

**RIVERDALE COMMUNITY PLAN
ADOPTION**

FRESNO COUNTY PLANNING COMMISSION
July 21, 1960 Resolution No. 2115

FRESNO COUNTY BOARD OF SUPERVISORS
August 16, 1960 Resolution NO. *

A M E N D M E N T S

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
Circ. Element 608	6130	6/7/73	*	7/17/73
	6714 6714a	9/25/75	76-350	2/18/76
MAP	7407	11/10/77	77-3091	12/30/77
MAP & 608-02	7736	7/13/78	78-2463	10/31/78
Map & Text	8652	6/11/81	81-479	9/22/81
MAP & Text	10646	11/21/91	91-685	12/17/91
MAP & 608-01	10708	7/9/92	92-641	9/29/92
Map	12388	10/10/13	13-452	12/3/13

* County Board of Supervisors' Resolutions did not include numbers on the date specified.

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 Riverdale 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 Riverdale Community is one of several unincorporated communities within Fresno County. It is generally bounded by the Turner Ditch on the north, Lafayette Avenue on the east, Wood Avenue on the south, and Blythe Avenue on the west.

The community is basically an agricultural service center for nearby farm operations, primarily dairies. It is essential for the community's boundaries to remain compact so that surrounding agricultural operations will not be displaced.

1.02 PLAN ORGANIZATION

The Community Plan focuses on land use and transportation. The introduction gives an overview of the relationship of the Community Plan to the rest of Fresno County's General Plan. The Land Use Element contains objectives and policies for land use within the community, and information on existing conditions and limits to development. The Transportation Element contains goals, objectives, policies and standards for the county-wide transportation system. The zoning compatibility matrix is contained in the appendix.

1.03 HISTORY OF PLANNING IN THE RIVERDALE AREA

The first Community Plan for Riverdale was adopted in 1960. In 1976, that Plan was substantially revised as part of the overall revision of the County General Plan. Minor revisions were adopted in 1977 and 1978. The last updates were approved in 1981 and 1991.

608-01 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) is especially applicable.

1.00 LAND USE DESIGNATIONS

a. Agriculture

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

b. Reserve

Shall mean land designated for limited agriculture with an indicated future urban use. Development of the indicated use, noted in parenthesis on Plan map, will usually not occur until annexation to the Riverdale Public Utility District.

c. Residential

Rural Residential: Shall mean land designated for rural homesites at a density not to exceed one dwelling unit per two (2) acres.

Low Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 12,000 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 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.

Community Commercial: Shall mean land designated for development of unified retail shopping centers which are located outside of or peripheral to the center core of the Community.

Service Commercial: Shall mean land designated for general commercial use, 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, 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, processing, 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 and solid waste disposal facilities, ponding basins, parks, schools, civic centers, hospitals, and cemeteries.

2.00 OBJECTIVES

2.01 County objectives for development in Riverdale 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 lands;
- 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 area.

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

- a. Residential growth should be adjacent to existing neighborhoods.
- b. As land becomes available and demand for commercial services rises, further development of the central business district, especially parcels other than those fronting Mt. Whitney Avenue, should be encouraged instead of the creation of new commercial centers.
- c. Public facilities and services should be provided in locations which best meet the needs of the population as demand warrants and funds are available.
- d. Economic and fiscal balance should be achieved within the Community. In the absence of fiscal balance, funding mechanisms should be established to provide public facilities and services concurrent with the new development.

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

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

Since 1960, Riverdale has grown at an average rate of 1.54 percent per year. The population dipped from 1970 to 1980 but has since rebounded and grown at an annual rate of 1.76 percent between 1980 and 1990. For planning purposes, the population is projected to grow at the historical rate of 1.54 percent per year to the year 2010. Approximately 90 acres of land has been designated for residential and residential reserve areas. At 75 percent build out, this inventory of residentially designated land would accommodate projected population growth for the next 30 years.

RIVERDALE COMMUNITY POPULATION

Year	Population	Type	Source
1960	1,250	Count	Census
1970	1,722	Count	Census
1974	1,587	Count	Special Census, State Dept. of Finance
1980	1,683	Count	Census
1985	1,910	Estimate	Fresno County
1990	1,980	Count	Census
1995	2,138	Projection	Fresno County*
2000	2,308	Projection	Fresno County*
2005	2,492	Projection	Fresno County*
2010	2,691	Projection	Fresno County*

*Note: Projections are subject to change pending revised data from the State Department of Finance.

b. Land Availability

Residential, commercial, and industrial expansion can be accommodated.

c. Services

The sewage treatment facility is currently operating at less than fifty percent of its capacity. The sewer system could serve the projected 2010 population.

