

Fresno County General Plan

Policy Document

ADOPTION

FRESNO COUNTY PLANNING COMMISSION
September 7, 2000 Resolution No. 11552

FRESNO COUNTY BOARD OF SUPERVISORS
October 3, 2000 Resolution No. 00-534

October 3, 2000

General Plan Update

FRESNO COUNTY GENERAL PLAN AMENDMENTS

AMENDMENT		PLANNING COMMISSION		BOARD OF SUPERVISORS	
GPA NO.	ELEMENT	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
477	Agriculture & Land Use	11544	11/16/2000	00-646	12/19/2000
472	Agriculture & Land Use	11545	11/30/2000	00-646	12/19/2000
487	Agriculture & Land Use	11651	01/10/2002	02-125	03/19/2002
491	Agriculture & Land Use	11722	01/23/03	03-087	02/25/2003
495	Housing	11678	06/13/02	02-334	06/18/2002
499	Housing	11736	03/6/2003	03-120	03/25/2003

General Plan Amendments Summary

- GPA No. 472 Redesignate 36.52-acres from Agriculture to Rural Residential on the east side of Auberry Road, 1.5 miles north of Copper Avenue, applicant Judith Lau. (*Amend Figure LU-1d*)
- GPA No. 477 Amend and add text establishing New Planned Urban Village designation and related policies, and redesignate 762 acres from Agriculture to Planned Urban Village on the north side of E. Copper Avenue between N. Friant Road and N. Willow Avenues; applicant Copper River Ranch, L.L.C. (*Amend Figure LU-1a & LU-1d; Table LU-1 & LU-2; Policy LU-H.3 & LU-H.6; Add Policy LU-F.39, 40, 41, & 42*)
- GPA No. 487 Redesignate 2.92-acres from Agriculture to Limited Industrial on the west side of S. Fowler Avenue, between E. Central and E. Malaga Avenues, applicant Barrels Unlimited. (*Add Figure LU-4.1*)
- GPA No. 491 Redesignate 220-acres from Agriculture to Public Facility at the southwest quadrant of the American Avenue/State Highway 99 Interchange, applicant: Fresno County. (*Add Figure LU-1f*)
- GPA No. 495 Adopt updated Housing Element as Section 7 of the Policy Document and add Appendices C through K to the Policy Document.
- GPA No. 499 Amend the Housing Element and add the full text to the General Plan Policy Document. This amendment of the updated Housing Element adopted on June 18, 2002 reflects changes made in response to comments by the State Department of Housing and Community Development (HCD). The Housing Element was certified by HCD on May 22, 2003.

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The Fresno County General Plan Update was a multi-year process. Many elected and appointed officials and members of the public participated in this update. Their contributions are appreciated.

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TABLE OF CONTENTS



ADOPTION\AMENDMENTS\CREDITS

INTRODUCTION

NATURE, CONTENT, AND PURPOSE OF THE GENERAL PLAN	1
PURPOSES OF THIS GENERAL PLAN	2
IMPLEMENTING THE GENERAL PLAN	3
REVISING AND AMENDING THE GENERAL PLAN	3
HOW THIS GENERAL PLAN WAS PREPARED	3
ORGANIZATION OF THE GENERAL PLAN	5
VISION STATEMENT	8
GENERAL PLAN RELATIONSHIP TO OTHER PLANS AND REGULATIONS	10
GENERAL PLAN RELATIONSHIP TO STATE PLANNING LAW REQUIREMENTS	11

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION.....	1-1
A. JOB CREATION	1-1
B. ECONOMIC BASE DIVERSIFICATION	1-6
C. LABOR FORCE PREPAREDNESS	1-9

AGRICULTURE AND LAND USE ELEMENT

INTRODUCTION.....	2-1
<i>LAND USE DIAGRAM AND STANDARDS.....</i>	<i>2-1</i>
LAND USE INTENSITY STANDARDS	2-1
LAND USE DESIGNATIONS	2-3
<i>LAND USE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS.....</i>	<i>2-10</i>
<i>RESOURCE LANDS.....</i>	<i>2-10</i>
A. AGRICULTURE	2-10
B. WESTSIDE RANGELANDS	2-18
C. RIVER INFLUENCE AREAS	2-22
D. WESTSIDE FREEWAY CORRIDOR.....	2-24
<i>RURAL DEVELOPMENT.....</i>	<i>2-26</i>
E. NON-AGRICULTURAL RURAL DEVELOPMENT	2-26
<i>URBAN DEVELOPMENT</i>	<i>2-33</i>
F. URBAN DEVELOPMENT PATTERNS	2-33

TABLE OF CONTENTS (continued)

LAND USE ELEMENT (*continued*)

G. INCORPORATED CITY, CITY FRINGE AREA, AND UNINCORPORATED
COMMUNITY DEVELOPMENT 2-43
ADMINISTRATION 2-48
H. GENERAL AND ADMINISTRATIVE PROVISIONS 2-48

TRANSPORTATION AND CIRCULATION ELEMENT

INTRODUCTION..... 3-1
CIRCULATION DIAGRAM AND STANDARDS 3-1
ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM 3-1
CIRCULATION DIAGRAM 3-7
BIKEWAY SYSTEM 3-8
TRANSIT CORRIDORS 3-8
GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS 3-9
A. STREETS AND HIGHWAYS 3-9
B. TRANSIT 3-14
C. TRANSPORTATION SYSTEMS MANAGEMENT 3-16
D. BICYCLE FACILITIES 3-17
E. RAIL TRANSPORTATION 3-19
F. AIR TRANSPORTATION 3-20

PUBLIC FACILITIES AND SERVICES ELEMENT

INTRODUCTION..... 4-1
A. GENERAL PUBLIC FACILITIES AND SERVICES 4-1
B. FUNDING..... 4-3
C. WATER SUPPLY AND DELIVERY 4-4
D. WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL..... 4-9
E. STORM DRAINAGE AND FLOOD CONTROL..... 4-11
F. LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE PROCESSING
FACILITIES 4-14
G. LAW ENFORCEMENT 4-16
H. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES 4-17
I. SCHOOL AND LIBRARY FACILITIES 4-19
J. UTILITIES..... 4-21

TABLE OF CONTENTS (continued)

OPEN SPACE AND CONSERVATION ELEMENT

INTRODUCTION..... 5-1
PRODUCTIVE RESOURCES..... 5-1
 A. WATER RESOURCES 5-1
 B. FOREST RESOURCES..... 5-7
 C. MINERAL RESOURCES 5-9
NATURAL RESOURCES..... 5-14
 D. WETLAND AND RIPARIAN AREAS 5-14
 E. FISH AND WILDLIFE HABITAT 5-16
 F. VEGETATION 5-19
 G. AIR QUALITY 5-21
RECREATION AND CULTURAL RESOURCES 5-25
 H. PARKS AND RECREATION 5-25
 I. RECREATIONAL TRAILS 5-27
 J. HISTORICAL, CULTURAL, AND GEOLOGICAL RESOURCES 5-31
 K. SCENIC RESOURCES..... 5-33
 L. SCENIC ROADWAYS..... 5-33

HEALTH AND SAFETY ELEMENT

INTRODUCTION..... 6-1
 A. EMERGENCY MANAGEMENT AND RESPONSE 6-1
 B. FIRE HAZARDS..... 6-4
 C. FLOOD HAZARDS 6-6
 D. SEISMIC AND GEOLOGICAL HAZARDS..... 6-8
 E. AIRPORT HAZARDS..... 6-11
 F. HAZARDOUS MATERIALS 6-12
 G. NOISE 6-13

HOUSING ELEMENT

INTRODUCTION 7-1
 A. BACKGROUND INFORMATION 7-5
 B. REVIEW AND REVISION OF THE PREVIOUS
 HOUSING ELEMENT 7-11
 C. HOUSING NEEDS..... 7-15
 D. SPECIAL HOUSING NEEDS..... 7-29
 E. NEW CONSTRUCTION NEEDS 7-49
 F. CONSTRAINTS ON HOUSING 7-61
 G. OTHER MANDATES 7-74
 H. HOUSING GOALS, OBJECTIVES, POLICIES 7-77
 I. QUANTIFIED OBJECTIVES 7-94

TABLE OF CONTENTS (continued)

APPENDIX A

APPENDIX A: GENERAL PLAN GROWTH ASSUMPTIONS..... A-1

APPENDIX B

APPENDIX B: REGIONAL, COMMUNITY AND SPECIFIC PLAN REFERENCES..... B-1

APPENDIX C

APPENDIX C: 1991-2000 HOUSING ELEMENT GOALS AND OBJECTIVES C-1

APPENDIX D

APPENDIX D: HOUSING CONDITION SURVEY FORM D-1

APPENDIX E

APPENDIX E: BY-RIGHT AND DISCRETIONARY RESIDENTIAL
USES BY ZONING DISTRICT..... E-1

APPENDIX F

APPENDIX F: METHODS EMPLOYED TO SUPPORT AFFORDABILITY
ESTIMATES FOR NEW CONSTRUCTION DATA
CONTAINED IN TABLES H-22 AND H-23F-1

APPENDIX G

APPENDIX G: PROPERTY DEVELOPMENT STANDARDS BY ZONING DISTRICT G-1

APPENDIX H

APPENDIX H: LAND USE APPLICATION FEE DESCRIPTION
AND LISTING OF FEES ASSOCIATED WITH LAND
USE APPLICATIONS H-1

TABLE OF CONTENTS (continued)

APPENDIX I

APPENDIX I: EXAMPLE OF TYPICAL RESIDENTIAL PERMIT FEESI-1

APPENDIX J

APPENDIX J: PUBLIC SURVEY QUESTIONNAIRE..... J-1

APPENDIX K

APPENDIX K HOUSING ELEMENT GOALS AND OBJECTIVES..... K-1

APPENDIX L

APPENDIX L FARMWORKER HOUSING NEEDSL-1

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LIST OF FIGURES/CHARTS

<u>Figure 1</u>	Planning Areas
<u>Figure LU-1a</u>	Countywide Land Use Diagram
<u>Figure LU-1b</u>	Open Space
<u>Figure LU-1c</u>	Rural Residential
<u>Figure LU-1d</u>	Northeast Fresno-Clovis Metropolitan Area (FCMA) Land Use Diagram
<u>Figure LU-1e</u>	Rural Settlement Areas
<u>Figure LU-2</u>	San Joaquin River Corridor Overlay
<u>Figure LU-3</u>	Westside Freeway Corridor Overlay
<u>Figure LU-4</u>	Golden State Industrial Corridor
<u>Figure LU-5</u>	Friant-Millerton Regional Plan Preliminary Study Area Plan Boundary
<u>Figure TR-1a</u>	Regional Circulation Diagram
<u>Figure TR-1b</u>	Fresno Clovis Metropolitan Area Circulation Diagram
<u>Figure TR-1c</u>	Circulation Diagram
<u>Figure TR-2</u>	Rural Bikeways Plan
<u>Figure TR-3</u>	Fresno-Clovis Metropolitan Area Transit Corridors
<u>Figure OS-1</u>	Conceptual Recreational Trail Corridor Map
<u>Figure OS-2</u>	Scenic Roadways
<u>Chart HS-1</u>	Land Use Compatibility for Community Noise Environments
<u>Figure A-1</u>	Five Geographic Areas

INTRODUCTION



The Fresno County General Plan is a comprehensive, long-term framework for the protection of the county's agricultural, natural, and cultural resources and for development in the county. Designed to meet State general plan requirements, it outlines policies, standards, and programs and sets out plan proposals to guide day-to-day decisions concerning Fresno County's future.

NATURE, CONTENT, AND PURPOSE OF THE GENERAL PLAN

A general plan is a legal document that serves as a community's "blue print" or "constitution" for land use and development. State law requires every city and county in California to adopt a general plan that is comprehensive and long-term. The plans must outline proposals for the physical development of the county or city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code Section 65300 et seq.).

General plans must be comprehensive both in their geographic coverage and in the range of subjects they cover. General plans must also be long-term in perspective. General plan time horizons vary but typically range anywhere from 15 to 25 years into the future.

Every general plan in California must address seven topics or "elements." The importance of each of the required topics will, of course, vary from community to community. Following are brief descriptions of what State law requires be addressed in each of the seven elements:

1. The **Land Use Element** designates the general distribution and intensity of all uses of the land in the community. This includes residential uses, commercial uses, industrial uses, public facilities, and open space, among others.
2. The **Circulation Element** identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail and transit, and airports.
3. The **Housing Element** assesses current and projected housing needs and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community.
4. The **Conservation Element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.
5. Overlapping the Conservation and Safety Elements, the **Open Space Element** details plans and measures for preserving open space for: protection of natural resources such as wildlife habitat; the managed production of resources such as agricultural and timber land; outdoor recreation such as parks, trails, and scenic vistas; and public health and safety such as areas subject to geologic hazards, flooding, and fires.

6. The **Noise Element** identifies and appraises noise problems and includes policies to protect the community from excessive noise.
7. The **Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

The general plan may also address other topics that the community feels are relevant to its development, such as economic development, historic preservation, and urban design.

For each locally-relevant mandated issue or optional issue addressed, the general plan must do the following:

- Describe the nature and significance of the issue in the community (*Background Information*);
- Set out policy in text and maps for how the jurisdiction will respond to the issue (*Policy*); and
- Outline specific programs for implementing policies (*Implementation Programs*).

The format and structure of the general plan is left to local discretion, but regardless of the format or issues addressed, all substantive parts of the plan must be consistent with one another (i.e., *internally consistent*). For instance, the policies in the land use element must be consistent with those of the housing element and vice versa.

PURPOSES OF THIS GENERAL PLAN

Updating and maintaining the Fresno County General Plan serves several important purposes:

- Establishing within County government a framework for analyzing local and regional conditions and needs in order to respond effectively to the problems and opportunities facing Fresno County;
- Identifying Fresno County's economic, environmental, and social goals;
- Recording the County government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Providing Fresno County's citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- Improving the coordination of community development and environmental protection activities among the County, cities, and regional, State, and Federal agencies; and
- Establishing a basis for subsequent planning efforts, such as preparation and updating of community plans, specific plans, redevelopment plans, and special studies to deal with unique problems or areas in the community.

IMPLEMENTING THE GENERAL PLAN

Carrying out the plan following its adoption requires numerous individual actions and ongoing programs involving virtually every County department and many other public agencies and private organizations. The legal authority for these various actions and programs derive from two essential powers of local government: corporate and police powers. Using their “corporate power,” local governments collect money through bonds, fees, assessments, and taxes and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their “police power,” local governments regulate the use of private property through zoning, subdivision, and building regulations in order “to promote the health, safety, and welfare of the public.” The general plan provides the formal framework for the exercise of these powers by local officials.

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s has increasingly insisted that the actions and decisions of local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law. Zoning must be consistent with the general plan. Local government approval of subdivisions must be consistent with the general plan. Local public works projects must be consistent with the general plan. The same is true for development agreements, specific plans, and many other plans and actions of cities and counties.

REVISING AND AMENDING THE GENERAL PLAN

A general plan is a long-term document with a planning horizon of 15 to 25 years. To achieve its purposes, the plan must be flexible enough to respond to changing conditions and at the same time specific enough to provide predictability and consistency in guiding day-to-day land use and development decisions. Over the years, conditions and community needs change and new opportunities arise; the plan needs to keep up with these changes and new opportunities. Every year in accordance with the direction of Government Code Section 65400, the Planning Commission will review the Countywide General Plan’s implementation programs to assess the County’s progress in carrying out the plan. Every five years, the County will thoroughly review the countywide plan and update it as necessary. From time to time, the County will be asked to consider proposals for specific amendments to the plan. The County will initiate some of these proposals itself, but most will be initiated by private property owners and developers. Most general plan amendments involve changes in land use designations for individual parcels.

State law limits general plan amendments to four times per year, but each amendment can include multiple changes. Like the adoption of the general plan itself, general amendments are subject to environmental review, public notice, and hearing requirements and must not create inconsistencies with other parts of the plan.

HOW THIS GENERAL PLAN WAS PREPARED

The County last comprehensively revised its General Plan in 1976, although there have been numerous amendments since that time. Fresno County began its General Plan Update program in late 1996 when it selected a team of consultants headed by J. Laurence Mintier & Associates to assist the County in its update effort.

The update effort included updating and expanding all the *Fresno County General Plan* countywide elements (except for the Housing Element), preparing a countywide *Economic Development Strategy*, and preparing a program *Environmental Impact Report (EIR)*.

The General Plan Update Program included the following major steps:

Focus Groups

Early in 1997, the University of California Cooperative Extension conducted a series of 15 focus groups throughout the county to solicit county residents' views of land use and growth trends, farmland and resource protection, jobs and economic development, and related issues. The focus group effort was specifically designed to provide information to the Board of Supervisors, other County officials, and the consultants working on the General Plan Update. The results of the focus groups were summarized for the report *Fresno County and the Future: Residents' Views of Growth, Resources and Jobs*, published by UC Cooperative Extension in July 1997.

Draft General Plan Background Report

In May 1997, the County produced a *Draft General Plan Background Report* summarizing existing conditions and trends for all issues to be addressed in the new *General Plan*, such as land use, public facilities, and the economy. A revised version of the *Draft General Plan Background Report* was published in January 2000.

Economic and Growth Scenarios

In March 1998, the County released a report entitled: *Economic and Growth Scenarios: Perspectives on the Year 2020*. This report describes five economic scenarios for the county and traces their possible growth-related impacts.

The document was the basis for discussion in meetings held throughout the county over a three-month period in the Spring of 1998. The County Staff and General Plan Consultants presented the *Economic and Growth Scenarios* report in over 35 public forums and open houses in communities across the county. This included a presentation to the planning directors of Fresno County's 15 cities. Staff also distributed questionnaires to elicit residents' preferences regarding the county's future economy and land use patterns. The results were summarized in a list of issues and value statements that were forwarded to the Fresno County Planning Commission.

After holding three public hearings, the Planning Commission recommended that the Fresno County Board of Supervisors pursue a combination of three economic scenarios. Under this blend of scenarios: (1) agriculture would continue to be strengthened, emphasizing the production of higher value crops; (2) value-added agriculture would be pursued to extend the role of farming into such areas as food processing; and (3) the county's economy would be further diversified with the expansion of such industries as information processing, metal working, and machinery operations. The Commission also adopted a number of recommendations based upon issues identified in the public hearings. Commission recommendations were forwarded to the Board of Supervisors in June.

On July 28, 1998, after conducting two public hearings, the Board endorsed the Planning Commission's recommendations with minor modifications. A recurring theme at the public forums, open houses, and public hearings was support for the values contained in *A Landscape of Choice: Strategies for Improving Patterns of Community Growth*, a report prepared by a consortium of interests called the Growth Alternatives Alliance. The Board, in turn, embraced these values, which appeared as part of the Board's policy direction.

Economic Development Strategy

Based on choices made by the Board of Supervisors concerning economic and growth scenarios, the County's consultants drafted an *Economic Development Strategy* to formalize objectives, strategic actions, organizational responsibilities, and work plans to expand business activity and employment in the county. After review by the Board of Supervisors, the strategy was published in January 2000.

General Plan and EIR Review

The *Draft General Plan Policy Document* was published in January 2000 and released for public review. The *Draft EIR* for the plan was published in February 2000 and released for public review. Following the release of these documents, the County held open houses and conducted public hearings on the *Draft General Plan* and *Draft EIR*. After consideration of public input, the Planning Commission in May made recommendations to the Board of Supervisors for modifications to the draft plan. After conducting additional hearings and considering the recommendations of the Planning Commission, the Board of Supervisors in June directed County Staff and Consultants to make revisions to the General Plan Update documents. Following review of revised General Plan Update documents, the Planning Commission on September 7, 2000, made its final recommendations on the General Plan and Economic Development Strategy. In turn, the Board of Supervisors on October 3, 2000, adopted the General Plan and Economic Development Strategy, certified the Final EIR, and accepted the Fiscal and Financial Analysis.

ORGANIZATION OF THE GENERAL PLAN

The *Fresno County General Plan* consists of multiple documents: the countywide *General Plan Background Report*, the countywide *General Plan Policy Document*, and over 40 regional, community, and specific plans.

The *General Plan Background Report*, which inventories and analyzes existing conditions and trends in Fresno County, provides the formal supporting documentation for General Plan policy. This report addresses the following ten subject areas:

- Chapter 1: Land Use and Population;
- Chapter 2: Agriculture;
- Chapter 3: Economic and Fiscal Considerations;
- Chapter 4: Transportation and Circulation;
- Chapter 5: Public Facilities and Services;
- Chapter 6: Recreational, Archeological and Historical Resources;
- Chapter 7: Natural Resources;

- Chapter 8: Air Quality;
- Chapter 9: Safety; and
- Chapter 10: Noise.

The countywide *General Plan Policy Document* contains explicit statements of goals, policies, standards, and implementation programs that constitute the formal policy of Fresno County for land use, development, open space protection, and environmental quality. The *Policy Document* consists of the following seven countywide elements:

- *Economic Development;*
- *Land Use;*
- *Transportation and Circulation;*
- *Public Facilities and Services;*
- *Open Space and Conservation;*
- *Health and Safety; and*
- *Housing* (not included in this update program).

Each element includes goal statements relating to different aspects of the issues addressed in the element. Under each goal statement, the plan sets out policies that amplify the goal statement. Implementation programs are listed at the end of each section and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

The *Land Use Element* also describes the designations appearing on the *Land Use Diagram* and outlines the legally-required standards of density and intensity for these land use designations. The *Transportation and Circulation Element* describes the proposed circulation system, including a description of the street classification system.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in the *Policy Document*:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Each section (topic area) of the plan has only one goal.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Standard:** A specific, often quantified, guideline incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.
- **Implementation Program:** An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- **Quantified Objective (Housing Element only):** The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The use of the word “shall” in a policy is an unequivocal directive; the word “should” is a less rigid directive that will be honored in the absence of compelling or countervailing considerations. The term “decision-making body” refers to the Board of Supervisors, Planning Commission, or County Staff exercising authority over a policy or project matter in accordance with the General Plan or the Ordinance Code of Fresno County.

The term “County” with a capital “C” refers to the Fresno County Board of Supervisors, the Planning Commission, or County agencies and departments that carry out their responsibilities under the direction of the Fresno County Board of Supervisors. The term “county” with a lower case “c” refers to Fresno County as a geographic area.

The term “discretionary permit” or “approval” refers to a decision by a County decision-making body in which it exercises its discretion to approve, deny, or condition an approval (e.g., conditional use permit). By contrast, a “ministerial permit” must be approved or denied based almost solely on its compliance with adopted standards.

In addition to the countywide General Plan elements described above, the *Fresno County General Plan* includes the following regional, community, and specific plans (see Figure 1).

Regional Plans

- Coalinga Regional Plan
- Kings River Regional Plan
- Sierra-North Regional Plan
- Sierra-South Regional Plan

Incorporated Community Plans

- Coalinga Community Plan
- Firebaugh Community Plan
- Fowler Community Plan
- Kerman Community Plan
- Kingsburg Community Plan
- Huron Community Plan
- Mendota Community Plan
- Orange Cove Community Plan
- Parlier-West Parlier Community Plan
- Reedley Community Plan
- Sanger Community Plan
- San Joaquin Community Plan
- Selma Community Plan

Unincorporated Community Plans

- Biola Community Plan
- Caruthers Community Plan
- Del Rey Community Plan
- Easton Community Plan
- Friant Community Plan
- Lanare Community Plan
- Laton Community Plan
- Riverdale Community Plan
- Shaver Lake Community Plan
- Tranquillity Community Plan

Fresno-Clovis Area Community Plans

Bullard Community Plan
 Clovis Community Plan
 Edison Community Plan
 Fig Garden Neighborhood Plan
 Fresno High-Roeding Community Plan
 McLane Community Plan
 Roosevelt Community Plan
 Woodward Park Community Plan

Specific Plans

Bretz Mountain Village Specific Plan
 Del Rio Specific Plan
 Millerton New Town Specific Plan
 Quail Lake Estates Specific Plan
 Shaver Lake Forest Specific Plan
 Wildflower Village Specific Plan

VISION STATEMENT

This *General Plan* sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County for the period 2000 to 2020 and beyond. This plan carries forward major policies that have been in place since the mid-1970s, but expands and strengthens them to meet the challenges of the 21st century.

The County sees its primary role to be the protector of prime agricultural lands, open space, recreational opportunities, and environmental quality, and the coordinator of countywide efforts to promote economic development.

This General Plan is built on the following ten major themes:

Economic Development: The plan seeks to promote job growth and reduce unemployment through the enhancement and expansion of its traditional agricultural economic base and through the diversification of its economic base, expanding such business clusters as information technology, industrial machinery, and tourism.

Agricultural Land Protection: The plan seeks to protect its productive agricultural land as the county's most valuable natural resource and the historical basis of its economy through directing new urban growth to cities and existing unincorporated communities and by limiting the encroachment of incompatible development upon agricultural areas.

- Growth Accommodation:* The plan is designed to accommodate population growth through the year 2020 consistent with the California Department of Finance projection of 1.1 million by 2020 (November 1998). This represents an additional population of approximately 344,000 (see Appendix A).
- Urban-Centered Growth:* The plan promotes compact growth by directing most new urban development to incorporated cities and existing urban communities that already have the infrastructure to accommodate such growth. This plan assumes over 93 percent of new population growth and new job growth will occur within incorporated city spheres of influence and seven percent would occur in unincorporated areas (see Appendix A). Accordingly, this plan prohibits designation of new areas as Planned Rural Community and restricts the designation of new areas for rural residential development while allowing for the orderly development of existing rural residential areas.
- Efficient and Functional Land Use Patterns:* The plan promotes compact, mixed-use, and pedestrian and oriented development within city spheres as well as in the county's unincorporated communities.
- Service Efficiency:* The plan provides for the orderly and efficient extension of infrastructure such as roadways, water, wastewater, drainage, and expansion services to support the county's economic development goals and to facilitate compact growth patterns. The plan supports development of a multi-modal transportation system that meets community mobility needs, improves air quality, and shifts travel away from single-occupant automobiles to less polluting transportation models.
- Recreational Development:* The plan supports the expansion of existing recreational opportunities and the development of new opportunities, particularly along the San Joaquin and Kings Rivers, in the foothills, and in the Sierras, for the employment of county residents and to increase tourism as part of the county's diversified economic base.
- Resource Protection:* The plan seeks to protect and promote the careful management of the county's natural resources, such as its soils, water, air quality, minerals, and wildlife and its habitat, to support the county's economic goals and to maintain the county's environmental quality.
- Health and Safety Protection:* The plan seeks to protect county residents and visitors through mitigation of hazards and nuisances such as geological and seismic hazards, flooding, wildland fires, transportation hazards, hazardous materials, noise, and air pollution.

Enhanced Quality of Life: The plan strives throughout all its elements to improve the attractiveness of the county to existing residents, new residents, and visitors through increased prosperity, attractive forms of new development, protection of open space and view corridors, promotion of cultural facilities and activities, efficient delivery of services, and expansion of recreational opportunities.

GENERAL PLAN RELATIONSHIP TO OTHER PLANS AND REGULATIONS

The *Fresno County General Plan* provides policy direction for land use, development, open space protection, and environmental quality, but this policy direction must be carried out through numerous ordinances, programs, and agreements. The following discusses the most important tools for implementing the *General Plan*.

Zoning Ordinance

Fresno County's *Zoning Ordinance* is the principal tool for implementing the *Fresno County General Plan*. The structure of the *Zoning Ordinance* parallels the structure of the *Land Use Element* in that both contain maps portraying the distribution of land uses throughout the County and both contain descriptions of and development standards for the various land use categories appearing on the maps. The *Zoning Ordinance*, which must by State law be consistent with the *General Plan*, is more detailed in its standards and procedures than the *General Plan*. While the *General Plan* is long-term in perspective, the *Zoning Ordinance* is immediate in its application. Table LU-2 in the *Land Use Element* shows how the various zoning districts correspond to the land use designations in the *General Plan*.

Subdivision Ordinance

Fresno County's *Subdivision Ordinance* is another important tool for implementing the *Fresno County General Plan*. The subdivision ordinance regulates the design and improvement of land divisions and the dedication of public improvements needed in connection with land divisions. All land divisions must by law be consistent with the *General Plan*. In particular, land divisions must be consistent with the minimum parcel sizes specified in the *General Plan* and the *Zoning Ordinance*.

City General Plans

All cities in California must prepare, adopt, and maintain general plans according to the same requirements that apply to counties. Typically, city general plans include territory outside their city limits that the city expects to eventually annex or that the city would like to see preserved or developed in a particular manner under county jurisdiction. City fringe areas, therefore, are covered by both the County's *General Plan* and a city's general plan. Under California law, there is no hierarchy among city plans and county plans; all plans have equal status. Legally, Fresno County continues to regulate land use according to its *General Plan* and any city-county memorandum of understanding that applies until land is annexed to the city (see discussion below).

Spheres of Influence

Adopted by a Local Agency Formation Commission (LAFCO), a “sphere of influence” is a boundary line surrounding cities and special service districts that defines the area into which the city or district may expand and extend public services. LAFCO is a State-mandated regulatory body that oversees changes in jurisdictional boundaries, which may include annexations, detachments, formations, dissolutions, consolidations, mergers, incorporations, and disincorporations. LAFCO is directed by State law (the Cortese/Knox Local Government Reorganization Act of 1985) to establish and periodically review the spheres of influence for each agency under its jurisdiction. The Fresno County LAFCO has adopted spheres of influence for all 15 incorporated communities and numerous special districts in the county.

City/County Memoranda of Understanding

Fresno County has entered into memoranda of understanding with all 15 incorporated cities regarding land use and tax sharing for the development and annexation of lands within city spheres of influence. In general, the memoranda states that the County will consult with the affected city regarding growth management policies and when new development is proposed within the city’s sphere of influence. In most cases the memoranda state that such development will be referred to the city for annexation before the County will consider approval, and that such development must be consistent with the city’s general plan and development standards.

GENERAL PLAN RELATIONSHIP TO STATE PLANNING LAW REQUIREMENTS

The *Fresno County General Plan* has been prepared specifically to comply with (and as adopted does comply with) State general plan requirements (Government Code Section 65300 et seq.) and related State mandates.

The following table delineates the relationship of various elements of the countywide *Fresno County General Plan* to the seven State-mandated general plan elements.

Relationship of Fresno County General Plan Elements to State-Mandated Elements		
State-Mandated Elements	Fresno County General Plan Policy Document	Fresno County General Plan Background Report
Land Use Element	Agriculture and Land Use Element	Chapter 1 - Land Use and Population
Circulation Element	Transportation Element Public Facilities and Services Element	Chapter 4 - Transportation and Circulation Chapter 5 - Public Facilities and Services
Housing Element	Separate Housing Element	
Conservation Element	Open Space and Conservation Element	Chapter 7 - Natural Resources
Open Space Element	Open Space and Conservation Element Agriculture and Land Use Element	Chapter 6 - Recreation, Archeological, and Historical Resources
Safety Element	Health and Safety Element	Chapter 9 - Safety
Noise Element	Health and Safety Element	Chapter 10 - Noise
Optional	Economic Development Element	Chapter 3 - Economic and Fiscal Considerations
Optional	Air Quality Section (Open Space and Conservation Element)	Chapter 8 - Air Quality

ECONOMIC DEVELOPMENT ELEMENT



INTRODUCTION

During the second half of the 20th Century, Fresno County's economy has been driven by agriculture and residential development. For most of this period, Fresno County has had the largest agricultural output of any county in the United States. Despite this success, Fresno County's unemployment rate has remained among the highest in California and the county's average wage levels have been low.

To address these chronic problems, Fresno County is taking a leadership role in promoting economic development. The long- and short-term objective of the County is to work with cities, the private sector, and other organizations to create good jobs at a faster rate than population growth to bring Fresno County in line with the rest of California in terms of employment rates and wage levels.

The Economic Development Element is divided into three sections: Job Creation, Economic Base Diversification, and Labor Force Preparedness.

A. JOB CREATION

Numerous agencies are involved in economic development in Fresno County, including County departments, the cities, and a variety of regional planning, marketing, and workforce training organizations. Fresno County's Economic Development Strategy seeks to change the pace and direction of business and employment growth in the county. For this effort, strong leadership and regional partnering and coordination are needed.

The first step in expanding the county's job base is to strengthen the county's historical economic base of agriculture. Technological and marketing advances have opened up new global markets for American produce and Fresno County has an opportunity to expand its markets. It is essential for the county's agricultural economy to remain at the cutting edge in crop selection and growing practices. At the same time, shifts in cropping patterns can have very positive impacts for employment opportunities.

Shifts in consumer preferences and technological advances in food processing have created many new economic opportunities in agriculture. Combined with emerging international markets, the volume demand can support a scale of production well beyond the crop levels produced in Fresno County. Therefore, value-added food processing can become a much stronger industrial sector in the county, creating an increased number of well-paying jobs.

Policies in this section address economic development planning and management, agricultural productivity, and high-value-added agriculture. Related policies are included in Section LU-A, Agriculture; Section LU-E, Non-Agricultural Rural Development; Section LU-F, Urban Development Patterns; and Section LU-G, Incorporated City, City Fringe Area, and Unincorporated Community Development.

Definitions for the Economic Development Element

Industry - A term for the collective activities of a group of firms that produce the same kind of commodity or service, or are engaged in the same kind of operations. The auto industry and the steel industry are examples of industries within the manufacturing sector.

Industry Cluster - The cluster is a geographically proximate group of firms and industries that are interdependent, complementary, and/or competitive. At the core are industries and firms which have a high demand for inputs of materials and services, and their purchase of various inputs then drives the growth and development of supplier industries. Generally, there is a regionally-based economic infrastructure that provides the foundation required by the cluster. This could be a specialized work force, higher education system, etc. The synergies or relations among cluster firms help to spur new innovations and to attract other firms to service or become a part of the core cluster.

Labor Force - The universe for measuring the labor force begins with all persons aged 16 and over. In this report, the labor force includes civilians only (i.e., members of the armed services are excluded). The labor force is further divided into two groups: persons currently employed and persons looking for work (unemployed). The unemployment rate is calculated as a proportion of the civilian labor force that is currently unemployed. Persons not employed and not looking for work are also excluded from the labor force count; they are not counted as unemployed. In this report, labor force is a residence-based measure, while employment is measured at the place of work.

Value-Added - The increase in the value of products over the cost of their raw materials. Higher-value-added products support higher wages and generally return greater economic benefits to the locality in which they are produced.

Goal ED-A To increase job creation through regional leadership, agricultural productivity, and development of high-value-added processing firms.

Policies

Economic Development Planning and Management

- Policy ED-A.1 The County shall provide countywide and regional leadership in economic development and coordination of economic development resources.
- Policy ED-A.2 The County shall allocate staff resources to economic planning within County government and to coordinating the related efforts of the cities and regional organizations.
- Policy ED-A.3 The County shall support and staff an Economic Development Action Team composed of County departments, including the Agricultural Commissioner, city representatives, and regional organizations engaged in the various facets of economic development in the county.
- Policy ED-A.4 The County shall maintain, monitor, and periodically update an Economic Development Strategy, which shall be used as an operational guide to implementing the economic development goals, policies, and programs of the General Plan, as well as fulfilling Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDs).
- Policy ED-A.5 The County shall work with the cities and regional agencies to develop a resource allocation program that efficiently and equitably distributes the cost and benefits of economic development to local government jurisdictions in the county. The program should include a countywide capital improvement plan.

- Policy ED-A.6 The County shall cooperate with and assist the Fresno Economic Development Corporation (EDC), the cities, and organizations such as the I-5 Business Development Corridor and Five Cities Consortium with their efforts to foster economic development consistent with the countywide strategy. Such assistance may involve joint sponsorship of funding applications, planning and development of regional infrastructure, coordinated marketing efforts and responses to site location requests, and other activities.
- Policy ED-A.7 The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting.
- Policy ED-A.8 The County shall encourage the location of new industry within cities, and unincorporated communities. The County, in cooperation with the cities will identify circumstances for locating industrial uses in other unincorporated areas consistent with the cities' economic development strategies and taking into account opportunities offered by variations in local environmental conditions.
- Policy ED-A.9 The County shall participate in regional business retention and expansion programs, such as the Rapid Response program, to ensure that County services are accessible to businesses in need.
- Policy ED-A.10 The County shall coordinate an initiative for the integration of capital sources into a seamless delivery system.
- Policy ED-A.11 The County shall routinely review the economic impacts of all policy, budgetary, and discretionary project decisions. To that end, staff reports for all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies shall include an analysis of economic impacts along with fiscal impacts.

Agricultural Land Productivity

- Policy ED-A.12 The County shall support and encourage trends in agricultural production that shift suitable land into higher-value specialty crops that can support a more diverse processing sector with higher paying and more steady employment opportunities.
- Policy ED-A.13 The County shall assist agricultural agencies and marketing cooperatives to research global and domestic markets for high-value crops.
- Policy ED-A.14 The County shall encourage and, where appropriate, assist the Economic Development Corporation to develop new markets for Fresno County farm produce.
- Policy ED-A.15 The County shall support efforts of the UC Cooperative Extension, the Agricultural Commissioner, and other entities to provide technical assistance to farmers attempting to shift to higher-value crops.

- Policy ED-A.16 The County shall implement General Plan land use policies and programs to conserve agricultural land and to promote improved soil productivity. (See Section LU-A, Agriculture)
- Policy ED-A.17 The County shall ensure that regional workforce training programs funded by the Workforce Development Board include modules that address specialized crop care practices needed to implement a continuing shift to higher-value crops.
- Policy ED-A.18 The County shall determine if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County shall assist agencies to access additional funds or redirect existing funds to meet this need.
- Policy ED-A.19 The County shall actively develop, adopt, and implement measures to ensure an adequate water supply for municipal and industrial use and agricultural production. The County shall explore and implement where feasible innovative new arrangements for providing additional water. (See Section PF-C, Water Supply and Delivery)

High-Value-Added Agriculture

- Policy ED-A.20 The County shall support accelerated development of high-value-added food processing firms.
- Policy ED-A.21 The County shall collaborate with research institutions and responsible agencies to research global and domestic markets for processed foods capable of production in Fresno County.
- Policy ED-A.22 Through its funding contracts related to the CalWORKS program, the County shall contract with the Fresno EDC to market Fresno County as a premier location for the production of globally-distributed food and fiber products.
- Policy ED-A.23 The County shall encourage processing facilities that obtain raw products regionally rather than just locally, including those which may logically be expected to expand into regional processing facilities, to locate in industrial parks under city jurisdiction or within existing unincorporated communities.
- Policy ED-A.24 Recognizing that certain critical requirements of food processing industries, such as wastewater treatment, may require innovative, regional solutions, the County shall support and encourage technology development programs through collaboration with research institutions, such as the California Agriculture Technology Institute at CSU Fresno, and other responsible agencies, for use by industries and cities to support the expansion of agricultural industries.
- Policy ED-A.25 The County shall work to improve regional transportation systems to support increased hauling of raw product into the county and export of finished goods nationally and globally. (See Transportation and Circulation Element)

Implementation Programs

Program ED-A.A The County shall create an economic development staff position(s) in the County Administrative Office and the Planning & Resource Management Department to serve as liaison/facilitator and support for the economic development implementation program and the Action Team. (See Policy ED-A.2, ED-A.3)

Responsibility: Board of Supervisors
County Administrative Officer
Planning & Resource Management Department
Time Frame: FY 00-01

Program ED-A.B The County shall create, support, and staff an Action Team to coordinate countywide economic development. (See Policy ED-A.3)

Responsibility: Board of Supervisors
County Administrative Officer
Time Frame: FY 00-01

Program ED-A.C The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy. (See Policy ED-A.4)

Responsibility: Board of Supervisors
County Administrative Officer
Time Frame: FY 05-06; every five (5) years thereafter

Program ED-A.D The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required. (See Policy ED-A.7)

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: FY 01-02; 02-03; 03-04

Program ED-A.E The County shall establish guidelines for the analysis of the economic impacts in staff reports of all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies. (See Policy ED-A.11)

Responsibility: Board of Supervisors
County Administrative Officer
Time Frame: FY 00-01

Program ED-A.F The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce. (See Policy ED-A.14)

Responsibility: Board of Supervisors
County Administrative Officer
Department of Employment & Temporary Assistance
Time Frame: Ongoing

Program ED-A.G The County shall determine, in cooperation with existing agencies, if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County, in partnership with existing agencies, shall work to access additional funds or redirect existing funds. (See Policy ED-A.18)

Responsibility: Board of Supervisors
Department of Agriculture
Time Frame: FY 02-03; 03-04

B. ECONOMIC BASE DIVERSIFICATION

In order to improve economic stability, accelerate the pace of job growth, and maintain the quality of life for residents in the county, it is important to diversify the job base in the county. Opportunities for diversification exist both in old and in new industrial sectors. Industries such as metal fabrication and machinery that have emerged from the county's historical agricultural economy are now heavily engaged in production of a wide range of components for the consumer economy. Newer business opportunities in areas such as information technology have also gained a foothold in the county and should be nurtured and expanded into cornerstones of the future regional economy.

Every year, Fresno County hosts millions of visitors, more than half of which come to recreate. As the county's economy diversifies, demand for business travel will increase, with the need to develop more and better accommodations, amenities, and services. Similarly, the county's location as a gateway to Yosemite and the other Sierra attractions creates the opportunity for recreational and resort development in the foothills that can have a very beneficial impact on the local economy.

Policies in this section address information technology, non-agricultural industry, and recreation and tourism. Related policies are included in Section TR-E, Rail Transportation; Section TR-F, Air Transportation; Section OS-H, Parks and Recreation; Section OS-J, Historical, Cultural, and Geological Resources; Section OS-K, Scenic Resources; Section OS-L, Scenic Roadways; and Section PF-J, Utilities.

Goal ED-B To diversify the economic base of Fresno County through the expansion of non-agricultural industry clusters and through the development and expansion of recreation and visitor-serving attractions and accommodations.

Policies

Information Technology and Non-Agricultural Industry

- Policy ED-B.1 The County shall encourage the expansion of non-agricultural industry clusters such as information technology and fabricated metal components manufacturing.
- Policy ED-B.2 The County shall ensure, through its CalWORKS contracts, that the Fresno EDC actively markets the county to non-agricultural firms.
- Policy ED-B.3 The County shall ensure that training provided through the Workforce Development Board includes skills needed for information technology and non-agricultural manufacturing firms.
- Policy ED-B.4 The County shall provide leadership in the development of countywide telecommunications infrastructure.
- Policy ED-B.5 The County shall support the development of a statewide high speed rail service through the Central Valley. (See Policy TR-E.6)
- Policy ED-B.6 The County shall collaborate with Fresno Yosemite Airport to improve the level of air passenger service to Fresno County.
- Policy ED-B.7 The County shall help facilitate, where possible, the collaboration between institutions of higher learning and local and regional technology firms.
- Policy ED-B.8 The County shall support efforts to enhance the cultural and recreational amenities available in the county in order to maintain the desired livability for its residents as well as to attract business entrepreneurs from other metropolitan areas in California and throughout the nation and the world.
- Policy ED-B.9 The County shall actively support the efforts of new and existing businesses to access and maintain the highest levels of technology available for their operations.
- Policy ED-B.10 The County shall cooperate with major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to help ensure the availability of capital for non-agricultural businesses.

Recreation and Tourism

- Policy ED-B.11 The County shall encourage the development of visitor-serving attractions and accommodations in unincorporated areas where natural amenities and resources are attractive and would not be diminished by tourist activities.

- Policy ED-B.12 The County shall actively promote the development of the San Joaquin and Kings Rivers for recreational use and as tourist destination.
- Policy ED-B.13 The County shall promote the development of the Friant-Millerton area as a major recreational corridor that includes camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions. Facilities should include moderately-priced multifamily employee housing. (See Policy LU-H.8, Friant-Millerton Regional Plan)
- Policy ED-B.14 The County shall encourage additional recreational and visitor-serving development in the Sierra and foothills areas such as Shaver Lake and Pine Flat.
- Policy ED-B.15 The County shall support the enhancement of the county's recreational bikeways and promote the bikeway network as an important component of the county's tourism program. (See Policy TR-D.1)
- Policy ED-B.16 The County shall encourage coordination in advertising by the Visitor and Convention Bureau and by visitor-serving businesses.
- Policy ED-B.17 The County shall coordinate with regional transportation initiatives such as the Yosemite Area Regional Transportation Strategy (YARTS) that encourage strong connections with lodging centers in the foothills and mountain areas.
- Policy ED-B.18 The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where "gateway opportunities" exist.
- Policy ED-B.19 The County shall encourage tourism and related job creation through implementation of the open space and recreation goals, policies, and programs of the General Plan.
- Policy ED-B.20 The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the county.
- Policy ED-B.21 The County shall encourage heritage tourism by highlighting Fresno County's historical and cultural resources.

Implementation Programs

- Program ED-B.A The County shall convene a group of the existing service providers to assess the current state of telecommunications infrastructure, the needs for the future, and the role of the County and other agencies in facilitating implementation of services demanded by high technology firms. (See Policy ED-B.4)

Responsibility: Board of Supervisors
County Administrative Officer

Time Frame: FY 02-03; 03-04

Program ED-B.B The County shall coordinate an initiative to deliver a comprehensive package of technical assistance regarding available technology to local businesses to improve their productivity and make this assistance available as an incentive for business prospects. (See Policy ED-B.9)

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: FY 02-03; 03-04

Program ED-B.C The County shall convene a roundtable of major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to determine the need for improving access to capital for non-agricultural businesses seeking to locate or expand in Fresno County. (See Policy ED-B.10)

Responsibility: Board of Supervisors
County Administrative Officer
Planning & Resource Management Department
Time Frame: FY 02-03

Program ED-B.D The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where “gateway opportunities” exist. (See Policy ED-B.18)

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: FY 01-02

Program ED-B.E The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the county. (See Policy ED-B.20)

Responsibility: Board of Supervisors
County Administrative Officer
Planning & Resource Management Department
Time Frame: FY 00-01

C. LABOR FORCE PREPAREDNESS

The new jobs created over the next 20 years through implementation of the Economic Development Strategy will not benefit the current and future labor force of the county if its members are not qualified to secure and retain the jobs created. Training and education must be expanded to build a base of skills that would be attractive to firms locating in the area or seeking to expand. A quality work force is a top-ranking requirement for selecting a site according to site location professionals. Employers will be increasingly interested in employees that can be trained to a higher skill level. Therefore, the efforts to meet this need must address employment opportunities across all ages and skill levels.

Policies in this section seek to improve labor force preparedness for the local work force. Related policies are included in Section ED-A, Job Creation; Section LU-B, Economic Base Diversification; and Section PF-I, School and Library Facilities.

Goal ED-C To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of an increasingly diverse business sector in the 21st century global economy.

Policies

Policy ED-C.1 The County shall, through its own programs and through cooperative efforts with other agencies and organizations, support efforts to improve the skills of the county's workforce needed to meet the requirements of Fresno County's new and expanding businesses.

Policy ED-C.2 The County shall encourage efforts to prepare students for the 21st century global economy. For example, the school districts in the county should be encouraged to adopt the School-to-Work program as a model for K-12 education and focus on the requirements of those clusters and industries targeted for future growth.

Policy ED-C.3 The County shall assist the community college districts in working with clusters and industries targeted for employment growth to develop and provide specialized training for their employees based on their specifications.

Policy ED-C.4 The County shall encourage and support the JOBS 2000 program to prepare the hard-to-serve unemployed for job readiness.

Implementation Programs

Program ED-C.A The County shall join with the Workforce Development Board, community colleges, and others to develop a countywide workforce preparation system. (See Policy ED-C.1)

Responsibility: Workforce Development Board
Department of Employment & Temporary Assistance
Time Frame: Ongoing

Program ED-C.B The County shall develop a skills inventory on the CalWORKS labor pool for local expansion and new businesses seeking employees. (See Policy ED-C.1)

Responsibility: Department of Employment & Temporary Assistance
Time Frame: FY 01-02

Program ED-C.C The County shall improve tracking systems for employment and retention for CalWORKS recipients. (See Policy ED-C.1)

Responsibility: Department of Employment & Temporary Assistance
Time Frame: FY 00-01

Program ED-C.D The County shall continue efforts to assist the Fresno EDC, placement agencies, and businesses assess the availability and work readiness of CalWORKS recipients for employment opportunities. (See Policy ED-C.1)

Responsibility: Department of Employment & Temporary Assistance
Time Frame: Ongoing

Program ED-C.E The County shall continue its collaborative planning and funding efforts with agencies such as the County Office of Education, State EDD, local school districts, post secondary educational institutions, training agencies, and the cities. Such efforts may include education management services, employment placement services, relocation and retention programs, youth employment programs, jobs clubs, and neighborhood jobs services. (See Policy ED-C.1 and ED-C.2)

Responsibility: Department of Employment & Temporary Assistance
Time Frame: Ongoing

Program ED-C.F The County shall continue, on an ongoing basis, efforts initiated through the CalWORKS Job Creation Investment Fund to identify the skills required by the clusters and industries targeted for expansion, attraction, and new enterprise development. (See Policy ED-C.3)

Responsibility: Department of Employment & Temporary Assistance
Time Frame: Ongoing

AGRICULTURE AND LAND USE ELEMENT



INTRODUCTION

The Agriculture and Land Use Element is divided into two major parts. The first major part describes the County's Land Use Diagram, the land use designations that appear on the diagram, and related development standards. The second major part sets out goals, policies, and implementation programs organized under four main headings: Resource Lands, Rural Development, Urban Development, and Administration.

LAND USE DIAGRAM AND STANDARDS

The Land Use Diagram consists of multiple land use diagrams. The diagram that is broadest in scope is the Countywide Land Use Diagram, which depicts designations for resource lands primarily on the Valley floor and in the western foothills (see Figure LU-1a). The rest of the county is covered by land use diagrams for regional plan areas, community plan areas, and specific plan areas. The various land use diagrams in the Agriculture and Land Use Element and in regional plans, community plans, and specific plans generally employ a common set of land use designations, although not every land use diagram uses every designation. Figures LU-1b, LU-1c, LU-1d, and LU-1e show Open Space areas, Rural Residential areas, the Northeast Fresno-Clovis Metropolitan Area (FCMA), and Rural Settlement Areas, respectively.

LAND USE INTENSITY STANDARDS

State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302(a)). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

Residential Uses

Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term "gross acre" includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of person per dwelling unit assumed for the applicable residential designation. Countywide in 1999, there were approximately 3.1 persons per dwelling unit.

Definitions for the Agriculture and Land Use Element

Agricultural Land:

Productive (Prime) Agricultural Land: Soils which are suitable for the production of most climatically adapted irrigated crops. Such land includes the following soils:

1. All land which qualifies for rating as Class I or II soils in the Natural Resources Conservation Service land use capability classifications;
2. Land which qualifies for rating with a Storie index rating of 80 through 100; and
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one (1) animal unit per acre as defined by the USDA.

Potentially Productive Agricultural Land: Soils which within the realm of economic possibility can be altered using certain reclamation or modification practices to make them more productive for essential food crops such as grain and vegetables. Included are certain Class III and IV soils and soils with a Storie index of 60-80.

Agricultural Commercial Centers: Small commercial centers located primarily in areas designated Agriculture or Rangeland that provide services to the surrounding area.

Agriculturally-Related Uses: Uses that are generally related to agriculture (e.g., commercial processing facilities that serve the agricultural community).

Agricultural Uses: The growing of food and fiber and the raising of livestock and poultry.

Compatible (Zoning): Zone districts that specifically implement the policies of the General Plan.

Conditionally Compatible (Zoning): Zone districts that may be compatible with the land use designations, policies, and standards of the General Plan, depending on certain circumstances which may apply.

Incompatible (Zoning): Zone districts that are inconsistent with the General Plan policies for a particular land use designation.

Overlay Land Use Designation: A land use designation on the General Plan Land Use Diagram that modifies in some specific manner the land uses or development standards of the underlying primary land use designation.

Parcel (Lot): A lot, or continuous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Planned Urban Boundary: A line encompassing all land designated by a city for urban uses within the city's service area boundary, including land designated "Reserve" in a County-adopted community plan for the city. The boundary may be coterminous with or smaller than the Sphere of Influence.

Primary Land Use Designation: A land use designation on the General Plan Land Use Diagram that defines allowable uses and development standards for agricultural, residential, commercial, and industrial development, and other basic categories of land use.

Resource Lands: Lands generally designated and devoted to agriculture, grazing, resource extraction, and other open space uses.

Rural (Non-Agricultural) Development: Development that is generally characterized by very low density residential development (2 to 5 acre parcels) that is not necessarily limited to agricultural or other resource uses.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "granny unit."

Sphere of Influence (SOI): The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission.

Storie Index: A numerical system (0-100) rating the degree to which a particular soil can grow plants and produce crops, based on four (4) factors, including soil profile, surface texture, slope, and soil limitations.

Definitions for the Agriculture and Land Use Element

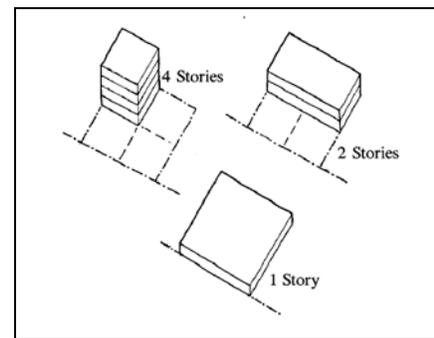
Urban Development: Development generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and supported by public services such as central water and sewer systems.

Value-Added Agricultural Uses (Processing Facilities): Uses or facilities that increase the value of agricultural produce over the cost of raw produce, such as canning, drying, freezing, or packaging agricultural produce for the ultimate sale to consumers.

Non-Residential Uses

Standards of building intensity for non-residential uses such as commercial and industrial development are stated as maximum *floor-area ratios* (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram to the right shows graphically how various building configurations representing an FAR of 1.00 could cover a lot.



LAND USE DESIGNATIONS

The General Plan includes 30 resource, residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed throughout the unincorporated county. These designations are broken down into two (2) categories: primary and overlay. The 27 primary land use designations consist of standard land use designations that appear on the land use diagram. There are also three overlay designations: Reserve, San Joaquin River Corridor, and Westside Freeway Corridor.

Each primary land use designation is defined in terms of allowable uses and intensity standards. Overlay land use designations modify the policies, standards, or procedures established for the underlying primary land use designation. Allowable uses for each land use designation are set out in the descriptions that follow; intensity standards for the various land use designations are set out in Table LU-1.

The land use designations are implemented largely through zoning. Table LU-2 shows which zoning districts are deemed compatible, conditionally compatible, or incompatible with the various General Plan land use designations.

TABLE LU-1		
FRESNO COUNTY GENERAL PLAN		
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹		
Land Use Designation	Residential Intensity (in gross acres)²	Non-residential Intensity Floor Area Ratio (FAR)³
Agriculture	1 DU/20 acres	0.10 ⁴
Irrigated Agriculture	1 DU/20 acres	0.10 ⁴
Westside Rangeland	1 DU/40 acres	0.10 ⁴
Eastside Rangeland	1 DU/40 acres	0.10 ⁴
Open Space	1 DU/40 acres	0.10 ⁴
Public Lands and Open Space	1 DU/40 acres	0.10 ⁴
Low Density Residential	0.9-2.8 DU/acre	0.35
Medium Density Residential	2.8-5.8 DU/acre	0.40
Medium High Density Residential	5.8-14.5 DU/acre	0.50
Mountain Residential	1 DU/5 acre to 14.5 DU/acre	0.50
Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Foothill Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Planned Urban Village	4.0-8.0 DU / acre (net)	0.50
Planned Rural Community	1.0-2.0 DU/acre	0.50
Rural Settlement Area	1 DU/2 acres to 1 DU/acre	0.50
Office Commercial	5.8-14.5 DU/acre	0.50
Neighborhood Commercial	n/a	0.50
Community Commercial	n/a	0.50
Central Business Commercial	5.8-14.5 DU/acre	1.00
Regional Commercial	n/a	1.00
Highway Commercial	n/a	1.00
Service Commercial	5.8-14.5 DU/acre	1.00
Special Commercial	n/a	1.00
Mountain Commercial	n/a	1.00
Limited Industry	n/a	1.50
General Industry	n/a	1.50
Public Facilities	n/a	0.50
Mountain Urban	1 DU/5 acres to 14.5 DU/acre	1.00
Reserve Overlay	1 DU/20 acres	0.10 ⁴
San Joaquin River Corridor Overlay	1 DU/20 acres	0.10 ⁴
Westside Freeway Corridor Overlay	n/a	1.00

¹These are the applicable standards of residential and non-residential building intensity unless otherwise specified in policy text.

²Maximum allowable residential intensity or allowable range of residential intensity. Gross acreage includes roadways and other rights-of-way. Net acreage is about 80 percent of gross acreage.

³Maximum allowable intensity for non-residential uses allowed as a matter of right in the compatible zone district where parcel size meets or exceeds minimum area requirements of applicable districts.

⁴Does not apply to facilities necessary for resource production.

Primary Land Use Designations

Resource

Agriculture: This designation provides for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities. (See Table LU-3 for list of typical uses.)

Irrigated Agriculture: This designation provides for the production of crops, necessary agricultural processing facilities, and certain nonagricultural activities. (See Table LU-3 for list of typical uses.) Irrigated agriculture requires a system that delivers at least one (1)-acre foot of water per acre per year.

Westside Rangeland: This designation provides for grazing and other agricultural operations, mining, oil and gas development, wildlife habitat, various recreational activities, and other appropriate open space uses. (See Table LU-4 for list of typical uses.)

Eastside Rangeland: This designation provides for grazing and other agricultural operations, wildlife habitat, various non-intensive recreational activities, and other appropriate open space uses.

Open Space: This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.

Public Lands and Open Space: This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.

Residential

Rural Residential: This designation provides for single family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings. Expansion of this designation is restricted by General Plan policy.

Foothill Rural Residential: This designation provides for single family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings in the Sierra Foothills. Expansion of this designation is restricted by General Plan policy.

Low Density Residential: This designation provides for residential development that combines the space and privacy of a suburban setting with the amenities and services of urban areas. The predominant residential type is the single family dwelling unit.

Medium Density Residential: This designation provides for single family dwellings, multi-family dwellings, and accessory structures.

Medium High Density Residential: This designation provides for single family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries.

Mountain Residential: This designation provides for recreation-oriented residential development including single family dwellings, multi-family dwellings, mobilehomes, and accessory structures.

Commercial

Neighborhood Commercial: This designation provides for commercial activities ranging from a single commercial use to a neighborhood shopping center serving a local area. A neighborhood shopping center should provide convenience goods, personal services, and general merchandise for the living needs of neighborhood residents and may offer specialty items.

Office Commercial: This designation provides for the concentration of administrative, business, medical, professional, general offices, and multi-family development in designated locations where development is compatible with surrounding land uses.

Community Commercial: This designation provides for development of unified retail centers that supplement Central Business Commercial. Typical uses include retail shops, services, restaurants, professional and administrative offices, department stores, furniture stores, supermarkets, and similar and compatible uses.

Central Business Commercial: This designation provides for development of commercial centers where the full range of retail services and professional and governmental offices are concentrated in a location that is central to most community residents. Typical uses include specialty shops, retail, entertainment uses, apparel stores, restaurants, hotels/motels, and financial, medical, and professional offices.

Regional Commercial: This designation provides for a large cluster of commercial establishments that serve a defined regional trade area of more than 50,000 people. Typical uses include large-scale shopping centers, wholesale stores, factory outlets, and other commercial uses including retail stores, food and drug stores, apparel stores, specialty shops, motor vehicle sales and service, hotels/motels, theaters, entertainment uses, and other uses that serve a regional market.

Highway Commercial: This designation provides for one-stop concentrated commercial service nodes for the traveling public. Typical uses include hotels, motels, service stations, and restaurants.

Service Commercial: This designation provides for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers. Typical uses include repair, rental, sales, storage, and overnight lodging.

Mountain Commercial: This designation provides for mixed retail, service, heavy commercial, and residential uses in mountain or foothill communities where existing land use patterns preclude the clustering of similar types of uses into unified commercial centers. It is applied primarily to specific sections of major thoroughfares where the combination of uses function as a small central business district.

Special Commercial: This designation provides for commercial activities which do not fall within any other commercial land designation and whose frequency of occurrence does not warrant the establishment of additional specific use designations. Typical uses include drive-in theaters, airport-related and recreation-related commercial uses, and other such uses.

Industrial

Limited Industrial: This designation provides for restricted non-intensive manufacturing and storage activities that do not have detrimental impacts on surrounding properties.

General Industrial: This designation provides for the full range of manufacturing, processing, fabrication, and storage activities. Land designated General Industrial may be developed to a less intense industrial use when in a transitional area adjacent to land designated for non-industrial urban uses.

Multiple Categories

Mountain Urban: This designation provides for concentrations of residential development, various intensities of commercial activities, industrial uses where appropriate, and continued foothill rural residential uses.

Planned Rural Community: This designation provides for a variety of housing types in a semi-rural environment with public services and locally-oriented commercial uses such as grocery stores, restaurants, offices, and small retail shops. Expansion of this designation is prohibited by General Plan policy.

Planned Urban Village: The designation provides for the development of a mixed use Master Planned Community. This designation is only appropriate on large properties which are contiguous to existing city sphere of influence lines where annexation in the future is possible.

Rural Settlement: This designation provides for a non-urban community in the rural areas designated for residential and supportive commercial uses serving the rural settlement and surrounding farm population.

Public

Public Facilities: This designation provides for location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, libraries, penal institutions, and cemeteries.

Overlay Land Use Designations

Reserve Overlay: This overlay is intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis. Typical uses include livestock raising; tree, vine, and field crops; single family dwellings; and accessory buildings. Where such lands are located within a city sphere of influence, development will usually not occur until annexation to the city. Where such lands are peripheral to an unincorporated community, development shall be subject to the provision of public facilities and phasing.

San Joaquin River Corridor Overlay: This overlay provides for agricultural activities with incidental homesites, sand and gravel extraction, various recreational activities, wildlife habitat areas, and uses which serve the San Joaquin River Parkway. This overlay designation does not restrict uses set forth in the Friant Community Plan.

Westside Freeway Corridor Overlay: This overlay provides for uses at designated interchanges that cater to needs of long distance freeway users and agriculture-related enterprises, and prohibits uses which normally cater to the service and convenience needs of urban and rural population centers. Typical permitted uses include hotels, motels, service stations, restaurants and cafes, truck service and repair facilities, rest areas, camper and trailer parks, emergency medical facilities, grocery stores, employee housing facilities, public use airports, agriculture-related uses, and value-added agricultural uses. Areas outside designated interchanges are limited to agricultural uses.

LAND USE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This second major part of the Agriculture and Land Use Element sets out goals, policies, and implementation programs under four main headings: Resource Lands, Rural Development, Urban Development, and General Provisions and Administration.

The Resource Lands heading addresses land that will remain primarily open in character. Topics under this heading include: Agriculture, Westside Rangelands, River Influence Areas, and the Westside Freeway Corridor. The goals, policies, and implementation programs for these topics reflect a basic commitment to preserve the existing open rural character of the county and its natural and managed resources. While necessarily protective and restrictive, the policies also recognize the need to maintain economic productivity and allow for urban growth. The intent of the policies is not to preclude intensive development but to direct it to minimize loss of valuable open space.

The goals, policies, and implementation programs under the second major heading, Rural Development, guide development in areas designated Rural Residential, Rural Settlement Area, and Planned Rural Community. The policies provide for the continued development of areas within these designations in a manner that minimizes environmental impacts and public infrastructure investments, but generally limits expansion of these designations.

The goals, policies, and implementation programs under the third heading, Urban Development, direct intensive development to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available. Topics under this heading include: Incorporated Cities, Unincorporated Communities, Urban Residential, Urban Commercial, and Urban Industrial. These policies reflect a basic commitment to conserving natural and managed resources while directing growth and enhancing economic development.

Goals, policies, and implementation programs under the fourth main heading, Administration, include special development and administrative provisions that are applicable to many land use types and various areas of the county.

RESOURCE LANDS

A. AGRICULTURE

Since the early 1950s, Fresno County has been the leading agricultural county in the United States in the value of farm products. Since most of the county's highly productive agricultural soils could be easily developed by urban, rural residential, and other non-agricultural uses, careful land use decision-making is essential to minimizing the conversion of productive agricultural land. This land use conversion diminishes Fresno County's agricultural production capacity and economic viability and detrimentally impacts surrounding agricultural operations to the extent that further losses in production may occur.

As the introduction to the Economic Development Element states, the first step in expanding the county's job base is to strengthen the county's historical economic base of agriculture. It is essential for the county's agricultural economy to reduce the conversion of productive agricultural land. Policies in this section seek to sustain agriculture by protecting agricultural activities from incompatible land uses, promoting agricultural land preservation programs, developing programs to preserve or maintain soil conditions or improve soil productivity, facilitating agricultural production by supplying adequate land for support services, and controlling expansion of non-agricultural development onto productive agricultural lands. Related policies are included in Section ED-A, Job Creation; Section LU-B, Westside Rangelands; and Section PF-C, Water Supply and Delivery.

Goal LU-A To promote the long-term conservation of productive and potentially- productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals.

Policies

- Policy LU-A.1 The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available.
- Policy LU-A.2 The County shall allow by right in areas designated Agriculture activities related to the production of food and fiber and support uses incidental and secondary to the on-site agricultural operation. Uses listed in Table LU-3 are illustrative of the range of uses allowed in areas designated Agriculture.
- Policy LU-A.3 The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:
- a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;
 - b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity;
 - c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius;
 - d. A probable workforce should be located nearby or be readily available;
 - e. For proposed agricultural commercial center uses the following additional criteria shall apply:
 1. Commercial uses should be clustered in centers instead of single uses.

2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.
3. New commercial uses should be located within or adjacent to existing centers.
4. Sites should be located on a major road serving the surrounding area.
5. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences;
- f. For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above, shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services; and
- g. For proposed churches and schools, the evaluation under criteria LU-A.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- h. When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3b, e2, e4, and e5.

- Policy LU-A.4 The County shall require that the recovery of mineral resources and the exploration and extraction of oil and natural gas in areas designated Agriculture comply with the Mineral Resources Section of the Open Space and Conservation Element. (See Section OS-G)
- Policy LU-A.5 The County shall allow the Agricultural Commercial (AC) center zone district to remain in areas designated Agriculture if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or the addition of new commercial uses shall require a discretionary permit as provided in Policy LU-A.3.
- Policy LU-A.6 The County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.
- Policy LU-A.7 The County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that these parcels are less viable economic farming units, and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The decision-making body shall consider the negative incremental and cumulative effects such land divisions have on the agricultural community.

TABLE LU-3			
TYPICAL USES ALLOWED IN AREAS DESIGNATED AGRICULTURE (Policies LU-A.2 and LU-A.3)			
BY RIGHT	SPECIAL PERMIT USES		
Agricultural Uses	Special Agricultural Uses	Agriculturally-Related & Value-Added Agricultural Uses	Agricultural Commercial Center Uses & Other Non-Agricultural Uses
<p>Crop & livestock production, except as specified under special permit uses</p> <p>Packing, processing & sale of crops produced on premises, or where such activity is carried on in conjunction with or as part of a bonafide agricultural operation under the same ownership, except as specified under special permit uses</p> <p>Sale of livestock produced or raised on the premises</p> <p>Residences</p> <p>Home occupations</p> <p>Certain oil & gas development activities pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element</p>	<p>Cattle feed lots</p> <p>Dairies</p> <p>Goat lots</p> <p>Swine yards</p> <p>Poultry operations</p> <p>Fish farms</p>	<p>Wineries & distilleries</p> <p>Cotton ginning</p> <p>Cottonseed delinting</p> <p>Tree nut hulling & shelling</p> <p>Trucking operations servicing the agricultural community</p> <p>Inspection & weighing services associated with transportation of agricultural products</p> <p>Commercial land leveling & developing establishments</p> <p>Farm labor camps</p> <p>Commercial grain elevators</p> <p>Dehydration operations</p> <p>Commercial soil preparation service establishments</p> <p>Commercial packing & processing of crops</p> <p>Commercial meat processing plants</p>	<p><u>Commercial Centers:</u></p> <ul style="list-style-type: none"> • Veterinary Services & hospitals • Medical & health services • Irrigation systems administration offices • Water-well drilling services • Farm equipment & machinery sales, rental, storage & maintenance • Welding & blacksmith shops • Agricultural employment services • Feed & farm supply sales • Fertilizer sales • Building materials sales • Hardware stores • Grocery stores • Gasoline service stations • Liquefied petroleum gas distribution & storage • Livestock auction market <p><u>Other:</u></p> <ul style="list-style-type: none"> • Organic & inorganic fertilizer manufacturing & mixing • Boarding & training kennels • Home occupations • Sewage treatment plants • Solid waste disposal • Race tracks • Pistol & rifle range • Churches • Schools • Cemeteries • Commercial stables & riding academies • Golf courses • Radio & television broadcasting stations • Wireless communication facilities • Electrical substations • Liquefied petroleum gas distribution & storage • Airports • Detention facilities • Interstate freeway commercial development • Mineral extraction and oil and gas development pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element.

Policy LU-A.8 The County shall allow by right on each parcel designated Agriculture and zoned for agricultural use one (1) single family residential unit. One (1) additional single family residential unit shall be allowed for each twenty (20) acres in excess of twenty (20) acres where the required minimum parcel size is twenty (20) acres. One (1) additional single family residential unit shall be allowed for each forty (40) acres in excess of forty (40) acres where the required minimum parcel size is forty (40) acres. The County may, by discretionary permit, allow a second unit on parcels otherwise limited by this policy to a single unit.

Policy LU-A.9 The County may allow creation of homesite parcels smaller than the minimum parcel size required by Policy LU-A.6, if the parcel involved in the division is at least twenty (20) acres in size, subject to the following criteria:

- a. The minimum lot size shall be sixty thousand (60,000) square feet of gross area, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre; and
- b. One of the following conditions exists:
 1. A lot less than twenty (20) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property; or
 2. The lot or lots to be created are intended for use by persons involved in the farming operation and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per twenty (20) acres; or
 3. The present owner owned the property prior to the date these policies were implemented and wishes to retain his/her homesite and sell the remaining acreage for agricultural purposes.

Each homesite created pursuant to this policy shall reduce by one (1) the number of residential units otherwise authorized on the remainder parcel created from the original parcel. The remainder parcel shall be entitled to no less than one residential unit.

Policy LU-A.10 The County may allow by discretionary permit creation of substandard lots when necessary for the development of an agricultural commercial center pursuant to Policy LU-A.3 or in conjunction with development within a designated commercial interchange within the Westside Freeway Corridor Overlay. Approval of such parcels shall take into consideration the proposed use of the property, surrounding uses, and the potential for abandonment of the planned commercial use at a future date. Appropriate conditions shall be applied to minimize adverse impacts on surrounding agricultural operations. Parcels for agricultural commercial centers shall in no case be less than one (1) gross acre.

Policy LU-A.11 The County may allow by discretionary permit creation of substandard size lots when such action is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration and extraction of oil and gas in accordance with the policies of Section OS-C, Mineral Resources, of the Open

Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size.

- Policy LU-A.12 In adopting land uses policies, regulations and programs, the County shall seek to protect agricultural activities from encroachment of incompatible land uses.
- Policy LU-A.13 The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.
- Policy LU-A.14 The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.
- Policy LU-A.15 The County shall generally condition discretionary permits for residential development within or adjacent to agricultural areas upon the recording of a Right-to-Farm Notice, which is an acknowledgment that residents in the area should be prepared to accept the inconveniences and discomfort associated with normal farming activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area.
- Policy LU-A.16 The County should consider the use of agricultural land preservation programs that improve the competitive capabilities of farms and ranches, thereby ensuring long-term conservation of viable agricultural operations. Examples of programs to be considered should include: land trusts; conservation easements; dedication incentives; new and continued Williamson Act contracts; Farmland Security Act contracts; the California Farmland Conservancy Program Fund; agricultural education programs; zoning regulations; agricultural mitigation fee program; urban growth boundaries; transfer of development rights; purchase of development rights; and agricultural buffer policies.
- Policy LU-A.17 The County shall accept California Land Conservation contracts on all designated agricultural land subject to location, acreage, and use limitations established by the County.
- Policy LU-A.18 The County shall encourage land improvement programs to increase soil productivity in areas containing lesser quality agricultural soils.
- Policy LU-A.19 The County shall encourage landowners to participate in programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations.
- Policy LU-A.20 The County shall adopt and support policies and programs that seek to protect and enhance surface water and groundwater resources critical to agriculture. (See Section OS-A, Water Resources; and Section PF-C, Water Supply and Delivery)

Policy LU-A.21 The County shall support and participate in on-going public education programs by organizations such as the County Agricultural Commissioner’s Office, UC Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

Implementation Programs

Program LU-A.A The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section. (See Policies LU-A.1 through LU-A.21)

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: FY 00-01; 01-02

Program LU-A.B The County shall evaluate minimum parcel sizes necessary for sustained agricultural productivity on land designated for agriculture throughout the county, and, as appropriate, amend the Zoning Ordinance according to the results of that analysis. (See Policy LU-A.6.)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

Program LU-A.C The County shall develop and implement guidelines for design and maintenance of buffers to be required when new non-agricultural uses are approved in agricultural areas. Buffer design and maintenance guidelines shall include, but not be limited to, the following:

- a. Buffers shall be physically and biologically designed to avoid conflicts between agriculture and non-agricultural uses.
- b. Buffers shall be located on the parcel for which a permit is sought and shall protect the maximum amount of farmable land.
- c. Buffers generally shall consist of a physical separation between agricultural and non-agricultural uses. The appropriate width shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation.
- d. Appropriate types of land uses for buffers include compatible agriculture, open space and recreational uses such as parks and golf courses, industrial uses, and cemeteries.
- e. The County may condition its approval of a project on the ongoing maintenance of buffers.
- f. A homeowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems.
- g. Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

Program LU-A.D The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policy LU-A.13 and LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program LU-A.E The County shall continue to implement the County's Right-to-Farm Ordinance, and will provide information to the local real estate industry to help make the public aware of the right-to-farm provisions in their area. (See Policy LU-A.15)

Responsibility: Department of Agriculture
Time Frame: Ongoing

Program LU-A.F The County, in cooperation with UC Cooperative Extension, resource conservation districts, and other industry agencies, shall develop and implement a public outreach program to inform agriculturists and the public of the advantages of participation in land trust agreements, conservation easements, dedication incentives, Williamson Act contracts, Farmland Security Act contracts, and the Agricultural Land Stewardship Program Fund. (See Policies LU-A.16 through LU-A.21)

Responsibility: Planning & Resource Management Department
Department of Agriculture
Time Frame: Ongoing

Program LU-A.G The County shall actively pursue grant funds under provisions of the Agricultural Land Stewardship Program Act of 1995, to assist interested farmers and ranchers in obtaining funds for conservation easements. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: On-going

Program LU-A.H The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

Program LU-A.I The County shall assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system, and the Tulare County Rural Valley Lands Plan, 1975 amendment, to determine the potential for developing a similar process for identifying and ranking the value of agricultural land in Fresno County. If appropriate, the County shall establish an agricultural quality scale system to assist the Planning Commission and Board of Supervisors in agricultural land use conversion decisions. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Department of Agriculture
Time Frame: FY 03-04

Program LU-A.J The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including number of exceptions, size of the lots, and their location, shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-A.9, LU-A.10, and LU-A.11)

Responsibility: Planning & Resource Management Department
Board of Supervisors

Time Frame: Annually

B. WESTSIDE RANGELANDS

The western rangelands of Fresno County's coastal foothills possess unique physiographic features and are relatively isolated from major population concentrations. This area is sensitive to human activity and is best suited for continuation of open space uses that protect important watershed areas, decrease flood hazards, and prevent loss of wildlife habitat, grazing land, and other desirable open space uses. At the same time, various non-intensive uses are suitable for this land including grazing and other agricultural operations, mining, oil and gas development, and various recreational activities such as hiking, hunting, and rock hounding.

Policies in this section seek to preserve rangelands by maintaining their open space character, minimizing grading and erosion, maintaining grazing and agricultural operations, accommodating mineral resource recovery, and protecting biological resources from development. Related policies are included in Section LU-A, Agriculture and Section OS-E, Fish and Wildlife Habitat.

Goal LU-B To preserve the unique character of the Westside Rangelands, which includes distinctive geologic and topographic landforms, watersheds, important agricultural activities, and significant biological resources, while accommodating agriculture, grazing, recreation, resource recovery, and other limited uses that recognize the sensitive character of the area.

Policies

Policy LU-B.1 The County shall maintain areas designated Westside Rangeland for grazing and other appropriate open space uses and shall direct development to areas specifically planned for more intensive uses.

Policy LU-B.2 The County shall allow by right in areas designated Westside Rangeland grazing and other agricultural activities related to the production of food and fiber and support uses incidental and secondary to the onsite agricultural operations. Uses listed in Table LU-4 are illustrative of the range of uses allowed in areas designated Westside Rangeland. Other uses consistent with the intent of the grazing policies may be permitted by amendment of the Zoning Ordinance.

Policy LU-B.3 The County may allow by discretionary permit in areas designated Westside Rangeland special agricultural uses and agriculturally-related activities, and certain non-agricultural uses listed in Table LU-4. Approval of these or similar uses in areas designated Westside Rangeland shall be subject to the following criteria:

- a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics.

- b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.
- c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.
- d. A probable workforce should be located nearby or be readily available.
- e. For proposed commercial uses the following additional criteria shall apply:
 - 1. Commercial uses should be clustered in centers instead of single uses.
 - 2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.
 - 3. New commercial uses should be located within or adjacent to existing centers.
 - 4. Sites should be located on a major road serving the surrounding area.
 - 5. Commercial centers should not encompass more than one quarter (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences.
- f. For proposed churches and schools, the evaluation under criteria LU-B.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- g. When approving a discretionary permit for an existing use, the criteria listed above shall apply except for LU-B.3b, e2, e4, and e5.

Policy LU-B.4 The County shall require that the recovery of mineral resources and the exploration and extraction of oil and natural gas in areas designated Westside Rangeland comply with Section OS-C, Mineral Resources, of the Open Space and Conservation Element. (See Section OS-C, Mineral Resources)

Policy LU-B.5 The County shall maintain forty (40) acres as the minimum permitted parcel size in areas designated Westside Rangeland, except as provided in Policies LU-B.7, LU-B.9, and LU-B.10. The County may require parcel sizes larger than forty (40) acres based on zoning, local conditions, and to help ensure the viability of grazing and agricultural operations.

Policy LU-B.6 The County shall allow by right on each parcel designated Westside Rangeland and zoned for agricultural use one (1) single family residential unit. One (1) additional single family residential unit shall be allowed for each forty (40) acres in excess of forty (40) acres where the minimum parcel size is forty (40) acres. The County may by discretionary permit, allow a second unit on parcels otherwise limited to a single unit.

Policy LU-B.7 The County may allow creation of homesites smaller than the minimum parcel size required by Policy LU-B.5 in areas designated Westside Rangeland if the parcel involved in the division is at least forty (40) acres in size and subject to the following criteria:

- a. The minimum lot size shall be sixty thousand (60,000) square feet of gross area, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre, and
- b. One of the following conditions exists:
 1. A lot less than forty (40) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property, or
 2. The lot or lots to be created are intended for use by persons involved in the farming or ranching operations and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per each forty (40) acres, or
 3. The present owner owned the property prior to the date that these policies were implemented by adoption of the exclusive agriculture zone district and wishes to retain his homesite and sell the remaining acreage for grazing or other agricultural purposes.

Each homesite created pursuant to this policy shall reduce by one (1) the number of residential units otherwise authorized on the remainder parcel created from the original parcel.

Policy LU-B.8 The County shall allow the Agricultural Commercial (AC) center zone district to remain in areas designated Westside Rangeland if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or the addition of new commercial uses shall require a discretionary permit as provided in Policy LU-B.3.

Policy LU-B.9 The County may allow by discretionary permit creation of substandard lots when necessary for the development of an agricultural commercial center pursuant to Policy LU-B.3 or in conjunction with development within a designated commercial interchange within the Westside Freeway overlay. Approval of such parcels shall take into consideration the proposed use of the property, surrounding uses, and the potential for abandonment of the planned commercial use at a future date. Appropriate conditions shall be applied to minimize adverse impacts on surrounding agricultural operations. Parcels for agricultural commercial centers shall in no case be less than one (1) gross acre.

