

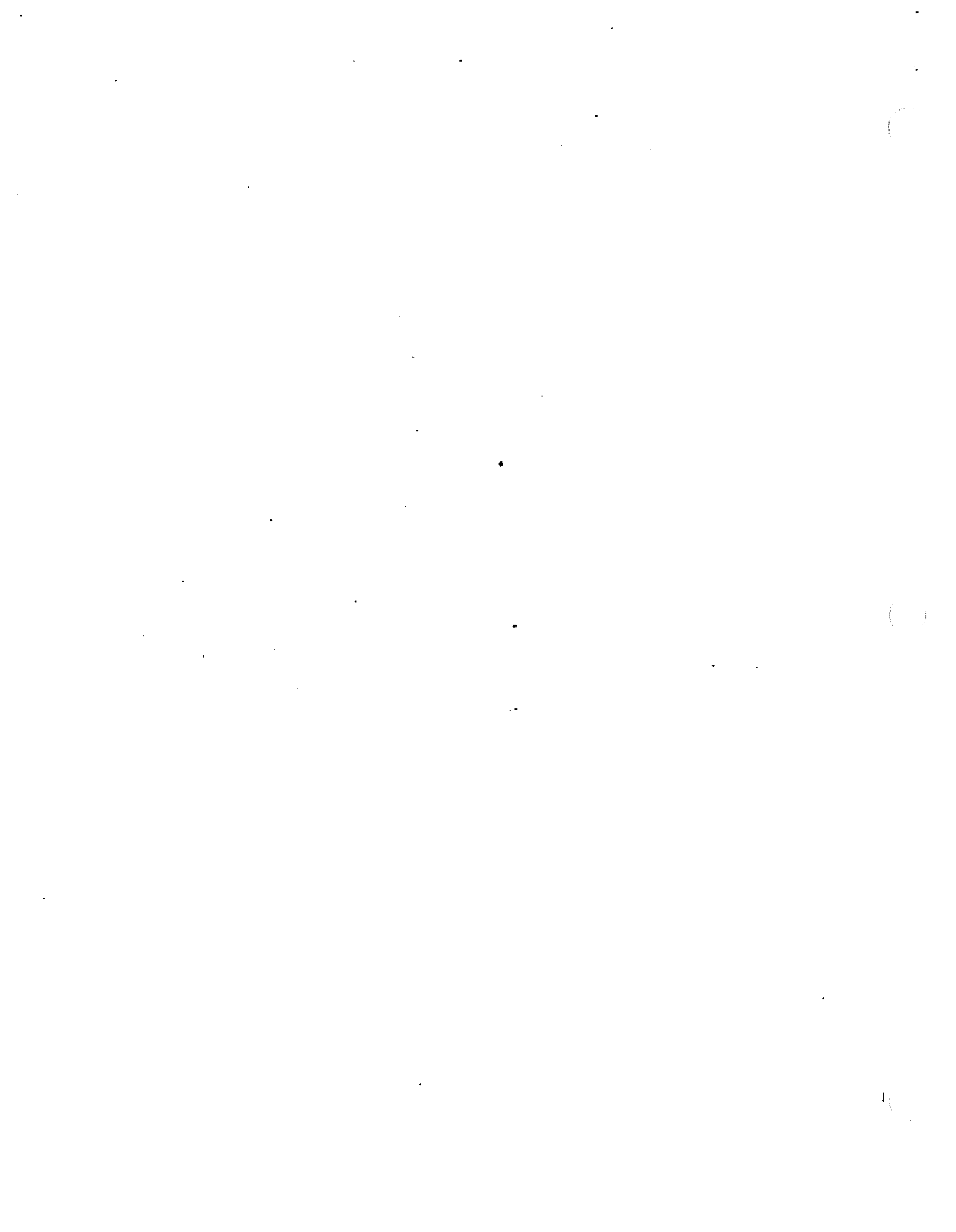
# BIOLA COMMUNITY PLAN

## 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
MAP AND TEXT	8724	10/15/81	R-81-648	12/15/81
CIRCULATION	8788	2/18/82	R-82-190	5/4/82
MAP			83-498	9/6/83
Map	10332	10/5/89	R-89-553	10/31/89
Map and Text	10396	4/26/90	90-229	5/22/90



## 603. BIOLA 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 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 Biola 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 Biola Community is one of several unincorporated communities within Fresno County. It is bounded generally by Shaw Avenue on the north, the "I" Street alignment on the south, Howard Avenue on the west, and 7th Street on the east. The first Community Plan for Biola was adopted in 1976.

## 603-01 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 nonagricultural 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 the Plan map, should usually not occur until annexation to the Biola Community Services District.

## 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, 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 waste disposal, parks, schools, civic centers, post offices and fire stations.

2.00 OBJECTIVES

2.01 County objectives for development in Biola 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 area.

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

- a. New development should occur in the area served by the Biola Community Services District.