The water system is currently operating with two wells. Expansion of the system with a third well will provide the community with better water quality. The County Sheriff provides police protection. A high school and two elementary schools can accommodate the additional students that planned growth will bring to the Community.

d. Drainage

A master plan for storm drainage was approved by the County Board of Supervisors on October 20, 1987. It adds a ponding basin serving the new subdivisions at the north end of town, three proposed ponding basin sites, and expands the existing basin serving the southern part of the community. New development should conform to the drainage plan to alleviate problems with flooding in the community. Implementation of the plan in areas of existing development will resolve existing serious flooding problems.

e. Lemoore Naval Air Station

Riverdale's population boom in the 1960's and decline in the 1970's reflected changes in the number of personnel assigned to Lemoore Naval Air Station. The Air Station impact has since stabilized. Increased personnel assigned to the Air Station could cause unanticipated development pressure in Riverdale.

3.02 LIMITS TO DEVELOPMENT

a. Geographic Boundaries

Riverdale's potential growth areas are separated in several places from existing development by the local canal system. Major County roads which divide the town into sections act as internal boundaries.

b. Agricultural Soils

Riverdale lies primarily on soils defined in the General Plan as productive or potentially productive. They are designated as class I or II, with Storie Index Ratings of 86 to 95 by the U.S. Department of Agriculture, Soil Conservation Service. The General Plan's Agricultural policy to reduce expansion of intensive non-agricultural development onto productive or potentially productive soils is a constraint to development in the community.

c. Agricultural Preserve Contracts

All productive farm land is valuable as a local and regional economic resource and should be viewed as a constraint to development. Much of the land surrounding the community is under Williamson Act Contract for agricultural preservation. Such lands are under an annual 10 year self-renewing contract unless a notice of nonrenewal is filed by the property owner. When a notice of nonrenewal is filed, the contract will run out after ten years.

Under limited circumstances, the contract may be cancelled by the Board of Supervisors on land for which a petition has been filed. A cancellation fee is charged to the property owner as deferred taxes upon the contract's cancellation.

Approximately 20 acres of 91 acres designated for future urban use are currently under Williamson Act Contract. No land designated for immediate development is under contract.

d. Water

The two wells that provide water to the community contain arsenic and fluoride, both in quantities higher than normal but within current state standards. A third well being developed has also tested high in fluoride content. However, there is no known health hazard associated with high fluoride content. A legislative variance for fluoride content has been requested which would allow Riverdale to exceed state standards up to 75 percent of federal standards. The State Health Department recommends a major water improvement project for the community, to locate higher quality water or to treat the existing sources.

e. County-wide Services

County-wide services are predominantly population driven. The County provides the following services to all residents and property owners throughout Fresno County:

- | | |
|----------------------------|-----------------------|
| Detention Facilities | Farm and Home Advisor |
| District Attorney | Ag Commissioner |
| Public Defender | LAFCO |
| Courts | Refuse Disposal |
| Probation | Veterans Service |
| Grand Jury | Board of Supervisors |
| Coroner | Assessor |
| Clerk, Elections, Recorder | Auditor, Controller |
| Social Services | Tax Collector |
| Health Department | Parks |
| Valley Medical Center | Library |

In 1990 the annual net county cost per person to provide these services in Riverdale was \$95.93. Net county cost is the total expenditure for the providing county department less the revenues received from outside sources. The result is the County general fund contribution or net county cost to provide the service.

f. Municipal Services

The County provides the following services to all residents and property owners in the unincorporated areas of Fresno County:

- | | |
|----------------------|---------------------|
| Sheriff's Patrol | Surveyor |
| Sheriff's Detectives | Building and Safety |
| Sheriff's Crime Lab | Roads |
| Planning and Zoning | |

In 1990 the annual net county cost per person to provide these services in Riverdale was \$172.34.

g. County-wide and Municipal Services

County-wide and municipal services are provided with current revenues. The net county cost component is provided from locally generated revenues such as property and sales taxes. Traditionally, residential uses generate an amount of revenue which is less than the cost of providing services to the residents. In most cases, non residential uses are revenue positive with respect to county-wide and municipal services.

A balance between the residential and non residential land uses should be achieved. In the absence of a balance, service levels will be eroded if revenues are not generated at the rate required to maintain current levels of service. Financing alternatives may encompass user fees for services or infrastructure financing options that allow for on-going support for maintenance and operations.

3.03 DEVELOPMENT PHASING

The Riverdale Community Plan map depicts areas planned for development at the present time with appropriate graphic symbols. Areas proposed for future development are designated Reserves.

The County's policies regarding development phasing are contained in General Plan Section 205-03. These policies are intended to maintain compact urban boundaries, minimize intrusion of urban development into productive agricultural areas, and facilitate provision of services.