TABLE LU-4				
TYPICAL USES ALLOWED IN AREAS DESIGNATED WESTSIDE RANGELAND (Policies LU-B.2 and LU-B.3)				
BY RIGHT	SPECIAL PERMIT USES			
Agricultural Uses	Special Agricultural Uses	Agriculturally-Related & Non-Agricultural Uses		Agricultural Commercial Centers
<p>Crop & livestock production except as specified under Special Permitted Uses</p> <p>Packing, processing, & sale of crops produced on the premises, or where such activity is carried on in conjunction with, or as part of a bonafide agricultural operation under the same ownership except as specified under Special Permitted Uses</p> <p>Sale of livestock produced or raised on the premises</p> <p>Residences</p> <p>Home occupations</p> <p>Non-intensive recreation such as hiking, rockhounding, and hunting</p> <p>Certain oil and gas activity pursuant to policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element</p>	<p>Cattle feed lots</p> <p>Sheep lots</p> <p>Goat lots</p> <p>Swine lots</p> <p>Poultry operations</p> <p>Mushroom growing</p>	<p>Trucking operations servicing the agricultural community</p> <p>Inspection & weighing services associates with transportation of agricultural products</p> <p>Boarding & training kennels</p> <p>Commercial meat processing plants</p> <p>Commercial packing & processing of crops</p> <p>Specialty animal raising</p> <p>Feed & farm supply sales</p> <p>Veterinarian offices</p> <p>Public buildings & yards, fire stations</p> <p>Churches</p>	<p>Flood control</p> <p>Sewage treatment plants</p> <p>Solid waste disposal</p> <p>Schools</p> <p>Cemeteries</p> <p>Commercial stables & riding academies</p> <p>Radio & television broadcasting stations</p> <p>Wireless communication facilities</p> <p>Substations</p> <p>Liquified petroleum gas distribution & storage</p> <p>Airports</p> <p>Detention facilities</p> <p>Intensive recreation such as golf courses, dude ranches, off-road vehicle parks, recreational vehicle camp sites, & campgrounds</p> <p>Mineral extraction and oil and gas development pursuant to policies in Section OS-C, Mineral Resources of the Open Space and Conservation Element</p>	<p>Veterinary services & hospitals</p> <p>Medical & health services</p> <p>Public bldgs. and yards, fire stations</p> <p>Irrigation systems, administration offices</p> <p>Water-well drilling service</p> <p>Farm equipment & machinery sales, rental, storage, & maintenance</p> <p>Welding & blacksmith shops</p> <p>Agricultural employment services</p> <p>Farm labor contractor service</p> <p>Feed & farm supply sales</p> <p>Fertilizer sales</p> <p>Bldg. materials sales</p> <p>Hardware stores</p> <p>Misc. general merchandise stores</p> <p>Grocery stores</p> <p>Gasoline service station</p> <p>Liquefied petroleum gas distribution & storage</p> <p>Livestock auction markets</p> <p>Eating & drinking establishments</p> <p>Beauty & barber shops</p> <p>Caretaker's residence</p> <p>Churches</p> <p>Trucking operations servicing the agricultural community</p>

- Policy LU-B.10 The County may allow by discretionary permit creation of substandard size lots when such is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration of oil and gas in accordance with the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size.
- Policy LU-B.11 The County shall require that new development requiring a County discretionary permit be planned and designed to maintain the scenic open space character of rangelands including view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible, and use design, construction and maintenance techniques that minimize the visibility of structures on hillsides, ridgelines, steep slopes, and canyons.
- Policy LU-B.12 The County shall require a preliminary soils report for discretionary development projects when the project site is subject to moderate or high risk landslide potential and has slopes in excess of fifteen (15) percent.
- If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic report by a registered geologist and registered civil engineer, or a registered engineering geologist, shall be required indicating the suitability of any proposed or additional development.
- Policy LU-B.13 In conjunction with environmental reviews under CEQA, the County shall require applicants to identify biological resources to determine if there are sensitive and/or important flora and fauna that require special protection measures.
- Policy LU-B.14 The County shall accept California Land Conservation contracts on all land designated Westside Rangeland subject to location, acreage, and use limitations established by the County.

Implementation Programs

- Program LU-B.A The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including numbers of exceptions, size of the lots, and their location shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-B.7, LU-B.9, and LU-B.10)

Responsibility: Planning & Resource Management Department
 Time Frame: Annually

C. RIVER INFLUENCE AREAS

The San Joaquin and the Kings River valleys have unique features such as topography, wildlife, vegetation, micro-climate, and openness that make them attractive for multiple uses including agriculture, sand and gravel mining, recreation, and homesite development. These river valleys at the same time are subject to natural constraints to development such as periodic flooding and soils with a high water table and poor filtration capacity for domestic sewage.

Policies in this section seek to preserve and enhance the county's river influence areas by avoiding adverse impacts from development and encouraging environmentally-friendly recreational and agricultural activities. Related policies are included in Section LU-A, Agriculture; Section LU-E, Non-Agricultural Rural Development; Section LU-F, Urban Development Patterns; Section OS-A, Water Resources; Section OS-C, Mineral Resources; Section OS-E, Fish and Wildlife Habitat; Section OS-I, Recreational Trails; and Section OS-K, Scenic Resources.

Goal LU-C To preserve and enhance the value of the river environment as a multiple use, open space resource; maintain the environmental and aesthetic qualities of the area; protect the quality and quantity of the surface and groundwater resources; provide for long term preservation of productive agricultural land; conserve and enhance natural wildlife habitat; and maintain the flood-carrying capacity of the channel at a level equal to the one (1) percent flood event (100-year flood).

Policies

- Policy LU-C.1 The County shall regulate land use along the Kings River in accordance with policies of the Kings River Regional Plan.
- Policy LU-C.2 Within the San Joaquin River Corridor Overlay, the County shall accommodate agricultural activities with incidental homesites, recreational uses, sand and gravel extraction, and wildlife habitat and open space areas. (See Figure LU-2)
- Policy LU-C.3 The County may allow by discretionary permit commercial activities needed to serve San Joaquin River Parkway visitors, such as sales of food and beverages, camper's grocery items, books, guides, and educational materials, consistent with the objectives and policies of the San Joaquin River Parkway Master Plan.
- Policy LU-C.4 The policies of the Friant Community Plan shall remain applicable in the Friant Community Plan area.
- Policy LU-C.5 The County may allow the extraction of rock, sand, and gravel resources along the Kings River consistent with the Kings River Regional Plan policies and Section OS-C, Minerals Resources, of the Open Space and Conservation Element. (See Policy OS-C.11)
- Policy LU-C.6 The County may allow the extraction of rock, sand, and gravel resources along the San Joaquin River consistent with the Minerals Resources section policies of the Open Space and Conservation Element.
- Policy LU-C.7 The County, in approving recreational facilities in the San Joaquin River Parkway adjacent to residential uses, shall require a buffer of at least 150 feet and screening vegetation as necessary to address land use compatibility issues.
- Policy LU-C.8 Fresno County shall take into consideration the presence of the regulatory floodway or other designated floodway, the FEMA-designated 100-year floodplain, estimated 250-year floodplain, the Standard Project Flood, and the FMFCD Riverine Floodplain Policy in determining the location of future development within the San Joaquin River Parkway area. Any development sited in a designated 100-year floodplain shall comply with regulatory

requirements at a minimum and with the FMFCD Riverine Floodplain Policy criteria, or requirements of other agencies having jurisdiction, where applicable.

Policy LU-C.9 The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to preserve and protect identified wildlife corridors along the San Joaquin River. The County shall administer these regulations in consultation with the San Joaquin River Conservancy.

Policy LU-C.10 The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to protect natural reserve areas in the San Joaquin River Parkway, principally in those areas adjoining the wildlife corridor along the river where the largest acreage's of highest quality habitat exist. The County shall administer these regulations in consultation with the San Joaquin River Conservancy.

Implementation Programs

Program LU-C.A The County will update and maintain the Kings River Regional Plan to guide County decision-making concerning land use and environmental quality within the Kings River influence area. (See Policies LU-C.1 and OS-H.10)

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: FY 02-03 (first update); subsequently as needed

Program LU-C.B The County shall work with the San Joaquin River Parkway and Conservation Trust, San Joaquin River Conservancy, City of Fresno, and other interested agencies and organizations to implement the San Joaquin River Parkway Master Plan.

Responsibility: Board of Supervisors
Planning & Resource Management Department
Time Frame: Ongoing

D. WESTSIDE FREEWAY CORRIDOR

The Westside Freeway (Interstate Route 5), constructed between 1965 and 1972, is a major travel corridor between Los Angeles and San Francisco. Because protecting the freeway as a major traffic artery is of paramount interest to the public, development along this corridor must be carefully planned.

In 1963, the California State Legislature adopted the Westside Freeway Park and Development Act, requiring each local jurisdiction traversed by Interstate 5 to prepare development policies for the interchange areas. In response to this legislation, the Fresno County Board of Supervisors adopted the General Plan for Land Use-Westside Freeway as a long-range guide for land use along the freeway and around its interchanges.

Policies in this section identify major and minor interchange areas where travel-related commercial and agriculture-related development is deemed appropriate, define the appropriate uses for these interchange areas, and seek to protect the rest of the corridor for agricultural operations. Related policies are included in Section LU-A, Agriculture; Section LU-F, Urban Development Patterns; and Section TR-A, Streets and Highways.

Goal LU-D To promote continued agricultural uses along Interstate 5, protect scenic views along the freeway, promote the safe and efficient use of the freeway as a traffic carrier, discourage the establishment of incompatible and hazardous uses along the freeway, and provide for attractive, coordinated development of commercial and service uses that cater specifically to highway travelers, and of agriculture-related uses at key interchanges along Interstate 5.

Policies

Policy LU-D.1 The County may designate interchanges along Interstate 5 as either major or minor commercial centers in its Zoning Ordinance. Existing designated major commercial centers at the Panoche Road, Dorris Avenue, and Jayne Avenue interchanges, and existing designated minor commercial centers at the Nees Avenue and Derrick Avenue interchanges will continue to be designated as such. (See Figure LU-3)

Policy LU-D.2 The County designates areas surrounding the major and minor commercial interchanges as interchange impact areas as delineated in the Zoning Ordinance, Section 816.7. The County shall allow only limited agricultural uses as a matter of right within interchange impact areas. The County may allow other agriculture uses by discretionary permit.

Policy LU-D.3 The County shall allow only agricultural uses with a minimum lot size of forty (40) acres at all interchanges not designated commercial interchanges or interchange impact areas in the Zoning Ordinance, and in all other lands bordering the freeway for a lateral distance of one (1) mile. (See Figure LU-3)

Policy LU-D.4 The County shall generally limit development at major or minor commercial interchanges to one-square mile of land centered on the freeway interchange structure.

Policy LU-D.5 The County shall allow commercial uses only in the areas designated as major and minor commercial interchange subject to the provisions of the County Zoning Ordinance Section 860, entitled "Regulations for Inter-State Freeway Interchange Commercial Development." Both types of commercial interchanges shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses serving the needs of freeway users and the agricultural community, with major commercial centers allowing a broader range of uses than minor commercial centers.

Policy LU-D.6 The County shall require commercial interchange development to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints.

Policy LU-D.7 The County shall require development of the proposed Coalinga Air Cargo Port, adjacent to Interstate 5, to be in accordance with the provisions specified in the Coalinga Regional Plan.

Implementation Programs

Program LU-D.A The County shall revise its Zoning Ordinance to implement the revised provisions of this section concerning the Westside Freeway Corridor. (See Policies LU-D.1 through LU-D.7)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 01-02

RURAL DEVELOPMENT

E. NON-AGRICULTURAL RURAL DEVELOPMENT

The vast majority of Fresno County's rural area is designated for agricultural, rangeland, or open space uses. However, the General Plan designates land for four types of rural development that are primarily residential in character: Rural Residential, Foothill Rural Residential, Rural Settlement Areas, and Planned Rural Communities.

This plan, however, restricts the designation of additional areas for such development because there is already a large inventory of vacant rural residential lots, additional rural residential development is not needed to accommodate projected unincorporated growth, and rural residential development has environmental and service impacts that can and should be avoided.

Rural Settlement Areas, which consist of small unincorporated residential settlements surrounded by agriculture and other open space uses, have experienced little growth since their early founding. Substantial population growth in these areas is not anticipated in the future. Planned Rural Community is an intermediate land use designation that provides for a density of development that is higher than that of the Rural Residential but still significantly lower than the General Plan's urban designations. This designation has been applied to a single location (Quail Lake Estates Specific Plan). This General Plan prohibits the designation of any additional land as Planned Rural Community for the same reasons cited above. These restrictive land use policies retain land use planning options for future generations.

Policies in this section provide for appropriate development in rural areas by directing development away from productive and potentially productive agricultural areas, limiting expansion of existing designated rural residential areas, and minimizing the environmental and service impacts of continued development within areas already designated for rural development. Related policies are included in Section LU-A, Agriculture; Section LU-B, Westside Rangeland; Section PF-C, Water Supply and Delivery; and Section PF-D, Wastewater Collection, Treatment, and Disposal.

Goal LU-E To provide for the continued development of areas already designated for non-agricultural rural-residential development in a manner that minimizes environmental impacts and public infrastructure and service costs while restricting designation of new areas for such development.

Rural Residential Development

- Policy LU-E.1 The County shall allow by right in areas designated Rural Residential single family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit certain other agricultural uses and non-agricultural uses, including rural commercial centers. For proposed rural commercial centers, the following criteria shall apply:
- a. Commercial uses should be clustered in centers instead of single uses.
 - b. The use shall provide a needed service to the surrounding rural residential community which cannot be provided more efficiently within urban centers.
 - c. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of two (2) miles from any existing or approved commercial use.
 - d. New commercial uses should be located within or adjacent to existing centers.
 - e. Commercial centers should not encompass more than one quarter (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved, and should not provide potential for development exceeding ten (10) separate business activities, exclusive of caretakers' residences.
 - f. The center should be a minimum of two (2) miles from any agricultural commercial center, or designated rural settlement area, or the nearest existing or designated commercial area of any city or community, or newly established rural residential commercial centers.
 - g. The center should be located at the corner of an intersection where at least one of the roads is classified as an arterial road on the Transportation and Circulation Element of the General Plan.
 - h. Distance from other existing commercial zoning and uses should be considered when siting commercial centers.
- Policy LU-E.2 The County shall permit the Rural Commercial (RCC) zone district to remain in areas designated Rural Residential if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or addition of new commercial uses shall require a discretionary permit subject to the criteria in Policy LU-E.1.
- Policy LU-E.3 The County shall maintain two (2) acres as the minimum permitted lot size, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies, and public or quasi-public common use areas, except as provided for in policies LU-E.6 and LU-E.7.
- Policy LU-E.4 The County shall recognize legal lots of less than two (2) acres that existed under separate ownership at the time of zone adoption within the rural residential zone districts.
- Policy LU-E.5 The County may allow planned residential developments in areas designated Rural Residential subject to Policies LU-H.6 and LU-H.7b (for developments permitted under Policy LU-E.7), and Policies LU-H.7e through LU-H.7k.

- Policy LU-E.6 The County shall allow planned residential developments consisting of a minimum two (2) acre lot in areas designated for rural residential development subject to the following conditions:
- a. The buildable portion of the lot shall be a minimum of thirty-six thousand (36,000) square feet.
 - b. Dwellings shall be limited to single family structures.
 - c. The ratio of lot depth to width shall not exceed four (4) to one (1).
 - d. Individual wells and septic systems shall be required.
 - e. The size and configuration of the buildable portion of the lot shall be based on sufficient geological and hydrological investigations.
 - f. Common open space areas that provide a portion of the two-acre lot should not include road and canal rights-of-way, reservations, permanent water bodies, and common use areas that are occupied by buildings, streets, maintenance sheds, tennis courts, parking lots, and similar uses that are not of an open character.
 - g. Common open space areas that provide a portion of the two-acre lot shall be vested in fee title ownership to each individual property owner, but may be used for common use purposes.
- Policy LU-E.7 The County shall allow, under special circumstances to be determined by the Board of Supervisors, planned residential developments of at least one hundred (100) acres that incorporate a golf course or permanent water body(ies) where the minimum lot size is thirty six thousand (36,000) square feet and the overall project density is one (1) dwelling unit per two (2) acres. The following standards shall apply:
- a. Community sewers may be utilized.
 - b. The golf course or permanent water body(ies) may be included in the calculation of the required one (1) unit per two (2) acre density.
 - c. The golf course or permanent water body(ies) shall be considered as common area and maintained through means acceptable to the County. The lake(s) or pond(s) should be permanently filled with water, except for periods when surface water is not available, or maintenance requires temporary drainage.
 - d. The golf course or permanent water body(ies) shall constitute a minimum of twenty-five (25) percent of the open space of the project.
 - e. Common open space areas that provide a portion of the two (2) acre density shall be designated as open space and zoned to the Open Conservation (O) District.
 - f. Use of a permanent water body shall only be approved consistent with the water policies of this plan.
- Policy LU-E.8 The County shall not allow further parcelization of uncommitted Rural Residential areas lying northeast of the Enterprise Canal due to potential groundwater supply problems. These areas shall be zoned to a Limited Agricultural Zone District. However, rezoning and development for Rural Residential use may be permitted subject to the following criteria:
- a. The parcel to be developed is not productive agricultural land, and agricultural use of the property is not feasible.

- b. The County shall make a determination of the availability of an adequate water supply to serve the proposed development. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed a "hydrogeologic investigation" or other information acceptable to the County shall be required to confirm the availability of groundwater in amounts necessary to meet project demand.
- c. The County shall make a determination of the impact that the use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation shall be required. Should the hydrogeologic investigation determine that significant pumping-related impacts will extend beyond the boundary of the property in question, those impact shall be mitigated.
- d. The County shall make a determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.

Policy LU-E.9 The County shall limit development of the thirty (30)-acre Friant Rural Residential area to twelve (12) housing units.

Policy LU-E.10 The County shall require new subdivisions within areas designated Rural Residential be designed to utilize individual on-site sewer and water systems. All proposals shall be reviewed by the County Geologist and the County Health Officer to determine the appropriate minimum lot size based on local hydrogeological conditions. Community systems and lots less than two (2) acres may be permitted only in conjunction with a Planned Residential Development pursuant to Policy LU-E.7; where consistent with the policies of the Sierra-North and Sierra-South Regional Plans; or where a graduated transition of density is needed to protect existing rural residential developments from land use conflicts at the interface with urban development on land outside and adjacent to the sphere-of-influence of a city.

Policy LU-E.11 The County shall require subdividers of rural residential lots to install, provide, or participate in an effective means for utilization of available surface water entitlements for the area included in the subdivision, such as:

- a. Facilities to deliver surface water to each parcel;
- b. To develop a single recharge basin for the entire development (with necessary arrangements for its operation and maintenance); or
- c. To participate in the activities of a public agency to recharge the available supplies for the beneficial use of the properties within the development and the FCMA. The division shall not render inoperative any existing canal.

Policy LU-E.12 The County shall ensure through discretionary permit approvals and other development regulations that development within areas designated Rural Residential does not encroach upon natural water channels or restrict natural

water channels in such a way as to increase potential flooding damage. Land divisions shall not render inoperative any existing canal.

- Policy LU-E.13 The County shall allow agricultural preserves to be established within areas designated Rural Residential. Within the preserve, California Land Conservation contracts will be accepted subject to the use and acreage limitations established by the County.

Special Commercial Development in Rural Residential Areas

- Policy LU-E.14 Although located within a predominately Rural Residential area, the 14.15 acre parcel located at the northwest corner of East Shaw Avenue and the North Bethel Avenue Alignment (APN 308-210-35) is designated Special Commercial limited to a meeting hall, wedding chapel and gift shop.
- Policy LU-E.15 The Special Commercial designation comprising approximately 150 acres on the south side of Shaw Avenue at the Indianola alignment recognizes an existing recreational facility and provides for consideration of potential future expansion of the facility and the development of additional compatible commercial recreational uses. Application of consistent zoning, which may include conditional zoning, and approval of any subsequent discretionary permit(s) shall include a finding that expansion of the facility will be compatible with the surrounding land uses.

Rural Residential Development Restrictions

- Policy LU-E.16 The County shall not designate additional land for Rural Residential or Foothill Rural Residential development, except for unique circumstances to be determined by the Board of Supervisors.
- Policy LU-E.17 The County shall consider the current inventory of undeveloped parcels when reviewing rezoning and subdivision proposals involving lands currently designated Rural Residential or Foothill Rural Residential. Such proposals shall generally not be considered appropriate until such time as at least sixty (60) percent of the available lots in the area have been developed.
- Policy LU-E.18 The County shall consider redesignating undeveloped parcels ten (10) acres or larger in size to the Reserve designation if such parcels are located within the sphere of influence of a city and designated for future urban use on the city's general plan.
- Policy LU-E.19 In areas outside the sphere of influence of a city, the County shall encourage owners of parcels twenty (20) acres or larger in size to seek redesignation of their land for agricultural uses by establishing procedures that allow the related General Plan Amendment and rezoning applications to be processed without cost to the property owner provided that the property owner concurrently executes a California Land Conservation contract with the County.

Foothill Rural Residential

- Policy LU-E.20 Except as provided in this section, development within areas designated Foothill Rural Residential shall comply with the policies and standards of the Sierra-North Regional Plan and the Sierra-South Regional Plan.

Rural Settlement Area

- Policy LU-E.21 The County shall apply the Rural Settlement Area designation only to those areas where a small concentration of housing and commercial or industrial uses serve the surrounding agricultural area. The following locations are designated as Rural Settlements: Bowles, Centerville, Monmouth, Dos Palos-East, and Cantua Creek. (See Figure LU-1e)
- Policy LU-E.22 The County shall allow by right in areas designated Rural Settlement Area single family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit non-agricultural uses that provide a needed service to the surrounding rural area. Other uses consistent with the intent and purpose of these rural settlement policies may be added by amendment of the Rural Settlement Area zone district.
- Policy LU-E.23 The County may approve land divisions in areas designated Rural Settlement Area when the following criteria are met:
- a. The minimum net lot size shall be two (2) acres, except as allowed by LU-E.23c below.
 - b. The ratio of lot depth width shall not exceed four (4) to one (1).
 - c. A minimum of thirty-six thousand (36,000) square feet per lot shall be permitted if community water facilities are available and soils are suitable for individual septic systems.
- Policy LU-E.24 The County may allow expansion of existing Rural Settlement Areas to include vacant parcels, parcels wholly or partially committed to existing industrial uses, or parcels currently devoted to agricultural use if all of the following conditions are satisfied:
- a. The parcel is less than eighty (80) acres in area;
 - b. The parcel is contiguous to properties in the Rural Settlement Area;
 - c. Productive agricultural use of the parcel is not economically feasible because incompatible non-agricultural uses on contiguous properties severely restrict normal agricultural practices; and
 - d. The parcel is needed for the expansion of an existing use within the Rural Settlement Area or to establish an essential service for the Settlement and/or the surrounding agricultural area.
- Policy LU-E.25 The County shall require that the development of new commercial uses in Rural Settlement Areas be guided by the following criteria:
- a. The total number of existing and proposed commercial uses should not exceed fifteen (15), exclusive of caretaker's residences.

- b. The development should be designed to be compatible with existing uses on adjacent properties.
- c. The location of the proposed development shall satisfy one of the following conditions:
 - 1. The development should be on a major street or an intersection.
 - 2. The development should front on a road with existing commercial activity and should be within six hundred and sixty (660) feet of the nearest commercial use.
- d. Building height should not exceed the height of adjacent structures.
- e. Off-street parking should be sufficient for the proposed use.

Policy LU-E.26 The County shall require that industrial zone districts within the Monmouth Rural Settlement Area be consistent with the following criteria:

- a. Parcels shall be wholly or partially committed to existing industrial uses; and
- b. Industrial zoning shall be conditioned to permit only agriculturally-related industry.

Planned Rural Community

Policy LU-E.27 The County shall allow development within the designated Quail Lakes Planned Rural Community to proceed in accordance with the Specific Plan adopted at the time the designation was granted by the County. The County may grant amendments to the Specific Plan provided the overall density of development is not increased and the plan continues to demonstrate the following:

- a. The development will have no significant adverse impacts on groundwater;
- b. Public improvements within a Planned Rural Community shall be designed and constructed in a manner that is not growth inducing but would not preclude future annexation to a city;
- c. Impacts on Fresno County for the provision of services including, but not limited to, police, fire protection, schools, and other essential public services are adequately mitigated;
- d. The development will not have a net adverse fiscal effect on Fresno County;
- e. Provide a service delivery plan and a maintenance and operation program which will assure appropriate delivery of services and funding measures for the development; and
- f. Provide for monitoring of mitigation measures established by the required Environmental Impact Report.

Policy LU-E.28 The County shall not approve expansion of the existing Planned Rural Community designation or designate additional areas for such development.

URBAN DEVELOPMENT

F. URBAN DEVELOPMENT PATTERNS

The fundamental policy directive of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available (see page 8, Agricultural Land Protection Vision Statement). The County has a direct role in shaping the character of urban development as it continues to manage growth in the existing unincorporated communities and specific plan areas. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future residents of the county.

This section addresses development patterns in urban and urbanizing areas. The policies in this section have two main purposes. The first is to encourage pedestrian- and transit-oriented development and infill of vacant or under-utilized urban land. These policies seek to create well-designed, mixed-use, higher-density developments in which jobs, commercial activities, and amenities are located along transit corridors and closer to residential areas to encourage pedestrian and transit access. The second purpose of this section is to establish development guidelines and standards for urban residential, commercial, and industrial development. Related policies are included in Section TR-B, Transit, Section TR-D, Bicycle Facilities, Section PF-I, School and Library Facilities; Section PF-C, Water Supply and Delivery, Section LU-D, Wastewater Collection, Treatment, and Disposal.

Goal LU-F To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

Policies

Pedestrian and Transit-Oriented Development

- Policy LU-F.1 The County shall encourage mixed-use development that locates residences near compatible jobs and services.
- Policy LU-F.2 The County shall encourage the combination of residential, commercial, and office uses in mixed use configurations on the same site.
- Policy LU-F.3 The County shall promote development of higher-density housing in areas located along major transportation corridors and transit routes and served by the full range of urban services, including neighborhood commercial uses, community centers, and public services.
- Policy LU-F.4 The County shall selectively redesignate vacant land for higher density uses or mixed uses to facilitate infill development.
- Policy LU-F.5 The County shall encourage subdivision designs that site neighborhood parks near activity centers such as schools, libraries, and community centers.
- Policy LU-F.6 The County shall encourage the creation of activity centers including schools, libraries, and community centers in existing neighborhoods.

- Policy LU-F.7 The County shall seek to reduce the amount of land devoted to parking in new urban non-residential development and encourage the use of shared parking facilities.
- Policy LU-F.8 The County shall adopt transit- and pedestrian-oriented design guidelines and incorporate them into community plans and specific plans. The County shall review development proposals for compliance with its adopted transit- and pedestrian-oriented design guidelines to identify design changes that can improve transit, bicycle, and pedestrian access.
- Policy LU-F.9 The County shall plan adequate pedestrian-oriented neighborhood commercial shopping areas to serve residential development.
- Policy LU-F.10 The County shall encourage school districts to site new schools in locations that allow students to safely walk or bicycle from their homes, and to incorporate school sites into larger neighborhood activity centers that serve multiple purposes.

Urban Residential Development Standards

- Policy LU-F.11 The County shall allow the following within designated residential areas:
 - a. Public and semi-public uses and open recreational uses by discretionary permit.
 - b. Office Commercial uses within unincorporated communities when there are no designated office commercial areas.
- Policy LU-F.12 The County shall require a minimum of thirty-six thousand (36,000) square feet per dwelling unit in low density residential areas with community water, but with no community sewer systems. This policy applies only to the communities of Lanare, Friant, and Easton.
- Policy LU-F.13 The County may permit land designated Low and Medium Density Residential to develop to the next higher density when such development will not have an adverse impact on surrounding land uses. This density increase is intended to be used to facilitate development of by-passed remnant parcels in substantially developed areas.
 - a. The circumstances where more intensive development may be permitted include the following:
 - 1. Property which is contiguous to a higher density residential or other intensive non-residential urban uses.
 - 2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
 - b. If either of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
 - 1. The building height should not exceed the height of surrounding structures.

2. The site development of residential units or a residential complex should be compatible with existing and planned uses on adjacent properties.
3. Off-street parking should be sufficient for residents of the development and their guests, and should be designed to minimize the impact on neighboring development.

Policy LU-F-14 The County may permit land designated Medium Density Residential to develop with less than six thousand (6,000) square foot lots and reduced development standards, subject to a discretionary permit. This increase in density and flexibility is intended to lower development costs and accommodate smaller homes than normally built in this designation. The following requirements shall apply:

- a. Minimum lot sizes shall not be less than four thousand five hundred (4,500) square feet if developed as part of a conventional subdivision. The development shall be compatible with existing and planned uses on adjacent properties.
- b. Small lot single family residential subdivisions require more attention to planning details related to siting units, exterior and interior design, parking, outdoor space, and privacy.
Criteria to be considered include:
 1. A minimum of thirty (30) percent of each lot's net area shall be designed for usable yard areas and setbacks for garage openings facing the access street and shall not be less than twenty (20) feet. If roll-up garage doors are provided, the required setback for garage openings facing the access street may be reduced to eighteen (18) feet for projects located within the City of Fresno's Sphere of Influence.
 2. Front yard setbacks should be staggered with varied roofline treatment and housing styles. The street pattern should utilize curving streets, cul-de-sacs, and parking bays to improve the appearance of the neighborhood.
 3. A minimum of two (2) parking spaces in addition to the required covered parking should be required on each lot to compensate for reduce street frontages.
- c. Maximum density shall not exceed one (1) dwelling unit per four thousand five hundred (4,500) square feet for Planned Residential Developments.

Policy LU-F.15 The County shall permit land designated Medium High Density Residential to develop to a lower urban residential density when contiguous to, or across the street from, a lower density residential area.

Policy LU-F.16 The County may permit land designated Medium High Density Residential to develop to a density of one (1) dwelling unit per one thousand five hundred (1,500) square feet when such development will not have an adverse impact on surrounding land uses. This density increase is intended to be used to facilitate development of by-passed remnant parcels in substantially developed areas.

- a. The circumstances where more intensive development may be permitted include the following:
 1. Property which is contiguous to a higher density residential or other intensive non-residential urban uses.

2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
 3. Property with a County commitment for allowing higher density than one (1) dwelling unit per two thousand four hundred (2,400) square feet at the time of plan adoption. For purposes of this sub-section, "County commitment" is limited to approved site plan reviews, conditional use permits, and fully developed R-3 zoned parcels.
- b. If any of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
1. Community water and sewer facilities should be available.
 2. The building height should not exceed the height of surrounding structures.
 3. The site development of residential units or a residential complex should be compatible with existing and planned uses on adjacent properties.
 4. Off-street parking should be sufficient for residents of the development and their guests, and should be designed to minimize the impact on neighboring development.

Policy LU-F.17 The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.

Policy LU-F.18 The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

Policy LU-F.19 The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.

Policy LU-F.20 The County shall require residential subdivisions to be designed to provide interconnected internal and external street and pedestrian systems.

Policy LU-F.21 The County shall require community sewer and water services for urban residential development in accordance with the Fresno County Ordinance Code or as determined by the State Water Quality Control Board.

Urban Commercial Development

Policy LU-F.22 The County shall generally require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

Policy LU-F.23 The County shall require community sewer and water services for commercial development in accordance with the provisions of the Fresno County Ordinance Code, or as determined by the State Water Quality Control Board.

Policy LU-F.24 The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses.

Policy LU-F.25 The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

Policy LU-F.26 The County may allow land designated Community Commercial to develop with urban residential, office commercial, or neighborhood commercial uses or a combination of these uses where:

- a. The land is located in a transitional area and can be used as a buffer between the Community Commercial area and residential land uses; or
- b. The service area surrounding the property does not have the population to support the larger and more numerous shopping activities normally found in the Community Commercial district; or
- c. The property has a shape or size that would make it difficult to be developed for Community Commercial uses.

In these cases, development should be guided by the following criteria:

- a. Visual compatibility with the existing and planned uses on adjacent property should be required.
- b. Off-street parking should be sufficient for the residents of any development and their guests, and for office customers and employees. It should be designed to minimize the impact on neighboring development.
- c. The building height should not exceed the height of surrounding structures.

Policy LU-F.27 The County may allow land designated Central Business Commercial to develop with office commercial and urban residential uses or a combination of these uses where:

- a. The property is located in a transitional area and will serve as a buffer between the Central Business Commercial area, and office and residential uses.
- b. The property has a shape or size that would make it difficult to be developed for Central Business Commercial.

In these cases, development should be guided by the following criteria:

- a. No more than fifty (50) percent of a designated Central Business Commercial area should be designated for office or residential uses.
- b. The site development of residential units or office complexes should be visually compatible with the existing and planned uses on adjacent property.
- c. The building height should not exceed the height of surrounding structures.
- d. Off-street parking should be sufficient for the residents of any development and their guests and for office customers and employees. It should be designed to minimize the impact on neighboring development.

- Policy LU-F.28 The County may allow land designated Service Commercial to develop with non-intensive industrial uses if the applicable community plan does not designate any areas within the planned urban boundary of that community for industrial use. In this case, development should be guided by the following criteria:
- a. No more than fifty (50) percent of a designated Service Commercial area should be zoned for other than Service Commercial uses.
 - b. Any non-intensive industrial development permitted should be local in nature, serving primarily the community and environs where it is located.
 - c. Any non-intensive industrial uses permitted should not be offensive or undesirable to the residents of the area, and should not adversely impact the surrounding properties.
 - d. The building height should not exceed the height of structures permitted in the Service Commercial area.
 - e. The site development should be compatible with existing and planned uses on adjacent properties.
 - f. Off-street parking should be sufficient for customer, employee, and company vehicles. It should be designed to minimize the impact on neighboring development.

Urban Industrial Development

- Policy LU-F.29 The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:
- a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.
 - b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.
 - c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.
 - d. Limitations on the industry's size, time of operation, or length of permit.
- Policy LU-F.30 The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.
- Policy LU-F.31 To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.
- Policy LU-F.32 Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.

- Policy LU-F.33 The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns.
- Policy LU-F.34 The County shall require a specific plan for the development of the Coalinga Air Cargo Port as indicated in the Coalinga Regional Plan.
- Policy LU-F.35 The General Industrial designation of the 184.45 acre parcel near the unincorporated community of Helm is to allow production of non-agriculturally related inorganic chemicals in order to make the facility more economically viable as a supplier of agricultural chemicals. This designation is in recognition of the large capital investment in the facility and its importance to the agricultural economy, and should not be construed as setting a precedent for considering additional urban designations in agricultural areas.
- Policy LU-F.36 The County may approve rezonings and discretionary permits within the Golden State Industrial Corridor (see Figure LU-4) subject to the following criteria and consideration of Implementation Program OS-L.A addressing beautification of Highway 99:
- a. All persons whose proposal for development is within a city's sphere of influence shall be referred to the appropriate city and sanitation district for annexation. If the city does not respond to the proposal expressing an intent to annex within a reasonable time, the County shall accept the application.
 - b. The County shall refer to the appropriate city all applications for industrial and commercial development within a city's sphere of influence for review and recommendation.
 - c. The County may approve zoning or discretionary permits where the sanitation district stipulates that it will provide service or the Fresno County Health Officer and/or State Water Quality Control Board determines that service is necessary.
 - d. Properties lying easterly of the U.P.R.R. are planned for industry specifically because of railroad access potential. Development in this area shall be designed to provide railroad spur access or provide for future railroad extensions. The County may require any applicant for rezoning to provide communication from the railroad establishing an agreement to provide rail service.
 - e. Where proposed industrial zoning or development is adjacent to existing non-industrial uses or to land designated by the General Plan for non-industrial uses, policies contained in LU-F.29a, b, c, and d concerning development standards for general industry shall apply.
 - f. Access to properties between Highway 99 and Golden State Boulevard will be controlled to preserve the roadway capacity of Golden State Boulevard which is a super arterial. Dedication and improvement of frontage roads may be required as a condition of development.

- Policy LU-F.37 Within the Golden State Industrial Corridor, the County shall allow agricultural preserves to be established. Within the preserve, the County shall accept California Land Conservation contracts subject to the acreage and use limitations established by the County.
- Policy LU-F.38 Within the Golden State Industrial Corridor, the County may protest the installation of any additional spur tracks crossing Golden State Boulevard. The County shall permit the extension of existing spur tracks in the area west of Golden State Boulevard insofar as they do not cross any roadway intersecting with Highway 99.

Planned Urban Village

- Policy LU-F.39 The County shall apply the "Planned Urban Village" designation subject to the following criteria:
- a. Property designated "Planned Urban Village" shall be outside but contiguous to established Spheres of Influence.
 - b. Sites must be of a size and shape which can be logically and economically developed as a "Planned Urban Village." Generally, a property of 500 acres is necessary to accommodate the variety of uses in this designation.
 - c. If more than half of the site is under active agricultural production and is capable of sustainable and economically viable agricultural production, then a determination should be made that designating the site as a "Planned Urban Village" would generally reduce the pressure to convert for urban use land which has a higher probability of remaining in sustainable and economically viable agricultural production on a long-term basis. Among the factors that may be considered in making such determinations are: soils quality; water quality, quantity, dependability, and efficiency of use; existing or potential for urban development onto surrounding or adjacent lands; historical growth pressure and direction of growth; and desirable direction of further growth.
 - d. Property designated "Planned Urban Village" shall be adjacent to a major transportation corridor having the capability to accommodate, or be improved to accommodate, project-related and cumulative traffic.
- Policy LU-F.40 The County shall require all development within the "Planned Urban Village" designation be subject to an approved specific plan or a development plan approved as part of a development agreement. The specific plan or development plan will also specify the intensity of all land uses within the project site and provide detail of major infrastructure components. The specific plan or development plan must also demonstrate the following:
1. The uses within the "Planned Urban Village" are compatible with surrounding land uses.
 2. The public improvements within the "Planned Urban Village" are designed and constructed in a manner that would not preclude future annexation to the adjacent city.
 3. Impacts on Fresno County and other providers of services including but not limited to police, fire protection, schools, and other essential public services are adequately mitigated.

4. The development will not have a net adverse fiscal effect on Fresno County.
5. A Service Delivery Plan and a maintenance and operation program are proposed which will assure delivery of services and funding measures for the development.

Policy LU-F.41 The topics to be addressed in a specific plan or development plan shall include but not be limited to the following:

1. Distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. Proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the matters listed above.
5. Specific standards for development of the project area to include building height, setbacks, landscaping, lot coverage, trails, and any other physical components of the "Planned Urban Village."
6. Other topics deemed to be necessary by Fresno County and the developer to provide for a safe, attractive environment for future "Planned Urban Village" residents.

Policy LU-F.42 The County shall require all development within the "Planned Urban Village" to be in conformance with the following standards and criteria:

- a. Zone districts allowed within a "Planned Urban Village" shall be limited to the following:

P-V Planned Village

- b. Development standards shall be consistent with the adopted specific plan or the development plan implementing the "Planned Urban Village." The development standards shall provide the basis for creating a community of superior design.
 1. Traditional County Development Standards for roadways, curbs, gutters, sidewalks, trails, street lighting, building setbacks and other development requirements may be modified.
 2. Setbacks, landscape buffers, the trail network, and open space shall be used to enhance the character and theme of the "Planned Urban Village."
 3. The specific plan or development plan shall address alternative transportation systems which will link community open space features to shopping, schools, recreation and residential areas.
- c. Commercial uses shall meet the following criteria:
 1. Goods and services offered at any and all shopping areas should be primarily geared to the needs of residents of the "Planned Urban Village."

2. The location of commercial areas should be readily available to residents of the "Planned Urban Village" via the roadway systems, trail networks, or open space corridors.
3. All "Planned Urban Village" commercial centers shall be developed in accordance with an approved comprehensive site plan review application that addresses the following:
 - (a) Size, shape, and location of all buildings.
 - (b) Parking, pedestrian, trail, and other circulation areas.
 - (c) Landscaping areas with sufficient detail to determine appropriate tree shading of vehicle parking areas.
 - (d) Architectural style of buildings (all elevations) within view of Copper River Ranch Country Club, proposed or existing residences, or classified streets.
 - (e) Loading areas, trash collection areas, and appropriate screening.
 - (f) Signage and lighting.
4. All "Planned Urban Village" commercial centers shall be located at intersections of classified roadways.
- d. Development of the project site shall be centered around an open space feature which is an attractive amenity to the residents of the "Planned Urban Village".
- e. Minimum density within the "Planned Urban Village" shall not be less than four (4) units/acre with all land within the project area being considered as part of the total net acreage (excluding water bodies, recreational amenities, trails, streets, golf courses, and open space areas).
- f. Maximum density within the "Planned Urban Village" shall not exceed eight (8) units/acre for all land within the project area being considered as part of the total net acreage (excluding water bodies, recreational amenities, trails, streets, golf courses, and open space areas).
- g. Development shall include a pedestrian trail system that links residential village areas to open space and recreational features and commercial and employment opportunities within the proposed project area.
- h. The "Planned Urban Village" at a minimum shall include the following uses:
 1. Single family residential
 2. Multi-family residential
 3. Office (general, professional)
 4. Open space facilities
 5. Recreational facilities
 6. Commercial facilities
- i. A tertiary wastewater treatment facility shall be constructed to serve the needs of the residents of the "Planned Urban Village" project.
- j. Mixed-use commercial centers will be encouraged to provide for a combination of residential and non-residential uses on the same site.
- k. Sizing and construction of major infrastructure components shall be limited to serving those properties within the "Planned Urban Village" project area and small remnant parcels that may be contiguous to the project site that may pose a maintenance and/or fire hazard problem which would be detrimental to future residents.

Implementation Programs

Program LU-F.A The County shall work with the Cities of Clovis and Fresno and other cities as appropriate to adopt incentives and disincentives that will lead to compact urban development and infill of vacant and under-utilized land. (See Policies LU-F.1 through LU-F.10)

Responsibility: Board of Supervisors
Time Frame: Ongoing

Program LU-F.B The County shall review its Zoning Ordinance and Subdivision Ordinance to incorporate amendments that will implement the policies for pedestrian and transit-oriented development. (See Policies LU-F.1 through LU-F.10)

Responsibility: Board of Supervisors
Time Frame: FY 01-02

G. INCORPORATED CITY, CITY FRINGE AREA, AND UNINCORPORATED COMMUNITY DEVELOPMENT

Each incorporated city in the county and its unincorporated urban fringe functions as a single community requiring an extensive system of urban services. The most efficient method to provide required urban services at the lowest cost to the taxpayers is to concentrate urban development within cities, thus avoiding duplication of services and discouraging the formation of special purpose districts. In addition, there are a number of unincorporated communities in Fresno County that have a substantial urban population and exist as separate, distinct communities surrounded by agriculture or other open space uses. These communities have problems similar to those of cities in that urban growth depends on the provision of adequate services. Improved land use planning is required to maintain compact urban boundaries, minimize intrusion of urban development into productive agricultural areas, and create the optimum situation for provision of services. The challenge of addressing these planning issues has historically been greatest in the urban fringe areas surrounding the cities of Fresno and Clovis, the two largest cities in Fresno County.

Policies in this section seek to encourage coordination and consistency with the County and the cities regarding all land use matters, encourage growth within the cities, and ensure that development in unincorporated areas has adequate water and sewer services. Related sections include Section LU-A, Agriculture; Section LU-F, Urban Development Patterns; Section PF-C, Water Supply and Delivery; and Section PF-D, Wastewater Collection, Treatment, and Disposal.

Goal LU-G To direct urban development within city spheres of influence to existing incorporated cities and to ensure that all development in city fringe areas is well planned and adequately served by necessary public facilities and infrastructure and furthers countywide economic development goals.

Policies

Incorporated City and City Fringe Areas

- Policy LU-G.1 The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.
- Policy LU-G.2 Fresno County shall work cooperatively with all cities of the county to encourage each city to adopt and maintain its respective plan consistent with the Fresno County General Plan. The County shall adopt complementary planning policies through a cooperative planning process to be determined by the respective legislative bodies.
- Policy LU-G.3 The County shall encourage the cities to adopt policies consistent with urban development policies LU-F.1 through LU-F.10 of this General Plan.
- Policy LU-G.4 The County shall encourage orderly outward expansion of urban development by supporting only those city sphere of influence expansion proposals where the city has demonstrated a need for additional territory after documenting a good faith effort to implement an infill development program and minimize conversion of productive agricultural lands.
- Policy LU-G.5 The County shall encourage the cities to incorporate in their general plans County land use policies for neighborhoods that were established under County jurisdiction.
- Policy LU-G.6 The County shall encourage cities to incorporate in their general plans land use policies that minimize potential land use conflicts with agriculturally-related industrial operations and other agricultural activities at the urban interface through the provision of appropriate buffers or other measures.
- Policy LU-G.7 Within the spheres of influence and two (2) miles beyond, the County shall promote consultation between the cities and the County at the staff level in the early stages of preparing general plan amendments and other policy changes that may impact growth or the provision of urban services. Staff consultations, particularly concerning community plans, shall provide for meaningful participation in the policy formulation process and shall seek resolution of issues prior to presentation to the decision-making bodies.
- Policy LU-G.8 Following city adoption of a general or community plan, the County shall update the applicable County-adopted community plan. Any unresolved conflicts between the County and city plans shall be identified for the decision-making bodies. The County shall establish and maintain land use controls on unincorporated lands within the spheres of influence consistent with the policies of the County community plan and this countywide Agriculture and Land Use Element.

- Policy LU-G.9 The County shall, during the update of its community plans pursuant to Policy LU-G.8, evaluate the alternative of re-designating undeveloped rural-residential areas to the Reserve designation to support the efforts of the affected city to achieve more efficient use of land within its existing sphere of influence.
- Policy LU-G.10 The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land within their sphere boundaries, shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas within their spheres-of-influence.
- Policy LU-G.11 The County shall promote consultation between the cities and the County at the staff level when cities are developing proposed annexation boundaries or proposed sphere of influence expansions.
- Policy LU-G.12 The County shall encourage cities to generally include in their annexation proposals only those properties that are proposed for immediate development.
- Policy LU-G.13 The County will oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary.
- Policy LU-G.14 The County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding.
- Policy LU-G.15 Within the cities' planned urban boundary which the County has designated Reserve on its community plan, the County shall:
- a. Establish a limited agricultural zone district prohibiting creation of lots less than twenty (20) acres in area.
 - b. Consider contracts in accordance with the California Land Conservation Program or some other similar program, subject to location, acreage, and use limitations established by the County after consultation with the cities.
- Policy LU-G.16 Where a property is designated Reserve (limited agriculture) on the County's community plan, the County may, at the request of the city council, approve an urban development proposal consistent with the underlying urban use reflected on the County's community plan. Such action shall not require an amendment to the General Plan. In support of this recommendation, the city council will be requested to provide supporting documentation justifying the request.
- Policy LU-G.17 Within that portion of a city's planned urban boundary which the County has identified on its community plan as existing urban and which is within one-half (2) mile of the city, the County shall:
- a. Maintain zoning on existing fully-developed properties consistent with the County's community plan.

- b. Maintain zoning on undeveloped or underdeveloped properties consistent with the County's community plan if such properties are small in size and there is no conflict with provision LU-G.17c below.
- c. Maintain a "holding zone" on undeveloped or underdeveloped properties to minimize further urban development on properties which the County considers appropriate for annexation by the city. Criteria used to determine which properties will be placed in a "holding zone" include, but are not limited to, any one of the following:
 - 1. The property is adjacent to the city.
 - 2. The property adjoins a series or grouping of properties which are eighty (80) percent vacant and in aggregate contain a minimum of five (5) acres.
 - 3. The property is proposed for commercial or industrial use on the County's community plan, is at least two (2) acres in size, and abuts vacant property planned for a similar use.
- d. Refer all applicants for subdivision (except residential parcel maps), rezoning, and conditional use permits to the city for annexation.
- e. Consider additional urban development on properties previously referred to the city for annexation if such action is recommended by the city. Any such urban development must be consistent with the County's community plan.

Policy LU-G.18 Within that portion of a city's planned urban boundary which the County has identified on its community plan as existing urban and which is more than one-half (2) mile from the city, the County shall:

- a. Maintain zoning on existing fully developed properties consistent with the County community plan.
- b. Maintain a "holding zone" on undeveloped or underdeveloped properties to preclude further urban development. This zoning may be changed subject to provisions LU-G.18c and d below.
- c. Consider subdivision, rezoning, or conditional use proposals on planned non-industrial properties where the proposed use is consistent with the County community plan. As conditions of approval, the County may require: (1) community sewer and water service; and (2) completion of all roadways providing access to the development as if they were part of the development to the nearest fully developed street.
- d. Consider rezoning and conditional use permit proposals in planned industrial areas consistent with the County community plan.

Policy LU-G.19 On land that is not within a city's planned urban boundary but is within a city's sphere of influence, the County shall:

- a. Maintain zoning consistent with the General Plan or applicable community plan.
- b. Consider contracts in accordance with the California Land Conservation Program or some other similar program, subject to location, acreage, and use limitations established by the County after consultation with the cities.

Policy LU-G.20 The County may designate Special Commercial areas within one-half (2) mile of a city's sphere of influence at intersections of major roads where substantial existing commercial development at the intersection has rendered continued

agricultural use of the corner portion of the subject property difficult or infeasible. The following standards and criteria shall apply:

- a. The Special Commercial designation should be allowed only where at least two (2) corners at the intersection are developed with permanent, legally established commercial uses.
- b. The Special Commercial designation should be limited to a maximum total road frontage of one-eighth (1/8) mile and a maximum size of two (2) acres per corner.
- c. The implementing zone for Special Commercial designations granted under this Section shall be the C-6(c) District, limited to uses which provide convenience goods or services to the surrounding area.
- d. Neither the operation nor the physical characteristics of the commercial development or any individual uses shall have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (3) mile radius.

Unincorporated Communities

Policy LU-G.21 The County shall administer those unincorporated areas identified in the community plan as urban as follows:

- a. Maintain zoning consistent with the community plan.
- b. A holding zone may be applied to undeveloped or underdeveloped properties.
- c. Consider subdivision, rezoning, or discretionary permit proposals on planned non-industrial properties where the proposed use is consistent with the community plan. As conditions of approval, the County will require: (1) community sewer and water service; and (2) completion of all roadways providing access to the development-as if they were part of the development-to the nearest fully developed street; and (3) safe collection and disposition of flood and storm waters in accordance with the plans and directives of the County of Fresno, Department of Public Works.
- d. Consider rezoning and discretionary permit proposals in planned industrial areas consistent with the community plan.

Policy LU-G.22 The County shall administer those areas designated Reserve (limited agriculture) in the community plan as follows:

- a. All such properties shall be zoned to permit only limited agriculture and to prohibit creation of lots less than twenty (20) acres in size.
- b. The Reserve (limited agriculture) may be authorized for development following the procedures in LU-G.21c or d, provided the development proposal is separated from existing urban zoning by no more than six hundred and sixty (660) feet.
- c. No application will be accepted until the appropriate County departments and special districts have indicated that services are available and/or will be provided by the developer.

Policy LU-G.23 The County shall ensure that the expansion of unincorporated communities can be provided with necessary public services and such expansion is consistent with other General Plan policies.

Implementation Programs

Program LU-G.A The County shall review and revise, as appropriate, its Zoning Ordinance to facilitate moderate increases in density of housing in unincorporated urban communities. (See Policies LU-G.21 through LU-G.23)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

Program LU-G.B The County shall review all annexation proposals submitted to the Local Agency Formation Commission and prepare a recommendation to LAFCO for each proposal. The County shall formally protest when the annexation is inconsistent with city’s adopted general plan or with the County’s General Plan or applicable community plan. (See Policies LU-G.1 through LU-G.20)

Responsibility: Planning & Resource Management Department
Board of Supervisors
Time Frame: As needed

ADMINISTRATION

H. GENERAL AND ADMINISTRATIVE PROVISIONS

There are several types of development, structures, and activities including mobilehome development, home occupations, second dwellings, and planned development that the County authorizes throughout the unincorporated area according to specific zoning provisions. Policies in this section provide the overall framework for the regulation of these types of development and uses.

The Fresno County General Plan must be monitored and maintained regularly if the County is to achieve the goals of the plan. At the same time, the plan must be implemented systematically through further planning efforts, a wide range of programs and ordinances, and day-to-day decisions. Policies in this section provide direction for these follow-up efforts.

Policies in this section address mobilehomes, home occupations, second unit dwellings, Planned Developments, the proposed Friant-Millerton Regional Plan, guidelines for updating the General Plan, and review of the countywide General Plan. Related sections include Section LU-F, Urban Development Patterns and Section LU-G, Incorporated City, City Fringe Area, and Unincorporated Development.

Goal LU-H To provide for mobilehome development, home occupations, second dwellings, and planned development in appropriate locations under specified conditions and to provide for the effective and systematic implementation of the General Plan.

Policies

Mobilehomes

Policy LU-H.1 The County shall provide for use of various dwelling types, including mobile homes, in a manner that enhances the stability of neighborhoods and the value

of the housing stock. In urban communities, mobilhomes shall be accommodated within mobilehome parks and mobilehome subdivision planned residential developments. Further, within the communities of Biola, Del Rey, Lanare, Laton and Del Rio, mobilehomes shall be accommodated on individual lots by special permit where compatibility with the neighborhood is achieved through site design measures such as landscaping and setbacks, and architectural design elements including permanent foundations, roof overhangs, and roofing and exterior siding materials. Community plans may include provisions for mobilhomes on individual lots when such provisions are found to be appropriate to address the need for affordable housing and/or in-fill development.

Policy LU-H.2 The County shall, under appropriate circumstances, accommodate use of mobilehomes for caretaker's occupancy in conjunction with permitted uses in areas designated for industrial or commercial development.

Home Occupations

Policy LU-H.3 The County shall provide for home occupations in areas where dwellings are an allowed use as long as the work is clearly incidental and secondary to the use of the site for residential purposes and is harmonious with the appearance and character of the surrounding area.

Second Unit Dwellings

Policy LU-H.4 The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low, medium, and medium high density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.

Planned Developments

Policy LU-H.5 The County shall allow the following uses in Planned Residential Developments greater than twenty (20) acres:

- a. Commercial, educational, religious, and professional uses which are designed for exclusive use by the residents of the development. Such elements must be compatibly and harmoniously incorporated into the development and shall not be exposed to public view in a manner which attracts residents living outside the planned residential development.
- b. Mobilehome development, when located and designed to be compatibly and harmoniously incorporated into the development.

Policy LU-H.6 The County may allow Planned Developments subject to a discretionary permit as follows:

- a. Planned residential developments may be permitted in areas designated for low, medium, medium-high, "Planned Urban Village" or in rural residential areas subject to the Rural Residential section.
- b. Planned office developments may be permitted in areas designated for office commercial use.

- c. Planned commercial developments may be permitted in areas designated for commercial use.

Policy LU-H.7 The County shall apply the following general principles to Planned Development proposals:

- a. Planned Developments may include any combination of single detached or attached units.
- b. District property development standards, except as related to population density, may be modified or waived where it is determined that such modification or waiver will produce a more functional, and desirable site or building environment, and no adverse impact to adjacent properties will result therefrom.
- c. Population density shall be calculated on gross acreage.
- d. Community sewer and water facilities shall be provided except as specified in the rural residential policies.
- e. The design of a Planned Development shall insure compatibility and harmony with existing and planned uses on adjacent properties. Design elements to be considered include, but are not limited to, architecture, distance between buildings, building setbacks, building height, off-street parking, lot design and size, fencing and walls, access, circulation, signing, open space, privacy, screening, and landscaping (to include shade trees in the parking areas).
- f. Off-street parking facilities shall provide parking sufficient for occupants of the development and their guests or patrons, and shall be integrated into the development and minimize adverse impacts on neighboring development.
- g. Planned residential developments shall provide common open space free of buildings, streets, driveways or parking areas. The common open space shall be designed and located to be easily accessible to all the residents of the project and usable for open space and recreational uses.
- h. The developer shall provide for perpetual maintenance of all common land and facilities through means acceptable to the County.
- i. Conservation of natural site features, such as topography, vegetation, and water courses shall be considered in project design.
- j. Energy conservation, and utilization of renewable resources should be given prominent consideration.
- k. Streets serving the development must be adequate to accommodate the traffic generated by the proposed project.

Friant-Millerton Regional Plan

Policy LU-H.8 The County shall prepare a regional plan for the Friant-Millerton area. The preliminary study area boundaries for the new regional plan depicted in Figure LU-5 are designed to encompass the area's major recreation facilities and open space resources, include the area's existing and potential residential growth areas, but exclude most productive agricultural land. In the near-to-mid-term, planning and development in the area should focus on expanding and enhancing the area's recreational activities and resources. In the long-term, the area may be suitable for urban development as the unincorporated county's largest remaining area without productive agricultural soils near the Fresno-Clovis Metropolitan Area and recreational and scenic resources.

The new regional plan shall at a minimum address the following key issues:

- a. Expansion and enhancement of recreation activities and facilities centered on Millerton Lake and the San Joaquin River.
- b. Open space and natural resource protection.
- c. Implementation of appropriate policies of the San Joaquin River Parkway Master Plan.
- d. Groundwater and surface water availability.
- e. Wastewater disposal limitations and options.
- f. Development of affordable housing, particularly for workers at recreational and related tourist facilities in the area.
- g. Suitability of the area for future long term urbanization and options for how this might occur (e.g., County specific plan, city annexation, or city incorporation).
- h. Provision of an adequate circulation/transportation systems, including mass transit.

Regional Coordination

Policy LU-H.9 The County shall coordinate with cities and adjacent counties to address regional planning and growth issues.

Guidelines for Updating General Plan

Policy LU-H.10 The County shall adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan.

Policy LU-H.11 The County shall periodically update regional, community, and specific plans to ensure consistency with the countywide General Plan.

Countywide General Plan Review

Policy LU-H.12 The County shall review the General Plan annually and revise it as deemed necessary.

Policy LU-H.13 The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes.

Policy LU-H.14 The County shall conduct a major review of the General Plan, including General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.

Policy LU-H.15 The County shall review and amend as necessary applicable ordinances and regulations to ensure consistency with the General Plan.

Implementation Programs

Program LU-H.A The County shall prepare and adopt a regional plan for the Friant-Millerton area consistent with the directives of Policy LU-H.8. (See Policy LU-H.8)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 02-03

Program LU-H.B County Staff shall meet regularly with cities and adjacent counties to address planning and growth issues of common interest and concern. Staff shall report annually on cooperative planning efforts of the previous year and the planned schedule of meetings with local jurisdictions to address regional planning issues in the upcoming year.

Responsibility: Planning & Resource Management Department
 Time Frame: Ongoing

Program LU-H.C The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan. (See Policy LU-H.10)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03

Program LU-H.D The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission’s report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program. (See Policy LU-H.12)

Responsibility: Planning Commission
 Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 02-03, annually thereafter

Program LU-H.E The County shall conduct a major review of the General Plan, including General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (See Policy LU-H.14)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 05-06, every five years thereafter

Program LU-H.F The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update. (See Policy LU-H.15)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03; 03-04

TRANSPORTATION AND CIRCULATION ELEMENT



INTRODUCTION

The Transportation and Circulation Element provides the framework for Fresno County decisions concerning the countywide transportation system, which includes various transportation modes and related facilities. It also provides for coordination with the cities and unincorporated communities within the county, with the Regional Transportation Plan adopted by the Council of Fresno County Governments, and with State and Federal agencies that fund and manage transportation facilities within the county. The Transportation and Circulation Element reflects the urban and rural nature of Fresno County. The element establishes standards that guide the development of the transportation system, and management of access to the highway system by new development, throughout the unincorporated areas of the county.

The element is divided into two major parts. The first major part describes the County's Circulation Diagram and functional roadway classification system. The second major part sets out goals, policies and implementation programs organized into six sections: Streets and Highways; Transit; Transportation System Management; Bicycle Facilities; Rail Transportation; and Air Transportation.

CIRCULATION DIAGRAM AND STANDARDS

The Circulation Diagram depicts the proposed circulation system for unincorporated Fresno County to support existing and planned development under the Land Use Diagram (see Figures TR-1a through TR-1c). This circulation system is shown on the diagram by means of a set of roadway classifications, developed to guide Fresno County's long-range planning and programming. Roadways are classified in this system based on the linkages they provide, their function in the hierarchy of roadways, and the importance of the route's service to the residents and businesses of Fresno County.

ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM

Roadways serve two necessary but conflicting functions: mobility and property access. High and constant speeds, with few interruptions and limited conflicting traffic, are desirable for mobility. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the General Plan. Local streets emphasize property access; freeways, expressways, and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

Definitions for the Transportation Element

Class I Bikeway (Bicycle Path): A paved route separated from a street or roadway and expressly reserved for non-motorized traffic, with cross traffic minimized.

Class II Bikeway (Bicycle Lane): A paved striped lane for one-way bicycle travel on a street or roadway.

Class III Bikeway (Bicycle Route): A shared-use street or roadway, identified by bicycle route signs.

Level of Service: A qualitative measurement of operational characteristics of traffic flow on a roadway or at the intersection of roadways, based on traffic volumes and facility type. Levels range from “A” to “F”, with “A” representing the highest level of service.

Mode: Refers to a means of transportation: automobile, bus, train, airplane, pedestrian, or bicycle. The different modes of travel may each require minimum facilities for their unique needs, although there is a significant amount of overlap in surface transportation modes. Multi-modal, as used herein, refers to a facility providing for more than one type of transportation.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Transit: The conveyance of persons or goods from one place to another by means of local public transportation such as a rail or bus system.

Transit Corridor: An area along a major transportation facility (i.e., freeway, arterial, rail line), designated by the General Plan, that can be planned for higher intensity land use. Transit corridors are designated based upon: 1) existing and future availability of “high-capacity” transit service; and 2) availability of land that could be developed or redeveloped for higher-intensity residential and employment centers.

Transportation Systems Management (TSM): Programs to reduce travel demand and improve vehicle flow by encouraging mode shifts (i.e., bus, carpool, rapid transit, bicycle, etc.), and by applying operational efficiencies (i.e., signal synchronization, bus turn-outs, bicycle lanes, etc.) to highway systems. TSM is intended to emphasize improved transportation system efficiencies rather than road expansion or construction.

An efficient transportation system is an important component of a strong and dynamic economy. Access control is the greatest single correlative to traffic safety and regional mobility. Good access management practices will ensure that the transportation system will continue to serve the needs of Fresno County and the regional economy far into the future by insuring safe, efficient, and convenient mobility.

The Circulation Diagram represents the official functional classification of existing and proposed streets, roadways, and highways in Fresno County. This diagram depicts the State highways and the expressway, superarterial, arterial, and collector roadway system in Fresno County. All other roadways are classified as local streets. The general standards for right-of-way, access control, and planned travel lanes for each roadway class are shown in Table TR-1. The County’s functional classification system recognizes differences in roadway functions and standards between urban/suburban areas and rural areas. The following paragraphs define the linkage and functions provided by each class of roadways as well as their general design and access control standards.

TABLE TR-1				
GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT				
BY FUNCTIONAL CLASS				
Fresno County				
Functional Class	Access Control		Ultimate Cross Section	
	Public Roads	Abutting Property	Lanes	ROW
	Intersections (or interchanges)	Driveways and Private Roads		
Urban/Suburban				
Freeway	1 mile minimum spacing (interchange)	Prohibited	4-8 divided	--
Expressway	½ mile minimum spacing	Prohibited	4-6 divided*	100'-130'
Super Arterial	<ul style="list-style-type: none"> Allowed with other arterials, expressways, and collectors With local streets - restricted 	Restricted	4 divided*	100'-130'
Arterial	<ul style="list-style-type: none"> Allowed with other arterials, expressways, and collectors With local streets - restricted 	Restricted	4-6 divided*	100'-130'
Collector*	Allowed at all public road intersections	Permitted (access to new major generator may be restricted)	4 undivided*	80'-84'
Local	Allowed at all public road intersections	Permitted	2 undivided	60'
Highway Transit Corridor (Figure TR-3)	Per functional class	Per functional class	Functional class + 2 additional	Additional 24'
Rural				
Freeway	1-2 miles minimum (interchange)	Prohibited	4-6 divided	--
Expressway	½ mile minimum spacing	<ul style="list-style-type: none"> Parcels 20 acres or more - permitted with restrictions Parcels less than 20 acres - prohibited 	4 divided*	106'-126'
Super Arterial	<ul style="list-style-type: none"> Allowed with other arterials, expressways, and collectors With local streets - restricted 	Restricted	4 divided*	106'-126'
Arterial	<ul style="list-style-type: none"> Allowed with other arterials, expressways, and collectors With local streets - restricted 	Restricted	4 divided*	106'-126'
Collector	Allowed at all public road intersections	Permitted (access to new major generator may be restricted)	2 undivided*	80'-100'
Local	Allowed at all public road intersections	Permitted	2 undivided	60'-80'

*With ancillary lanes at intersections, which may require additional right of way.

Freeways provide for high-speed through-traffic movement on continuous routes with full access control. Freeways connect points within the county and link the county to other parts of the state.

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.

Expressways shall be designed and constructed according to the cross-section standards specified in Table TR-1, with policies in Section TR-A, and with the following specifications:

- a. Urban expressways shall typically be developed as four (4)- or six (6)-lane divided roadways.
- b. Rural expressways shall typically be developed as two (2)-lane undivided or four (4)-lane divided roadways.
- c. Additional right-of-way may be necessary on one or both sides of an expressway for a frontage road to provide access to abutting property.
- d. Transit turnouts on urban Expressways shall be established out of the traveled way, and may require additional right-of-way.
- e. Bikeways along urban Expressway routes shall be Class I facilities on separate rights-of-way.
- f. Equestrian-hiking trails planned along designated Expressway routes shall be developed on separate rights-of-way not related to the highway facility.

Access for new development along expressways shall conform to the following specifications:

- a. Direct access from an urban Expressway to abutting property shall be prohibited. The County shall control access by acquiring access rights or by establishing design requirements on new development to limit access to frontage or other public roads.
- b. Access to an urban Expressway may occur at public road intersections spaced at one-half mile intervals. Existing intersecting streets which do not conform to the half-mile interval policy may be closed or realigned.
- c. Direct access from a rural Expressway to abutting agricultural parcels of twenty (20) or more acres may be permitted, in which case turnaround facilities on the agricultural property shall be required. Access to agricultural uses which generate high traffic volumes may be restricted by the use of frontage roads or special design considerations, as appropriate.
- d. Direct access from a rural Expressway to abutting agricultural commercial centers, agricultural parcels of less than twenty (20) acres, and nonagricultural uses will be prohibited. The County shall control access by acquiring access rights or by establishing design requirements on new developments to limit access to frontage or other roads.
- e. Access to rural Expressways may occur at public road intersections spaced at one-half mile intervals, or approximations thereof if a minor shift may better serve access management purposes, where the shift will not result in a greater total number of access points. Existing intersecting roads which do not conform to this half-mile interval may be closed or realigned.

- f. Transit turnouts on urban Expressways shall be established out of the traveled way and may require additional right-of-way. Transit turnouts in rural areas may be required along established transit routes at locations which are regularly scheduled stops; where transit vehicles are not able to safely pull onto the road shoulder; and where traffic volumes, visibility, or other conditions recommend providing a transit turnout.

Super Arterials is a special designation originally developed to manage access on Golden State Boulevard (old State Highway 99), where all access rights were conveyed to the County following relinquishment by the State. Access to a Super Arterial is permitted by license and must conform to specific access and design criteria maintained by the Public Works Department. In the case of Golden State Boulevard, access is limited to locations identified in the Golden State Boulevard Access Plan Map, maintained by the Public Works Department.

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 is restricted.

Super Arterials shall be designed and constructed according to the cross-section standards specified in Table TR-1, with policies in Section TR-A, and with the following specific specifications:

- a. Super Arterials shall typically be developed as four-lane divided roadways.
- b. Transit turnouts along urban Super Arterials may be established out of the traveled way and may require additional right-of-way.
- c. Bikeways along Super Arterials may be Class I, Class II, or Class III facilities.
- d. Equestrian-hiking trails along Super Arterials shall be developed on separate rights-of-way not related to the highway facility.

Access for new development along Super Arterials shall conform to the following specifications:

- a. Access to Super Arterials shall require licensure by the County through the Public Works Department.
- b. Direct access from a Super Arterial to abutting property, in order to maintain highway capacity and safety, shall be restricted through application of design requirements of new development and/or new access locations which may provide for frontage roads, deceleration/acceleration lanes, restricted turn movements, access to other roads or driveways, or limits on the number and/or location of direct access points.
- c. Standards for spacing location and design of access points and median openings shall conform to Super Arterial standards maintained by the Public Works Department.
- d. Turnaround facilities shall be provided on parcels having direct access to Super Arterials so that vehicles do not back out onto the roadway.
- e. Existing direct access may be relocated, subject to the same standards as for new access.
- f. Direct access points shall be located at sufficient intervals from each other and from public roads to maintain the safety and the traffic-carrying capacity of the roadway.

- g. Direct access to a Super Arterial may be restricted to right turn movements and median crossings may be prohibited.
- h. Public road access to a Super Arterial may occur at intersections with other arterials, expressways, and collectors. Access from local streets may be restricted through the use of islands and turn lanes.

Arterials provide for mobility within the county and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, super arterials, and other arterials. Access to abutting private property and intersecting local streets shall generally be restricted.

Arterials shall be designed and constructed according to the cross-section standards specified in Table TR-1, with policies in Section TR-A, and with the following specifications:

- a. Urban arterials shall typically be developed as four (4)- or six (6)-lane divided roadways.
- b. Rural arterials may be developed as two (2)-lane undivided or four (4)-lane divided roadways.
- c. Transit turnouts along arterials may be established out of the traveled way and may require additional right-of-way. Transit turnouts in rural areas may be provided along established transit routes at locations which are regularly scheduled stops, where transit vehicles are not able to safely pull on to the road shoulder, and where traffic volumes, visibility, or other conditions recommend providing a transit turnout.
- d. Bikeways along designated arterials may be Class I, Class II, or Class III facilities.
- e. Equestrian-hiking trails along designated arterial routes shall be located on special rights-of-way not related to the highway facility.

Access for new development along arterials shall conform with the following specifications:

- a. Direct access from an arterial to abutting property to maintain highway capacity and safety shall be restricted through application of design requirements of new development which may provide for frontage roads, deceleration/acceleration lanes, restricted turn movements, access to other roads or driveways, or limits on the number and/or location of points of direct access.
- b. Turnaround facilities shall be provided on parcels having direct access to arterials so that vehicles do not back out onto the roadway.
- c. Direct access points shall be located at sufficient intervals from each other and from public roads to maintain the safety and the traffic carrying capacity of the roadway. Wherever possible, direct access points shall be located to allow existing parcels one (1) direct access to an arterial. In some instances, where there is not sufficient frontage, two (2) or more parcels may be required to share one access point. In some instances where there is sufficient frontage, more than one direct access from a single parcel may be permitted.
- d. Existing direct access may be relocated, subject to the same standards as for new access.
- e. Access to a divided arterial may be restricted to right turn movements and median crossing may be prohibited.

- f. Access to an arterial may occur at intersections with expressways, super arterials, other arterials, and collectors. Access from local streets may be restricted through the use of islands and turn lanes.

Collectors provide for internal traffic movement within communities, and connect local roads to arterials, super arterials, and expressways. Direct access to abutting private property shall generally be permitted.

Collectors shall be designed and constructed according to the cross-section standards specified in Table TR-1, with policies in Section TR-A, and with the following specifications:

- a. Urban collectors may be developed as two (2)-lane or as four (4)-lane undivided roadways.
- b. Urban collectors which serve industrial uses shall typically be developed as four (4)-lane undivided roadways.
- c. Rural collectors shall typically be developed as two (2)-lane undivided roadways.
- d. Transit stops along designated urban collectors may be established on additional rights-of-way off of the travelway of the road.
- e. Bikeways along collectors may be developed as Class I, Class II, or Class III facilities.

Access for new development along collectors shall conform to the following specifications:

- a. Direct access from a collector to abutting property shall generally be permitted. In the case of new major traffic generators, direct access may be restricted through the establishment of development design requirements which provide for access to other roads, or limits on the number and/or location of direct access points.
- b. Turnaround facilities shall be provided on parcels having direct access to collectors so that vehicles do not back out onto the roadway.
- c. Access to a collector may occur at all public road intersections.

Local Roads provide direct access to abutting property and connect with other local roads, collectors, arterials, super arterials, and expressways. Local roads are typically developed as two-lane undivided roadways. Access to abutting private property and intersecting streets shall be permitted.

CIRCULATION DIAGRAM

The Circulation Diagram shows adopted and proposed freeways (or freeway extensions) for State Routes 41, 43, 65, 168, and 180. The proposed freeways and freeway extensions shown are conceptual alignments only. Alignment studies, including environmental review under CEQA, will be required to define precise alignments for these proposed freeways that minimize adverse impacts while meeting the circulation objectives of the new roadways.

State Route 65 is shown as a conceptual alignment along the eastern foothills of Fresno County. The designation and alignment of proposed SR 65 across the San Joaquin River will be part of the continuing regional discussion in conjunction with the Fresno-Madera East-West Corridor Study.

BIKEWAY SYSTEM

The Regional Bikeways Plan (prepared by the Council of Fresno County Governments) defines a bikeway system for Fresno County. The plan provides connectivity between cities and the unincorporated areas, between Fresno County and adjoining counties, and access to recreational areas, regional parks, and recreational bicycling routes. The Regional Bikeways Plan contains two bikeway system diagrams: one for the rural areas of the county and one for the Fresno-Clovis Metropolitan Area (FCMA). The Rural Bikeways Plan (Figure TR-2) depicts the proposed roadway-related bikeway system for unincorporated Fresno County that will be included in the updated Regional Bikeways Plan. The Rural Bikeways Plan is intended to guide bikeway planning and implementation in conjunction with new development or improvement of the roadways shown on this diagram. The Conceptual Recreational Trail Corridor Map (Figure OS-1) in the Open Space and Conservation Element, also includes some Class I and II bikeways and is intended to complement the Rural Bikeways Plan.

TRANSIT CORRIDORS

As population and employment in Fresno County increase, there will be greater need and opportunities for transit use, especially within the Fresno-Clovis Metropolitan Area (FCMA). These opportunities can be maximized with planning aimed at concentrating higher intensity development and ensuring good transit accessibility in viable transit corridors. Similar to the roadway functional classification system that guides the long-range planning of roadways for mobility and access, the designation of transit corridors is intended to preserve rights-of-way in potential high-capacity transit corridors and provide adequate transit ridership in those corridors through land use and design standards that emphasize transit accessibility.

Figure TR-3 shows designated transit corridors within the FCMA according to two categories: 1) railroad corridors with potential for light rail or commuter rail transit; and 2) freeway corridors requiring adequate right-of-way for rail or other mass transit facilities. This does not imply that expanded or improved bus services will not continue to be viable in the FCMA in future years. Based on existing and planned development patterns, transit bus service is expected to continue to provide the highest service level, cost-efficiency, and route/area flexibility within the FCMA.

Transit corridors are designated only within the FCMA since this area has the best potential to achieve population and employment densities sufficient to support high-capacity transit services. The designation of transit corridors in the FCMA depends upon: 1) the availability of existing or future rights-of-way for "high-capacity" transit service (e.g., light rail); and 2) the availability of land that could be developed or redeveloped with higher-intensity residential uses and employment centers under the general plans of the cities and County. With the concentration of higher-intensity development in certain corridors, high-capacity transit service may be feasible, whereas higher intensities in scattered locations are unlikely to support high-capacity transit services, especially light rail service. The transit corridors target areas where Fresno, Clovis, and the County should adopt and implement land use and design standards that increase the feasibility of high-capacity transit.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The second major part of the Transportation and Circulation Element sets out goals, policies, and implementation measures for streets and highways, transit, transportation systems management, bicycle facilities, rail transportation, and air transportation.

A. STREETS AND HIGHWAYS

The Fresno County Circulation System is a street and highway plan designed to provide for the safe and efficient movement of people and goods to and within the county and to ensure safe and continuous access to land. 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 within the county into a unified, functionally integrated, countywide system that is correlated with the Land Use Element of the General Plan.

Policies in this section seek to create a unified, coordinated, and cost-efficient countywide street and highway system by maintaining and rehabilitating existing roads, maintaining an acceptable level of service (LOS), coordinating improvements with other local jurisdictions, maintaining adequate funding, and providing multi-modal uses where appropriate along street and highway corridors. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Development; and Section HS-G, Noise.

Goal TR-A To plan and provide a unified, coordinated, and cost-efficient countywide street and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Policies

Policy TR-A.1 The County shall plan and construct County-maintained streets and roads according to the County's Roadway Design Standards. Roadway design standards for County-maintained roads shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards, and supplemented by California Department of Transportation (Caltrans) design standards and by County Public Works Department Standards. County standards include typical cross sections by roadway classification, consistent with right-of-way widths summarized in Table TR-1.

The County may deviate from the adopted standards in circumstances where conditions warrant special treatment of the roadway. Typical circumstances where exceptions may be warranted may include:

- a. Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; and
- b. Environmental constraints that may otherwise entirely preclude road improvement.

Policy TR-A.2 The County shall plan and design its roadway system in a manner that strives to meet Level of Service (LOS) D on urban roadways within the spheres of influence of the cities of Fresno and Clovis and LOS C on all other roadways in the county.

Roadway improvements to increase capacity and maintain LOS standards should be planned and programmed based on consideration of the total overall needs of the roadway system, recognizing the priority of maintenance, rehabilitation, and operation of the existing road system.

The County may, in programming capacity-increasing projects, allow exceptions to the level of service standards in this policy where it finds that the improvements or other measures required to achieve the LOS policy are unacceptable based on established criteria. In addition to consideration of the total overall needs of the roadway system, the County shall consider the following factors:

- a. The right-of-way needs and the physical impacts on surrounding properties;
- b. Construction and right-of-way acquisition costs;
- c. The number of hours that the roadway would operate at conditions below the standard;
- d. The ability of the required improvement to significantly reduce delay and improve traffic operations; and
- e. Environmental impacts upon which the County may base findings to allow an exceedance of the standards.

In no case should the County plan for worse than LOS D on rural County roadways, worse than LOS E on urban roadways within the spheres of influence of the cities of Fresno and Clovis, or in cooperation with Caltrans and the Council of Fresno County Governments, plan for worse than LOS E on State highways in the county.

- Policy TR-A.3 The County shall require that new or modified access to property abutting a roadway and to intersecting roads conform to access specifications in the Circulation Diagram and Standards section. Exceptions to the access standards may be permitted in the manner and form prescribed in the Fresno County Zoning and Subdivision Ordinances, provided that the designed safety and operational characteristics of the existing and planned roadway facility will not be substantially diminished.
- Policy TR-A.4 The County shall program road improvements on a countywide priority basis using technical assessment tools such as the Road and Traffic Evaluation (RATE) and Pavement Management System (PMS).
- Policy TR-A.5 The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development, and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.
- Policy TR-A.6 The County shall continue to participate with the Council of Fresno County Governments, the California Department of Transportation, and other agencies, to maintain a current Regional Transportation Plan, and to identify

funding priorities and development expenditure plans for available regional transportation funds, in accordance with regional, State, and Federal transportation planning and programming procedures. Such regional programming may include improvements to State highways, city streets, and County roadways.

- Policy TR-A.7 The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.
- Policy TR-A.8 The County shall ensure that land development that affects roadway use or operation or requires roadway access to plan, dedicate, and construct required improvements consistent with the criteria in the Circulation Diagram and Standards section of this element.
- Policy TR-A.9 The County shall ensure that the funding of capacity-increasing projects on the Inter-regional Highway System (I-5, and rural portions of SR 99 and SR 41) utilizes State and Federal sources intended for improvements to that system. Fresno County and local development shall not be required to participate financially in the upgrading of the Inter-regional Highway System except as may affect local interchanges.
- Policy TR-A.10 The County shall actively seek all possible financial assistance, including grant funds available from regional, State, and Federal agencies for street and highway purposes when compatible with General Plan policies and long-term local funding capabilities.
- Policy TR-A.11 The County shall ensure that funds allocated directly or are otherwise available to the County for road fund uses shall be programmed and expended to maximize the use of Federal and other matching funds, and shall be based on the following sequence of priorities:
- a. Maintenance, rehabilitation, reconstruction, and operation of the existing County-maintained road system;
 - b. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of accidents; and
 - c. Capital capacity improvements to expand capacity or reduce congestion on roadways at or below County LOS standards, and to expand the roadway network.
- Policy TR-A.12 The County, where appropriate, shall coordinate the multi-modal use of streets and highways to ensure their maximum efficiency and shall consider the need for transit, bikeway, and recreational trail facilities when establishing the Ultimate Right-of-way Plan and Precise Plans of streets and highways.
- Policy TR-A.13 The County shall develop and maintain a program to construct bikeways and recreation trails in conjunction with roadway projects in accordance with the adopted Regional Bikeways Plan, the adopted Recreation Trails Plan, available dedicated funding for construction and maintenance, and a needs priority system.

