



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

Contact: Planning Commission Clerk
Phone: (559) 600-4497
Email: knovak@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at knovak@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

AGENDA March 12, 2020

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)

2. **VARIANCE APPLICATION NO. 4075** filed by **VANG XIONG**, proposing to allow waiver of the minimum lot size requirement and the maximum lot depth to width ratio to allow the creation of four 4.87-acre (net) parcels (20-acre minimum required) with a lot depth to width ratio of approximately 8:1 (4:1 maximum allowed) from an existing 19.48-acre (net) parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of North Garfield Avenue approximately one quarter-mile north of its intersection with West McKinley Avenue and approximately 0.6 mile south of the nearest city limits of the City of Fresno (2264 and 2252 North Garfield Avenue) (SUP. DIST. 1) (APN 312-330-19).

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7721** and **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4602** filed by **CHARLES MAXWELL**, proposing to amend DRA No. 4112 and DRA No. 4465 to allow operational modifications for an approved commercial horse arena on a 40.05-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. Operational modifications include increasing the number of authorized event days from 24 event days to 72 event days and changing operational time limits to allow 30 event days to operate during the evening hours from 4:00 PM to 10:00 PM. The project site is located on the west side of Rusty Spur Lane approximately 690 feet south of its nearest intersection with Millerton Road and is approximately 6.35 miles east from the unincorporated community of Friant (SUP. DIST. 5) (APN 138-061-49).

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4082** filed by **DAN and KATHLEEN MOSELEY**, proposing to waive the three-foot-maximum fence height in the front-yard setback and street side-yard setback to allow a maximum six-foot-high fence on a 1.02-acre parcel in the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The project site is located at the southwest corner of East Holland Avenue and North College Avenue, within a County island in the city limits of the City of Fresno (Sup. Dist. 2) (APN 426-241-18).

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **2019 GENERAL PLAN ANNUAL PROGRESS REPORT**

-Contact person, Mohammad Khorsand (559) 600-4230, email: mkhorsand@fresnocountyca.gov

-Staff Report Included

6. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 2 March 12, 2020

SUBJECT: Variance Application No. 4075

Allow waiver of the minimum lot size requirement and the maximum lot depth to width ratio to allow the creation of four, 4.87-acre (net) parcels (20-acre minimum required) with a lot depth to width ratio of approximately 8:1 (4:1 maximum allowed) from an existing 19.48-acre (net) parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of North Garfield Avenue approximately one quarter-mile north of its intersection with West McKinley Avenue and approximately 0.6 mile south of the nearest city limits of the City of Fresno (2264 and 2252 North Garfield Avenue) (SUP. DIST. 1) (APN 312-330-19).

OWNERS Vang Xiong, Chia Vang, Ge Xiong, Pa Vang

APPLICANT: Vang Xiong

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance No. 4075; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Variances Map
6. Site Plan
7. Applicant’s Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	19.48 acres (net)	Parcel 1: 4.87 acres (net) Parcel 2: 4.87 acres (net) Parcel 3: 4.87 acres (net) Parcel 4: 4.87 acres (net)
Project Site	See above Parcel Size	See above Parcel Size
Structural Improvements	The subject parcel is improved with an unoccupied single-family dwelling and several accessory structures including a mobile home (also unoccupied), an approximately 2,959 square-foot storage building, carport, barn and several other structures labeled as corrals.	There are no new structures proposed with the approval of this Variance; any structures that cross the proposed property boundaries shall be removed prior to approval of the final map.
Nearest Residence	Approximately 220 feet north of the northern boundary of the subject property	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines: *Review for Exemption* that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 44 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

According to available records, the subject parcel was originally zoned A-2 General Agricultural, then rezoned to interim AE-20 by Ordinance 490-T-35, adopted September 14, 1971; later it was rezoned to AE-5 by Amendment Application No. 2277, adopted April 4, 1972; next rezoned to Interim AE-20 by ordinance; and subsequently designated as AE-20 (current designation) as part of Amendment Application No. 2870 adopted by the Board of Supervisors on August 31, 1976, in order to make certain agricultural areas consistent with the Zoning Ordinance and the agricultural policies of the County General Plan.

