GENERAL PLAN DRAFT POLICY DOCUMENT

Modify policies, correct typos, errant policy cross-references and similar details noted or discovered during the public review process.

Page iii

Removal of Commissioner Ewell from list of Planning Commissioners

Page 3 - VISION STATEMENT

Update plan horizon to 2042

This General Plan sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County through the plan horizon year of 2040 2042 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.

Page 1-12

Update plan horizon to 2042

Table 1-1 shows how the elements of the Fresno County 2040 General Plan are organized to meet the requirements of State law.

Page 1-14, under Environmental Justice Element change "policy" to "policies and programs"; under The Housing Element, change "proposals" to "programs".

The **Environmental Justice Element (EJ)** provides goals and policies to ensure that all people have equal protection from environmental hazards where they live, work, and play. Furthermore, the element provides policies and programs to ensure all people, including those who live in disadvantaged unincorporated communities, have an equal ability to participate in the decision-making process.

The **Housing Element (HE)** assesses current and projected housing needs and sets out policies and proposals programs for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community. The Housing Element will be updated as part of a separate process in keeping with State requirements and deadlines and is not part of this General Plan Review.

ECONOMIC DEVELOPMENT ELEMENT

Page 2-5 revise Policy ED-A.9

ED-A.9 Fresno County Business and Industrial Campus Special Study Area

The approximately 2,940-acre area generally bounded by North Avenue to the north, Peach Avenue and State Route 99 to the west, Fowler Avenue to the east, and American Avenue to the south is designated as a Special Study Area. The County shall evaluate this Special Study Area

for possible future urban industrial, office and commercial land uses. If the County initiates formal discretionary land use entitlements (General Plan amendment or rezoning), the associated California Environmental Quality Act process shall include a health impact assessment and targeted outreach in at least English and Spanish to residents of Malaga and areas to the west along the State Highway 99 corridor to solicit their input as part of the land use and environmental review process. (PSR)

Pages 2-5 through 2-6 renumber the following policies to correct numbering error:

ED-A. <u>10</u> 9	Higher-value Specialty Crops
ED-A. <u>11</u> 0	Crop Shift Assistance
ED-A. <u>12</u> 4	General Plan Implementation
ED-A. <u>13</u> 2	Farm-to-Market
ED-A. <u>14</u> 3	Agricultural Workforce Training Programs
ED-A. <u>15</u> 4	Accelerated Firm Development
ED-A. <u>16</u> 5	Agricultural Product Marketing
ED-A. <u>17</u> 6	Locating Regional Processing Facilities
ED-A. <u>18</u> 7	Technology Development Programs
ED-A. <u>19</u> 8	Regional and Intermodal Transportation

Page 2-7 revise Policy ED-B.4

ED-B.4 High-Speed Rail and Heavy Maintenance and Operations Facility

The County shall support the development and location of the statewide high-speed rail heavy maintenance and operation facility or maintenance of way facility within Fresno County. If either facility is located in an unincorporated area of Fresno County, the County shall plan and identify land uses necessary to support and serve these facilities in such a way as to protect sensitive receptors and Environmental Justice communities. (See Policy TR-E.6) (RDR/IGC)

AGRICULTURE AND LAND USE ELEMENT

Page 2-11 revise text

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 (see page 1-6), 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 collectively serve as the Land Use Diagram for Fresno County, and 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.

Page 2-12

Modify Figure LU-1a to correct State Route 168 alignment issues.

Page 2-16:

Modify Figure LU-1d to illustrate correct Limited Industrial Parcel located on the east side of Willow Avenue north of Shepherd Avenue.

Page 2-21 through 2-26:

Clarify gross versus net densities for Medium High Density Residential (23 DU/acre gross, 29 DU/acre net); Neighborhood Commercial (16 DU/acre gross, 20 DU/acre net); Commercial (16 DU/acre gross, 20 DU/acre net); Central Business Commercial (16 DU/acre gross, 20 DU/acre net).