- Policy TR-A.14 The County shall work with the cities of Fresno County in establishing a system of designated truck routes through urban areas.
- Policy TR-A.15 The County shall encourage street designs for interior streets within new subdivisions which protect neighborhoods from the intrusion of through traffic.
- Policy TR-A.16 The County shall require that plans for County road improvement projects consider the preservation of unique existing landscaping to the extent that it will be consistent with user safety.
- Policy TR-A.17 The County should utilize road construction methods that minimize the air, water, and noise pollution associated with street and highway development.
- Policy TR-A.18 The County shall accept classified roads, as defined in Figures TR-1a, TR-1b, and TR-1c, into the County-maintained road system following construction in unincorporated area, when constructed to County standards. The County may make exceptions for collector roads in the Millerton Specific or Shaver Lake Community Plan areas. The County shall not add local roads to the existing County-maintained road system. Provision of maintenance for newly constructed local public roads will be through a County Service Area zone of benefit or other means acceptable to the Board of Supervisors.
- Policy TR-A.19 The County may identify locations of needed future road rights-of-way, consistent with adopted functional classifications, through development and adoption of specific plan lines where appropriate. Circumstances where specific plan line development may be considered may include the following:
- a. Where major classified roadways or corridors are expected to require additional through lanes within a 20-year planning horizon;
 - b. Where the future alignment is expected to deviate from the existing alignment, or to be developed asymmetrically about the existing section or center line;
 - c. Where the adjacent properties are substantially undeveloped, so that property owners may benefit from prior knowledge of the location of rights-of-way of planned roadways before constructing improvements or developing property in a way which may ultimately conflict with identified transportation needs; and
 - d. Expressways and associated frontage roads.

Implementation Programs

- Program TR-A.A The County shall prepare and adopt a priority list of street and highway improvements for the Road Improvement Program (RIP) based on a horizon of at least seven (7) years. The Board of Supervisors shall update the RIP every five (5) years, or more frequently as recommended by the responsible departments. The RIP shall program maintenance and rehabilitation, reconstruction, capacity, operational, safety improvements, and specific plan lines on a prioritized basis. The RIP shall be coordinated with the five (5) year major review of the General Plan and shall be included in the annual General Plan review. (See Policies TR-A.4 and TR-A.11)

Responsibility: Planning & Resource Management Department
Public Works Department
Board of Supervisors
Time Frame: FY 00-01; every five years thereafter

Program TR-A.B The County shall consider adopting a traffic impact fee ordinance for areas outside the spheres of influence of cities in the county. The traffic fees should be designed to achieve the adopted LOS and preserve structural integrity based on a twenty (20) year time horizon. The traffic mitigation fees should be updated at least every five years, or concurrently with the approval of any significant modification of the land use allocation used to develop the fees. The County shall require new development within the spheres of influence of cities in the county to pay the traffic impact fees of those cities. (See Policy TR-A.8)

Responsibility: Planning & Resource Management Department
Public Works Department
Board of Supervisors
Time Frame: FY 01-02

Program TR-A.C The County shall continue to identify and pursue appropriate new funding sources for transportation improvements. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-A.10)

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: Ongoing

Program TR-A.D The County shall coordinate its transportation planning with the Council of Fresno County Governments, Caltrans, cities within the county, and adjacent jurisdictions. (See Policy TR-A.6)

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: Ongoing

Program TR-A.E The County shall update and maintain the Improvement Standards for other County development improvements, including private roads dedicated to public use. (See Policy TR-A.1)

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: Ongoing

B. TRANSIT

Transit systems—both buses and rail—provide alternatives to automobile use and are especially important for those who cannot or do not drive. As Fresno County grows, the potential for transit use and the need for transit will increase. The General Plan supports expansion of the existing transit system, especially in connection with new development.

Policies in this section seek to develop a safe and efficient mass transit system by promoting transit services within urban corridors of dense population and employment, addressing user needs (i.e, seniors, minority, handicapped), developing convenient transfers between transportation systems, and ensuring adequate funding for the system. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; Section HS-G, Noise; and Section OS-G, Air Quality.

Goal TR-B To promote a safe and efficient mass transit system that provides service to residents without access to automobiles and, in urban areas, helps to reduce congestion, improves the environment, and provides viable non-automotive means of transportation.

Policies

- Policy TR-B.1 The County shall work with transit providers to provide transit services within the county that are responsive to existing and future transit demand and that can demonstrate cost-effectiveness by meeting minimum farebox recovery levels required by State and Federal funding programs.
- Policy TR-B.2 The County shall promote transit services in designated corridors where population and employment densities are sufficient or could be increased to support those transit services, particularly within the spheres of influence of the cities and along existing transit corridors in the rural area of the county.
- Policy TR-B.3 The County shall work with the Cities of Fresno and Clovis and other agencies to achieve land use patterns and densities in areas planned for development that support transit services, preserve adequate rights-of-way, and enhance transit services in the designated transit corridors shown in Figure TR-3.
- Policy TR-B.4 The County shall work with the Council of Fresno County Governments and transit service providers to pursue all available sources of funding for transit services when consistent with General Plan policies and long-term funding capabilities.
- Policy TR-B.5 The County shall consider the transit needs of senior, disabled, low-income, and transit-dependent persons in making recommendations regarding transit services.
- Policy TR-B.6 The County shall encourage the development of facilities for convenient transfers between different transportation systems (e.g., train-to-bus, bus-to-bus).

Implementation Programs

Program TR-B.A The County shall work with the Council of Fresno County Governments (COFCG) and transit providers in the county to periodically review and update the short-range transit plans in the county at least as often as required by State law. (See Policy TR-B.1)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02; every five years thereafter

Program TR-B.B The County shall encourage transit providers and the COFCG to prepare, adopt, and implement a long-range strategic transit master plan for the County or subareas of the county. The master plan shall review the transit corridors in this Policy Document and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. The plan(s) shall be reviewed and updated on a regular basis. (See Policy TR-B.1)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program TR-B.C Through its representation on the COFCG Board and the FCRTA (a joint powers agency), the County shall work with these agencies to identify and pursue funding for transit. (See Policy TR-B.4)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program TR-B.D The County shall work with the COFCG and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way, including abandoned rights-of-way and track structures. (See Policy TR-B.3)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program TR-B.E The County shall work with the cities in the county to prepare and adopt land use and design standards for areas within designated urban transit corridors to promote transit accessibility and use. (See Policy TR-B.3)

Responsibility: Planning & Resource Management Department
Time Frame: After FY 01-02 (if initiated by County)

Program TR-B.F The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots. (See Policy TR-B.2)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

C. TRANSPORTATION SYSTEMS MANAGEMENT

Fresno County has a relatively complex highway transportation system, serving cars, heavy trucks, agricultural and commercial vehicles, buses, transit, bicycles, and pedestrian traffic. Coordinating these many forms of transportation is critical to achieving maximum road efficiency and minimizing costly road expansion or construction.

Policies in this section seek to reduce travel demand on the county's roadway system and maximize the operating efficiency of transportation facilities. The intent is to reduce vehicle emissions and reduce the needed investment in new or expanded facilities. In rural areas, transportation management can sometimes be better addressed through development location and access management rather than conventional systems management. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; Section TR-A, Streets and Highways; and Section OS-G, Air Quality.

Goal TR-C To reduce travel demand on the County's roadway system and maximize the operating efficiency of transportation facilities so as to reduce the quantity of motor vehicle emissions and reduce the amount of investment required in new or expanded facilities.

Policies

Policy TR-C.1 The County shall support all standards and regulations adopted by the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) governing transportation control measures (TCMs).

Policy TR-C.2 The County shall consider transportation system management (TSM) measures to increase the capacity of the existing roadway network prior to constructing new traffic lanes. Such measures may include traffic signal synchronization and additional turning lanes.

Policy TR-C.3 The County shall work with the Cities of Fresno and Clovis to encourage new urban development within the FCMA to provide appropriate on-site facilities that encourage employees to use alternative transportation modes as air quality and transportation mitigation measures. The type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location.

Implementation Programs

None indicated beyond existing programs.

D. BICYCLE FACILITIES

The bicycle has steadily been gaining in acceptance and importance in recent years as a means of recreation, transportation, and healthful exercise. The extent of this increase is reflected in the dramatic rise of bicycle sales. This use of the bicycle by a growing segment of the public has generated an interest in the need for adequate facilities for cyclists.

Policies in this section seek to provide a safe, continuous, and easily accessible bikeway system that connects cities to other communities, to major facilities, and to recreational areas and regional parks; these policies also strive to establish bikeways along existing recreational bicycling routes, to encourage safety-oriented design, to link bikeways to other modes of transportation, and to provide adequate funding. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; and Section OS-I, Recreational Trails.

Goal TR-D To plan and provide a safe, continuous, and easily accessible bikeway system that facilitates the use of the bicycle as a viable alternative transportation mode and as a form of recreation and exercise.

Policies

- Policy TR-D.1 The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the Regional Bikeway Plan described in the Circulation Diagram and Standards section and depicted in Figure TR-2. The plan designates bikeways between cities and unincorporated communities, to and near major traffic generators such as recreational areas, parks of regional significance, and other major public facilities, and along recreational routes.
- Policy TR-D.2 The County shall give priority to bikeways that will serve the most cyclists and destinations of greatest demand and to bikeways that close gaps in the existing system.
- Policy TR-D.3 The County shall implement Regional Bikeways Plan routes as Class II facilities unless otherwise designated.
- Policy TR-D.4 The County shall develop bikeways in conjunction with street improvement projects occurring along streets and roads designated on the Regional Bikeways Plan map.
- Policy TR-D.5 The County shall require that adequate rights-of-way or easements are provided for designated bikeways or trails as a condition of land development.
- Policy TR-D.6 The County should promote bicycle safety programs through education and awareness programs aimed at both cyclists and motorists.
- Policy TR-D.7 The County shall construct and maintain bikeways to minimize conflicts between bicyclists and motorists.
- Policy TR-D.8 The County shall support development of facilities that help link bicycling with other modes of transportation.

Implementation Programs

Program TR-D.A The County shall work with the Council of Fresno County Governments, Caltrans, and cities within the county to update the Regional Bikeways Plan to ensure consistency with the Circulation Diagram and Standards section. (See Policy TR-D.1)

Responsibility: Planning & Resource Management Department
Time Frame: FY 00-01

Program TR-D.B The County shall encourage implementation and use of bikeways by use of Transportation Development Act Article III bicycle and pedestrian funds to implement and maintain bikeways or bike trails. The County shall continue to identify and pursue appropriate new funding sources for bikeway implementation. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-D.1)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program TR-D.C The County shall require that sufficient pavement width for bikeways shown on the Regional Bikeway Plan be constructed in conjunction with road construction projects, and that adequate right-of-way and/or pavement width for bicycle facilities be included in frontage improvements required of new development. Implementation through signing and striping is an operational decision, and may not coincide with initial construction. (See Policies TR-D.4 and TR-D.5)

Responsibility: Public Works Department
Planning & Resource Management Department
Time Frame: Ongoing

Program TR-D.D The County shall use California Department of Transportation (Caltrans) bikeway design standards as guidelines for construction of Class I, II, III bicycle facilities. (See Policies TR-D.1 and TR-D.3)

Responsibility: Public Works Department
Planning & Resource Management
Time Frame: Ongoing

Program TR-D.E The County shall work with other agencies to provide facilities that help link bicycles to other modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. (See Policy TR-D.8)

Responsibility: Planning & Resource Management Department
Time Frame: On-going

E. RAIL TRANSPORTATION

Rail transportation has played an important historical role in the development of the county. Currently, the County's role in rail transportation is limited primarily to land use regulation through the Zoning Ordinance. Federal and State agencies have primary jurisdiction over rail facilities and operations.

Policies in this section seek to provide a safe, efficient, and environmentally-sound rail system by supporting improvements to at-grade crossings, protecting and supporting acquisition of railroad rights-of-way, and developing multi-modal stations that link rail with other transportation modes. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; and Section HS-G, Noise.

Goal TR-E To plan for a safe, efficient, and environmentally-sound rail system to meet the needs of all Fresno County residents, industry, commerce, and agriculture.

Policies

- Policy TR-E.1 The County supports consolidation of the Burlington Northern Santa Fe main line traffic onto the Union Pacific right-of-way from Calwa to the San Joaquin River.
- Policy TR-E.2 The County shall support improvements to at-grade crossings on the Burlington Northern Santa Fe and Union Pacific mainline and spur or branch line tracks within the county.
- Policy TR-E.3 The County shall support acquisition by local agencies of railroad rights-of-way that are: 1) in designated transit corridors shown in Figure TR-3; and 2) required for public health, safety, and welfare.
- Policy TR-E.4 The County shall work cooperatively with the railroads on the long-term protection of railroad rights-of-way.
- Policy TR-E.5 The County shall support multi-modal stations at appropriate locations to integrate rail transportation with other transportation modes.
- Policy TR-E.6 The County shall support the development of a statewide high-speed rail service through the Central Valley that serves downtown Fresno and that parallels the Burlington Northern/Santa Fe corridor south of the City of Fresno, the Union Pacific corridor through the City of Fresno, and is capable of accommodating the rapid movement of freight during nighttime, non-passenger usage hours.

Implementation Programs

- Program TR-E.A The County shall work with other agencies to plan line-designated railroad corridors to facilitate the preservation of important railroad rights-of-way for future rail expansion or other appropriate transportation facilities. (See Policies TR-E.3 and TR-E.4)

Responsibility: Planning & Resource Management Department
 Public Works Department
 Time Frame: On-going

Program TR-E.B The County shall use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. (See Policy TR-E.4)

Responsibility: Planning & Resource Management Department
 Time Frame: On-going

Program TR-E.C The County shall participate in the Council of Fresno County Governments Rail Committee to support improvement, development, and expansion of rail service in Fresno County. (See Policies TR-E.1 through TR-E.6)

Responsibility: Planning & Resource Management Department
 Public Works Department
 Time Frame: On-going

F. AIR TRANSPORTATION

Air transportation plays a key role in the movement of goods and people not only to locations outside of the county but also between locations within the county. Currently, the County’s role in air transportation is strictly limited to land use regulation through the Zoning Ordinance. State and Federal agencies have primary jurisdiction over airport facilities and operations.

Policies in this section seek to promote the maintenance and improvement of general and commercial aviation facilities by avoiding potential land use conflicts between airports and surrounding urban uses and supporting the local Airport Land Use Commission. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; and Section HS-G, Noise.

Goal TR-F To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.

Policies

Policy TR-F.1 The County shall continue to support Federal and State regulations governing operations and land use restrictions related to airports in the county.

Policy TR-F.2 The County shall continue its membership on and support of the Fresno County Airport Land Use Commission.

Policy TR-F.3 The County shall support the concept of a regional cargo airport on the County’s west side to serve the growing needs of agricultural commerce.

Implementation Programs

None indicated beyond existing programs.

PUBLIC FACILITIES AND SERVICES ELEMENT



INTRODUCTION

Fresno County development is dependent on a complex network of public facilities and services. Each type of service has a unique set of constraints and issues and must adapt to growth and change differently. The General Plan sets out policies and implementation programs to respond to this variety of issues and constraints. Since the major themes of the General Plan include directing urban growth to existing communities, limiting the intrusion of development onto productive agricultural land, and limiting the spread of rural residential development, demand for public facilities and services will be controlled.

The Public Facilities and Services Element is organized accordingly into ten sections: General Public Facilities and Services; Funding; Water Supply and Delivery; Wastewater Collection, Treatment, and Disposal; Storm Drainage and Flood Control; Landfills, Transfer Stations, and Solid Waste Processing Facilities; Law Enforcement; Fire Protection and Emergency Medical Services; School and Library Facilities; and Utilities.

A. GENERAL PUBLIC FACILITIES AND SERVICES

Modern development requires a wide range of publicly-provided facilities and services, such as water, wastewater disposal, storm drainage, and garbage collection. The General Plan seeks to provide for the logical and efficient extension of these services as new development occurs.

Policies in this section seek to ensure public facilities and services are available in a timely fashion to serve new development. Related policies are included in Section LU-E, Non-Agricultural Rural Development; Section LU-F, Urban Development Patterns; LU-G, Incorporated City, Fringe Area and Unincorporated Community Development; Section PF-B, Funding; Section PF-C, Water Supply and Delivery; Section PF-D, Wastewater Collection, Treatment, and Disposal; and PF-E, Storm Drainage and Flood Control.

Goal PF-A To ensure the timely development of public facilities and to maintain an adequate level of service to meet the needs of existing and future development.

Policies

Policy PF-A.1 The County shall ensure through the development review process that public facilities and services will be developed, operational, and available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means).

Policy PF-A.2 The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided.

Definitions for the Public Facilities and Services Element

Capital Improvement Program (CIP): A plan that matches the costs of future projects such as water, sewers, roads, and storm drainage to anticipated revenues. It is a governmental timetable for constructing the permanent improvements and includes timing of the projects, their costs, and the methods for financing.

Composting: To convert a mixture of decaying organic matter into fertilizer or soil amendment.

Municipal Solid Waste: All solid wastes generated by residential, commercial, and industrial sources, as well as all solid waste generated at construction and demolition sites and at food-processing facilities, which are collected and transported under the authorization of a jurisdiction or are self-hauled.

Individual On-site Sewage Disposal Systems: A sewage-disposal system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. On-site (septic) systems are often used for individual-home waste disposal where an urban sewer system is not available.

Inert Waste Disposal Site: A tract of land which is used for the disposal of inert solid waste which includes rock, concrete, brick, sand, soil, fines, asphalt, and unsorted construction and demolition wastes. Inert solid waste shall not contain hazardous waste or soluble pollutants at concentrations in excess of applicable water quality objectives, and shall not contain significant quantities of decomposable waste.

Public and Quasi-Public Facilities: Institutional, academic, governmental, and community service uses either publicly owned or operated by non-profit organizations.

Regional Landfill: A landfill designed to serve multiple entities (i.e., several cities and unincorporated areas).

Resource Recovery Facility: A solid waste facility designed to utilize a mixed stream of municipal solid waste for conversion to energy or as fuel for conversion to energy after other reusable solid wastes have been reclaimed.

Solid Waste: All putrescible and nonputrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes. Solid waste does not include hazardous waste.

Solid Waste Facility: A place, location, tract of land, area, or premises which is in use or intended to be used or which has been used for the disposal or management of municipal solid waste. Solid waste facilities do not include facilities for management of segregated separated waste for salvage or recovery, including segregated agricultural waste.

Transfer/Processing Stations: Solid waste facilities designed to: receive municipal solid wastes; temporarily store, separate, convert, or otherwise process the materials in the solid wastes; or to transfer the solid wastes directly from smaller vehicles to larger vehicles for transport. Excluded from this definition are facilities whose principal function is to receive, store, convert, or otherwise process wastes which have already been separated for reuse and are not intended for disposal (i.e., "recycling center").

Policy PF-A.3 The County shall require new urban commercial and urban-density residential development to be served by community sewer, stormwater, and water systems.

Policy PF-A.4 The County shall encourage the placement of irrigation canals and utility lines underground as urban residential, commercial, and industrial development takes place.

Policy PF-A.5 The County shall oppose the creation of new governmental entities within cities and their spheres of influence and will support efforts to consolidate existing special purpose districts.

Policy PF-A.6 The County shall encourage the cities to consult the County on policy changes which may have an impact on growth or the provision of urban services.

Implementation Programs

Program PF-A.A The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any new or expanded community or specific plans and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement time lines.

Responsibility: County Administrative Officer
 Planning & Resource Management Department
 Public Works Department

Time Frame: Annually

B. FUNDING

In the past, Federal and State grants paid for many improvements and expansions of public facilities, but this type of funding has dwindled in recent years. Generally, expansion of facilities or the development of new facilities is the responsibility of the private developer. Public entities are responsible for operation and maintenance of such facilities in accordance with all State, Federal and local laws. Residents and property owners within the service area are responsible for the costs of operation and maintenance of public facilities and services which are usually collected as assessments, charges, and fees for service. The occasional need to upgrade or replace capital facilities may be funded by service fees, surcharge fees, assessments, grants, loans, bonds or other financial instruments.

Policies in this section seek to ensure that new development pays its fair share of the cost of new facilities; that there are adequate funding sources for new facilities and services; and that public financing is equitable, financially feasible, and consistent with County guidelines, policies, and existing fee programs. The policies also seek to ensure that public facilities are constructed in accordance with an approved public facilities plan and in accordance with approved standards of the County or special district. Related policies are included in Section LU-E, Non-Agricultural Rural Development; Section LU-F, Urban Development Patterns; and Section LU-G, Incorporated City, City Fringe Area, and Unincorporated Community Development.

Goal PF-B To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

Policy PF-B.1 The County shall require that new development pays its fair share of the cost of developing new facilities and services and upgrading existing public facilities and services; exceptions may be made when new development generates significant public benefits (e.g., low income housing) and when alternative sources of funding can be identified to offset foregone revenues.

Policy PF-B.2 The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.

Policy PF-B.3 The County shall require that new development pays the costs of mitigating impacts on existing County facilities to the extent capacity is provided through existing infrastructure networks.

- Policy PF-B.4 The County shall require a public financing plan be in place prior to the start of construction of new development to ensure that all required public improvements are adequately funded and provided in a timely manner.
- Policy PF-B.5 The County shall ensure that public financing be equitable, financially feasible, and consistent with County guidelines, policies, and existing fee programs.
- Policy PF-B.6 If the County forms public financing districts, the County shall efficiently utilize bond proceeds, subject to the requirements of the County's policy for use of public financing for private development projects.
- Policy PF-B.7 The County shall allocate the cost of public improvements to all benefiting properties and, to the extent that a landowner is required to pay for facility oversizing, the County shall utilize reimbursement mechanisms to maintain equity among all benefiting property owners.

Implementation Programs

- Program PF-B.A The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.

Responsibility: County Administrative Officer
 Planning & Resource Management Department
 Public Works Department
 Board of Supervisors

Time Frame: FY 01-02; every five (5) years thereafter

- Program PF-B.B The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, county service areas, and community facilities districts. (See Policies PF-B.1 and PF-B.3)

Responsibility: County Administrative Officer
 Planning & Resource Management Department
 Public Works Department
 Board of Supervisors

Time Frame: FY 01-02; 02-03

C. WATER SUPPLY AND DELIVERY

Water supply and delivery is one of the most critical issues for Fresno County and is essential to the environment, economy, and quality of life in Fresno County. Readily available groundwater and the development of facilities for the storage and conveyance of surface water have allowed Fresno County to grow and prosper as the nation's premier agricultural region. Fresno County's agriculture and its many dependent businesses are sustained by an affordable and reliable water supply made possible through conjunctive use of groundwater and stored surface water. In addition, the ready availability of high quality groundwater allows most residents, municipalities, and industries within Fresno County to meet their water supply needs without expensive delivery and treatment infrastructure.

However, there are a number of factors affecting the county's existing water resources. Throughout much of the county, groundwater is in a state of overdraft. In some county areas, contamination from natural or manmade sources has reduced groundwater quality such that its use requires treatment. Increased contamination of surface water sources is also an emerging concern. There are also concerns regarding the import and export of surface water that could affect long-term supplies. Finally, there is the increase in water demand that will accompany the county's anticipated growth.

Policies in this section seek to ensure an adequate water supply for both domestic and agricultural users by providing necessary facility improvements, ensuring water availability, and utilizing water conservation measures. Related policies are included in Section OS-A, Water Resources; Section PF-B, Funding; and Section PF-E, Storm Drainage and Flood Control.

Goal PF-C To ensure the availability of an adequate and safe water supply for domestic and agricultural consumption.

Policies

General

- Policy PF-C.1 The County shall actively engage in efforts and support the efforts of others to retain existing water supplies within Fresno County.
- Policy PF-C.2 The County shall actively engage in efforts and support the efforts of others to import flood, surplus, and other available waters for use in Fresno County.
- Policy PF-C.3 To reduce demand on the county's groundwater resources, the County shall encourage the use of surface water to the maximum extent feasible.
- Policy PF-C.4 The County shall support efforts to expand groundwater and/or surface water storage that benefits Fresno County.
- Policy PF-C.5 The County shall develop a County water budget to determine long-term needs and to determine whether existing and planned water resource enhancements will meet the county's needs over the twenty (20) year General Plan horizon.
- Policy PF-C.6 The County shall support water banking when the program has local sponsorship and involvement and provides new benefits to the County.
- Policy PF-C.7 The County shall recommend to all cities and urban areas within the county that they adopt the most cost-effective urban best management practices (BMPs) published and updated by the California Urban Water Agencies, California Department of Water Resources, or other appropriate agencies as a means of meeting some of the future water supply needs.

- Policy PF-C.8 The County shall require preparation of water master plans for areas undergoing urban growth.
- Policy PF-C.9 The County shall work with local irrigation districts to preserve local water rights and supply.
- Policy PF-C.10 The County shall require any community water system in new residential subdivisions to be owned and operated by a public entity.
- Policy PF-C.11 The County shall assure an on-going water supply to help sustain agriculture and accommodate future growth by allocation of resources necessary to carry out the water resource management programs.

Domestic Water Supply

- Policy PF-C.12 The County shall approve new development only if an adequate sustainable water supply to serve such development is demonstrated.
- Policy PF-C.13 In those areas identified as having severe groundwater level declines or limited groundwater availability, the County shall limit development to uses that do not have high water usage or that can be served by a surface water supply.
- Policy PF-C.14 The County shall require that water supplies serving new development meet US Environmental Protection Agency and California Department of Health Services and other water quality and quantity standards.
- Policy PF-C.15 The County shall require that surface water used to serve new development be treated in accordance with the requirements of the California Surface Water Treatment Rule (California Code of Regulations, Title 22, Division 4, Chapter 17).
- Policy PF-C.16 If the cumulative effects of more intensive land use proposals are detrimental to the water supplies of surrounding areas, the County shall require approval of the project to be dependent upon adequate mitigation. The County shall require that costs of mitigating such adverse impacts to water supplies be borne proportionately by all parties to the proposal.
- Policy PF-C.17 The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:
- a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.

- b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.
- c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.

Policy PF-C.18 In the case of lands entitled to surface water, the County shall approve only land use-related projects that provide for or participate in effective utilization of the surface water entitlement such as:

- a. Constructing facilities for the treatment and delivery of surface water to lands in question;
- b. Developing facilities for groundwater recharge of the surface water entitlement;
- c. Participating in the activities of a public agency charged with the responsibility for recharge of available water supplies for the beneficial use of the subject lands.

Policy PF-C.19 The County shall discourage the proliferation of small community water systems.

Policy PF-C.20 The County shall not permit new private water wells within areas served by a public water system.

Agricultural Water Supply

Policy PF-C.21 The County shall promote the use of surface water for agricultural use to reduce groundwater table reductions.

Water Transfer Policies

Policy PF-C.22 The County supports short-term water transfers as a means for local water agencies to maintain flexibility in meeting water supply requirements. The County shall support long-term transfer, assignment, or sale of water and/or water entitlements to users outside of the County only under the following circumstances:

- a. The impacts of the transfer on Fresno County are mitigated;
- b. The transfer is part of a long-term solution to the region's water supply shortfall; and

- c. The transfer will not result in a net decrease in the availability of surface and/or groundwater to water users within Fresno County.

Policy PF-C.23 The County shall regulate the transfer of groundwater for use outside of Fresno County. The regulation shall extend to the substitution of groundwater for transferred surface water.

Policy PF-C.24 The County shall encourage the transfer of unused or surplus agricultural water to urban uses within Fresno County.

Water Conservation

Policy PF-C.25 The County shall require that all new development within the County use water conservation technologies, methods, and practices as established by the County.

Policy PF-C.26 The County shall encourage the use of reclaimed water where economically, environmentally, and technically feasible.

Policy PF-C.27 The County shall adopt, and recommend to all cities that they also adopt, the most cost-effective urban best water conservation management practices circulated and updated by the California Urban Water Agencies, California Department of Water Resources, or other appropriate agencies.

Policy PF-C.28 The County shall encourage agricultural water conservation where economically, environmentally, and technically feasible.

Policy PF-C.29 The County shall, in order to reduce excessive water usage, require tiered water pricing within County Service Areas and County Waterworks Districts.

Policy PF-C.30 The County shall generally not approve land use-related projects that incorporate a man-made lake or pond that will be sustained by the use of groundwater.

Implementation Programs

Program PF-C.A The County shall develop a process for resolution of water supply problems and apply the process when areas of need are identified.

Responsibility: Planning & Resource Management Department
 Time Frame: FY 01-02

Program PF-C.B The County shall adopt a well construction and destruction ordinance that will include among other requirements the mapping of location information on abandoned wells in the County GIS database and which includes a procedure for ensuring that abandoned wells are properly destroyed.

Responsibility: Planning & Resource Management Department
 Community Health Department
 Time Frame: FY 02-03

Program PF-C.C The County shall prepare or cause to be prepared water master plans for water delivery systems for areas undergoing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-C.8)

Responsibility: Public Works Department, Surveyor's Office
Planning & Resource Management Department
Time Frame: As needed

Program PF-C.D The County shall develop and implement a tiered water pricing structure for County Service Areas and Waterworks Districts. (See Policy PF-C.29)

Responsibility: Public Works Department
Planning & Resource Management Department
Time Frame: FY 02-03

Program PF-C.E The County shall establish water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development. (See Policy PF-C.14)

Responsibility: Public Works Department
Time Frame: FY 01-02

Program PF-C.F The County shall establish a review and/or regulatory process for proposed transfers of surface water to areas outside of the county and for substitution of groundwater for transferred surface water. (See Policy PF-C.23)

Responsibility: Planning & Resource Management Department
Time Frame: FY 00-01

Program PF-C.G The County shall develop a list of water conservation technologies, methods, and practices that maximize the beneficial use of water resources. The County shall review and update the list periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. (See Policy PF-C.28)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

D. WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL

Cities and special districts own and operate numerous wastewater collection systems throughout the county. Residents in rural areas that are not served by centralized systems use on-site septic systems. Industries are required to provide treatment or pre-treatment of their wastewater and obtain separate discharge permits from the Central Valley California Regional Water Quality Control Board (Regional Board). Many unincorporated communities have elected to form special districts to provide sewage collection and wastewater treatment, as well as other services. Approximately 30 of these districts provide wastewater services. The County owns and operates ten wastewater treatment facilities on behalf of water works districts and county service areas.

Fresno County's Mandatory Sewer Connection Ordinance requires connection to public sewer systems where they are available, precluding the issuance of permits for installation of individual on-site septic systems in such cases. In areas where public systems become available where they did not previously exist, structures served by individual septic systems must be connected to the public system within three years, or sooner if the existing facilities pose a health risk.

Policies in this section seek to ensure the safe disposal of wastewater by promoting efficient water use and reduced wastewater system demand in centralized systems and by ensuring safe development, operation, and maintenance of on-site septic systems. Related policies are included in Section OS-A, Water Resources, and Section PF-B, Funding.

Goal PF-D To ensure adequate wastewater collection and treatment and the safe disposal of wastewater.

Policies

- Policy PF-D.1 The County shall encourage the installation of public wastewater treatment facilities in existing communities that are experiencing repeated septic system failures and lack sufficient area for septic system repair or replacement and/or are posing a potential threat to groundwater.
- Policy PF-D.2 The County shall require that any new community sewer and wastewater treatment facilities serving residential subdivisions be owned and maintained by a County Service Area or other public entity approved by the County.
- Policy PF-D.3 The County shall require that any new community wastewater treatment facility meet the policy standard of Policy OS-A.28.
- Policy PF-D.4 The County shall limit the expansion of unincorporated, urban density communities to areas where community wastewater treatment facilities can be provided.
- Policy PF-D.5 The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging retrofitting with water-conserving devices; and
 - c. Designing wastewater systems to minimize inflow and infiltration, to the extent economically feasible.
- Policy PF-D.6 The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.
- Policy PF-D.7 The County shall require preparation of sewer master plans for wastewater treatment facilities for areas experiencing urban growth.

Implementation Programs

Program PF-D.A The County shall prepare or cause to be prepared a sewer master plan for wastewater treatment facilities for areas experiencing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-D.7)

Responsibility: Public Works Department, Surveyor's Office
 Planning & Resource Management Department
 Time Frame: As needed

E. STORM DRAINAGE AND FLOOD CONTROL

Flooding is a natural occurrence in the Central Valley because it is the drainage basin for thousands of watershed acres of Sierra Nevada and Coast Range foothills and mountains. Flooding in Fresno County occurs primarily along the Kings River in the central-eastern portion of the county and some sections of the San Joaquin River and along many of the foothill streams along the east and west sides of the valley.

The valley floor of Fresno County has many challenges concerning storm drainage and flood control due to its mountain watersheds and the flat topography of the central valley floor. During the winter and spring months, river and stream systems in Fresno County swell with heavy rainfall and snow melt runoff. Diverting and retaining this water for groundwater replenishment is crucial for not only public safety but maintaining an adequate water supply for domestic and agricultural uses.

Policies in this section seek to ensure safe, efficient, and environmentally-sound means to drain stormwater and provide flood control by providing necessary facility improvements, ensuring adequate funding, providing a means to detain/retain runoff, and ensuring the facilities meet State environmental regulations. Related policies are included in Section HS-C, Flood Hazards; Section OS-A, Water Resources; and Section PF-B, Funding.

Goal PF-E To provide efficient, cost-effective, and environmentally-sound storm drainage and flood control facilities that protect both life and property and to divert and retain stormwater runoff for groundwater replenishment.

Policies

Policy PF-E.1 The County shall coordinate with the agencies responsible for flood control or storm drainage to assure that construction and acquisition of flood control and drainage facilities are adequate for future urban growth authorized by the County General Plan and city general plans.

Policy PF-E.2 The County shall encourage the agencies responsible for flood control of storm drainage to coordinate the multiple use of flood control and drainage facilities with other public agencies.

Policy PF-E.3 The County shall encourage the Fresno Metropolitan Flood Control District to spread the cost of construction and acquisition of flood control and drainage facilities in the most equitable manner consistent with the growth and needs of this area.

- Policy PF-E.4 The County shall encourage the local agencies responsible for flood control or storm drainage to require that storm drainage systems be developed and expanded to meet the needs of existing and planned development.
- Policy PF-E.5 The County shall only approve land use-related projects that will not render inoperative any existing canal, encroach upon natural channels, and/or restrict natural channels in such a way as to increase potential flooding damage.
- Policy PF-E.6 The County shall require that drainage facilities be installed concurrently with and as a condition of development activity to ensure the protection of the new improvements as well as existing development that might exist within the watershed.
- Policy PF-E.7 The County shall require new development to pay its fair share of the costs of Fresno County storm drainage and flood control improvements within unincorporated areas.
- Policy PF-E.8 The County shall encourage the local agencies responsible for flood control or storm drainage to precisely locate drainage facilities well in advance of anticipated construction, thereby facilitating timely installation and encouraging multiple construction projects to be combined, reducing the incidence of disruption of existing facilities.
- Policy PF-E.9 The County shall require new development to provide protection from the 100-year flood as a minimum.
- Policy PF-E.10 In growth areas within the jurisdiction of a local agency responsible for flood control or storm drainage, the County shall encourage that agency to design drainage facilities as if the entire areas of service were developed to the pattern reflected in the adopted General Plans to assure that the facilities will be adequate as the land use intensifies.
- Policy PF-E.11 The County shall encourage project designs that minimize drainage concentrations and maintain, to the extent feasible, natural site drainage patterns.
- Policy PF-E.12 The County shall coordinate with the local agencies responsible for flood control or storm drainage to ensure that future drainage system discharges comply with applicable State and Federal pollutant discharge requirements.
- Policy PF-E.13 The County shall encourage the use of natural storm water drainage systems to preserve and enhance natural drainage features.
- Policy PF-E.14 The County shall encourage the use of retention-recharge basins for the conservation of water and the recharging of the groundwater supply.
- Policy PF-E.15 The County should require that retention-recharge basins be suitably landscaped to complement adjacent areas and should, wherever possible, be made available to the community to augment open space and recreation needs.

- Policy PF-E.16 The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- Policy PF-E.17 The County shall encourage the local agencies responsible for flood control or storm drainage retention-recharge basins located in soil strata strongly conducive to groundwater recharge to develop and operate those basins in such a way as to facilitate year-round groundwater recharge.
- Policy PF-E.18 The County shall encourage the local agencies responsible for flood control or storm drainage to plan retention-recharge basins on the principle that the minimum number will be the most economical to acquire, develop, operate, and maintain.
- Policy PF-E.19 In areas where urbanization or drainage conditions preclude the acquisition and use of retention-recharge basins, the County shall encourage the local agencies responsible for flood control or storm water drainage to discharge storm or drainage water into major canals and other natural water courses subject to the following conditions:
- a. The volume of discharge is within the limits of the capacity of the canal or natural water course to carry the water.
 - b. The discharge complies with the requirements of applicable state and federal regulations (e.g., National Pollution Discharge Elimination System).
 - c. The agency responsible for ownership, operation, or maintenance of the canal or natural water course approves of the discharge.
- Policy PF-E.20 The County shall require new development of facilities near rivers, creeks, reservoirs, or substantial aquifer recharge areas to mitigate any potential impacts of release of pollutants in flood waters, flowing rivers, streams, creeks, or reservoir waters.
- Policy PF-E.21 The County shall require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities, and shall encourage the urban storm drainage systems and agricultural activities to use BMPs.
- Policy PF-E.22 The County shall encourage the local agencies responsible for flood control or storm drainage to control obnoxious odors or mosquito breeding conditions connected with any agency facility by appropriate measures.

Implementation Programs

Program PF-E.A The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary and appropriate to implement required actions under State and Federal stormwater quality programs. (See Policy PF-E.13)

Responsibility: Public Works Department
 Planning & Resource Management Department
 Board of Supervisors
 Time Frame: Ongoing

F. LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE PROCESSING FACILITIES

The siting of solid waste facilities in the United States has become increasingly difficult in recent years. Proper siting of solid waste facilities such as landfills, transfer and processing stations, and resource recovery facilities is crucial to ensure protection of the environment and to meet the increasingly stringent legislative requirements for such facilities.

Fresno County operates two active solid waste disposal facilities or landfills: the American Avenue Landfill and the Coalinga Landfill. These landfills have a service area of 6,000 square miles. Portions of the unincorporated areas of the county also use the Clovis Landfill and the Orange Avenue Landfill. Only a small portion of the unincorporated county's solid waste is taken to these facilities, as the Clovis Landfill serves mainly the city of Clovis, and the Orange Avenue Landfill serves mainly the city of Fresno.

Policies in this section reaffirm and incorporate the goals and policies of the County Integrated Waste Management Plan and the Memorandum of Understanding (MOU) executed between the Cities of Fresno and Clovis and the County of Fresno, which address solid waste disposal and facilities. Related policies are included in Section HS-F, Hazardous Materials.

Goal PF-F To ensure the safe and efficient disposal or recycling of solid waste generated in the county in an effort to protect the public health and safety.

Policies

Policy PF-F.1 The County shall continue to promote maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes.

Policy PF-F.2 The County shall locate all new solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, composting facilities, and other similar facilities in areas where potential environmental impacts can be mitigated and the facilities are compatible with surrounding land uses. Site selection for solid waste facilities shall be guided by the following criteria:

- a. Solid waste facility sites shall not be located within the conical surface, as defined by Federal Aviation Regulations, Part 77, of a public use airport, except for enclosed facilities;
- b. Solid waste facilities shall not be sited on productive agricultural land if less productive lands are available;
- c. Solid waste facilities shall be located in areas of low concentrations of people and dwellings; and
- d. Solid waste facilities shall be located along or close to major road systems. Facility traffic through residential neighborhoods should not be permitted. It is preferable that the roadways used for solid waste transfer conform to approved truck routes.
- e. Solid waste facilities shall not be located adjacent to rivers, reservoirs, canals, lakes, or other waterways.

Policy PF-F.3 The County shall protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.

Policy PF-F.4 The County shall ensure that all new development complies with applicable provisions of the County Integrated Waste Management Plan.

Policy PF-F.5 The County shall not allow the siting of new landfills. The County shall phase out privately-owned landfills, except for inert disposal sites. The County shall not permit existing privately-owned landfills to expand beyond the current capacities, which are defined in their solid waste facility permits.

Policy PF-F.6 The County shall impose site development and operational conditions on new solid waste facilities in order to mitigate potential environmental impacts on existing and planned land uses in the area.

Policy PF-F.7. The County has designated the American Avenue Landfill as the regional landfill to serve the incorporated and unincorporated areas of the county. The publicly-operated Coalinga and Clovis landfills may continue to operate provided the sites are operated economically and in compliance with all environmental laws and regulations. Existing publicly-operated landfills may be expanded.

Policy PF-F.8 The County should acquire properties, when feasible, near the regional landfill to protect the landfill from incompatible uses and to provide a buffer for the landfill.

Policy PF-F.9 The County shall support the development of accessible waste transfer stations for county residents, and require the following siting criteria for transfer/processing stations:

- a. Sites shall be of adequate size to accommodate proposed transfer/processing station operations and vehicle storage and should be of adequate size to provide for expansion to accommodate future shifts in resource recovery technology;

- b. Transfer stations shall be located within designated commercial or industrial areas except where commercial and industrial lands are only limitedly available within the Sierra-North and Sierra-South Regional Plans. Landfills closed under appropriate closure regulations may be considered for transfer station sites; and
- c. Transfer station sites with direct access to or in transportation corridors are preferable.

Policy PF-F.10 The County shall require the following siting criteria for resource recovery facilities:

- a. Sites shall be of adequate size to accommodate the proposed plant and facilities anticipated for future shifts in resource recovery and pollution control technology;
- b. Sites should provide opportunities for steam use or development of steam users or otherwise maximize energy utilization;
- c. Sites with existing or planned urban residential land uses downwind should be avoided; and
- c. Resource recovery sites with direct access to or in transportation corridors are preferable.

Policy PF-F.11 The County shall require the following siting criteria for inert waste disposal sites:

- a. Sites shall be of adequate size to accommodate proposed waste disposal operations;
- b. Operation of disposal sites should not increase the site elevation above elevations of adjacent properties and should not preclude reasonable future use of the property; and
- c. Permanent site improvements associated with inert waste disposal should be discouraged, as the inert disposal operation is a temporary operation.

Implementation Programs

Program PF-F.A The County shall require new commercial, industrial, and multi-family residential uses to provide adequate areas on-site to accommodate the collection and storage of recyclable materials. (See Policy PF-F.1)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

G. LAW ENFORCEMENT

When unincorporated communities develop and other development occurs in the county, consideration must be given to the adequacy of law enforcement facilities and services. Development normally occurs over a long period of time and involves many developers.

Policies in this section seek to ensure the prompt and efficient provision of law enforcement service by providing that adequate staffing, facilities, and funding are available in new development areas. Related policies are included in Section PF-B, Funding, and Section TR-A, Streets and Highways.

Goal PF-G To protect life and property by deterring crime and ensuring the prompt and efficient provision of law enforcement service and facility needs to meet the growing demand for police services associated with an increasing population.

Policies

Policy PF-G.1 The County shall ensure the provision of effective law enforcement services to unincorporated areas in the county.

Policy PF-G.2 The County shall strive to maintain a staffing ratio of two (2) sworn officers serving unincorporated residents per 1,000 residents served. (This count of officers includes all ranks of deputy sheriff personnel and excludes all support positions and all sworn officers serving county wide population interests such as bailiffs, and sworn officers serving contract cities and grant specific populations).

Policy PF-G.3 The County shall identify and establish funds for acquisition of adequate sheriff facility sites in unincorporated locations of the county.

Policy PF-G.4 The County shall require development to pay its fair share of the costs for providing law enforcement facilities and equipment to maintain service standards.

Policy PF-G.5 The County shall provide police support to adequately maintain its service standards, within the County’s budgetary constraints.

Policy PF-G.6 The County shall promote the incorporation of safe design features (e.g., lighting, adequate view from streets into parks) into new development by providing Sheriff Department review of development proposals.

Implementation Programs

Program PF-G.A The County shall prepare and adopt a master plan to identify locations for sheriff substations and community offices. The County should further evaluate these locations in the regional and unincorporated community plan updates. (See Policy PF-G.1)

Responsibility: Sheriff’s Department
 Planning & Resource Management Department
 Time Frame: As needed

H. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

When unincorporated areas develop, consideration must be given to the adequacy of fire protection and emergency medical facilities and services. Development normally occurs over a long period of time and involves many developers. It is, therefore, essential that policies be developed whereby new development can share the cost of providing needed fire protection and emergency medical facilities.

Policies in this section seek to ensure the prompt and efficient provision of fire and emergency medical facility and service needs, ensure adequate funding is available in new development areas, and protect the life and property of residents of and visitors to Fresno County. Related policies are included in Section HS-A, Emergency Management and Response; Section HS-B, Fire Hazards; Section PF-B, Funding; Section LU-G, Incorporated City, City Fringe Area, and Unincorporated Community Development; and Section TR-A, Streets and Highways.

Goal PF-H To ensure the prompt and efficient provision of fire and emergency medical facility and service needs, to protect residents of and visitors to Fresno County from injury and loss of life, and to protect property from fire.

Policies

- Policy PF-H.1 The County shall work cooperatively with local fire protection districts to ensure the provision of effective fire and emergency medical services to unincorporated areas within the county.
- Policy PF-H.2 Prior to the approval of development projects, the County shall determine the need for fire protection services. New development in unincorporated areas of the County shall not be approved unless adequate fire protection facilities are provided.
- Policy PF-H.3 The County shall require that new fire stations be located to achieve and maintain a service level capability consistent with services for existing land uses.
- Policy PF-H.4 The County shall reserve adequate sites for fire and emergency medical facilities in unincorporated locations in the county.
- Policy PF-H.5 The County shall require that new development be designed to maximize safety and minimize fire hazard risks to life and property.
- Policy PF-H.6 The County shall limit development to very low densities in areas where emergency response times will be more than 20 minutes.
- Policy PF-H.7 The County shall encourage local fire protection agencies in the county to maintain the following as minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
- a. ISO 4 in urban areas;
 - b. ISO 6 in suburban areas; and
 - c. ISO 8 in rural areas.
- Policy PF-H.8 The County shall encourage local fire protection agencies in the county to maintain the following as minimum standards for average first alarm response times to emergency calls:
- a. 5 minutes in urban areas;
 - b. 15 minutes in suburban areas; and
 - c. 20 minutes in rural areas.

- Policy PF-H.9 The County shall require new development to develop or to pay its fair share of the costs to fund fire protection facilities that, at a minimum, maintain the service level standards in the preceding policies.
- Policy PF-H.10 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other State and local ordinances.
- Policy PF-H.11 The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public, consistent with current practice.

Implementation Programs

Program PF-H.A If a Fire Protection Master Plan has not been prepared for the area and the County Director of Planning & Resource Management Department determines that additional fire protection facilities are needed, the County shall not approve discretionary development until such time as a Master Plan has been adopted or other facilities acceptable to the Director are provided, with appeal rights as provided by County Ordinance. The Fire Protection Master Plan must contain the following information: identification of water supply; delineation of the service area boundary; designation of an appropriate fire protection entity; determination of structural, equipment, and personnel needs and costs; and a financing plan based on shared benefit. (See Policy PF-H.2)

Responsibility: Planning & Resource Management Department
Time Frame: As needed

Program PF-H.B The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources. (See Policy PF-H.1)

Responsibility: County Administrative Officer
County Fire District
Time Frame: Ongoing

I. SCHOOL AND LIBRARY FACILITIES

New residential development has the potential for increasing enrollment and overcrowding existing school facilities. In fact, 2020 population projections estimate an additional 344,000 new persons in the county which would likely add 77,800 students and create a demand for 101 new schools (74 elementary schools, 13 middle schools, and 14 high schools). Since funds for the construction of new schools are scarce, one of the county's biggest challenges is to ensure that new residential developments that have the potential for causing overcrowding to existing schools, not be constructed unless adequate public school facilities are available or will be available to meet the needs of the proposed development. In addition, new residential growth will bring demand for new or expanded library facilities in the county.

Policies in this section seek to provide safe access to schools, maintain acceptable levels of service, and ensure adequate funding for new school and library facilities. Related policies are included in Section PF-B, Funding.

Goal PF-I To provide for the educational needs of Fresno County and provide libraries for the educational, recreational, and literary needs of Fresno County residents.

Policies

- Policy PF-I.1 The County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with land use policies of the General Plan.
- Policy PF-I.2 The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community in areas with safe pedestrian and bicycle access.
- Policy PF-I.3 The County shall consider school district plans when designating existing and future school sites in community plans and specific plans to accommodate school district needs.
- Policy PF-I.4 The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs and shall assist school districts in locating appropriate sites for new schools.
- Policy PF-I.5 The County shall involve school districts in the early stages of residential land use planning, such as during the adoption or updating of specific, community, and regional plans, to provide a coordinated effort for the planning of school facilities.
- Policy PF-I.6 The County strongly discourages the siting of schools in agricultural areas due to the growth-inducing potential of schools and conflicts with farming practices such as pesticide applications.
- Policy PF-I.7 The County shall include schools among those public facilities and services that are considered an essential part of the development service facilities that should be in place as development occurs and shall work with residential developers and school districts to ensure that needed school facilities are available to serve new residential development.
- Policy PF-I.8 The County and school districts should work closely to secure adequate funding for new school facilities. The County shall support the school districts efforts to obtain appropriate funding methods such as school impact fees.

Policy PF-I.9 The County shall promote provision of library services throughout the county and create new facilities as appropriate or expand existing facilities to meet additional demand from new growth.

Implementation Programs

Program PF-I.A The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable school districts to identify the need for and potential location of new or expanded school facilities. (See Policies PF-I.3, PF-I.4, and PF-I.5)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program PF-I.B The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable library districts and library interest groups to identify the need for and potential location of new or expanded library facilities. (See Policy PF-I.9)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

J. UTILITIES

Within the county, there are several private companies that provide electrical, gas, and telephone services. Mutual support among the County and these companies is essential to the efficient provision of existing services and to ensure that new service needs such as telecommunications are met.

Policies in this section seek to facilitate the efficient provision of necessary services and facilities and to minimize the impacts of utilities on surrounding land uses. Related policies are included in Section PF-B, Funding.

Goal PF-J To provide efficient and cost-effective utilities that serve the existing and future needs of people in the unincorporated areas of the county.

Policies

Policy PF-J.1 The County shall encourage the provision of adequate gas and electric, communications, and telecommunications service and facilities to serve existing and future needs.

Policy PF-J.2 The County shall work with local gas and electric utility companies to design and locate appropriate expansion of gas and electric systems, while minimizing impacts to agriculture and minimizing noise, electromagnetic, visual, and other impacts on existing and future residents.

- Policy PF-J.3 The County shall require all new residential development along with new urban commercial and industrial development to underground utility lines on-site.
- Policy PF-J.4 The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the county.

Implementation Programs

None indicated beyond existing programs.

PUBLIC	FACILITIES
AND SERVICES ELEMENT	4-1
.....	4-1
INTRODUCTION.....	4-1
A. GENERAL PUBLIC FACILITIES AND SERVICES.....	4-1
B. FUNDING	4-3
C. WATER SUPPLY AND DELIVERY	4-4
D. WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL	4-9
E. STORM DRAINAGE AND FLOOD CONTROL.....	4-11
F. LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE PROCESSING FACILITIES.....	4-14
G LAW ENFORCEMENT	4-16
H. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES.....	4-17
I. SCHOOL AND LIBRARY FACILITIES.....	4-19
J. UTILITIES.....	4-21

OPEN SPACE AND CONSERVATION ELEMENT



INTRODUCTION

The Open Space and Conservation Element is concerned with protecting and preserving natural resources, preserving open space areas, managing the production of commodity resources, protecting and enhancing cultural resources, and providing recreational opportunities.

The Open Space and Conservation Element sets out goals, policies, and implementation measures under three main headings: Productive Resources, Natural Resources, and Recreation and Cultural Resources. Productive Resources encompasses three sections: Water Resources; Forest Resources; and Mineral Resources. Natural Resources encompasses four sections: Wetland and Riparian Areas; Fish and Wildlife Habitat; Vegetation; and Air Quality. Finally, Recreation and Cultural Resources encompasses five sections: Parks and Recreation; Recreational Trails; Historic; Cultural; and Geologic Resources; Scenic Resources; and Scenic Roadways.

PRODUCTIVE RESOURCES

A. WATER RESOURCES

Fresno County is large and geographically diverse. The mountainous eastern region of the county receives up to 70 inches of precipitation annually, mostly in snowfall. Many small mountain lakes and streams in this region are tributaries to the San Joaquin and Kings Rivers which flow into the Central Valley. The valley and western portions of the county, by contrast, are extremely arid, with less than 10 inches of annual rainfall. Groundwater conditions and quality vary widely across the county.

There are a number of factors affecting the county's existing water resources. Throughout much of the county, groundwater is in a state of overdraft. In some county areas, contamination from natural or manmade sources has reduced groundwater quality such that its use requires treatment. Supplies of imported surface water have been reduced due to changing regulations, and there is growing pressure to allow long-term transfers of water out of the county. Finally, there is the increase in water demand that will accompany the county's anticipated growth.

Policies in this section seek to protect and enhance the surface water and groundwater resources in the county. The policies address broad water planning issues, groundwater recharge, the relationship of land use decisions to water issues, and water quality problems. Related policies are included in Section HS-C, Flood Hazards; Section PF-C, Water Supply and Delivery; Section PF-E, Storm Drainage and Flood Control; Section OS-D, Wetland and Riparian Areas; and Section LU-C, River Influence Areas. Other relevant policies are included in the Kings River Regional Plan.

Goal OS-A To protect and enhance the water quality and quantity in Fresno County's streams, creeks, and groundwater basins.

Definitions for the Open Space and Conservation Element

Archeological: Relating to the material remains of past human life, culture, or activities.

California Environmental Quality Act (CEQA): A State law requiring the State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Commercial Recreation Facilities: Facilities serving recreational needs but operated for private profit (e.g., riding stables, tourist attractions, amusement parks).

Conservation: The management of natural resources to prevent waste, destruction, or neglect.

Consumptive Use: The component of water lost to evaporation or transpiration through agricultural, municipal, and industrial uses, including maintenance leaching, and the deep percolation to a usable water source.

Geological: Pertaining to rock or solid matter.

Habitat: The natural environment of a plant or animal.

Open Space Land: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of: 1) the preservation of natural resources; 2) the managed production of resources; 3) outdoor recreation; or 4) public health and safety.

Rare or Endangered Species: A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Riparian Habitat: The land and plants bordering a watercourse or lake.

River or Stream: A natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scourer deposit of rock, sand, gravel, soil, or debris.

Scenic Vista: An area designated, signed, and accessible to the public for purposes of viewing and sightseeing.

Vernal Pool: Ephemeral wetlands that form in shallow depressions in the ground which are underlain by a substrate that restricts water percolation. These depressions fill with rainwater during the fall and winter and can remain inundated until spring or early summer.

Watercourse: Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Watershed: The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetland: Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flats, vernal pools, and fens. This also includes wetlands under the jurisdiction of the US Army Corps of Engineers which encompasses vernal pools and other areas with hydrology, soils, and vegetation meeting Federal regulatory standards.

Policies

General

- Policy OS-A.1 The County shall develop, implement, and maintain a plan for achieving water resource sustainability, including a strategy to address overdraft and the needs of anticipated growth.
- Policy OS-A.2 The County shall provide active leadership in the regional coordination of water resource management efforts affecting Fresno County and shall continue to monitor and participate in, as appropriate, regional activities affecting water resources, groundwater, and water quality.
- Policy OS-A.3 The County shall provide active leadership in efforts to protect, enhance, monitor, and manage groundwater resources within its boundaries.
- Policy OS-A.4 The County shall update, implement, and maintain its Groundwater Management Plan.
- Policy OS-A.5 The Fresno County Water Advisory Committee shall provide advice to the Board of Supervisors on water resource management issues.
- Policy OS-A.6 The County shall support efforts to create additional water storage that benefits Fresno County, and is economically, environmentally, and technically feasible.
- Policy OS-A.7 The County shall develop a repository for the collection of County water resource information and shall establish and maintain a centralized water resource database. The database shall incorporate surface and groundwater data and provide for the public dissemination of water resource information.
- Policy OS-A.8 The County shall develop and maintain a water budget (i.e., an accounting of all inflows and outflows of water into a specified area) for the County to aid in the determination of existing and future water resource needs. The water budget shall be incorporated into the County Geographic Information System (GIS) and included in the water resource database.
- Policy OS-A.9 The County shall develop, implement, and maintain a program for monitoring groundwater quantity and quality within its boundaries. The results of the program shall be reported annually and shall be included in the water resource database.
- Policy OS-A.10 The County shall develop and maintain an inventory of sites within the county that are suitable for groundwater recharge. The sites shall be incorporated into the County GIS and included in the water resource database.
- Policy OS-A.11 The County shall develop and implement public education programs designed to increase public participation in water conservation and water quality awareness.

- Policy OS-A.12 The County shall promote preservation and enhancement of water quality by encouraging landowners to follow the “Fresno County Voluntary Rangeland and Foothill Water Quality Guidelines.”

Groundwater Recharge

- Policy OS-A.13 The County shall encourage, where economically, environmentally, and technically feasible, efforts aimed at directly or indirectly recharging the county's groundwater.
- Policy OS-A.14 The County shall support and/or engage in water banking (i.e., recharge and subsequent extraction for direct and/or indirect use on lands away from the recharge area) based on the following criteria:
- a. The amount of extracted water will never exceed the amount recharged;
 - b. The water banking program will result in no net loss of water resources within Fresno County;
 - c. The water banking program will not have a negative impact on other water users within Fresno County;
 - d. The water banking program will not create, increase, or spread groundwater contamination; and
 - e. The water banking program includes sponsorship, monitoring, and reporting by a local public agency;
 - f. The groundwater banking program will not cause or increase land subsidence;
 - g. The water banking program will not have a negative impact on agriculture within Fresno County; and
 - h. The water banking program will provide a net benefit to Fresno County.
- Policy OS-A.15 The County shall, to the maximum extent possible, maintain local groundwater management authority and pursue the elimination of unwarranted institutional, regulatory, permitting, and policy barriers to groundwater recharge within Fresno County.
- Policy OS-A.16 The County shall permit and encourage, where economically, environmentally, and technically feasible, over-irrigation of surface water as a means to maximize groundwater recharge.
- Policy OS-A.17 The County shall directly and/or indirectly participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the county. The program shall make use of flood and other waters to offset existing and future groundwater pumping.

Land Use

- Policy OS-A.18 The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element and a buffer area between waterways and urban development in an effort to protect water quality and riparian areas.

- Policy OS-A.19 The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation.
- Policy OS-A.20 The County shall support the policies of the San Joaquin River Parkway Master Plan to protect the San Joaquin River as an aquatic habitat, recreational amenity, aesthetic resource, and water source. (See Policy OS-H.12)
- Policy OS-A.21 The County shall, where economically, environmentally, and technically feasible, encourage the multiple use of public lands, including County lands, to include groundwater recharge.
- Policy OS-A.22 The County shall not approve the creation of new parcels that rely on the use of septic systems of a design not found in the California Plumbing Code. (California Code of Regulations, Title 24, Part 5).

Water Quality

- Policy OS-A.23 The County shall protect groundwater resources from contamination and overdraft by pursuing the following efforts:
- a. Identifying and controlling sources of potential contamination;
 - b. Protecting important groundwater recharge areas;
 - c. Encouraging water conservation efforts and supporting the use of surface water for urban and agricultural uses wherever feasible;
 - d. Encouraging the use of treated wastewater for groundwater recharge and other purposes (e.g., irrigation, landscaping, commercial, and non-domestic uses);
 - e. Supporting consumptive use where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area;
 - f. Considering areas where recharge potential is determined to be high for designation as open space; and
 - g. Developing conjunctive use of surface and groundwater.
- Policy OS-A.24 The County shall require new development near rivers, creeks, reservoirs, or substantial aquifer recharge areas to mitigate any potential impacts of release of pollutants in storm waters, flowing river, stream, creek, or reservoir waters.
- Policy OS-A.25 The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season unless adequately mitigated to avoid sedimentation of creeks and damage to riparian habitat.
- Policy OS-A.26 The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff.

- Policy OS-A.27 The County shall monitor water quality regularly and take necessary measures to prevent contamination, including the prevention of hazardous materials from entering the wastewater system.
- Policy OS-A.28 The County shall only approve new wastewater treatment facilities that will not result in degradation of surface water or groundwater. The County shall generally require treatment to tertiary or higher levels.
- Policy OS-A.29 In areas with increased potential for groundwater degradation (e.g., areas with prime percolation capabilities, coarse soils, and/or shallow groundwater), the County shall only approve land uses with low risk of degrading groundwater.
- Policy OS-A.30 The County shall support efforts to require the U.S. Bureau of Reclamation to provide San Joaquin Valley agricultural drainage facilities as intended in the authorization of the Central Valley Project.

Implementation Programs

- Program OS-A.A The County shall develop, implement and maintain a water sustainability plan (see Policy OS-A.1).

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02; Ongoing

- Program OS-A.B The County shall establish and maintain a centralized water resource database for surface and groundwater that includes the water budget, groundwater monitoring data, and the groundwater recharge site inventory. (See Policies OS-A.7 through OS-A.10)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02; Ongoing

- Program OS-A.C The County shall develop, implement and maintain a groundwater monitoring program. Information from this program shall be provided to the Board of Supervisors during the annual General Plan review. (See Policy OS-A.9)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02; Ongoing

- Program OS-A.D The County shall develop, implement, and maintain land use plans to preserve for recharge purpose those lands identified as suitable for groundwater recharge in the water resource database inventory. (Policy OS-A.10)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

B. FOREST RESOURCES

Almost all of the lands available for timber production in Fresno County lie within the southern part of the Sierra National Forest and the northern portion of the Sequoia National Forest. Timber from these areas is the only long-term supply for the local wood product industry. The challenge to Fresno County is to maintain current timber production operations without jeopardizing one of its most valuable natural assets—its forests.

Policies in this section seek to protect forestry resources by encouraging productive use of forest land, carefully managing the forest ecosystem, protecting forest resources, discouraging the development of land uses that conflict with timberland management, and encouraging participation in the Timberland Production Zone program. Related policies are included in Section OS-E, Fish and Wildlife Habitat, and Section OS-F, Vegetation.

Goal OS-B To maintain healthy, sustainable forests in Fresno County, conserve forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, encourage a sustained yield of forest products, protect and conserve lands identified as suitable for commercial timber production within the county, and conserve forest lands that have other resource values including recreation, grazing, watershed, and wildlife habitats.

Policies

- Policy OS-B.1 The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving natural resources.
- Policy OS-B.2 The County shall work closely with agencies involved in the management of forest ecosystems and shall coordinate with State and Federal agencies, private landowners, and private preservation/conservation groups in habitat preservation and protection of rare, endangered, threatened, and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved. The County shall encourage State and Federal agencies to give notice to and coordinate with the County on any pending, contemplated, or proposed actions affecting local communities and citizens of the County. The County will encourage State and Federal agencies to address adverse impacts on citizens and communities of Fresno County, including environmental, health, safety, private property, and economic impacts.
- Policy OS-B.3 The County shall coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.
- Policy OS-B.4 The County shall review all proposed timber harvest plans and shall request that the California Department of Forestry and Fire Protection and the US Forest Service amend the plans to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public safety or result in damage to public or private roads.
- Policy OS-B.5 The County shall encourage and promote the productive use of wood waste generated in the county.

- Policy OS-B.6 The County shall encourage and support conservation programs to reforest private timberlands.
- Policy OS-B.7 The County shall protect forest resources for the production of timber resources and related activities.
- Policy OS-B.8 The County shall discourage the development of land uses that conflict with timberland management.
- Policy OS-B.9 The County shall encourage qualified landowners to enroll in the Timberland Production Zone program, pursuant to the Timberland Productivity Act of 1982.
- Policy OS-B.10 The County shall maintain Timberland Production designations. Rezoning from the Timberland Production Zone District shall be based on criteria and procedures in accordance with the State Forest Taxation Reform Act and the Fresno County Zoning Ordinance.
- Policy OS-B.11 The County shall require parcels removed from the Timberland Production Zone in accordance with the Fresno County Zoning Ordinance to revert to the Resource Conservation Zone District. Removal from the Timberland Production Zone District shall be effective ten (10) years from the date the rezoning is approved or as otherwise specified by the State Forest Taxation Reform Act.

Implementation Programs

Program OS-B.A The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to: clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Fresno County. If the Forest Practice Rules are determined to be inadequate, a compilation of Special Forest Practice Rules for Fresno County shall be proposed to the Board of Forestry to address those inadequacies. (See Policies OS-B.2 and OS-B.3)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

Program OS-B.B The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of existing and residual stands of ancient and old growth forest on private timberlands in Fresno County. The results of this inventory shall be incorporated into the County’s biological resources database for use in future land use planning decisions. (See Policy OS-B.2)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

Program OS-B.C The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify potential impacts on, and the need for preservation of, old growth forest in Fresno County. (See Policy OS-B.2)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

Program OS-B.D The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry and Fire Protection Timber Harvest Plan review process. (See Policy OS-B.2)

Responsibility: Planning & Resource Management Department
Time Frame: FY 03-04

C. MINERAL RESOURCES

Fresno County has been a leading producer of minerals because of the abundance and wide variety of mineral resources that are present in the county. Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). Aggregate and petroleum are the county's most significant extractive resources and play an important role in maintaining the county's overall economy.

Policies in this section intend to preserve the future availability of its mineral resources. In addition, policies in this section seek to promote the orderly extraction of mineral resources while minimizing the impact of these activities on surrounding land uses and the natural environment. Related policies are included in Section LU-C, River Influence Areas. Other relevant policies are included in the Kings River Regional Plan.

Goal OS-C To conserve areas identified as containing significant mineral deposits and oil and gas resources for potential future use, while promoting the reasonable, safe, and orderly operation of mining and extraction activities within areas designated for such use, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.

Policies

Minerals

Policy OS-C.1 The County shall not permit incompatible land uses within the impact area of existing or potential surface mining areas.

Policy OS-C.2 The County shall not permit land uses incompatible with mineral resource recovery within areas designated as Mineral Resource Zone 2 (MRZ-2). (See Figures 7-9, 7-10, and 7-11 in Fresno County General Plan Background Report.)

- Policy OS-C.3 The County shall require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and special zoning ordinance provisions.
- Policy OS-C.4 The County shall impose conditions as necessary to minimize or eliminate the potential adverse impact of mining operations on surrounding properties.
- Policy OS-C.5 The County shall require reclamation of all surface mines consistent with SMARA and the County's implementing ordinance.
- Policy OS-C.6 The County shall accept California Land Conservation (Williamson Act) contracts on land identified by the State as containing significant mineral deposits subject to the use and acreage limitations established by the County.
- Policy OS-C.7 The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
- Policy OS-C.8 The County shall, where feasible along the San Joaquin River, site recreational trails, bikeways, and other recreation areas at least three hundred (300) feet from the edge of active aggregate mining operations and separate them by physical barriers. Recreational trail/bikeway crossings of active haul routes should be avoided whenever possible; if crossings of haul routes are necessary, separate where feasible.
- Policy OS-C.9 The County shall require that any proposed changes in land use within areas designated MRZ-2 along the San Joaquin and Kings Rivers comply with the provisions of the State Surface Mining and Reclamation Act (SMARA).
- Policy OS-C.10 The County shall not permit land uses that threaten the future availability of mineral resource or preclude future extraction of those resources.
- Policy OS-C.11 The County shall undertake a comprehensive, watershed-based planning effort to assess future extraction of the aggregate resources and recreation uses along the Kings River as a part of an update of the Kings River Regional Plan. Such a planning effort would help to facilitate use of the resource while protecting other Kings River watershed resources and functions, including floodplain areas. (See Policy OS-H.10, Policy LU-C.5, and Program LU-C.A)

Oil and Gas

- Policy OS-C.12 Fresno County shall be divided into three areas for the regulation of oil and gas development.
- a. Urban areas including all land within one-fourth mile of the planned urban boundaries shown on adopted community plans.

- b. Established oil and gas fields as determined and updated by the California Division of Oil and Gas, excluding urban areas except where specifically included in these policies.
- c. Non-urban areas including all land not within either established oil and gas fields or urban areas. A non-urban area's designation shall be changed to an established oil and gas field designation upon: (1) its identification by the Division of Oil and Gas as an oil and gas field, and (2) subsequent approval by the County.

- Policy OS-C.13 The County shall require a special permit for certain oil and gas activities and facilities as specifically noted in the Oil and Gas Development Matrix (Table OS-C.1) due to their potential significant adverse effects on surrounding land or land uses.
- Policy OS-C.14 The County shall permit by right small-scale oil and gas activities and facilities that can be demonstrated to not have a significant adverse effect on surrounding or adjacent land uses in an established oil and gas field, an established oil and gas field in urban areas, or non-urban areas.
- Policy OS-C.15 The County may permit oil refineries to locate within areas designated by the General Plan for industrial uses. Limited oil refining plants may be permitted to locate in non-urban areas provided: the plant is limited to only fractionating and blending operations; the plant is within an established oil and gas field or within one mile of the exterior boundary of each of two (2) or more noncontiguous oil and gas fields; the site has access to both natural gas and crude oil transmission pipelines and a system of feeder pipelines from nearby gas and oil fields; the plant is limited to a refining capacity of fifteen thousand (15,000) barrels of crude oil per day; and the site has been previously used for refining purposes.
- Policy OS-C.16 The County shall require manufacturing and marketing activities and facilities that serve the petroleum industry to be located in the appropriate areas designated by the General Plan.
- Policy OS-C.17 The County shall require the timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the land to its primary land use as designated by the General Plan.
- Policy OS-C.18 The County shall establish procedures to ensure that exploration and recovery of mineral resources, including oil and natural gas, will occur under appropriate locational and operational standards within areas designated Agriculture and Westside Rangeland.
- Policy OS-C.19 The County shall require non-petroleum-related discretionary projects proposed on abandoned oil fields to demonstrate that abandonment and cleanup have taken place in compliance with regulations administered by the State Division of Oil and Gas (California Public Resources Code Section 23000 et seq.) as a part of the due diligence procedures.

Policy OS-C.20 The County shall not allow any building intended for human occupancy to be located near any active petroleum well unless suitable safety and fire protection measures and setbacks are approved by the local fire district.

Implementation Programs

None indicated beyond existing programs.

TABLE OS-C.1				
OIL AND GAS DEVELOPMENT MATRIX				
Major Activities and Facilities		Urban Areas	Established Oil and Gas Fields	Non-Urban Areas
Oil and Gas Exploration, Drilling, and Production				
	Exploratory and Production Drilling	O	●	O
	Drill Site and Pumping Equipment	O	●	O
	Production Tanks and Gauging Facilities	O	●	O
	Produced Water Treatment Facilities	O	●	O
	Production Separators (Oil-Gas-Water)	O	●	O
	Oil Field Service Lines	O	●	O
Oil and Gas Field Operations				
	Gas Compressor or Absorption Plant	O	O	O
	Steam Injection Plant	O	O	O
	Other Secondary and Tertiary Recovery Facilities	O	O	O
	Oil Cleaning Plant	X	O	O
	Natural Gas Processing Plants	X	O	O
	LPG Storage	X	O	O
	Major Petroleum Transmission and Trunk Lines	X	O	O
	Tank Farms	X	O	O
	Pumping Plants	X	O	O
Oil and Gas Auxiliary Operations				
	Offices	X	O	X
	Shops	X	O	X
	Laboratories	X	O	X
	Work Camp Living Facilities	X	O	X
	Storage Yards and Storage Facilities	X	O	X
	Oil Well Services	X	O	X
	Oil Refineries	X	X	X
	Limited Oil Refining Plants	X	O	O
<ul style="list-style-type: none"> ● Permitted by Right O Subject to Special Permit X Not Permitted 				

NATURAL RESOURCES

D. WETLAND AND RIPARIAN AREAS

The rivers and streams that flow from the Sierra Nevada mountains historically meandered through broad floodplains in the San Joaquin Valley. Because of urbanization and agriculture, these broad floodplains have been restricted to narrower belts along the rivers and streams or otherwise modified for flood control. Within this modified landscape, remaining riparian habitat is of great value to resident and migratory animal species as it provides corridors and linkages to and from the biotic regions of the county. The numerous essential habitat elements provided by the remaining riparian/riverine corridors in Fresno County make them perhaps the most significant contributor to wildlife habitat throughout the county.

The San Joaquin Valley area of Fresno County still contains large wetlands and wildlife refuge areas, while the foothills east of the city of Fresno contain vernal pools. These areas support many specialized plant and animal species.

Policies in this section seek to protect riparian and wetland habitats in the county while allowing compatible uses where appropriate. Related policies are included in Section LU-C, River Influence Areas; Section OS-A, Water Resources; Section OS-E, Fish and Wildlife Habitat; and Section OS-F, Vegetation.

Goal OS-D To conserve the function and values of wetland communities and related riparian areas throughout Fresno County while allowing compatible uses where appropriate. Protection of these resource functions will positively affect aesthetics, water quality, floodplain management, ecological function, and recreation/tourism.

Policies

- Policy OS-D.1 The County shall support the “no-net-loss” wetlands policies of the US Army Corps of Engineers, the US Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- Policy OS-D.2 The County shall require new development to fully mitigate wetland loss for function and value in regulated wetlands to achieve “no-net-loss” through any combination of avoidance, minimization, or compensation. The County shall support mitigation banking programs that provide the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.
- Policy OS-D.3 The County shall require development to be designed in such a manner that pollutants and siltation do not significantly degrade the area, value, or function of wetlands. The County shall require new developments to implement the use of Best Management Practices (BMPs) to aid in this effort.

- Policy OS-D.4 The County shall require riparian protection zones around natural watercourses and shall recognize that these areas provide highly valuable wildlife habitat. Riparian protection zones shall include the bed and bank of both low- and high-flow channels and associated riparian vegetation, the band of riparian vegetation outside the high-flow channel, and buffers of 100 feet in width as measured from the top of the bank of unvegetated channels and 50 feet in width as measured from the outer edge of the dripline of riparian vegetation.
- Policy OS-D.5 The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas.
- Policy OS-D.6 The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for creating new riparian habitats within or near the project area. Adjacency to the project area shall be defined as being within the same watershed sub-basin as the project site. Compensation shall be at a ratio of three (3) acres of new habitat for every one (1) acre destroyed.
- Policy OS-D.7 The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient storage, and wildlife habitats.
- Policy OS-D.8 The County should consider the acquisition of wetland, meadows, and riparian habitat areas for parks limited to passive recreational activities as a method of wildlife conservation.

Implementation Programs

Program OS-D.A The County shall work toward the acquisition by public agencies or private non-profit conservation organizations of creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature as public open space where such areas cannot be effectively preserved through the regulatory process. Such protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, State, and Federal agencies and private entities. Acquisition shall include provisions for maintenance and management in perpetuity. (See Policies OS-D.2 and OS-D.8)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program OS-D.B The County shall adopt an ordinance for riparian protection zones identifying allowable activities in riparian protection zones and allowable mitigation techniques. (See Policy OS-D.4)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03

E. FISH AND WILDLIFE HABITAT

Fresno County is unique among California counties in the range of habitats that it encompasses. The County cuts an east/west cross-section across central California that includes the spine of the Sierra Nevada Mountains, the foothills of the Sierra Nevada, the Central Valley, and a small portion of the inner Coast Range. Fresno County's different regions can be described in terms of 29 distinct habitat types based on the composition and structure of vegetation found in each area. Within these habitats, there is a close relationship between natural vegetation and wildlife. The disruption of natural vegetation areas alters the food chain upon which many animals are dependent. The preservation of natural vegetation areas is, therefore, key abundance and well-being of many wildlife species.

Policies in this section seek to protect natural areas and to preserve the diversity of habitat in the county. Related policies are included in Section OS-A, Water Resources; Section OS-B, Forest Resources; Section OS-D, Wetland and Riparian Areas; Section OS-F, Vegetation; and Section LU-C, River Influence Areas.

Goal OS-E To help protect, restore, and enhance habitats in Fresno County that support fish and wildlife species so that populations are maintained at viable levels.

Policies

Policy OS-E.1 The County shall support efforts to avoid the "net" loss of important wildlife habitat where practicable. In cases where habitat loss cannot be avoided, the County shall impose adequate mitigation for the loss of wildlife habitat that is critical to supporting special-status species and/or other valuable or unique wildlife resources. Mitigation shall be at sufficient ratios to replace the function, and value of the habitat that was removed or degraded. Mitigation may be achieved through any combination of creation, restoration, conservation easements, and/or mitigation banking. Conservation easements should include provisions for maintenance and management in perpetuity. The County shall recommend coordination with the US Fish and Wildlife Service and the California Department of Fish and Game to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed. Important habitat and habitat components include nesting, breeding, and foraging areas, important spawning grounds, migratory routes, migratory stopover areas, oak woodlands, vernal pools, wildlife movement corridors, and other unique wildlife habitats (e.g., alkali scrub) critical to protecting and sustaining wildlife populations.

Policy OS-E.2 The County shall require adequate buffer zones between construction activities and significant wildlife resources, including both onsite habitats that are purposely avoided and significant habitats that are adjacent to the project site, in order to avoid the degradation and disruption of critical life cycle activities such as breeding and feeding. The width of the buffer zone should vary depending on the location, species, etc. A final determination shall be made based on informal consultation with the US Fish and Wildlife Service and/or the California Department of Fish and Game.

- Policy OS-E.3 The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the value of the habitat for wildlife is maintained.
- Policy OS-E.4 The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by the California Department of Fish and Game officials and the U.S. Fish and Wildlife Service.
- Policy OS-E.5 The County shall support preservation of habitats of rare, threatened, endangered, and/or other special-status species including fisheries. The County shall consider developing a formal Habitat Conservation Plan in consultation with Federal and State agencies, as well as other resource conservation organizations. Such a plan should provide a mechanism for the acquisition and management of lands that support special-status species.
- Policy OS-E.6 The County shall ensure the conservation of large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife populations, as long as this preservation does not threaten the economic well-being of the county.
- Policy OS-E.7 The County shall continue to closely monitor pesticide use in areas adjacent to habitats of special-status plants and animals.
- Policy OS-E.8 The County shall promote effective methods of pest (e.g., ground squirrel) control on croplands bordering sensitive habitat that do not place special-status species at risk, such as the San Joaquin kit fox.
- Policy OS-E.9 Prior to approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist. The evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant resources and/or special-status plants or animals. Such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible.
- Policy OS-E.10 The County shall support State and Federal programs to acquire significant fish and wildlife habitat areas for permanent protection and/or passive recreation use.
- Policy OS-E.11 The County shall protect significant aquatic habitats against excessive water withdrawals that could endanger special-status fish and wildlife or would interrupt normal migratory patterns.
- Policy OS-E.12 The County shall ensure the protection of fish and wildlife habitats from environmentally-degrading effluents originating from mining and construction activities that are adjacent to aquatic habitats.

- Policy OS-E.13 The County should protect to the maximum extent practicable wetlands, riparian habitat, and meadows since they are recognized as essential habitats for birds and wildlife.
- Policy OS-E.14 The County shall require a minimum 200-foot-wide wildlife corridor along particular stretches of the San Joaquin River and Kings River, whenever possible. The exact locations for the corridors should be determined based on the results of biological evaluations of these watercourses. Exceptions may be necessary where the minimum width is infeasible due to topography or other physical constraints. In these instances, an offsetting expansion on the opposite side of the river should be considered.
- Policy OS-E.15 The County should preserve, to the maximum extent practicable, significant wildlife migration routes such as the North Kings Deer Herd migration corridors and fawn production areas.
- Policy OS-E.16 Areas that have unusually high value for fish and wildlife propagation should be preserved in a natural state to the maximum possible extent.
- Policy OS-E.17 The County should preserve, to the maximum possible extent, areas defined as habitats for rare or endangered animal and plant species in a natural state consistent with State and Federal endangered species laws.
- Policy OS-E.18 The County should preserve areas identified as habitats for rare or endangered plant and animal species primarily through the use of open space easements and appropriate zoning that restrict development in these sensitive areas.