The current Variance application, submitted on July 1, 2019, requests a waiver of the minimum parcel size to allow the creation of four parcels, each containing approximately 4.87 acres (net), and with a depth to width ratio of approximately 8:1 (4:1 maximum allowed), from an existing 19.48-acre (net) parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. If this Variance request is granted, a mapping procedure will be required to create the proposed parcels.

According to available records, eight (8) variance requests have been processed within one mile of the subject property. Those variances are detailed in the following table:

Application/Request	Staff Recommendation	Final Action	Date of Action
VA No. 2770 – Allow the creation of two parcels with a lot width to depth ratio greater than 4 to 1 in the Rural Residential Zone District.	Approval	Planning Commission Approved	May 12, 1983
VA No. 2797 – Allow the creation of a 9.42-acre and a 0.46-acre parcel in the AE-20 Zone District.	Denial	Planning Commission Approved	September 22, 1983

VA No. 2881 – Allow the creation of two 2.44-acre parcels from a 4.89-acre parcel, and a side-yard setback of 13 feet 6 inches in the AE-20 Zone District.	Defer to Planning Commission	Planning Commission Approved	December 20, 1984
VA No. 3046 – Allow a group care facility and modify the population density requirements for the use in the AE-20 Zone District. Related Applications: Unclassified Conditional Use Permit No. 2247 and Environmental Assessment (EA) No. 3189	Denial	Planning Commission Denied Board of Supervisors Denied (on appeal)	November 20, 1986 January 13, 1987
VA No. 3217 – Allow a 12-foot side-yard setback for an accessory building, in conjunction with DRA No. 2512 for a Class II Home Occupation in the Rural Residential Zone District.	Approval	Planning Commission Approved	September 7, 1989
VA No. 3599 – Allow the creation of two five-acre parcels with a lot width to depth ratio of 8:1 (4:1 max. allowed), and a lot frontage of 161 feet 6 inches where a minimum of 165 feet is required in the Rural Residential Zone District.	Denial	Planning Commission Approved	December 18, 1997
VA No. 3658 – Allow the creation of a 9.62-acre parcel in the AE-20 Zone District. Related Applications: Amendment Application No. 3693 and Conditional Use Permit No. 2921	Approval	Planning Commission Approved Board of Supervisors Approved	February 17, 2000 March 28, 2000
VA No. 3745 – Allow an 11-foot 6-inch side-yard setback for an existing structure on a 28,050 square-foot lot in the AE-20 Zone District.	Denial	Planning Commission Approved	January 9, 2003

ANALYSIS/DISCUSSION:

Findings 1 and 2: *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

	Current Standard:	Proposed Configuration:	Is Standard Met (y/n):
Setbacks	AE-20: Front: 35 feet Side: 20 feet Rear: 20 feet	<u>Parcel 1: 4.87 acres</u> Front: 35 feet Side: 20 feet Rear: 20 feet <u>Parcel 2: 4.87 acres</u> Front: 35 feet Side: 20 feet Rear: 20 feet <u>Parcel 3: 4.87 acres</u> Front: 35 feet Side: 20 feet Rear: 20 feet <u>Parcel 4: 4.87 acres</u> Front: 35 feet Side: 20 feet Rear: 20 feet	Parcel 1: Yes Parcel 2: Yes Parcel 3: Yes Parcel 4: Yes
Parking	The provisions of the General Standards, Section 855-I of the Zoning Ordinance shall apply	No change	N/A
Lot Coverage	No requirement	N/A	N/A
Separation Between Buildings	No requirement for residential or accessory structures, excepting those used to house animals, which must be located a minimum of 40 feet from any dwelling or other building used for human habitation	N/A	N/A
Wall Requirements	N/A	N/A	N/A