- b. Commercial development should be concentrated, rather than scattered, for shopping convenience.
  - c. Commercial uses should be designed to be compatible with adjacent residential uses.
  - d. Expansion of commercial activity should occur in the central business district.
  - e. Highway commercial activity should be located near the intersection of Shaw and Biola Avenues.
  - f. Adequate landscape buffering should be provided by industries to protect adjoining residential uses from any adverse environmental influences.
  - g. All industrial uses should be required to connect to the public water and sewer systems.
  - h. Industrial growth should be located south of town, downwind from residential areas.
- 2.03 In addition to the foregoing, objectives contained throughout the Fresno County General Plan are applicable wherever pertinent to the Biola Community.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

BIOLA POPULATION

Year	Population	Type	Source
1960	651	Count	U.S. Census, 1960
1970	727	Estimate	Boyle-Tokmakian Water & Sewer Plan, 1971
1974	813	Count	Special Census, State Dept. of Finance, 1974
1980	702	Count	U.S. Census, 1980
1985	730	Projection	Fresno County Planning Dept., 1981*
1990	745	Projection	Fresno County Planning Dept., 1981*

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

b. Land Availability

There is land available for development within the Community Plan area. Land available for development is in large acreages, making it potentially attractive to developers.

c. Services

The sewage and water distribution system can adequately serve project growth. Additions to the sewer treatment plant would only be necessary if a producer of substantial or high strength wastes were allowed to locate in the industrial area. Solid waste disposal service is provided by a privately owned firm. Their disposal site and a County-operated site are adequate for the time frame of the Plan. Fire protection is provided by the North Central Fire Protection District. A fire station and paramedic service are located on Biola Street between "G" and "H" Streets. The community has an elementary school and community center serving the Plan area.

3.02 LIMITS TO DEVELOPMENT

a. Geographic Boundaries

Biola's proximity to the cities of Fresno and Kerman may discourage growth, particularly in the residential and commercial sector. The tendency is for households to locate where a maximum population can be served.

While there are no natural limits to development, Shaw Avenue to the north is a busy arterial. Development north of Shaw Avenue would have inconvenient access to the commercial and public facilities in the community.

b. Agricultural Preserve Contracts

Agricultural preserve contracts virtually surround the community. Regardless of whether or not a contract exists, the land is valuable as an agricultural resource and should be viewed as a restraint to growth.

c. Flooding

There does not appear to be a flooding problem in the Biola area, and no drainage system has been constructed. However, future development, including increased paved areas, will hinder natural drainage and ground percolation. Some consideration may have to be given to a drainage system if it appears that the community will grow substantially.

3.03 DEVELOPMENT PHASING

The Biola Community Plan map depicts areas suitable 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 create the optimum situation for provision of services.

#### 4.00 RESIDENTIAL LAND USE

The Plan reflects urban residential designations within the Biola Community Services District. Medium high designations occur at the northeast corner of the Plan area and to the northwest of Howard Avenue and "G" Street. Medium density areas surround the central business area. Medium density residential reserves are situated to the northwest of the community. If land in designated reserve areas proves unavailable, residential expansion could occur on land within the Community Services District located east of Seventh Street between Shaw and Gettysburg to a depth of 280 feet. This area would require a redesignation from agriculture to medium density residential.

##### 4.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Section 205-06 (Urban Residential) is applicable to development in the Biola Community.
- b. Residential reserves should be developed within the Biola Community Services District when urban services can be provided.

#### 5.00 COMMERCIAL LAND USE

The central business district in Biola is located along "G" Street. Service commercial areas are situated along Shaw Avenue and east of Seventh Street between "C" and "D" Streets.

##### 5.01 STANDARDS AND CRITERIA

- a. Section 205-07 (Urban Commercial) of the Fresno County General Plan is applicable to development in the Biola Community.

#### 6.00 INDUSTRIAL LAND USE

The Plan provides for industrial development in areas concentrated along the southern boundary of the community.

##### 6.01 STANDARDS AND CRITERIA

- a. Section 205-08 (Urban Industrial) of the Fresno County General Plan is applicable to development in the Biola Community.
- b. Industries should provide landscaped buffers to protect abutting residential areas from adverse effects.

#### 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.

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

#### 7.01 PUBLIC FACILITIES AND SERVICES

The Community Plan identifies the existing and proposed uses of land. To a major extent these uses reflect policies of the Biola Community Services District and the Central Unified School District. The County has minimal involvement with the location or operation of these facilities.

##### a. Schools

The Central Unified School District operates an elementary school located on Biola Avenue.

##### b. Parks and Recreation

Recreation facilities are provided at the elementary school. The Biola Community Services District operates a recreation center. A park is proposed for an area west of the elementary school. If the proposed park site does not become available, it is recommended that a site of the same size be considered west of the recreation center of "F" Street. The park site would require a redesignation from medium density residential reserve.

##### c. Fire Protection

Fire protection and paramedic service are provided by the North Central Fire Protection District.

##### d. Sewage Disposal and Water Supply Facilities

The Biola Community Services 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 development occurs.

##### e. County Road Maintenance Yard

The County of Fresno operates a road maintenance yard on "G" Street.

#### 7.02 STANDARDS AND CRITERIA

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

#### 603-02 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 for further clarification of County-wide policy.



1.00 CIRCULATION SYSTEM (Streets and Highways)

The Biola Community Circulation System is an integral part of the County-wide system. Many of the streets and highways extend beyond the community providing continuity with the rural circulation network.

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 five 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. 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.

d. Collectors

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

e. Local Roads

Provide direct access to abutting property and connect with collector roads, arterial 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 COMMUNITY OBJECTIVES

- a. Conflicts between different types of traffic should be minimized.
- b. Industrial traffic should use indicated truck routes for movement through the community.

## 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 Biola area. The Fresno Air Terminal provides the nearest commercial freight and passenger service, as well as full range of general aviation services.

## 3.00 RAIL TRANSPORTATION SYSTEM

There is no rail service in Biola. Downtown Fresno provides the nearest passenger and freight service.

## 4.00 PUBLIC TRANSIT SYSTEM

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

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 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 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	Agriculture	Medium Density Residential	Medium High Density Residential	Central Business Commercial	Service Commercial	Limited Industrial	Public Facilities	Reserve	General Industrial
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	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 of the Fresno County General Plan is fully applicable within the Biola Community.

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