Implementation Programs

- Program OS-E.A The County shall compile inventories of ecologically significant resource areas, including unique natural areas, wetlands, riparian areas, and habitats for special-status plants and animals from existing data sources. The inventories shall be presented when area plans, specific plans, or other project development proposals are considered by the County. The classification system shall be based on the California Wildlife Habitats Relationships (WHR) system and shall identify appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps shall be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes. (See Policies OS-E.1, OS-E.2, and OS-E.5)

Responsibility: Planning & Resource Management Department
Time frame: Ongoing

- Program OS-E.B The County shall maintain current maps that indicate the extent of significant habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the

County to evaluate proposed area plans, specific plans, and any other project development proposals to determine the compatibility of development with maintenance and enhancement of important fish and game species. (See Policy OS-E.2)

Responsibility: Planning & Resource Management Department

Time frame: Ongoing

F. VEGETATION

Beyond providing habitat for wildlife as addressed in the two previous sections, Fresno County's native vegetation such as oak woodlands must be managed to maintain its diversity and health for ecological as well as aesthetic reasons.

Policies in this section seek to protect native vegetation resources primarily on private land within the county. Related policies are included in Section OS-A, Water Resources; Section OS-B, Forest Resources; Section OS-D, Wetland and Riparian Areas; Section OS-E, Fish and Wildlife Habitat; and Section LU-C, River Influence Areas.

Goal OS-F To preserve and protect the valuable vegetation resources of Fresno County.

Policies

- Policy OS-F.1 The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides and ridges, and along important transportation corridors, consistent with fire hazard and property line clearing requirements.
- Policy OS-F.2 The County shall require developers to use native and compatible non-native plant species, especially drought-resistant species, to the extent possible, in fulfilling landscaping requirements imposed as conditions of discretionary permit approval or for project mitigation.
- Policy OS-F.3 The County shall support the preservation of significant areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- Policy OS-F.4 The County shall ensure that landmark trees are preserved and protected whenever possible.
- Policy OS-F.5 The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects. As part of this process, the County shall require, as part of the environmental review process, a biological resources evaluation of the project site by a qualified biologist. The evaluation shall be based on field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant plant resources and/or special-status plant species. Such evaluation shall consider the potential for significant impact on these resources and shall either identify feasible mitigation measures or indicate why mitigation is not feasible.

- Policy OS-F.6 The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- Policy OS-F.7 The County shall require developers to take into account a site's natural topography with respect to the design and siting of all physical improvements in order to minimize grading.
- Policy OS-F.8 The County should encourage landowners to maintain natural vegetation or plant suitable vegetation along fence lines, drainage and irrigation ditches and on unused or marginal land for the benefit of wildlife.
- Policy OS-F.9 The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazards to human residents and to enhance the health of biotic communities.
- Policy OS-F.10 The County shall require that new developments preserve natural woodlands to the maximum extent possible.
- Policy OS-F.11 The County shall promote the preservation and management of oak woodlands by encouraging landowners to follow the Fresno County Oak Management Guidelines shown below and to prepare an Oak Management Plan for their property.

Implementation Programs

- Program OS-F.A The County shall prepare and maintain an updated list of State and Federal rare, threatened, and endangered plant species known or suspected to occur in the county. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; and 2) species of special concern as designated by California Department of Fish and Game. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years. (See Policy OS-F.5)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 00-01; every two years thereafter

- Program OS-F.B The County shall make the Fresno County Oak Management Guidelines and other educational resources available to landowners located in oak woodland habitat. (See Policy OS-F.11)

Responsibility: Planning & Resource Management Department
 Time Frame: Ongoing

Fresno County Oak Woodlands Management Guidelines (Policy OS-F.11)

1. When Building Within Oak Woodlands:

- Develop an Oak Woodland Management Plan to retain existing oaks, preserve agriculture, retain wildlife corridors, and enhance soil and water conservation practices.
- Avoid tree root compaction during construction by limiting heavy equipment in root zones.
- Carefully plan roads, cuts and fills, building foundations, and septic systems to avoid damage to tree roots. Design roads and consolidate utility services to minimize erosion and sedimentation to downstream sources. Also, consider reseeding any disturbed ground.
- Avoid landscaping which requires irrigation within ten (10) feet of the trunk of an existing oak tree to prevent root rot.
- Consider replacing trees whose removal during construction was avoidable.
- Use fire-inhibiting and drought-tolerant and oak-compatible landscaping wherever possible.

2. Take Steps to Increase Fire Safety on Wooded Parcels:

- Recognize fire as a natural feature of the oak woodland landscape and plan accordingly.
- Set up a continuous management program as a part of your Oak Woodland Management Plan to maintain a fire-safe property environment.
- Identify and manage trees to be fire-safe.
- Recognize the impact of steep slopes on fire safety.
- Develop a fire-safe and oak-friendly landscape plan for your home or business.
- Create "Defensible Space" around buildings. Defensible space is that area which lies between a structure and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity for firefighters to safely defend a structure.

3. When Implementing Range Improvement Practices in Oak Woodlands:

- When using prescribed fire as a range improvement practice, obtain professional assistance to maximize benefits and minimize risk.
- When converting oak woodlands to other agricultural uses, consider incorporating an oak retention component or a conservation easement in your Oak Woodland Management Plan.
- Develop water sources--ponds, troughs, seeps, and springs for livestock and wildlife.

4. When Harvesting Oaks for Fuel or Range Improvement, Plan Your Harvest to:

- Maintain an average canopy cover of 10 to 30 percent depending on site, elevation, and precipitation.
- Retain some oak trees of all sizes and species represented at the site and in clusters where possible.
- When safety permits, leave old hollow trees and those actively being used for nesting, roosting, or feeding.
- Where low fire risk and aesthetics allow, pile limbs and brush to provide wildlife cover.
- Where commercial or extensive harvest is being contemplated, seek professional advice.

Adopted by the Fresno County Board of Supervisors on March 10, 1998 (Resolution # 98-150).

G. AIR QUALITY

Air quality in Fresno County is a key element in defining the quality of life for county residents. Air pollution adversely affects human health, degrades the natural and built environments, causes agricultural losses, and changes the earth's climate. Air quality is a global problem that must be addressed by all levels of government.

The linkages between land use patterns, transportation systems, and air quality are the primary means for local governments to address air quality issues. The main method of local control over air quality in Fresno County is the reduction of the number of vehicular miles traveled (VMT) and resulting vehicular emissions. Thus, Fresno's air quality strategy focuses on ways to reduce air pollutants by promoting compact efficient development patterns that support transit use, walking, and bicycling as alternatives to single occupant vehicle use. This type of land use

based strategy, however, poses a challenge for a county such as Fresno whose jurisdiction is primarily rural. The primary role for Fresno County in this strategy is to direct development to population centers; to encourage jobs-housing balance; to avoid proliferation of scattered low-density residential development projects; and to minimize further parcelization and designation of land for rural-residential development.

Policies and implementation programs addressing air quality that are directly related to land use and transportation issues are included in the Land Use Element and the Transportation and Circulation Element as, as described below.

Land Use Related Air Quality Policies (Land Use Element)

The land use related air quality policies address four objectives:

- a. To keep growth in existing development areas;
- b. To encourage compact development;
- c. To encourage mixed-use development; and
- d. To encourage pedestrian and transit-oriented development in urban areas.

Transportation Related Air Quality Policies (Transportation and Circulation Element)

The main air quality-related transportation strategy is to make transportation infrastructure improvements that will reduce motor vehicle trips and vehicle miles traveled and encourage an increase in the share of non-automobile trips. Policies addressing this strategy are included in the Transportation and Circulation Element. These policies address the following aims:

- a. To plan for a multi-modal transportation system that meets community mobility needs, improves air quality, and shifts travel away from single-occupant automobiles to less-polluting transportation modes such as transit, carpools, bicycling, and walking;
- b. To ensure that transportation plans, programs, and projects will not impair efforts to meet air quality standards;
- c. To ensure that the design of streets, sidewalks, and bike paths/routes within new development encourages walking and biking;
- d. To ensure that the design of streets is compatible with present and future transit needs;
- e. To plan an extensive system of bikeways and pedestrian paths in urban areas to encourage bicycle and pedestrian trips that replace vehicular trips;
- f. To plan for future transit needs in the region which may include light rail, commuter rail, or expanded bus service, as appropriate; and
- g. To facilitate rural transit, paratransit, and carpooling to provide a range of transportation options from the small rural communities to the major cities in the county.

Policies in this section address assessing and mitigating air quality impacts; coordination and cooperation with local jurisdictions on regional air quality issues; employer-based trip reduction programs; establishment of congestion management and transportation control measures; and reduction of toxic and hazardous emissions, particulate matter, and fugitive dust. Related policies are included in Section TR-A, Streets and Highways; Section TR-B, Transit; Section TR-C, Transportation System Management; Section TR-D, Bicycle Facilities; and Section LU-F, Urban Development Patterns.

Goal OS-G To improve air quality and minimize the adverse effects of air pollution in Fresno County.

Policies

Environmental Assessment and Mitigation

Policy OS-G.1 The County shall develop standard methods for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents. The County will do this in conjunction with the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) and the cities in Fresno County.

Policy OS-G.2 The County shall ensure that air quality impacts identified during the CEQA review process are fairly and consistently mitigated. The County shall require projects to comply with the County's adopted air quality impact assessment and mitigation procedures.

Coordination and Cooperation

Policy OS-G.3 The County shall participate with cities, surrounding counties, and regional agencies to address cross-jurisdictional and regional transportation and air quality issues.

Policy OS-G.4 The County shall consult with the SJVUAPCD during CEQA review for projects that require air quality impact analysis and ensure that the SJVUAPCD is on the distribution list for all CEQA documents.

Policy OS-G.5 The County shall participate with cities, surrounding counties, and regional agencies in the San Joaquin Valley in efforts to promote consistent air quality programs and implementation programs to the extent possible (e.g., transportation control measures, trip reduction ordinances, indirect source programs, etc.).

Integrated Planning

Policy OS-G.6 The County shall require all Fresno County transportation improvement projects that increase capacity by adding additional through lanes to be included in regional transportation plans and be consistent with the air quality goals and policies of the General Plan.

Public Facilities/Operation

Policy OS-G.7 The County shall develop and implement employer-based trip reduction programs for County employees.

- Policy OS-G.8 The County shall encourage its departments to consider telecommuting programs as a trip reduction strategy.
- Policy OS-G.9 The County fleet vehicle operators shall implement vehicle replacement practices that place a priority on replacement of older higher-emission vehicles and on purchasing new vehicles with engines using best available technologies and advanced fuels where feasible, consistent with cost-effective management of the program.
- Policy OS-G.10 The County shall support the use of teleconferencing in lieu of employee travel to conferences and meetings when feasible.

Congestion Management/Transportation Control Measures

- Policy OS-G.11 The County shall encourage the establishment of public/private partnerships to develop satellite and neighborhood work centers for telecommuting.

Toxic and Hazardous Emissions

- Policy OS-G.12 The County shall continue, through its land use planning processes, to avoid inappropriate location of residential uses and sensitive receptors in relation to uses that include but are not limited to industrial and manufacturing uses and any other use which have the potential for creating a hazardous or nuisance effect.

Particulate Matter/Fugitive Dust

- Policy OS-G.13 The County shall include fugitive dust control measures as a requirement for subdivision maps, site plans, and grading permits. This will assist in implementing the SJVUAPCD's particulate matter of less than ten (10) microns (PM₁₀) regulation (Regulation VIII). Enforcement actions can be coordinated with the Air District's Compliance Division.
- Policy OS-G.14 The County shall require all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.
- Policy OS-G.15 The County shall continue to work to reduce PM₁₀ and PM_{2.5} emissions from County-maintained roads by considering shoulder treatments for dust control as part of road reconstruction projects.

Woodburning

- Policy OS-G.16 The County shall require the use of natural gas or the installation of low-emission, EPA-certified fireplace inserts in all open hearth fireplaces in new homes. The County shall promote the use of natural gas over wood products in space heating devices and fireplaces in all existing and new homes.

Implementation Programs

Program OS-G.A The County shall review the Guide for Assessing and Mitigating Air Quality Impacts published by the SJVUAPCD and adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. (See Policy OS-G.1)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

Program OS-G.B The County shall adopt a package of programs to reduce its employees' work-related vehicular trips.

Responsibility: County Administrative Officer
Planning & Resource Management Department
Time Frame: FY 02-03

Program OS-G.C The County shall amend its Subdivision and Grading Ordinances and Development Standards to address dust control measures for new development, access roads, and parking areas. (See Policies OS-G.13 and OS-G.14)

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: FY 02-03

RECREATION AND CULTURAL RESOURCES

H. PARKS AND RECREATION

Fresno County has a wide variety of recreational resources. The county contains regional parks, State and national parks, national forests, wilderness areas, and other resources. The primary responsibility for development and maintenance of the County park system lies with the County's General Services Department.

Policies in this section seek to enhance recreational opportunities in the county by encouraging the further development of public and private recreation lands, and requiring development to help fund additional parks and recreation facilities. Related policies are included in Section LU-C, River Influence Areas; Section OS-I, Recreational Trails; and Section OS-K, Scenic Resources.

Goal OS-H To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

Policy OS-H.1 The County shall promote the continued and expanded use of national forest, national park, and other recreational areas to meet the recreational needs of County residents.

- Policy OS-H.2 The County shall strive to maintain a standard of five (5) to eight (8) acres of County-owned improved parkland per one thousand (1,000) residents in the unincorporated areas.
- Policy OS-H.3 The County shall require the dedication of land and/or payment of fees, in accordance with local authority and State law (e.g., Quimby Act), to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted, as necessary, to provide for a level of funding that meets the actual cost to provide for all the public parkland and park development needs generated by new development.
- Policy OS-H.4 The County shall consider the use of existing entities or the creation of assessment districts, County service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the county.
- Policy OS-H.5 The County shall encourage Federal, State, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- Policy OS-H.6 The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible.
- Policy OS-H.7 The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- Policy OS-H.8 The County shall encourage development of private recreation facilities to reduce demands on public agencies.
- Policy OS-H.9 The County shall plan for the further development of the Friant-Millerton area as a recreation corridor. (See Policy LU-H.8, Administration)
- Policy OS-H.10 The County shall develop a recreation plan for the Kings River as a part of the update to the Kings River Regional Plan. (See Policy OS-C.11 and Program LU-C.A)
- Policy OS-H.11 The County shall support the policies of the San Joaquin River Parkway Master Plan to protect the San Joaquin River as an aquatic habitat, recreational amenity, aesthetic resource, and water source.
- Policy OS-H.12 The County shall in conjunction with the San Joaquin River Conservancy rehabilitate and improve existing recreation areas and facilities along the San Joaquin River at the earliest possible time, particularly Lost Lake and Skaggs Bridge Regional Parks.
- Policy OS-H.13 The County shall require that structures and amenities associated with the San Joaquin River Parkway be designed and sited to ensure that such features do not obstruct flood flows, do not create a public safety hazard, or

result in a substantial increase in off-site water surface elevations, and that they conform to the requirements of other agencies having jurisdiction. For permanent structures, such as bridge overcrossings, the minimum level of flood design protection shall be the greater of the Standard Project Flood (which is roughly equivalent to a 250-year event) or the riverine requirements of other agencies having jurisdiction to ensure flood flows are not dammed and to prevent flooding on surrounding properties.

Policy OS-H.14 The County shall encourage the development of recreation facilities in western Fresno County.

Policy OS-H.15 The County shall utilize retention-recharge basins as open space areas for parks and recreation purposes.

Implementation Programs

Program OS-H.A The County shall work with local, State, and Federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development as funds permit. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies. (See Policies OS-H.1 through OS-H.3)

Responsibility: General Services Department
Time Frame: FY 01-02; 02-03

Program OS-H.B As new development occurs, the County shall consider contracting with existing entities or forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, and maintenance of parks, open space, and riding, hiking, and bicycle trails. (See Policy OS-H.4)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

I. RECREATIONAL TRAILS

While many Fresno County communities have bikeways that provide both local and regional service, pedestrian and recreational (including bicycling, equestrian, and hiking) facilities are more localized and do not form a contiguous regional system. Recreational trails are trails designed primarily for the recreational use of bicyclists, pedestrians, or equestrians, or any combination thereof. They are intended to be primarily off-street facilities, although some recreational trails designed for bicycle use only may be on-street bikeways.

Policies in this section seek to enhance recreational opportunities in the county by encouraging the development of a countywide trail system. Related policies are included in Section TR-D, Bicycle Facilities, and OS-C, Mineral Resources.

Goal OS-I To develop a system of hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

- Policy OS-I.1 The County shall develop a countywide Recreational Trail Master Plan, integrated with existing County facilities, similar facilities in cities and adjoining counties, and on State and Federal land. The recreational trail system shall be oriented to providing safe, off-street access from urban areas to regional recreation facilities of countywide importance.
- Policy OS-I.2 The County shall develop recreational trails in County recreation areas.
- Policy OS-I.3 The County shall encourage the preservation or advance acquisition of desirable trail routes, including linear open space along rail corridors and other public easements.
- Policy OS-I.4 The County shall require that adequate rights-of-way or easements are provided for designated trails or bikeways as a condition of land development approvals.
- Policy OS-I.5 The County shall provide for the separation of different types of users in multiple-purpose trail corridors when desirable for safety reasons or trail type needs.
- Policy OS-I.6 The County shall coordinate development of its Recreational Trail Master Plan with the San Joaquin River Conservancy concerning the proposed multi-purpose trail between Highway 99 and Friant Dam in the San Joaquin River Parkway.
- Policy OS-I.7 The County shall maintain and enforce regulations prohibiting the use of all County-developed and maintained recreational trails by motorized vehicles, except for maintenance vehicles.
- Policy OS-I.8 The County shall use the following principles in the siting of recreational trails:
- a. Recreational trail corridors should connect urban areas to regional recreational amenities, follow corridors of scenic or aesthetic interest, or provide loop connection to such routes or amenities;
 - b. Recreational trails should be located where motor vehicle crossings can be eliminated or minimized;
 - c. Recreational trails should provide for connectivity to other transportation modes such as bus stops, train stations and park-and-ride sites when feasible to enhance intermodal transportation opportunities; and
 - d. Recreational trails should provide for connectivity to the on-street walkway and bikeway network when feasible to enhance non-motorized transportation opportunities.
 - e. Recreational trails shall whenever possible make maximum use of existing public land and rights-of-way.

- Policy OS-I.9 The County shall follow design guidelines published by the California Department of Transportation (Caltrans) in the Highway Design Manual, Chapter 1000 (Bikeway Planning and Design), in designing and constructing recreational trails.
- Policy OS-I.10 Pending adoption of a Recreational Trail Master Plan, the County shall review development proposals for consistency with and accessibility to the trails in the Conceptual Recreational Trail Corridor Map. (See Figure OS-1 and text box below; see also Policy OS-I.1)
- Policy OS-I.11 The County shall seek the provision of recreation trails in future foothill and mountain developments.
- Policy OS-I.12 The County shall encourage communication and cooperation with the cities of the county, the Fresno County Council of Governments, and other agencies in the county by referring proposed trail projects for review and comment.
- Policy OS-I.13 The County shall actively seek all possible financial assistance for planning, acquisition, construction, and maintenance of trails when such funding does not divert funds available for preservation and improvement of the road system.
- Policy OS-I.14 The Fresno County General Services Department shall maintain trails located within County parks, along but separated from the road way, along irrigation canals, flood control channels, abandoned railroad rights-of-way or easements, utility easements, and along floodplains.
- Policy OS-I.15 The Fresno County Public Works Department shall maintain recreational trails located within the road right-of-way as integral parts of the roadway.
- Policy OS-I.16 The County shall encourage public/private partnerships to implement and maintain trails.

Implementation Programs

- Program OS-I.A The County shall prepare a Recreational Trails Master Plan for a countywide trail system that identifies appropriate corridors and the design of the trails in the corridors based on the criteria listed in the policies of this section. The Recreational Trail Corridor Map (Figure OS-1) and Conceptual Recreational Trail List shall be used as a starting point for the master plan process. (See Policies OS-I.1 and OS-I.10)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

- Program OS-I.B The County shall investigate the potential of various land use controls for reserving areas for trails such as the acquisition of easements, open space and floodplain zoning, and subdivision control. (See Policies OS-I.3 and OS-I.4)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

Program OS-I.C The County shall enact an ordinance to prohibit the use of recreational trails by all motorized vehicles except maintenance vehicles, regulate users on multiple purpose paths, and protect the interests of property adjacent to trails. (See Policy OS-I.5)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

Fresno County Conceptual Recreational Trail List	
(See Figure OS-1)	
(Policy OS-I.10)	
1. Millerton Trail	Multiple purpose trail and bikeway along the San Joaquin River/Friant Road corridor from Alluvial Avenue to Friant Road to Friant Dam.
2. Friant-Kern Trail	Multiple purpose trail along the Friant-Kern Canal from Millerton Lake to Orange Cove/Tulare County Line.
3. Copper-Auberry Trail	Multiple purpose trail from Copper Road at Friant Road to Auberry Road to the Friant-Kern Canal.
4. Auberry Bikeway	Bikeway from Millerton Road at the Friant-Kern Canal to Auberry Road to the Friant-Kern Canal.
5. Enterprise Trail	Multiple purpose trail using portions of Copper Avenue, Minnewawa Avenue, the Enterprise Canal, and Shaw Avenue to the Friant Kern Canal.
6. Dry Creek Trail	Multiple purpose trail along Dry Creek between the Enterprise Canal and Minnewawa Avenue.
7. Piedra Trail	Multiple purpose trail and bikeway on Piedra Road between Minkler and Pine Flat Dam, possibly also using the old railroad grade and Elwood Road.
8. Belmont Trail	Multiple purpose trail and bikeway along the abandoned Southern Pacific Railroad right-of-way (McKenzie Avenue alignment) between Fine and Clovis Avenues and along Belmont Avenue between Clovis Avenue and the Friant-Kern Canal.
9. Reed Bikeway	Bikeway along Reed Avenue between Reedley and Minkler.
10. Rainbow Bikeway	Bikeway between Reedley and Centerville along Highway 180, Rainbow Road, Newmark Avenue, the Southern Pacific Railroad right-of-way, and River Road.
11. Orange Cove Trail	Equestrian-hiking trail between Orange Cove and Navelencia along the abandoned Atchison, Topeka and Santa Fe Railroad right-of-way.
12. Golden State Bikeway	Bikeway between Fresno and Kingsburg along Golden State Boulevard.
13. Roeding-Kearney Bikeway	Bikeway from Roeding Park to the Kearney Trail at the intersection of Kearney Boulevard and Hughes, via Hughes, Neilsen, and Pacific.
14. Kearney Trail	Multiple purpose trail along Kearney Boulevard between Hughes Avenue and Madera Avenue
15. Skaggs Bridge Trail	Multiple purpose trail along Madera Avenue between Whites Bridge Road and the San Joaquin River.
16. California Aqueduct Trail	Multiple purpose trail along the California Aqueduct in Fresno County.
17. Nees Bikeway	Bikeway along Nees Avenue between Firebaugh and the California Aqueduct.
18. Delta-Mendota Trail	Multiple purpose trail along the Delta-Mendota Canal and the San Luis Drain from Firebaugh to Belmont Avenue.
19. Los Gatos Creek Trail	Multiple purpose trail along Los Gatos and Wartham Creeks from Los Gatos Creek County Park to Warthan Creek and Highway 198.
20. Van Ness Trail	Multiple purpose trail along Van Ness Boulevard between Shaw Avenue and the San Joaquin River bluff area.
21. San Joaquin Bluff Trail	Multiple purpose trail along the San Joaquin River bluffs from Highway 99 to Woodward Park.

Fresno County Conceptual Recreational Trail List (See Figure OS-1) (Policy OS-I.10)	
22. San Joaquin River Trail	Equestrian-hiking trail from Millerton Lake to Italian Bar Road at Redinger Lake, generally along the San Joaquin River.
23. Clovis/Pinedale Railroad Corridor Trail	Multiple purpose trail along the Clovis/Pinedale Railroad right-of-way.
24. Reedley Trail	Along old AT&SF railroad corridor between Reedley and the Tulare County line.

J. HISTORICAL, CULTURAL, AND GEOLOGICAL RESOURCES

Fresno County’s history includes at least five indigenous Native American tribes and Spanish, Mexican, and American colonization. There are many archeological and historic sites and a large stock of historically significant buildings and landmarks in the county. The county also contains several unique geological features and geological resources of bygone eras.

Policies in this section seek to preserve the historical, archeological, paleontological, geological, and cultural resources of the county through development review, acquisition, encouragement of easements, coordination with other agencies and groups, and other methods.

Goal OS-J To identify, protect, and enhance Fresno County’s important historical, archeological, paleontological, geological, and cultural sites and their contributing environment.

Policies

Policy OS-J.1 The County shall require that discretionary development projects, as part of any required CEQA review, identify and protect important historical, archeological, paleontological, and cultural sites and their contributing environment from damage, destruction, and abuse to the maximum extent feasible. Project-level mitigation shall include accurate site surveys, consideration of project alternatives to preserve archeological and historic resources, and provision for resource recovery and preservation when displacement is unavoidable.

Policy OS-J.2 The County shall, within the limits of its authority and responsibility, maintain confidentiality regarding the locations of archeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

- Policy OS-J.3 The County shall solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or sites of cultural importance.
- Policy OS-J.4 The County shall maintain an inventory of all sites and structures in the County determined to be of historical significance (Index of Historic Properties in Fresno County).
- Policy OS-J.5 The County shall support the registration by property owners and others of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark).
- Policy OS-J.6 The County shall provide for the placement of historical markers or signs on adjacent County roadways and major thoroughfares to attract and inform visitors of important historic resource sites. If such sites are open to the public, the County shall ensure that access is controlled to prevent damage or vandalism.
- Policy OS-J.7 The County shall use the State Historic Building Code and existing legislation and ordinances to encourage preservation of cultural resources and their contributing environment.
- Policy OS-J.8 The County shall support efforts of other organizations and agencies to preserve and enhance historic resources for educational and cultural purposes through maintenance and development of interpretive services and facilities at County recreational areas and other sites.
- Policy OS-J.9 In approving new development, the County shall ensure, to the maximum extent practicable, that the location, siting, and design of any project be subordinate to significant geologic resources.
- Policy OS-J.10 The County shall encourage property owners to enter into open space easements for the protection of unique geologic resources.
- Policy OS-J.11 The County shall consider purchasing park sites for the purpose of preserving unique geologic resources for public enjoyment.
- Policy OS-J.12 The County should encourage the inclusion of unique geologic resources on the National Registry of Natural Landmarks.
- Policy OS-J.13 The County shall encourage State and Federal agencies to purchase significant geologic resources for permanent protection.

Implementation Programs

- Program OS-J.A The County shall adopt and implement an ordinance to protect and preserve significant archaeological, historical, and geological resources. The ordinance shall provide for implementation of applicable development conditions, open space easements, tax incentives, related code revisions and other measures as needed. (Policy OS-J.1)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03

K. SCENIC RESOURCES

Fresno County encompasses a diverse landscape ranging from fine cultivated farmlands of the valley and foothill grasslands to high mountain peaks. The scenic qualities of the area are an important component of the quality of life in the county. Scenic resources also play an important role in the economic development of the region, including the expansion of tourism-based industries, and the locational decisions of businesses.

Policies in this section are intended to protect the scenic resources of the county and ensure that development enhances those resources through the identification of important scenic resources, development review, acquisition, encouragement of easements, coordination with other agencies and groups, and other methods. Related policies are included in OS-H, Parks and Recreation.

Goal OS-K To conserve, protect, and maintain the scenic quality of Fresno County and discourage development that degrades areas of scenic quality.

Policies

- Policy OS-K.1 The County shall encourage the preservation of outstanding scenic views, panoramas, and vistas wherever possible. Methods to achieve this may include encouraging private property owners to enter into open space easements for designated scenic areas.
- Policy OS-K.2 The County shall identify and map significant scenic resources within the County and shall develop a program to manage these resources.
- Policy OS-K.3 The County should preserve areas of natural scenic beauty and provide for public access to scenic vistas by purchasing sites for park use.
- Policy OS-K.4 The County should require development adjacent to scenic areas, vistas, and roadways to incorporate natural features of the site and be developed to minimize impacts to the scenic qualities of the site.

Implementation Programs

None indicated beyond existing programs.

L. SCENIC ROADWAYS

The retention of existing scenic qualities along roadways is an important part of the County's efforts to enhance the quality of life in the county. The County has a major responsibility for developing and maintaining a circulation system that facilitates the safe and efficient movement of goods and people. Concern for the maintenance of environmental quality and scenic resources also requires that emphasis be placed on the preservation and enhancement of visual amenities along roadways.

Policies in this section are intended to protect the scenic resources along roadways of the county by identifying, developing, and maintaining of scenic amenities along roads and highways in the county and ensuring that development enhances those resources. Related policies are included in Section TR-A, Streets and Highways, and Section OS-K, Scenic Resources.

Goal OS-L To conserve, protect, and maintain the scenic quality of land and landscape adjacent to scenic roads in Fresno County.

Policies

Policy OS-L.1 The County designates a system of scenic roadways that includes landscaped drives, scenic drives, and scenic highways. Definitions and designated roadways are shown in the text box below. Figure OS-2 shows the locations of the designated roadways.

Policy OS-L.2 The County shall manage designated landscaped drives and adjacent land based on the following principles:

- a. Maintenance and improvement of landscaped drives should be directed toward preserving and enhancing the quality of the landscape within the right-of-way. Where deemed necessary or desirable, the Board of Supervisors should, by resolution, assume responsibility for maintenance and improvement of landscaped drives; and
- b. Development of land adjoining landscaped drives should be planned and designed to preserve the quality and integrity of the roadside landscape.

Policy OS-L.3 The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principles:

- a. Timber harvesting within or adjacent to the right-of-way shall be limited to that which is necessary to maintain and enhance the quality of the forest;
- b. Proposed high voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way;
- c. Installation of signs visible from the right-of-way shall be limited to business identification signs, on-site real estate signs, and traffic control signs necessary to maintain safe traffic conditions. All billboards and other advertising structures shall be prohibited from location within view of the right-of-way;
- d. Intensive land development proposals including, but not limited to, subdivisions of more than four lots, commercial developments, and mobile home parks shall be designed to blend into the natural landscape and minimize visual scarring of vegetation and terrain. The design of said development proposals shall also provide for maintenance of a natural open space area two hundred (200) feet in depth parallel to the right-of-way. Modification of the setback requirement may be appropriate when any one of the following conditions exist:
 - 1) Topographic or vegetative characteristics preclude such a setback;
 - 2) Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;

- 3) Property dimensions preclude such a setback; or
 - 4) Development proposal involves expansion of an existing facility or an existing concentration of uses.
 - e. Subdivision proposals shall be designed to minimize the number of right-of-way access drives;
 - f. Developments involving concentration of commercial uses shall be designed to function as an integral unit with common parking areas and right-of-way access drives; and
 - g. Outside storage areas associated with commercial activities shall be completely screened from view of the right-of-way with landscape plantings or artificial screens which harmonize with the natural landscape.
- Policy OS-L.4 The County shall require proposed new development along designated scenic roadways within urban areas and unincorporated communities to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute their fair share of funding for future undergrounding.
- Policy OS-L.5 The County road improvement projects involving designated scenic roadways shall be constructed to insure that consideration is given to preservation of ornamental trees consistent with public safety standards and accepted road design.
- Policy OS-L.6 The County shall request city, State, and Federal agencies to maintain County-designated landscaped drives, scenic drives, and scenic highways under their jurisdictions in a manner consistent with the goals and policies in this section.
- Policy OS-L.7 The County shall encourage the State of California to landscape urban freeway and highway routes which pass through Fresno County.
- Policy OS-L.8 The County shall encourage cities within Fresno County to develop complementary policies and principles to enhance the visual qualities of streets and highways within their boundaries.
- Policy OS-L.9 The County shall work with the Department of Transportation to pursue scenic highway designation from the State of California for the State highway segments eligible for such designation (including those listed in the text box below and any other segments added).

Fresno County-Designated Scenic Roadways (See Figure OS-2) (Policy OS-I.1)

Fresno County Designated Landscaped Drives

Landscaped drives are roads bordered by mature and consistent landscaping that have area wide significance. County-designated landscaped drives include the following:

- Kearney Boulevard from Westlawn Avenue to the City of Fresno
- Van Ness Avenue from the City of Fresno to Palm Avenue at Shaw
- North Van Ness Boulevard from Shaw Avenue to the San Joaquin River
- Butler Avenue, Peach to Fowler
- Minnewawa Avenue, Kings Canyon to Central Canal

Fresno County Designated Scenic Drives

Scenic drives are rural roads traversing land with outstanding natural scenic qualities and connecting with scenic highways. County-designated scenic drives include the following:

- Trimmer Springs Road from State Highway 180 to Trimmer, Maxson Road from Trimmer to Watts Valley Road, Watts Valley Road from Maxson Road to Pitman Hill Road, and Burrough Valley Road from Watts Valley Road to Tollhouse Road
- Piedra Road from State Highway 180 to Piedra
- Nicholas Road/Tollhouse Road from proposed State Highway 168 at Millerton Road to Dinkey Creek Road at Shaver Lake
- Dinkey Creek Road/McKinley Grove Road from proposed State Highway 168 to Courtright Reservoir
- Edison-Florence Lake Road from Huntington Lake to Florence Lake
- Blossom Trail Route
- Wild Flower Route

Fresno County Designated Scenic Highways

Scenic highways are highways that traverse land with unique or outstanding scenic quality or provide access to regionally significant scenic and recreational areas. County-designated scenic highways include the following:

- Proposed State Highway 168 from Friant-Kern Canal to Lodge Road
- State Highway 168 from Lodge Road to Pineridge
- Proposed State Highway 168 from Pineridge to Huntington Lake Road
- State Highway 168 from Huntington Lake Road to Huntington Lake
- State Highway 180 from Trimmer Springs road to the Tulare County Line
- State Highway 180 from Kings Canyon National Park boundary near General Grant Grove to Kings Canyon National Park boundary near Cedar Grove
- State Highway 198 from Interstate 5 Freeway to Monterey County line, excluding city of Coalinga
- Interstate 5 freeway within Fresno County
- Friant Road from city of Fresno to Lost Lake Road

State Highways Eligible for Official Scenic Highway Designation (Policy OS-L.9)		
Route	Location (From/To)	Post Miles
168	Friant-Kern Canal/Huntington Lake	4.0-49.7
180	Near Minkler/Kings Canyon National Park Boundary Near Cedar Grove (Unconstructed Route)	70.0-112.1
198	SR 33/I-5 at SR 198/SR 33/Coalinga	22.6-26.8

Implementation Programs

Program OS-L.A The County, in cooperation with the Council of Fresno County Governments and the Association for the Beautification of Highway 99, shall participate in establishing a landscape master plan and design guidelines for the Highway 99 corridor. The plan and guidelines shall unify the design features of the Highway 99 corridor while recognizing the individuality of each community. (See Policies OS-L.7 and OS-L.8)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 03-04

Program OS-L.B The County shall work with the California Department of Transportation to apply for scenic highway designation for the State highway segments eligible for such designation, and take necessary steps for approval, including adoption of scenic corridor protection programs for eligible segments. (See Policy OS-L.9)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 03-04

HEALTH AND SAFETY ELEMENT



INTRODUCTION

Planning for growth and development requires the consideration of a wide range of public safety issues. Safety hazards are naturally induced, such as seismic and geologic hazards, flooding, and wildland fire hazards. Some hazards are the result of natural hazards that are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fires, and development in sensitive areas such as floodplains or areas subject to erosion and landslides. Finally, some hazards are manmade, including airport crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, such as noise exposure.

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This element outlines Fresno County's strategy for ensuring the maintenance of a healthy and safe physical environment.

The Health and Safety Element is divided into seven sections: Emergency Management and Response; Fire Hazards; Flood Hazards; Seismic and Geological Hazards; Airport Hazards; Hazardous Materials; and Noise.

A. EMERGENCY MANAGEMENT AND RESPONSE

Although Fresno County seeks to minimize hazards and reduce safety risks, in the event of an emergency, quick and effective response is vital. The County's Emergency Response Program is designed to respond to a wide range of emergency situations.

Policies in this section seek to create an effective emergency response and management system for Fresno County through periodic evaluation of the Emergency Response Program, by ensuring that vital public infrastructure is designed to remain operational during and after a major disaster event, by siting critical emergency response facilities as far from potential disaster impact areas as is practical, and through continuing public education and outreach on emergency preparedness and disaster response programs. Related policies are included in Section PF-H, Fire Protection and Emergency Medical Services.

Goal HS-A To protect public health and safety by preparing for, responding to, and recovering from the effects of natural or technological disasters.

Policies

Policy HS-A.1 The County shall, through the Fresno County Operational Area Master Emergency Services Plan, maintain the capability to effectively respond to emergency incidents, including maintenance of an emergency operations center.

Definitions for the Health and Safety Element

Alquist-Priolo Earthquake Fault Zone: A regulatory zone, delineated by the State Geologist, within which site-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.

Critical Facility: Facilities which either provide emergency services or house or serve many people who would be injured or killed in case of disaster damage to the facility. Examples include hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities such as water, electricity, gas supply, sewage disposal, and communications and transportation facilities.

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10dBA doubles the perceived loudness though the noise is actually ten times more intense.

Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Flood, 100-Year: The magnitude of a flood that has 1/100, or one percent chance of occurring in any given year.

Flood Hazard Area: Those areas subject to inundation by a 100-year flood, or subject to damage from shallow groundwater.

Geologic Hazards: Include the following:

- Seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction, and in local and regional seismic safety plans;
- Landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans; and
- Other geologic hazards such as expansive soils and subsidence areas.

Hazardous Material: Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes. Examples include pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

L_{dn} - Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The L_{dn} is approximately numerically equal to the CNEL for most environmental settings.

Levee: A bank constructed to control or confine flood waters.

Liquefaction: The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation: Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Subsidence: The gradual local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).

Wildland Fire: A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush, or grasslands. This includes areas where there is mingling of developed and undeveloped lands.

- Policy HS-A.2 The County shall, within its authority and to the best of its ability, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government are designed in a manner that will allow them to remain operational during and following an earthquake or other disaster.
- Policy HS-A.3 The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriffs' offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities are sited and designed to minimize their exposure and susceptibility to flooding, seismic and geological effects, fire, avalanche, and explosions as required by State regulations. Exception to this policy shall be allowed on the condition that the only alternative location would be so distant as to jeopardize the safety of the community, given that precautions are taken to protect the facility.
- Policy HS-A.4 The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures.

Implementation Programs

Program HS-A.A The County shall maintain agreements with other local, State, and Federal agencies to provide coordinated disaster response.

Responsibility: Sheriff's Office
County Administrative Officer
Public Works Department
County Fire District
County Office of Emergency Services

Time Frame: Ongoing

Program HS-A.B The County shall continue to monitor and periodically evaluate County emergency planning, operations, and training capabilities. (See Policy HS-A.1)

Responsibility: County Office of Emergency Services

Time Frame: Ongoing

Program HS-A.C The County shall continue to periodically evaluate County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or seismic or geologic hazards and implement corrective actions should problems be identified. (See Policies HS-A.2 and HS-A.3)

Responsibility: Public Works Department
Planning & Resource Management Department
County Office of Emergency Services

Time Frame: Ongoing

Program HS-A.D The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (See Policy HS-A.4)

Responsibility: County Office of Emergency Services
 Time Frame: Ongoing

B. FIRE HAZARDS

Structural and wildland fire hazards can threaten life and property in Fresno County. Wildland fires resulting from either natural or manmade causes occur in forests, brush, grasslands, fallow agricultural areas, and vacant lots. Such fires are capable of causing widespread damage to Fresno County's valuable range and forest lands, in addition to threatening the lives and personal property of persons residing in wildfire-prone areas. Wildfires can also exacerbate air quality problems, particularly during the summer months when ambient air quality is already low. Structural fires generally result from manmade causes and can easily spread through densely-settled urban areas, causing large-scale loss of personal property, personal injury, and, occasionally, fatalities.

Policies in this section are designed to ensure that new development is constructed to minimize potential fire hazards, minimize the risk of fire in already developed areas, and to provide public education concerning fire prevention. Related policies are included in Section PF-H, Fire Protection and Emergency Medical Services.

Goal HS-B To minimize the risk of loss of life, injury, and damage to property and natural resources resulting from fire hazards.

Policies

- Policy HS-B.1 The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventive measures to reduce the risk to life and property.
- Policy HS-B.2 The County shall ensure that development in high fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable State and County fire standards. Special consideration shall be given to the use of fire-resistant construction in the underside of eaves, balconies, unenclosed roofs and floors, and other similar horizontal surfaces in areas of steep slopes.
- Policy HS-B.3 The County shall require that development in high fire hazard areas have fire-resistant vegetation, cleared fire breaks separating communities or clusters of structures from native vegetation, or a long-term comprehensive vegetation and fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.
- Policy HS-B.4 The County shall require that foothill and mountain subdivisions of more than four (4) parcels provide for safe and ready access for fire and other emergency equipment, for routes of escape that will safely handle evacuations, and for roads and streets designed to be compatible with topography while meeting fire safety needs.

- Policy HS-B.5 The County shall require development to have adequate access for fire and emergency vehicles and equipment. All major subdivisions shall have a minimum of two (2) points of ingress and egress.
- Policy HS-B.6 The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression and in managing wildland fire hazards.
- Policy HS-B.7 The County shall require that community fire breaks be coordinated with overall fire break plans developed by the foothill and mountain fire agencies. Firebreak easements in subdivisions of more than four parcels or in built-up areas shall include access for firefighting personnel and motorized equipment. Easements shall be dedicated for this purpose.
- Policy HS-B.8 The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review of compliance with fire safety standards. If dual responsibility exists, both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall apply.
- Policy HS-B.9 The County shall require that provisions for establishing year-round fire protection in foothill and mountain areas are developed where concentrations of population are such that structural fire protection is needed.
- Policy HS-B.10 The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce potential loss of life and property in accordance with State and local codes and ordinances.
- Policy HS-B.11 The County shall require new development to have water systems that meet County fire flow requirements. Where minimum fire flow is not available to meet County standards, alternate fire protection measures, including sprinkler systems, shall be identified and may be incorporated into development if approved by the appropriate fire protection agency.
- Policy HS-B.12 The County shall promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- Policy HS-B.13 The County shall work with local fire agencies to develop high-visibility fire prevention programs, including education programs and voluntary home inspections.

Implementation Programs

- Program HS-B.A The County shall review the design of all buildings and structures to ensure they are designed and constructed to State and local regulations and standards as part of the building permit plan check process. (See Policy HS-B.2)

Responsibility: Planning & Resource Management Department
 Time Frame: Ongoing

C. FLOOD HAZARDS

Flooding is a natural occurrence in the Central Valley because it is the drainage basin for thousands of watershed acres of Sierra Nevada and Coast Range foothills and mountains. Flooding in Fresno County occurs primarily along the Kings River in the central-eastern portion of the county, some sections of the San Joaquin River, and many of the foothill streams along the east and west sides of the valley. A variety of mechanisms are currently employed to reduce flood damage in flood prone areas, including flood control reservoirs, levee systems, and watershed treatment.

Policies in this section are designed to minimize flood hazards by restricting development in flood prone areas, requiring development that does occur in floodplains to be designed to avoid flood damage, and through public education about flood hazards. Related policies are included in Section PF-E, Storm Drainage and Flood Control, and Section LU-C, River Influence Areas.

Goal HS-C To minimize the risk of loss of life, injury, and damage resulting from flood hazards.

Policies

- Policy HS-C.1 The County shall encourage the Fresno Metropolitan Flood Control District to control stormwater flows originating in the streams of the Fresno County Stream Group, generally located east and north of the Fresno-Clovis urban area, by dams or other storage means prior to entering the Fresno-Clovis Metropolitan area.
- Policy HS-C.2 The County shall require that the design and location of dams and levees be in accordance with applicable design standards and specifications and accepted design and construction practices.
- Policy HS-C.3 The County shall promote a floodplain management approach in flood hazard areas that are presently undeveloped by giving priority to regulation of land uses over development of structural controls as a method of reducing flood damage.
- Policy HS-C.4 The County shall encourage the performance of appropriate investigations to determine the 100-year water surface elevations for the San Joaquin River, taking into account recent storm events and existing channel conditions, to identify the potential extent and risk of flooding. New development, including public infrastructure projects, shall not be allowed along the river until the risk of flooding at the site has been determined and appropriate flood risk reduction measures identified.
- Policy HS-C.5 Where existing development is located in a flood hazard area, the County shall require that construction of flood control facilities proceed only after a complete review of the environmental effects and a project cost/benefit analysis.

- Policy HS-C.6 The County shall promote flood control measures that maintain natural conditions within the 100-year floodplain of rivers and streams and, to the extent possible, combine flood control, recreation, water quality, and open space functions. Existing irrigation canals shall be used to the extent possible to remove excess stormwater. Retention-recharge basins should be located to best utilize natural drainage patterns.
- Policy HS-C.7 The County shall continue to participate in the Federal Flood Insurance Program by ensuring compliance with applicable requirements.
- Policy HS-C.8 During the building permit review process, the County shall ensure project compliance with applicable Federal Emergency Management Agency (FEMA) standards pertaining to residential and non-residential development in the floodplain, floodway, or floodway fringe.
- Policy HS-C.9 The County shall prohibit the construction of essential facilities in the 100-year floodplain, unless it can be demonstrated that the facility can be safely operated and accessed during flood events.
- Policy HS-C.10 The County shall require that all placement of structures and/or floodproofing be done in a manner that will not cause floodwaters to be diverted onto adjacent property, increase flood hazards to other property, or otherwise adversely affect other property.
- Policy HS-C.11 The County shall encourage open space uses in all flood hazard areas. Land Conservation contracts and open space and scenic easements should be made available to property owners.
- Policy HS-C.12 The County shall consider dam failure inundation maps of all reservoirs in making land use and related decisions.
- Policy HS-C.13 The County shall continue public awareness programs to inform the general public and potentially affected property owners of flood hazards and potential dam failure inundation.

Implementation Programs

Program HS-C.A The County shall continue to participate in the Federal Flood Insurance Program. The County shall maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available. In the County's review of applications for building permits and discretionary permits and proposals for capital improvement projects, the County shall determine whether the proposed project is within the 100-year floodplain based on these maps. (See Policy HS-C.7)

Responsibility: Public Works Department
Planning & Resource Management Department
Time Frame: Ongoing

Program HS-C.B The County shall continue to implement and enforce its Floodplain Management Ordinance. (See Policy HS-C.8)

Responsibility: Public Works Department
Planning & Resource Management Department
Time Frame: Ongoing

Program HS-C.C The County shall continue to develop and review relevant dam failure evacuation plans and continue to provide public information on dam failure preparedness. (See Policy HS-C.13)

Responsibility: Public Works Department
County Office of Emergency Services
Time Frame: Ongoing

D. SEISMIC AND GEOLOGICAL HAZARDS

There are a number of active and potentially-active faults within and adjacent to Fresno County. Although most of Fresno County is situated within an area of relatively low seismic activity by comparison to other areas of the state, the faults and fault systems that lie along the eastern and western boundaries of the county, as well as other regional faults, have the potential to produce high-magnitude earthquakes throughout the county. The principle earthquake hazard is groundshaking. Older buildings constructed before building codes were established and newer buildings constructed before earthquake-resistant provisions were included in the building codes are the most likely to be damaged during an earthquake. Other geologic hazards in Fresno County include landslides, subsidence, expansive soils and erosion, and volcanic hazards.

Policies in this section seek to ensure that new buildings and facilities are designed to withstand seismic and geologic hazards.

Goal HS-D To minimize the loss of life, injury, and property damage due to seismic and geologic hazards.

Policies

Policy HS-D.1 The County shall continue to support scientific geologic investigations that refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous geologic conditions in Fresno County.

Policy HS-D.2 The County shall ensure that the General Plan and/or County Ordinance Code is revised, as necessary, to incorporate geologic hazard areas formally designated by the State Geologist (e.g., Earthquake Fault Zones and Seismic Hazard Zones). Development in such areas, including public infrastructure projects, shall not be allowed until compliance with the investigation and mitigation requirements established by the State Geologist can be demonstrated.

Policy HS-D.3 The County shall require that a soils engineering and geologic-seismic analysis be prepared by a California-registered engineer or engineering geologist prior to permitting development, including public infrastructure

projects, in areas prone to geologic or seismic hazards (i.e., fault rupture, groundshaking, lateral spreading, lurchcracking, fault creep, liquefaction, subsidence, settlement, landslides, mudslides, unstable slopes, or avalanche).

- Policy HS-D.4 The County shall require all proposed structures, additions to structures, utilities, or public facilities situated within areas subject to geologic-seismic hazards as identified in the soils engineering and geologic-seismic analysis to be sited, designed, and constructed in accordance with applicable provisions of the Uniform Building Code (Title 24 of the California Code of Regulations) and other relevant professional standards to minimize or prevent damage or loss and to minimize the risk to public safety.
- Policy HS-D.5 Pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, Chapter 7.5), the County shall not permit any structure for human occupancy to be placed within designated Earthquake Fault Zones unless the specific provisions of the Act and Title 14 of the California Code of Regulations have been satisfied.
- Policy HS-D.6 The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single-family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.
- Policy HS-D.7 The County shall ensure compliance with State seismic and building standards in the evaluation, design, and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges, large public assembly halls, and other structures subject to special seismic safety design requirements.
- Policy HS-D.8 The County shall require a soils report by a California-registered engineer or engineering geologist for any proposed development, including public infrastructure projects, that requires a County permit and is located in an area containing soils with high “expansive” or “shrink-swell” properties. Development in such areas shall be prohibited unless suitable design and construction measures are incorporated to reduce the potential risks associated with these conditions.
- Policy HS-D.9 The County shall seek to minimize soil erosion by maintaining compatible land uses, suitable building designs, and appropriate construction techniques. Contour grading, where feasible, and revegetation shall be required to mitigate the appearance of engineered slopes and to control erosion.
- Policy HS-D.10 The County shall require the preparation of drainage plans for development or public infrastructure projects in hillside areas to direct runoff and drainage away from unstable slopes.
- Policy HS-D.11 The County shall not approve a County permit for new development, including public infrastructure projects where slopes are over thirty (30) percent unless it can be demonstrated by a California-registered civil

engineer or engineering geologist that hazards to public safety will be reduced to acceptable levels.

- Policy HS-D.12 In known or potential landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems, undercutting the bases of slopes, removal of vegetative cover, and steepening of slopes.
- Policy HS-D.13 The County shall not approve a County permit for new development, including public infrastructure projects, in known or potential avalanche hazard areas unless it can be demonstrated by a California-registered engineer or engineering geologist that the structures will be safe under anticipated snow loads and avalanche conditions.
- Policy HS-D.14 Whenever zoning is employed to restrict the use of land subject to severe geologic hazards (e.g., landslides), the County shall designate parcels so restricted for open space uses.
- Policy HS-D.15 The County Board of Review or other subsequently-appointed body shall serve as the review body on appeals from seismic and geologic hazard requirements.

Implementation Programs

Program HS-D.A The County shall regularly review readily available information published by the California Division of Mines and Geology and other agencies and use the information to update County maps and the General Plan Background Report. (See Policies HS-D.1 and HS-D.2)

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: Ongoing

Program HS-D.B The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single-family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.

Responsibility: Planning & Resource Management Department
Public Works Department
Time Frame: FY 02-03; 03-04

Program HS-D.C The County shall develop a public awareness program to aid in the identification and mitigation of unreinforced masonry structures. (See Policy HS-D.6)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

E. AIRPORT HAZARDS

Airport safety hazards include hazards posed to aircraft and hazards posed by aircraft to people and property on the ground. With proper land use planning, aircraft safety risks can be reduced, primarily by avoiding incompatible land uses.

Policies in this section are designed to minimize public exposure to risks associated with airport operations and to minimize the siting of land uses near airports that might interfere with airport operations. Related policies are included in Section HS-F, Hazardous Materials, and Section HS-G, Noise.

Goal HS-E To minimize the exposure of the public to high noise levels and safety hazards through land use controls and policies for property in the vicinity of airports; and to limit urban encroachment around airports in order to preserve the safety of flight operations and the continued viability of airport facilities.

Policies

Policy HS-E.1 The County shall review the Fresno County Airport Land Use Commission's Airport Land Use Policy Plans (CLUPPs) to determine the appropriate land uses around airports. The County shall limit land uses in airport safety zones to those uses listed in the applicable CLUPPs as compatible uses. Exceptions shall be made only as provided for in the CLUPPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.

Policy HS-E.2 The County shall ensure that new development, including public infrastructure projects, does not create safety hazards such as glare from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.

Policy HS-E.3 The County shall ensure that development, including public infrastructure projects, within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (Objects Affecting Navigable Airspace).

Implementation Programs

Program HS-E.A The County shall refer to the Fresno County Airport Land Use Commission for review projects within the Airport Review Area requiring amendments of general, community and specific plans, airport master plans, rezoning applications, zoning ordinance text amendments, and building code amendments for consistency with the appropriate Airport Land Use Policy Plan.

Responsibility: Planning & Resource Management Department
Fresno County Airport Land Use Commission
Time Frame: Ongoing

F. HAZARDOUS MATERIALS

Hazardous waste handlers and generators in Fresno County include industries, businesses, public and private institutions, and households. The transport, storage, use, and disposal of toxic or hazardous materials poses potential safety hazards in the event of unintentional exposure, leak, fire, or accident.

Policies in this section are designed to ensure that development projects minimize public risks associated with both intended and unintended exposure to hazardous materials and wastes. Related policies are included in Section HS-A, Emergency Management and Response.

Goal HS-F To minimize the risk of loss of life, injury, serious illness, and damage to property resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous wastes.

Policies

Policy HS-F.1 The County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations.

Policy HS-F.2 The County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage.

Policy HS-F.3 The County, through its Hazardous Materials Incident Response Plan, shall coordinate and cooperate with emergency response agencies to ensure adequate countywide response to hazardous materials incidents.

Policy HS-F.4 For redevelopment or infill projects or where past site uses suggest environmental impairment, the County shall require that an investigation be performed to identify the potential for soil or groundwater contamination. In the event soil or groundwater contamination is identified or could be encountered during site development, the County shall require a plan that identifies potential risks and actions to mitigate those risks prior to, during, and after construction.

Policy HS-F.5 The County shall require that demolition of structures where friable asbestos or other hazardous materials could be released into the environment comply with applicable regulations and standards.

Policy HS-F.6 The County shall work cooperatively with the State Department of Toxic Substances Control and Regional Water Quality Control Board to promote the timely and efficient cleanup of contaminated sites under the regulatory oversight of these agencies.

Policy HS-F.7 The County shall ensure that the mining and processing of minerals in the County is conducted in compliance with applicable environmental protection standards.

Policy HS-F.8 The County shall encourage and promote household hazardous waste information and collection programs.

Implementation Programs

Program HS-F.A The County shall review discretionary uses which involve use of hazardous materials or generate hazardous wastes in regulated quantities. (See Policy HS-F.2)

Responsibility: Planning & Resource Management Department
Department of Community Health
Time Frame: Ongoing

Program HS-F.B The County shall investigate funding alternatives for site acquisition, development, and operation for a permanent household waste facility.

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

Program HS-F.C The County shall review the plans to mitigate soil or groundwater contamination for redevelopment or infill projects. (See Policy HS-F.4)

Responsibility: Planning & Resource Management Department
Department of Community Health
Time Frame: Ongoing

G. NOISE

Noise is subjectively defined as unwanted sound. Noise can result from many sources, including traffic on freeways and other roads, railroad operations, aircraft, and industrial activities. Exposure to excessive noise is often cited as a health problem, primarily in terms of its contribution to undue stress and annoyance. The Background Report includes an analysis of major noise sources in the county and noise contours along major traffic corridors.

Policies in this section set noise standards and seek to protect noise-sensitive uses from excessive noise either through noise-reducing project design features or by allowing noise-sensitive land uses to only locate in areas with ambient noise levels below specific thresholds. Related policies are included in Section LU-D, Westside Freeway Corridor, and Section LU-F, Urban Development Patterns.

Goal HS-G To protect residential and other noise-sensitive uses from exposure to harmful or annoying noise levels; to identify maximum acceptable noise levels compatible with various land use designations; and to develop a policy framework necessary to achieve and maintain a healthful noise environment.

Policies

Policy HS-G.1 The County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.

- Policy HS-G.2 The County shall require new roadway improvement projects to achieve and maintain the normally acceptable noise levels shown in Chart HS-1: “Land Use Compatibility for Community Noise Environments.”
- Policy HS-G.3 The County shall allow the development of new noise-sensitive land uses (which include, but are not limited to, residential neighborhoods, schools, and hospitals) only in areas where existing or projected noise levels are “acceptable” according to the Chart HS-1: “Land Use Compatibility for Community Noise Environments.” Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to these levels.
- Policy HS-G.4 So that noise mitigation may be considered in the design of new projects, the County shall require an acoustical analysis as part of the environmental review process where:
- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels that are “generally unacceptable” or higher according to the Chart HS-1: “Land Use Compatibility for Community Noise Environments;”
 - b. Proposed projects are likely to produce noise levels exceeding the levels shown in the County’s Noise Control Ordinance at existing or planned noise-sensitive uses.
- Policy HS-G.5 Where noise mitigation measures are required to achieve acceptable levels according to land use compatibility or the Noise Control Ordinance, the County shall place emphasis of such measures upon site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, earthen berms, and building construction practices. The County shall consider the use of noise barriers, such as soundwalls, as a means of achieving the noise standards after other design-related noise mitigation measures have been evaluated or integrated into the project.
- Policy HS-G.6 The County shall regulate construction-related noise to reduce impacts on adjacent uses in accordance with the County’s Noise Control Ordinance.
- Policy HS-G.7 Where existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects, the County shall apply the following criteria to determine the significance of the impact:
- a. Where existing noise levels are less than 60 dBLdn at outdoor activity areas of noise-sensitive uses, a 5 dBLdn increase in noise levels will be considered significant;
 - b. Where existing noise levels are between 60 and 65 dBLdn at outdoor activity areas of noise-sensitive uses, a 3 dBLdn increase in noise levels will be considered significant; and
 - c. Where existing noise levels are greater than 65 dBLdn at outdoor activity areas of noise-sensitive uses, a 1.5 dBLdn increase in noise levels will be considered significant.

- Policy HS-G.8 The County shall evaluate the compatibility of proposed projects with existing and future noise levels through a comparison to Chart HS-1, "Land Use Compatibility for Community Noise Environments."
- Policy HS-G.9 The County shall not allow the development of new residential land uses in areas exposed to existing or projected levels of noise from aircraft operations at any airport or air base which exceed 60 dBLdn or CNEL.

Implementation Programs

Program HS-G.A The County shall amend and enforce the Fresno County Noise Ordinance as necessary consistent with the policies and standards within this element. (See Policies HS-G.1 through HS-G.9)

Responsibility: Planning & Resource Management Department
Department of Community Health

Time Frame: FY 01-02

Program HS-G.B The County shall develop an effective noise control program that includes:

- a. An ordinance (1) defining acceptable noise levels based on land use, (2) setting forth monitoring methodology and determination of violations, (3) defining exemptions and variance procedures, and (4) delineating enforcement and abatement procedures; and
- b. A public information program to inform county residents of the impact of noise on their lives.

Responsibility: Planning & Resource Management Department
Department of Community Health

Time Frame: FY 01-02

HOUSING ELEMENT



TABLE OF CONTENTS

INTRODUCTION	7-1
A. BACKGROUND INFORMATION	
Regional Housing Needs Allocation Plan.....	7-5
Income Levels	7-5
Market Areas	7-6
Unincorporated Area Housing Allocations	7-8
Population	7-9
B. REVIEW AND REVISION OF THE PREVIOUS HOUSING ELEMENT	
Effectiveness of the Element	7-11
Progress In Implementation	7-12
Appropriateness of Goals, Objectives and Policies	7-14
C. HOUSING NEEDS	
Introduction	7-15
County Profile	7-15
Existing Households and Housing Units.....	7-24
D. SPECIAL HOUSING NEEDS	
Elderly Housing.....	7-29
Accessible Housing for Persons with Disabilities	7-32
Female Heads of Households.....	7-34
Large Family Households	7-37
Low-Income Households Overpaying for Housing	7-38
Farmworker and Migrant Farmworker Housing	7-40
Homeless Persons	7-43
Assisted Housing Projects at Risk of Conversion to Market Rates	7-46
Fair Housing	7-46
E. NEW CONSTRUCTION NEEDS	
Construction During 2000 and 2001	7-49
Inventory of Residential Land Resources	7-50
Summary of Inventory of Residential Land Resources	7-57

TABLE OF CONTENTS (continued)

F. CONSTRAINTS ON HOUSING
 Governmental Constraints 7-61
 Non-Governmental Constraints 7-70

G. OTHER MANDATES
 Energy Conservation 7-74
 Consistency with Other General Plan Elements 7-74
 Public Participation 7-75

H. HOUSING GOALS, OBJECTIVES, POLICIES
 a) Housing Production 7-77
 b) Livable Communities 7-80
 c) Housing Choice 7-81
 d) Jobs-Housing Balance 7-83
 e) Special Needs Housing 7-84
 f) Farmworker Housing 7-86
 g) Housing and Neighborhood Preservation, Maintenance, and Improvement 7-88
 h) Fair and Accessible Housing 7-89
 i) Environmental Conservation 7-92
 j) Energy Conservation 7-93

I QUANTIFIED OBJECTIVES 7-94

APPENDICES: Appendices C through K were prepared in conjunction with the Housing Element (Appendices A and B were prepared with the General Plan Policy Document)

- A. General Plan Growth Assumptions
- B. Regional, Community, and Specific Plan References
- C. 1991-2000 Housing Element Goals and Objectives
- D. Housing Condition Survey Form
- E. By-Right and Discretionary Residential Uses by Zoning District
- F. Methods Employed to Support Affordability Estimates for New Construction Data Contained in Tables H-22 and H-23
- G. Property Development Standards by Zoning District
- H. Land Use Application Fee Description and Listing of Fees Associated with Land Use Applications
- I. Example of Typical Residential Permit Fees
- J. Public Survey Questionnaire
- K. Housing Element Goals and Objectives
- L. Farmworker Housing Needs

HOUSING ELEMENT



INTRODUCTION

This Housing Element was prepared by the Fresno County Planning & Resource Management Department. It completes Fresno County's updated General Plan *Policy Document*, the other elements of which were adopted by the Board of Supervisors on October 3, 2000.

While there are seven General Plan Elements mandated by the State of California, only the Housing Element must be updated on a schedule determined by the State that is set forth in the Government Code. This Housing Element, due for submission to the State Department of Housing and Community Development (HCD) by June 30, 2002, addresses a five-year planning period ending June 30, 2007.

Like the rest of the General Plan, the Housing Element is a legal document that serves as part of the "blueprint" or "constitution" for physical development in the county. This element's nature, content and purpose is described in the Introduction to the *Policy Document*, Page 1:

"The Housing Element assesses current and projected housing needs and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community."

This element reflects the County's concurrence with the State Legislature's emphasis on housing issues as stated in the Government Code: "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order" (Section 65580(a)).

The provision of safe and adequate housing requires the cooperation of the private sector and all levels of government, states the Government Code, adding: "Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community" (Section 65580(d)).

The State acknowledges that jurisdictions must consider many issues and balance competing interests in establishing local housing policy:

"The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs" (Section 65580(e)). The State also recognizes that "each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal" (Section 65581(c)).

In determining the most appropriate efforts, local governments must rely on input from agencies, organizations and citizens interested in planning and housing issues. Such input is particularly useful in evaluating the varied housing needs and constraints in such a vast and diversified region as Fresno County, and in developing effective programs to remove constraints and meet these needs. Because

public participation is a vital component of development of the Fresno County Housing Element, opportunities for review and comment by interested entities and citizens, the Planning Commission, the Board of Supervisors and the State HCD are built into the process leading up to approval by the County and submittal to the State. The section at the end of this document (Page 7-75) describes public participation in this process.

This document also relies upon data and direction contained in two documents prepared by the Department of Public Works and Planning. Both the five-year Consolidated Plan and the annual Action Plan address federal grant programs made available by the Department of Housing and Urban Development. These programs (Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Shelter Grant) are vital sources of funding for providing affordable housing in Fresno County.

This Housing Element is structured in the same manner as the other elements that make up the *Policy Document* (Introduction, Page 2). It does the following:

- Describes the nature and significance of housing issues in the county (Background Information).
- Sets out policy in text and exhibits for how the County will respond to these issues (Policy).
- Outlines specific programs for implementing policies (Implementation Programs).

Like the other General Plan elements, this Housing Element contains goal statements, amplified by specific policies. Unlike the other General Plan elements, in this Housing Element the goal statements are consolidated in a single section entitled Housing Goals, Policies and Implementation Programs. Each goal statement includes a brief description of the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

This Housing Element utilizes the same definitions stated in the Introduction to the *Policy Document* (Page 6) regarding the nature of the following types of statements:

- Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Standard: A specific, often quantified, guideline incorporated in a policy or implementation program, defining the relationship between two or more variables.
- Implementation Program: An action, procedure, program or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the County expects to be constructed and the number of households the County expects will be assisted through

Housing Element programs based on general market conditions during the time frame of the Housing Element.

This document also lists more general Objectives, consistent with previous Housing Elements. These Objectives explain the desired outcomes for specific Goals.

This Housing Element follows other conventions established in the rest of the *Policy Document*. The use of the word "shall" in a policy is an unequivocal directive; "should" is a less rigid directive that will be honored in the absence of compelling or countervailing considerations. The term "County" with a capital "C" refers to the County Board of Supervisors, the Planning Commission, or County agencies and departments that carry out their responsibilities under the direction of the Board of Supervisors. The term "county" with a lower case "c" refers to Fresno County as a geographic area.

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BACKGROUND INFORMATION

The County's previous Housing Element was adopted in July 1991. Initiation of a new Housing Element cycle was scheduled for 1996 but was delayed three years when the State deferred the housing allocation process and modified statutory deadlines for submittal of Housing Elements to HCD. While the County's previous Housing Element was written to address a planning period concluding in 1996, the State's deferral caused the planning period to be extended through the end of 1999, complicating evaluation of the document's effectiveness.

Regional Housing Needs Allocation Plan

Housing elements are generally updated on a 7 1/2-year cycle. Housing elements are five-year plans, and their preparation takes place during the first 2 1/2 years of a cycle.

The State initiates a housing element cycle by calculating statewide housing needs that are broken down geographically by HCD and disseminated to Councils of Governments representing the various counties or regions. Councils of Governments distribute the county and regional allocations among the local jurisdictions, and then the local jurisdictions write, review and adopt their housing elements. The housing needs calculated by the State and distributed down to the local level are intended to represent the number of new units necessary to accommodate population growth. They do not include housing units needed to alleviate homelessness or overcrowding among existing residents.

The State calculated housing needs during 2000, and the Council of Fresno County Governments (COG) approved its Regional Housing Needs Allocation Plan in September 2001. The Plan allocates 34,772 housing units among the 15 incorporated cities in Fresno County and the unincorporated area under the jurisdiction of the County.

The State's calculation of housing needs took place prior to the release of data from the 2000 Census, so the basis for the allocations is the 1990 Census, updated annually through State Department of Finance estimates.

Income Levels

During each step of this process, housing allocations are expressed in terms of affordability of housing units to households of various income levels. Four income levels are determined based on comparison to the local median household income. Median income figures are released early each year by HCD for each county in the State. For 2001, \$39,700 was judged to be the median income for a family of four in Fresno County.

The income levels and the limits that applied in 2001 to Fresno County are:

- Very Low Income -- Households with incomes that do not exceed 50 percent of the median household income (\$19,850 or less for a family of four).
- Low Income -- Households with incomes greater than 50 percent, but no more than 80 percent, of the median (\$19,851-\$31,750).

- Moderate Income -- Households with incomes more than 80 percent, but no more than 120 percent, of the median income (\$31,751-\$47,640).
- Above Moderate Income -- Households with incomes that exceed 120 percent of the median (more than \$47,640).

Market Areas

The 2001 Fresno County Regional Housing Needs Allocation Plan subdivides the County into five Market Areas where there is an interaction between job availability and housing opportunities. These Market Areas have been named Westside North, Westside South, Fresno-Clovis Metropolitan Area, East Valley, and Sierra Nevada (see Map H-2, next page). Market Area boundaries follow census tracts. More detailed descriptions of the Market Areas and their characteristics are included in the section on Existing Households and Housing Units, Page 7-24)

Previous Housing Needs Allocations Plans prepared in 1984 and 1991 contained seven market areas (see Map H-1, next page). Separate Central Valley and Valley Corridor market areas were identified in addition to the five listed above.

COG decided to consolidate market areas because of developing economic relationships between cities, along with local trends toward longer commutes. The I-5 Business Development Corridor brings together the cities of Firebaugh, Kerman, and Mendota, and the nearby unincorporated communities such as Tranquility and Biola. The Five Cities Economic Development Authority joins the cities of Fowler, Parlier, Reedley, Sanger and Selma.

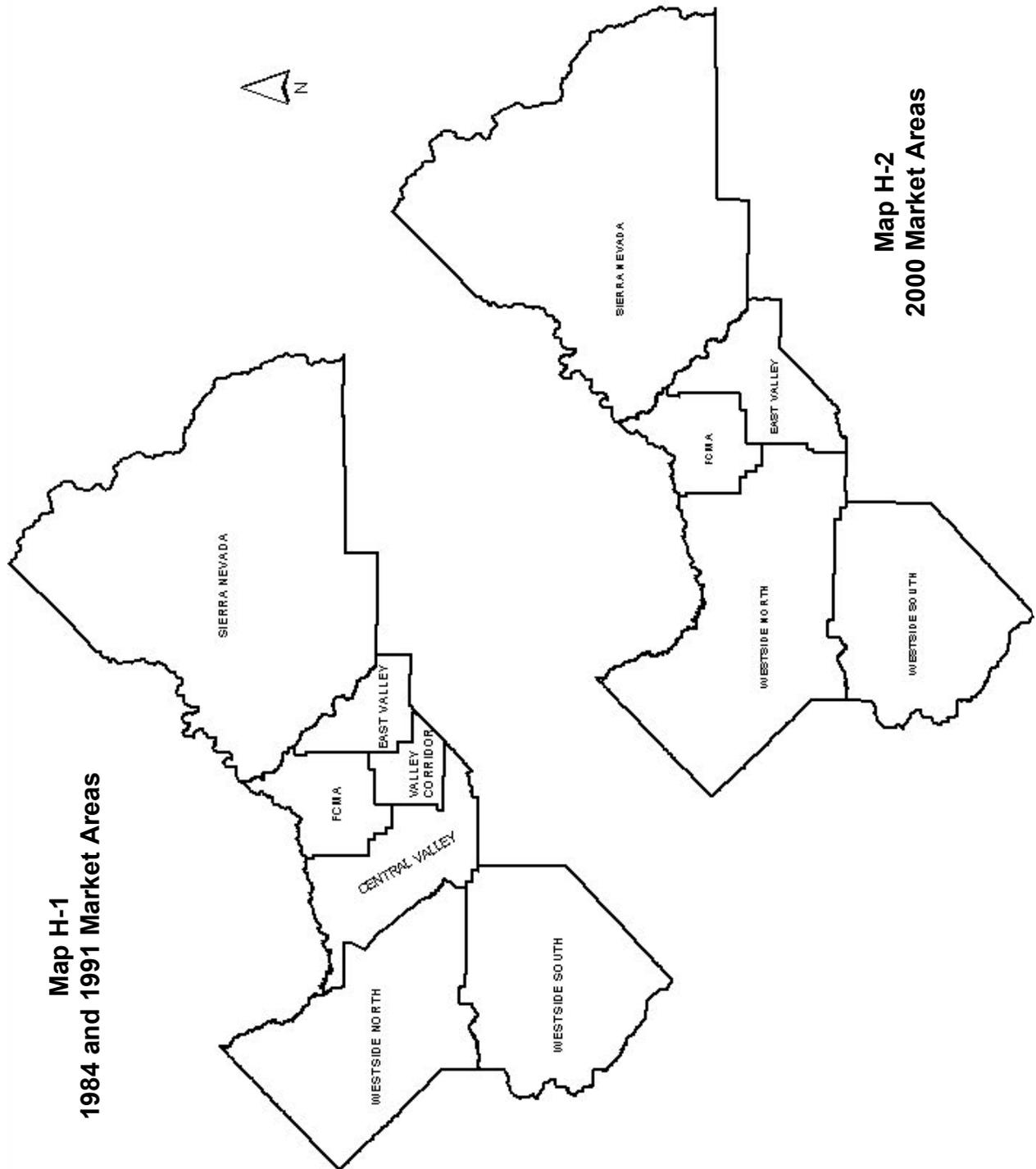
The old Valley Corridor Market Area was combined with the East Valley Market Area. With the exception of one census tract, the old Central Valley Market Area became part of the Westside North Market Area. Census Tract 74 in the southeast corner of the old Central Valley Market Area was attached to the East Valley Market Area because of its proximity to the cities of Selma and Kingsburg.

The modifications mean, as far as these affected market areas are concerned, it is impossible to directly compare this document to previous Housing Elements. The Westside South, Metropolitan Area and Sierra Nevada Market Areas have not been modified; for those areas, comparisons between current and previous Housing Element versions are valid.

COG identified the market areas to facilitate "fair share" or "same share" adjustments to housing allocations. These adjustments tend to equalize the affordability levels of housing units between jurisdictions in a market area.

A jurisdiction with a disproportionately high percentage of lower-income housing units is considered "impacted" and its allocations are adjusted to encourage a better balance of housing affordability levels. For such a jurisdiction, lower-income allocations are reduced and the upper income allocations are increased.

The modifications mean, as far as these affected market areas are concerned, it is impossible to directly compare this document to previous Housing Elements. The Westside South, Metropolitan Area and Sierra Nevada Market Areas have not been modified; for those areas, comparisons between current and previous Housing Element versions are valid.



Source: 2001 Fresno County Regional Housing Needs Allocation Plan, Pages 7-8

COG identified the market areas to facilitate "fair share" or "same share" adjustments to housing allocations. These adjustments tend to equalize the affordability levels of housing units between jurisdictions in a market area.

A jurisdiction with a disproportionately high percentage of lower-income housing units is considered "impacted" and its allocations are adjusted to encourage a better balance of housing affordability levels. For such a jurisdiction, lower-income allocations are reduced and the upper income allocations are increased.

To offset these adjustments, at least one other jurisdiction in the same market area must have its higher-income housing allocations reduced and its lower-income allocations increased. Because of the nature of the existing housing stock in the unincorporated area, this is invariably the effect of "fair share" adjustments on the County. Housing that typically develops in rural areas is considered affordable only to those in the upper income groups because it is situated on large parcels of land and requires separate septic systems and water wells, so the development costs are considerable.

The only market area in which "fair share" adjustments have not affected the County in this manner is the Sierra Nevada Market Area. It is made up entirely of unincorporated territory, so no "fair share" adjustments are possible.

Unincorporated Area Housing Allocations

Following are the COG-approved allocations by market area for the unincorporated portion of Fresno County, taken from the 2001 Regional Housing Needs Allocation Plan:

Income Level	Westside North	Westside South	Fresno-Clovis	East Valley	Sierra Nevada	TOTAL
Very Low	370	102	381	218	70	1,141
Low	223	0	211	118	58	610
Moderate	242	20	215	125	77	679
Above Moderate	159	75	(-46)	(-15)	149	322
AREA TOTAL	994	197	761	446	354	2,752

Source: 2001 Regional Housing Needs Allocation Plan, Table 19

The negative entries in the Above Moderate Income row for the East Valley and Fresno-Clovis Metropolitan Area Market Areas are statistical anomalies reflecting a "surplus" of that category of housing units.

The County is unique in the housing allocation process because territory under its jurisdiction is spread across all five-market areas. There are 15 other jurisdictions in Fresno County -- the incorporated cities -- and each is entirely contained within a single market area. This means each city is free to accommodate its housing allocations anywhere within its corporate limits and, in some cases, beyond. In cooperation with the County, some cities have agreed to accept larger allocations of units in exchange for the ability to plan for housing outside their city limits but within their spheres of influence. (Because such territory has been accounted for by the cities, it was not included in the County's evaluation of land available for residential development.)

Like the cities, the County must have latitude in determining which geographic areas are best able to accommodate allocations, considering prevalent development patterns and General Plan land use policies. Previous Housing Elements incorporated major revisions to the COG-approved allocations. This document reflects more subtle shifts. They are made primarily for these reasons:

- Major differences between the growth rates experienced in some cities and in the adjoining unincorporated areas. In some market areas, fast-growing cities skew the allocations for other jurisdictions.
- Annexations by cities reduce the unincorporated territory available for housing while causing existing residents and housing units to shift from the jurisdiction of the County to the cities.
- County General Plan policies direct growth to cities and existing unincorporated communities. With County policies discouraging development in rural areas, the County's ability to absorb housing units in a market area is directly related to the number and size of the unincorporated communities located within that market area.

Shifts are made only between geographic areas. The total number of housing units allocated by COG, and the numbers of units by income level, are not diminished.

Population

The Housing Needs Allocation Plan adopted by COG is based on population projections that are very similar to those found in the County's "General Plan Growth Assumptions," Appendix A of the General Plan *Policy Document*. The General Plan assumes that 92.6 percent of the population growth experienced in Fresno County through the year 2020 will be directed to incorporated cities and 7.4 percent will be absorbed in the unincorporated area. The Housing Needs Allocation Plan projects that 92.1 percent of the new housing units constructed by the middle of 2007 will be built in the cities, with 7.9 percent located in the unincorporated area.

The Allocation Plan cites growth rates for each of the five 2001 Market Areas. The breakdown, expressed in households per market area, for the entire county, including the incorporated cities is found in Table H-2.

Table H-2 - Market Area Households per Allocation Plan for All of Fresno County					
MARKET AREA	1990 Census	2000 Projection	2007 Projection	Growth 2000-07	Annual Rate
Westside North	13,695	16,034	18,024	1,990	1.69%
Westside South	4,788	5,700	6,476	776	1.84%
Fresno-Clovis	165,961	193,457	216,855	23,398	1.78%
East Valley	31,490	37,172	42,007	5,528	1.76%
Sierra Nevada	5,199	5,550	5,849	299	0.76%
COUNTYWIDE	221,133	257,913	289,211	31,298	1.65%

Source: 2001 Regional Housing Needs Allocation Plan, Table 13

The Allocation Plan also breaks down households per market area for unincorporated territory only. The unincorporated area data is found in Table H-3. A comparison of Tables H-2 and H-3 shows that the growth rate is considerably lower for areas under the jurisdiction of the County.

These COG projections in the Allocation Plan compare closely to the annual growth rates utilized in the General Plan *Policy Document*, enumerated in Appendix A. Because the rest of the *Policy Document* has a planning horizon of 20 years, the Appendix A projections examine the time frame 2000 to 2020.

Table H-3 – Unincorporated Portion of Households per Regional Housing Needs Allocation Plan					
MARKET AREA	1990 Census	2000 Projection	2007 Projection	Growth 2000-07	Annual Rate
Westside North	8,690	9,436	10,071	635	0.93%
Westside South	956	1,110	1,241	131	1.61%
Fresno-Clovis	25,693	27,751	29,502	1,751	0.88%
East Valley	10,847	11,656	12,344	688	0.82%
Sierra Nevada	5,199	5,550	5,849	299	0.76%
Total Unincorporated	51,385	55,503	59,007	3,504	0.88%

Source: 2001 Regional Housing Needs Allocation Plan, Table 13

During that period of time, countywide population is expected to grow from 769,700 persons to 1,113,785, an increase of 344,085. This represents a growth rate of 1.55 percent per year, compared to the 1.65 percent rate utilized by COG, as indicated in Table H-2. In unincorporated areas, Appendix A forecasts population growth from 116,994 persons in 1996 to 142,492 in 2020. This increase of 25,498 persons represents an annual rate of growth of 0.83 percent, compared to the 0.88 percent rate utilized by COG, as indicated in Table H-3. It is important to note that Appendix A is a projection of population outside of the adopted spheres of influence, therefore the Appendix A projection for unincorporated population will be lower than a projection for all unincorporated areas which includes unincorporated islands in the Fresno Clovis Metropolitan Area Market Area.

Both the Appendix A projections and the COG Housing Allocation Plan calculations were prepared before 2000 Census data became available. They were based on 1990 Census data updated through State Department of Finance annual estimates and additional calculations and projections.

Much of the 2000 Census data became available during preparation of this document. Because the 2000 Census provides the most current and accurate information available, it was the source of most of the demographic data cited in this Housing Element. Exceptions are noted.