Septic Replacement Area	100 percent of the existing system	No change	N/A
Water Well Separation	Building sewer/ septic tank: 100 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	<p>There are currently two septic systems on the property, located on proposed Parcel No. 4. There is also a domestic water well located on proposed Parcel No. 2 and proposed Parcel No. 4. The septic systems currently meet minimum setback requirements from the water wells.</p> <p>Any existing or proposed water wells will be required to meet minimum setbacks (separation) from existing or proposed septic systems.</p> <p>Proposed Parcel No.4 contains two septic systems which do not meet the minimum 50-foot setback required from a property line bordering private property.</p> <p>The septic systems shall be properly abandoned under permit and inspection prior to approval of the final map.</p>	<p>Yes</p> <p>No</p>

Reviewing Agencies/Department Comments:

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: Demolition Permits are required for the existing carport and barn that are to be removed prior to the mapping procedure. The Applicant must submit a ten-day written notification to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for all projects as to whether asbestos is present or not.

A septic abandonment permit will be required for the existing septic system shown on the southern part of proposed Parcel 4 if the septic system is no longer in use.

There are no building permit records for the 16-foot by 14-foot structure located behind the building labeled Storage Building on the site plan on proposed Parcel 3. This structure must be permitted or removed prior to the mapping procedure.

According to available Assessor's records, the dwelling unit and storage building showed in proposed site plan on proposed Parcel 4 were built prior to March 4, 1958. As such, no building permits were required.

No other comments specific to Findings 1 and 2 were expressed by reviewing Agencies or Departments.

Analysis:

In support of Finding 1, the Applicant's findings state that the subject parcel is currently owned by multiple partners, and that allowing the proposed parcel division would allow the partners to be able to convey their share of the property to their heirs; and that although the proposed parcels would be non-conforming, they would be consistent with others to the east.

Regarding Finding 1, review of available aerial imagery indicates that the subject property has been utilized for the cultivation of various field crops since at least 1998. The parcel is currently conforming as to size, meeting the minimum acreage requirement of the Agricultural Zone District and Agricultural land use designation, and is consistent with other agricultural parcels in the vicinity. As such, staff was unable to identify an unusual or extraordinary circumstance, condition, or physical attribute particular to the subject parcel, which is not true of other conforming parcels in the AE-20 Zone District. Additionally, staff does not agree that the existence of other parcels of smaller size than the minimum 20 acres required in the vicinity creates an unusual circumstance applicable to the subject parcel nor provides justification for granting a Variance to create additional substandard-size parcels. Available records pertaining to property history indicate that the subject parcel has been conforming in size for the underlying zone district since the zone district was first adopted, as discussed under Background Information above. The subject parcel is currently conforming, and, should the Variance be granted, each resultant parcel would be nonconforming, even if similar in size to some others in the vicinity. The Applicant's findings did not provide any supportable justification for why the Variance should be granted based on the physical attributes of the subject parcel.

Based on the above analysis, staff is unable to make Finding 1.

In support of Finding 2, the Applicant's findings state again that the undivided parcel is owned by multiple property owners, and one or more of the owners wish to be able to convey their share (portion) of the property to family members. The findings also state that there are a substantial number of other parcels (40) in the vicinity (within a half mile) that contain five acres or less.

Regarding Finding 2, staff acknowledges that there are a number of other parcels in the vicinity which contain five acres or less; however, staff was able to identify only four that were the result of a variance. According to available records, the other parcels adjacent to the east were created under the previous AE-5 zoning, and eight parcels westerly adjacent were created under A-2 zoning at such time the minimum lot size was one acre. Staff also acknowledges that to have separate legal parcels to convey to one's heirs would be a more convenient arrangement than to simply convey the interest in the whole parcel; however, staff does not agree that the ability to create a substandard parcel containing less than the minimum acreage required by the zone district constitutes a substantial property right enjoyed by other owners in the vicinity under the same zoning classification, or that the perceived deficit of such right warrants the granting of the Variance to rectify.

There are conditions under which a property owner may create a substandard parcel (for example a homesite parcel) for certain purposes, and meeting certain requirements specified in the County Zoning Ordinance, which the owner must meet in order to create a homesite parcel. In this case, the owners do not meet those conditions, and the intent is not to create one homesite parcel, but to divide the property into four roughly equal-sized parcels for the express

purpose of allowing the owners to have undivided interest in separate parcels. Staff was unable to identify the deficit of a substantial property right at issue requiring the granting of the Variance to fulfill.