Medium High- Density Residential	This designation provides for single-family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries. Maximum density shall be determined based on adequate infrastructure (community water and sewer, adequate roads/access and parking area).	5.8 DU/ acre	3023 DU/ acre (29 net)	0.50
Neighborhood Commercial	This designation provides for commercial activities ranging from a single commercial use, mixed-use developments, and neighborhood shopping center serving a local area. A neighborhood shopping center should provide convenience goods, personal services, and general merchandise for the daily needs of neighborhood residents and may offer specialty items.	5.8 DU/ acre	20 16 DU/ acre (20 net)	0.50
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.	5.8 DU/ acre	14.5 DU/ acre	0.50
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, mixed-use developments, and similar and compatible uses.	5.8 DU/ acre	20-16 DU/ acre (20-net)	0.50

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, professional offices, and mixed-use developments.

5.85 DU/	20-16 DU/ acre	1.00
acre	acre (20 net)	

Page 2-32 revise Policy LU-A.23

LU-A.23 Prime Farmland Conversion

The County shall require discretionary land use projects which propose the permanent conversion of forty acres or more of Prime Farmland (as designated by the Farmland Mapping and Monitoring Program) to non-agricultural uses to undertake an evaluation of soil type, existing erop history and access to surface irrigation water to support the non-viability of the land for agricultural use. Should documentation indicate a loss of productive agricultural land would occur due to project development, consideration shall be given to offsetting land conversion through grants of perpetual conservation easements, deed restrictions, establishment of land trusts, in-lieu fee payment program or other County-approved farmland conservation mechanisms for the purpose of preserving agricultural land. This policy does not apply to land zoned or designated in the General Plan for non-agricultural land uses.

For discretionary land use projects that are not directly related to or supportive of agricultural uses and which propose the permanent conversion of twenty acres or more of Prime Farmland, Unique Farmland or Farmland of Statewide Importance (as designated by the Farmland Mapping and Monitoring Program) to nonagricultural uses, the County shall consider and adopt feasible measures including, but not limited to:

- Acquisition of conservation easements at a 1:1 ratio for lands lost to nonagricultural uses.
- Fee title of agricultural mitigation land that may be held by a third party or the County.
- In lieu fees paid to the County that may be used to acquire future mitigation property.
- Mitigation banks.

The County may exempt projects from agricultural mitigation requirements when it has been determined that conversion is occurring pursuant to a local groundwater sustainability plan, or the project is for housing which is predominately for persons of low or moderate income as defined in section 50093 of the Health and Safety Code. Further, the County may exempt discretionary land use projects from agricultural mitigation requirements if it finds that the loss of agricultural land caused by the proposed conversion is outweighed by specific overriding economic, legal, social, technological, or other benefits of the conversion, as contemplated by section 21081(b) of the Public Resources Code.

Page 2-50 revise Policy LU-E.24

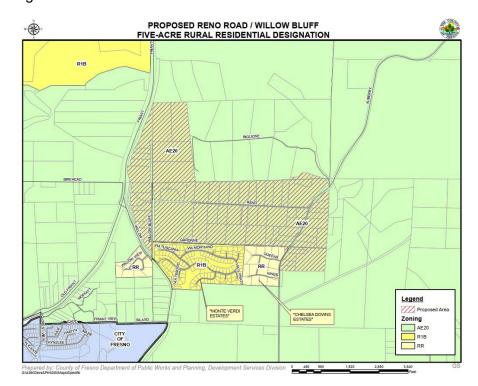
RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area

The Rural Residential designation comprising an approximate 400481-acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels

immediately east and adjacent to Auberry Road to the east and generally the Birkhead Road alignment to the north and encompassing those parcels immediately to the west, northeast, and east of the full length of Willow Bluff Avenue. This is , recognizes an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4).

Page 2-51 Modify Figure LU-4 to expand a portion of the boundary north of the Birkhead alignment.



Page 2-53 revise Policy LU-E.25

LU-E.25 State Route 180/Trimmer Springs Road Special Study Area

The approximately 7,000-acre acres generally located north of the State Route 180/Trimmer Springs Road interchange is designated as a Special Study Area. The County shall evaluate this Special Study Area for possible future urban residential, educational, office, and commercial land uses. Any future application to develop the Study Area shall include an update of the Kings River Regional Plan.