Where possible, 2000 Census summary files are used, reflecting a 100 percent sample. In some cases only 2000 Census Supplementary Survey data is available. The Supplementary Survey is based on twelve monthly samples taken during 2000 and yields estimates rather than precise data. Supplementary Survey results are presented through three sets of numbers, with a "Lower Bound" figure and an "Upper Bound" figure defining a statistical range, and an "Estimate" representing the middle ground. Where the Supplementary Survey is cited in this Housing Element, the middle "Estimate" data is being utilized.

REVIEW AND REVISION OF THE PREVIOUS HOUSING ELEMENT

One of Fresno County's primary goals is described in the General Plan's explanation of the purpose for the housing element, "... the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community." In order to craft an effective housing strategy for the 2002-2007 planning period, the County must assess the achievements of the existing housing policies and programs. This assessment allows the County to evaluate the effectiveness and continued appropriateness of the existing programs and make adjustments for the next five years.

The County has successfully implemented many of its housing programs established under the previous Housing Element. The County made evident progress in meeting its goals in the areas of housing production, land use, range of housing opportunities, rehabilitation, fair housing, energy conservation, and environmental protection.

Effectiveness of the Element

Fresno County's previous Housing Element was adopted in 1991 to cover the period 1991-96. The accompanying action plan was created to cover that same five-year period. To account for the extended period the Element remained in force (1991-2000), the County, in reviewing the effectiveness of the element, examined the plan objectives and revised the performance goals. Review of the 1991 Housing Element included determination of the following:

- Effectiveness of the element.
- Progress made in implementation.
- Appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State's housing goal.

This updated version of the Housing Element reflects the results of this review.

Fresno County succeeded in attaining the majority of the objectives of the 1991 Housing Element. Most objectives for housing rehabilitation were accomplished, while new construction projects increased the supply of housing opportunities for all households. Even when the Regional Housing Needs Allocation's quantified objectives were revised upward to account for the period the 1991 Housing Element was extended (1996-2000), the County met or exceeded all projections.

From 1991 to the end of 1999, an annual average of 478 housing units was constructed in the unincorporated area of Fresno County. This surpassed the annual goal of 289 set in the 1991 Housing Element by over 60 percent.

Housing assistance to homeowners and renters was provided successfully during that same period of time. Between 1991 and 2000, an annual average of 678 low-income renter households and 54 low-income owner households received housing assistance. Examples of assistance include housing rehabilitation, rental subsidies and interest subsidies. These types of housing assistance programs are often the determining factor in providing decent and affordable housing for low-income families.

Progress In Implementation

Fresno County's last Housing Element was adopted in 1991. The Element set forth a set of housing goals with related objectives for the following seven areas:

- 1) Housing Production
- 2) Land Use
- 3) Range of Housing Production
- 4) Housing Rehabilitation
- 5) Fair Housing
- 6) Energy Conservation
- 7) Recycling

The following discussion summarizes the County's housing accomplishments in each of the seven goal areas between 1991 and 2000. The first Housing Element appendix, labeled Appendix C, provides an assessment of each housing goal established in the 1991 Housing Element. (Along with Appendix A, General Plan Growth Assumptions, an Appendix B already exists in the General Plan, entitled Regional, Community, and Specific Plan References.)

Goal 1: Housing Production

1991 Housing Element Objective: 2,020 new housing units by 1996 (4,040 by 2000)

Between 1991 and 2000 more than 4,300 new housing units were constructed in Fresno County unincorporated areas. This includes average annual construction rates in the seven market areas as follows: Westside North 13; Westside South 6; Fresno-Clovis Metropolitan Area 113; Valley Corridor 29; Central Valley 83; East Valley 73; and Sierra Nevada 162.

Goal 2: Land Use/Planning

1991 Housing Element Objective: Maintain design standards to provide for development of safe, attractive, and functional housing developments.

Between 1991 and 2000, the County Zoning Ordinance established community design standards to provide for the development of safe, attractive and functional housing development and residential environments. In addition, the General Plan promoted the integrity of housing and neighborhoods through urban residential development policies, agriculture protection policies and growth policies.

Goal 3: Range Of Housing Production

1991 Housing Element Objective: Designate sufficient land for residential development.

Between 1991 and 2000, through General Plan land use designations and zoning, sufficient land was allocated for residential development to accommodate all population growth and provide for a choice of locations for all residents of the unincorporated areas of Fresno County.

Goal 4: Housing Rehabilitation

1991 Housing Element Goal: Rehabilitate 290 existing dwellings for very low and low-income households.

To maintain and improve the quality of the housing stock and residential neighborhoods, the County was active in providing or facilitating residential rehabilitation assistance through a variety of programs. This included rehabilitation of rental properties, which was critical to preserving and increasing the supply of affordable housing in the County. The programs used for residential rehabilitation assistance included: the Housing Assistance Rehabilitation Program (HARP) funded by the Community Development Block Grant Program; owner-occupant and rental rehabilitation

activities funded by the Federal Home Investment Partnership Program; USDA Rural Development; Section 504 Single Family Rehabilitation Loans; and Housing Preservation Grant (Section 533) for housing rehabilitation; and federal Rental Rehabilitation Programs. These funds are offered countywide through the Affordable Housing Program as low-interest deferred loans in exchange for long-term affordability.

Between 1991 and 2000, the County assisted or facilitated the rehabilitation of 314 owner-occupied housing units and over 80 rental units.

Goal 5: Fair Housing/Equal Access

1991 Housing Element Goal: Provision of Rental Assistance to 56 very low and low income households, and provide homeowner assistance to 64 very low and low-income households annually.

In addition to facilitating new construction, Fresno County has been active in promoting housing affordability by expanding home ownership opportunities through such programs as the Down Payment Assistance Program. Between 1992 and 2001, the County provided down payment assistance to 432 homebuyers throughout Fresno County.

The County also continues to allocate CDBG funds and Emergency Shelter Grant (ESG) funds to support local non-profit organizations that offer fair education and investigation, and emergency shelter. The Housing Authorities of the City and County of Fresno provided rental assistance to an average of over 600 households annually during the 1991-2000 period. In addition, needy households were also assisted through the provision of emergency shelter.

Goal 6: Energy Conservation

1991 Housing Element Goal: Conserve affordability on 1600 lower income residences through 1996, by promoting P.G.&E.'s weatherization program.

In Fresno County, 16,899 housing units were assisted through the Weatherization Program offered by Pacific Gas and Electric Company during the period 1991-2000.

Goal 7: Recycling

1991 Housing Element Goal: Provide for recycling of household waste material.

Fresno County was active in the promotion of recycling and other solid waste diversion activities, using television, radio and print media in education and outreach programs. Regulations were promoted to incorporate recycling strategies in project designs.

Summary

The evaluation of the program objectives for the 1991 Housing Element can be found in Appendix C. Despite facing challenges with funding and staffing levels, the County successfully accomplished the majority of the objectives set forth in its 1991 Housing Element. The 1991 Housing Element anticipated the update of community plans. The County's emphasis on the update of its General Plan accounts for community plan updates not being completed as scheduled. This is not considered a constraint to the provision of housing, however, since the communities involved still contain vacant land that is zoned and identified for residential development in the existing community plans.

Appropriateness of Goals, Objectives and Policies

The County performed a comprehensive review of all its existing housing policies. In addition, review of existing housing programs resulted in changes and adjustments proposed in the 2002 Housing Element Goals, Objectives, and Policies.

During the current planning period, 2002-2007, the County expects to meet COG goals for housing production. The Regional Housing Needs Allocation Plan determined 2,752 new housing units are needed in the unincorporated areas of Fresno County during the 2000-2007 planning period.

The housing allocation in the previous Housing Element originally covered the period 1991-1996 and allotted 2,020 new units for the unincorporated areas. The planning period was extended through 1999 based on direction from the State HCD. Between 1991 and 2000, more than 4,300 housing units were built in the unincorporated areas of Fresno County. This amount of housing production well exceeded the County's assigned share of the Regional Housing Needs Allocation, even if the allocation is adjusted to account for the extended time frame.

The 2002-2007 Housing Element builds upon the success of the 1991 Element and establishes means to make further strides toward achieving the housing goals of the County. This Housing Element focuses on improving existing programs and systems for tracking progress, and developing programs that respond to the needs identified and obstacles faced.

The County will continue programs that were successfully implemented since the 1991 Housing Element was adopted, such as housing conservation and rehabilitation programs. In addition, the County will work closely with other agencies and organizations to more fully determine the housing needs of special targeted groups in the unincorporated area such as large households, farmworkers and first-time homebuyers. The County is committed to expanding the supply of affordable housing and facilitating the development of a variety of housing types.

HOUSING NEEDS

Introduction

Fresno County has often been touted as an affordable place to live. Affordable housing is a relative term. It is often measured in objective terms such as median house value, median housing costs, or vacancy rates. It is sometimes evaluated in a more subjective manner, with consideration given to desirable neighborhoods with good schools, proximity to shopping and public transportation, successful neighborhood revitalization, and effective housing preservation.

In any case, a factor for determining affordability must be the prevailing wage rates or median income of an area. Even inexpensive housing is not affordable to those who don't have enough income to pay for it.

While housing in Fresno County may appear affordable in comparison to other parts of the State, it is important to understand what types of jobs are available in Fresno County and how these occupations greatly impact a resident's ability to access housing. The two largest employment sectors in the County, the agriculture industry and the service industry, provide some of the lowest paying occupations. County residents are very concerned about housing availability and affordability.

The housing section that follows explores all of these factors along with the County's need to balance agricultural land preservation with the ever-growing need for residential and industrial development. It provides an overview of the housing market and the areas of demand for housing that are not currently being met.

County Profile

Certain segments of the population have traditionally experienced unusual difficulty in obtaining adequate housing. The difficulties experienced by the elderly, the handicapped, female heads of household, large families, farmworkers and the homeless are discussed separately as Special Housing Needs.

Population and Housing Demographics

According to the 2000 Census, Fresno County's population is 799,407. Of this figure, the population for the unincorporated areas of the County -- the focus of this Housing Element -- is 167,515. It includes the Census Designated Places (CDPs), which have a combined population of 18,793, and the non-CDP areas with a population of 148,722.

The unincorporated CDPs in Fresno County include the communities of Auberry, Biola, Bowles, Calwa, Cantua Creek, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Raisin City, Riverdale, Shaver Lake, Squaw Valley and Tranquillity. Table H-4 is a compilation of population and housing data from the 2000 Census. It offers a community profile snapshot of these 16 CDPs.

Community (Census Designated Place)	Population	Number of Households	Number Housing Units	Vacancy Rate	
				Owner-Occupied	Rental Units
Auberry	2,053	722	791	1.5%	6.5%
Biola	1,037	224	241	4.2%	4.5%
Bowles	182	35	35	0.0%	0.0%
Calwa*	762	208	227	0.8%	7.1%
Cantua Creek	655	141	164	1.7%	4.6%
Caruthers	2,103	572	602	2.1%	3.7%
Del Rey	950	240	257	0.6%	3.4%
Easton	1,966	623	648	0.7%	1.1%
Friant	519	226	236	0.6%	2.1%
Lanare	540	126	132	0.0%	2.6%
Laton	1,236	331	340	0.9%	3.6%
Raisin City	165	42	46	7.4%	0.0%
Riverdale	2,416	728	773	2.8%	5.8%
Shaver Lake	705	303	1,845	10.9%	18.6%
Squaw Valley	2,691	1,025	1,160	2.9%	6.3%
Tranquillity	813	236	249	0.0%	6.9%
CDP Totals	18,793	5,782	7,736		
Non-CDP Total	148,722	45,913	50,166		
Unincorporated Area Totals	167,515	51,695	57,902		

Source: 2000 Census Data, with extrapolation

* Table H-4 reflects information supplied by the Census Bureau for the community of Calwa that has been determined to be incorrect. It appears that the statistics attributed to Calwa actually represent data for the nearby-unincorporated community of Malaga. The COG Regional Data Center examined the Census Block Groups that encompass the area of Calwa and determined that the correct population for Calwa is 1,805 persons.

In a healthy economy, vacancy rates are usually 2-3 percent for owner-occupied housing and 5 percent for rental units. Vacancy rates that fall below or above the normal range may be an indication that a housing concern exists. A low vacancy rate may signal a housing shortage, thus reducing the choices and options for low and very low-income renters and first-time homebuyers. Higher vacancy rates may suggest a wider range of housing opportunities and prices but it may also be an indication that the housing available is not affordable to households living in the community.

According to Table H-4, the average rental vacancy rate for these smaller communities is 4.8 percent. However, if the mountain and foothill communities (which typically include seasonal and recreational units) are removed from the equation, the vacancy rate drops to 3.4 percent. Use of seasonal and recreational units as second homes accounts for higher than average vacancy rates in

the unincorporated area of Fresno County, especially in mountain and foothill communities such as Auberry, Shaver Lake and Squaw Valley.

The for-sale vacancy rates in the selected communities were not significantly different from the rental vacancy rates. The communities of Bowles, Calwa, Del Rey, Easton, Friant, Lanare, Laton, and Tranquillity all had for-sale vacancy rates of less than 1 percent.

Households

According to the 2000 Census, there are 52,102 households in the unincorporated area of Fresno County. Almost 64 percent (33,342) of these households consisted of married couples, and approximately 46 percent (15,215) of these households had children under 18 years of age. The elderly household population consisted of 12,935 households, approximately 25 percent of all households. Female householders numbered 5,058. Of that number, 2,562, or slightly over 50 percent, consisted of female householders with children under 18 years of age.

In 2000, the median household consisted of 3.66 persons per household and the median family consisted of 3.90 persons per household. Fresno County has an increasingly diverse population in which 46 percent of the residents identify themselves as Hispanic or Latino.

Tenure Characteristics

Of the County's 52,102 occupied housing units in the unincorporated area, 69.5 percent (36,232) were owner-occupied and 30.5 percent (15,870) were renter occupied as identified by the 2000 Census. By comparison, the 1990 Census revealed the percentage of owner-occupied and renter occupied units to be 69.0 percent and 31.0 percent, respectively. This comparison indicates that ownership patterns in the County's unincorporated area have not changed significantly over the past decade.

Housing Affordability: Comparing Level of Payment with Ability to Pay

One measure of housing affordability is the percentage of housing cost to income. When a household pays such a high percentage of income for housing that there is insufficient money available for other essentials, families are forced to forego basic needs. Traditionally, lenders as well as the federal government have considered spending 30 percent or less of a household's income to constitute an affordable housing cost.

Housing cost is not limited to the rent or mortgage payment, associated costs like essential utilities (sewer, water, electricity, gas, trash disposal), property taxes, fire and flood insurance, repairs and maintenance must be considered as well. Especially with power rate increases resulting from the California energy crisis, such expenses can add a substantial percentage to a household's overall housing costs payment.

In this Housing Element, the term "overpayment" is used to refer to lower income households paying greater than 30 percent of their gross income for housing costs. At the lowest income levels, households cannot realistically afford to spend even 30 percent for housing because the purchasing power is so small.

Unfortunately, at the time this document was prepared, 2000 Census income data was not available. Therefore, figures used are from the 1990 Census, supplemented with 2000 income data obtained from other sources.

According to the 1990 Census, 43.3 percent of renters were in an overpayment situation, which is defined as paying more than 30 percent of income for shelter. At the same time, 88.0 percent of these renters had incomes less than \$20,000 in the same area: the unincorporated portion of Fresno County. The high proportion of lower income renters implies that overpayment is not a matter of choice for renters. Also, 20.3 percent of owner households were overpaying in the unincorporated County, of which, 46.6 percent had income less than \$20,000. This data is summarized in Table H-5.

Table H-5 Overpayment for Shelter in the Unincorporated Area of Fresno County - 1990	
	Percent
Total renter households paying more than 30 percent of income toward shelter	43.3%
Renter households paying more than 30 percent of income toward Shelter with income less than \$20,000	88.0%
Total owner households paying more than 30 percent of income toward Shelter	20.3%
Owner households paying more than 30 percent toward shelter with income less than \$20,000	46.6%

Source: 1990 Census

Table H-6 contains data taken from COG's 2001 Regional Housing Need Allocation Plan. It shows the households in the unincorporated areas broken down by market area and income group. While Table H-6 is based on 1990 census data, it is not anticipated that the income level breakdown has changed dramatically.

Table H-6 - 1990 Unincorporated Households Per Market Area By Income Group						
Market Area Income Group	Westside North	Westside South	Fresno-Clovis	East Valley	Sierra Nevada	Unincorporated
Very Low Income	2,167	115	4,285	2,180	1,022	9,769
Percent of Area Population	25%	12.0%	17%	20%	20%	19%
Low Income	1,742	330	3,308	1,766	848	7,994
Percent of Area Population	20%	34%	13%	16%	16%	16%
Moderate Income	2,008	314	4,672	2,198	1,127	10,319
Percent of Area Population	23%	33%	18%	20%	22%	20%
Above Moderate Income	2,773	197	13,428	4,703	2,202	23,303
Percent of Area Population	32%	21%	52%	44%	42%	45%
Total	8,690	956	25,693	10,847	5,199	51,385

Source: 2001 Regional Housing Needs Allocation Plan, Table 10

The table indicates that a significant percentage (approximately 19 percent) of households in the unincorporated market areas are within the very low-income category. Those would be households with incomes that do not exceed 50 percent of the area median income, \$19,850 or less for a family of four in Fresno County in 2001. An affordable housing cost (30 percent of income) for a very low-income household would be \$5,955 per year for housing. That converts to only \$496.25 per month.

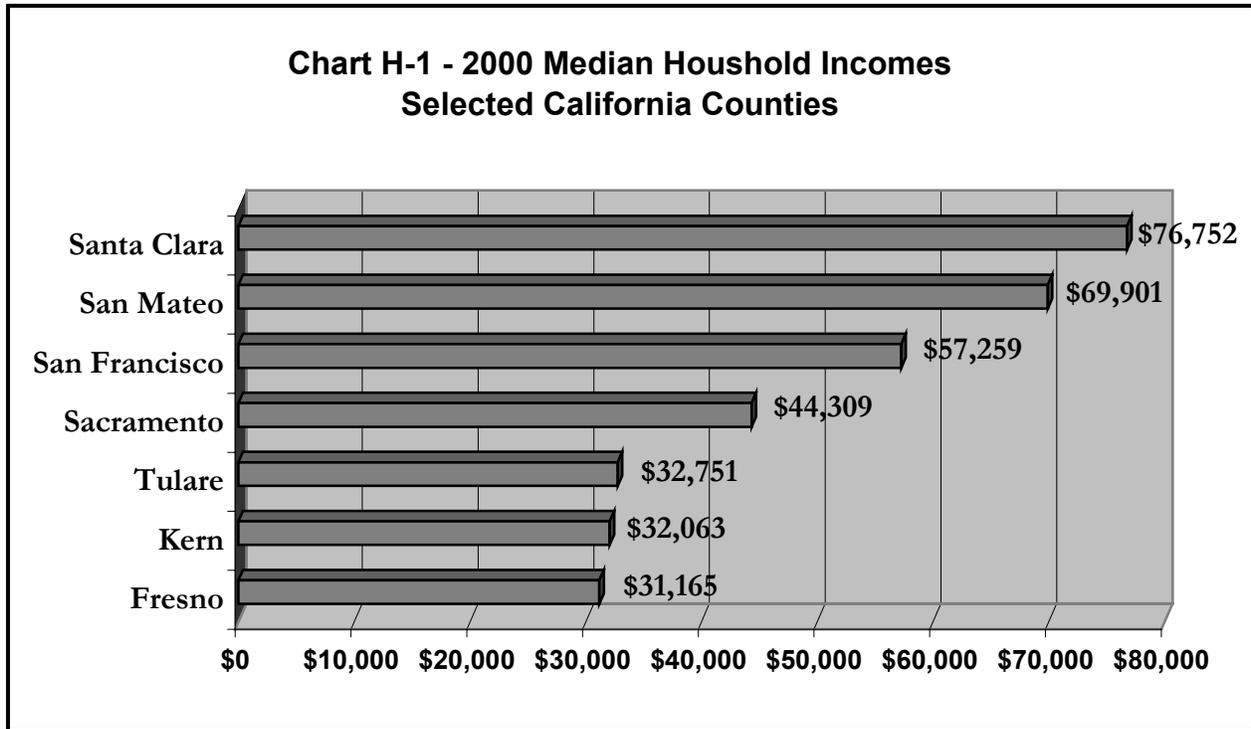
According to the 2000 Census Supplementary Survey, median gross rent in Fresno County is approximately \$531. Clearly, such rent is out of range of a very low-income household that can afford \$496 or less per month for all housing-related costs, which could mean \$400 a month or less after utility expenses are deducted.

The median gross rent in 1990 for Fresno County was \$434 countywide, according to the Census. The increase from \$434 to \$531 in 2000 represents a 22.4 percent increase in 10 years. With County unemployment figures remaining in double digits (14.3 percent for 2000, according to the State Economic Development Department), it is highly unlikely that Census 2000 income data will show a corresponding increase in median income for Fresno County residents.

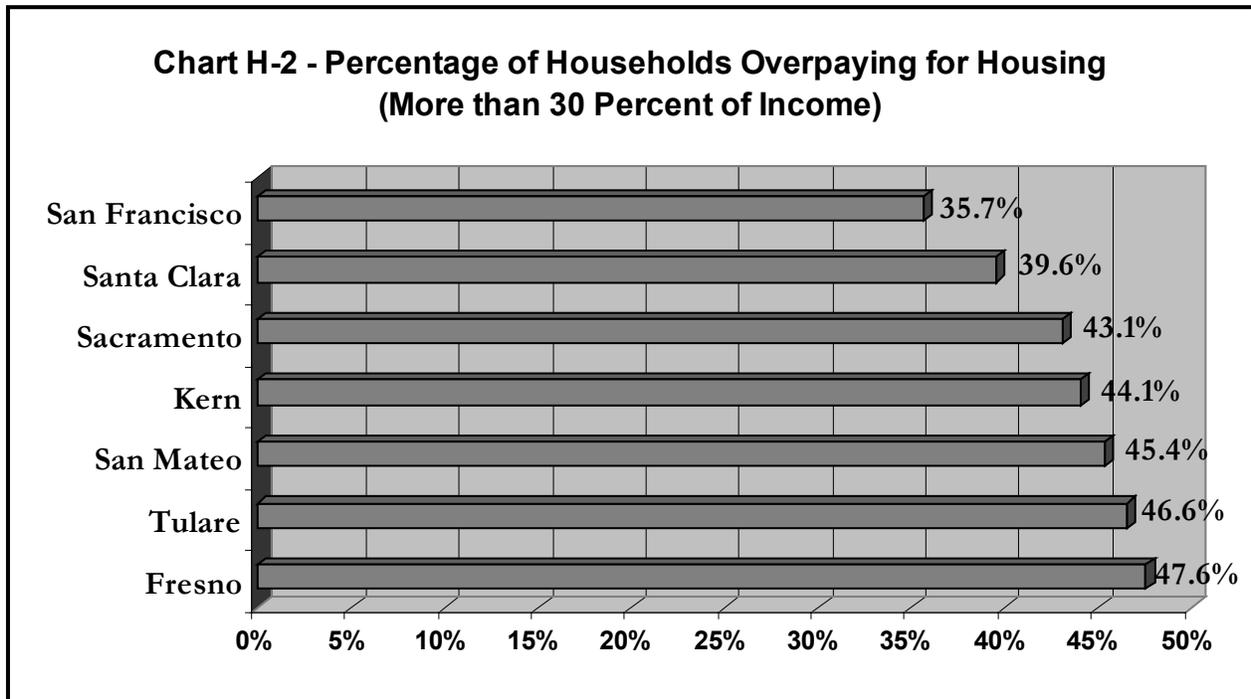
According to the 2000 Census Supplementary Survey, the estimated median household income for Fresno County was \$31,165 in 2000 inflation-adjusted dollars. The estimated income represents an 18.5 increase over the median household income 10 years earlier as measured by the 1990 Census. This suggests that median rents rose at a rate 3.9 percent higher than the increase in median household income. The likely outcome is housing becoming unaffordable to an increasing percentage of households.

A comparison of California counties with populations greater than 250,000 conducted alongside the 2000 U.S. Census revealed, while San Joaquin Valley counties had much lower housing prices and commute times, they were among the state's poorest and least educated. The following charts illustrate how Fresno County compared with other counties in the state. While Fresno County appears to have affordable rents and house prices as compared to other counties, it also has the lowest estimated household income and the greatest percentage of households paying 30 percent or more of household income for rent. Of the 21 California counties and 216 U.S. counties surveyed, Fresno County ranked 21st and 216th, respectively, when comparing median household income. The same survey also revealed that Fresno County had the fifth-highest poverty rate of the 216 U.S. counties with populations over 250,000.

Chart H-1 shows median household incomes for selected California counties, and Chart H-2 shows the percentage of all households in these counties paying more than 30 percent of income for median gross rent. Figures are from the 2000 Census Supplementary Survey. As shown in Chart H-1, among the valley counties of Tulare, Kern and Fresno, Fresno County had the lowest median income.

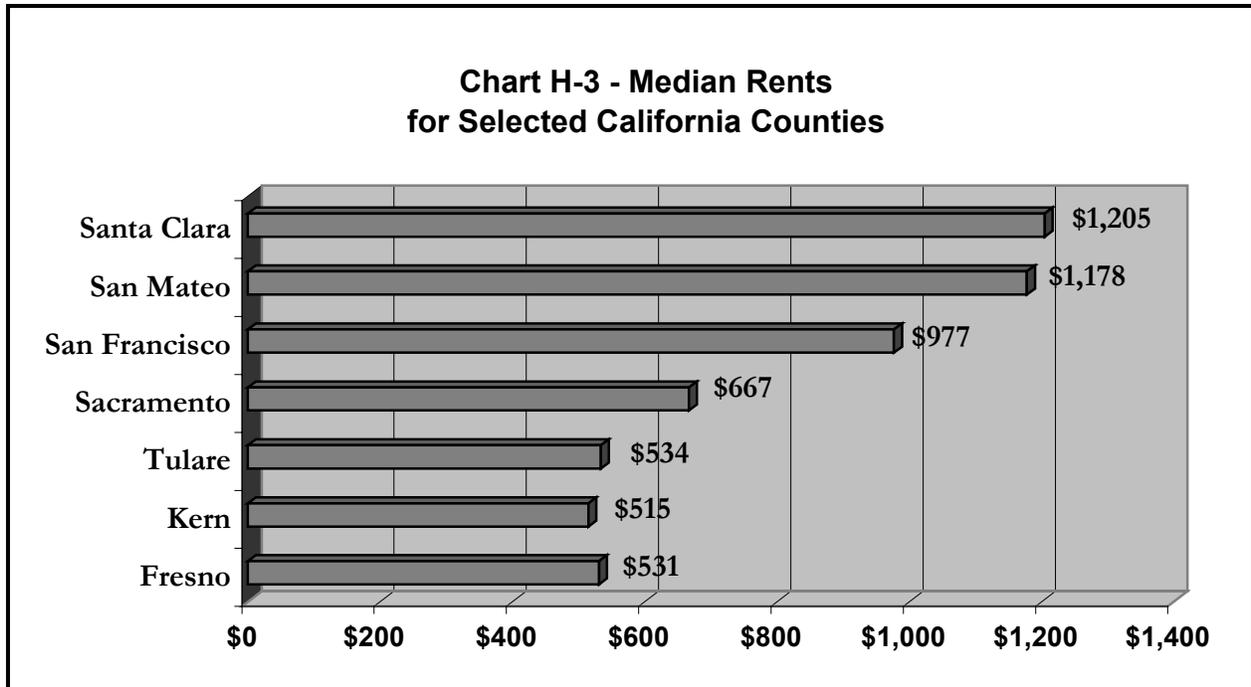


Source: 2000 Census Supplementary Survey

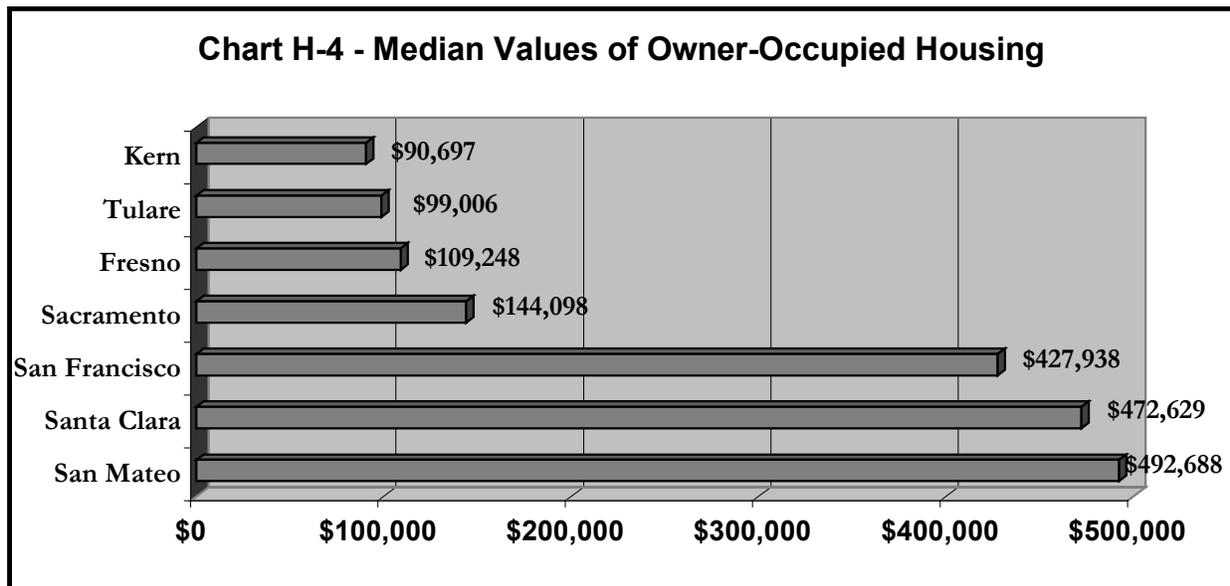


Source: 2000 Census Supplementary Survey

Although Fresno County had the lowest estimated gross rents, illustrated by Chart H-3, the survey indicated that Fresno County also had the greatest percentage (47.6) of households paying greater than 30 percent of income for rent, more than Tulare County (46.6) and Kern County (44.1). Along with having low rents, Fresno County also has low housing prices, as Chart H-4 illustrates.



Source: 2000 Census Supplementary Survey



Source: 2000 Census Supplementary Survey

A recent study illustrates the difficulties that California families face in meeting basic living expenses. The study, released by the California Budget Project (CBP) in September 2001 and titled *Making Ends Meet - How Much Does It Cost to Raise a Family in California?*, estimated the typical costs of housing, food, child care, and other basic expenses needed to support a family without public or private assistance. The study concluded that a family of four needed an annual income of \$52,034 in order to “get by”. Such an income would translate to two working parents earning an hourly wage of \$12.51. The study concluded that the “hourly wage needed to support the basic family budget for families with children is two to three times the state’s minimum wage (\$6.25 per hour).” (Note: the 2002 minimum wage is \$6.75.)

In Fresno County, part of Region V of the study (which also includes Kern, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare counties), the annual income needed to support a family of four is \$43,528, or \$3,627 monthly. That would require both parents to be employed full time and work 52 weeks per year while earning an hourly wage of \$10.30 each. Part-time or seasonal workers -- often utilized in Fresno County -- would need to earn higher wages. The report assumes that families rent their homes and do not experience the additional costs, nor the benefits, of home ownership.

With seasonal employment and continuing double-digit unemployment keeping many county residents facing extreme housing cost burdens, home ownership remains a dream for many families. California’s homeownership rate of 57.1 percent is the lowest in the nation, according to the Bureau of the Census, *Housing Vacancies and Homeownership Annual Statistics: 2000*.

Household Income

According to information from the California Department of Finance (DOF), nonagricultural employment in Fresno County in February 2001 numbered 297,600 workers. Of that number, 77,700 persons were employed in the service industry. The service industry employs approximately 26 percent of the nonagricultural wage and salary employment in Fresno County. Table H-7 illustrates a sampling of the service industry job market in Fresno County. Labor market information is from the Fresno Area Workforce Investment Corporation, *Occupations with the Most Projected Openings in Fresno County*. Median wages listed represent union pay during the time frame 1995-97. Annual income in the final column represents full-time employment (2,080 hours per year).

Occupation	Entry Level, No Experience	Experienced, New to Firm	Experienced, 3 Years with Firm	
			Hourly	Annual
Retail Sales	\$5.00	\$5.70	\$8.00	\$16,640
Cashier	\$6.30	\$9.50	\$12.50	\$26,000
Waiter/Waitress	\$10.20	\$11.00	\$11.70	\$24,336
Office Clerk	\$7.50	\$8.20	\$8.60	\$17,888
Janitors/Cleaners	\$7.90	\$8.60	\$9.40	\$19,552
Counter Attendant	\$4.70	\$4.70	\$5.00	\$10,400

Source: Fresno Area Workforce Investment Corporation and labor unions

The second largest industry in Fresno County in terms of employment is agriculture, based on numbers from DOF. The *California County Profiles* report published by the DOF in February 2001 and reflected in Table H-8 below shows agricultural employment for Fresno County at 77,500 persons in 2000.

Table H-8 - Fresno County Labor Force & Employment, 2000		
Employment Industry	Number Employed	% of Total Employed
Construction & Mining	16,900	4.51%
Manufacturing	31,300	8.35%
Transportation & Utilities	14,100	3.76%
Trades	70,500	18.80%
Finance, Insurance, Real Estate	14,500	3.87%
Service Industry	77,900	20.77%
Federal Government	11,600	3.09%
State & Local Government	60,700	16.19%
Total Non-Agricultural Employees	297,500	79.33%
Agriculture Industry	77,500	20.67%
Total Employed	375,000	100.00%
Service & Agriculture Industries	155,400	41.44%

Source: California Department of Finance, California County Profiles, February 2001

The service and agricultural industries tend to offer some of the lowest paying jobs. They consist primarily of entry-level positions that usually require no experience. The Central California Futures Institute (CCFI), in its publication *Forecasts for the Central Valley to 2010 and Beyond*, suggests that both per capita and household income in Fresno County will trail the rest of the State for this reason.

Despite the strength of the agricultural economy, Fresno County suffers from severe unemployment. According to the State Employment Development Department (EDD), the unemployment rate averaged 14.3 percent countywide for 2000. With lower unemployment rates occurring in the metropolitan area (12.9 percent for the City of Fresno, 8.9 percent for Clovis), it is evident that unemployment is even more prevalent in the outlying areas. That could be attributed in part to the seasonal nature of agriculture.

The EDD publishes unemployment statistics for seven selected Census Designated Places in Fresno County. Average unemployment during 2000 for these unincorporated communities: Auberry, 9.1 percent; Caruthers, 11.8 percent; Del Rey, 19.9 percent; Easton, 11.0 percent; Laton, 21.5 percent; Riverdale, 11.7 percent; and Squaw Valley, 15.9 percent.

High unemployment, coupled with the relatively low income of farmworkers, creates a housing affordability gap. The lower income of rural households results in families overpaying for housing and contributes to overcrowding housing units. Table H-9 shows how some unincorporated communities compared in terms of median household incomes in 1990. Countywide, the median household income is estimated to have increased from \$26,377 in the 1990 Census to \$28,537 in the 2000 Census. If these unincorporated communities are typical of the County as a whole, when the 2000 Census breakdown is released, median income figures will be a little more than 8 percent higher than the 1990 data shown here.

Unincorporated Community	1990 Median Income	Unincorporated Community	1990 Median Income
Auberry	\$28,633	Easton	\$23,629
Biola	\$21,618	Lanare	\$21,771
Calwa	\$17,957	Laton	\$19,063
Cantua Creek	\$24,786	Riverdale	\$27,138
Caruthers	\$25,129	Squaw Valley	\$23,403
Del Rey	\$16,094	Tranquillity	\$23,812

Source: 1990 Census Data, with extrapolation

Existing Households and Housing Units

Existing Housing Conditions

Evaluation of existing housing conditions and the currently available housing stock in the unincorporated portion of Fresno County includes consideration of household types, tenure, overcrowded households, housing costs relative to existing housing units, types of units, and housing units in need of repair or replacement.

According to 2000 census data, there are 270,767 housing units in Fresno County. Of this figure, 58,321 units are in the unincorporated areas of Fresno County. Over the last decade, the County as a whole has had a 14.9 percent increase to its housing stock. Unincorporated communities, however, have experienced only a 3.1 percent increase. Table H-10 illustrates the change to the housing stock in Fresno County over the last 10 years.

Jurisdiction	1990	2000	Percent Increase
Fresno County (All)	235,563	270,767	14.9%
Incorporated Cities	178,981	212,446	18.7%
Unincorporated Areas	56,582	58,321	3.1%

Source: 1990 Census and 2000 Census

The population of Fresno County's unincorporated area rose from 159,636 in 1990 to 168,683 in 2000, an increase of 5.7 percent. Population growth outstripped the increase in housing units by 2.6 percent, suggesting an increasing unmet housing need, larger household sizes (with potential overcrowding), or both.

An aging existing housing stock must also be considered. According to figures extrapolated from the 1990 U.S. Census, most of the housing units in the unincorporated area were built prior to 1980, and surveys indicate many have not been adequately maintained.

Westside North Market Area

The Westside North Market Area is made up of 11 census tracts and has a population of 58,756 persons, according to the 2000 Census. There are 15,278 occupied housing units in the Market Area

with a slightly higher proportion of owner-occupied homes (7,909) than rental units (7,369). The average household size is 3.8 persons.

There are four incorporated cities in the Westside North area with a combined population of 25,454 persons: Firebaugh, Kerman, Mendota and San Joaquin. The majority of the population (33,302 persons) resides in unincorporated territory. The market area has seven unincorporated communities with a combined population of 7,729 persons that are Census Designated Places: Biola, Cantua Creek, Caruthers, Lanare, Raisin City, Riverdale and Tranquillity. The rest of the 25,573 people are dispersed throughout the agriculturally-oriented region.

Most of the market area is occupied by large-scale farming operations, with more permanent crops to the east side and row crops toward the west. The eastern foothills of the Coastal Range are west of Interstate 5, mostly undeveloped and unirrigated land that is suitable primarily for grazing.

Westside South Market Area

The Westside South area is similar in appearance to Westside North except that predominantly dry hilly country makes up a larger portion of the west side of the market area. In addition to farming, the Westside South economy is bolstered by mining and petroleum industries.

There are only two incorporated cities, Huron on the valley floor east of Interstate 5, and Coalinga nestled in Pleasant Valley west of the interstate. There are no unincorporated communities where any urban services are available.

The market area is sparsely populated with 26,352 persons in four census tracts, according to the 2000 Census. The vast majority resides within the two cities or Pleasant Valley State Prison. The prison is a discontinuous part of the City of Coalinga and has an inmate population of over 4,500. The rest of Coalinga is home to over 11,600 persons, who live in a larger proportion of owner-occupied housing units (2,024 households) than rented units (1,491 households). Huron's population is over 6,300, with many more renters (923 households) than homeowners (455 households).

There is also a big discrepancy between the cities in average household size. In Coalinga, the average is 3.11 persons for owner-occupied units, 3.07 persons for renter-occupied housing. In Huron, the averages are 4.73 and 4.32 persons, respectively.

Fewer than 4,000 persons reside in the unincorporated part of the Westside South area, and there is also a preponderance of renters among their households. Only 270 of their housing units are owner-occupied, while 595 are rented. Average household sizes are unavailable.

Fresno-Clovis Metropolitan Area Market Area

Over 71 percent of the population of Fresno County (570,169 persons) was located in 88 census tracts within the metropolitan market area, according to the 2000 Census. Approximately half of the territory within the market area was within the Cities of Fresno and Clovis, which were populated by 570,169 and 68,468 residents, respectively. Of the 74,049 persons living in the unincorporated area, only a few thousand were in Census Designated Places: Calwa (762 persons), Easton (1,966) and Friant (519). The community of Malaga, with fewer than 2,000 residents, is also located in the Metropolitan Area.

Some of the remaining 69,000 residents are located in residential developments on the fringes of the cities, in rural residential developments, or on small farms. The majority live in the numerous unincorporated County "islands" that are completely surrounded by one or both cities. Among the larger, more recognizable islands are the Fig Garden, Mayfair and Sunnyside Districts and Tarpey Village.

Home ownership predominates in the unincorporated portion of the Metropolitan Area, with almost 77 percent of the housing units (19,391) occupied by their owners, and 23 percent rented (5,920).

East Valley Market Area

The East Valley Market Area encompasses seven fast-growing medium-size cities, three small-unincorporated communities, and some of the most productive farmland in the world. Much of the rural area is planted to grapes, tree fruits, nuts and other labor-intensive, high-value crops.

The Cities of Fowler, Selma and Kingsburg are located along State Highway 99 and the Union Pacific Railroad main line. With ready access to these transportation links, a Golden State Industrial Corridor is formed between and through the communities. To the east, along Manning Avenue are Parlier, Reedley and Orange Cove. Jensen Avenue provides access to Sanger.

The population of the 22 census tracts in the East Valley area is 126,796, according to the 2000 Census. Fowler and Orange Cove are the smallest of the cities, with 3,979 and 7,722 residents, respectively. Kingsburg's population was 9,199, followed by Parlier with 11,145 residents. The three largest cities are similar in size: Sanger had 18,931 persons, Selma had 19,444, and Reedley was the County's third largest city with 20,756.

Another 35,620 persons lived in the unincorporated part of the East Valley area, mostly spread across the rural landscape in large-lot subdivisions east of the Fresno-Clovis Metropolitan Area, or on relatively small farms farther south. The unincorporated Census Designated Places are very small: Laton had 1,236 residents, Del Rey 950, and Bowles 182.

Nearly twice as many housing units in the unincorporated part of the East Valley area were occupied by owners (7,006 units) rather than renters (3,665).

Sierra Nevada Market Area

The Sierra Nevada Market Area makes up more than a third of the County geographically, but mountainous terrain makes most of it uninhabitable. It has no incorporated cities and the unincorporated communities are decentralized. Unlike the other market areas, agriculture is limited in the Sierra Nevada area, with much of the land suitable only for grazing. Recreational activities are more prevalent.

There is a considerable amount of building activity in the Sierra Nevada area, thanks in part to vacation homes and second residences built in proximity to recreational areas. Home ownership is four times as prevalent as occupancy by renters. There were 5,068 owner-occupied units and 1,243 rental units, according to the 2000 Census.

Three census tracts cover the entire area, which has a population of 17,334 persons. Primary population centers are the Census Designated Places of Squaw Valley (2,691 residents), Auberry (2,053) and Shaver Lake (705).

Housing Quality Surveys

Between June and October 2001, Fresno County staff conducted housing surveys in the unincorporated areas of Fresno County. Because of the vast size of Fresno County (over 6,000 square miles) and limited time and resources, surveys were confined to seven areas selected to represent a cross-section of the county. The Westside South Market Area was excluded because it has no unincorporated urbanized areas; the only concentrations of housing are in the Cities of Coalinga and Huron. At least one unincorporated community was surveyed in each of the other market areas. Also surveyed was one unincorporated island in the Fresno-Clovis Metropolitan Area, the Mayfair District surrounded by the City of Fresno.

Table H-11 – Housing Quality Survey, Selected Unincorporated Communities							
Market Area/ Community	Sound Units	Rehabilitation Needed			Needs Demo- lition	Total Units	% Sub- stantial Rehab/ Demo
		Minor	Mod- erate	Sub- stantial			
Westside North Market Area							
Biola	82	24	53	11	47	135	43%
Tranquillity	69	24	61	17	79	181	53%
Area Subtotal	151	48	114	28	126	316	49%
Westside South Market Area - No unincorporated communities to survey							
Fresno-Clovis Metropolitan Area Market Area							
Easton	152	53	129	28	83	445	25%
Mayfair District	28	54	515	42	1	640	7%
Area Subtotal	180	107	644	70	84	1085	14%
East Valley Market Area							
Del Rey	62	24	40	10	75	211	40%
Laton	167	75	50	16	118	426	31%
Area Subtotal	229	99	90	26	193	637	34%
Sierra Nevada Market Area							
Auberry	77	15	70	39	19	220	26%
SURVEY TOTAL	637	269	918	163	422	2258	26%

Source: Survey by Fresno County Planning & Resource Management Department Housing Rehabilitation Staff

All of the housing units within the core area of each selected community were evaluated using the housing conditions survey form and point system adapted from State HCD survey forms (See Appendix D). A total of 2,258 units were surveyed.

The results of the housing survey confirmed 1990 census extrapolations: a large portion of the housing stock in the unincorporated areas is made up of aging units. The units are typically wood-

frame construction on concrete slabs or raised foundations. The housing type is predominately one story, single-family units with detached garages. Although age does not necessarily precipitate physical deterioration, deferred maintenance commonly causes older housing to decline. Deferral of maintenance often occurs when families must decide between housing repairs and the basic needs of their families.

Other factors affecting housing condition include overcrowding; inadequate or outdated plumbing; and electrical systems that are not equipped to handle today’s appliances. With the energy crisis, energy efficiency is an increasingly important concern for all Californians.

Table H-11 shows the number of substandard housing units in all of the areas surveyed, subtotaled by market area. The percentage of substandard units -- those in need of substantial rehabilitation or those beyond repair and in need of demolition -- ranged from a low of 7 percent in the Mayfair District to a high of 53 percent in Tranquillity. Among all the housing units surveyed, substandard units amounted to 26 percent, a figure skewed downward by the Mayfair District, which has considerably more housing units than any of the unincorporated communities examined.

Substandard units amount to at least 25 percent of the housing stock in each of the unincorporated communities surveyed. Three of the six communities have at least 40 percent substandard housing.

The housing quality surveys revealed that the localities with the greatest housing deterioration are the unincorporated communities located in the Westside North and East Valley market areas. They include the communities of Biola, Tranquillity, Del Rey and Laton.

Overcrowding

The Bureau of the Census defines a crowded housing unit as one having more than one person per room, excluding the kitchen and bathroom(s). A severely crowded housing unit is one occupied by 1.5 or more persons per room.

Table H-12 represents estimates provides a summary of overcrowded units in Fresno County.

Table H-12 Overcrowding - Unincorporated Fresno County, 1990			
Characteristics of housing units	Owner Occupied	Renter Occupied	Total Units
Overcrowded (1.01-1.5 persons per room)	897	1,893	2,790
Severely overcrowded (>1.5 persons per room)	828	2,036	2864
Total overcrowded	1,725	3,929	5654
Total Households	35,447	15,882	51,329
Overcrowded Households by percentage	4.9%	24.7%	11.0%

Source: 1990 Census

According to the 1990 Census, 1,725 owner households (4.9 percent) were overcrowded with 828 being severely overcrowded (over 1.5 persons per room) in the unincorporated portion of Fresno County. On the other hand, 3,929 (24.7 percent) renter households were overcrowded, of which, 2,036 were severely overcrowded in unincorporated Fresno County.

SPECIAL HOUSING NEEDS

Elderly Housing

According to the 2000 Census, approximately 11.3 percent of Fresno County's unincorporated area population was elderly, defined as being 65 years of age or older. Elderly persons headed 7.7 percent of unincorporated area households. Of the 12,935 elderly households in the unincorporated portions of the County identified in the 2000 census, 11,217 (86.7 percent) were homeowners and 1,718 (13.3 percent) were renters.

In the absence of specific income data for the elderly population in the unincorporated areas in the County, an analysis of income must be based on 2000 Census Supplementary Survey information for the county as a whole. When this data is compared to 1990 Census figures, as illustrated in Table H-13, some dramatic changes become evident.

	1990 Actual	2000 Estimate	Increase	% Increase
Fresno County Population	667,490	781,740	114,250	17.12%
Population Age 65 and Over	68,311	75,802	7,491	10.97%
Age 65+ Below Poverty Line	6,131	14,876	8,745	142.64%
Percent Age 65+ In Poverty	9.0%	19.6%		
Age 65+ Headed Households	43,990	46,861	2,871	6.53%

Source: 1990 Census Summary Tables and 2000 Census Supplementary Survey

According to the 1990 Census, about 9 percent of the elderly population in Fresno County had income below the poverty line as defined by the U.S. Office of Management and Budget (Statistical Policy Directive 14). According to the 2000 Census Supplementary Survey, the percentage of elderly persons living in poverty jumped to 19.6 percent. The number of elderly persons living in poverty increased almost 143 percent in 10 years.

It is estimated that, in the next 30 years, the elderly populations will more than double. According to an article from the Census Bureau, *The Elderly Population* by Frank B. Hobbs, about 1 in 8 Americans were elderly in 1994. The article projects that, by the year 2030, 1 in 5 persons will be elderly, noting, "The elderly population increased elevenfold between 1900 and 1994; the non-elderly increased by only threefold."

It appears that the County is following the national trend. As the elderly population continues to grow, so does the need for affordable housing specifically designed to meet the needs of the elderly. The housing needs of the elderly are unique because special architectural features and living arrangements are often required due to physical limitations brought on by age and illness.

Housing for the elderly requires particular attention to construction and location. Affordable housing that offers a greater sense of security in design and which is also located near public transit facilities, shopping and medical services greatly enhance the ability of the elderly household to maintain an independent lifestyle.

Table H-14, adapted from 2000 Census data, shows the elderly population for unincorporated Census Designated Places.

Table H-14 - Elderly Population of Unincorporated Census Designated Places						
Unincorporated Community (Census Designated Place)	Total Population	Persons Age 65 or More	Percent Age 65 or More	Total Households	Household Head Age 65 or More	
					Number	Percent
Auberry	2,053	388	18.9%	722	72	10.0%
Biola	1,037	101	9.7%	224	16	7.1%
Bowles	182	61	33.5%	35	1	2.9%
Calwa	762	97	12.7%	208	9	4.3%
Cantua Creek	655	21	3.2%	141	0	0.0%
Caruthers	2,103	209	9.9%	572	55	9.6%
Del Rey	950	88	9.3%	240	11	4.6%
Easton	1,966	261	13.3%	623	52	8.3%
Friant	519	130	25.0%	226	22	9.7%
Lanare	540	52	9.6%	126	7	5.6%
Laton	1,236	86	7.0%	331	16	4.8%
Raisin City	165	22	13.3%	42	3	7.1%
Riverdale	2,416	257	10.6%	728	56	7.7%
Shaver Lake	705	123	17.4%	303	23	7.6%
Squaw Valley	2,691	439	16.3%	1,025	89	8.7%
Tranquillity	813	76	9.3%	236	18	7.6%
CDP Totals	18,793	2,411	12.8%	5,782	450	7.8%
Non-CDP Total	149,890	21,491	14.3%	52,102	4,034	7.7%
Unincorporated Total	168,683	19,080	11.3%	46,320	3,584	7.7%

Source: 2000 Census Data, with extrapolation

Currently the Housing Authorities of the City and County of Fresno, a single agency more commonly known as the Fresno Housing Authority, owns and manages four senior housing complexes with 114 senior housing units. The complexes are located in the cities of Firebaugh (Firebaugh Elderly, 30 units), Fresno (Pinedale Public Housing, 8 units), Mendota (12 units), and Sanger (Sanger Elderly, 64 units).

A telephone survey in 2001 of privately owned and managed senior complexes in Fresno County revealed that complexes specific to the senior population were scattered throughout the incorporated cities of the County and revealed none within the unincorporated areas. Table H-15 gives a listing of complexes surveyed that offered subsidized rent.

One of the more devastating effects of aging is the loss of independence, which can result when older persons are faced with the prospect of moving in with extended family. Changes in family patterns, financial resources, and health greatly affect the older person's ability to access the essentials of life. As persons age, the need for personal assistance with daily living activities increases. "Assisted living" facilities, which offer a variety of services for residents, are increasingly in demand. However, these daily living services can be quite costly.

Location	Complex	Units	Size	Cost per Month	Availability
Clovis	Creek Park Village	192	Studio, 1-2 bedrooms	Stud. \$339 1 BR \$435 2BR \$545	1 vacancy; waiting list
Clovis	Silver Ridge Apartments	100	1-2 bedrooms	\$342/\$410	No vacancy; waiting list
Fowler	Ruby Court	44	1 bedroom	\$347	No vacancy; waiting list
Huron	Silver Birch	34	1 bedroom	30% of income	Waiting list
Kerman	Kerman Garden Apartments	87	1-2 bedrooms	\$290 (Handicapped) \$290-\$330	No vacancy; waiting list
Kingsburg	Park Kingsburg	92	1 bedroom	\$680	No vacancy; waiting list
Fresno	Masten Towers	206	Studio, 1 bedroom	30% of income	No vacancy; waiting List 6 months to 1 year
Mendota	Medland Manor	30	1 bedroom	\$384	Vacancy
San Joaquin	San Joaquin Senior	19	1 bedroom	30% of income	Vacancy; waiting list
Selma	Lee Bar Village	43	1 bedroom	\$336	No vacancy; waiting list

Source: County of Fresno Planning & Resource Management Department, Community Development Division

Table H-16 on the following page is derived from a survey of “assisted living” complexes located in Fresno County. Based on the survey, it was discovered that not only is “assisted living” housing very costly, but availability is also very limited. All of the facilities surveyed maintain a waiting list and only one facility (The Californian) had more than one vacant unit available. It also should be noted that all of the senior housing complexes are located in cities, and all of the assisted living facilities are located within the City of Fresno. None in the unincorporated area could be identified.

As persons live longer and the elderly population continues to grow, so will the need for affordable and specialized housing, especially for very low to moderate-income senior households. Only two of the facilities surveyed had rents adjusted to 30 percent of income. The remaining facilities had rents ranging from \$780 per month to \$5,256 per month.

The absence of senior rental housing in the unincorporated areas illustrates a critical need on the part of low-income elderly households. Conventional high rental rates can take a significant portion of a senior’s fixed income. Census data shows that 11.3 percent of the unincorporated area population is 65 years old and over. The elderly population in the unincorporated area includes 12,935 elderly households of which 11,217 are owners and 1,718 are renters. Therefore, consideration needs to be made for the needs of elderly renters as well as homeowners in the unincorporated area.

Elderly residents in the unincorporated area who own their own homes are also vulnerable. As they age they often become increasingly unable to repair and maintain their homes due to limited income and mobility. They may have little choice but to move into rental housing where maintenance is the

Table H-16 - Assisted Living Facilities in Fresno County				
Location	Facility	Cost per Month	Amenities	Availability
City of Fresno	Carrington Pointe	1 bedroom \$2,779 2 bedroom \$3,079	Pool, security, exercise room	Waiting list
City of Fresno	Delno Terrace	30% of adjusted income (1 bedroom)	Dinners, laundry, security	Waiting list
City of Fresno	Hacienda	Private \$1,995 Shared \$1,695	3 meals, laundry, transportation, housekeeping	Waiting list
City of Fresno	Vintage Gardens	\$1,525-\$1,800 Studio-1 bedroom	3 meals, medication, transportation	1 vacancy
City of Fresno	San Joaquin Gardens	\$2,395 to \$5,256 (private)	3 meals, nurse on staff, housekeeping, transportation	Waiting list
City of Fresno	Sierra View Home	Shared \$1,212; 1-2 bedrooms \$1,609-\$2,151	3 meals, laundry, nurse, transportation	Waiting list 6 mos.-1 yr.
City of Fresno	Twilight Haven	Shared \$1,198-\$1,515 (\$798 for qualified); private \$1,822-\$2,137	Meals, laundry, housekeeping, nurse	1 vacancy
City of Fresno	The Californian	30% of income	2 meals, security, laundry, nurse	Vacancies

Source: County of Fresno Planning & Resource Management Department, Community Development Division

responsibility of the management. The absence of affordable rental units near where they live could force elderly households away from their home towns and into other communities that are unfamiliar and away from family and friends. Affordable rental housing for the elderly is needed in their unincorporated communities. Also needed are programs to help seniors maintain the homes they own.

Fresno County’s Affordable Housing Programs (AHP) provide low interest deferred loan funds to qualifying low-income elderly persons to rehabilitate or reconstruct their homes. The Fresno County Human Services System, Department of Adult Services provides housing assistance to elderly persons. The County will continue to offer housing referrals and case management help to those who qualify. Low-income elderly persons also are eligible to apply to the Housing Authority’s Housing Choice Voucher Program. The Fresno/Madera Area Agency on Aging provides a variety of services to elderly residents. The Agency provides housing assistance by compiling a list of apartments that cater to elderly needs.

Accessible Housing for Persons with Disabilities

Similar to the special needs of the elderly, housing for persons with disabilities also needs to take into account a wide range of variables. The special needs of such individuals vary depending on their particular disabilities.

The 2000 Census Supplementary Survey can be used to help gauge the level of demand for housing to meet the needs of persons with disabilities. The Census Bureau has historically identified a region's labor force as consisting of persons ages 16 and over. In 2000 there were an estimated 487,782 persons ages 16 through 64 in Fresno County, and 5.8 percent of them, or 28,394 were listed as having a physical disability. Of those, 15,629 persons lived outside the City of Fresno.

The survey further distinguished between those persons with physical disabilities who were employed or not employed. An estimated 18,752 persons, or 66 percent of the persons in Fresno County between the ages of 16 through 64 listed as physically disabled, are not employed. Of those persons, 10,060 live outside the City of Fresno. It would appear that a significant percentage of persons with physical disabilities have a degree of impairment that prevents them from obtaining employment. The U.S. Census does not collect data on the number of physically or mentally disabled persons in the unincorporated areas of the County. The Fresno County Human Services System does not gather information on the number of mentally disabled persons in this area.

Persons with physical disabilities may require housing with such special features as ramps, elevators, or restrooms and kitchens specifically designed to accommodate wheelchairs. The California Building Code requires that publicly funded housing meets certain accessibility standards. The County's housing rehabilitation programs (HARP, Rental Rehabilitation Program, HOME owner occupant and rental rehabilitation programs, and CalHome Owner-Occupant Rehabilitation Program) provide opportunities for assistance in the removal of barriers to accessibility in existing dwelling units.

Another factor impacting persons with disabilities is accessibility to the outside world, often addressed through careful consideration of location criteria. Access to public transportation, medical facilities, shopping and community services are a special concern for the disabled. Housing situated in close proximity to, or within walking distance of, public transportation can greatly enhance and help maintain an independent lifestyle.

In addition to the removal of architectural barriers and provision of centrally located housing, persons with physical and developmental disabilities may also require supportive services such as those provided in assisted living facilities to help them maintain their independent lifestyle. (Such facilities are identified in Table H-16.)

Fresno County's Affordable Housing Programs (AHP) provides low interest deferred loan funds to qualifying low income disabled persons in order to make their homes handicapped accessible. Additionally, the County's Human Services System (HSS) works to develop partnerships with community based organizations that offer services to the mentally disabled and physically disabled. The County of Fresno, the Housing Authorities of the City and County of Fresno and the Center for Independent Living-Fresno (CIL) apply to HUD, every year in the spring, for funding by the Mainstream Housing Voucher Program. These rent vouchers are set aside specifically for low-income persons who are physically or mentally disabled. The Housing Authority operates this program and currently distributes 240 vouchers in the program. Over the past three years, the group has typically received 50 vouchers for the City of Fresno and 50 vouchers for the County of Fresno each year. In addition, low income disabled persons are also eligible to apply to the Housing Authority's Housing Choice Voucher Program which can provide rent vouchers to low income persons.

The County of Fresno also helps coordinate housing for mentally disabled persons participating through the HSS Adult Services Department. These persons are assigned individual case managers to assist in finding suitable living arrangements and other services. The County of Fresno and the Housing Authority also actively apply for other grants that will further finance and enhance the services provided. These grants include the Supportive Housing Initiative Act-Grant (SHIA-utilized to finance the costs of individual case managers) and the AB 2034 grant (see housing for homeless section).

In the Fresno area, rent for a one-bedroom housing unit is approximately 63 percent of the total Supplementary Security Income (SSI) monthly payment, according to the Opening Doors Project of the Consortium for Citizens with Disabilities/Technical Assistance Collaborative (CCD/TAC). The Project's findings are published in an article *Priced Out in 2000: the Crisis Continues*. In order to provide financial assistance to meet the housing costs of persons with disabilities, the Housing Choice Voucher Program (formerly Section 8) is offered by the Fresno Housing Authority.

SSI is the primary source of income for persons with physical and/or developmental disabilities. It is a federally funded program that provides monthly income benefits to those who are ages 65 or older, blind, or disabled. For many, it is their only source of income. In California, the SSI monthly payment typically totals \$692. With such an income level, finding any kind of affordable rental housing is challenging enough in Fresno County; finding accessible affordable housing is even more difficult.

The provision of accessible affordable housing is essential in helping persons with physical and developmental disabilities overcome physical and economic barriers. A nationwide campaign for “visitability” is underway. “Visitability,” according to the Center for an Accessible Society, means that all homes should be built in such a way that people with disabilities would be able to visit without extraordinary effort. Included in such homes would be at least one zero-step entrance and one bathroom useable by a disabled person, and all doorways would be at least 32 inches wide.

CIL has a center in Fresno (an annual beneficiary of Fresno County CDBG program funds) and is taking steps to expand the “visitability” campaign across the San Joaquin Valley. The center offers a variety of services to disabled persons living in the Fresno area. They include:

- Information and referral sources to assist disabled persons with their housing needs.
- Landlord/tenant advocacy and assistance to persons with possible housing problems.
- Home modification advice on the remodeling of homes in order to make them handicapped accessible.
- Lists of housing with special features, such as accessible housing, low-income housing, Section 8 housing, and market-rate housing.

Female Heads of Households

According to 2000 Census data, there are 38,569 female-headed households in Fresno County. Of that number, 24,351, or 63.1 percent, are headed by single females with children under the age of 18 years. The data indicates that there are more female-headed households in the incorporated cities than in the County unincorporated areas; 10 percent of households in the unincorporated areas are

headed by females as compared to 17 percent of households in cities. Table H-17 shows breakdowns by Census Designated Place according to the 2000 Census.

Table H-17 - Unincorporated Area Female Heads of Household					
Census Designated Place or Area	Total Households	Households Headed By Females			
		Of all types		With children under 18	
		Number	Percent	Number	Percent
Auberry	722	68	9%	39	5.4%
Biola	224	35	16%	21	9.4%
Bowles	35	5	14%	0	0.0%
Calwa	208	46	22%	19	41.3%
Cantua Creek	141	5	4%	3	2.1%
Caruthers	572	65	11%	26	4.5%
Del Rey	240	54	23%	30	12.5%
Easton	623	77	12%	40	6.4%
Friant	226	17	8%	6	2.7%
Lanare	126	23	18%	9	7.1%
Laton	331	50	15%	21	6.3%
Raisin City	42	7	17%	3	7.1%
Riverdale	728	89	12%	59	8.1%
Shaver Lake	303	6	2%	3	1.0%
Squaw Valley	1025	84	8%	43	4.2%
Tranquillity	236	24	10%	15	6.4%
All other Unincorporated	46,320	4,403	10%	2,225	50.5%
Total Unincorporated	52,102	5,058	10%	2,562	4.9%
Total Cities	200,838	33,511	17%	21,789	10.8%
Countywide Total	252,940	38,569	15%	24,351	9.6%

Source: 2000 U.S. Census

Regardless of location, one factor single female-headed households have in common is generally lower household income, which contributes to the high incidence of poverty and a prevalence of housing rental rather than ownership.

In Fresno County, 63 percent of female-headed families lived in renter-occupied housing, according to the 2000 Census. The median gross rent for rental housing in Fresno County in 1990, according to the Census, was \$434 per month. In 2000, median gross rent is expected to be about \$100 higher. As rental rates continue to rise, they will account for an increasing proportion of a lower-income household's income, especially single female households with children.

Fair market rents for Fresno County during fiscal years 2001 and 2002 are illustrated in Table H-18. The rents are determined and published by HUD annually.

Table H-18 - Fresno County Fair Market Rents			
Unit Size	2000-01	2001-02	Increase
Studio	\$387	\$400	3.36%
1 bedroom	\$433	\$448	3.46%
2 bedrooms	\$517	\$535	3.48%
3 bedrooms	\$720	\$745	3.47%
4 bedrooms	\$830	\$859	3.49%

Source: US Department of Housing & Urban Development

Affordable housing is a primary concern for all one-income households, especially for female heads of households who historically earn a lower wage than their male counterparts. Low-income families must often choose between immediate needs such as food, clothing, medical care, adequate shelter and transportation. Since there is a limited and sometimes fixed amount of funds, other basic needs often take precedence over housing.

Assuming that a single mother with two children was able to find a rental unit for the 1990 Census median gross rent of \$434 per month, she needed an annual income of \$17,360 in order for the rent to be considered affordable (30 percent of income). In 1990, the average income of female-headed households in Fresno County was \$15,031, according to the Census. Therefore, this family would have faced a housing cost burden of almost 35 percent. This family would likely have faced overcrowding as well as overpayment for housing. Three persons in a two-bedroom unit with a living room would be considered overcrowded. If there was only one bedroom, or if the common room was also used for a sleeping area, the household would be considered severely overcrowded with 1.5 persons or more per room, excluding the kitchen and bathroom.

Consistent with the lower incomes of female-headed households is the higher incidence of poverty among female households with children. Female-headed households tend to have a higher poverty rate than any other group in California, according to the Public Policy Institute of California (*Poverty in California: Levels, Trends, and Demographic Dimensions*, Deborah Reed and Richard Van Swearingen). It is estimated that, in 2000, 37 percent of California's families headed by single women lived in poverty. This compares with a poverty rate of just over 12 percent for married couples with children.

The 2000 Census counted 5,058 households with female heads (no husband present) in the unincorporated areas of Fresno County. Of these, 2,562 households, or 50.6 percent, included children under 18 years of age. For the county as a whole, including incorporated cities, the percentage of female-headed households with children was 63.1 percent.

Based on estimated poverty status figures from the 2000 Census Supplementary Survey, 38,673 households were below the poverty level in Fresno County. Of this countywide number, 15,449 (39.9 percent) were female-headed households with children under 18 years of age.

While many households find housing through the Fresno Housing Authority Housing Choice Program (formerly Section 8) or Low Income Public Housing Program, many others remain on the Authority's waiting list. According to the Housing Authority, in 2002 there were 3,188 families on

waiting lists for housing assistance, and 68 percent had female heads of households. Table H-19 tabulates the Authority's waiting list for its housing programs and the number and percentage of households headed by females.

Program	Total Households	Female-Headed	Percentage
Low-Income Public Housing – County	903	569	63.0%
Low-Income Public Housing – City of Fresno	986	710	72.0%
Low-Income Public Housing – Countywide	1,889	1,279	67.7%
Housing Choice Program (formerly Section 8)	1,299	883	68.0%
TOTAL ALL PROGRAMS	3,188	2,162	67.8%

Source: Fresno Housing Authority, January 2002

The Planning and Resource Management Department conducted a random survey of available apartments that generated data relevant to this Female Heads of Households section and other Housing Element sections dealing with special needs populations. Results of the Fresno County Apartment Survey are found in Table H-22.

Some of the special needs of female-headed households are apparent. Such households generally have lower incomes, single sources of income, and single parents who are compelled to meet the dual demands of employment and care of dependents. The housing needs of these households are often best met with two- and three-bedroom units with affordable rents that are close to schools, shopping, child care, work areas and public transit.

Large Family Households

Large families -- those with five or more family members -- have requirements for numbers of bedrooms and bathrooms and housing amenities that often exceed the features of the available housing supply. Large family households comprised 26.3 percent, or 49,219, of the family households in Fresno County, according to the 2000 Census. Table H-20 provides details on the number of large families located in Census Designated Places and in the overall unincorporated area of county.

According to 2000 Census data, about half (50.4 percent) of all large households in Fresno County own their homes and half (49.6 percent) rent. These figures include family and non-family households alike. There is no data available to indicate whether these households are crowded but it is evident that their housing units would have to be larger than normal to accommodate the occupants without overcrowding. Given the scarcity of rental units with three or more bedrooms, it seems likely that a large percentage of large-family households that rent are crowded.

A family of five would need more than five rooms besides the kitchen and bathroom to avert overcrowding; the family would be severely overcrowded with three or fewer rooms. A family of eight would need more than eight rooms to avoid overcrowding; five or fewer rooms would constitute severe overcrowding.

Table H-20 – Locations of Large Families in Fresno County

Census Designated Places	Total Families	Large Families		Census Designated Places	Total Families	Large Families	
		No.	%			No.	%
Auberry	539	88	16.3	Friant	148	13	8.8
Biola	203	100	49.3	Lanare	106	46	43.4
Bowles	30	9	30.0	Laton	286	110	38.5
Calwa	358	169	47.2	Raisin City	37	17	45.9
Cantua Creek	132	56	42.4	Riverdale	600	187	31.2
Caruthers	481	184	38.2	Shaver Lake	229	19	8.3
Del Rey	212	70	33.0	Squaw Valley	779	117	15.0
Easton	499	125	25.1	Tranquillity	194	60	30.9
Unincorporated areas not in Census Designated Places					36,448	8,581	23.5
Total unincorporated areas					42,281	9,951	24.1
Incorporated cities					145,455	39,268	27.0
Total for Fresno County					186,736	49,219	26.3

Source: 2000 U.S. Census

Lower-Income Households Overpaying for Housing

The U.S. Department of Health and Human Services (HHS) establishes poverty guidelines for the 48 contiguous states and for Alaska and Hawaii. Table H-21 gives the breakdown by family size of the HHS poverty guidelines for 2001. Families must earn at least the incomes shown to stay above the poverty line. Hourly income is based on full-time employment (2,080 hours per year).

Table H-21 indicates that a family of four with an annual income of \$17,650 would be at the poverty line. An affordable rent (30 percent of income) for such a family would be about \$441 per month. With the 2000 Census Supplementary Survey estimating median rent at \$534, such a family faces serious overpayment for housing costs. Table H-5 summarizes the incidence of overpayment for housing in 1990 in the unincorporated area of Fresno County and provides an indicator of the current need.

A study prepared by the National Low Income Housing Coalition (NLIHC) in 1999 examined the “gap between housing costs and income of poor people” throughout the U.S. The study indicated that the “Housing Wage” in Fresno County is \$9.62. The Housing Wage is the hourly wage that would need to be earned for 40 hours per week to pay for a two-bedroom unit at Fair Market Rent (FMR) rate. (FMRs are gross rent estimates. They include the shelter rent plus the cost of all utilities, except telephones. HUD sets FMRs to assure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible.) This amount is 143 percent of the State minimum wage (\$6.75) and 187 percent of the Federal minimum wage (\$5.15). An employee earning the Federal minimum wage in Fresno County would have to work 75 hours per week to afford such a two-bedroom unit.

Table H-21 - Federal Poverty Guidelines			
Number In Family	Gross Annual Income	Gross Monthly Income	Hourly Income
1 person	\$8,590	\$716	\$4.13
2 persons	\$11,610	\$968	\$5.58
3 persons	\$14,630	\$1,219	\$7.03
4 persons	\$17,650	\$1,471	\$8.49
5 persons	\$20,670	\$1,723	\$9.94
6 persons	\$23,690	\$1,974	\$11.39
7 persons	\$26,710	\$2,226	\$12.84
8 persons	\$29,730	\$2,478	\$14.29
Additional, per child	\$3,020	\$252	\$1.45

Source: U.S. Department of Health and Human Services

Someone earning close to minimum wages would find it difficult to afford even a one-bedroom unit. The hourly wage necessary to pay the rent while working 40 hours per week is \$8.06, 156 percent of the Federal minimum wage. An employee earning the Federal minimum would have to work 63 hours per week to make ends meet.

The NLIHC report observes that:

- 45 percent of renters in Fresno County could not afford the Fair Market Rent for a two-bedroom unit and 39 percent could not afford a one-bedroom unit.
- A three-person household receiving the maximum Temporary Assistance to Needy Families grant could not afford rent greater than \$188 per month.
- A household on SSI could not afford rent greater than \$192 per month.
- A very low-income household could not afford rent greater than \$279 per month.
- A minimum wage earner, earning Federal minimum wage (\$5.15) or State minimum wage (\$6.75), could not afford rent greater than \$268 per month or \$351 per month, respectively, based on the affordability definition of 30 percent or less of gross income.

The study concludes that household income would have to be \$20,000 a year to afford fair market rent for a two-bedroom unit, \$16,760 for one bedroom. A family earning the median annual income would have to spend 54 percent of that income to pay fair market rent for a two-bedroom unit, or 45 percent of that income for a one-bedroom unit.

During the preparation of this Housing Element, the Planning and Resource Management Department conducted an apartment search of Fresno County via an Internet website. The search revealed that there were a limited number of apartment complexes that had 3-bedroom units. The parameters of the search included apartment listings for units in Fresno city and vicinity, with any number of bedrooms, any number of bathrooms, and any price range.

The search revealed 138 listings. Of these, 28 listings were for three-bedroom units. The remainder were for one- and two-bedroom units. There were no listings for four-bedroom or larger units. Table H-22 shows the results of the Internet apartment search; if the complex had no units of a particular bedroom size the column is marked “None”.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Complex 1	\$590-\$640	\$670-720	None	None
Complex 2	\$545-\$645	\$625-\$745	None	None
Complex 3	\$510-\$525	\$550-\$565	None	None
Complex 4	\$450-\$465	\$545-\$635	None	None
Complex 5	\$580-\$620	\$675-\$820	None	None
Complex 6	\$640-\$650	\$720-\$760	\$885-\$895	None
Complex 7	\$550-\$585	\$615-\$735	\$810-\$845	None
Complex 8	\$450	\$555-\$610	None	None
Complex 9	\$675	\$810-\$900	\$1,100	None
Complex 10	\$550	\$620-\$670	\$875-\$890	None
Complex 11	\$525	\$600-\$650	\$875	None
Complex 12	\$610-\$625	\$705-\$945	\$930-\$985	None
Complex 13	\$495-\$545	\$745-\$700	None	None
Complex 14	\$605-\$615	\$635-\$785	\$875-895	None

Source: www.apartments.com, January 2002

The scarcity of three-bedroom and larger apartments, and the high rents for three-bedroom units make it clear why large family households struggle to find adequate housing, especially when the rents for larger units are compared to low and very low income levels.

Farmworker and Migrant Farmworker Housing

Fresno County is a leading producer of agricultural products in the nation. It has been California’s top farm-producing county for the past 46 years, according to the University of California Small Farm Center website.

The farm-based economy and central location make Fresno County a prime location for households whose primary source of income comes from agriculture. More persons are permanently and seasonally employed in agriculture in Fresno County than in any other county in the State. In 2000, agricultural employment accounted for 17.9 percent (58,900) of all employment in the County, according to the State Employment Development Department (EDD). This marked a gain of 2,600 employees from the previous year.

Despite the number of agricultural jobs, Fresno County suffers from severe unemployment. Fresno County experienced an unemployment rate of 14.3 percent for 2000, according to EDD. High unemployment can be attributed in part to the seasonal nature of agriculture. Coupled with the County’s population growth -- particularly among lower income households -- seasonal

unemployment results in an increasing demand for affordable housing. As demand increases, so does housing costs.

It is estimated that, during the peak harvest months of April through October, the farm labor work force in the County more than doubles. The scale, intensity and timing of agricultural production demands an abundant labor force during the harvest period, which impacts an already strained housing supply and every basic community service. In order to plan for the housing needs of farmworkers, it is essential that public and private developers consider the living and working characteristics of this temporary population that floods County communities during the harvest season and competes with permanent residents for safe, decent and affordable housing.

Currently and historically, the agriculture industry has utilized a migrant or immigrant work force. According to a U.S. Department of Labor survey, nine out of 10 California farmworkers are Mexican natives. The typical farmworker is 33 years old and male. The survey report, *Who Works on California Farms? Demographic and Employment Findings From The National Agricultural Workers Survey*, states that 45 percent of farmworkers are accompanied by family – usually a spouse, two to three children and sometimes an elderly parent. (Survey results were published by the Labor Department's Office of the Assistant Secretary for Policy, Office of Program Economics, in NAWS Report No. 7, 1998).

The 1998 survey concluded, on average, farmworkers earn \$5.69 per hour. However, most farmworkers are unemployed 26 weeks out of the year. The result is that an estimated 61 percent of California farmworkers live in poverty. The typical total family income is between \$7,500 and \$10,000 per year.

While some workers may stay in the area only during the crop-harvesting season, others, especially those with family, will stay the entire year in hopes of finding year-round employment. Thus the housing needs of farmworkers are separated into two groups – those of the migrant farmworker and those of the permanent resident farmworker.

The 2001 Fresno County Regional Housing Needs Allocation Plan provides further description and analysis of farmworker housing needs. That data is contained in Appendix L.

Existing Farmworker Housing Supply

The Fresno Housing Authority currently owns, manages and maintains 204 units of farm labor housing in West Fresno (40), Parlier (40), Orange Cove (30), Firebaugh (34), and Mendota (60). These units provide permanent year-round housing for farmworker families.

Additionally, the Housing Authority manages and maintains two migrant farmworker-housing complexes in the cities of Parlier and Firebaugh. The Parlier Migrant Center is a 131-unit housing complex that is owned by the State of California, Office of Migrant Services. The Firebaugh facility, Maldonado Plaza, consists of 64 two- and three-bedroom units. The migrant complexes are generally occupied from April to October. The migrant centers open for occupancy in mid-April and are usually fully occupied within two weeks of opening.

These government-managed complexes offer two- and three-bedroom subsidized housing for farmworkers and their families. Families are offered a clean living space, running water, sanitary living conditions and electricity.

The Housing Authority is also planning to build an additional farmworker-housing complex in the City of San Joaquin. The units will be available to farmworker households that meet certain qualifications. The complex will consist of 50 units with two, three or four bedrooms. Construction is scheduled to begin in 2003 with the estimated completion by mid-2004. The Housing Authority will seek funding for the project from the California Department of Housing and Community Development, Farmworker Housing Grant Program, state and federal low income housing tax credits, and loans from the United States Department of Agriculture Section 514 Farm Labor Housing Loan Program.

A temporary and permanent farm labor camp is allowed as a by right use when carried on as a secondary function in conjunction with a bona fide agricultural operation in the A-E, Exclusive Agricultural District which is the predominant agricultural zoning in the County of Fresno. Such camps are also a by-right use in the A-1 and A-2 Agricultural Districts. When the use will not be carried on as a secondary function in conjunction with a bona fide agricultural operation, that is, when the use is the primary use on a parcel, a use permit is required. A Director Review and Approval is required for farm labor camps as a secondary use in the A-L, Limited Agricultural District; they are not permitted as a primary use because one of the purposes of the A-L zone is to reserve and hold certain lands for future urban use.

The County's provisions for farm labor camps in the AE zone serve to encourage farmworker housing and facilitate its development by interested land owners. The zoning provisions are also less restrictive for farm labor camps than for other housing in these zones. To more clearly state, the provisions of the Zoning Ordinance result in labor camps being encouraged on the more than two million acres of land in the AE Zoning District by allowing unlimited density as a by-right use. An example of this would be, on a thirty-acre parcel a farm labor camp with ten, twenty, or more units, could be developed whereas, on that same parcel, only one single family residence for non-farm labor housing would be allowed.

Other farmworker housing, when developed as multifamily housing is allowed in any zone that permits multi-family dwellings. Refer to Appendix E.

The Fresno County Human Services System, Department of Community Health, Environmental Health System, is charged with inspection and code enforcement of farm labor housing in the unincorporated areas of the County. The Environmental Health System oversees 196 active farm labor-housing facilities. An estimated 4,619 workers are housed in these facilities in 1,491 housing units throughout the County. These facilities are labor camps that serve five or more employees. They vary in size from five employees to hundreds of employees. They also cover the gamut of housing types and numbers ranging from one or two trailers to large trailer camps, from manufactured and mobile units to conventional stick-build structures and from family units to dormitories. They are scattered throughout the unincorporated area of the County. More typically the larger labor camps are on the west-side, serve large agricultural operations such as the melon farms or Harris Ranch, and retain at least some employees year round. On the east-side of the valley labor camps are typically smaller, most serve an adjacent farm/farm activity and more often are seasonal camps than year-round housing.

Five to seven years ago there were nearly 300 of these farm labor camps. Farmers who are abandoning the camps typically cite the extensive regulations as the main reason for the closures. Farmers are tending to rely more heavily on labor contractors to provide labor for their farms and they leave the housing issues to the contractors and individual workers. The contractors more

typically draw their workers from the incorporated areas thereby reducing the demand for housing on individual farms.

The State Department of Housing and Community Development (HCD) has jurisdiction over farmworker employee housing located within cities. According to statistics from HCD, there are 206 farm labor facilities in Fresno County cities that house 1,237 employees in 411 units.