A consideration in addressing variance requests is whether there are alternatives available that would avoid the need for the variance. In this case, there are no other feasible options that would allow the owners to create separate legal parcels in order to convey their interest in the property separately or otherwise dispose of it. If this Variance is approved allowing the creation of the four 4.87-acre (net) parcels, each of those resulting parcels has the potential to be developed with two residences, with the appropriate discretionary approval, which would increase residential density, thereby conflicting with General Plan Policy as previously discussed.

Therefore, based on the preceding analysis, staff was unable to identify any unique or exceptional circumstances, or conditions particular to the subject property, nor the deficit of a substantial property right at issue. Findings 1 and 2 cannot be made.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Findings 1 and 2 cannot be made.

Finding 3: *The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence*:
North	19.55 acres	Vacant	AE-20	Approx. 890 feet
South	18.78 acres	Field Crops	AE-20	None
	1.0 acre	Single-Family Residential		Approx. 205 feet
East	4.84 acres	Single-Family Residential	AE-20	Approx. 1,000 feet
	4.84 acres	Single-Family Residential		Approx. 1,170 feet
	4.84 acres	Nursery		None
	8.75 acres	Nursery		Approx. 1,120 feet (on westerly adjacent 1.00-acre parcel)
West	5.91 acres	Single-Family Residential	AE-20	Approx. 125 feet
	1.00 acre	Single-Family Residential		Approx. 75 feet

Surrounding Parcels				
	1.00	Single-Family Residential		None
	1.00	Single-Family Residential		Approx. 60 feet
	1.00	Single-Family Residential		Approx. 170 feet
	1.00	Single-Family Residential		Approx. 70 feet

*Measured from the existing property lines

Reviewing Agencies/Department Comments:

Fresno County Department of Agriculture, Agricultural Commissioner: The site is rural residential and will have minimal effect to agriculture. Surrounding properties to the west and east are divided into smaller parcels. However, there are agricultural interests to the south, southwest and northwest that need to be respected.

The Fresno County “Right to Farm” Ordinance 17.04.100 and 17.72.075 shall be presented to the Applicant so that any necessary Mitigation Measures can be considered to minimize any potential discomfort or risk.

Fresno County Right-to-Farm Notice: “It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniencies and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.”

Fresno County Department of Public Health, Environmental Health Division: If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required).

Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Garfield Avenue is classified as a Local road with an existing 30-foot right-of-way width east of the section line, per the Plat Book. The minimum width for a Local road right-of-way east of the section line is 30 feet. Garfield is a County-maintained road and records indicate that this section of Garfield Avenue, from Shields Avenue to McKinley Avenue, has an Average

Daily Traffic (ADT) count of 400, a paved width of 17.7 feet, a structural section of .16 feet RMS and is in good condition.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Garfield Avenue is a County-maintained road classified as a Local road with an existing 60-foot right-of-way, a paved width of 19.9 feet, an Average Daily Traffic (ADT) count of 400 Vehicles Per Day (VPD), a Pavement Condition Index (PCI) of 14.3 and is in poor condition. A Local road requires 60 feet of right-of-way; no additional right-of-way is required.

The site plan depicts a driveway that crosses a proposed property boundary; a driveway cannot be shared by two parcels.

An encroachment permit from the Road Maintenance and Operations Division is required for any work in the County right-of-way.

North Central Fire Protection District: No comment.

Fresno Irrigation District: No comment.

Analysis:

In support of Finding 3, the Applicant's findings state that the granting of the requested Variance will not be materially detrimental to surrounding properties because the owners will continue to farm the resultant parcels, the smaller parcel sizes will not impact surrounding property use, the subject property is not in an area designated as being water short, no additional traffic will be created, and that granting the Variance to divide the subject parcel facilitates the improvement of the properties because the owners will remove dilapidated structures, dwellings and abandoned vehicles.