Page 2-59 modify text and renumber reference to Policy ED-A.9 in Policy LU-F.38

LU-F.38 Special Study Area for Fresno County Business and Industrial Campus

In accordance with Policy ED-A.98, a 2,940-acre Special Study Area (see Figure LU-6) generally bounded by North Avenue to the north, Peach Avenue and State Route 99 to the west, Fowler Avenue to the east, and American Avenue to the south shall be designated for the County to evaluate possible future urban industrial, office and commercial land uses. If the County initiates

formal discretionary land use entitlements (General Plan amendment or rezoning), the associated California Environmental Quality Act process shall include a health impact assessment and targeted outreach in at least English and Spanish to residents of Malaga and areas to the west along the State Highway 99 corridor to solicit their input as part of the land use and environmental review process. (PSR)

Page 2-63 revise

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 while taking into consideration state-mandated directives such as the Regional Housing Needs Allocation which may necessitate the approval of urban development within or outside spheres of influence that are not currently planned for urban development.

Page 2-64

LU-G.7 General Plan Amendment Consultations

Within the spheres of influence 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. Because of state-mandated directives including but not limited to, the state Regional Housing Needs Allocation, the County may consider approval of urban development in areas within or outside spheres of influence that are not currently planned for urban development, in order to meet its obligations under a state-mandated directive. (RDR/IGC)

TRANSPORTATION AND CIRCULATION ELEMENT

Pages 2-72 through 2-75:

Figure TR-1a was revised to show existing and planned CA-168.

Figure TR-1c was revised to show existing and planned CA-168

Pages 2-91 through 2-92

Revise policies TR-A.15, TR-A.16 and TRA-A.17

Revise Figure TR-3 to correct missing road gaps.

TR-A.15 Bikeways and Trails

The County shall develop and maintain a program to construct bikeways and recreation trails in accordance with the adopted Regional Bicycle and Recreational Trail Master Plan. The County shall seek funding for construction and maintenance of bicycle facilities and trails.

TR-A.16 Truck Routes

The County <u>working</u> with the cities of Fresno County <u>shall establish</u> a system of designated truck routes through areas of urban density.

TR-A.17 Sensitive Land Uses

The County shall limit within <u>areas of urban density</u> the expansion of existing or designation of new truck routes within 500 feet of sensitive land uses such as schools and residential areas.

Revise Policy TR- on page 2-93:

TR-A.25 Vehicles Miles Traveled (VMT) Threshold

Projects that would generate or attract more than 110 daily vehicle trips shall be evaluated for a transportation VMT impact on an individual basis. The threshold of significance shall be 87 percent below of the countywide average rate of VMT. Any individual project resulting in VMT that exceeds 87 percent below of the countywide average shall be required to implement project-specific mitigation measures aimed at reducing VMT generated by the project.

OPEN SPACE AND CONSERVATION ELEMENT

Pages 2-125 through 2-129 revise Policies OS-D.1, OS-E.1 and OS-E.19 to use current name for "California Department of Fish and Wildlife".

OS-D.1 No-Net-Loss Wetlands Policy

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-Wildlife. 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. (RDR/IGC)

OS-E.1 Avoid Habitat Loss

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-Wildlife 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. (RDR/PSP/IGC)

Policy OS-E.19: Nesting Birds

For development projects on sites where tree or vegetation/habitat removal is necessary and where the existence of sensitive species and/or bird species protected by California Fish and Game Code Sections 30503 3503 and 305.3 3503.5 and Migratory Bird Treaty Act has been determined by a qualified biologist, surveys for nesting birds shall be conducted within 14 days prior to project activities by a qualified biologist for all construction sites where activities occurring during nesting bird season (February 1 through September 15). The surveys shall include the entire disturbance area plus at least a 500-foot buffer around the project site.

If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 250 feet for non-raptor bird species and at least 500 feet for raptor species, unless determined otherwise by the qualified biologist. Buffer distances for bird nests shall be site-specific and an appropriate distance, as determined by a qualified biologist. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. If active nests are located onsite, then a qualified biologist shall determine appropriate measures necessary to mitigate impacts associated with proposed construction activities.

Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed, and young have fledged the nest prior to removal of the buffer. The biologist shall submit a report of these preconstruction nesting bird surveys to the County to document compliance within 30 days of its completion.