Farmworker Housing Overcrowding

Due to low wages and periods of unemployment, it is not uncommon to find farmworkers and their families living in extremely overcrowded conditions. Affordable housing is often lacking, so several families may live together in one house in order to share expenses. During the harvest season, it's not unusual for farmworkers to go home to substandard housing that may include shacks, sheds, tents, trailers, garages, warehouses and automobiles. Some will go "home" to no shelter at all.

In a 1999 report by the California Policy Research Center, a case was cited where 22 people were found living in a two-bedroom unit. The two-bedroom rental unit housed two elderly persons in one bedroom, a family of five in another bedroom, and 17 single male farmworkers in the living room area. Additionally, a makeshift shack behind the house was home for another family, while the back yard was used as a campground for additional migrant farmworkers. (The report is entitled *Is There a Doctor in the Field? Underlying Conditions Affecting Access to Health Care for California Farmworkers and their Families*, by Bonnie Lynn Bade.)

While there are a number of factors that may influence farmworkers to live in this manner, the two most often cited are the lack of affordable housing in general and the difficulty in renting housing with temporary lease periods. Landlords are, for the most part, unwilling to rent apartments or houses on a short-term basis. Typical lease periods are six months to one year and usually require first and last month's rent and a security deposit.

Additional affordable housing specifically designed for farmworker households is desperately needed in Fresno County. A temporary/seasonal work force needs temporary/seasonal housing. In rural communities the migrant farmworker population is often competing with permanent households for the same affordable units. The influx of a seasonal labor force, even temporarily, causes a strain on the already critical housing shortage. The implication of this seasonal variation of housing need is that there should be enough housing to accommodate the peak demand. Therefore, more housing than will ordinarily be used at any one time should be available countywide.

In addressing the farmworker housing need, it is imperative that the County partner with other agencies for the development of housing specifically designed to meet the special needs of the farmworker population. The programs to address special housing needs of farmworkers are identified in the implementation programs on page 7-87.

Homeless Persons

Fresno County continues to see a demand for facilities to address the needs of homeless residents. According to a recent survey of homeless service providers by the Fresno County Human Services System (HSS), it was estimated that the number of homeless in the County was approximately 5,157 persons. While the most recent census data on homeless persons (1990), estimated that a total of 1,210 people were homeless in Fresno County. The variation in these figures is due, in part, to an

actual increase in the number of homeless persons since the 1990 census data was gathered, yet this disparity can also be attributed to the difficulty of trying to count homeless persons. There are an estimated 2,012 homeless persons in the unincorporated area of the County. This estimated number of homeless persons in the County's unincorporated area is based on the same percentage of unincorporated County residents to the total County population, (using a base County-wide homeless estimate of 9,600). As homeless services are concentrated in the urban areas of the cities and because there is no data indicating the number of homeless persons in the County would parallel the same ratio as the unincorporated population figures to the overall number of persons in the County, this estimate is not factually supported. It is anticipated that there are less than 2012 homeless persons in the unincorporated area of the County because the stated estimate assumes equal distribution of homeless persons and homeless populations are postulated to concentrate more in urban areas compared to rural areas.

In 1997, the Fresno Continuum of Care interviewed 436 homeless individuals and determined the following:

- Of those interviewed, 68 percent were male and 32 percent female
- 45 percent of the respondents were Black, 30 percent were White, 23 percent were Hispanic and 2 percent were Asian.
- Homeless individuals were far less likely to use homeless shelters than families. Only 34 percent of the individual respondents had accessed a homeless shelter in the six months prior to the interview.
- The interviews indicated that 87 percent of the families interviewed reported a source of income while only 30 percent of the homeless individuals interviewed had some source of income.

In addition, the Continuum of Care identified a number of sub-populations within the County's homeless population. The sub-populations included persons with chronic substance abuse; the severely mentally ill; the dually diagnosed (severe mental illness and chronic substance abusers), persons with HIV/AIDS, veterans, victims of domestic violence, youths, and the elderly. Each of these sub-populations has varying needs requiring different approaches for assistance. For example, while homeless youths have educational or training needs, mentally ill patients require the services of a mental health professional.

Services Offered to the Homeless

Currently, the Fresno County area is home to a variety of programs and institutions that provide services to homeless persons. Some programs are administered by non-profit institutions, while others are administered through governmental agencies. A number of these programs are geared to address a specific sub-population. The following is a listing of various agencies and the type of service/program provided:

The Marjaree Mason Center – provides housing and services to victims of domestic violence.

Turning Point of Central California – provides shelter and services to mentally ill homeless.

The Fresno Rescue Mission – provides housing and services to homeless.

Catholic Charities – provides emergency services to homeless.

The Poverello House – provides housing and services to homeless.

Fresno County Economic Opportunities Commission Sanctuary Youth Shelter – provides housing and services to homeless youth.

Fresno County Human Services System – provides housing vouchers for emergency room and board to homeless.

In early 1999, a core group of non-profit corporations, government agencies and service providers began meeting with the objective of strengthening the existing Fresno Continuum of Care's effectiveness in serving the area's homeless population through collaboration of resources. As a result of these meetings the Fresno/Madera Continuum of Care (F/MCoC) Collaborative was established to develop a comprehensive approach to the delivery of services to the homeless.

In 2000, the F/MCoC submitted a successful Continuum of Care application to HUD. HUD notified the F/MCoC in November 2001 that the application had received funding. The F/MCoC received a total award of \$4,191,181. The following outlines the F/MCoC's member agencies that collaborated on the application, the program the agency sponsored, and the dollar amount funded through the Continuum's application.

- Housing Authority of the City of Fresno – Continuum of Care Shelter Plus Care, \$538,200.
- Fresno County Economic Opportunities Commission (EOC) – Sanctuary Transitional Living Center, \$421,708.
- Housing Authority of the City of Fresno – Continuum of Care HMIS Information System, \$300,000.
- Marjaree Mason Center – Transitional Living Project Homeward Bound, \$196,448.
- Turning Point of Central California, Inc. – Transitional Living Center, \$520,719.
- Turning Point of Central California, Inc. – Transitional Housing Expansion, \$223,806.
- Valley Teen Ranch – Valley Teen Ranch Transitional Living Home, \$140,545.
- Turning Point of Central California, Inc. – New Outlook Program, \$1,573,755.
- Catholic Charities – Trinity House, \$156,000.

In addition, Fresno County Human Services System (HSS) applied for and received a state grant, funded through Assembly Bill 2034, for \$5.4 million. The funds will be used for a program designated to aid mentally ill homeless people. The program has the capacity to help 150 individual at any given time and will provide mental health treatment, vocational training, job search help, and basic day-to-day living assistance.

HSS also provides services and funding for programs aiding the homeless. Emergency Shelter Grant (ESG) funds are managed by HSS. From 1996 to 2001, HSS received an average of \$192,379

per year in ESG funding. During those years, the programs funded were the EOC Youth Sanctuary and the Marjaree Mason Center. From 1996 to 2000, the EOC Youth Sanctuary received \$512,970 and the Marjaree Mason Center received \$398,353 to serve the homeless.

Emergency shelters and transitional housing have typically been provided in the incorporated cities where the need is greatest. The sites listed above are located within the City of Fresno, except for the Valley Teen Center located in rural Madera County.

Within the unincorporated area of Fresno County, emergency shelters allowed as a by right use in the C-P, Administrative and Professional Office District and C-4, Central Trading District and in the A-1, Agricultural District with a conditional use permit. They would also be allowed in zones that permit hotels, which include the C-3, Regional Shopping Center District, and the C-4, Central Trading District by right; the C-6, General Commercial with a Director Review and Approval (DRA); and the A-1 and R-E, Recreational Districts with a conditional use permit. Refer to Appendix E for the list of by right and discretionary uses by zone. These zones are found in a number of the unincorporated communities in the County with the C-4 and the C-6 being the more common zones found in these communities.

Assisted Housing Projects at Risk of Conversion to Market Rates

According to a report prepared in Spring 1998 by the California Housing Partnership Corporation (CHPC) for the State HCD, the potential loss of affordability restrictions on a considerable portion of government-assisted multifamily rental housing stock is one of California's leading housing problems.

Government-assisted units are financed using several government programs with varying regulatory standards. Under these programs, the federal government provides developers with subsidies that result in the development of multifamily rental housing with rent-restricted units affordable to low and very low income persons. It has been estimated that 375,000 to 450,000 people in California, mostly very-low income elderly and families with children, have benefited from subsidized housing (HCD, *Affordable Rental Housing at Risk of Conversion*).

HCD has indicated that a significant portion of these properties are now approaching the end of the 20- to 40-year affordability restrictions and are eligible for conversion to market rate housing. The list of "Projects for Fresno County", furnished by the State Department of Housing and Community Development shows there are no assisted housing units at risk of conversion in the unincorporated area of Fresno County.

Fair Housing

It is the policy of the County of Fresno that fair housing is the law and the law will be obeyed. All residents should have equal access to housing opportunities, to adequate financing and insurance and to purchase, sell, rent, and lease property. Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination in the sale, rental and financing of housing based on race, color, religion, sex, national origin, disability and familial status.

In accordance with this law, and to comply with state guidelines, the County of Fresno annually certifies to HUD that the County will affirmatively further fair housing. In 1999, in an effort to further fair housing practices, the County approved funding to support fair housing activities.

Funds were allocated from the County CDBG program to fund fair housing outreach, education and investigation activities. The additional fair housing activities were added to the County's 1999-2000 Action Plan.

The Fair Housing Council of Central California

In May 2000, the County contracted with Fair Housing Council of Central California (FHCCC) to provide fair housing services within the unincorporated area and smaller cities in Fresno County. After a successful first year, the County renewed its contract with the FHCCC to continue providing these services.

The FHCCC, founded in 1994, is a private, non-profit, fair housing agency dedicated to the creation of racially and economically integrated communities, neighborhood diversity, and the elimination of discriminatory housing practices. The FHCCC provides a comprehensive program of community outreach and education, investigation and enforcement of claims pertaining to Fair Housing infractions, advocacy, and counseling. HUD has designated the FHCCC as a Private Enforcement Initiatives program. From June 1995 to December 2000, the FHCCC processed over 780 complaints of housing discrimination. Approximately 21 percent of the complaints involved units or complexes entirely within the unincorporated areas of Fresno County. Currently the FHCCC is investigating 29 cases of Fair Housing discrimination.

In an effort to combat unfair housing practices, the FHCCC held six Fair Housing Education and Training Workshops for housing industry representatives from lending and banking, real estate brokerages, landlords, and property managers during the 2000-01 fiscal year. Additionally, 14 separate Fair Housing and Education workshops were conducted for agencies that provide social services or other advocacy services to clients identified as "protected class" members under Fair Housing law. Outreach and education services were also provided to the general public residing in the cities of Kerman, Reedley, Kingsburg, Clovis and Sanger and in the unincorporated communities of Biola, Riverdale and Lanare. In cooperation with the County of Fresno and other community organizations, the FHCCC hosts the Annual Fair Housing Conference during National Fair Housing Month each April.

Although the services provided through FHCCC serve to spread awareness of fair housing laws, there continues to be a rise in fair housing discrimination complaints. It is believed that, because of enhanced housing education, residents recognize discrimination more readily and thus a rise in discrimination complaints is the result.

Impediments to Fair Housing Choice

In February 1996, the County completed an analysis of impediments to fair housing. As a result of that analysis, the County Board of Supervisors approved the formation of the Affordable Housing Task Force to analyze housing choice issues in the County and to recommend to the Board programs, policies, and procedures that would assure County residents fair and impartial access to housing.

The task force developed 18 housing program recommendations and had 16 policy related recommendations, which were presented to the Board. The housing program recommendations were prioritized along with the possible funding source.

The housing program recommendations of the Task Force included funding the following programs:

1. Self help housing construction
2. Rental rehabilitation
3. Downpayment Assistance
4. Owner-occupied minor rehabilitation
5. Seasonal housing rehabilitation

The policy related recommendations of the Task Force included the following:

1. Pre-zone additional property in unincorporated communities for residential development.
2. Streamline the application process for development of affordable housing.
3. Update Community Plans to allow for more land for residential uses.
4. Reaffirm that infrastructure is essential for providing affordable housing.
5. Simplify Home Investment Partnership Program regulations.

Once the Board of Supervisors adopts the Housing Element, the County will commence the process of updating its Fair Housing Program. The County will establish a working team for this task, keeping in mind the terms of the contract between the County and FHCCC. Under the contract, FHCCC holds workshops for community groups that work with protected classes of individuals, conducts training for housing providers, investigates and provides testing for claims of housing discrimination, and provides counseling and referral services to victims of housing discrimination. The FHCCC is currently gathering discrimination and fair housing data that will be used in the County's updated analysis of impediments and fair housing recommendations.

Within the next year the County expects to complete the updated analysis of impediments to fair housing choice, develop new recommendations and actions to eliminate any identified impediments, and develop an updated fair housing program for the implementation of these recommendations and actions. Lastly, the County will ensure that the updated analysis, development and implementation of the fair housing program are documented for auditing purposes.

In its analysis of impediments, the County will again examine County laws, regulations, policies, procedures and practices that might obstruct fair housing choice. The County will also conduct an assessment of conditions that affect fair housing choice for all protected classes. An assessment of the availability of affordable, accessible housing has already been completed in the development of the Housing Element and will be incorporated into the analysis of impediments.

Upon completion of the analysis to impediments, the County will develop actions to eliminate the identified impediments. These will be developed into recommendations and an updated Fair Housing Program that will be presented to the Board of Supervisors for approval. The Fair Housing Actions identified will contain a detailed plan for implementation of the recommendations.

NEW CONSTRUCTION NEEDS

Construction During 2000 and 2001

The COG Regional Housing Allocation Plan summarized in Table H-1 provides the basis for evaluating housing needs in unincorporated areas. The allocations in the COG plan cover the time frame 2000 to 2007. Prior to compilation and adoption of this Housing Element in 2002, two calendar years worth of new construction took place. New housing units provided during that period are appropriately subtracted from Allocation Plan totals because that portion of the housing need has been satisfied.

Table H-23 was compiled using Fresno County's permit tracking system in combination with its Geographic Information System (GIS):

Calendar Year	Westside North	Westside South	Fresno-Clovis	East Valley	Sierra Nevada	TOTAL
2000	65	2	83	147	120	417
2001	33	4	94	91	107	329
AREA TOTAL	98	6	177	238	227	746

Source: Fresno County Permit Records, Approved Final Inspections

It is not possible to precisely determine the affordability level of these new housing units because of the limitations of the existing permit tracking system, but reasonable assumptions can be drawn from descriptions of the projects permitted. A majority of permits for "stick-built" homes list construction square footages, which can provide a method of classification. Modest-sized homes (1,200 to 1,500 square feet) were listed as affordable to households of moderate income. Larger homes were placed in the above moderate-income category and smaller homes were categorized as affordable to low-income households. Mobile homes, tabulated separately; were placed in the low-income category because of their size (most are smaller than 1,250 square feet) and low cost in relation to conventional construction.

Income Category	Westside North	Westside South	Fresno-Clovis	East Valley	Sierra Nevada	TOTAL
Very Low	0	0	0	0	0	0
Mobile Homes (Low)	42	4	16	18	29	109
Other Low Income	3	0	4	0	4	11
Moderate Income	17	0	16	21	22	76
Above Moderate	28	1	134	183	161	507
Unable to Classify *	8	1	7	16	11	44
AREA TOTAL	98	6	177	238	227	746

* Insufficient data

Source: Fresno County Permit Records, Approved Final Inspections

No units were deemed to be affordable to very low-income households because no higher-density development occurred.

Utilizing these criteria, new housing units completed during 2000-01 were categorized as shown in Table H-24. The identification of units in the low and moderate-income categories is supported by survey data in Appendix F.

Inventory of Residential Land Resources

Thanks to the data management and automation tools available through the Geographic Information System, vacant parcels that are properly zoned for residential development can be identified and quantified. A computer model has been developed to generate an Inventory of Residential Land Resources. The purpose of this inventory was to determine if there is sufficient land zoned to potentially accommodate the number of new units defined for the unincorporated area of the County in the 2001 Fresno County Regional Housing Needs Allocation Plan. To avoid “double counting” of parcels by the cities and the County, the model specifically excludes territory within city spheres of influence except for those unincorporated islands completely surrounded by the cities of Fresno and Clovis.

Methodology:

The approximately 262,000 parcels in the county were screened to identify only those parcels within unincorporated areas that are outside city spheres of influence or within county islands. Parcels were then screened by zoning districts that allow residential uses as a by-right use (do not require a use permit for residential uses). The agricultural zoning districts were not included in this list because residential uses in agricultural districts are considered to be secondary uses. Refer to Appendix E for a listing of by-right and discretionary residential uses by zoning district. Parcels were further sorted by market area established in the Regional Housing Needs Allocations Plan.

Parcels were then screened to exclude tax exempt parcels and identify the vacant parcels. For this inventory, vacant land includes land/parcels with no improvements and land categorized by the Assessor’s Office as vacant land with minor improvements. Parcels of 20 acres or more in the R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH, RA, RR, and RR5 zoning districts which have one residential unit were included in the vacant land inventory due to subdivision potential. Parcels of 10 acres or more in R-1, R-2, R-2-A, R-3, R-3-A, R-4, TP, RP, CP, and C-4 zones which have one residential unit were also included in the inventory due to the potential for further residential development.

Parcels meeting these criteria were sorted by zoning district and the parcel size was compared to the density standards of the respective zone to identify the potential for accommodating new housing units. Refer to Appendix G for zoning density standards.

All of this data was compiled for the selected parcels to identify the market area zoning, square footage, acreage, potential number of units, and applicable service district.

The vacant parcels were finally sorted into income group classifications. The classifications were based on zoning because the potential affordability of a housing project is generally related to the density of the development. The following categories were used:

- **VERY LOW INCOME:** Because only high-density projects are generally considered potentially affordable to very low income households, potential housing units assigned to this income category were confined to the following zone districts: R-3, R-3-A, R-4, TP, RP, CP, and C-4. The R-3 and R-3-A districts are residential districts that allow one residence for every 1,500 square feet. The R-4 district allows a residence for every 1,000 square feet. The TP (Trailer Park) District accommodates mobile homes at a density of one residence per 2,400 square feet. The other districts allow mixed uses with residences developed as densely as one per 2,400 square feet. RP is Residential and Professional, CP is Administrative and Professional, and C-4 is Central Trading.
- **LOW INCOME:** Medium to high-density residential zone districts were assigned to this income category: R-1, R-2 and R-2-A. The R-1 district allows single-family residences on lots as small as 6,000 square feet (4,500 square feet if a density bonus is obtained through a conditional use permit). The R-2 and R-2-A districts accommodate one housing unit per 2,400 square feet.
- **MODERATE INCOME:** The R-1-B and R-1-C single-family residential zone districts were assigned to this category. They require minimum lot sizes of 12,500 and 9,000 square feet, respectively.
- **ABOVE MODERATE INCOME:** Minimum lot requirements over 12,500 square feet are associated with development costs that are considered to make housing units affordable only to those with above-average incomes. The following districts are included in this category (minimum lot sizes in parentheses): RR (rural residential, two acres); RR5 (rural residential, five acres); RA (residential-agricultural, 36,000 square feet); R-1-A and R-1-AH (20,000 square feet); and R-1-E and R-1-EH (37,500 square feet).

The data gathered for this inventory is shown in Table H-25 by Market Area. It includes the number of parcels, their acreage, and the potential units calculated for individual parcels by zone. This data is totaled by income group classification and compared to the housing allocation. Because none of the designated zoning districts are located within the Westside South Market Area no potential units are identified for this market area. These are parcels the County has available to meet the demand for new housing during the 2000-07 planning period addressed by this Housing Element. The data contained in Table H-25 is summarized in Table H-26 for the five market areas.

Table H-25: Inventory of Residential Land Resources						
WESTSIDE NORTH MARKET AREA						
ZONE	# PARCELS	ACREAGE		POTENTIAL UNITS	ALLOCATION	DIFFERENCE
CP	3	4.3		76		
C4	42	7.9		119		
SUBTOTAL	45	12.1	VL	195	370	-175
R1	109	46.1		289		
R2	5	1.9		32		
R2A	5	0.9		14		

Table H-25: Inventory of Residential Land Resources						
SUBTOTAL	119	48.9	L	335	223	112
R1B	8	4.1		17		
SUBTOTAL	8	4.1	M	17	242	-225
RR	5	3.0		0		
RA	30	9.1		1		
R1AH	1	1.5		3		
SUBTOTAL	36	13.6	AM	4	159	-155
TOTAL	208	78.8		551	994	-443
WESTSIDE SOUTH MARKET AREA						
ZONE	# PARCELS	ACREAGE		POTENTIAL UNITS	ALLOCATION	DIFFERENCE
			VL		102	-102
			L		0	0
			M		20	-20
			AM		75	-75
TOTAL	0	0		0	197	-197
EAST VALLEY MARKET AREA						
ZONE	# PARCELS	ACREAGE		POTENTIAL UNITS	ALLOCATION	DIFFERENCE
C4	13	2		24		
SUBTOTAL	13	2	VL	24	218	-194
R1	21	4		21		
R2	22	5		76		
R2A	1	0		3		
SUBTOTAL	44	9	L	100	118	-18
R1B	164	137		392		
R1C	14	9		35		
SUBTOTAL	178	145	M	427	125	302
RR	158	787		328		
RR5	43	226		13		
RA	9	7		5		
R1AH	2	2		0		
SUBTOTAL	212	1,022	AM	346	-15	361
TOTAL	447	1,178		897	446	451

Table H-25: Inventory of Residential Land Resources						
FRESNO-CLOVIS METROPOLITAN MARKET AREA						
ZONE	# PARCELS	ACREAGE		POTENTIAL UNITS	ALLOCATION	DIFFERENCE
TP	8	44		731		
RP	1	0		0		
CP	12	4		67		
C4	4	1		8		
SUBTOTAL	25	48	VL	806	381	425
R1	157	42		214		
R2	4	1		25		
R2A	22	7		116		
SUBTOTAL	183	50	L	355	211	144
R1B	182	86		213		
R1C	6	2		5		
SUBTOTAL	188	87	M	218	215	3
RR	227	522		174		
RR5	4	19		1		
RA	24	57		58		
R1A	8	4		6		
R1AH	44	27		0		
R1E	2	2		2		
R1EH	13	20		19		
SUBTOTAL	322	651		260	-46	306
TOTAL	718	837		1,639	761	878
SIERRA NEVADA MARKET AREA						
ZONE	# PARCELS	ACREAGE		POTENTIAL UNITS	ALLOCATION	DIFFERENCE
C4	18	43		764		
RP	2	1		10		
TP	2	48		864		
SUBTOTAL	22	92	VL	1,638	70	1,568
R1	199	161		1,074		
R2	7	45		822		
SUBTOTAL	206	206	L	1,896	58	1,838
R1B	340	1,307		4,382		
R1C	134	230		1,060		

Table H-25: Inventory of Residential Land Resources						
SUBTOTAL	474	1,537	M	5,442	77	5,365
RR	759	5,197		2,276		
RR5	87	628		79		
R1A	117	92		152		
R1E	9	198		226		
SUBTOTAL	972	6,115	AM	2,733	149	2,584
TOTAL	1,674	7,950		11,709	354	11,355

(Note: a zero indicates parcel size of less than one acre.)

Table H-26 contains the summary of the data within Table H-25 including the allocation from the Housing Needs Allocation Plan for each of the five market areas and the unincorporated County total; the potential units; and the difference between the allocation and the potential number of units.

Table H-26: Summary of Allocation and Potential Units on Vacant Land							
MARKET AREAS		Westside North	Westside South	East Valley	Fresno/Clovis Metro	Sierra Nevada	County Total
Very Low	Allocation	370	102	218	381	70	1,141
	Potential Units	195	0	24	806	1,638	2,663
	Difference	-175	-102	-194	425	1,568	1,522,
Low	Allocation	223	0	118	211	58	610
	Potential Units	335	0	100	355	1,896	2,686
	Difference	112	0	-18	144	1,838	2,076
Moderate	Allocation	242	20	125	215	77	679
	Potential Units	17	0	427	218	5,442	6,104
	Difference	-225	-20	302	3	5,365	5,425
Above Moderate	Allocation	159	75	-15	-46	149	322
	Potential Units	4	0	346	260	2,733	3,343
	Difference	-155	-75	361	306	2,584	3,021
Market Area Total	Allocation	994	197	446	761	354	2,752
	Potential units	551	0	897	1,639	11,709	14,796
	Difference	-443	-197	451	878	11,355	12,044
This table does not include land in the PV, Planned Village, Zone							

Water and sewer services are available in a number of areas in the county. A survey of the special districts, county service areas and water works districts was conducted to identify service capacities. The final column of the table shows potential additional capacity to be developed in the planning period, through 2007. The results of the survey are shown in Table H-27. New development within these areas must connect to the service systems. In other areas of the county, use of wells and septic systems is permitted.

Table H-27: Available Capacity among Sewer and Water Providers				
WESTSIDE NORTH MARKET AREA	Current Capacity	Currently Served	Current Excess	Future Excess
District or Area of Service Provider				
Biola Community Services District	660	255	405	120
Caruthers Community Services District	800	603	197	162
County Service Area (CSA) 30 (El Porvernir)	56	53	3	0
CSA 32 (Cantua Creek)	73	72	1	0
CSA 40 (Del Rio)	49	38	11	0
CSA 49 (O'Neil Farms)	Data Not Available			
Lanare Community Services District	129	129	0	0
Riverdale Public Utilities District	945	785	160	0
Tranquillity Public Utilities District	339	329	10	0
TOTALS WITHIN MARKET AREA	3,051	2,264	787	282
WESTSIDE SOUTH MARKET AREA				
District or Area of Service Provider	Current Capacity	Currently Served	Current Excess	Future Excess
No zoning; no service districts	0	0	0	0
EAST VALLEY MARKET AREA				
District or Area of Service Provider	Current Capacity	Currently Served	Current Excess	Future Excess
CSA 10 (Cumorah Knolls)	47	47	0	0
CSA 47 (Quail Lakes)	272	220	52	0
CSA 5 (Wildwood Estates)	152	141	11	0
Del Rey Community Services District	310	200	110	110
Laton Community Services District	550	450	100	0
TOTALS WITHIN MARKET AREA	1,349	1,058	273	110
FRESNO-CLOVIS METROPOLITAN				
District or Area of Service Provider	Current Capacity	Currently Served	Current Excess	Future Excess
Unincorporated Islands, Clovis	* The cities of Fresno and Clovis provide sewer and water services to County islands.			
Unincorporated Islands, Fresno				
CSA 14 (Belmont Manor)	41	41	0	0
CSA 23 (Exchequer)	16	15	1	0
CSA 39AB (Beran Way-Prospect-Grove)	162	149	13	0
CSA 44A (Millerton Mobile Park Estates)	104	96	8	0
CSA 44C (Riverview Ranch)	12	9	3	0
CSA 44D (Monte Verdi)	125	50	75	0
WWD 42 (DeWolf-Alluvial)	108	99	9	0
Easton Community Services District	Data Not Available			

Table H-27: Available Capacity among Sewer and Water Providers				
WWD 18 (Friant)	Data Not Available			
Malaga County Water District	242	222	20	20
TOTALS WITHIN MARKET AREA	* 810 +	* 681 +	* 129 +	* 20 +
SIERRA NEVADA MARKET AREA				
District or Area of Service Provider	Current Capacity	Currently Served	Current Excess	Future Excess
WWD 32 (Alder Springs, Mile High)	48	45	3	8
Big Creek Community Services District	36	35	1	0
CSA 1 (Tamarack)	48	37	11	0
CSA 31-B (Shaver Lake Sewer)	710	616	94	0
CSA 34A (Brighton Crest)	420	42	378	0
WWD 41 (Shaver Lake Sewer)	864	389	475	0
WWD 41 (Shaver Lake Water)	864	551	313	0
WWD 38 (Millerton-Sky Harbor)	220	45	175	0
WWD 40 (Shaver Springs)	93	64	29	0
Sierra Cedars Community Services District	0	0	549	0
TOTALS WITHIN MARKET AREA	Not tabulated due to overlapping service areas			

Source: Survey of special districts and county service areas

Summary of the Inventory of Residential Land Resources

The overall allocation for new construction in the unincorporated area can be met with currently zoned lands that allow residential uses as a by-right use, that is, zones that do not require a conditional use permit. There are however, as shown in Table H-25 and H-26, some deficits within the individual market areas. The County has chosen not to shift the allocations among market areas but rather to use the adopted spread of unit to focus on areas in which to further address housing needs. It is the intent of the County to pursue the update of community plans within the constraint of staffing and funds to accomplish the work. The areas where there is a shortage of residentially zoned land to meet the full allocation within a market area will be a basis for prioritizing the update of community and regional plans. These areas will be studied to further determine the specific housing needs and the means to address them. The consideration of these areas will need to balance the housing demand with job and service availability as well as other services essential to residential development and balance it with the major directive of the County General Plan to preserve agricultural lands and direct growth to the cities.

The following paragraphs provide descriptive information for residentially zoned lands within the five defined market areas.

Westside North Market Area

The Westside North Market Area is predominantly an agricultural area with the Coastal Range on the west side. The population of this market area is concentrated in the incorporated cities of Firebaugh, Kerman, Mendota and San Joaquin. The area also encompasses a number of small,

unincorporated communities capable of accommodating residential growth. Biola, Caruthers and Riverdale contain the major inventory of vacant land to accommodate new construction for lower income group households. Additional sites are located in Tranquillity and Lanare. The inventory contains some vacant parcels that are zoned but due to substandard parcel sizes, have no potential units assigned. Further research may show these to be lots in older subdivisions that are in fact buildable and thereby bolster the potential number of units that can be accommodated under existing zoning. Four of the unincorporated communities have service districts that have capacity to serve additional units.

The community plans for these four communities also show areas reserved for future residential development. Therefore, while the inventory does not show sufficient land zoned to accommodate the full allocation in this market area there is potential to accommodate some these units within the area without a plan amendment. The update of community plans would create the opportunity to further study the area, its available land, services and economic development potential and its housing needs and the demand for housing. During the first two years (29%) of the planning period 98 new units were constructed in the Westside North Market Area, which represents 10 percent of the allocation. The unincorporated area has not grown significantly over the years and build-out of subdivisions has been slow. The pending retirement of westside farmlands and lost of jobs would suggest that there may not be significant market pressure for development in the current planning period. New development activity has tended to be focused in the incorporated cities in this market area where a greater variety of services are available. This pattern is consistent with County policy to direct growth to the cities due to the range of services offered for residential uses.

Additional housing units in the unincorporated portion of this market area may also be constructed on agricultural parcels where the zoning allows one family dwellings and farm labor camps (as a secondary function in conjunction with a bona fide agricultural operation) as by-right uses.

Westside South Market Area

Similar to the Westside North Market Area, the unincorporated area of the Westside South Market Area is predominantly agricultural with large-acreage farms. The Coastal Range extends along the westside of the area. There are no unincorporated communities and no land is zoned for residential uses in this market area except in the cities of Coalinga and Huron. People seeking housing in the area typically move one of the two cities. Some may seek housing in the unincorporated communities of the Westside North Market Area. Therefore the 197 units allocated for the unincorporated portion of the market area will have to be accommodated on agriculturally zoned parcels where one family dwellings and farm labor camps (as a secondary function in conjunction with a bona fide agricultural operation) are allowed as by-right uses and in other market areas. A number of Director Review and Approval applications for second dwelling units are received from the Westside South and they often involve employee housing. In the first two years of the planning period six new units have been constructed in the area. It will be important to monitor the new construction in the area to determine the location and nature of the housing. Without services in the unincorporated area the ability to provide housing is limited and more appropriately directed to the incorporated cities.

East Valley Market Area

The north half of East Valley Market Area extends from McCall to the Friant Kern Canal north of Central Avenue. The south half of the area extends farther west, to Highway 41. The north half

contains a considerable area of rural residential development that is predominantly developed with private well and septic systems. The area also has two larger subdivisions, Quail Lakes Estates and Wildwood both with water and sewer services. These latter subdivisions, with their service amenities, do not provide affordable housing.

The southerly half of the market area is predominantly agriculture but does include seven incorporated cities and the two unincorporated communities of Del Rey and Laton. Both communities have services and vacant land zoned for residential uses. The Community Plans also contain residential reserve areas that can be considered as part of the plan update to address the housing needs of the immediate area. As referenced in the discussion of the westside market areas some housing in this market area may be met on agricultural lands but it would tend to be to a lesser extent due to the smaller scale of farming operations in this area and the presence of the seven cities and two communities.

Fresno-Clovis Metropolitan Area Market Area

The Fresno-Clovis Metropolitan Area Market Area encompasses the metro area and extends north to include the unincorporated community of Friant and south to include Malaga and Easton. The north and east sides of the area include areas zoned for rural residential uses. This market area also includes a number of unincorporated islands that are included in the inventory of residential land resources.

The unincorporated islands have service capacity through the adjacent city. Development of vacant parcels in the unincorporated neighborhoods will be encouraged in keeping with the character of the respective neighborhood. The community of Malaga has service capacity for development. The R-1 zoning in the area affords opportunity for housing to meet the needs of lower income groups. Both Friant and Easton lack community sewer systems, and while such a system is in the planning stages in Friant, funding is currently unavailable. Support for the efforts of the Water Works District will be important to address the housing needs of the Friant area.

The rural residential areas in the north and east portions of the market area typically develop with private wells and septic systems although there are several small service districts with service capacity as well. The outer areas face some challenges with diminishing ground water supplies.

While not included in the calculation of potential units, there are 684 vacant acres of PV, Planned Village, zoning immediately north of Copper Avenue and the City of Fresno sphere of influence. The County's designation of this area, known as Copper River Ranch, for urban development anticipated a mixed use community of 2837 residential units of various types. The PV zoning was not included in the inventory of residential land resources because further development of the area requires a specific plan or development agreement and use permit. While there is a pending proposal to expand the Fresno sphere of influence to include the Copper River Ranch project area and annex it to the City, it is important to recognize this area in the discussion of the market area because the potential units allowed by the zoning, a portion of which are likely to develop during the planning period of this housing element, are not included in the inventories of either the City or the County. If the project were developed in the County there is the ability through the specific plan or development agreement to address affordable housing.

A small portion of the housing need can also be addressed through development that will occur on underutilized parcels and through second dwellings although it is not considered to represent a significant percentage of units based on past trends and development patterns in the area.

Sierra Nevada Market Area

Lying east of the Friant Kern Canal the Sierra Nevada Market Area is an area of predominantly foothill and mountain area. It has a significant amount the vacant land zoned for residential uses. The area includes the Millerton New Town and Brighton Crest developments east of the community of Friant, the unincorporated communities of Auberry and Shaver Lake, the areas of Prather and Tollhouse, and farther south, Squaw Valley, and Dunlap and the recreational area in the vicinity of Pine Flat Reservoir. The areas zoned for rural residential use are scattered but the majority lie in areas served by Millerton Road, Auberry Road, Tollhouse Road Highway 168 in the northerly portion of the market area.

For the most part services are available or planned to be available within the coming year for the areas zoned for higher density development. These lands are, for the most part located in the Shaver Lake area and Millerton New Town area. Residential use in the areas zoned for rural residential use generally rely on private wells and septic systems. Because of limited other services and jobs many of the residents of this market area commute to work in other areas. There is however an employment base to serve the recreational and commercial uses in the area that is expected to continue. Therefore there is value in pursuing housing for all economic groups in this market area, albeit limited as compared to the valley market areas.

CONSTRAINTS ON HOUSING

In evaluating the residential growth potential based on development on vacant sites in the unincorporated areas, Fresno County has undertaken a parcel-by-parcel review of the available sites zoned for residential use. Identification of housing needs and sites available to accommodate future growth is only one part of the process toward achieving the County's housing goals. The County must also examine the governmental, environmental and economic influences that may impact the provision of new housing or maintenance of existing housing for all income groups.

The provision of adequate and affordable housing opportunities is an important goal of the County. A number of factors can constrain the maintenance, improvement or development of housing, particularly housing affordable to lower-income households. Housing constraints, by accepted definition, are those restrictions that add significant costs to housing development. These constraints fall into two basic categories: governmental, or those controlled by federal, state, or local governments; and non-governmental, factors that are not created and generally can't be affected by government controls. This section addresses these potential constraints that affect the supply of housing in the unincorporated areas of Fresno County.

Governmental Constraints

While government has little influence on such market factors as interest rates, its policies and regulations can act as constraints that affect both the amount of residential development that takes place and the affordability of housing.

Governmental constraints are policies, standards, requirements, or actions imposed on development by all levels of government. While federal and state programs may act as housing constraints, they are beyond the influence of local government and are not addressed in this document.

The County of Fresno has taken a wide variety of actions to encourage housing opportunities and housing affordability. County regulations are designed to achieve desired land use patterns, coordinate development with infrastructure availability, finance capital improvements, distribute the cost of public services, maintain character of existing neighborhoods, and preserve agricultural lands and open space.

Land Use Controls

The County of Fresno's principal land use policy document is the Agriculture and Land Use Element of this General Plan, starting on Page 2-1. State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302(a)). One of the fundamental policy directives of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available (Agricultural Land Protection Vision Statement). To further this directive, the Land Use Element provides development guidelines that promote a quality living environment for all existing and future residents of the County.

The Agriculture and Land Use Element includes six residential land use designations as indicated in Table H-28. The corresponding compatible zone districts are listed beside these residential designations and the Mountain Commercial designation, which allows certain residential uses.

GENERAL PLAN LAND USE DESIGNATION	ZONE DISTRICTS as described in the Zoning Division of the County Ordinance Code
Rural Residential	RR, R-A*
Foothill Rural Residential	RR, T-P
Mountain Residential	RR, R-1-A*, R-1-AH*, R-1-E*, R-1-EH*, R-1-B*, R-1-C*, R-1*, R-2/R-2A*, T-P*, R-P*
Mountain Commercial	R-3/R-3A*, C-P*, R-P*, C-4*, C-6*
Low Density Residential	RR, R-A*, R-1-A, R-1-AH*, R-1-E, R-1-EH*, R-1-B, R-1-C*, R-1*, T-P*, R-P*
Medium Density Residential	R-1-B*, R-1-C, R-1, R-2/R-2A*, T-P*, R-P*
Medium High Density Residential	R-1-C*, R-1, R-2/R-2A, R-3/R-3A*, T-P*, R-P*

* Conditionally Compatible Use

Source: Agriculture and Land Use Element of the County General Plan, Table LU-1

Land use controls affecting the location, type and timing of housing development are prescribed through minimum standards contained within the County’s Zoning and Subdivision Ordinances. Zoning ensures that the land uses in the community are compatible, properly located in relation to one another (providing adequate space for each type of development), and reflect the County’s vision and goals. If zoning standards are excessively restrictive and don’t allow adequate land use flexibility, development costs could increase and development interest decrease.

The Agriculture and Land Use Element establishes the maximum density allowed for residential uses. These densities are further refined through the application of the Fresno County Zoning Ordinance (Table H-29). Refer to Appendices E and G for a detailed listing of by-right and discretionary residential land uses and zoning district property development standards. The Zoning Ordinance and development standards present the greatest potential to restrict housing; however, the County implements these regulations only to address overriding public safety concerns. No inappropriate constraint to the development of housing is posed by these regulations. The pattern of subdivision development has tended to be one of maximum utilization/density constrained only by physical features of the land.

ZONE DISTRICT	MAXIMUM DENSITY One residence per:	ZONE DISTRICT	MAXIMUM DENSITY One residence per:
RR	2 acres	R-2-A	2,400 square feet
RA	36,000 square feet	R-3	1,500 square feet
R-1	6,000 square feet	R-3-A	1,500 square feet
R-1-C	9,000 square feet	R-4	1,000 square feet
R-1-B	12,500 square feet	TP	2,400 square feet
R-1-A	20,000 square feet	RP	2,400 square feet
R-1-AH	20,000 square feet	CP	2,400 square feet
R-1-E	37,500 square feet	C-4	2,400 square feet
R-1-EH	37,500 square feet	C-6	2,400 square feet
R-2	2,400 square feet	(One acre equals 43,560 square feet)	

Source: Zoning Division of the Fresno County Ordinance Code

In order to foster affordable housing, the Zoning Ordinance contains a provision allowing development of second units on designated lots. Subject to approval through a streamlined internal review process called Director Review and Approval that does not involve any governing or advisory body unless a decision is appealed, the Zoning Ordinance allows one secondary dwelling unit per lot in 10 residential zone districts: RR, RA, R-1, R-1-B, R-1-C, R-1-A/R-1-AH, R-1-E/R-1-EH, and RS. Second units are also permitted in four agricultural districts, AE, AL, A-1 and A-2. An average of 36 second units were approved per year in the unincorporated area for four years (1997 to 2000) through the Director Review and Approval process.

Another tool available to facilitate development of affordable housing is the density bonus provision of the Zoning Ordinance section on the R-1 Zone District (Section 826). Through a conditional use permit process, approval can be granted for development on lots as small as 4,500 square feet, rather than the standard 6,000 square feet required within the zone district. A program is proposed to review the provisions for density bonuses to ensure compliance with state law. Relaxation of other property development standards is also possible through the public hearing process. The discretionary permit application process enables decision makers (the Planning Commission and Board of Supervisors) to ensure that the housing will be affordable and that design features will mitigate negative impacts that may result from the increase in density.

The Subdivision Ordinance governs the process of converting raw land into building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning District regulations and the County's Improvement Standards. Tentative subdivisions are filed with the Development Services Division, which determines their completeness and conformance with the County's subdivision ordinance.

Compliance with this ordinance provides for orderly development, protection of property values and assures that adequate streets, public utilities and other essential public services are provided. Excessive restrictions could result in inflated land development costs and/or lack of development interest. However, the County's land use controls are comparable to other jurisdictions throughout the Central Valley and are not considered to be constraints on development. Land use controls will continue to be monitored for appropriateness.

The Land Resources Inventory verifies that there is no shortage of potentially developable land in Fresno County. Consistent with the County's Urban Development Policy, intensive housing development will be directed to residentially zoned urban areas and established communities where infrastructure and services are available. Lands that are currently zoned for residential use that are served or could be easily served by community water and sewer services or are permitted to have private septic systems and wells are the sites designated by this Housing Element to accommodate future growth and housing needs. This policy reflects the commitment to conserve natural and managed resources and to minimize the loss of valuable agriculture land and open space.

The inventory does show that not all of the allocation for a specific market area can be accommodated in that specific area. In the case of the Westside South Market Area the allocation can not be readily accommodated in the unincorporated area due to the lack of unincorporated communities and the County policy to preserve agricultural lands. In this area the County will rely on the existing cities to address the major portion of the housing need. In other market areas the need can be best addressed by further review and update of applicable regional or community plans. Until the plans are updated changes can be made through applications for amendments to the community plan/general plan. While plan amendment and subsequent development is not

precluded because of the need to update plans it can be viewed as a constraint because of the time and fees associated with amendments. The County does face constraints in accomplishing the update of its forty one regional, community and specific plans and the preparation of a new regional plan for the Friant-Millerton Region as directed in the County's General Plan. These constraints lie in the level of funding and staffing available to accomplish the work. A program is proposed to identify priorities and a schedule for updating of the plans in conjunction with the 2002 annual review of the General Plan. It is suggested that housing production needs be a factor considered in the prioritization of plan updates.

An Urban Development Policy could be viewed as a governmental constraint; however, when viewed as a necessary method to preserve prime agricultural land, the greater good outweighs any minimal constraint imposed. Directing growth to existing urbanized areas will not prevent the development of a range of housing opportunities throughout the County.

Building Codes and Enforcement

Model Codes regulate new construction and substantial rehabilitation of dwellings. These codes include the building, plumbing, electrical and mechanical codes. The building codes establish minimum standards and specifications for structural soundness, safety, and occupancy. Fresno County enforces the most recent editions of the California Building, Plumbing, Mechanical, and Electrical Codes. In 2001 the County updated Title 15 of its Ordinance Code, adopting by reference the California Codes and defining the County's administrative processes, safety protections, and specific County provisions for construction. The building codes enforced by the County are typical of those enforced throughout the State.

The Fresno County Department of Public Works and Planning is responsible for the County's enforcement of the California Building Code. Building Code enforcement is conducted through scheduled inspections of new construction, remodeling and rehabilitation projects to ensure compliance with health and safety standards. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Code enforcement on existing construction is limited to correction of violations brought to light through complaint or similar community activity. Like many jurisdictions, Fresno County's resources for proactive code enforcement are severely limited. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved.

The County Department of Community Health has the primary authority for enforcement of Health and Safety Code violations that pertain to substandard housing. The majority of actions taken pursuant to substandard housing conditions result from complaints from the general public. The Department also receives referrals of possible violations from other public agencies such as the Department of Social Services, schools and fire departments, and law enforcement agencies.

Site Improvements

Site improvements are regulated by the County Subdivision Ordinance and through conditions and standards imposed through the County Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewerage and water systems, etc. In order to reduce costs for affordable housing, the County will not require any improvements other than those that are deemed necessary to maintain the public health, safety, welfare, environment, and quality of life.

The County may require the installation of physical improvements off-site to mitigate the adverse environmental impacts of housing development within the jurisdiction. These off-site improvements can include traffic control measures or capacity enhancements, the development of park facilities, water or sewer capacity enhancements, or other enhancements to impacted infrastructure.

Fees

The County charges building permit and land use application fees. The land use application fees serve to recover a portion of the administrative cost of processing applications. Typical land use applications include General Plan Amendments, Amendment Applications (rezones), Variances, Conditional Use Permits, Director Review and Approvals, Tentative Tract Maps, Tentative Parcel Maps and Site Plan Reviews. Fees charged for land use permits are set out in the Fresno County Master Schedule of Fees adopted by the Board of Supervisors after public hearings. Refer to Appendix H for a list of these fees.

Building permit fees typically are assessed on a per-unit basis in residential developments. Fees charged for building permits are based on construction valuation and are set out in the Fresno County Master Schedule of Fees. These fees for residential structures are typically less than \$1.50 per square foot. Refer to Appendix I for permit fees for a typical 2000 square foot single family residence. A review of fees relative to housing development cost determined that the fees imposed by Fresno County do not act as constraints because they represent a low portion of the total cost of housing. The required permitting processes ensure that housing is built in compliance with California Building Code standards designed to protect the public health, safety and general welfare.

Processing

Delays in processing the various permits and applications necessary for residential development can add to housing costs and serve as a disincentive to develop. In Fresno County the processing time for a basic application does not constitute a constraint. The County's turn around time for a plan check varies depending on the complexity of the project; except in rare cases, the process is completed within two to six weeks. Basic tentative subdivision map applications, with no additional requirements or concurrent applications, are usually processed in two months, and requests for routine building inspections can be accommodated in one to two days in the Fresno-Clovis metropolitan area and within two to three days in the outlying areas.

There are exceptions to these processing standards caused by delays that are out of the control of Fresno County. These delays result from incomplete application submittals, failure to respond to staff requests for additional information, and failure to design projects to County standards. The County currently processes residential development applications in the shortest time possible given work process, review requirements, public notice, and schedules for Planning Commission and Board of Supervisors meetings.

The Department of Public Works and Planning has the responsibility for short and long-range planning, code enforcement, inspections, and permitting of the County. The County is always looking to improve the permitting and code enforcement systems to increase efficiency and better serve the development community. Throughout the 1990s, Fresno County instituted a number of improvements to streamline existing procedures. Key elements of the improvement process include updating the County codes, undertaking an organization and space-planning effort for improved

department efficiencies, and streamlining permitting services. Procedures will be periodically reviewed and revised to ensure the ease and efficiency for developers navigating the permit process.

Economic Development

While a high unemployment rate and lack of jobs is not directly a governmental constraint it is an area where governmental effort can affect change that addresses the housing needs in Fresno County. The lack of job availability and job skills can be constraints on a family's ability to afford adequate housing and other necessities. As a means to bolster the overall economy of the county and the economic well-being of residents the County adopted an Economic Development Element as the first element in its updated General Plan in October 2000. An economic development strategy was also adopted and County staff has been assigned to implement the plan and take a lead role in working with the cities of Fresno County in promoting economic development. Economic development is a key part of the County's strategy for address housing needs.

Constraints on Housing for Persons with Disabilities

The County has analyzed its land use, zoning and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. In the unincorporated area of Fresno County persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services for persons with disabilities. The Zoning Ordinance does not differentiate between related and unrelated persons in the occupancy of residential units. The County Zoning Ordinance allows group homes of six or fewer persons as a by-right use in all zoning districts that permit single family residences. There is no limit on the number of group homes that may be located in an area. Large group homes, for seven or more persons, may also locate in the zoning districts that allow group homes, subject to approval of a conditional use permit. Refer to Appendix E for a listing of group home provisions by zoning district. A conditional use permit requires a noticed public hearing of the Planning Commission and is subject to conditions that the Planning Commission may find necessary to assure compatibility among uses. The Planning Commission does not have a defined list of conditions that are applied to large group homes but rather looks to the circumstances of each individual use. The requirement for a conditional use permit for large group homes is a constraint but is an appropriate requirement because the occupancy load of such a home would generally be larger than the typical occupancy of residential units permitted in the zone and therefore warrants the determination of the adequacy of the facility and improvements to assure compatibility in the residential neighborhood.

The County recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A Zoning Ordinance provision, which allows open porches, platforms or landing places and the associated ramps to encroach into setback areas, facilitates external retrofits for access. (A building permit is not required for these access ramps when the platform or landing height does not exceed thirty inches.) Any other special provisions to accommodate disabled persons such as encroachment of other structural features into setback areas or special parking considerations require a variance. This latter circumstance can be a constraint for persons with disabilities because the State Government Code and County Zoning Ordinance provisions for variances would typically not allow the granting of the variance unless the circumstances related directly to characteristics of the property versus the special needs of the occupants/residents. It

would be appropriate to consider the addition of a reasonable accommodation provision in the zoning ordinance to better address the special needs of disabled persons. Such a zoning ordinance amendment would appropriately establish an administrative procedure that ensures availability to individuals with disabilities and their representatives; requires only non-confidential information necessary for determining that an individual has a disability that requires the special accommodation; minimizes public noticing and hearing processes to safeguard the private interests of individuals with disabilities; contains criteria, which conform to state and federal fair housing law, for granting and denying a request; and establishes time frames for review, written determination on a request and an appeal procedure.

The County has adopted and enforces the current California Building Codes including Chapter 11 pertaining to accessibility. This chapter which incorporates provisions from the Americans with Disabilities Act, specifies that a number of the residential units in new multi-family construction of three and more apartments or four and more condominiums must be accessible or adaptable. Special training courses for staff who implement the Codes has created an increased awareness of and sensitivity to accessibility issues for persons with disabilities and an understanding of the needs and challenges faced by physically disabled persons. This training has enabled staff to work more effectively with CBC accessibility retrofit plans when submitted. The County enforces the building codes, which are minimum standards for health and safety and therefore should not be relaxed. The Building Staff is always ready to work with members of the public to find ways to address their special needs within the provisions of the Codes. Therefore, the building codes do not create constraints that should be further addressed by the County.

Provisions for maintenance of housing for persons with disabilities would be essentially the same as for any residence in the County. Structural accommodations for physically disabled persons may be accomplished in conjunction with rehabilitation of structures of lower income households under one of the County's housing rehab programs for owner-occupied or rental units. The County's Building and Zoning staff refers persons to the rehab program staff to determine qualifications for financial assistance with structural accommodations.

Commitment to Housing Programs

The County has an active housing program that complements the work of the Fresno City and County Housing Authorities and non-profits. The work of these groups focuses on new construction and housing payment assistance. The County's programs focus on rehabilitation of existing units and down payment assistance for low- and moderate-income residents. The County fosters affordable housing development in the County through development loans to eligible community housing development organizations and partnering in programs with other agencies and organizations.

The County's commitment to housing is evidenced in the past activities listed in the review of the previous Housing Element. The Community Development Division of the Department of Public Works and Planning has staff specifically assigned to housing programs. The ongoing commitment to addressing housing needs of the County is demonstrated in the recent application for and receipt of \$500,000 in CalHome funds and planning for a future application in the second round; application for and receipt of \$92,197 in Housing Preservation Grant funds from the USDA; a new application for the Joe Serna Farmworker Housing grant; plans to apply for all other State and federal grant programs for which the County is eligible to provide financial assistance and incentives for development of affordable housing. The County will also continue to work closely with non-

profit housing development agencies such as Self Help Enterprises and the National Farmworker Service Center to provide them with loans for the development of affordable housing.

The cooperative efforts with other housing agencies and groups include regular monthly phone calls and meetings between staff to closely coordinate the various programs to best utilize the grant opportunities available to each agency and collaborate on projects whenever feasible.

In the area of farmworker housing, the County promotes its housing rehabilitation programs through monthly marketing in farmworker neighborhoods and communities, through personal, door-to-door visits, directed mailings, and community meetings. In addition to the rehab programs the County will seek out new partnership opportunities through its collaborative efforts in coordinating meetings between housing agencies, in order to provide the most coordinated means of providing farmworker housing. This effort is ongoing as special needs occur and as funding opportunities become available.

In establishing objectives for farmworker housing assistance it must be recognized that while the County has a commitment to address the need, the County cannot control the private market for housing development, nor can it control the ongoing need for farmworker housing given the proposed retirement of 200,000 acres of farmland on the County's west side. Further, the County's Affordable Housing Programs are offered to all eligible low and moderate income families, not just farmworker families (except for specific grants that may be obtained in the future which target specific groups.)

Additionally, receiving government assistance is voluntary. The County's housing loan programs cannot be assured to assist farmworker families. They can be marketed extensively to farmworkers but participation can not be forced. The County does have a track record of farmworker families participating in its programs, however, so there is certainty that they are structured properly to provide appropriate assistance. The administering staff of the County's Department of Public Works and Planning continues to monitor and evaluate the programs to ensure they are designed appropriately.

In the area of fair housing, the County's activities are conducted and evaluated on a monthly basis, with approximately 24 workshops held each year in locations throughout Fresno County. The County evaluates its fair housing activities monthly through reports from its service providers, and directs the types and locations of the activities to ensure they are comprehensively provided throughout the County and to a variety of types of interest groups and individuals. This is an essential component of the effort to ensure and verify services are outreached to everyone, in all segments of the community.

Summary of Governmental Constraints

In Fresno County, there is more than an adequate supply of designated developable sites to accommodate housing needs over the next five years. Local policies and regulations play a legitimate role in protecting the public's health, safety, and welfare. However, the County must monitor these regulations to ensure there are no unnecessary restrictions on the operation of the housing market. The County must be vigilant in ensuring that no regulation is excessive and identifying where steps can be taken to remove or minimize obstacles to residential development.

While the regulations and fees that accompany residential development may serve to increase the cost of housing, these regulations and fees are needed to protect the existing residents and land use

from the potential negative impacts and costs of new development. In the case of Fresno County, there is substantial vacant land available and a variety of densities are accommodated by the existing Zoning Districts. The County's regulations do not pose any unnecessary constraints to the production of affordable housing.

Fresno County's zoning regulations, development procedures, standards and fees do not unduly constrain housing maintenance, improvement or development, nor do they adversely affect housing affordability. However, at its hearing to update fees for 100 percent cost recovery in Spring, 2002 the Board of Supervisors delayed adoption of full cost recovery fees and established a Green Ribbon Best Practices Committee of staff and building industry representatives to study the proposed fees and assist with a more detailed review of development processes and the associated cost of the existing or improved process. The committee will also review best practices of the industry or other jurisdictions and provide its findings to the Board of Supervisors. This committee work will provide a more detailed review of governmental constraints related to the planning and permitting processes and propose improvements.

Non-Governmental Constraints

In addition to governmental and physical barriers to housing production, there are economic and sociological circumstances that impact the availability of housing. Non-governmental constraints are caused by or result from actions of the private sector. Sometimes impacts of non-governmental constraints can be mitigated slightly by County activities or programs, but often these efforts have little impact on the total housing need within the county or individual market area.

Land costs, construction costs, and market financing contribute to the cost of housing investment, and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The section that follows analyzes these market constraints as well as the activities that the County undertakes to mitigate their effects.

Availability and Cost of Financing

Interest rates for construction and financing have a more significant impact on the affordability of housing than any other single factor in Fresno County. Historically, interest rates coupled with the availability of financing have proven insurmountable obstacles for households unable to achieve home ownership. A rise in interest rates acts to chill housing markets as lower-income buyers are unable to qualify for financing and eligible buyers postpone purchases to await more favorable terms.

Interest rates currently are much lower than those reviewed in the 1991 Housing Element and do not pose the same level of constraint. Borrowing costs on fixed rate mortgages during the first quarter of 1999 were at their lowest point in 25 years. The beneficial effect of lower mortgage interest on home ownership affordability is significant. An analysis of the monthly housing cost for a typical single family house, priced at \$60,000 and financed at 10 percent interest for 30 years, indicates that a 3 percent reduction in the interest rate to 7 percent (typically available in early 2002) results in a 24 percent reduction in the monthly mortgage payment.

Lower interest rates increase home ownership opportunities not only by allowing affordable monthly payments for new buyers, but by allowing existing homeowners to refinance their homes, achieve lower housing costs, and thereby increase their ability to preserve existing home ownership. Table H-30 shows the effects varying interest rates can have on monthly payments (principal and interest only), based on a 30-year fixed rate mortgage.

Mortgage Amount	Monthly payment with interest rate of:		
	7 percent	8 percent	10 percent
\$60,000	\$399.18	\$440.26	\$526.54
\$80,000	\$532.24	\$587.01	\$702.06
\$100,000	\$665.30	\$733.76	\$877.57
\$120,000	\$798.36	\$880.52	\$1,053.09

Source: www.homestore.com

The Fresno County housing market has remained somewhat insulated from the recession affecting many areas of California. The local housing market has remained strong partially due to the influx

of equity refugees and employee relocations, keeping the building activity in the area from slowing. This is especially true for the single-family housing market where financing is readily available and attractive to qualified buyers.

There still exist areas of the County where housing is deteriorating. The residents in these areas are often unable to qualify for home improvement loans because of their low income. The County has been successful in implementing community development housing rehabilitation projects in many of these areas for both owner and rental units.

The availability of financing affects a person's ability to purchase or improve a home. The cost of financing is irrelevant if lenders are unwilling to lend money. The primary concern in a review of lending activity is to see whether home financing is generally available to all income groups in the community. Given low average household incomes, many households have difficulty in obtaining home purchase loans from conventional sources such as banks or mortgage lenders. Specific housing programs such as the Down Payment Assistance Program or other mortgage assistance programs can be a useful tool providing help with down payment and closing costs, which are often significant obstacles to home ownership.

Price of Land

According to the California Building Industry Association, the cost of land represents a substantial portion of the total housing development cost, but has little impact on the maintenance and improvement of existing stock. In many markets up to 25 percent of housing costs are attributable to land costs. The average land costs in California are significantly higher than costs in most other states.

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements. In addition to the cost of the land, new housing prices are affected by the cost of holding land while development permits are processed. The shorter the period of time it takes to process applications for building, the lesser the effect on the final cost of housing.

Land costs also vary depending on whether the site is vacant or has an existing use that must be removed. Site constraints such as environmental issues (i.e. steep slopes, soil stability, or flooding) can be major factors in the cost of land as well.

The majority of sites zoned for residential development in Fresno County's unincorporated area lies within and adjacent to existing cities and unincorporated communities. Residential development could occur via construction on vacant lots, redevelopment of former business and industrial uses, infill on undeveloped lots, and on lots already developed but with zoning potential to accommodate one or more additional units. In the case of infill on lots already developed, there are no land costs associated with the development of additional units. Additionally, in these situations, the typical costs associated with development of raw land do not apply because required improvements, infrastructure, storm drainage and utilities are already in place.

Mitigation measures dealing with land costs in which local governments can participate include the use of grant funds to write down land costs, and utilization of government-owned, surplus land for housing projects. In both cases, the kind of housing most likely to benefit is assisted, low-income housing funded through a state or federal program.

Cost of Construction

The sensitivity of home building to economic cycles, especially changes in interest rates and income levels, makes it difficult for builders to respond rapidly to market changes or anticipate future housing needs. At least a year or more may elapse between the time a builder proposes a development and the time the homes are sold. During this period economic conditions can range from highly favorable to extremely adverse for the builder. As a normal cost of business, and part of the risk of home building, developers must absorb expenses incurred in failed projects, changes in financing or construction costs, etc. If the builder is to be successful, these costs must be recovered in future projects.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit, and the number and quality of amenities provided.

Construction costs can be broken down to two primary categories, materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

The cost of lumber and wood products can account for one-third of the materials cost in building a home. Many factors since the 1991 Housing Element have driven up lumber prices, making development of affordable housing more difficult. These factors include increased demand for lumber and a reduction in timber harvesting in California and the Pacific Northwest, which resulted in local and regional mill closures.

The demand for new housing in the region can also lead to tremendous shortages in insulation, drywall, cement, and concrete. Without sufficient quantities of these materials, higher prices result. It appears that only a slowdown in the local housing market will alleviate the high prices for construction materials and the constraints on their availability.

Another major cost component of new housing is labor. Inflated labor costs due to high wage rates and shortages of skilled labor significantly increase the overall cost of housing. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California.

Over time direct construction costs have decreased as a proportion of total costs because of a drop in the number of labor hours required to construct a home and the use of less skilled workers (due to improved construction process and use of pre-fabricated materials). However labor and material costs remain the largest component of the overall cost of residential development, and these increased costs worked to escalate housing costs in the 1990s. Builders passed these increases along to the homebuyers or renters.

Housing construction costs have risen significantly in recent years. The County's adopted building permit construction value for single family homes is currently \$62.00 per square foot. Using this figure, the cost of constructing a typical 1,000 square foot single family home is approximately \$62,000.

One of the continuing results of Proposition 13, passed by the voters of California in 1978, is the severe limitation imposed on the development of infrastructure. These costs can no longer be passed on to the taxpayer by the local jurisdiction and must be borne by the developer, who then must pass them along by increasing the cost of housing and rents. Fresno County can utilize available state and federal grant funds to write down the cost of infrastructure construction. The preferred method has been to use the funds to finance such infrastructure improvements as water and sewer lines, street reconstruction and drainage systems.

Lifestyle

Housing costs in Fresno County can be significantly affected based on a residence's location, size, design and the type of amenities that are included. There has been a dramatic shift over the last three decades in the size of housing units and the amenities offered. A factor adding to the increased housing costs during the 1990s was consumer preference and expectations. The average size of a single family home increased and other desired housing options included added number of bedrooms, specialty rooms and living areas. All of these lifestyle choices have costs associated with them and result in higher prices for housing. To encourage development of affordable housing, Fresno County needs to look towards smaller units, smaller lots, multifamily housing, and other alternatives to the single family detached dwelling.

Even with the increased cost for materials, the costs of land and construction are lower in Fresno County than they are for the state as a whole, making affordable housing easier to develop. This is particularly true in the unincorporated area. However, the median household income is also lower in Fresno County, which lowers the housing costs that can be borne by households that need affordable housing. One of the primary focuses of this housing element is on the lower income households in need of housing assistance.

OTHER MANDATES

The remainder of this Housing Element is made up of three sections mandated by the State: Energy Conservation, Consistency with Other General Plan Elements, and Public Participation.

Energy Conservation

Throughout previous housing elements, Fresno County has consistently pursued a goal of promoting energy conservation activities in all residential neighborhoods, primarily through local ordinances promoting energy conservation. For the most part, the State has pre-empted the need for local jurisdictions to pass their own conservation measures through Title 24 requirements endorsed by Fresno County and entities statewide. Title 24 requires demonstration of energy efficiency in new construction and promotes the use of conservation measures.

With governmental mandates already in place, the County shifts its focus to participation in voluntary programs. The County disseminates conservation information as it becomes available and informs residents about assistance offered by utility companies and other sources.

Consistency with Other General Plan Elements

State law and County policy require the General Plan to be internally consistent. The introduction to the General Plan's *Policy Document* (Page 2) explains:

"The format and structure of the general plan is left to local discretion, but regardless of the format or issues addressed, all substantive parts of the plan must be consistent with one another (i.e., *internally consistent*). For instance, the policies in the Agriculture and Land Use Element must be consistent with those of the Housing Element, and vice versa."

This Housing Element bases the County's ability to meet the need for new housing units on the availability of parcels that are properly zoned for residential development and served by utilities such as sewer and water systems. Zoning is required by state law to be consistent with General Plan land use designations, so the sites identified by the Housing Element as appropriate for residential development are consistent with the Land Use Intensity Standards of the Agriculture and Land Use Element (Page 2-1). Tables LU-1 and LU-2 (pages 2-4 and 2-5) show the correlation between zone districts and General Plan land use designations with their development intensity standards.

The Housing Element directs unincorporated area growth to existing communities in accordance with the General Plan *Vision Statement* (starting on page 8):

- "Agricultural Land Protection: The plan seeks to protect its productive agricultural land as the county's most valuable natural resource and the historical basis of its economy through directing new urban growth to cities and existing unincorporated communities and by limiting the encroachment of incompatible development upon agricultural areas."
- "Urban-Centered Growth: The plan promotes compact growth by directing most new urban development to incorporated cities and existing urban communities that already have the infrastructure to accommodate such growth."

- "Efficient and Functional Land Use Patterns: The plan promotes compact, mixed-use, and pedestrian and transit-oriented development within city spheres as well as in the county's unincorporated communities."

Rather than promote consumption of agricultural land, intrusion of growth in rural areas and inefficient service delivery systems contrary to the fundamental principles of the General Plan, this Housing Element provides for shifting of some allocations assigned by the Regional Housing Allocation Plan. For example, this Housing Element recognizes that there is no land designated or zoned for residential development in the Westside South Market Area that is not within incorporated cities. The unincorporated area allocation for this market area is shifted to the Westside North Market Area, where there are unincorporated communities capable of meeting the need in a manner consistent with the General Plan *Vision Statement* and policy.

As required by the Regional Housing Allocation Plan, this Housing Element projects rates of growth that are different than, but very close to, those utilized in the remainder of the General Plan. As noted earlier, COG projects that 7.9 percent of the new housing units constructed by the middle of 2007 will be built in unincorporated areas. The General Plan assumes that 7.4 percent of the population growth through the year 2020 will be absorbed in unincorporated territory. The difference in rates is one-half of one percent.

The COG calculations are based on an annual countywide growth rate of 1.65 percent, one-tenth of one percent more than forecast in the General Plan. COG utilizes an annual growth rate for the unincorporated area of 0.88 percent, five hundredths of a percentage point more than contemplated in the General Plan.

Public Participation

In order to ensure a significant and inclusive public process, citizen committees, the public and elected officials are being asked to review and consider the Housing Element document and policy recommendations. Copies of the draft will be made available to and comments requested from local citizens, affordable housing advocates, and other interested parties. The distribution list includes:

- Fresno County Housing & Community Development Citizens Advisory Committee (17 County residents representing various unincorporated areas)
- Fresno County Board of Supervisors
- Fresno County Planning Commission
- Fair Housing Council of Central California
- Housing Authorities of the City and County of Fresno
- Fresno Madera Continuum of Care
- Center for Independent Living
- Fresno County Economic Opportunities Commission
- City Managers – 15 cities in Fresno County
- Council of Fresno County Governments

The County will invite public participation through its review and public hearing process. Numerous community groups, both public and private that include all economic segments of the community and have interest in regional housing issues will be invited to review and comment upon the plan document prior to public hearings.

During the preparation of the Draft Housing Element, the County solicited public comment through presentations at community meetings and before community representatives at the monthly Housing & Community Development Citizens Advisory Committee meeting. A Public Survey Questionnaire was prepared and distributed to each representative. Representatives were asked to distribute the questionnaire in their respective communities. A copy of the questionnaire is included in this document as Appendix J.

In addition, the County and several cities collaborated to create a thirty-minute public access presentation on the housing element update process. The presentation was and will continue to be aired on public television during the Housing Element Update period. The format for the presentation was a roundtable discussion with five panelists and a moderator. The panelists included representatives from USDA National Center of Excellence, the Fresno Chinatown Revitalization, USDA Rural Development, and a local city Community Development representative.

The presentation provided the community with a broad but brief overview of the Housing Element—its purpose and the process. The topics discussed by the roundtable included urban housing needs, rural housing needs and the housing needs for special populations. The discussion ended with information regarding how citizens could participate in the process. Following the presentation, a list of public meeting dates and locations was aired along with a phone number for citizens to call if more information was needed.

The program was taped on November 21, 2001 and began airing the following week. It will continue to run on public television until after the public hearing process is over and the Fresno County Board of Supervisors adopts the Element.

HOUSING GOALS, OBJECTIVES, POLICIES

The 2002-2007 Housing Element Goals and Objectives are summarized in a table, Appendix K.

A. Housing Production

Goal H-A To increase the supply of housing, with a priority on the development of affordable housing, to meet the needs of residents of Fresno County unincorporated communities.

Objectives

- Annual construction of 401 new housing units in the unincorporated area during the period 2002-2007, according to the following schedule broken down by Market Area: Westside North 179; Westside South 38; Fresno-Clovis Metropolitan Area 117; East Valley 42; and Sierra Nevada 25.
- Construction of 2,752 new housing units in the County's five Market Areas for the period 2000-2007, broken down as follows: Westside North 994; Westside South 197; Fresno-Clovis 761; East Valley 446; and Sierra Nevada 354.

Policies

- Policy H-A.1 The County shall advocate and support federal and state actions which create a stable climate for housing production.
- Policy H-A.2 The County shall facilitate the use of federal and State programs to assist in development which meets identified housing needs and is consistent with local plans and programs.
- Policy H-A.3 The County shall support the efforts of agencies which pursue the development and production of quality affordable housing consistent with the County General Plan.
- Policy H-A.4 The County shall provide opportunities for development of a variety of affordable housing.
- Policy H-A.5 The County shall encourage and support public-private partnerships with nonprofit housing developers.
- Policy H-A.6 The County shall encourage private development of affordable housing.
- Policy H-A.7 The County shall continue to allow second dwelling units on residential sites subject to adopted development standards and requirements.
- Policy H-A.8 The County shall continue to allow mobile and manufactured housing in all residential zones where appropriate, and assure that it is safe and attractive.

Implementation Programs

Program H-A.A The County shall continue to monitor State Department of Housing and Community Development’s web page for Notice of Funding Ability (NOFA) and where appropriate prepare or support application for funding of such programs as Cal Home, Joe Serna Farmworker Housing, and Multi-Family Housing.

Responsibility: Department of Public Works and Planning
Time Frame: Monitor web page: On going on a weekly basis
Applications: Annually based on applicable funding availability and funding deadlines established in the NOFAs.

Program H-A.B The County shall through Development Agreements for residential projects, encourage the provision of affordable housing by the private sector by requiring that a percentage of units in specified residential projects be affordable.

Responsibility: Board of Supervisors
Time Frame: On going, as applicable

Program H-A.C The County shall annually review and report on the Housing Element in conjunction with the annual review of the General Plan as set out in Implementation Program LU-H.D of the Agriculture & Land Use Element.

Responsibility: Department of Public Works and Planning
Time Frame: Annually

Program H-A.D The County shall encourage public participation in formulation and review of housing policy.

Responsibility: Board of Supervisors
Time Frame: Annually

Program H-A.E The County shall continue to work closely with the Housing Authorities of the City and County of Fresno and other responsible agencies and non-profits in responding to HUD’s Super Notice of Funding Availability (Super NOFA) for HUD’s Discretionary Grant Programs such as the Rural Housing and Economic Development Program to encourage construction of affordable housing in the unincorporated areas of Fresno County. This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and to collaborate on projects whenever feasible. The regular communications will enable applications to be considered with sufficient time prior to applications deadlines.

Responsibility: Department of Public Works and Planning
Time Frame: On going on a monthly basis

Program H-A.F The County shall continue to cooperate with and partner with agencies and partnerships whose mission is to provide construction of lower cost housing

through accessing federal funding such as the USDA Rural Development’s Single Family and Multi-Family Housing Grants (Section 514/516 Farm Labor Housing Loan and Grant programs and Section 538 Rural Rental Housing Guaranteed Loan Program). This will be accomplished through monthly communication between the respective staffs to closely coordinate the various programs to best utilize the grant opportunities available to each agency and to collaborate on projects whenever feasible. The regular communications will enable applications to be considered with sufficient time prior to applications deadlines.

Responsibility: Department of Public Works and Planning
 Time Frame: On going on a monthly basis

Program H-A.G The County shall continue to operate its HOME program to facilitate the development of affordable housing through partnerships with Community Housing Development Organizations (CHDO), such as Self Help Enterprises and Housing Assistance Corporation (HAC), or non-profits such as the National Farmworker Service Center (NFWSC).

Responsibility: Department of Public Works and Planning
 Timeframe: On-going

Program H-A.H The County shall establish a plan, with time frames, for the update of regional and community plans of the Fresno County General Plan with priority given to the update of plans that will address areas with housing production needs as defined in the inventory of residential land resources.

Responsibility: Board of Supervisors
 Planning Commission
 Planing & Resource Management Department
 Timeframe: FY 02-03
 Establish plan in conjunction with annual review of General Plan in Fall 2002.
 Initiate work on plan update in early 2003

Program H-A.I The County shall review and update the zoning ordinance provisions of Section 855-N.21, “Reduced property development standards for affordable housing,” to assure compliance with State law regarding density bonus.

Responsibility: Department of Public Works and Planning
 Board of Supervisors
 Time Frame: FY 02-03

Program H-A.J The County shall develop a program to track new construction activity to enable more effective analysis of the new construction by location and affordability.

Responsibility: Department of Public Works and Planning
 Timeframe: FY 02-03

Program H-A.K The County shall actively participate in the development of the next Regional Housing Needs Allocation Plan to better ensure that the allocations are reflective

of County General Plan policies to direct growth to the cities and are realistic objectives based on land use patterns in the unincorporated areas of the County.

Responsibility: Department of Public Works and Planning
Board of Supervisors
Timeframe: FY04-05 or time of preparation of next RHNAP

B. Livable Communities

Goal H-B To manage housing and community development in a manner that promotes the long-term value of each existing and new housing unit and the environment in which it is located.

Objective

- Maintain community design standards that provide for the development of safe, attractive, and functional housing developments and residential environments.

Policies

- Policy H-B.1 The County shall promote balanced, orderly growth.
- Policy H-B.2 The County shall require that new housing be constructed in accordance with building codes and development standards to ensure the safety and integrity of each unit.
- Policy H-B.3 The County shall direct new housing development to communities where essential public services are provided and where adequate employment, commercial, community and education services are available.
- Policy H-B.4 The County shall manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area’s natural resource base and overall living environment.
- Policy H-B.5 The County shall encourage a mix of housing types, including both higher density and lower density housing.
- Policy H-B.6 The County shall continue to enter into appropriate resource sharing agreements with cities to direct urban development, including residential development, to cities and allow, where consistent with the County General Plan, for annexation to occur.
- Policy H-B.7 The County shall continue its Memoranda of Understanding with cities and continue to direct growth to urban areas.
- Policy H-B.8 In established neighborhoods the County shall allow more intensive development of underdeveloped parcels if the proposed project is found to be in keeping with, or is an enhancement to, the character of the existing neighborhood.

Implementation Programs

Program H-B.A The County shall implement this Housing Element as its long-term housing strategy for Fresno County.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-B.B The County shall prevent residential encroachment on open space and agricultural land through implementation of policies and programs of the Agricultural & Land Use Element.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-B.C The County shall assure that all new housing is safe and attractive through appropriate design and zoning standards and application of the California Building Code and in keeping with the area’s established character.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-B.D The County shall determine appropriate residential densities based on need for housing, surrounding uses, established neighborhood character, available infrastructure, and environmental constraints, with the goal of increasing overall density of new urban residential construction.

Responsibility: Department of Public Works and Planning
 Time Frame Evaluate in conjunction with update of regional and community plans

Program H-B.E The County shall continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.

Responsibility: Department of Public Works and Planning
 Time Frame On going

Program H-B.F The County shall consider establishing, an electronic permitting system that utilizes the County’s internet capabilities to receive permit applications and assist with other development queries.

Responsibility: Board of Supervisors
 Department of Public Works and Planning
 Time Frame FY 02-03

C. Housing Choice

Goal H-C To provide for a broad range of housing types and densities to meet the needs of all residents of the unincorporated area.

Objective

- Assure that sufficient land is designated for residential development and residential reserves to expand the opportunity for new housing development for all segments of the County’s unincorporated population projected through 2007 (the COG Housing Needs Allocations).

Policies

- Policy H-C.1 The County shall encourage development of a full range of quality housing that allows residents of the unincorporated communities access to safe and affordable housing while preserving the character and integrity of existing neighborhoods.
- Policy H-C.2 The County shall encourage higher housing densities, where permitted, including condominium, townhome and multi-family development.
- Policy H-C.3 The County shall encourage needed housing development in unincorporated communities where services are available.
- Policy H-C.4 The County shall permit bypassed remnant parcels that are designated Low and Medium Density Residential to develop to the next higher density when such development will not have an adverse impact on surrounding land uses and other General Plan policy provisions are addressed including the circumstance and criteria of Policy LU-F.13.
- Policy H-C.5 The County shall, through the Community and Neighborhood Plan update process, selectively redesignate vacant land for higher density uses or mixed uses to facilitate infill development.
- Policy H-C.6 The County should review and update each unincorporated community plan as needed to ensure that adequate residential land is designated to accommodate population and growth projections of the General Plan.
- Policy H-C.7 The County shall encourage the revival of townhome and condominium development to maximize housing choice.
- Policy H-C.8 The County shall support construction defect legislation that adequately protects homebuyers without creating disincentives to developers to build attached housing such as townhouses and condominiums.

Implementation Programs

- Program H-C.A The County shall maintain the inventory of residential land resources for annual reporting on the Housing Element.
 Responsibility: Department of Public Works and Planning
 Time Frame: Annually
- Program H-C.B The County shall continue to designate and zone adequate sites to meet special housing needs, consistent with its Agricultural and Land Use Element.
 Responsibility: Board of Supervisors

Department of Public Works and Planning
Time Frame: Evaluate in conjunction with update of regional and community plans

Program H-C.C The County shall designate Housing Opportunity Areas -- sites where a special effort will be made to promote the development of affordable housing consistent with General Plan policies. Sites will be designated based on the availability of existing sewer and water service and documented need.

Responsibility: Department of Public Works and Planning
Time Frame: Evaluate in the preparation regional and community plan updates. Refer to Program H-A.H

Program H-C.D The County shall encourage higher densities in development proposals by making applicants aware of the maximum density permitted based on General Plan policies and zoning.

Responsibility: Department of Public Works and Planning
Time Frame: Initiate changes to the process in FY 02-03; ongoing as a part of the Pre-Application Review process.

Program H-C.E The County shall further encourage higher densities by providing information to the public through a hand-out which identifies the provisions for planned residential developments that define criteria for mixing housing types and densities to attain the maximum yield on a site; identifying the County’s density bonus provisions; and other applicable policies and provisions that allow for smaller lots and mixed uses.

Responsibility: Department of Public Works and Planning
Time Frame: FY 03-04

D. Jobs-Housing Balance

Goal H-D To achieve Jobs-Housing Balance by placing residential development in areas near employment opportunities

Objectives

- Provide for residential development to occur where supported by economic and employment opportunities.
- Encourage housing construction in urbanized areas where job growth is expected to occur, and where housing has not kept pace with job growth.

Policies

Policy H-D.1 The County shall support residential development in existing communities supported by nearby employment opportunities.

- Policy H-D.2 The County shall encourage production of housing in close proximity to public transportation and services.
- Policy H-D.3 The County shall promote mixed-use development where housing is located adjacent to jobs, services, shopping, schools, and public transportation.
- Policy H-D.4 The County shall support programs that increase employment and economic opportunities consistent with the Economic Development Element.
- Policy H-D.5 The County shall advocate and support the development of a range of housing for all income levels in proximity to existing and planned employment centers in an effort to achieve a jobs/housing balance.

Implementation Programs

Program H-D.A The County shall evaluate new job-generating projects (commercial and industrial) to assure that the location is in reasonable proximity to housing to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-D.B The County shall evaluate proposals for designation of land for residential development to assure that there are adequate job opportunities in close proximity or adequate public transit access to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

E. Special Needs Housing

Goal H-E To provide an adequate supply of housing and supportive services for persons with special needs including elderly, homeless, disabled, female head of household, and large families.

Objectives

- Participate in program development and seek increased funding to reduce and prevent homelessness.
- Partner in local and regional efforts to secure funding to expand housing opportunities for special needs populations.

Policies

Policy H-E.1 The County shall pursue programs and funding opportunities to provide homeless assistance.