Staff notes that the AE-20 Zone District allows for a residential density of not more than one single-family dwelling per unit of acreage designation, which in this case would limit residential development to no more than one dwelling unit on a parcel that is 20 acres or less in the AE-20 Zone District, except that a second dwelling unit may be allowed subject to discretionary approval per Section 816.2 of the Zoning Ordinance. Therefore, if this Variance were approved, the owner(s) of each resultant parcel could be allowed one dwelling unit by right, and a second residence, if so desired, subject to the approval of a Director Review and Approval, which could result in up to eight (8) dwelling units on the four proposed parcels.

Staff recognizes that the subject parcel is in an area with residential and minor commercial development and is near an area of rural residential zoning approximately one quarter-mile to the east. Staff also notes that there are a number of parcels immediately adjacent to the subject parcel, to the west, south and east, that are substandard in size and similar to the size the Applicant is proposing; however, records indicate that the majority of these were not created by variance, but done by parcel map prior to the adoption of the Subdivision Map Act.

The existence of these other parcels should not be considered precedent to the approval of any variance seeking to create substandard size parcels, as each variance request should be considered on its own merit. No reviewing agencies expressed concern about increased traffic or water use resulting from the parcel division; however, the Agricultural Commissioner did note that the Applicant/sub-divider should be required to enter into an agreement with the County acknowledging the County's Right-To-Farm Notice. Staff does not believe the division of the subject parcel into four smaller 4.87-acre parcels would necessarily have an adverse effect

upon surrounding property or the use thereof, including agricultural production. The proposed parcels would be consistent with other adjacent parcels to the east and west. No concerns were raised by reviewing agencies or departments that the parcel division would result in a substantial increase in traffic trips on surrounding roads.

Staff believes that there will be no adverse impacts on neighboring properties; therefore, Finding 3 can be made.

Recommended Conditions of Approval:

See recommended Conditions attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *The granting of such a variance will not be contrary to the objectives of the General Plan.*

Relevant Policies:	Consistency/Considerations:
<p>General Plan 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.</p>	<p>The Applicant is requesting a Variance from the 20-acre minimum parcel size requirement and does not qualify under Policies LU-A.9, LU-A.10, and LU-A.11. See Analysis below.</p>
<p>General Plan Policy LU-A.7: 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.</p>	<p>The minimum parcel size for the subject parcel is 20 acres. The creation of four smaller parcels is inconsistent with this policy. See Analysis below.</p>
<p>General Plan Policy LU-A.9: The County may allow the creation of home site 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:</p> <ul style="list-style-type: none"> 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 	<p>Policy LU-A.9 provides for an exception from the requirements of the minimum parcel size designation where specific criteria and conditions are met.</p> <p>In the case of this application, the required criteria listed under Policy LU-A.9 to allow creation of a substandard-size</p>

Relevant Policies:	Consistency/Considerations:
<p>waste disposal, but in no event shall the lot be less than one (1) gross acre; and</p> <p>b. One of the following conditions exists:</p> <ol style="list-style-type: none"> 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, and there is only 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 home site and sell the remaining acreage for agricultural purposes. <p>Each home site 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.</p>	<p>lot or homesite parcel are not met.</p>

Reviewing Agencies/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: Variance (VA) Application No. 4075 proposes to allow the creation of four 4.87-acre (net) parcels with lot depth to lot width greater than four (4) to one (1) from an existing 19.48-acre (net) parcel located in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The AE-20 Zone District does not allow a lot depth to lot width ratio greater than four (4) to one (1) and requires new parcels to be at least 20 acres in size. The existing parcel is not enrolled in the Williamson Act Program and is designated as Agricultural in the General Plan.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The subject property is not located within an area defined as being water short.

Analysis:

In support of Finding 4, the Applicant states that the granting of this Variance request will not be contrary to the objectives of the General Plan because there will be no change of use since the new (proposed) parcels will continue to be used for agriculture purposes, thus no negative incremental effects on the adjacent agricultural community would result. However, as noted previously in the analysis under Finding 3, the potential increase in residential density with the creation of four new parcels is contrary to the intent of the Agricultural designation, which is to protect the general welfare of the agricultural community from encroachments of non-related uses which by their nature would be injurious to the physical and economic well-being of the

agricultural district, and the Agricultural Zoning which establishes a minimum parcel size for agriculturally-designated areas.

