as well as a full-range of general aviation services.

3.00 RAIL TRANSPORTATION SYSTEM

A branch line of the Southern Pacific Railroad provides only freight service to Tranquillity. The closest AMTRAK passenger terminal is in the City of Fresno.

4.00 PUBLIC TRANSIT SYSTEM

Public transit service is available to Tranquillity, provided by WestTranz, on a demand-responsive basis. Public bus service is available in Mendota.

The County supports the transit planning and implementation efforts of the Council of Fresno County Governments (COFCG) 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 COFCG.

610-03 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 designations set forth in the Fresno County General Plan. The Matrix illustrates the suitability of the specific zoning districts with the policies specified in the text of the General Plan.

The following Matrix 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, depending on certain circumstances which may apply.
- c. Not Compatible: Zones which are inconsistent with the General Plan policies for a particular land use designation.

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 circumstances:

- 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 of the Fresno County General Plan is fully applicable within Tranquillity.

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1.01 ZONING COMPATIBILITY MATRIX

LAND USE DESIGNATIONS

ZONE DISTRICTS	RESERVE	AGRICULTURE	RURAL RESIDENTIAL	LOW DENSITY RESIDENTIAL	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	0	0	●
AC		0									
RR			●								
RR-5			●								
RCC			0								
R-1-E				●							
R-1-EH				0			0				
R-1-A				●			0				
R-1-AH				0			0				
R-1-B				●	0		0				
R-1-C				0	●	0	0				
R-1				0	●	●	0				
R-2					0	●	0				
R-2-A					0	●	0				
R-3						0	0				
R-3-A						0	0				
T-P				0	0	0					
R-P				0	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	0	0

●	Compatible
0	Conditionally Compatible
	Not Compatible