4.00 RESIDENTIAL LAND USE

Some of the projected population growth can be accommodated on land which is now vacant but committed to urban uses through current zoning. Residential expansion beyond the existing urban area is planned to be medium density in nature to minimize the loss of, and impact on surrounding productive or potentially productive farm land, and to maintain compatibility with existing development. Medium high density uses should be located next to the central business district. The community commercial center, or in transitional areas. Areas designated Medium High Density should be encouraged to convert over time through the replacement of substandard dwellings with multiple family units. This would help alleviate the shortage of rental units. A variety in density designations should allow for a choice of housing types within the Community.

Residential developments should not adversely impact the jobs/housing balance or fiscal balance of the Community. In the event of adverse impacts, residential developments should establish or participate in financing mechanisms that permit on-going support for the maintenance and operation of county-wide and municipal services.

4.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Section 205-06 (Urban Residential) is applicable.
- b. Residential reserves are expected to develop within the Riverdale Public Utility District when urban services can be provided.
- c. Vacant parcels within the existing urban area should develop at the densities shown on the Plan. Because of the lack of housing, it should not be necessary to fill in these parcels before building begins on one or more of the reserve areas.

Developments should be designed and phased to provide for extension of streets and utilities to adjacent parcels planned for urban uses.

- d. Undeveloped or underdeveloped parcels designated Medium Density Residential where the neighborhood is in transition with a significant number of dilapidated structures or nonconforming land uses may be zoned to the R-2 District, if a need for additional rental units in the community is demonstrated and it would not disrupt an existing single family neighborhood. Such zoning shall be subject to the following criteria:
 1. The parcel is of such size and configuration that it could be readily developed with a multiple family use without adversely affecting existing or planned development in the neighborhood.
 2. Except where the rezoning is to reflect an existing use it should be limited to corner parcels, or where one or more of the parcel boundaries abuts a higher intensity designation.
- e. Financing mechanisms shall be established to provide facilities and services that will benefit the residential development without adverse fiscal effect on other areas of the County.

5.00 COMMERCIAL LAND USE

The Plan provides for continued growth of the central business district. That growth will depend on revitalization of the existing business district, conversion of existing non-commercial uses to appropriate retail and professional businesses, and development of vacant parcels. The Plan also acknowledges existing commercial uses along Marks Avenue.

Revitalization of underutilized parcels in the Central Business Commercial area is essential to achieve economic and fiscal balance within the Community.

The Service Commercial designation on the southerly 1.3 acres of the 3.85 acre parcel located at the southeast corner of Marks and Kruger Avenues is limited to swapmeet activities.

5.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Section 205-07 (Urban Commercial) is applicable.
- b. To avoid increasing parking and circulation problems, new central business district commercial development should locate on other street frontages rather than concentrating along Mt. Whitney Avenue, the main through road. On-site parking should be provided.
- c. A comprehensive commercial revitalization and business development program should be implemented as funding permits.

6.00 INDUSTRIAL LAND USE

Existing industrial uses are located south of Mt. Whitney Avenue. Areas to the west of the Community are designated for future industrial growth. Industrial attraction efforts are geared toward vacant industrially zoned parcels, first, and then toward parcels designated industrial reserve.

6.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Section 205-08 (Urban Industrial) is applicable.
- b. Limited Industrial uses should be permitted to locate in designated areas subject to development standards of the appropriate zone district. The appropriate location for General Industrial uses is away from the center of the existing urban uses.
- c. The commitment to industrial development on the west is not optimal, due to prevailing wind conditions. Therefore, all industrial development should be carefully reviewed to insure that it will not generate any adverse or detrimental effects on the Community.
- d. Promotional and marketing materials should be prepared to present available parcels in the community to industrial site selectors. The community should be marketed and presented as part of the overall Fresno County industrial development effort.

7.00 PUBLIC LAND USE

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 Community Plan.

a. Schools

Riverdale is served by the Riverdale Joint Union Elementary and High School Districts; they operate two elementary schools and the high school, respectively.

b. Sewage Disposal and Water Supply Facilities

The Riverdale Public Utility District provides sewer and water service to the Community. It is anticipated that district water and sewer service will be extended to reserve areas as they annex. The sewer system is currently utilized at less than fifty percent of its capacity. It is adequate to serve planned development.

