

From: Sandra Brock
Sent: Thursday, February 23, 2012 10:51 AM
To: Christopher Calfee
Subject: Additional comments on proposed regs to implement SB 226
Attachments: gp2025-030408.pdf; co-zoning-new2.pdf; `2011 Council District map.pdf

I've been thinking about my proposed "work-around" for island (un-annexed) property in a City to use a covenant to agree to the City's development/public works plan policies, standards, ordinances, etc...and I realize that it probably would not work for subdivisions. I think the Subdivision Map Act specifically requires that parcel maps and tract maps conform to the adopted ordinances and policies of the jurisdiction.

So, if counties aren't requiring sidewalks, pedestrian & parking lot shading, consistent drainage & grading, xeriscape, etc.; and if counties' plan designations and zoning call for island land are for large-lot development, I don't think there would be a legal way to make island land divisions conform to the surrounding city's plan designations, zoning, ordinances, or development/public works standards.

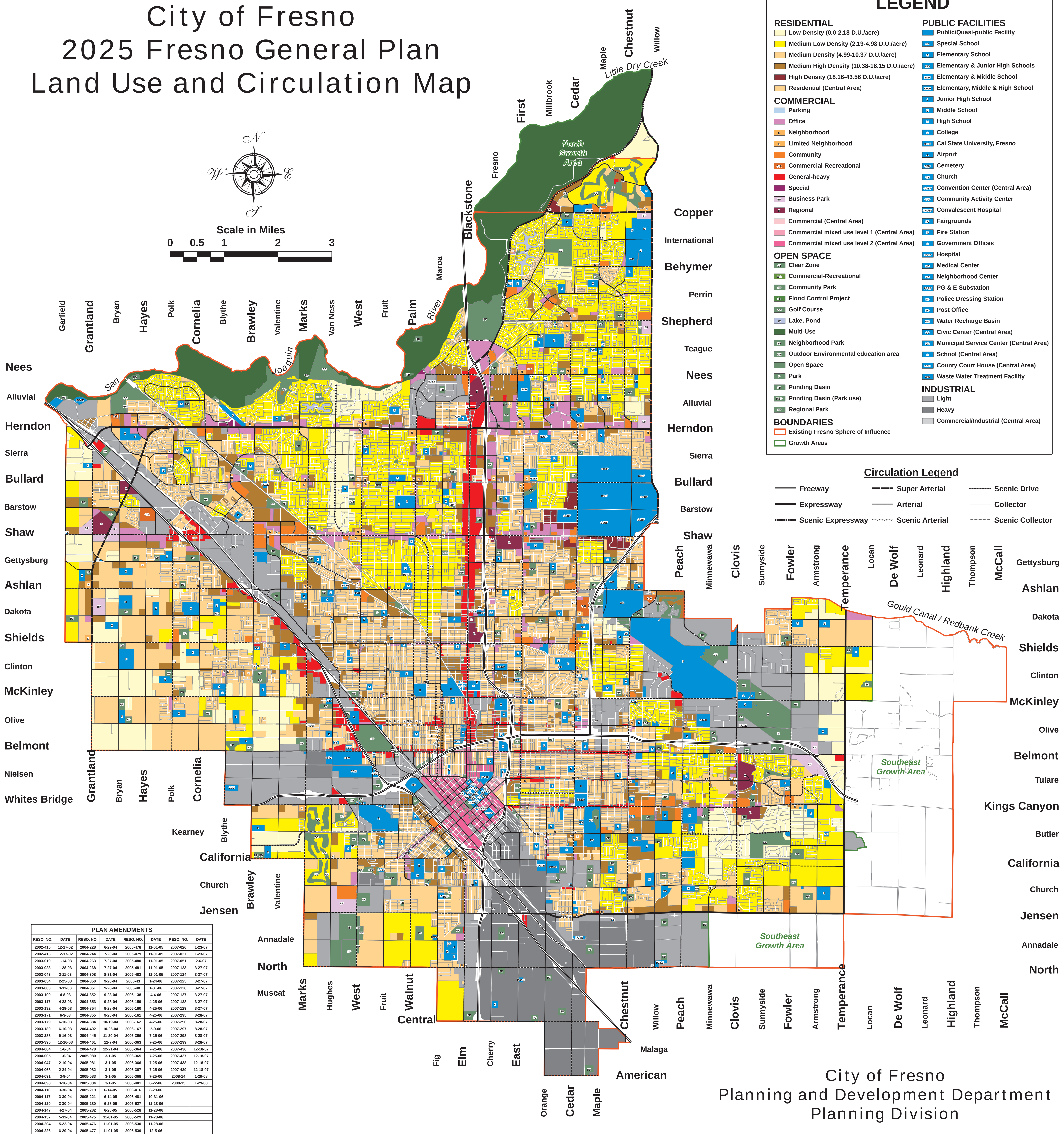
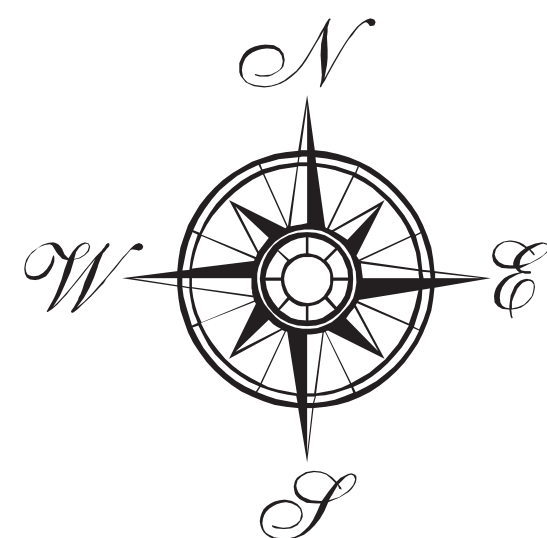
Unless the Map Act were also amended by adding a clause that required conformance for "island" properties seeking to use the Infill Exemption for land divisions. As you can see from the attached two maps (if they are small enough to get through our respective email "pipelines"), the County has adopted, and implements, quite different planning and zoning within the unincorporated portions of the City's Sphere of Influence. (Which may explain how difficult it has been to aggregate property and urbanize...take a look at our corporate boundaries west of Hwy 99, reflected in the attached Council District map which shows the fringe areas. And the islands.)