Page 2-135 revise Policy OS-G.12

Policy OS-G.12: Architectural Coating Reactive Organic Gases Content Limits

The County shall review_require future development projects under the GPR/ZOU, to the maximum extent feasible, to and encourage the use of architectural coating materials, as defined in the San Joaquin Valley Air Pollution Control District's (SJVAPCD) Rule 4601, that are zero-emission or have a low-ROG content (below 10 grams per liter). Where such ROG coatings are not available, or feasible, the coating with the lowest ROG rating available shall be used. These measures shall be noted on all construction plans, and the County shall perform periodic site inspections during construction to verify compliance.

Page 2-135 delete Policy OS-G.13: Diesel Engine Tier and renumber policies OS-G.14 through OS-G.17.

OS-G.13 Diesel Engine Tier Requirements

The County shall require development projects to implement diesel construction equipment meeting California Air Resources Board (CARB) Tier 4 or equivalent emission standards for off-road heavy duty diesel engines. If use of Tier 4 equipment is not possible due to availability, diesel construction equipment meeting Tier 3 emission standards shall be used. Tier 3 equipment shall use a Level 3 Diesel Particulate Filter.

HEALTH AND SAFETY ELEMENT

Page 2-169 revise Policy HS-C.6

HS-C.6 Adapting Infrastructure to Climate Change

The County shall encourage, <u>as applicable</u>, expansion of stormwater and flood protection infrastructure capacity in order to accommodate changes in precipitation and extreme weather events including the establishment or expansion of recharge basins.

Page 2-180 revise Policy HS-G.1 and G.2

HS-G.1 Reduce Impacts of Climate Change

The County shall support plans, standards, regulation, incentives, and investments <u>based on sound</u> science to reduce the impacts of climate change. (IGC/MPSP/RDR/PSR)

HS-G.2 Monitor Risks from the Effects of Climate Change.

The County shall regularly (at minimum every eight years) update the Fresno County Climate Change Vulnerability Assessment at each required update of the Safety Element to reflect the best available information from Federal, State, and regional agencies on the effects of climate change to determine if the County should implement additional adaptation strategies. (IGC/CSO)

Page 2-181:

Moved policies HS-H.10 and HS-H.11 to HS-G.12 and HS-G.13 to Adaption and Resiliency as they were incorrectly in the Noise section before.

HS-G.12 HS-H.10 Funding for a Greenhouse Gas Inventory and Preparation of a Climate Action Plan

The County shall seek a variety of sources including, but not limited to, grants, state funding, and or impact fees to fund the preparation and implementation of a Fresno County specific Climate Action Plan. Once funding is available, the County shall proceed to prepare a Climate Action Plan.

HS-G.13 HS-H.11 Preparation and Implementation of a Climate Action Plan

The County shall undertake a countywide Climate Action Plan (CAP) within two years of the adoption of General Plan Amendment No. 529 (General Plan Review) with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code Section 38566 et seq. [Senate Bill 32] and Executive Order B-55-18).

Page 2-183 revise Policy HS-H.9

HS-H.9 Noise Impacts Adjacent to Airports

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 65 dBLdn or CNEL.

Page 2-183 renumber the following policy:

HS-H.<u>10</u>2 Construction Vibration Control Measures

ENVIRONMENTAL JUSTICE ELEMENT

Header on Page 2-190 through 2-193 was revised from Health and Safety to Environmental Justice.

Page 2-194 table EJ-1 was revised to include correct list of 59 communities:

Table EJ-1 lists the unincorporated communities identified as disadvantaged, 62 59 in total. Figure EJ-5 displays the identified census tracts and the unincorporated communities and incorporated cities in the county.