- Policy H-E.2 The County shall encourage the efforts of public and private entities involved in construction and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy H-E.3 The County shall participate, as appropriate, in programs providing emergency shelter and related counseling services.
- Policy H-E.4 The County shall continue to implement its provisions for special needs features, such as ADA retrofit efforts, in its rehabilitation assistance programs.
- Policy H-E.5 The County shall work with non-profit agencies, cities and developers on regional approaches to providing housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless.
- Policy H-E.6 The County shall assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the elderly and large family households.
- Policy H-E.7 The County shall continue to encourage the efforts of service providers that address the diverse housing and supportive service needs of the community.

Implementation Programs

- Program H-E.A The County shall continue to provide service to homeless persons through the Human Services System.
 - Responsibility: Human Services System
 - Time Frame: On going
- Program H-E.B The County shall continue to be a member of the local Continuum of Care and be involved in other related homeless assistance forums. It will utilize the Continuum of Care to facilitate provision of short-term shelter, emergency assistance, and transitional housing to persons who are homeless.
 - Responsibility: Human Services System
 - Time Frame: On going
- Program H-E.C The County shall coordinate efforts with local agencies or other providers, to provide services through State Assembly Bill 2034 funding to assist the mentally ill homeless.
 - Responsibility: Human Services System
 - Time Frame: On going
- Program H-E.D The County shall continue to ensure new multi-family housing includes units that are accessible and adaptable for use by disabled persons in accordance with Chapter 11 of the California Building Code.
 - Responsibility: Department of Public Works and Planning
 - Time Frame: On going

Program H-E.E The County shall continue to actively market its successful housing rehabilitation programs that provide low interest deferred loan funds to meet special needs such as ADA retrofitting requirements and features to accommodate the elderly.

Responsibility: Department of Public Works and Planning

Timeframe: On-going

Program H-E.F The County, in partnership with the Fresno Housing Authority, will apply annually to HUD for the Mainstream Housing Choice Voucher Program and to the State of California for the Supportive Housing Initiative Act-Grant (SHIA) to provide housing services to mentally or physically disabled persons.

Responsibility: County Human Services Systems

Timeframe: Annually

Program H-E.G The County shall continue to set aside revenues from the Community Redevelopment Agency Friant Project Area in the low and moderate income housing fund as required by the State redevelopment law and direct the use of funds as prescribed in the adopted implementation plan. The 5-year implementation plan directs the funds to be used to improve the housing stock and when possible leveraged with the Home Program for rehabilitation. The Plan anticipates the rehabilitation of four units in 2004 with leveraged funds. Fund accrual for the seven year period (2000 to 2007) is estimated to be \$60,000.

Responsibility: Department of Public Works and Planning

Timeframe: On-going, fund accrual, with accrued funds utilized in 2004 pursuant to the adopted plan

Program H-E.H The County shall prepare and process an amendment to the Zoning Ordinance which establishes provisions and standards for reasonable accommodation of persons with disabilities to facilitate consideration of special needs of persons with disabilities that can not otherwise be addressed under existing provisions of the Zoning Ordinance.

Responsibility: Department of Public Works and Planning

Time Frame: FY 03-04

F. Farmworker Housing

Goal H-F To identify and address the housing needs of migrant and non-migrant farmworkers in the County.

Objectives

- Provide housing assistance to 320 farmworker households in Fresno County , 64 per year.

Policy

- Policy H-F.1 The County shall utilize internal and external resources to identify the needs of farmworkers.
- Policy H-F.2 The County shall work with other government agencies such as the Housing Authority and non-profit agencies to develop plans to build additional farmworker housing units.
- Policy H-F.3 The County shall support the Housing Authority’s applications for grants to assist in development or rehabilitation of various types of housing projects for agricultural worker households.

Implementation Programs

Program H-F.A The County will continue to actively promote its Affordable Housing Programs that provide housing rehabilitation and development for farmworker families in rural communities. The County promotes these programs through monthly marketing in farmworker neighborhoods and communities, through personal, door to door visits, directed mailings, and community meetings.

Responsibility: Department of Public Works and Planning
 Time Frame: Marketing work: Ongoing on a monthly basis. Milestones based on annual objective.

Program H-F.B The County will continue to support and encourage other agencies, such as Fresno County Housing Authority, in the application for State HCD funding as well as USDA Farm Labor Housing Loan (514) or Grant (516) funds, and other funds that may become available for farmworker housing. The County supports and encourages these agencies in their efforts through providing staff support in the application process, collaborating on marketing efforts to outreach to farmworker families, and by adopting and sending resolutions and letters of support for these agencies’ efforts

Responsibility: Department of Public Works and Planning
 Time Frame: Ongoing/Continuous with at least monthly communications.

Program H-F.C The County will continue to seek unique partnership opportunities with other agencies, such as the National Farm Worker Services Center (NFWSC), the Rural Communities Assistance Corporation (RCAC) and State HCD, to develop farmworker housing in the County. The County will seek out these new partnership opportunities through its collaborative efforts in coordinating meetings between housing agencies, in order to provide the most coordinated means of providing farmworker housing.

Responsibility: Department of Public Works and Planning
 Time Frame: Initiate partnerships: by January 2003.
 Ongoing: coordination and consideration of partnership opportunities particularly as funding becomes available.

Program H-F.D The County shall establish a collaboration of agencies, such as the NFWSC, RCAC and the Fresno Housing Authorities to convene regularly, in order to develop a combined and well-structured effort to seek funding for the construction and/or rehabilitation of farmworker housing.

Responsibility: Department of Public Works and Planning
Time Frame: January 2003 (Initiate contacts with interest agencies)

G. Housing and Neighborhood Preservation, Maintenance and Improvement

Goal H-G To promote the safety, stability, character and integrity of existing neighborhoods through maintenance and improvement of the condition of the existing housing stock and the neighborhoods in which it is located.

Objectives

- Rehabilitate 225 existing dwellings for very low, low and moderate-income households through 2007 through the County's existing Affordable Housing Programs funded by State and federal grant programs.
- Provide additional assistance through the County's Affordable Housing Programs such as the County Rental Rehabilitation Program, and through support of other agencies' programs including the Housing Authorities' of the City and County of Fresno. Rehabilitate and/or support the rehabilitation of 80 rental housing units in unincorporated areas of Fresno County.

Policies

- Policy H-G.1 The County shall maintain and improve housing in the County to meet health, safety, fire and applicable development standards.
- Policy H-G.2 The County shall provide for code enforcement in the unincorporated area.
- Policy H-G.3 The County shall promote public awareness of the need for housing and neighborhood conservation.
- Policy H-G.4 The County shall support public policies and regulations that encourage property owners to provide proper maintenance of owner-occupied units and maintenance/management of rental housing.
- Policy H-G.5 The County shall manage development of land within and adjacent to existing neighborhoods to avoid adverse impacts on the living environment.
- Policy H-G.6 The County shall promote public and private housing rehabilitation assistance programs and identify communities where such activities are needed.
- Policy H-G.7 The County shall facilitate maximum utilization of federal and state programs that can assist lower income homeowners to properly maintain their dwelling units.

Policy H-G.8 The County shall encourage private rehabilitation of properties that are showing signs of deterioration and creating neighborhood neglect.

Implementation Programs

Program H-G.A The County shall continue to promote the rehabilitation of substandard housing stock through the Affordable Housing Programs funded by federal and State grant funds and administered by the County. Improve the publicity and outreach effort to ensure program information reaches a maximum number of eligible residents.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-G.B The County shall promote the rehabilitation of rental housing units through the County’s Affordable Housing Programs currently funded by the federal HOME Investment Partnerships and CDBG Programs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-G.C The County shall continue zoning and building code enforcement programs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-G.D The County shall increase community outreach efforts to improve citizen awareness of rehabilitation assistance programs.

Responsibility: Department of Public Works and Planning
Time Frame: New marketing materials and partnering with other housing agencies to market collaboratively: April 2003

Program H-G.E The County shall consider adoption of an Administrative Fines Ordinance as a tool to facilitate the enforcement of the Zoning Ordinance.

Responsibility: Board of Supervisors
County Counsel
Timeframe: FY 02-03

H. Fair and Accessible Housing

Goal H-H To promote equal access to housing, adequate financing, and insurance, that allows all economic segments of the unincorporated portion of the County the opportunity to purchase, sell, rent, and lease safe and decent housing.

Objectives

- Provide rental assistance to 100 very low and low-income households through programs offered by the Housing Authority and other agencies.
- Provide assistance to facilitate new and continued homeownership opportunities annually to an average of 150 very low and low-income households through 2007.

Policies

- Policy H-H.1 The County shall affirmatively further the cause of fair housing and encourage compliance with fair housing laws.
- Policy H-H.2 The County shall advocate fair housing practices in all sectors of housing, and provide for investigation of housing discrimination complaints.
- Policy H-H.3 The County shall ensure that all new multi-family construction meets the accessibility requirements of the Federal and State laws through the local permitting processes.
- Policy H-H.4 The County shall support programs that increase employment and economic opportunities.
- Policy H-H.5 The County shall encourage full utilization of federal and State housing assistance programs that provide participants with decent affordable housing.
- Policy H-H.6 The County shall support the development of housing plans and programs, including new government subsidized housing, which maximize housing choice for minorities and lower income households.
- Policy H-H.7 The County shall wherever possible, implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower income groups.
- Policy H-H.8 The County shall conduct regular analysis of impediments to fair housing choice and implement programs to overcome identified impediments.
- Policy H-H.9 The County should cooperate with California State University research projects and other organizations or studies in order to acquire current information regarding special needs groups.
- Policy H-H.10 The County shall preserve mobile home parks, and encourage mobile home park development as a vital part of housing opportunities in the community.

Implementation Programs

- Program H-H.A The County shall increase access to homeownership, and promote homeownership opportunities by continuing allocation of available grant funds such as federal HOME Investment Partnership Program funds to the County's Down Payment Assistance Program to assist eligible lower income households.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-H.B The County will continue to provide fair housing services by contracting with a service provider (currently the Fair Housing Council of Central California). Fair housing services will include: workshops for community groups that work with protected classes; training for housing providers; intakes, investigation and education concerning housing discrimination in rentals and sales; counseling and referrals for victims of housing discrimination; and coordination of other fair housing activities. The County will continue to focus fair housing outreach and education services to the rural areas including residents of the unincorporated communities of Fresno County. The County’s fair housing activities are conducted and evaluated on a monthly basis, with approximately 24 workshops held each year in locations throughout Fresno County. The County evaluates its fair housing activities monthly through reports from its service provider, and directs the types and locations of the activities to ensure they are comprehensively provided throughout the County and to a variety of types of interest groups and individuals. This is necessary in order for the County to ensure and verify services are outreached to everyone in all segments of the community.

Responsibility: Department of Public Works and Planning
Time Frame: Ongoing with monthly review.

Program H-H.C The County shall monitor the supply and costs of existing rental and ownership housing.

Responsibility: Department of Public Works and Planning
Time Frame: Annually

Program H-H.D The County shall develop record-keeping methods to track the County’s accomplishments in meeting its New Construction Need allocation according to income group.

Responsibility: Department of Public Works and Planning
Time Frame: FY 02-03; Annual Monitoring

Program H-H.E The County shall support the provision of rental assistance, and publicize rental assistance programs such as Section 8 and other available rental programs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-H.F The County shall study possibility of implementing a Below-Market-Rate program in which new housing developments over a certain size provide at least 10 percent of their units to low-and moderate-income households or pay fees in lieu of the housing units to subsidize other low- and moderate-income projects.

Responsibility: Department of Public Works and Planning
Time Frame: FY 04-05

I. Environmental Conservation

Goal H-I To promote environmental conservation activities in residential neighborhoods.

Objectives

- Provide for recycling of household waste material in single and multiple family residential areas.
- To support and encourage residential development in areas supported by necessary services and located close to public transit lessening environmental impacts on the County.

Policies

- Policy H-I.1 The County shall promote incorporation of source-separation recycling collection and storage areas into the design of multiple-family residential projects.
- Policy H-I.2 The County shall support residential development in communities that occurs in proximity to employment opportunities, thereby reducing commuter trips.
- Policy H-I.3 The County shall encourage mixed-use pedestrian and transit-oriented development.
- Policy H-I.4 The County shall promote development of higher-density housing in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.
- Policy H-I.5 The County shall perform a review of environmental impacts when new housing development is proposed.
- Policy H-I.6 The County shall encourage green building techniques (use of recycled and environmentally friendly construction materials, etc).

Implementation Programs

Program H-I.A The County shall continue to implement the California Environmental Quality Act (CEQA) to assess impacts of proposed residential development and identify means to mitigate the impacts.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-I.B The County shall consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.

Responsibility: Department of Public Works and Planning
Time Frame: FY 04-05

Program H-I.C The County shall implement program PF-F.A of the Public Facilities and Services Element to require new development to provide adequate areas for collection and storage of recyclable materials.

Responsibility: Department of Public Works and Planning
Time Frame: Ongoing
FY 02-03

J. Energy Conservation

Goal H-J Promote energy conservation activities in all residential neighborhoods.

Objective

- Conserve affordability on 2,000 lower income residences through 2007 through promotion of voluntary energy conservation programs such as the Pacific Gas and Electric Company Weatherization Program.

Policies

Policy H-J.1 The County shall advocate and support federal and state actions to promote residential energy conservation.

Policy H-J.2 The County shall promote public awareness of the need for energy conservation.

Policy H-J.3 The County shall support development of program policies that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy H-J.4 The County shall encourage utilization of federal and state programs that assist homeowners in implementing energy conservation measures.

Policy H-J.5 The County shall promote and support Pacific Gas and Electric Company’s “Energy Partnership Program” aimed at education and conservation efforts.

Policy H-J.6 The County shall promote and encourage the use of architectural design standards that reduce energy use.

Implementation Programs

Program H-J.A The County shall continue to incorporate conservation measures in its housing rehabilitation programs.

Responsibility: Department of Public Works and Planning
Time Frame: On going

Program H-J.B The County shall continue to implement Title 24 energy conservation measures in its plan check and inspection of new development.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-J.C The County shall promote and support Pacific Gas and Electric Company’s “Energy Partnership Program” aimed at education and conservation efforts by making informational brochures available at its planning and building permit counter.

Responsibility: Department of Public Works and Planning
 Time Frame: FY 02-03

Program H-J.D The County shall expedite review and approval of alternative energy devices.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

Program H-J.E The County shall support energy conservation programs for low-income households including referral to programs.

Responsibility: Department of Public Works and Planning
 Time Frame: On going

QUANTIFIED OBJECTIVES

Type of Housing Project	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Projects
Constructed	1,141	610	679	322	2752
Rehabilitated	106	56	63	---	225
Conserved	*	*	*	*	*

* No units are identified “at risk” in the unincorporated area of Fresno County during the planning period of this Housing Element (2001-2007). Refer to the Assisted Housing section on page 7-46.

APPENDIX A GENERAL PLAN GROWTH ASSUMPTIONS

Table A-1 summarizes the growth assumptions prepared during the Fresno County General Plan Update. The total projected county population growth is based on the California Department of Finance's county population projections released in November 1998. The total projected county employment growth was estimated by General Plan Update economic consultants Applied Development Economics based on numerous sources and the objectives of the Economic Development Strategy. The distribution of projected population and employment growth among incorporated city spheres of influence and unincorporated areas is based on the methodology outlined in the Fresno County General Plan Update report, Preferred Economic and Growth Scenarios: Economic and Growth Allocation Methodology, prepared by Applied Development Economics in association with J. Laurence Mintier & Associates, February 11, 1999. Figure A-1 shows the geographic areas referenced in Table A-1.

The projections in Table A-1 are assumptions only and are not intended to be used as policy.

TABLE A-1 (Revised 5-26-00) POPULATION AND EMPLOYMENT 1996, 1996-2020, 2020						
	1996		1996 - 2020 Increment		2020	
	Population	Employment	Population	Employment	Population	Employment
COAST RANGE FOOTHILLS*	274	33	25	5	299	38
WEST VALLEY TOTAL	41,748	24,609	15,692	10,261	57,440	34,870
Coalinga	9,859	4,265	3,183	1,977	13,042	6,242
Firebaugh	5,853	2,626	1,904	1,326	7,757	3,952
Huron	6,267	2,483	3,189	1,845	9,456	4,328
Mendota	8,627	2,975	3,211	1,686	11,838	4,661
Unincorporated West Valley	11,142	12,260	4,205	3,427	15,347	15,687
EAST VALLEY TOTAL	709,805	342,999	320,937	218,680	1,030,742	561,679
Clovis	69,260	34,238	42,274	28,779	111,534	63,017
Fowler	5,347	2,282	1,795	1,191	7,142	3,473
Fresno	445,199	221,994	230,782	159,995	675,981	381,989
Kerman	8,009	2,699	3,006	1,466	11,015	4,165
Kingsburg	9,042	4,137	2,520	1,609	11,562	5,746
Orange Cove	7,186	2,317	1,964	1,209	9,150	3,526
Parlier	9,967	3,293	2,925	1,782	12,892	5,075
Reedley	20,928	8,863	6,787	3,672	27,715	12,535
San Joaquin	3,718	798	2,573	831	6,291	1,629
Sanger	21,577	8,273	5,303	3,713	26,880	11,986
Selma	21,867	7,139	7,171	3,662	29,038	10,801
Unincorporated East Valley	87,705	46,966	13,837	10,771	101,542	57,737
SIERRA FOOTHILLS*	11,727	2,234	5,711	1,932	17,438	4,166
SIERRA NEVADA MTNS. *	6,146	906	1,720	361	7,866	1,267
Incorporated Areas (SOIs)	652,706	308,382	318,587	214,743	971,293	523,125
Unincorporated Areas (outside SOIs)	116,994	62,399	25,498	16,496	142,492	78,895
FRESNO COUNTY TOTAL	769,700	370,781	344,085	231,239	1,113,785	602,020
* Unincorporated county area						

APPENDIX B REGIONAL, COMMUNITY, AND SPECIFIC PLAN REFERENCES

Fresno County’s existing Regional, Community, and Specific Plans contain numerous references to specific objectives, goals, policies, policy groups, and standards and criteria within the old countywide General Plan elements. Pending the updating of the plans, the following table serves as a guide to where to find the corresponding objectives, goals, policies, policy groups, and standards and criteria from the old General Plan in the new General Plan. In many cases, the old text was revised editorially and substantively during incorporation in the new countywide General Plan.

Table B-1 Regional, Community, and Specific Plan References	
Old Reference	New Reference
Section 203 (Land Use Designations)	Land Use Designations (see Agriculture and Land Use Element)
All references to typical uses permitted or allowable uses (for all land use designations)	Land Use Designations (see Agriculture and Land Use Element) and specific policies that may apply to the land use designation.
All references to land use density and intensity standards (for all land use designations)	Land Use Intensity Standards (see Agriculture and Land Use Element)
All references to Objectives	Goals
Section 902 (Zoning Compatibility Matrix); all zoning compatibility matrices for the individual plans	Figure LU-2, General Plan Land Use/Zoning Consistency (see Agriculture and Land Use Element)
Section 204 (Non-Intensive Development Policies)	Sections LU-A - Agriculture through LU-C River - Influence Areas
Section 204-02 (Agriculture) Section 204-02:3.02 Section 204-02:3.10 Section 204-02:3.11 Section 204-02:4.01 Section 204-02:4.02	Section LU-A - Agriculture Definitions for the Agriculture and Land Use Element (Ag. Land) Policy LU-A.3 Policy LU-A.4 Policy LU-A.9 Policies LU-A.10 and LU-A.11
Section 204-03 (Westside Rangeland)	Section LU-B - Westside Rangelands
Section 204-04 (River Influence Areas)	Section LU-C - River Influence Area
Section 204-05 (Open Space)	Open Space and Conservation Element
Section 205 (Intensive Development Policies)	Sections LU-E - Non-Agriculture Rural Development through LU-H -Urban Development Patterns
Section 205-02 (City Fringe Areas) Section 205-02:3.02 Section 205-02:3.03 Section 205-02:3.04 Section 205-02:3.05 Section 205-02:4.01 Section 205-02:4.02 Section 205-02:4.04	Policies LU-G.15 to LU-G.20 Policy LU-G.15 Policy LU-G.17 Policy LU-G.18 Policy LU-G.19 n/a Policy LU-G.16 Policy LU-G.20
Section 205-03 (Unincorporated Community Areas)	Policies LU-G.21 to LU-G.23
Section 205-04 (Golden State Industrial Corridor)	Policies LU-F.36 to LU-F.38
Section 205-05 (Rural Residential Areas) Section 205-05:3.13	Policies LU-E.1 to LU-E.19 Policy LU-E.1
Section 205-06 (Urban Residential Land Uses)	Policies LU-F.1 to LU-F.21
Section 205-07 (Urban Commercial Land Uses)	Policies LU-F. 1 to LU-F.10 and Policies LU-F.22 to LU-F.28
Section 205-08 (Urban Industrial Land Uses)	Policies LU-F. 1 to LU-F.10 and Policies LU-F.29 to LU-F.38

Section 205-09 (Planned Developments) Section 205-09:3.01 Section 205-09:3.02	Policies LU-H.5 to LU-H.7 Policy LU-H.6 Policy LU-H.7
Section 205-10 (Mobile Homes) Section 205-10:3.04	Policies LU-H.1 to LU-H.2 Policy LU-H.1
Section 205-11 (Rural Settlement Areas) Section 205-11:2.01 to 2.05	Policies LU-E.21 to LU-E.26 n/a
Section 205-12 (Home Occupations)	Policy LU-H.3
Section 205-13 (Planned Rural Community)	Policies LU-E.27 to LU-E.28
Section 303 (Transportation) Countywide Objectives Countywide Circulation System (functional classes)	Transportation and Circulation Element
Section 303-01 (Street and Highways Circulation System)	Section TR-A - Streets and Highways
Section 303-02 (Fresno-Clovis Area Bikeways Plan)	Section TR-D - Bicycle Facilities and Section OS-I - Recreational Trails
Section 303-03 (Air Transportation)	Section TR-F - Air Transportation
Section 303-04 (Rail Transportation)	Section TR-E - Rail Transportation
Section 303-05 (Transit)	Section TR-B - Transit
Section 304 (Scenic Highway)	Section OS-K - Scenic Resources and Section OS-L - Scenic Roadways
Section 305-01 (Recreation Trails)	Section OS-I - Recreational Trails and Section TR-D - Bicycle Facilities
Section 305-02 (Recreation and Park Plan)	Section OS-H - Parks and Recreation
Section 306 - Open Space/Conservation Element	Open Space and Conservation Element
Section 306-01 (Broadscale Open Space Areas)	n/a
Section 306-02 (Natural Vegetation/Wildlife)	Section OS-D - Wetland and Riparian Areas, Section OS-E - Fish and Wildlife Habitat and Section OS-F - Vegetation
Section 306-03 (Geologic Resources)	Section OS-J - Historical, Cultural, and Geological Resources
Section 306-04 (Scenic Resources)	Section OS-K - Scenic Resources
Section 306-05 (Archaeologic, Fossil, and Historic Resources)	Section OS-J - Historical, Cultural, and Geological Resources
Section 306-06 (Mineral Resources)	Section OS-C - Mineral Resources
Section 306-07 (Fresno-Clovis Area Flood Control and Drainage)	Section HS-C - Flood Hazards
Section 306-08 (Timberland Preserve)	Section OS-B - Forest Resources
Section 306-09 (Oil and Gas)	Section OS-C - Mineral Resources
Section 308 - Safety and Seismic Safety Element	Section HS-D - Seismic and Geological Hazards
Section 308-03 (Flood Hazards)	Section HS-C - Flood Hazards
Section 308-04 (Geologic Hazards)	Section HS-D - Seismic and Geological Hazards
Section 308-05 (Fire Hazards)	Section HS-B - Fire Hazards
Section 308-06 (Seismic Hazards)	Section HS-D - Seismic and Geological Hazards
Section 310 - Noise Element	Section HS-G - Noise
Section 312 - Public Facilities Element	Public Facilities and Services Element
Section 312-01 (Solid Waste Facility Policy)	Section PF-F - Landfills, Transfer Stations, and Solid Waste Processing Facilities
Section 312-02 (School Facilities Policy)	Section PF-I - School and Library Facilities
Section 312-03 (Shaver Lake Area Fire Protection Facilities Policy)	n/a
Section 312-04 (Fire Protection Facilities Policy)	Section PF-H - Fire Protection and Emergency Medical Services
Section 404 (Westside Freeway Regional Plan)	Section LU-D - Westside Freeway Corridor

APPENDIX C - 1991-2000 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Results
I	Develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Fresno County.	Construction annually of 289 new housing units in the unincorporated area, distributed by market area as follows: 1) FCMA – 97 units 2) Corridor – 9 3) East Valley – 42 4) Center Valley – 130 5) Westside North – 3 6) Westside South – 1 7) Sierra Nevada - 7	Total Construction (1991-2000) 91-92: 621 96-97: 473 92-93: 483 97-98: 411 93-94: 430 98-99: 413 94-95: 498 99-00: 409 95-96: 566 Average Annual Construction by Area: FCMA: 113 Center Valley: 83 Corridor: 29 Westside North: 13 East Valley: 73 Westside South: 6 Sierra Nevada: 162
II	Manage housing and community development in a manner, which will promote the long-term integrity and value of each new housing unit and the environment in which it is located.	Maintain community design standards which will provide for the development of safe, attractive, and functional housing developments and residential environments	The Fresno County 2000 General Plan Update contains a fundamental policy directive to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available. Design Standards are maintained through the Zoning Ordinance: The General Plan promotes the integrity of housing and neighborhoods through urban residential development standards, Ag Protection Policies, and Growth Policies:

APPENDIX C - 1991-2000 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Results
III	Provide for a choice of housing locations for all residents of the unincorporated area.	Designate sufficient land for residential development and residential reserves to provide 200% of the land required for new development through 1996.	<p>Land Designated for residential growth in Community Plans is adequate to accommodate the Fresno County Council of Fresno County Governments' housing allocation for the unincorporated areas.</p> <p>The Fresno County 2000 General Plan land use policy is designed to accommodate population growth through the year 2020.</p>
IV	Maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.	Rehabilitate 290 existing dwellings for very low- and low-income households through 1996.	<p>314 dwelling units were rehabilitated through HOME, HARP and other Affordable Housing Programs since the Housing Element was adopted (1991-2000).</p> <p>In addition over 80 rental units have been rehabilitated during this period.</p>

APPENDIX C - 1991-2000 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Results
V	Promote equal access to safe and decent housing to all economic segments of the unincorporated portion of the County.	<p>Objectives included:</p> <ol style="list-style-type: none"> 1) Provide non-market rate housing assistance to 5% of the existing needy households by 1996 2) Provide rental assistance annually to an average of 56 very low- and low-income households through 1996 by market area. 3) Provide homeowner assistance annually to an average of 64 very low- and low-income households through 1996 by market area. 	<p>Over 800 Households were provided homeowner assistance, almost double the program objective. In addition an average of over 600 households in Fresno County were provided rental assistance. This number includes residents in both the cities and unincorporated areas (which account for approximately 20% of the County's total population)</p> <p>Needy Households were also assisted through the provision of emergency shelter serving almost 1700 residents in the previous 4 years alone.</p>
VI	Promote energy conservation activities in all residential neighborhoods.	<ol style="list-style-type: none"> 1) Amend local ordinances to promote energy conservation. 2) Conserve affordability on 1600 lower income residences through 1996, by promoting PG& E's weatherization program. 	<p>No local ordinances were amended to promote energy conservation during the period covered by the 1991 Housing Element.</p> <p>PG&E provided 16,899 Fresno County residences with weatherization assistance from 1991-2000.</p>

APPENDIX D HOUSING CONDITION SURVEY FORMS

Housing Condition Survey Form

Address: _____ City: _____

Points _____ Total Points: _____

#1 FOUNDATION

- 0 Existing foundation in good order
- 15 Needs partial foundation
- 25 Needs complete foundation

#2 ROOFING

- 0 Does not need repair
- 5 Needs patching
- 10 Needs structural repair
- 15 Roof structure needs replacement and re-roofing

#3 SIDING

- 0 Does not need repair
- 3 Needs painting
- 4 Needs to be patched and repainted
- 10 Must be replaced and painted

#4 WINDOWS

- 0 No repair needed
- 5 In need of repair
- 10 In need of replacement

#5 DOORS

- 0 No repair needed
- 1 Repainting needed
- 3 Replacement needed

**#6 OVERALL PROPERTY CONDITON
(Check if applicable)**

- _____ Trash, rubbish, debris in yard
- _____ Landscaping is unkept, overgrown
- _____ Fencing is in poor condition
- _____ Non-operating vehicles in yard

HOUSING CONDITION SURVEY RESULTS

1. Total number of units surveyed: _____
2. Number of units in need of rehabilitation: _____
3. Number of dilapidated units: _____
4. Percent of units in need of rehabilitation: _____
5. Percent of dilapidated units: _____
6. Percent of units classified as:

- | | | |
|---------------|---------------------------------|-------|
| (9 or less) | Sound | _____ |
| (10-15) | Minor | _____ |
| (16-39) | Moderate | _____ |
| (40-55) | Substantial | _____ |
| (56 and over) | Dilapidated (needs replacement) | _____ |

HOUSING CONDITION SURVEY RESULTS

Survey Area: _____

- 1. Total number of units surveyed:
- 2. Number of units in need of rehabilitation:
- 3. Number of demolition units:
- 4. Percent of units in need of rehabilitation:
- 5. Percent of demolition units:
- 6. Percent of units classified as:

(9 or less)	Sound	_____
(10-15)	Minor	_____
(16-39)	Moderate	_____
(40-55)	Substantial	_____
(56 and over)	Demolition	_____



APPENDIX E

By-Right and Discretionary Residential Uses by Zoning District

ZONING DISTRICT	DWELLING TYPE				Trailer Park	Emergency Shelter & Transitional Housing	Group Homes (Small)	Group Homes (Large)	Rooming and Boarding Homes
	Single Family Dwelling	Second Dwelling	Planned Residential Developments	Multiple Family Dwelling					
RR	BR	DRA	CUP	X	X	X	BR	(U)CUP	X
RR-5	BR	DRA	CUP	X	X	X	BR	(U)CUP	X
RA	BR	DRA	X	X	X	X	BR	(U)CUP	X
R-1	BR	DRA	CUP	X	X	X	BR	(U)CUP	X
R-1-C	BR	DRA	CUP	X	X	X	BR	(U)CUP	X
R-1-B	BR	DRA	CUP	X	X	X	BR	(U)CUP	X
R-1-A	BR	DRA	X	X	X	X	BR	(U)CUP	X
R-1-AH	BR	DRA	X	X	X	X	BR	(U)CUP	X
R-1-E	BR	DRA	X	X	X	X	BR	(U)CUP	X
R-1-EH	BR	DRA	X	X	X	X	BR	(U)CUP	X
R-2	BR	BR	CUP	BR	X	X	BR	(U)CUP	X
R-2-A	BR	BR	CUP	BR	X	X	BR	(U)CUP	X
R-3	BR	BR	X	BR	X	X	BR	(U)CUP	BR
R-3-A	BR	BR	X	BR	X	X	BR	(U)CUP	BR
R-4	BR	BR	X	BR	X	X	BR	(U)CUP	BR
TP	X	X	X	X	BR	X	X	(U)CUP	X
RP	BR	BR	X	BR	X	X	BR	(U)CUP	X
CP	X	BR	X	BR	X	X	X	(U)CUP	X
C-3	X	X	X	X	X	BR	X	(U)CUP	X
C-4	X	X	X	BR	X	BR	X	(U)CUP	X
C-6	X	X	X	CUP	X	DRA	X	(U)CUP	X
PV	*	*	*	*	*	*	*	*	*
AE	BR	DRA	X	X	X	X	BR	(U)CUP	X
AL	BR	DRA	X	X	X	X	BR	(U)CUP	X
A1	BR	DRA	CUP	CUP	CUP	CUP	BR	(U)CUP	CUP
RE	X	X	X	X	CUP	CUP	X	(U)CUP	X

BR = By-right

DRA = Director Review and Approval

CUP = Classified Conditional Use Permit

X = Prohibited

(U)CUP = Unclassified Conditional Use Permit

* All development within areas zoned PV (Planned Village) shall be consistent with the adopted specific plan or the development plan. Density shall be between four (4) and eight (8) units per acre for all land within the project area being considered as part of the total net acreage.

NOTE: Emergency Shelter and Transitional Housing includes Hotels, Motels, and Indigent Homes

Appendix F

Methods Employed to Support Affordability Estimates For New Construction Data Contained in Tables H-22 and H-23

To inform the process, interviews were conducted with area housing industry practitioners, mortgage lending industry representatives and housing industry experts. Sales and marketing materials for new home developments in the area were collected from builders, local media sources, and also from the Realtor Web Site to establish local housing prices/costs. Generally, while factors vary from market area to market area, based on input from building industry representatives, the overall cost of new residential units of similar square footage was found to be comparable throughout the county area.

The spreadsheet titled New Construction, Single Family Detached (attached) models costs by home size using local cost factors and current interest rates and terms. Over the period 2000 through 2001 more favorable loan terms and lower development costs would have been available, so the assumptions used should be viewed as conservative estimates of actual conditions in the marketplace at the time of the transaction.

It should be pointed out that the cost factor used in this model was arrived at by dividing the advertised purchase price of a turnkey home by the advertised home size. Actual construction costs are reported to be closer to \$75 per square foot. This method tends to inflate the price of larger homes, since site costs will not increase significantly between homes in this size category, which, again, is a conservative approach to establishing affordability within the model.

To confirm the potential affordability of the units constructed in 2000 and 2001, spreadsheets containing new construction permit data were sorted to establish the range of units by size and market area. The 'Per Square Foot Costs' established in the model were applied to the documented size of the homes constructed in each market area to estimate the affordability of the homes constructed.

Appendix F					
NEW CONSTRUCTION, SINGLE FAMILY DETACHED	Selected Key Variables				
Home Size In Square Feet		940	1,140	1,300	1,500
Estimated Bedroom Count		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
	Per Sq. Ft.				
Cost Of Development Over Home Size	\$95				
Turn-Key Purchase Price, Inclusive		\$89,300	\$108,300	\$123,500	\$142,500
First Mortgage Loan To Value Ratio (LTV)	90%				
First Mortgage (@stated Loan To Value)		\$80,370	\$97,470	\$111,150	\$128,250
Down Payment (Balance of purchase price)		\$8,930	\$10,830	\$12,350	\$14,250
Monthly Ownership Expenses					
First Mortgage Interest Rate	6.50%				
First Mortgage Term (in months)	360				
First Mortgage Payment		\$508	\$616	\$703	\$811
Mortgage insurance (Downpayment 10%=.0052, 5%=.0078, >5%=.0096)	Annual 0.0052	\$35	\$42	\$48	\$56
Real estate taxes (per \$1,000 value)	\$11.50	\$86	\$104	\$118	\$137
Property insurance	0.35%	\$26	\$32	\$36	\$42
Monthly Debt Service, Taxes & Ins. (PITI, PMI)		\$654	\$794	\$905	\$1,044
	Front Ratio				
Gross Income Qualification Ratio	30%				
Minimum Buyer/Owner Income Required (mo)		\$2,181	\$2,646	\$3,017	\$3,481
Minimum Buyer/Owner Income Required (yr.)		\$26,178	\$31,748	\$36,203	\$41,773
Fresno County Median Income (family of 4)	\$39,700				
Percentage of Fresno County Median Income required to buy (family of 4 assumed)		66%	80%	91%	105%
Income Group Affordability		low	low	moderate	moderate



APPENDIX G

Property Development Standards by Zoning District

ZONING DISTRICT	Minimum Lot Size	Minimum Lot Dimensions	Density (Maximum – See Note)	Maximum Lot Coverage	Maximum Height	Setback Requirements	Minimum Parking Standards
RR	2 acres	165' (W) x 170' (D)	1 DU*	NR	35' or 2 1/2 stories	35' (F) 20' (S) 20' (R)	1 per DU
RR-5	5 acres	165' (W) x 170' (D)	1 DU*	NR	35' or 2 1/2 stories	35' (F) 20' (S) 20' (R)	1 per DU
RA	36,000 sq. ft.	130' (W) x 170' (D)	1 DU*	30%	35' or 2 1/2 stories	35' (F) 15' (S) 20' (R)	1 per DU
R-1	6,000 sq. ft.	60' (W) x 100' (D)	1 DU*	40%	25' or 2 stories	20' (F) 5' (S) 10' (R)	1 per DU / Cov
R-1-C	9,000 sq. ft.	70' (W) x 110' (D)	1 DU*	40%	35' or 2 1/2 stories	25' (F) 7' (S) 20' (R)	1 per DU / Cov
R-1-B	12,500 sq. ft.	80' (W) x 110' (D)	1 DU*	35%	35' or 2 1/2 stories	35' (F) 10' (S) 20' (R)	1 per DU / Cov
R-1-A	20,000 sq. ft.	110' (W) x 130' (D)	1 DU*	30%	35' or 2 1/2 stories	35' (F) 10' (S) 20' (R)	1 per DU / Cov
R-1-AH	20,000 sq. ft.	110' (W) x 130' (D)	1 DU*	30%	35' or 2 1/2 stories	35' (F) 10' (S) 20' (R)	1 per DU / Cov
R-1-E	37,500 sq. ft.	110' (W) x 130' (D)	1 DU*	30%	35' or 2 1/2 stories	50' (F) 15' (S) 20' (R)	1 per DU / Cov
R-1-EH	37,500 sq. ft.	110' (W) x 130' (D)	1 DU*	30%	35' or 2 1/2 stories	50' (F) 15' (S) 20' (R)	1 per DU / Cov
R-2	6,600 sq. ft.	60' (W) x 100' (D)	1 DU per 2,400 sq. ft.	50%	35' or 2 1/2 stories	20' (F) 5' (S) 20' (R)	1 per DU / Cov
R-2-A	6,600 sq. ft.	60' (W) x 100' (D)	1 DU per 2,400 sq. ft.	50%	35' or 1 story	20' (F) 5' (S) 20' (R)	1 per DU / Cov
R-3	7,500 sq. ft.	60' (W) x 110' (D)	1 DU per 1,500 sq. ft.	50%	40' or 3 stories	15' (F) 5' (S) 15' (R)	1 per DU / Cov ^{^^}
R-3-A	7,500 sq. ft.	60' (W) x 110' (D)	1 DU per 1,500 sq. ft.	50%	40' or 1 story	15' (F) 5' (S) 15' (R)	1 per DU / Cov ^{^^}
R-4	10,000 sq. ft.	65' (W) x 110' (D)	1 DU per 1,000 sq. ft.	60%	50' or 4 stories	15' (F) 5' (S) 15' (R)**	1 per DU / Cov
TP	3 acres	110' (W) x 130' (D)	1 DU per 2,400 sq. ft. ^{***}	50%	35' or 2 1/2 stories	15' (F) 5' (S) 10' (R)	1 per DU and 1 additional per 10 DU
RP	7,500 sq. ft.	65' (W) x 110' (D)	1DU per 2,400 sq. ft.	50%	20' or 1 story	15' (F) 10' (S) 10' (R)	1 per DU / Cov
CP	10,000 sq. ft.	65' (W) x 110' (D)	1 DU per 2,400 sq. ft.	N/A	40' or 3 stories	10' (F) 0' (S)^ 0' (R)^	1 per DU / Cov
C-3	NR	NR	NR	33%	50' or 4 stories ^{^^}	NR [^]	NR
C-4	NR	NR	1 DU per 2,400 sq. ft. ^{^^^}	NR	75' or 6 stories	NR [^]	1 per DU ^{^^^}
C-6	NR	NR (W); 150' (D)	1DU per 2,400 sq. ft. ^{^^^} (See Note)	NR	35' or 2 stories	NR [^]	1 per DU ^{^^^}
PV	^^^	^^^	^^^	^^^	^^^	^^^	^^^
AE	20 acres	165' (W) x 170' (D) (for lots less than 5 acres)	1 DU per 20 acres*	NR	35' or 2 1/2 stories	35' (F) 20' (S) 20' (R)	NR
AL	20 acres	165' (W) x 170' (D) (for lots less than 5 acres)	1 DU per 20 acres*	NR	35' or 2 1/2 stories	35' (F) 20' (S) 20' (R)	NR
A1	100,000 sq. ft.	165' (W) x 170' (D)	1 DU per 20 acres* and ^{^^^}	NR	35' or 2 1/2 stories	35' (F) 20' (S) 20' (R)	NR ^{^^^}
RE	2 acres	165' (W) x 170' (D)	1 DU per 2,400 sq. ft. ^{***} and ^{^^^}	50%	25' or 2 stories	35' (F) 20' (S) 20' (R)	1 per DU & 1 per 10 DU (in trailer parks) ^{^^^}

NR = No Requirements

Cov = Covered Parking Space Required (Garage or Carport)

DU = Dwelling Unit

Setback Requirements: F = Front Yard; S = Side Yard; R = Rear Yard

* Maximum Density is allowable by-right. Additional dwellings may be allowed subject to land use permit review.

** Setbacks increase where building height is greater than 35 feet.

***In the TP District, a minimum 2,400 square feet is required per parcel, per trailer. A minimum 1,500 square feet is required per trailer space. In the RE District, a minimum 2,400 square feet is required per parcel, per trailer. A minimum 1,000 square feet is required per trailer space, except that 10% of spaces may be 750 square feet.

^ No requirements except where the zoning district abuts a residential zoning district.

^^Structures of greater height may be allowed subject to Conditional Use Permit approval.

^^^No requirement where housing type is emergency shelter, transitional housing, group home, rooming home, or boarding home.

^^^^All development within areas zoned PV (Planned Village) shall be consistent with the adopted specific plan or the development plan. Density shall be between four (4) and eight (8) units per acre for all land within the project area being considered as part of the total net acreage.

Note: The County of Fresno does not have a minimum density requirement for any of the listed zoning districts, except the C-6 District where, if dwelling units are constructed, a minimum of three dwelling units are required. (If dwelling unit type is emergency shelter, transitional housing, or group home, this minimum density requirement does not apply.)



APPENDIX H

**LAND USE APPLICATION FEE DESCRIPTION
And Listing of Fees Associated with Land Use Applications**

EXAMPLE OF A 50 LOT PLANNED UNIT DEVELOPMENT REQUIRING AN AMENDMENT APPLICATION (REZONE), CONDITIONAL USE PERMIT, AND SITE PLAN REVIEW.

Tentative Tract Map (Base Fee)	\$3,092.00
Per Lot Fee	
(\$315.00 per lot for first 40 lots)	\$12,600.00
(\$158.00 per lot for next 10 lots)	<u>\$1,580.00</u>
Subtotal:	\$17,272.00
Amendment Application (Rezone) and Conditional Use Permit (Combination Fee)	\$4,826.00
Initial Study Application	\$2,687.00
Site Plan Review (Multiple Dwellings - Base)	\$2,843.00
\$23.00 Per Unit	\$1,150.00
Health Department Land Use Review (For All Associated Applications)	<u>\$2,121.00</u>
Total:	\$30,899.00

COUNTY FEES

General Plan Amendment (Estimated Cost - County Charges 100% of Actual Cost)	\$5,000.00 to \$7,000.00
Amendment Applications (Rezone)	\$4,279.00
Variance Application	\$2,207.00
(Class 1: Deviations From Lot Size, Dimensions, Frontage, Setbacks, etc.)	
(Class 2: Deviations From Density Standards, Building Height, Lot Coverage, etc.)	\$4,166.00
Conditional Use Permit Application (Classified) (Includes Planned Unit Developments)	\$3,146.00
Conditional Use Permit Application (Unclassified)	\$6,283.00
Director Review and Approval Application	\$1,081.00
(Residential - Includes Applications for Temporary and Permanent Second Residences)	
(Commercial - Includes Applications)	\$1,832.00

DRA con't	for Emergency Shelters, Transitional Homes and Hotels and Motels allowed under a DRA)		
Tentative Tract Map Applications (Base)			\$3,092.00
Per Lot Fees	\$315.00 per lot for first 40 lots \$158.00 per lot for next 35 lots \$80.00 per lot for next 150 lots		
Tentative Parcel Map Applications (Base)			\$1,220.00
Per Parcel Fee	\$25.80		
Site Plan Review Application (Multiple Dwellings)	Up to 5 Units	\$1,408.00	
	6 to 10 Units	\$2,241.00	
	11 or more Units	\$2,843.00 plus	
		\$23.00 Per Unit	

NOTE: Some of the above mentioned fees may be discounted when filed concurrently.

Health Department Land Use Review Fees vary from \$217.00 to \$776.00 based on type of application.



APPENDIX I EXAMPLE OF TYPICAL RESIDENTIAL PERMIT FEES

RESIDENTIAL PROJECT DESCRIPTION

2,000 square foot single family home with 480 square foot garage & 150 square foot covered patio, 2 baths, on community water and sewer, onsite propane tank, and 1 wood-burning fireplace.

Valuation: \$136,360 (\$124,000 home, \$10,560 garage, \$1,800 patio)

COUNTY FEES:

Building Permit Fees (goes to Development Services Division for inspections)

Building:	\$ 883.50
Mechanical:	\$ 131.00
Plumbing:	\$ 373.00
Electrical:	<u>\$ 203.00</u>
	Subtotal: \$ 1,590.50
5% reduction for consolidated permit:	<u>\$ -79.52</u>
	Total Building Permit Fee: \$ 1,510.98

Plan Check Fees (goes to Development Services Division for plan checking)

65% of Building permit fee plus 25% of Plumbing,
Electrical and Mechanical permit fees \$ 751.03

Energy Fee (to Development Services Division for energy review): \$ 136.18

Strong Motion Instrumentation (to State for seismic research): \$ 13.60

Microfilm (to Development Services Div. for microfilming for permanent records)
(assuming 14 sheets): \$ 52.00

Total Building Permit and Other County Fees: \$ 2,463.79

OTHER AGENCY FEES:

School Impact Fees (goes to School District, assuming Clovis Unified @ \$2.76/s.f.)
(fees vary depending on school district): \$ 5,520.00

Drainage Fees (to Fresno Metropolitan Flood Control District for drainage facilities)
(assuming RR zoning, in District's zone 3G): \$ 4,220.68

Fire Prevention Fees (to Fresno County Fire District) \$ 500.00

Subtotal Other Agency Fees: \$10,240.68

TOTAL RESIDENTIAL PERMIT FEES \$12,704.47

APPENDIX J

FRESNO COUNTY HOUSING ELEMENT Housing Needs Assessment Citizen / Public Input Questionnaire

NAME: _____ COMMUNITY: _____

CONTACT NUMBER (optional; for staff follow up): _____

1. EXISTING HOUSING NEEDS

Check boxes indicating your community's current unmet housing needs:

- Multi-Family Rental Units Comments: _____
- Single Family Homes Comments: _____

Special Needs Housing

COMMENTS

- Senior Citizen Housing _____
- Disabled Housing _____
- Large Family Housing _____
- Homeless Shelters / Group Homes _____
- Farmworker Housing _____
 - Permanent
 - Migrant / Transitional

2. HOUSING CHARACTERISTICS

Housing Condition of Existing Units in your community

- Deteriorated Housing (In need of Major Repair)
Comments: _____
- Dilapidated Housing (Beyond Repair)
Comments: _____
- Abandoned Housing
Comments: _____

Housing Issues/Complaints in Community

- Not Enough Available Housing
Comments: _____
- Not Enough Affordable Housing
Comments: _____
- Fair Housing/ Fair Lending (Discrimination)
Comments: _____
- Housing Costs too high for average income in community
Comments: _____
- Other: Please Identify _____

Housing Costs

The Monthly Rent for a typical Housing Unit in my community is: \$ _____

The Monthly Mortgage Payment for a typical Single Family Home in my community is: \$ _____

The Cost of a typical Single Family Home in my community is: \$ _____

COMMENTS: _____ OVER ⇒

3. PROJECTED HOUSING NEEDS THROUGH 2007

Identify Expected Needs for new housing units 2002-2007

- New / Additional Multi-Family (apartments)
Comments: _____
- New / Additional Single Family (homes)
Comments: _____
- New / Additional Subdivisions
Comments: _____

Are you aware of any factors that will result in a significant increase or decrease in housing needs beyond the normal growth pattern in your community?

4. LAND INVENTORY (Development Ready Sites)

Identify areas in your community suitable to accommodate future housing growth (Suitability based on the site's physical properties, location and cost), IF NONE, please state:

- ◆ _____
- ◆ _____

◆ Do you believe there are enough available development sites in your community to accommodate future housing?

YES _____ NO _____ UNKNOWN _____

◆ If NO, identify areas of need

5. CONSTRAINTS

Check if any of the following are constraints to addressing your community's housing needs
COMMENTS:

- Land Use / Zoning: _____
- Infrastructure (Sewer/Water) _____
- Land Costs / Construction Costs _____
- Availability of Financing _____
- Community Opposition _____
- Land Availability / Housing Sites _____
- Other: _____

6. OPPORTUNITIES FOR CONVERSION TO LOW INCOME HOUSING

Are there opportunities for converting existing structures to affordable housing?

YES _____ NO _____ UNKNOWN _____

◆ If yes, Identify existing sites that could be converted to accommodate affordable housing

- ◆ _____

Please provide your suggestions on other ways housing needs in your community can be addressed:

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
A	<p><u>HOUSING PRODUCTION</u> To increase the supply of housing, with a priority on the development of affordable housing, to meet the needs of the residents of Fresno County unincorporated communities.</p>	<p>Construction annually of 401 new housing units in the unincorporated area, distributed by market area as follows:</p> <ul style="list-style-type: none"> ▪ Westside North – 179 units ▪ Westside South – 38 ▪ FCMA – 117 ▪ East Valley – 42 ▪ Sierra Nevada – 25 <p>Construction of 2,752 new units in the five market areas for period 2000-2007 as follows:</p> <ul style="list-style-type: none"> ▪ Westside North-994 ▪ Westside South-197 ▪ FCMA-761 ▪ East Valley-446 ▪ Sierra Nevada-354 	<p>A.) Monitor State Notice of Funding Availability and prepare or support applications for funding.</p> <p>B.) Through Development Agreements, encourage private sector to provide affordable units as a condition of project.</p> <p>C.) .Review and report on Housing Element annually</p> <p>D.) Encourage public participation in formation and review of housing policy.</p> <p>E.) Work with Housing Authorities and others responding to HUD’s Super NOFA</p> <p>F.) Cooperate and partner with agencies whose mission is to provide construction of lower cost housing.</p> <p>G.) Operate HOME program to facilitate development of affordable housing through partnerships with Community Housing Development Organizations</p> <p>H.) Establish plan, with time frames, for update of regional and community plans</p> <p>I.) Review and update Zoning Ordinance regarding density bonuses.</p> <p>J.) Develop program to track new construction by location and affordability.</p> <p>K.) Actively participate in next Regional Housing Needs Allocation Plan to ensure allocations reflective of General Plan growth directives</p>

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
B	<p><u>LIVABLE COMMUNITIES</u> To manage housing and community development in a manner that promotes the long-term value of each existing and new housing unit and the environment in which it is located.</p>	<p>Maintain community design standards that provide for the development of safe, attractive, and functional housing developments and residential environments.</p>	<p>A.) Implement Housing Element as long term housing strategy for Fresno County. B.) Prevent residential encroachment on open space and agricultural land. C.) Use design and zoning standards and code enforcement to assure residential development is safe and attractive and in keeping with area’s established character. D.) Determine residential densities based on need for housing, surrounding uses, established neighborhood character, infrastructure, and environmental constraints with goal of increasing density of new urban residential construction. E.) Streamline and improve planning and permit approval and inspection services. F.) Consider establishment of electronic permitting system to receive permit applications & assist with development queries.</p>
C	<p><u>HOUSING CHOICE</u> To provide for a broad range of housing types and densities to meet the needs of all residents of the unincorporated area</p>	<p>Assure sufficient land is designated for residential development and residential reserves to expand the opportunity for new housing development for all segments of the County’s unincorporated projected population through 2007.</p>	<p>A.) Maintain inventory of residential land resources B.) Designate and zone adequate sites to meet special housing needs, consistent with Agriculture and Land Use Element. C.) Designate housing opportunity areas in conjunction with regional and community plan updates. D.) Encourage higher density development by making applicants aware of maximum permitted densities. E.) Encourage higher density development by utilizing handout to inform the public of development provisions.</p>

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
D	<p><u>JOBS HOUSING BALANCE</u> To achieve Jobs/ Housing Balance by placing residential development in areas near employment opportunities.</p>	<ul style="list-style-type: none"> ▪ Provide for residential development to occur where supported by employment opportunities. ▪ Encourage housing construction in urbanized areas where job growth is expected to occur, and where housing has not kept pace with job growth. 	<p>A.) Evaluate job-generating projects (commercial & industrial) to assure location in proximity to housing to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.</p> <p>B.) Evaluate proposals designating land for residential development to assure adequate job opportunities in close proximity or with adequate public transit access to minimize commute distances and associated effects on household cost for commuting, air quality and circulation/transportation system needs.</p>
E	<p><u>SPECIAL NEEDS HOUSING</u> To provide an adequate supply of housing and supportive services for persons with special needs including elderly, homeless, disabled, female head of household, and large families.</p>	<ul style="list-style-type: none"> • Development of programs and funding sources to reduce and prevent homelessness. • Partner with other to secure funding to expand housing opportunities for special needs populations. 	<p>A) Continue to provide service to homeless persons.</p> <p>B) Continue membership in the local Continuum of Care and be involved in related homeless assistance forums to facilitate provision of short-term shelter, emergency assistance, and transitional housing for homeless persons.</p> <p>C) Coordinate efforts of local agencies and other providers to provide services through SB 2034 funding to assist mentally ill homeless.</p> <p>D) Enforce building code accessibility requirements (Chapter 11 of the California Building Code) in new multi-family housing.</p>

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
	<p><u>SPECIAL NEEDS HOUSING</u>, continued</p>		<p>E) Actively market housing rehabilitation programs that provide low interest deferred loan funds to meet special needs including ADA retrofit and features for elderly.</p> <p>F) Partner with Housing Authorities in annual application for funding of housing services to mentally or physically disabled persons.</p> <p>G) Continue to set aside revenues from the Friant redevelopment project area for housing rehabilitation</p> <p>H) Amend the Zoning Ordinance to establish provisions and standards for reasonable accommodation for persons with disabilities.</p>
F	<p><u>FARMWORKER HOUSING</u> To identify and address the housing needs of migrant and non-migrant farm-workers in Fresno County.</p>	<p>Provide housing assistance to 320 farmworker households in Fresno County, sixty-four per year.</p>	<p>A.) Continue to actively promote the Affordable Housing Programs that provide housing rehabilitation and development for farmworker families in rural communities</p> <p>B.) Support and encourage applications of other agencies for HCD funding, USDA Farm Labor Housing Loans/ Grants or other funds to develop, rehabilitate, or maintain farmworker housing.</p> <p>C.) Seek unique partnership opportunities with other agencies, such as the National Farm Worker Services Center, Rural Communities Assistance Corporation and State HCD to develop farmworker housing in the County.</p> <p>D.) Establish a collaboration of agencies to develop a combined effort to seek funding for the construction and/or rehabilitation of farmworker housing.</p>

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
G	<p><u>HOUSING AND NEIGHBORHOOD PRESERVATION, MAINTENANCE AND IMPROVEMENT</u> To promote the safety, stability, character and integrity of existing neighborhoods through maintenance and improvement of the condition of the existing housing stock and the neighborhoods in which it is located.</p>	<ul style="list-style-type: none"> ▪ Rehabilitate 225 existing dwellings for very low, low, and moderate-income households. ▪ Rehabilitate and/or support rehabilitation of 80 rental housing units. 	<p>A.) Promote rehabilitation of substandard housing stock through federal and state funded affordable housing programs administered by the County.</p> <p>B.) Promote rehab of rental units with current funding through HOME Investment Partnerships and CDGB Programs.</p> <p>C.) Continue zoning and building code enforcement</p> <p>D.) Increase community outreach efforts to improve citizen awareness of rehabilitation assistance programs.</p> <p>E.) Consider adoption of an Administrative Fines Ordinance as a tool to facilitate the enforcement of the Zoning Ordinance.</p>
H	<p><u>FAIR AND ACCESSIBLE HOUSING</u> To promote equal access to housing, adequate financing, and insurance, that allows all economic segments of the unincorporated portion of the County the opportunity to purchase, sell, rent and lease safe and decent housing.</p>	<ul style="list-style-type: none"> ▪ Provide rental assistance to 100 very low- and low-income households through programs offered by the Housing Authority and other agencies. ▪ Provide assistance to facilitate new or continued homeownership opportunities annually to an average of 150 very low- and low-income households. 	<p>A.) Increase access to homeownership through the County's Down Payment Assistance Program.</p> <p>B.) Continue to provide specific fair housing services and focus fair housing outreach and education services to rural areas including residents of unincorporated communities. Carry out monthly evaluations.</p> <p>C.) Monitor supply & cost of existing rental & ownership housing.</p> <p>D.) Develop method to track accomplishments in meeting new construction allocation by income group.</p> <p>E.) Support provision of rental assistance and publicize rental assistance programs such as Section 8.</p>

APPENDIX K - 2002-07 HOUSING ELEMENT GOALS AND OBJECTIVES			
	Housing Goal	Program Objective	Action Program
	<u>FAIR AND ACCESSIBLE HOUSING</u> , continued		F.) Study possibility of implementing a Below Market Rate program for new development projects.
I	<u>ENVIRONMENTAL CONSERVATION</u> To promote environmental conservation activities in residential neighborhoods.	<ul style="list-style-type: none"> ▪ Provide for recycling of household waste material in single and multiple family residential areas. ▪ Support and encourage residential development in areas supported by necessary services lessening environmental impacts on the County. 	A.) Continue to implement CEQA regulations to assess impacts of proposed residential development and identify means to mitigate the impacts. B.) As a part of the Zoning Ordinance update, consider inclusion of design standards for new development that encourage alternative transportation to conserve energy and improve air quality. C.) Implement program PF-F.A of the Public Facilities and Services Element to require new development to provide adequate areas for collection and storage of recyclable materials.
J	<u>ENERGY CONSERVATION</u> To promote energy conservation activities in all residential neighborhoods.	<ul style="list-style-type: none"> ▪ Conserve affordability on 2,000 lower income residences by promotion of voluntary energy conservation programs such as the Pacific Gas & Electric Company Weatherization Program. 	A.) Continue to incorporate conservation measures in housing rehab programs. B.) Continue to implement Title 24 energy conservation measures in plan check and inspection of new development. C.) Promote and support PG&E Energy Partnership Program aimed at conservation and education. D.) Expedite review and approval of alternative energy devices. E.) Support energy conservation programs for low-income households including referral to programs.

APPENDIX L

Farmworker Housing Needs

**An excerpt from the 2001 Fresno County Regional Housing Needs Allocation Plan
Prepared by the Council of Fresno County Governments
Approved September 27, 2001**

Characteristics of Farmworkers

Government Code Section 65584 requires the regional housing needs allocation plan to consider the housing needs of farmworkers. However, any discussion of farmworkers and farmworkers housing must appropriately begin with an understanding of who farmworkers are and the characteristics they share in common. Unfortunately, there is a serious deficiency of data about the farmworker population including that this population is generally undercounted by the U.S. Census. For example, a number of farmworkers live in unofficial dwellings, which are often missed by the Census Bureau. A recent health study in the City of Parlier in Fresno County indicated about 28 percent of farmworkers were not counted by the U.S. Census because they lived in unofficial dwellings.

Other characteristics of migrant and seasonal farmworkers also make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities, relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

While current information on farmworkers is limited, data from the census, including the March 1997 Current Population Survey, reveals the following. Farmworkers numbered 342,102 in California as of March, 1997, are overwhelmingly Latinos (78 percent), and are mostly males (72 percent). Approximately 55 percent of the state's agricultural workers were employed in the San Joaquin Valley, which includes Fresno County, in 1996. Farmworkers have the lowest family income of any occupation surveyed by the Census Bureau and the highest poverty rate of any surveyed occupation. Farmworkers have the lowest educational attainment and are second from the lowest, after the private housekeeper occupation, in home ownership. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, or undocumented).

These highlights are more likely to reflect the characteristics of agricultural workers who spend most of the year in the United States. However, as we know, every year around April waves of seasonal agricultural workers come to California. The March Current Population Survey does not wholly capture this population due to the time of year it is conducted. The Average Annual Wage and Salary Employment in California Agriculture was 408,000 in the year 2000, but the total number of individuals employed for wages on California farms is about twice this level, i.e. 800,000 to 900,000, based on late 1980s studies of counts of the SSNs reported by farm employers to the Economic Development Department.

California is the nation's largest agricultural state, producing more than 250 different crops valued at nearly \$25 billion. Fresno County is the Number One county in the State and Nation in terms of value of agricultural production. California and Fresno farmers have been changing their crops to respond to consumer demand, producing more fresh vegetables, fruits and nuts. These high value-added crops require more labor. Also, there has been an ongoing change from many smaller farms to fewer bigger farms with the ability to provide extended periods of work for farmworkers. These trends along with others are interacting to mean that more farmworkers than ever are working in California and many are working for longer periods of time in one area, some as residents of that area.

Farmworker Housing

Two main factors lie behind the worsening housing shortage for farmworkers: there are more farm workers and many farmers have ceased to provide housing. A shrinking supply with an increasing demand has led to higher prices in rural areas, resulting in housing costs that are high relative to farmworker income. This has led to significant overpaying for housing and overcrowding of housing. The farm work force is changing to include more solo male and unauthorized migrants. Most aim to maximize their savings and are unable or unwilling to pay prevailing rents for temporary housing. Since most farmers do not provide housing, and many publicly owned or managed facilities are restricted to families, the newest and neediest workers usually seek housing in regular rental markets, where several share a housing unit, and some sleep in cars and other unconventional places. Furthermore, about 600,000 unauthorized Mexican men were legalized in 1987-88. During the 1990s, many brought their families to the U.S. and many found nonfarm jobs. Finding housing for these often large families from rural Mexico is difficult. The families are often larger than average and rent housing, but rental units tend to be smaller than average.

The amount of farmworker housing registered with the state has declined dramatically in the last two decades. In 1955, growers registered more than 9,000 facilities to house migrant and seasonal workers. By 1982, only 1,414 employer-owned camps were registered. In 1994, only 900 camps were registered, with a capacity of 21,310 workers. In 1998, according to the Department of Housing and Community Development, there were only 500 farm labor camps registered. Not surprisingly, a 1995 study by the University of California at Davis estimated that 250,000 farmworkers and their family members had inadequate housing, including 90,000 migrant workers and over 160,000 non-migrant seasonal farmworkers. The housing shortage was so severe that many workers were found packed 10 or 12 into trailers and sleeping in garages, tool sheds, caves, fields and parking lots. Consequently, the major farmworker housing policy issue has shifted from regulating employer-provided housing to direct provision and/or management of farm worker housing.

The Fresno Bee on August 18, 1996 ran a lengthy article on the sharp drop in farm farmworker housing in the San Joaquin Valley, the eight county area centered on Fresno that employs half of the California's farmworkers. The article noted neighbors complain about (or sometimes simply fear) workers' behavior, noise, and traffic. Government inspections, regular and deferred maintenance, calls from or regarding tenants during their non-work hours, and liability issues all represent unwanted concerns and cost for growers. Housing facilities that cannot withstand heavy use or are not vandal resistant may be cited for regulatory violations that carry substantial penalties. Even minor violations of the housing code, such as torn window screens, can result in large fines. Consequently, instead of providing workers with on-farm housing subject to federal and state inspection, many farmers are razing their farmworker housing.

As a result, most farmworkers crowd into urban dwellings, including backyard structures and garages, which results in widespread overcrowding, particularly during those times of the year when farmworkers are most in demand. In many cases, workers today spend 25 to 35 percent of their wages on housing and rides to work. Farmworker cities in rural California are growing twice as fast as the state's population, as newly-legalized farm workers bring their families to the U.S. Many of these "overgrown labor camps" are over 50 percent Latino, and some are over 90 percent. It is important to note, however, that some growers and labor contractors have shown renewed interest in housing as an important factor in their ability to attract and retain their best workers.

Many San Joaquin Valley towns have become farmworker service centers, with local residents, for a fee, providing everything from housing and meals to forged work documents, rides to the fields, and check cashing services. In the city of Parlier in Fresno County, the mayor has said that the population expands from 9,500 to 13,000 each summer as workers arrive from Mexico. Migrants rely on friends, relatives or labor contractors to arrange housing. Oftentimes, with so many men sharing apartments, two to four times the normal rent is generated for the landlord. Furthermore, the shortage of temporary housing for farmworkers in rural areas encourages many to commute long distances from the housing that they find. These long commutes can contribute to the air quality problems that exist in Fresno County and the San Joaquin Valley.

The Department of Housing and Community Development reviewed the status of farmworker housing programs in the late 1980s. Five of the thirteen findings from that investigation are as follows:

- A majority of migrant farmworkers who do not live in government-sponsored labor camps live in seriously substandard conditions.
- Substandard housing conditions exist in areas with significant seasonal agricultural production.
- Housing conditions are a major problem for both single migrant workers and migrant families.
- Poor housing hurts migrant children's health, education, and general welfare.
- Local officials vary in their support for housing migrant families.

Employment on California farms has been increasing, as noted above, and shifting from farmers hiring workers themselves to having farm services firms such as farm labor contractors bring workers to farms. If current trends continue, half of the hired worker employment will be by farm services firms by 2005. This suggests that farm services firms, not just farm operators, should be involved in farm worker housing programs.

Fresno County Farmworkers, Overpayment, and Overcrowding

One indicator of housing cost and affordability is the 40th percentile rent for an area. For example, the HUD Fair Market Rent for the Section 8 Housing Assistance Payments Program of \$517 a month in Fresno County in 2000 means that 40 percent "of standard quality rental housing units" in Fresno County rent for less than \$524 a month, and 60 percent rent for more than \$524 a month. A farmworker family in Fresno County would have to earn \$1,723 a month to spend 30 percent of earnings on housing and afford the Fair Market Rent. However, median family income for farmworker households is \$800 to \$1,200 a month.

According to the Comprehensive Housing Affordability Strategy (CHAS) Data Report, Table 1C, in 1990 there were 221,133 total households in Fresno County, of which 98,907 were renters

and 122,226 were owners. For those households with incomes up to 30 percent of Median Family Income, 69 percent of renters were paying more than 50 percent of their income on housing, while 53 percent of owners were. For those households with incomes between 31 percent and 50 percent of Median Family Income, 29 percent of renters were paying more than 50 percent of their income on housing, while 24 percent of owners were. For those households with incomes between 51 percent and 80 percent of Median Family Income, 6 percent of renters were paying more than 50 percent of their income on housing, while 12 percent of owners were. The figures for moderate income households (81 percent to 95 percent of Median Family Income) are relatively insignificant at 1 percent of renters and 5 percent of owners.

As discussed earlier, farmworkers have the lowest family income of any occupation surveyed by the Census Bureau and are second from the lowest, after the private housekeeper occupation, in home ownership. Therefore, the figures for renters in the paragraph above are of particular relevance for farmworkers. These figures indicate that substantial numbers of farmworkers and other low-paid workers are overpaying for housing in Fresno County, particularly the lower one is on the income scale. The higher a household's income, the less likelihood it will be overpaying for housing.

The Housing Authorities of the City and County of Fresno manage 130 housing units for migrant farm workers in Parlier. The complex is owned by the State of California, Office of Migrant Services. In addition, the Housing Authority owns and manages a 64 unit migrant housing complex in Firebaugh. Both complexes are occupied six months out of the year, from April through October. Migrant farm worker families who want to rent a unit in Firebaugh or Parlier must demonstrate that at least half of their earned income is farm related, they must show evidence of a permanent residence at least 50 miles from the work site, and they must be legal residents of the United States. The cost of managing and maintaining both complexes is subsidized by the State of California, Office of Migrant Services.

Within Fresno County there are 4,630 federally-assisted multifamily housing units, of which 3,156 are Section 8. Of the 4,630 units, 2,460 are units at risk, while 1,401 are low risk of conversion to market rate housing.

The Migrant Health Program periodically seeks to obtain updated information about migrant and seasonal farmworkers, including where they are working and living and what crops are being harvested, in order to more appropriately target limited resources to areas of greatest migrant and seasonal farmworker need. The Migrant and Seasonal Farmworker Enumeration Profiles Final Study for California dated September, 2000 indicates that in Fresno County there are an estimated 113,741 migrant and seasonal farmworkers. Of this number, 52,662 are migrant farmworkers and 61,079 are seasonal farmworkers. The Study further estimates there are 19,353 non-farmworkers in migrant households and 69,309 non-farmworkers in seasonal households, for a total figure of 202,404 migrant and seasonal farmworkers and non-farmworkers in Fresno County.

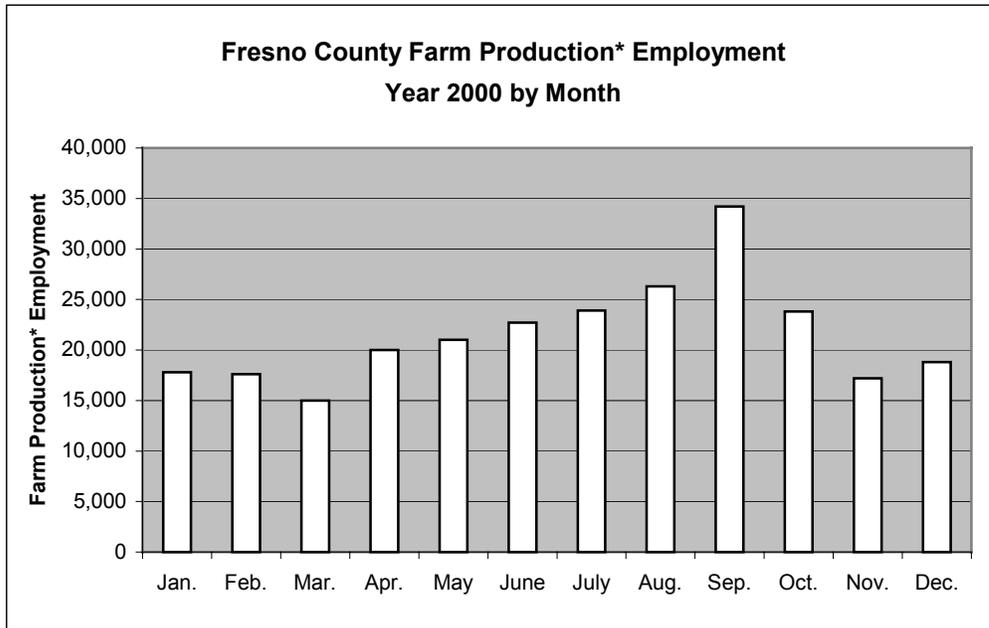
In this report, a seasonal farmworker is defined as an individual whose principal employment (51 percent of time) is in agriculture on a seasonal basis, who has been so employed within the last twenty-four months. A migrant farmworker meets the same definition but establishes for the purposes of such employment a temporary abode. Included in the scope of the study are individuals engaged in field and orchard agriculture; packing and sorting procedures in food processing; horticultural specialties (including nursery operations, greenhouse activities and crops grown under cover); and reforestation. Excluded from the study are those working with livestock, poultry, and fisheries.

The same Study has also calculated the number of farmworkers that work on a year-round as well as seasonal basis, both for the state as a whole and for individual counties. The Study indicates this figure to be 259,665 farmworkers for Fresno County.

Fresno County is certainly sensitive to the issue of farmworker housing and to the issue of affordable housing in general. Recently, the County of Fresno utilized focus groups to identify and discuss issues of importance for its new general plan. Although not one of the major themes developed from these focus groups, the issue of farmworker housing was raised. Several of the focus groups favored increased availability of farmworker housing, pointing out that many agricultural workers live in crowded conditions in towns distant from the fields in which they work. Other housing issues, particularly the need for affordable housing, were also raised. The County's new general plan was adopted on October 3, 2000.

According to the State of California Employment Development Department (EDD), the number of individuals in Fresno County with an occupation in farm production was 21,500 in 2000. This was 6.5 percent of County workers in all industries. Farm production is the production of crops, plants, vines, trees (excluding forestry), and livestock. Farm production does not include farm services such as soil preparation, crop services, veterinary services, or farm labor and management services. Seasonal and migrant farmworkers are most closely associated with the farm production classification.

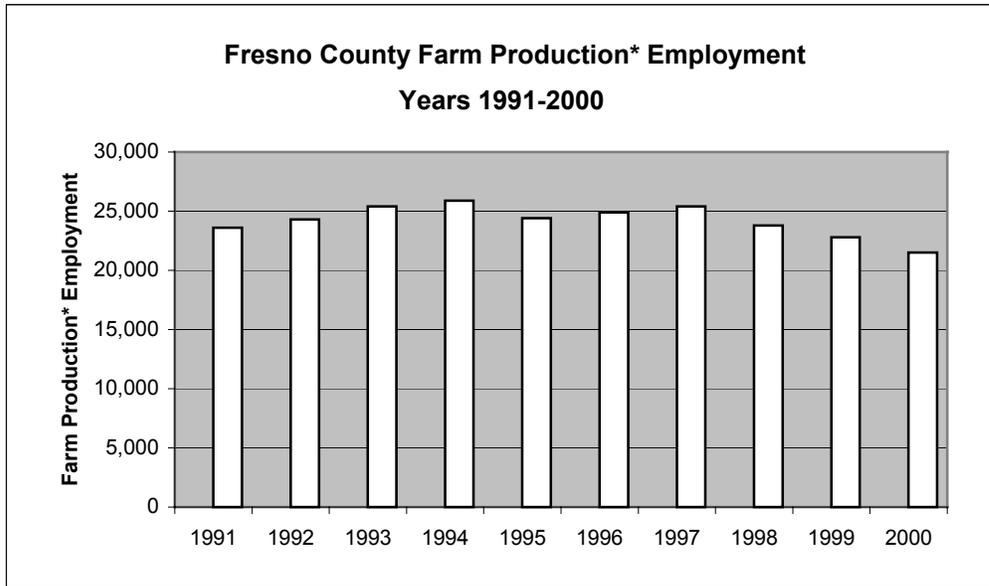
The number of employed farmworkers in the County varies from month to month. According to the EDD, the number of farmworkers is greatest in August and least in March. The following chart shows the monthly farm production employment for the period January 2000 to December 2000.



* Farm production is the production of crops, plants, vines, and trees (excluding forestry), and livestock. Farm production does not include farm services such as soil preparation, crop services, veterinary services, or farm labor and management services. Seasonal and migrant farmworkers are most closely associated with the farm production classification.

Source: State of California Employment Development Department

In addition to seasonal variability, Fresno County farm production employment also varies on a year to year basis. According to the EDD, during the years 1991 through 2000, average annual farm production employment ranged from a low of 21,500 in 2000 to a high of 25,900 in 1994. This is a difference of 4,400 workers. The mean average farm production employment for this period was 24,200. The following graph illustrates the annual variability of farm production employment.



* Farm production is the production of crops, plants, vines, and trees (excluding forestry), and livestock. Farm production does not include farm services such as soil preparation, crop services, veterinary services, or farm labor and management services. Seasonal and migrant farmworkers are most closely associated with the farm production classification.

Source: State of California Employment Development Department

Farmworkers are not distributed equally throughout the County. According to the 1990 U.S. Census, the highest concentration of farmworkers was in Huron where 60.5 percent of the labor force was identified as being in farming, forestry, and fishing occupations. Since there is a relatively small forestry industry in Fresno County, and an even smaller fishing industry, these workers in Fresno County cities are assumed to be farmworkers. This is clearly the case for those cities with the highest concentration of farmworkers, including Huron, Mendota, Orange Cove, Parlier, San Joaquin, and Firebaugh. All of these cities are located on the Valley floor a considerable distance, with the possible exception of Orange Cove, from forest resources.

The following table shows the ranking of cities in Fresno County by percent of workers in farming in 1990:

**Ranking of Cities in Fresno County
by Percent of Workers in Farming*
Year 1990**

Rank	Cities in Fresno County	Percent of Workers in Farming*
1	Huron	60.5%
2	Mendota	55.9%
3	Orange Cove	47.1%
4	Parlier	43.3%
5	San Joaquin	42.5%
6	Firebaugh	35.0%
7	Reedley	22.5%
8	Kerman	14.4%
9	Sanger	12.7%
10	Selma	10.7%
11	Fowler	9.8%
12	Kingsburg	7.0%
13	Coalinga	6.8%
14	Fresno	3.1%
15	Clovis	1.7%

* Includes workers in the farming, forestry, and fisheries classifications. There are a minimal number of Fresno County workers in forestry and fisheries.

Source: 1990 U.S. Census

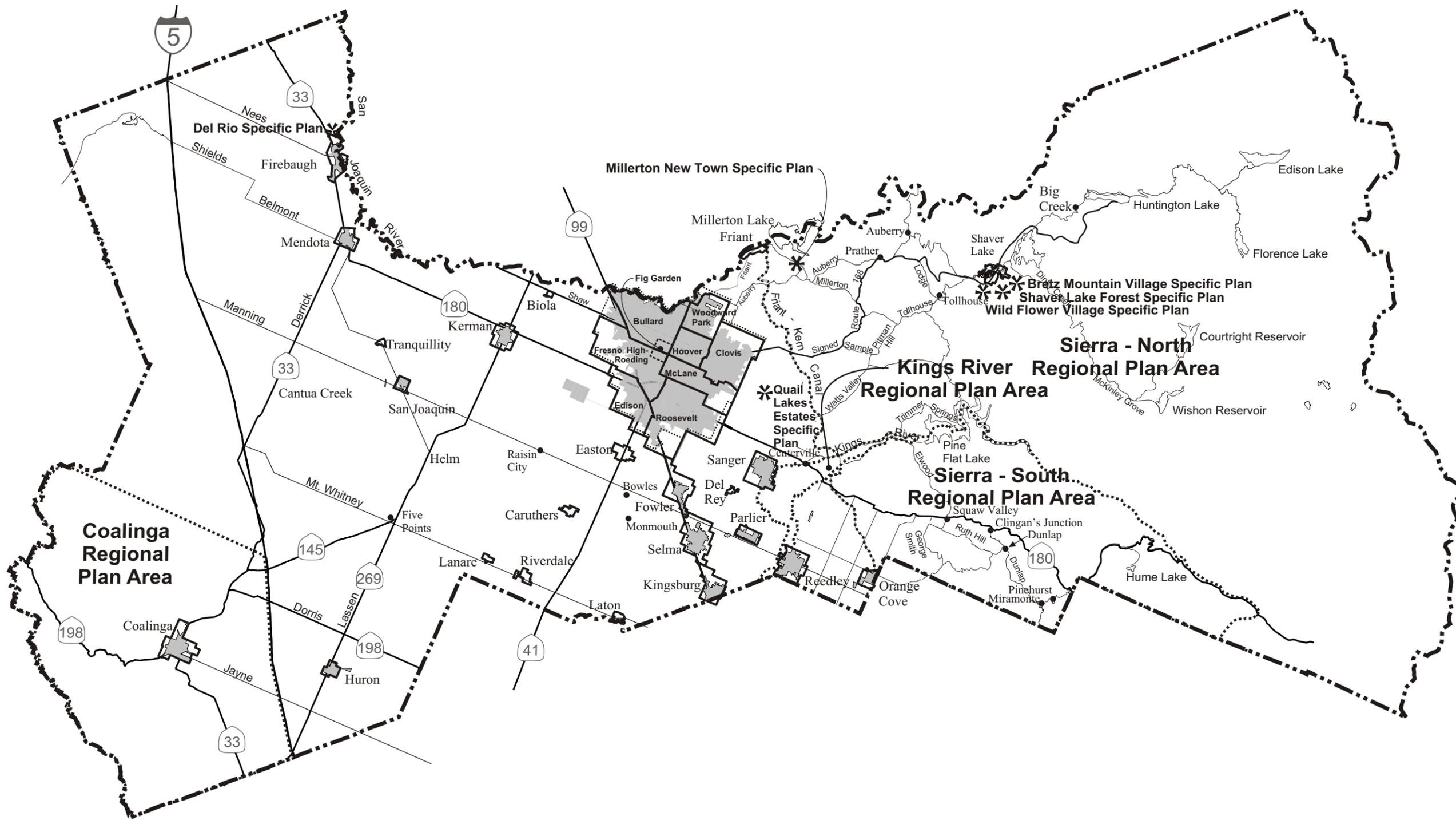
Overcrowding of housing and overpaying for housing will naturally be more prevalent in those cities that have a higher percentage of workers in farming.