Not that it matters much here locally...Fresno County considers Parcel Maps to be non-discretionary and exempt from CEQA. In fact, Fresno County considers all site plan review applications to be non-discretionary and exempt from CEQA, leading to the strange situation where quite large industrial buildings get constructed with no CEQA....

City of Fresno

2025 Fresno General Plan

Land Use and Circulation Map



LEGEND

RESIDENTIAL

- Low Density (0.0-2.18 D.U./acre)
- Medium Low Density (2.19-4.98 D.U./acre)
- Medium Density (4.99-10.37 D.U./acre)
- Medium High Density (10.38-18.15 D.U./acre)
- High Density (18.16-43.56 D.U./acre)
- Residential (Central Area)

COMMERCIAL

- Parking
- Office
- Neighborhood
- Limited Neighborhood
- Community
- Commercial-Recreational
- General-heavy
- Special
- Business Park
- Regional
- Commercial (Central Area)
- Commercial mixed use level 1 (Central Area)
- Commercial mixed use level 2 (Central Area)

OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental education area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Junior High Schools
- Elementary & Middle School
- Elementary, Middle & High School
- Junior High School
- Middle School
- High School
- College
- Cal State University, Fresno
- Airport
- Cemetery
- Church
- Convention Center (Central Area)
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Post Office
- Water Recharge Basin
- Civic Center (Central Area)
- Municipal Service Center (Central Area)
- School (Central Area)
- County Court House (Central Area)
- Waste Water Treatment Facility