Table EJ-1

#	Place Name
<u>1</u>	Benito
2	Bowles
3	Britton/Cherry Avenue Community Broadview Farms
4	Broadview Farms Calflax
5	Burrel Community Calwa
6	<u>Calwa</u> Camden
7	Camden Cantua Creek
8	Carillo Avenue Community Caruthers
9	<u>Caruthers</u> Cecile
10	Cecile Cella
11	Church/Floyd Avenue Community Chaney Ranch
12	Conejo Clint
13	Cornelia/Floral Avenue CommunityConejo
14	Cromir
15	CSA 30 Community – El Porvenir Del Rey

#	Place Name
16	CSA 32 Community – Cantua Creek Easton
17	CSA 39 Community – Zone A (Church/Valentine) Elm View
18	CSA 39 Community – Zone B/West ParkFive Points
19	CSA 43 Community – Raisin CityHelm
20	CSA 49 Community – O'Neil Farms/WestsideHerndon
21	Del Rey Highway City
22	East Adams Avenue Community Ingle
23	<u>EastonLaejae</u>
24	Elm View La Jolla Ranch
25	Five Points Lanare
26	Flamingo Mobile Home CommunityLas Palmas
27	Hayes Road/Perrin Colony CommunityLaton
28	Helm Locans
29	Hughes/Magnolia Avenue Community Lone Star
30	Ingle Malaga
31	<u>La Jolla Ranch Mercey Hot Springs</u>
32	Lacjac Miley
33	Lanare Minkler
34	<u>Laton</u> Monmouth
35	Locans Murietta Farm
36	Lone Star Navelencia
37	Madera Avenue Community Oro Loma
38	Malaga Oxalis
39	Miley Patton
40	Minkler Pilibos Ranch
41	Monmouth Pinedale
42	Murietta Farm Raisin City
43	Navelencia Riverdale
44	Oro Loma Rolinda
45	Oxalis Sanger
46	Parlier/Elm Avenue Community Sunnyside
47	Pilibos Ranch Three Rocks
48	Pratton Tranquillity
49	Riverdale Wahtoke
50	Rolinda
51	Russell Avenue Community
52	Shady Lakes Mobile Home Community
53	Three Rocks
54	Tombstone Territory
55	<u>Tranquillity</u>
56	<u>Wahtoke</u>
57	Wildflower

#	Place Name	
58	Wineland	
59	Yuba Avenue Community	

EJ-A.4 Educate on Anir Quality and Clean Air Technology

Page 2-198 revise Policy EJ-A.14

EJ-A.14 Truck Routes

The County shall prohibit truck traffic from new industrial development to traverse through existing residentially zoned neighborhoods areas.

Page 2-200 New Policy EJ-A.16

EJ-A.16 Infrastructure Deficits and Funding Sources

The County shall, within one year of General Plan adoption, prepare a chart based on General Plan Amendment No. 559 (SB 244 Analysis), approved by the County in 2020 summarizing infrastructure deficits in disadvantaged unincorporated communities, and funding sources that could be used to remedy the infrastructure deficits. In each annual general plan progress report, the County shall report on what funding was sought and whether the funding was appropriated or awarded.

Page 2-200 revise Policy EJ-B.2

EJ-B.2 Encouraging Outdoor Activity

Annually, the County shall coordinate a meeting with community services districts to explore opportunities for developing equitable and American with Disabilities Act compliant public infrastructure that promotes outdoor physical activity and removes barriers to outdoor activity.

SPECIFIC IMPLEMENTATION PROGRAMS Pages 3-7 through 3-36

Modifications to Specific Implementation Programs:

- EJ-A.J added as an ongoing implementation program to implement Policy EJ-A.14 stating: "Truck traffic from new industrial development is prohibited from traveling through existing residential zoned areas"
- EJ-B.2 was revised for typographical error
- HS-A.E was revised to indicate time of implementation
- HS-A.F through HS-A.H were revised- typographical error
- HS-C.E through HS-C.H were revised- typographical error
- HS-D.B was revised to indicate time of implementation
- HS-E.B was revised to indicate time of implementation
- HS-G.B through HS-G.F were revised- typo
- HS-G.D and HS-G.E were revised to indicate time of implementation
- EJ-C.D was revised to indicate time of implementation
- EJ-A.J was added to implement revisions to Policy EJ-A.14.
- EJ-E.B was revised to indicate correct responsible department

APPENDIX C - CLIMATE VULNERABILITY ASSESSMENT

Table 7 Programs, Plans, and Policies to Manage Precipitation Impacts revised to address grammatical errors.