HCD administers more than twenty programs that award loans and grants to local public agencies, private nonprofit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, child care facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low income workers. The HCD website, www.hcd.ca.gov, includes a Funds Available Calendar that lists current Notices of Funding Availability for HCD's loan and grant programs, including due dates for applications, award dates, and other related information. The HCD website also provides information about non-HCD funding sources, including over 200 State, federal and private sources of assistance by type and geographical availability. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

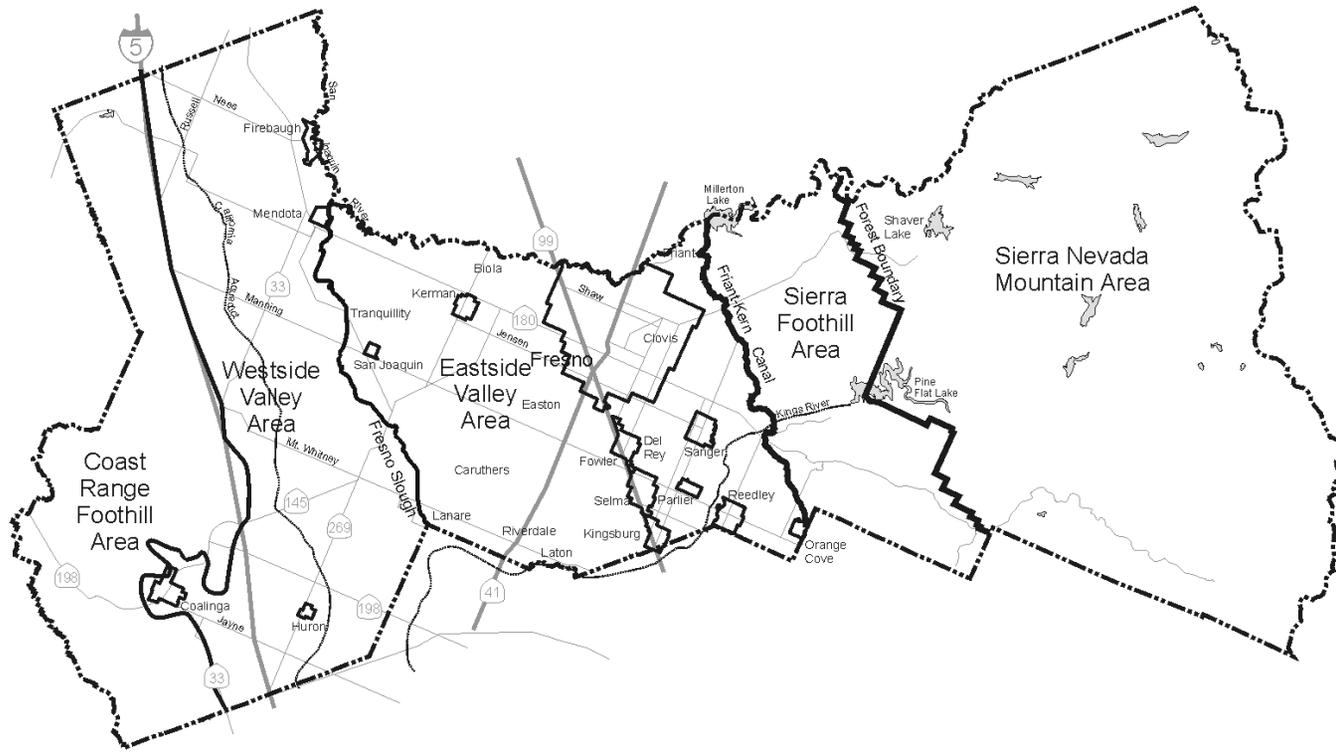
Chart HS-1 Land Use Compatibility For Community Noise Environments

Land Use Category	Community Noise Exposure (Outdoor) Ldn or CNEL, dB							
	50	55	60	65	70	75	80	85
Residential: Low-Density Single Family, Duplex, Mobile Homes								
Residential: Multiple Family								
Transient Lodging: Motels, Hotels								
Schools, Libraries, Churches, Hospitals, Nursing Homes								
Auditoriums, Concert Halls, Amphitheaters								
Sports Arena, Outdoor Spectator Sports								
Playgrounds, Neighborhood Parks								
Golf Courses, Riding Stables, Water Recreation, Cemeteries								
Office Buildings, Business Commercial and Professional								
Industrial, Manufacturing, Utilities, Agriculture								

- NORMALLY ACCEPTABLE** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- CONDITIONALLY ACCEPTABLE** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
- GENERALLY UNACCEPTABLE** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
- LAND USE DISCOURAGED** New construction or development should generally not be undertaken.

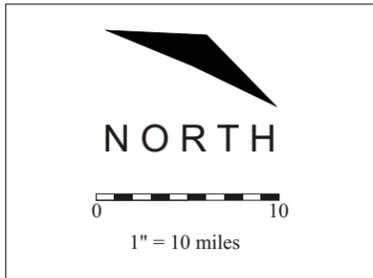
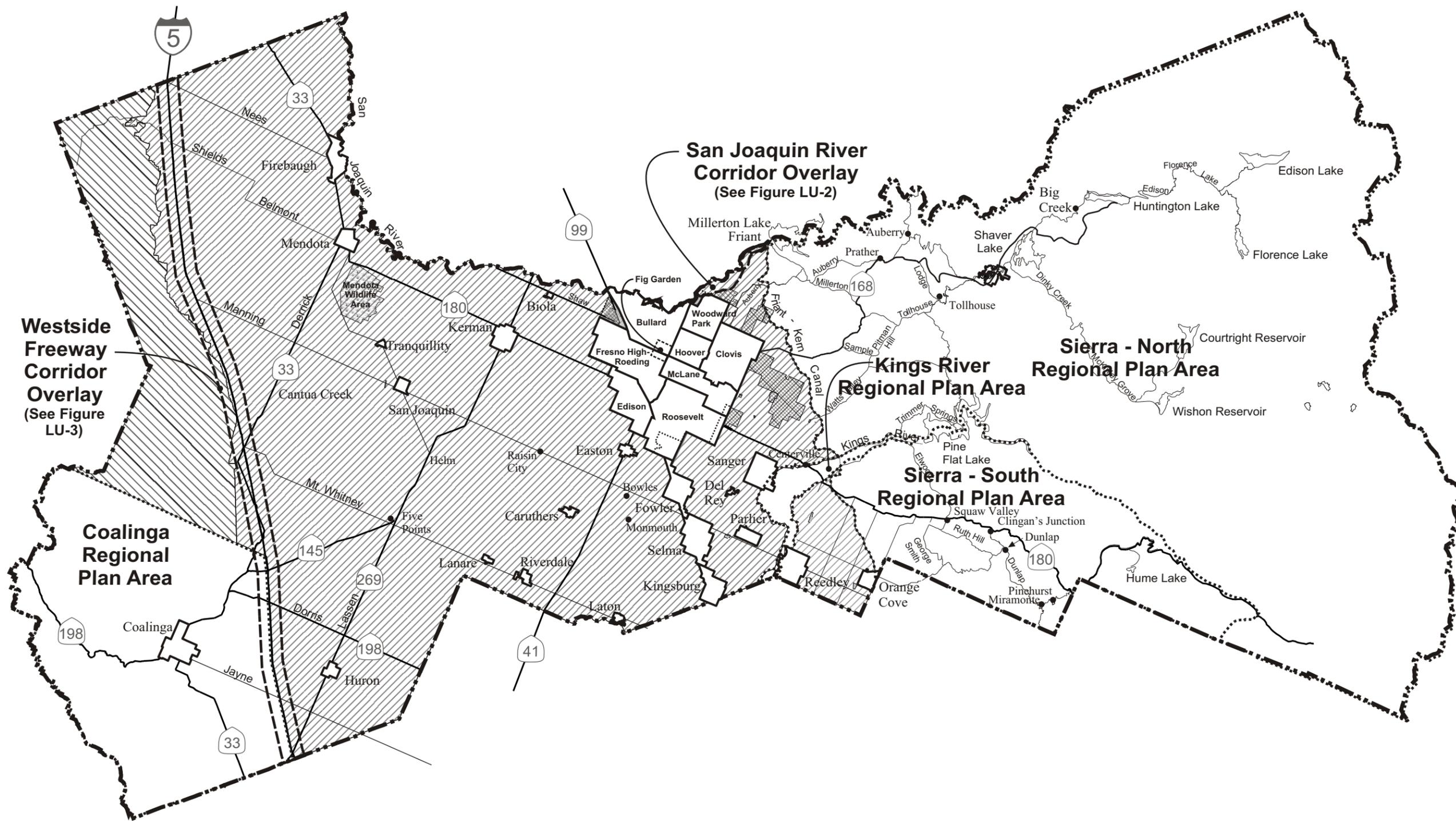


	Regional Plan Area	Specific Plans	Fresno County General Plan Planning Areas Figure 1
	Community Plan Area	Incorporated Cities	
	Fresno/Clovis Sphere of Influence		



	<p>— Geographic Area Boundary</p> <p>— Sphere of Influence</p>	Fresno County General Plan
		Five Geographic Areas
		Figure A-1

1/25/2000

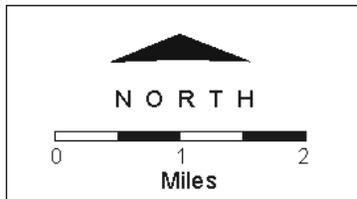
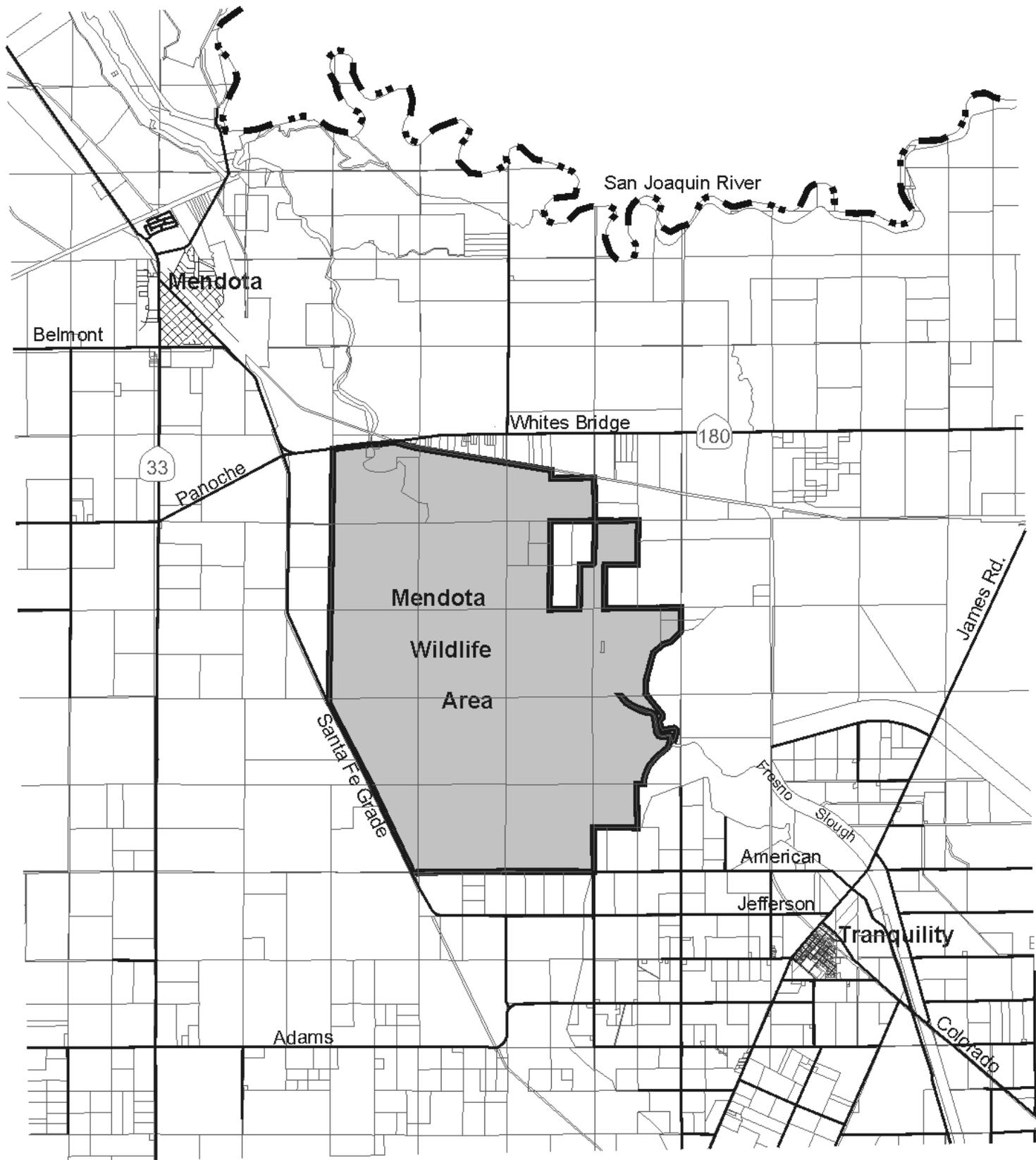


-  Regional Plan Area*
-  Community Plan Area*
-  Fresno/Clovis Sphere of Influence

-  Agriculture
-  Westside Rangeland
-  Open Space
(See Figure LU-1b)
-  See Figures LU-1c and LU-1d

* See Regional, Community & Specific Plans for land use detail

Fresno County General Plan
Countywide Land Use Diagram
 Figure LU-1a



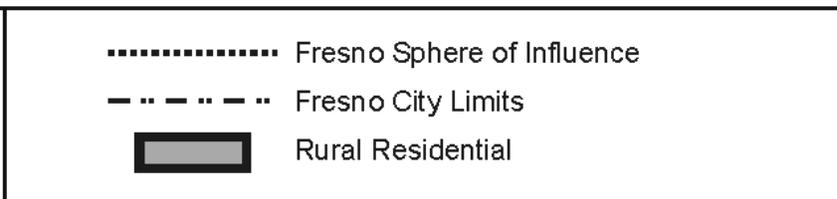
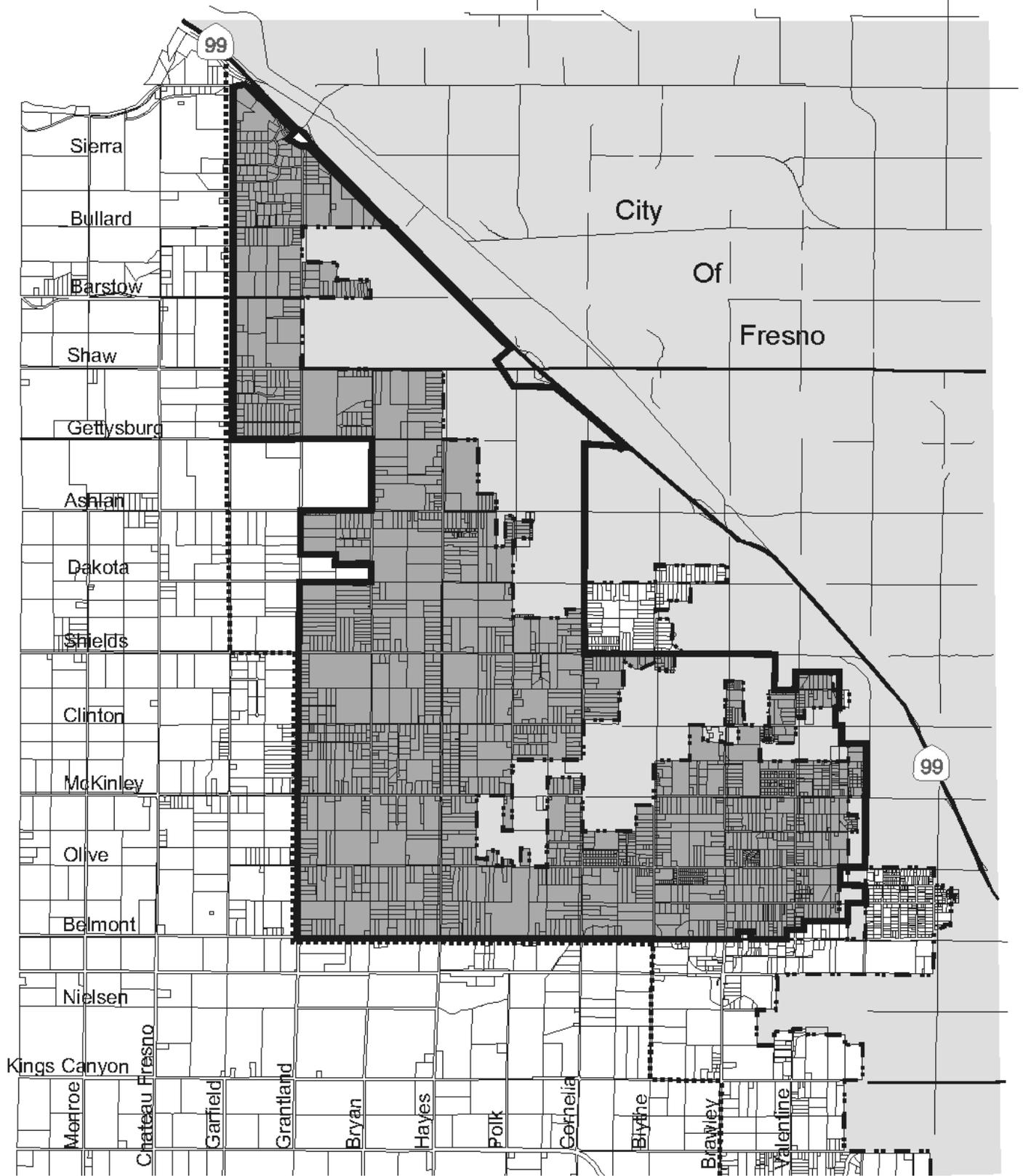
 Open Space

Fresno County General Plan

Open Space

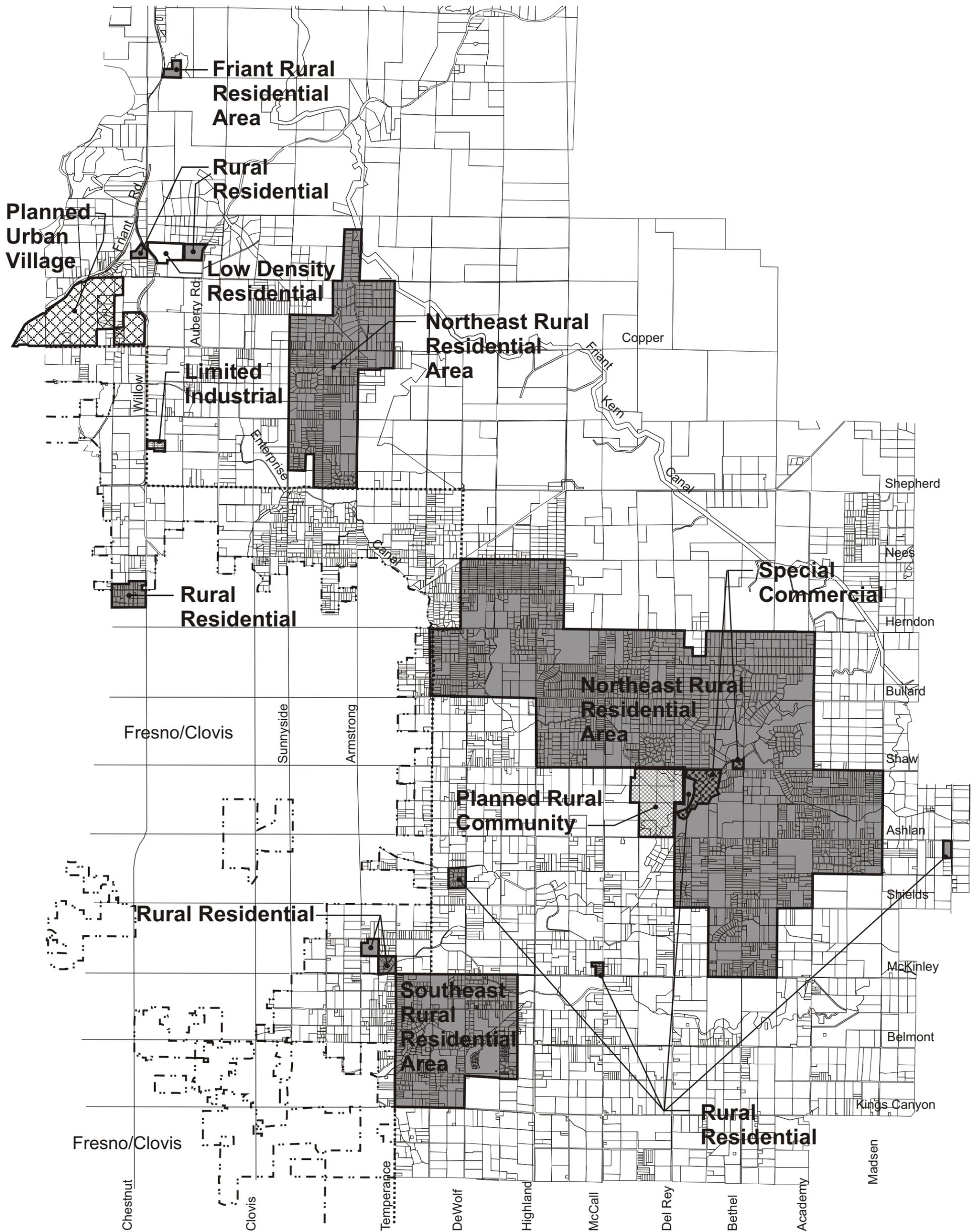
Figure LU-1b

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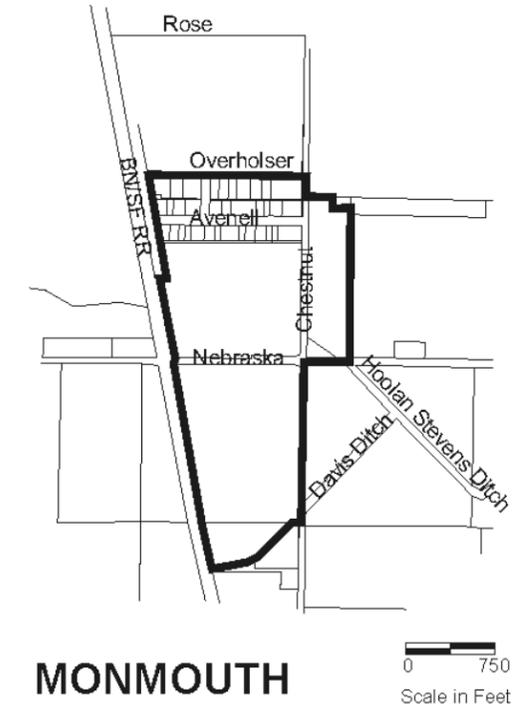
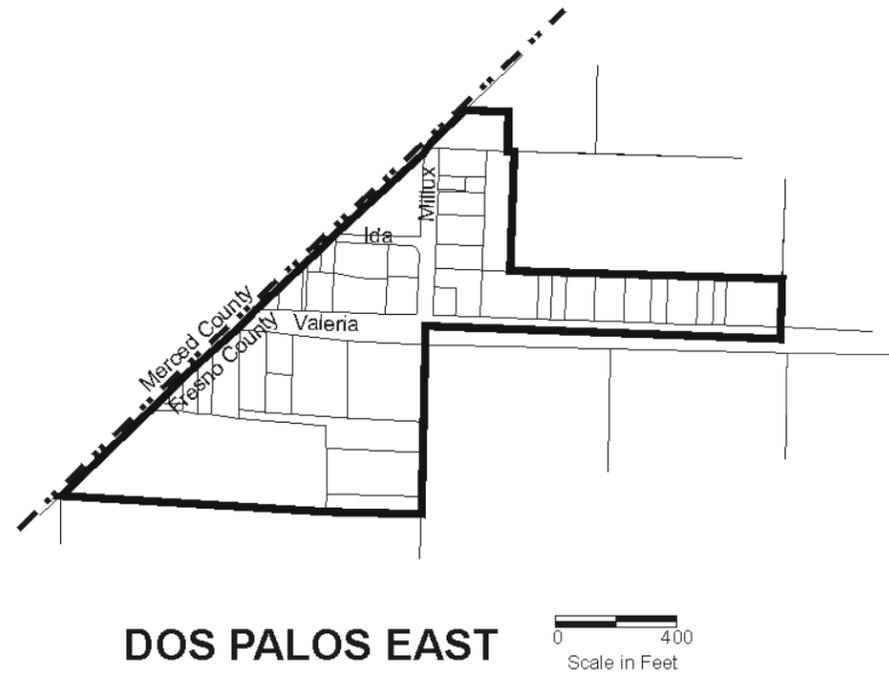
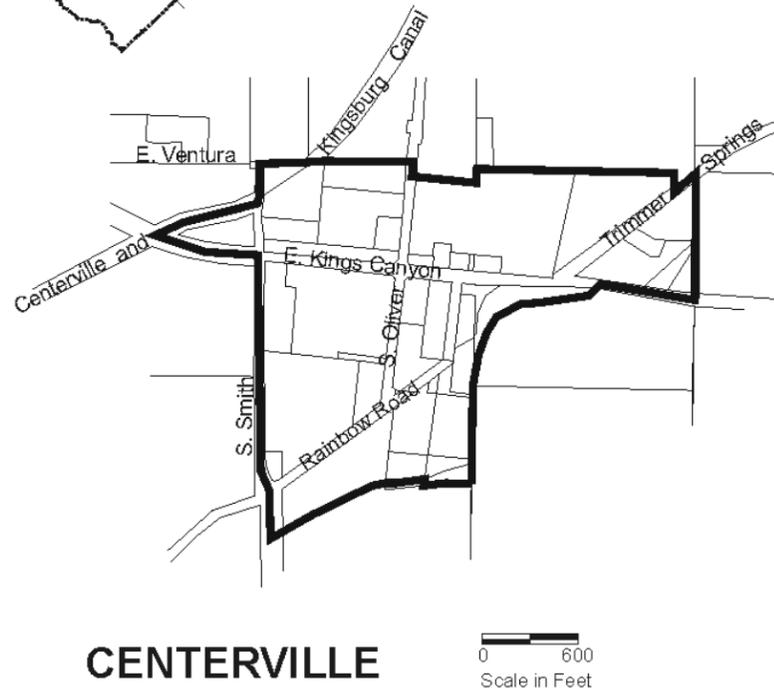
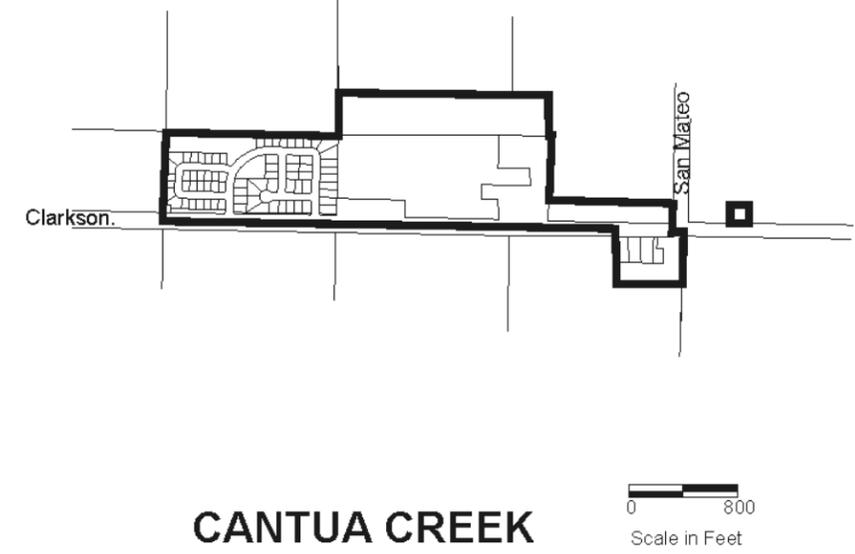
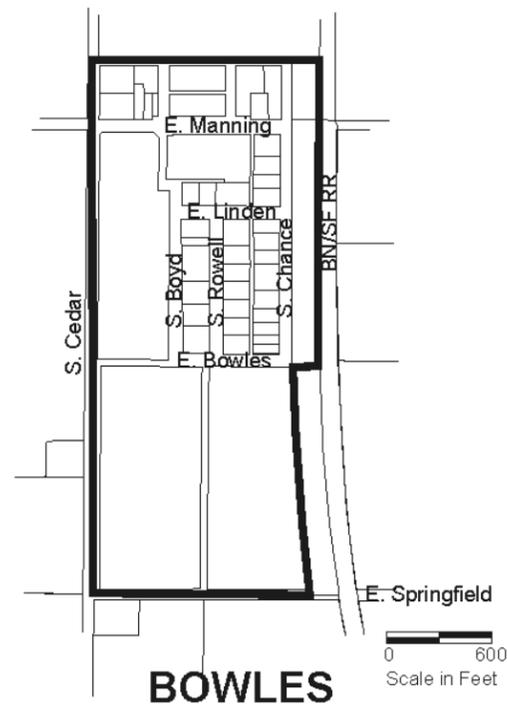
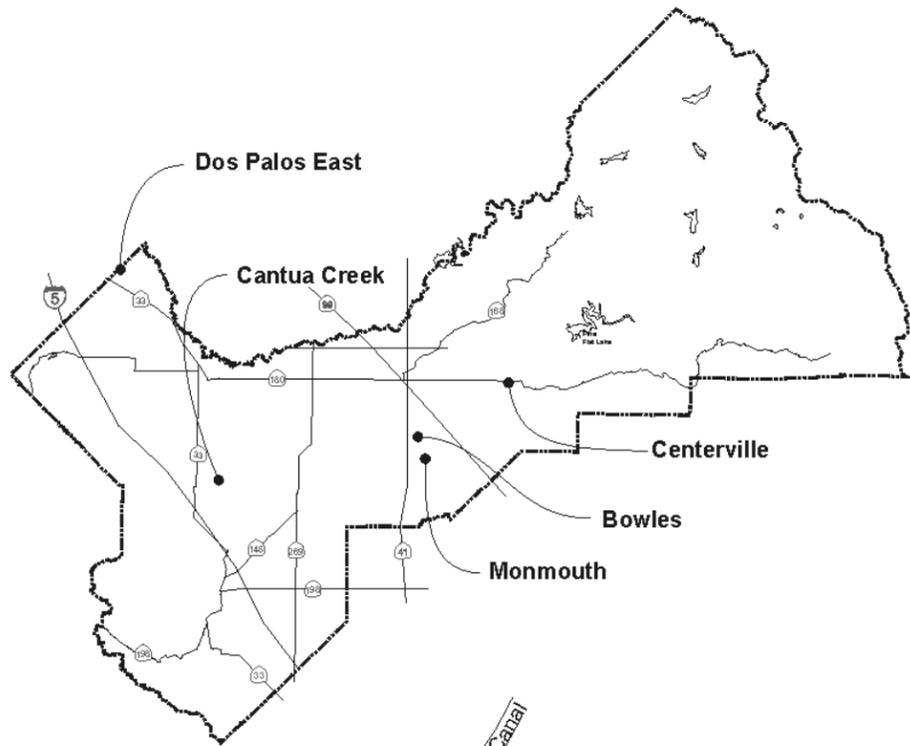


Fresno County General Plan
Rural Residential
Figure LU-1c

1/19/2000

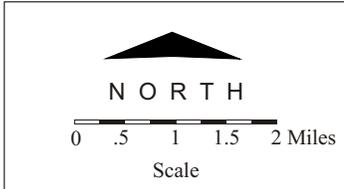
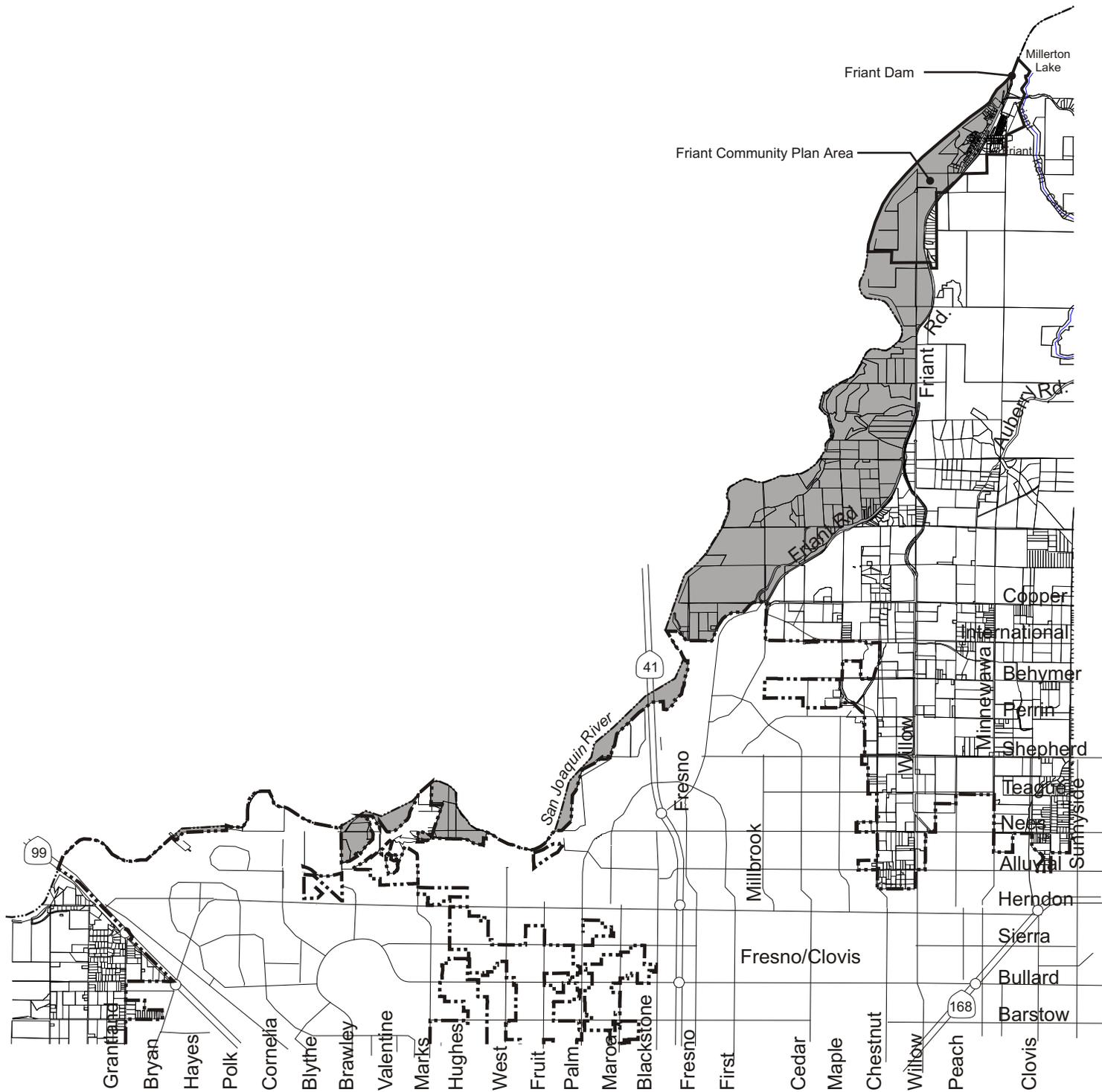


<p>NORTH</p> <p>0 Miles 2</p>	<p>..... Fresno/Clovis Sphere of Influence</p> <p>- - - - - Fresno/Clovis City Limits</p> <p> Rural Residential</p> <p> Limited Industrial</p>	<p> Low Density Residential</p> <p> Planned Rural Community</p> <p> Special Commercial</p> <p> Planned Urban Village</p>	<p>Fresno County General Plan</p> <p>Northeast FCMA</p> <p>Land Use Diagram</p> <p>Figure LU-1d</p>
	<p>12/19/2000</p>		



Fresno County General Plan
Rural Settlement Areas
 Figure LU-1e

1/25/2000

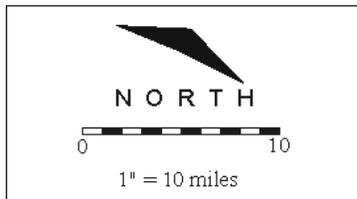
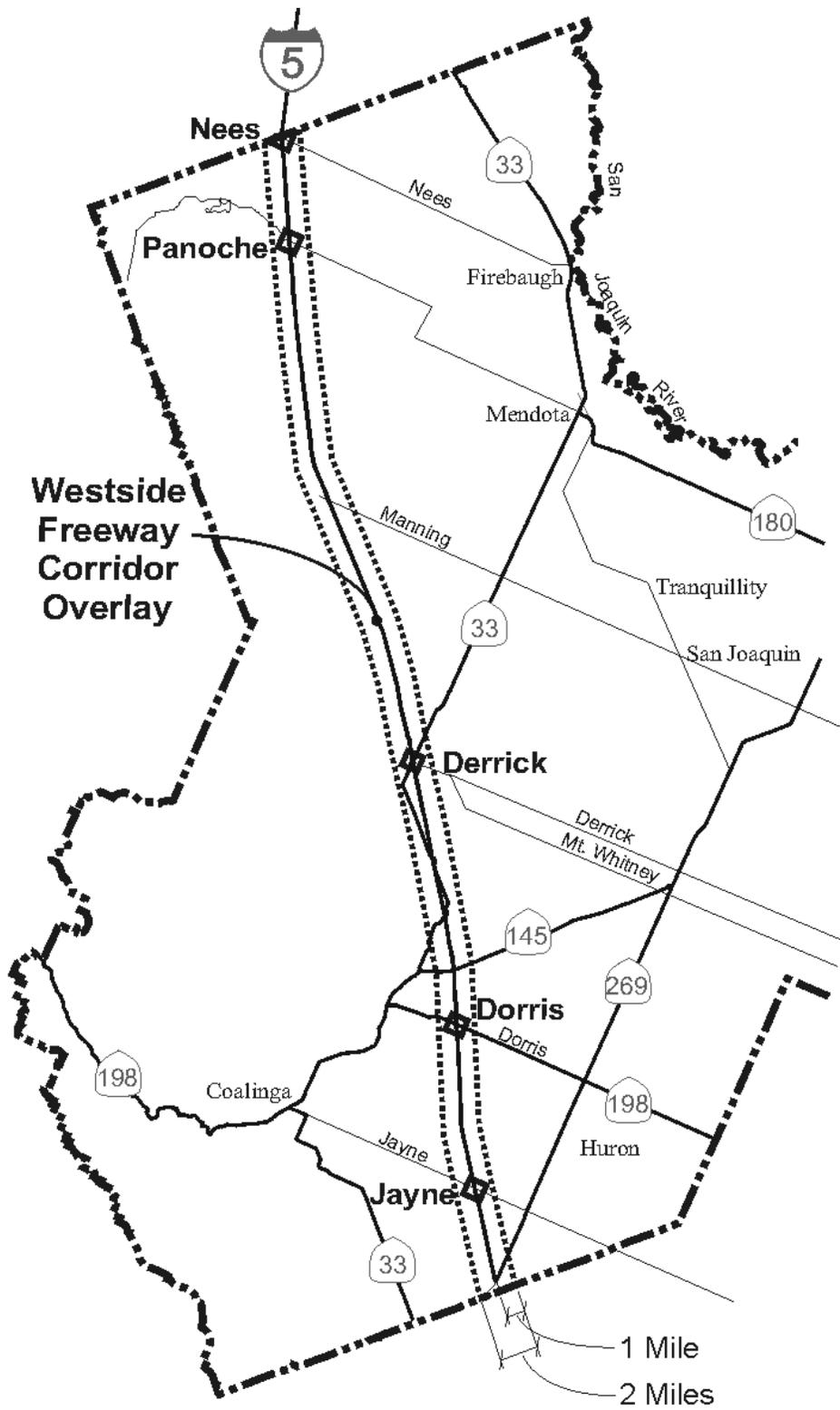


- San Joaquin River Corridor Overlay**
- Fresno/Clovis City Limits**

Fresno County General Plan

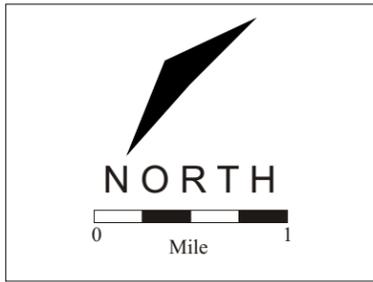
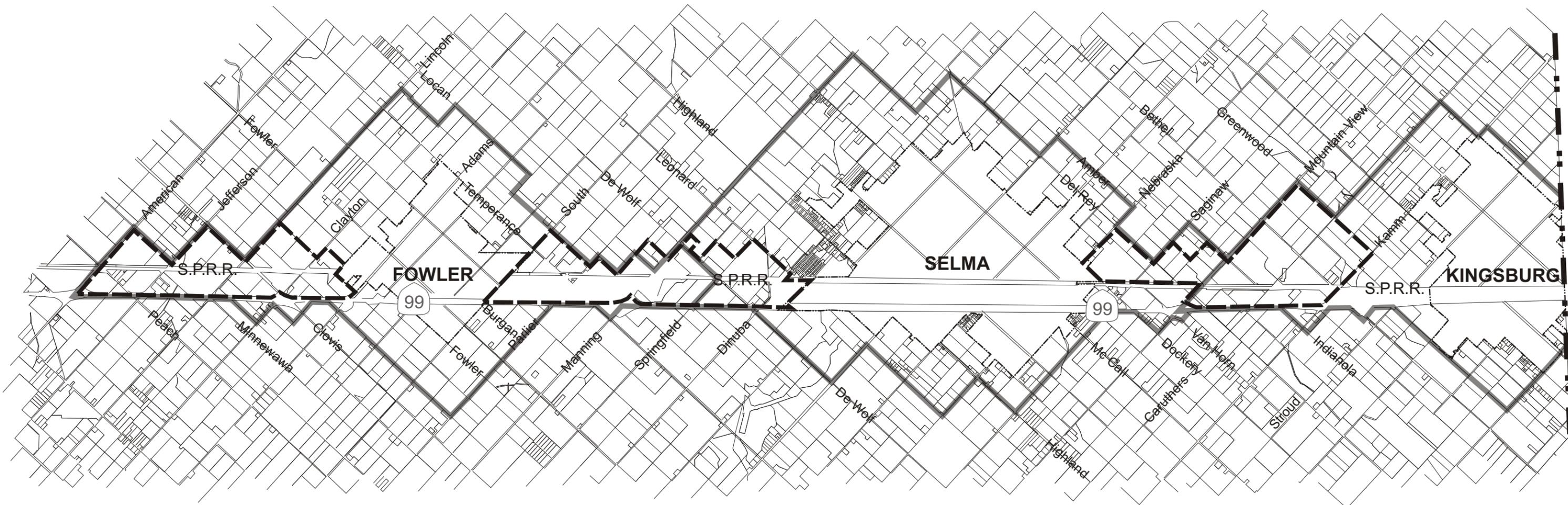
San Joaquin River Corridor Overlay

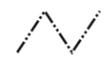
Figure LU-2



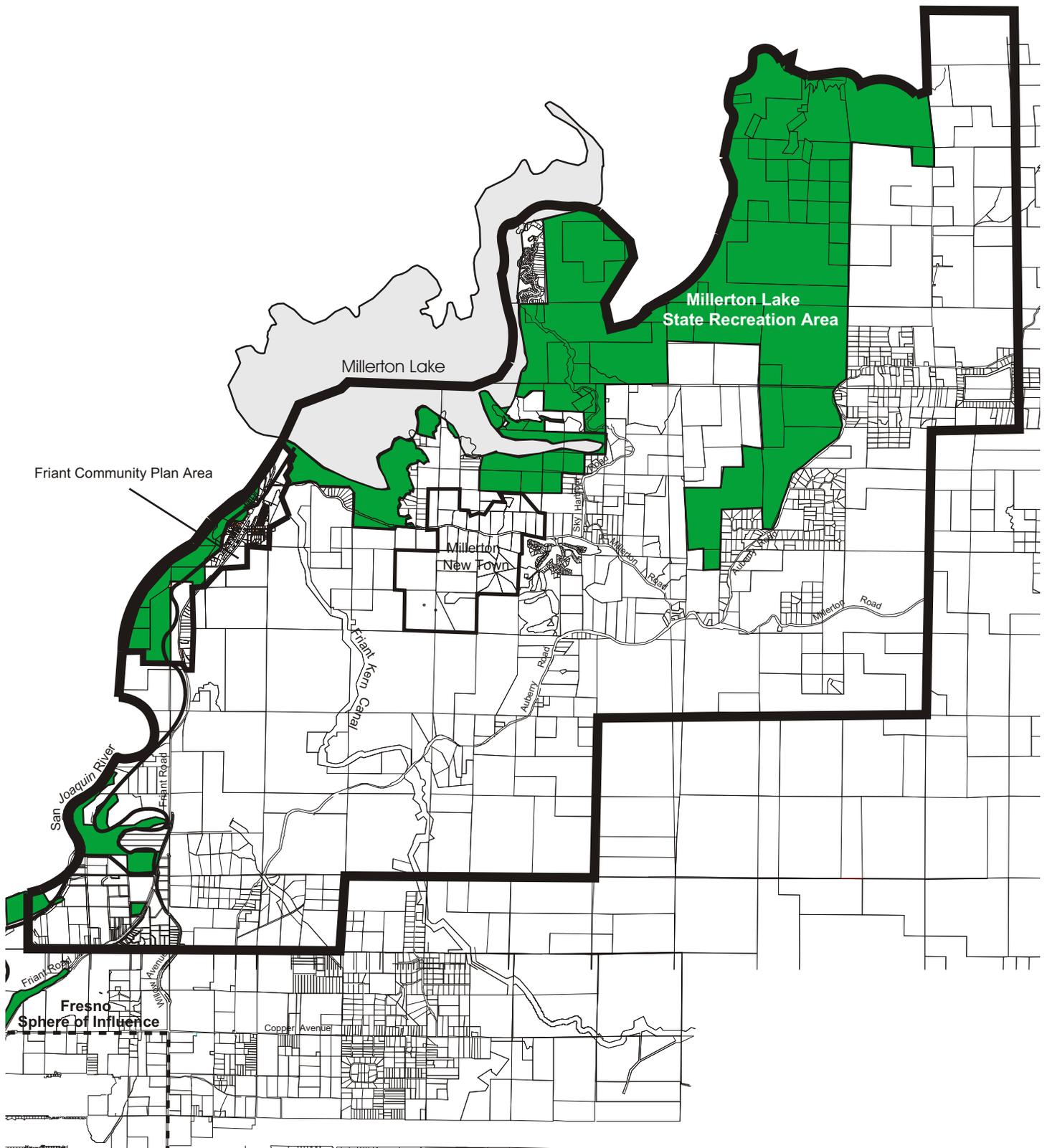
Fresno County General Plan
Westside Freeway Corridor Overlay
Figure LU-3

1/19/2000

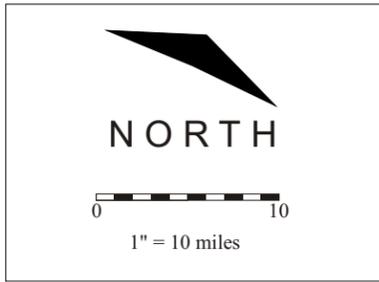
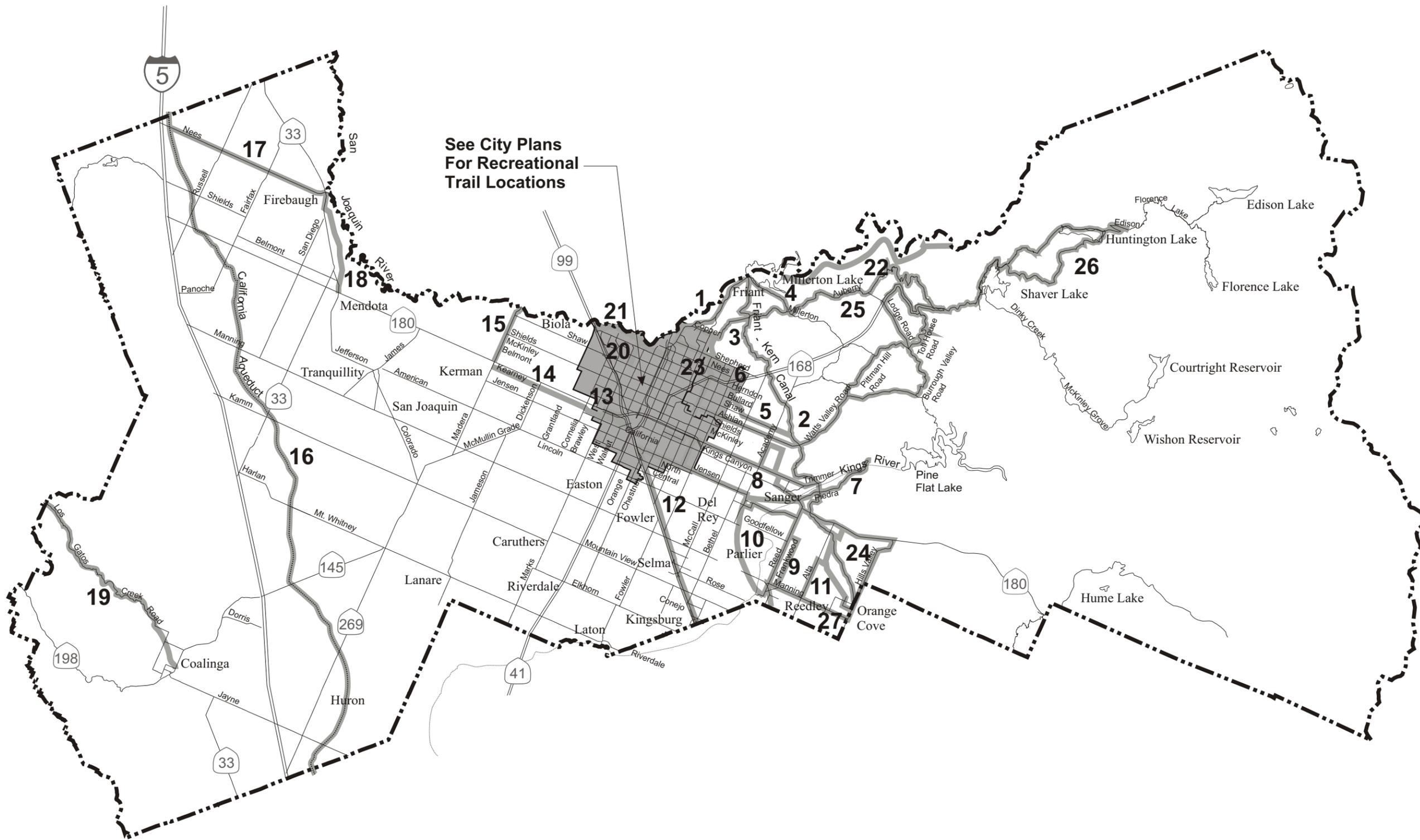


-  Industrial Corridor Overlay
-  Sphere of Influence
-  City Limits

Fresno County General Plan
Golden State Industrial Corridor
 Figure LU-4



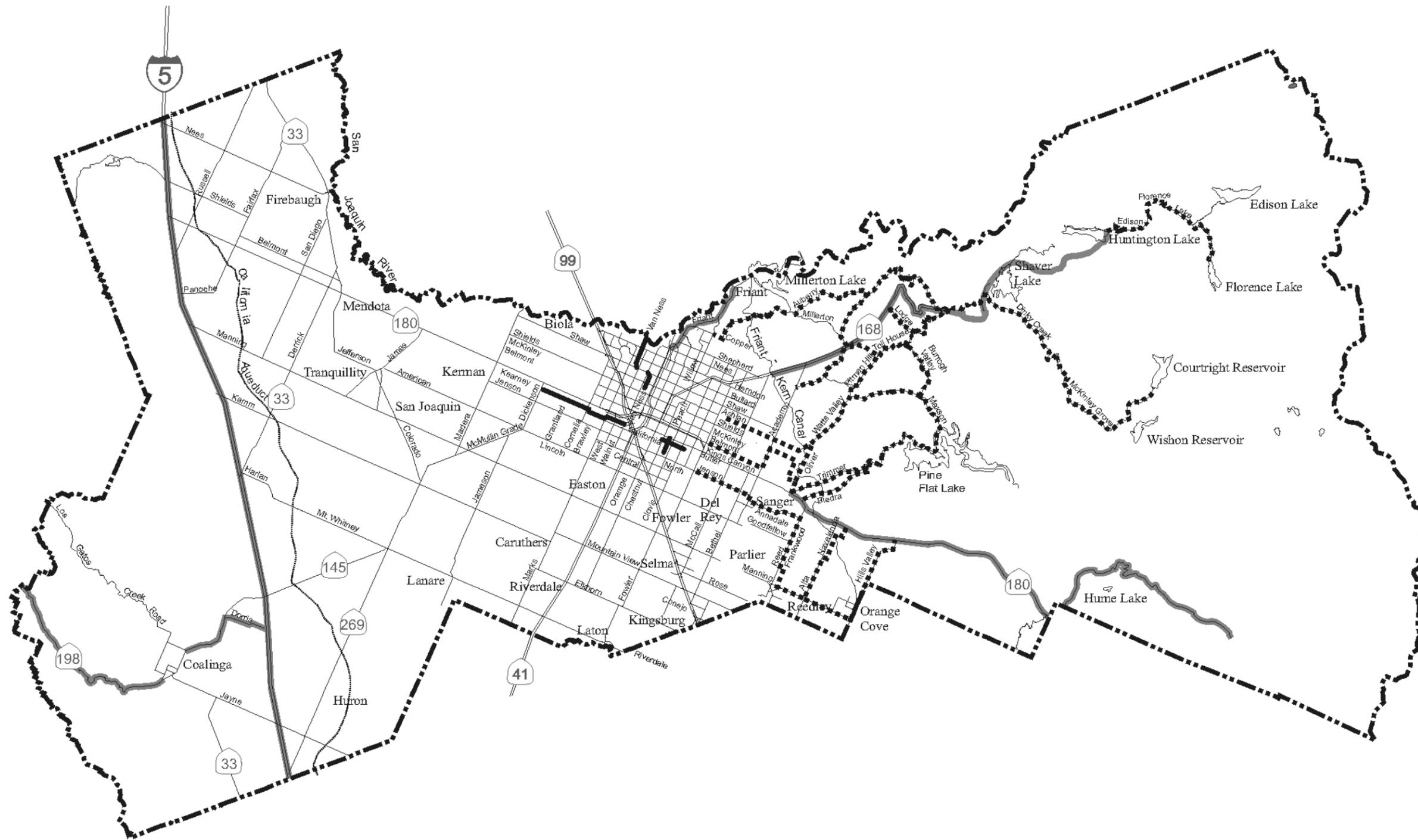
<p>NORTH</p> <p>0 Miles 1</p>	<p>— San Joaquin River Parkway</p> <p>— Regional Plan Preliminary Study Area Boundary</p>	<p>■ Public Lands</p> <p>- - - Sphere of Influence</p>	<p>Fresno County General Plan</p> <p>Friant-Millerton Regional Plan Preliminary Study Area Boundary</p> <p>Figure LU-5</p>
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— Conceptual Recreational Trail

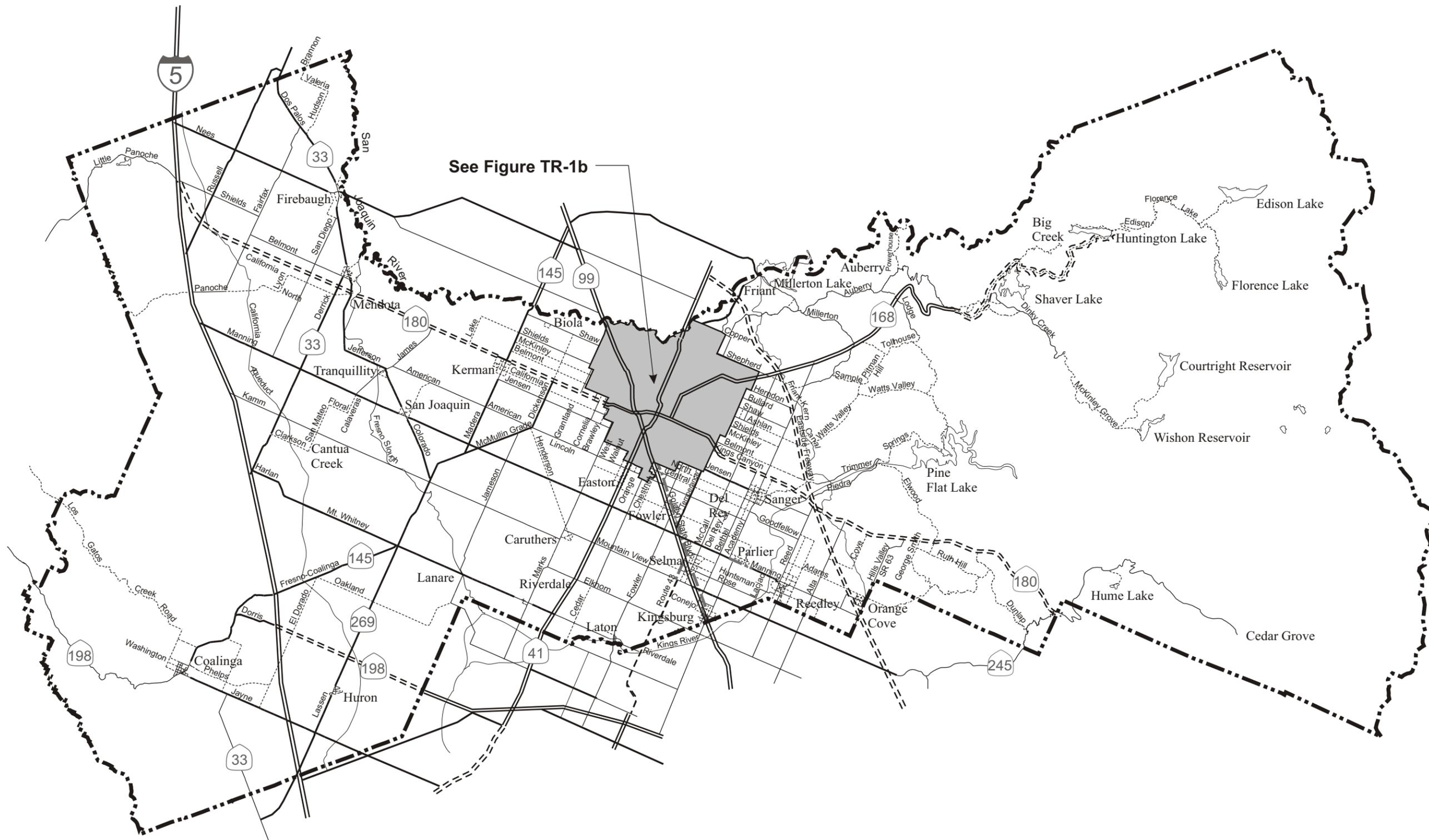
Fresno County General Plan
Conceptual Recreational Trail Corridor Map
 Figure OS-1

Note: See also Figure TR-2, Rural Bikeways Plan

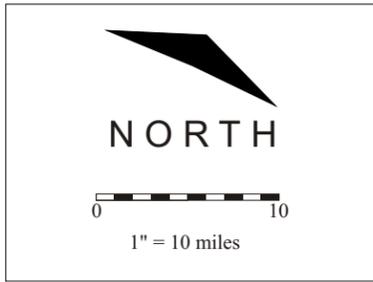


	Landscaped Drive	<p>Fresno County General Plan</p> <p>Scenic Roadways</p> <p>Figure OS-2</p>
	Scenic Drive	
	Scenic Highway	

1/25/2000



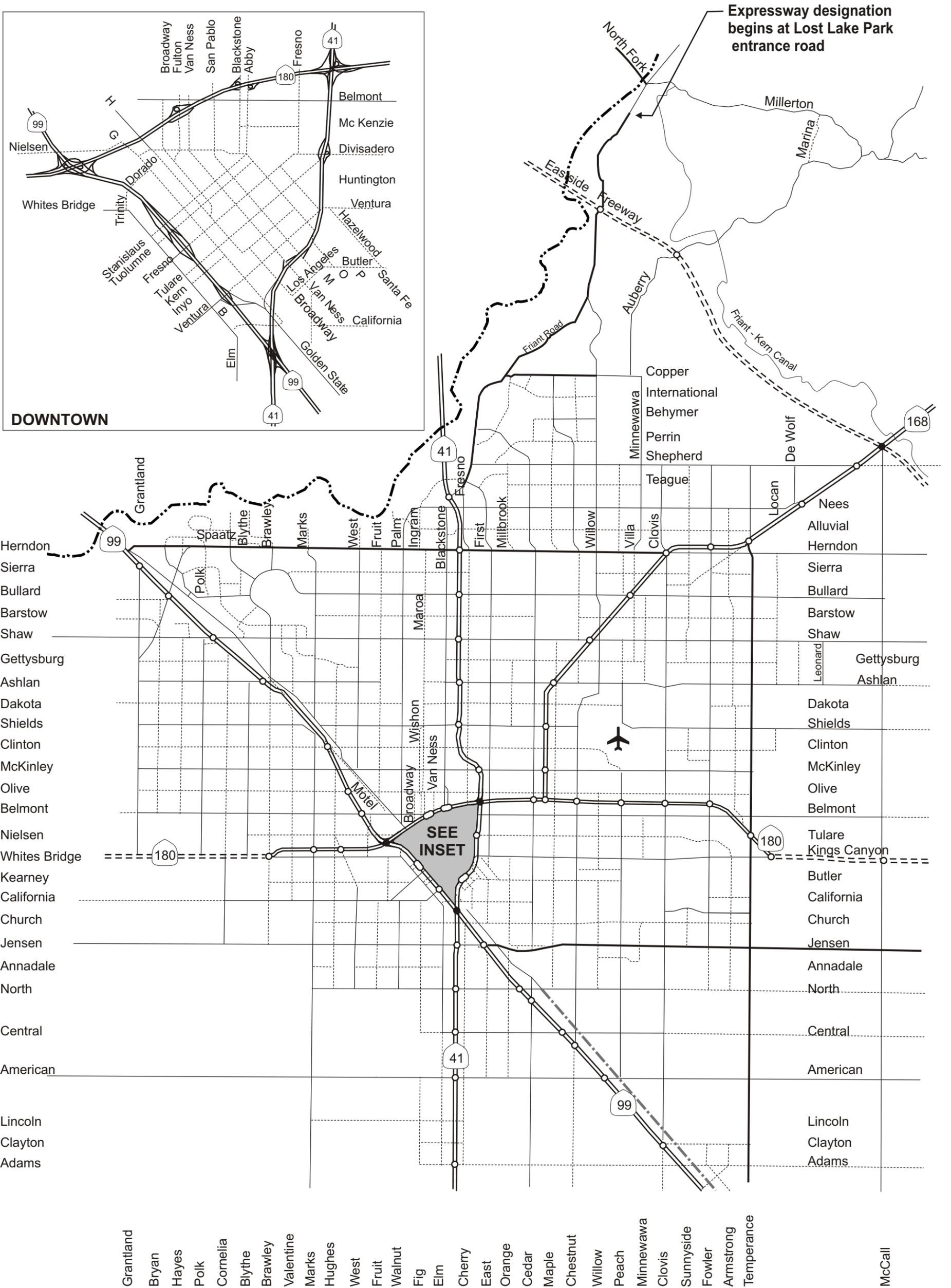
See Figure TR-1b



- | | | | | | | | |
|--|----------|--|---------|--|----------------|--|-----------|
| | Proposed | | Adopted | | Freeway | | Arterial |
| | | | | | Expressway | | Collector |
| | | | | | Super Arterial | | |

Fresno County General Plan
Regional Circulation Diagram
 Figure TR-1a

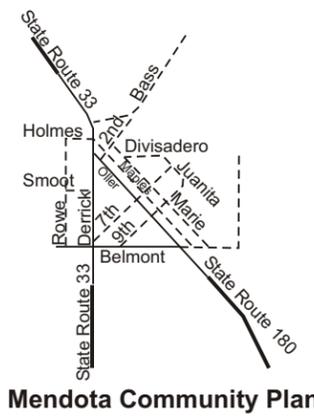
Note: See also Figures TR-1b and TR-1c



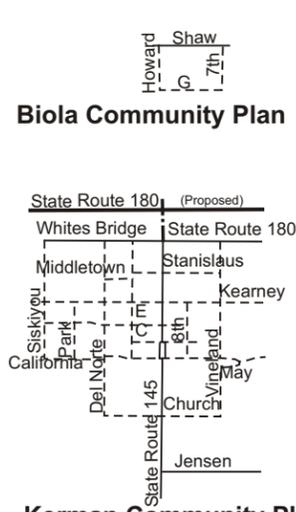
Fresno County General Plan
Fresno Clovis Metropolitan Area Circulation Diagram
 Figure TR-1b



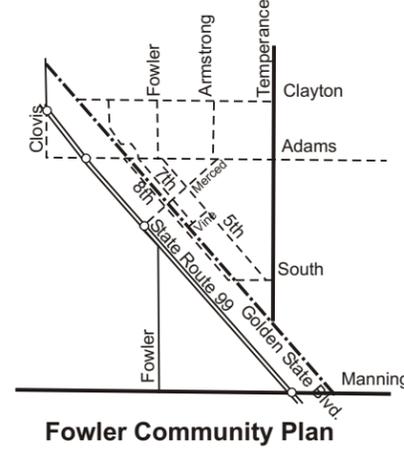
Firebaugh Community Plan



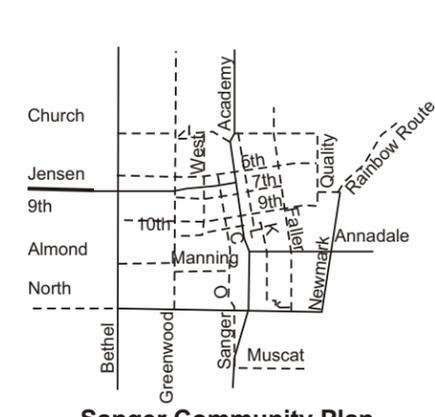
Mendota Community Plan



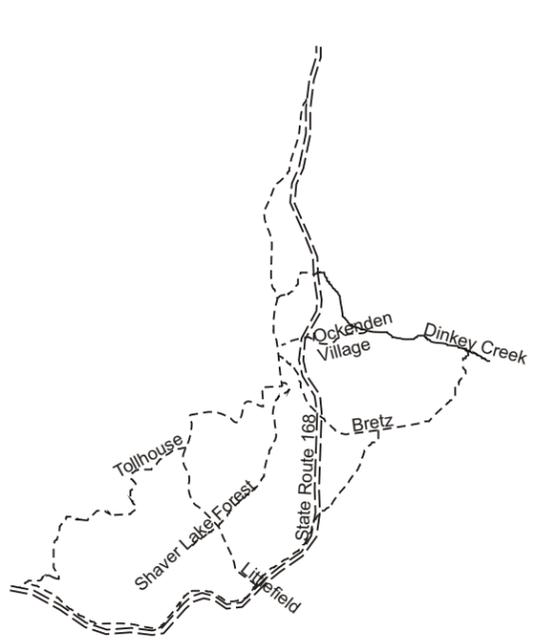
Biola Community Plan



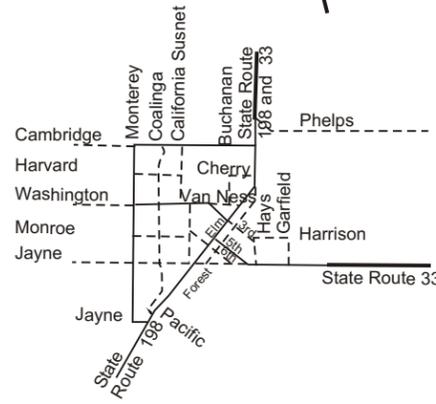
Fowler Community Plan



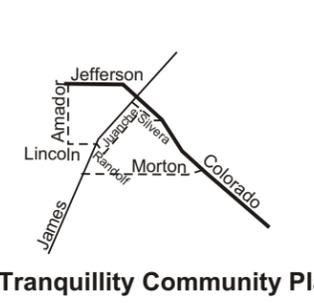
Sanger Community Plan



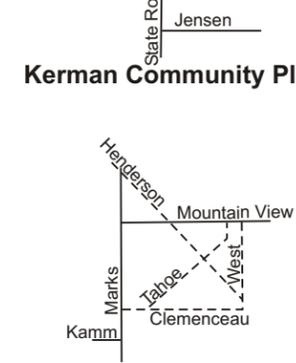
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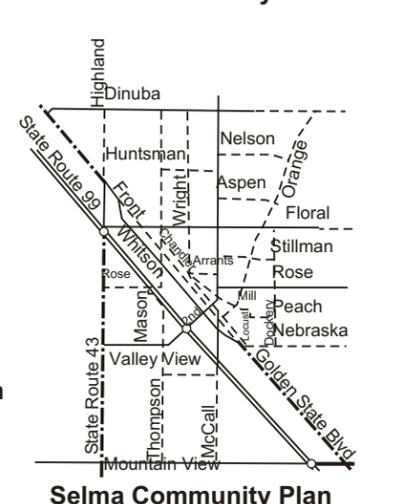
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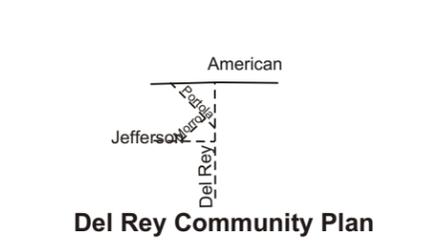
Tranquillity Community Plan



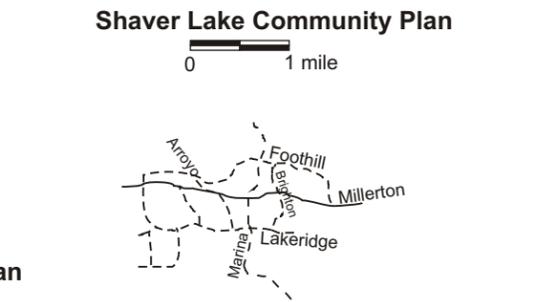
Kerman Community Plan



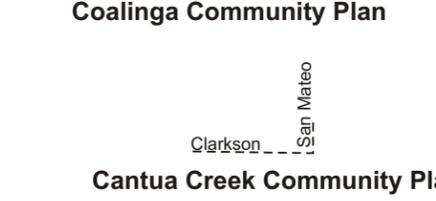
Selma Community Plan



Del Rey Community Plan



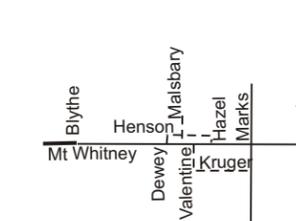
Millerton Specific Plan



Cantua Creek Community Plan



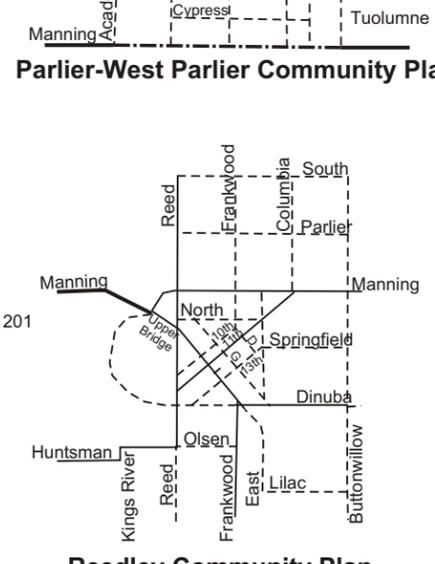
San Joaquin Community Plan



Riverdale Community Plan



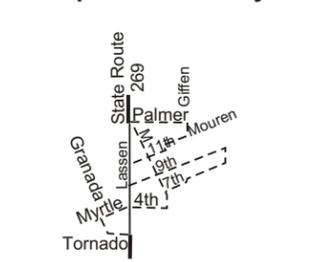
Kingsburg Community Plan



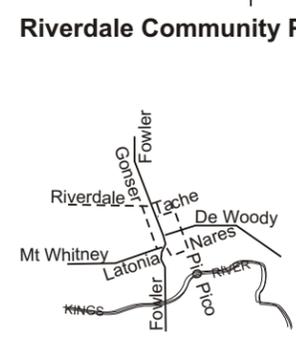
Reedley Community Plan



Orange Cove Community Plan



Huron Community Plan



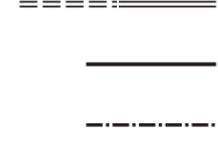
Laton Community Plan



NORTH



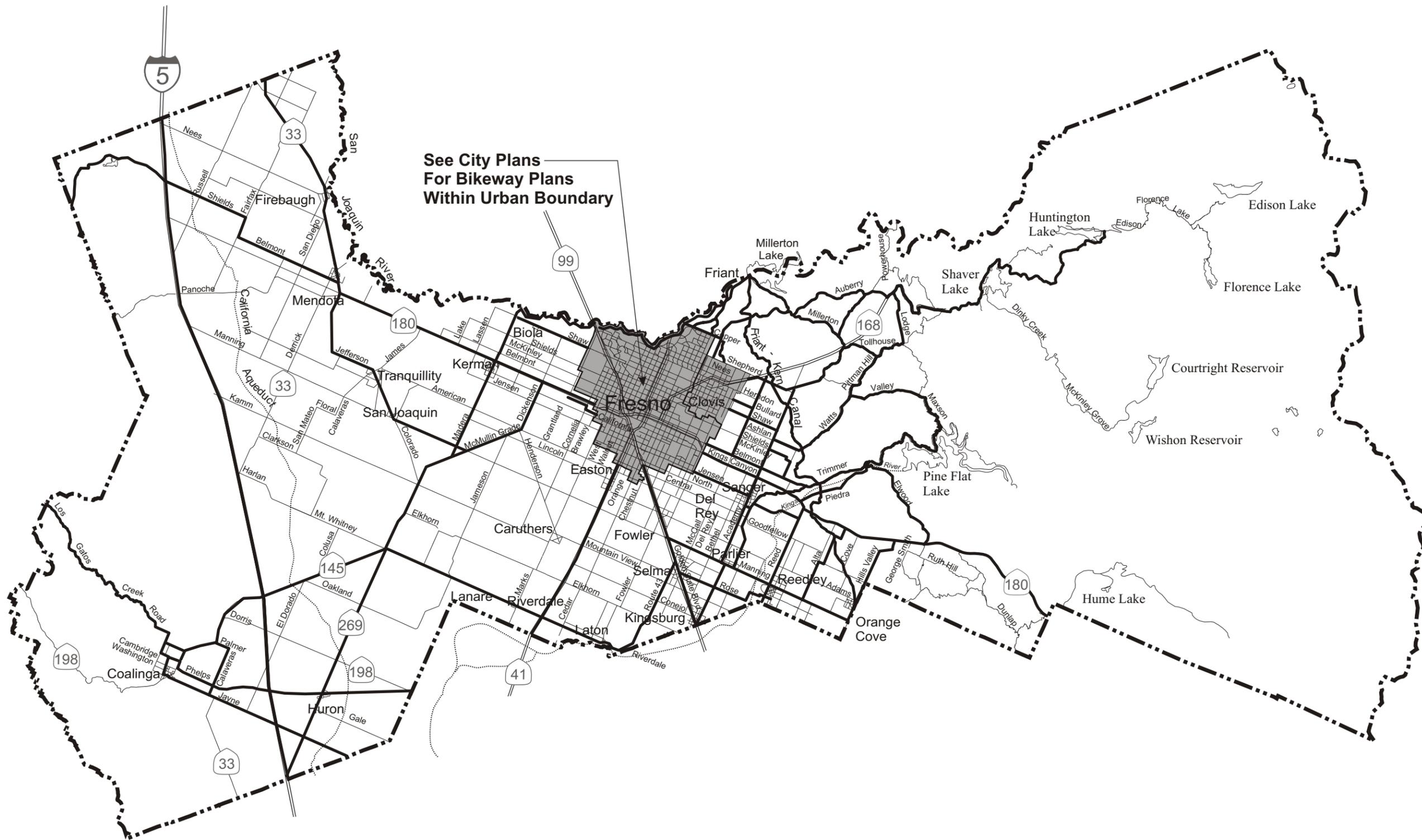
Proposed Existing



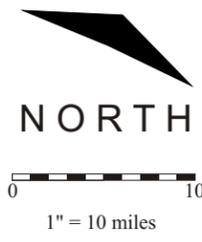
Freeway
Expressway
Super Arterial

Arterial
Collector

Fresno County General Plan
Circulation Diagram
Figure TR-1c



See City Plans
For Bikeway Plans
Within Urban Boundary



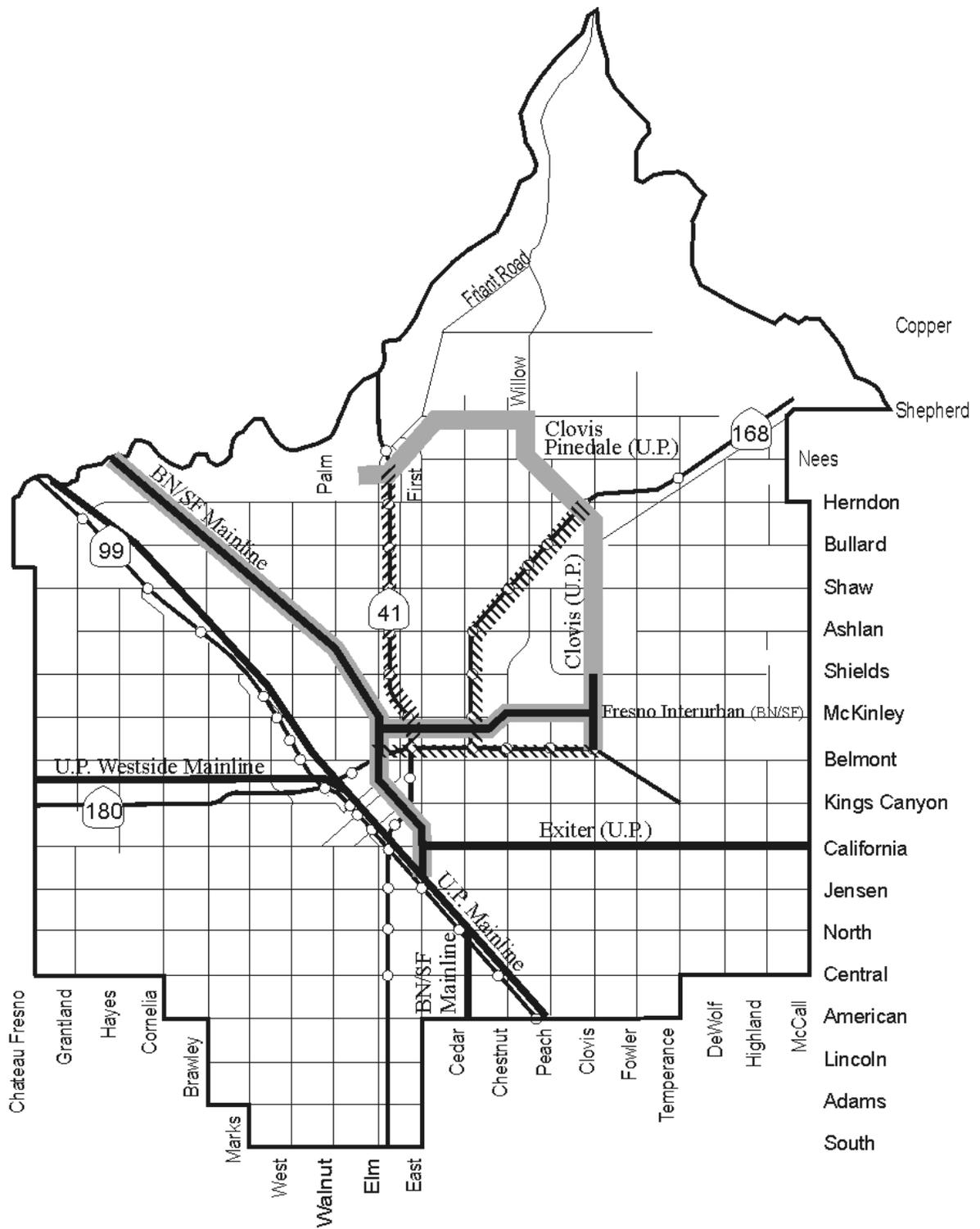
———— Existing and Planned Bikeways

Fresno County General Plan

**Rural Bikeways
Plan**

Figure TR-2

Note: See also Figure OS-1, Conceptual Recreational Trail Corridor Map



 NORTH No Scale	<ul style="list-style-type: none">  Freeway Corridor  Rail Corridor  Railroad Corridors with Potential for Light or Local Rail Transit  Freeway Corridors Requiring Adequate Right of Way for Rail or Other Mass Transit Facilities 	Fresno County General Plan Fresno-Clovis Metropolitan Area Transit Corridors Figure TR-3
	<small>1/20/2000</small>	