INDUSTRIAL

- Light
- Heavy
- Commercial/Industrial (Central Area)

BOUNDARIES

- Existing Fresno Sphere of Influence
- Growth Areas

Circulation Legend

Freeway

Expressway

Scenic Expressway

Super Arterial

Arterial

Scenic Arterial

Scenic Drive

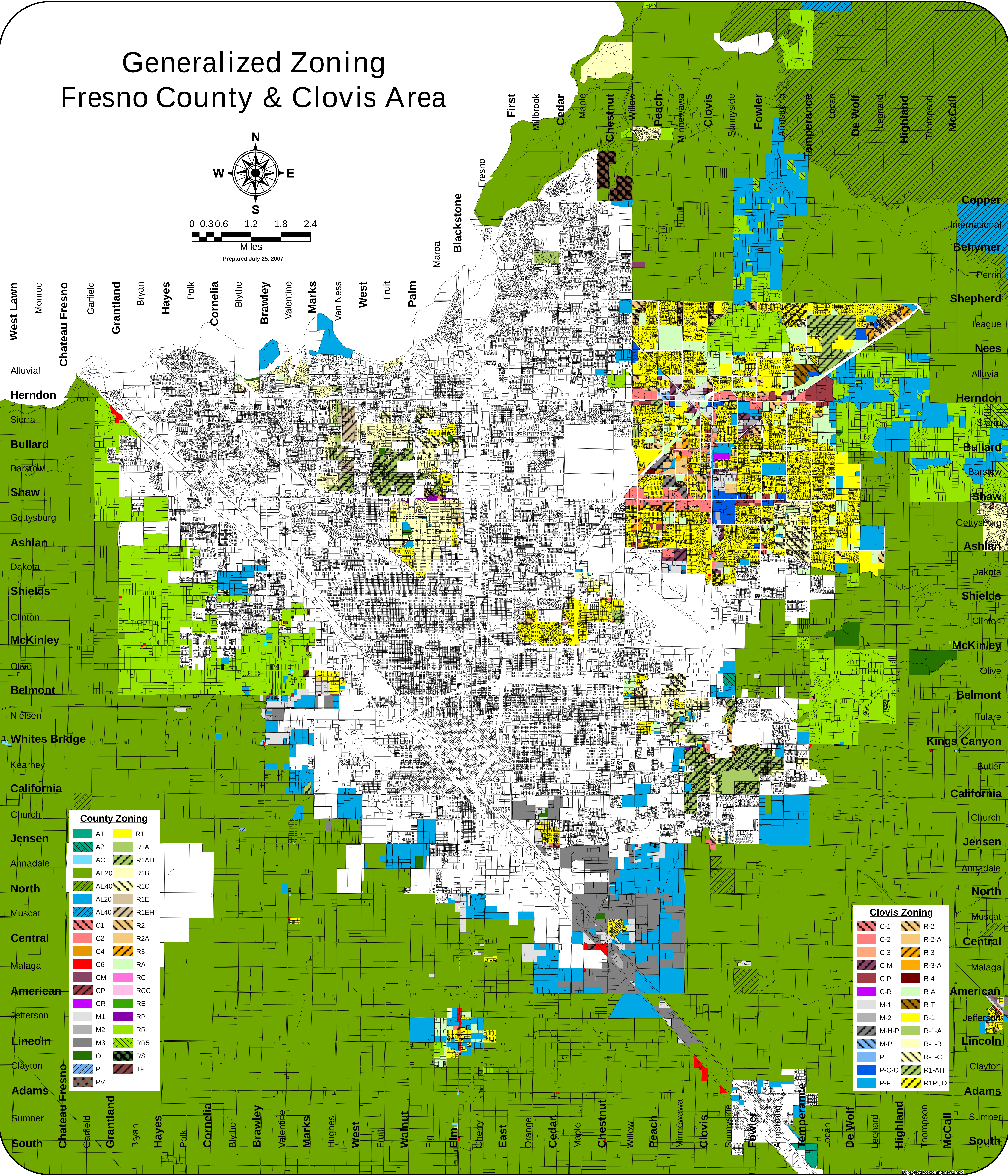
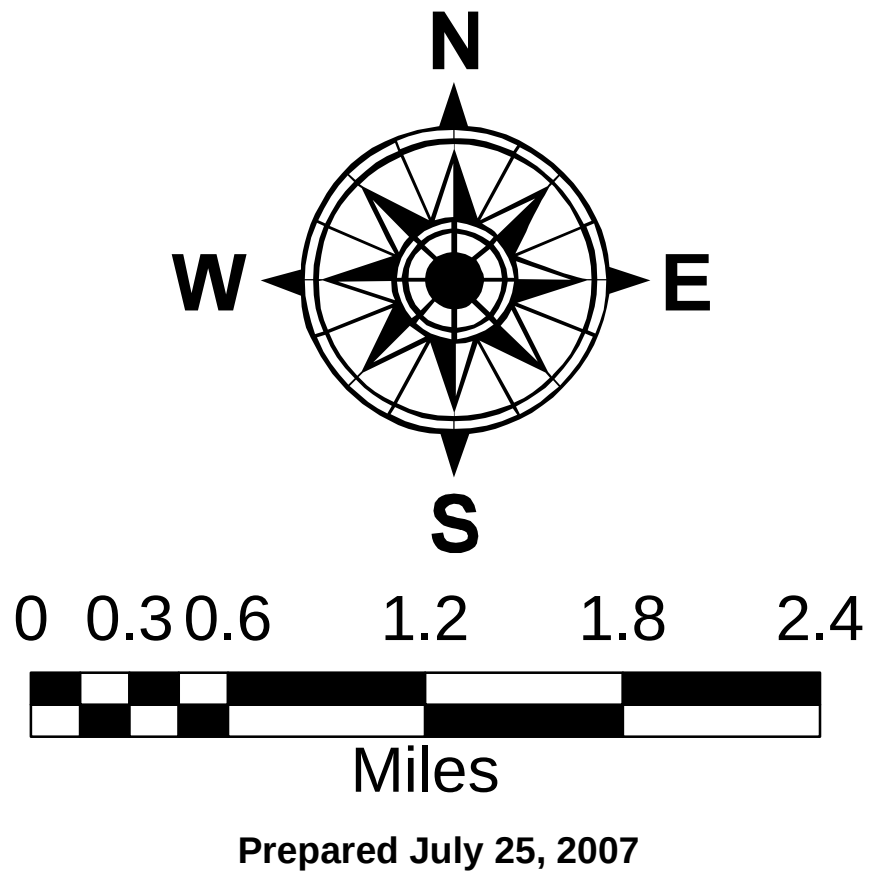
Collector

Scenic Collector

PLAN AMENDMENTS							
RESO. NO.	DATE	RESO. NO.	DATE	RESO. NO.	DATE	RESO. NO.	DATE
2002-415	12-17-02	2004-238	6-29-04	2005-478	11-01-05	2007-026	1-23-07
2002-416	12-17-02	2004-244	7-30-04	2005-479	11-01-05	2007-027	1-23-07
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2004-157	5-11-04	2005-475	11-01-05	2006-529	11-28-06		
2004-204	5-27-04	2005-476	11-01-05	2006-530	11-28-06		
2004-226	6-29-04	2005-477	11-01-05	2006-539	12-5-06		

City of Fresno
Planning and Development Department
Planning Division

Generalized Zoning Fresno County & Clovis Area



City of Fresno Official Council District Map

Adopted by Ordinance No. 2011-29 on August 25, 2011
Boundary Changes Effective on September 25, 2011