The community is currently provided water from two wells which produce 2,200 gallons per minute (gpm). A third well will be added in the near future, which is anticipated to add 1,000 gpm to the system's capacity.

c. Fire Protection and Emergency Medical Services

The Riverdale Public Utility District, Volunteer Fire Division, provides fire protection. The Riverdale Volunteer Fire Division can be supplemented with resources from Mid Valley Fire Protection District through a mutual aid agreement. The surrounding rural area is served by the Mid Valley Fire District. The fire station, used jointly by the two districts, is located on Malsbary between Henson and Paloma. American Ambulance also houses a portion of their staff at the fire station. The Riverdale Public Utility District has the responsibility of providing drivers for American Ambulance to serve the community.

d. Parks and Recreation

The Riverdale Memorial District operates an auditorium and rodeo grounds on their property south of Mt. Whitney on both sides of Feland Avenue. These facilities are made available for public use. Recreation open space is provided at the three schools. The need for additional park space has not been determined, although such a facility would be an asset to the Community. Funding for additional park and recreation facilities may be difficult to obtain, however. A location in the north part of the Community would probably be best.

e. Other Services

In addition to community water, sewer, drainage and fire protection, the Riverdale Public Utility District provides garbage collection and street lighting services.

7.01 STANDARDS AND CRITERIA

Standards for the provision of public services and facilities are determined by the servicing agency.

608-02 TRANSPORTATION ELEMENT

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

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Riverdale Community Circulation System is an integral part of the County-wide system. Many of the street 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 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 seven 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 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 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 Collectors

Provide for internal traffic movement within communities and connect local roads to collectors and arterial streets. Direct access to abutting properties will generally be permitted.

g. Local Roads

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

1.02 OBJECTIVES

- 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 POLICIES

- a. Major highways which pass through the Community shall be planned in consideration of both the local and the regional traffic which will be using them.
- b. Intensification of residential and commercial uses fronting arterial roads shall be permitted only when sufficient on-site parking can be provided.
- c. Residential and local commercial traffic should be separated from cross-County and industrial traffic whenever possible.
- d. All local and local collector roads in the community should have a maximum 60 foot right of way, except for Malsbary Avenue between Mt. Whitney and Henson Avenues where diagonal parking is permitted by ordinance.

Throughout the community, with the exception of the segment of Malsbary Avenue between Mt. Whitney and Henson Avenues, right of way in excess of 60 feet on roads designated as Local or Local Collector roads should be vacated to improve continuity of drainage improvements, facilitate on-site parking, and to eliminate unauthorized diagonal parking.

1.04 STREET AND HIGHWAY CLASSIFICATIONS

The Community Plan map depicts those streets and highways which are classified as expressways, arterials, and local collectors. All other streets in the planning area are local roads. There are no roads designated collectors, super arterials, or freeways in Riverdale.

2.00 AIR TRANSPORTATION SYSTEM

There is no air transportation service in the Riverdale area. The Hanford Municipal Airport, located about 20 miles to the southeast, or the Selma Aerodrome, located about 21 miles to the northeast, serve light private aircraft. The Fresno Air Terminal or Visalia Airport both about 30 miles from Riverdale, provide commercial freight and passenger service, as well as a full range of general aviation services.

3.00 RAIL TRANSPORTATION SYSTEM

There is no direct rail service to Riverdale. The Santa Fe Railroad serves Lanare, 4 miles to the west. Southern Pacific Railroad service is available in Lemoore, 11 miles to the south.

4.00 PUBLIC TRANSIT SYSTEM

Riverdale is served by Coalinga Transit, on their route between Coalinga and Fresno. Service is provided everyday but Wednesday. The County supports the 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.

608-03 A P P E N D I X

1.00 ZONING COMPATIBILITY

The State required 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 specified 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, under certain circumstances, be compatible with the policies of the General Plan.
- 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 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 Areas) of the Fresno County General Plan is applicable within the Riverdale Community. Sections 205-06 (Urban Residential), 205-07 (Urban Commercial), and 205-08 (Urban Industrial) are also applicable.

0735C-25
09/29/92

Land Use Designations

	Agriculture	Rural Residential	Low Density Residential	Medium Density Residential	Medium High Density Residential	Central Business Commercial	Community Commercial	Service Commercial	Limited Industrial	General Industrial	Public Facilities	Reserve
AE-20	●											
AE-40	●											
AL	0	0	0	0	0	0	0	0	0	0	●	●
AC	0											
RR		●										
RR-5		●										
RCC		0										
R-1-E			●			0	0					
R-1-EH			0			0	0					
R-1-A			●			0	0					
R-1-AH			0			0	0					
R-1-B			●	0		0	0					
R-1-C			0	●	0	0	0					
R-1			0	●	●	0	0					
R-2				0	●	0	0					
R-2-A				0	●	0	0					
R-3					0	0	0					
R-3-A					0	0	0					
T-P			0	0	0							
R-P			0	0	0	0	0					
C-P						0	0					
C-1							0					
C-2							●					
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	0

●	Compatible
0	Conditionally Compatible
	Not Compatible