Staff notes that General Plan Goal LU-A is “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.”

The subject parcel is designated as Unique Farmland according to the 2016 California Important Farmlands Map published by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). Unique Farmland is defined as land consisting of lesser quality soils used for the production of the State’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Staff does not concur with the Applicant’s statement that the proposed creation of four parcels less than five-acres in size would not be contrary to the objectives of the General Plan. The General Plan does contain certain policy provisions which allow for the creation of substandard-sized lots, specifically for the creation of homesite parcels which are subject to certain specific criteria. Those policies are not relevant in this case, as the creation of a homesite parcel is not the Applicant’s stated intent.

As previously noted under Relevant Policies above, General Plan Policy LU-A.7 states that 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. The Applicant’s findings do state the proposed parcels would continue to be used for agriculture, presumably for growing field crops along with the possibility of residential development. No specific information was provided regarding the specific type of crops that would be cultivated.

With regard to Policies LU-A.6 and LU-A.7, Variance (VA) Application No. 4075, if approved, would result in the division of a 19.48-acre (net) parcel into four substandard-sized parcels, each containing approximately 4.87 net acres. Creation of the proposed substandard-sized parcels would allow for potential residential uses on each parcel, resulting in increased density, and the potential for conflict with agricultural uses in the surrounding area which is designated for and zoned to accommodate agricultural uses. Even though there are other parcels of a similar size to the proposed which contain residential development, the predominant land use in the area is agriculture, therefore, the proposed Variance application is inconsistent with the intent of the Agricultural Zone District and Policies LU-A.6 and LU-A.7 of the General Plan.

This proposal to create four substandard parcels is inconsistent with the General Plan Policies discussed above, particularly LU-A.6 and LU-A.7 which designate 20 acres as the minimum permitted parcel size in agriculturally-designated areas, and which discourage the creation of parcels less than this minimum because they are considered less viable for commercial farming. The creation of such parcels may result in increased residential density and be viewed as *de*

facto rural residential parcelization, and have the potential for removal of land from agricultural production, which is not supported by General Plan Policies.

Based on the above analysis, Finding 4 cannot be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 cannot be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff does not believe Findings 1, 2, and 4, required for granting the Variance, can be made; staff therefore recommends denial of Variance No. 4075.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine the required Findings cannot be made and move to deny Variance No. 4075; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine that the required Findings can be made (state basis for making the findings) and move to approve Variance No. 4075, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn
G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4075\SR\VA 4075 SR.docx

**Variance Application No. 4075
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Division of the subject parcels shall be in accordance with the site plan (Exhibit 6) approved by the Planning Commission.
2.	<p>Prior to final map approval, any structures which cross proposed parcel boundaries shall be removed under permit and inspection. A demolition permit is required for the removal of any structures.</p> <p>Prior to removal or demolition of any structures, the Applicant shall submit a ten-day written notification to the San Joaquin Valley Air Pollution Control District for all projects whether asbestos is present or not.</p>
3.	Prior to final map approval, the Applicant shall remove or obtain permits for any structures over 120 square feet on the site which do not have permits unless evidence can be provided that the structures were built prior to March 1958.
4.	<p>Prior to final map approval, the applicant/sub-divider shall be required to remove the existing septic system shown on the site plan as being located 27 feet one inch from the southern boundary(side property line) of proposed Parcel No. 4 under permit and inspection.</p> <p>The additional septic system shown on the site plan as being located 34 feet from the north side property line of proposed Parcel No. 4 shall be property abandoned under permit and inspection if no longer in use (special inspections will be required to verify).</p>
5.	<p>Prior to final map approval, the applicant/sub-divider shall enter into an agreement with Fresno County incorporating the provisions of the County Right-To-Farm Notice (Fresno County Ordinance Code Section 17.04.100).</p> <p>Fresno County Right-to-Farm Notice: "It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years."</p>

Conditions of Approval reference recommended Conditions for the project.

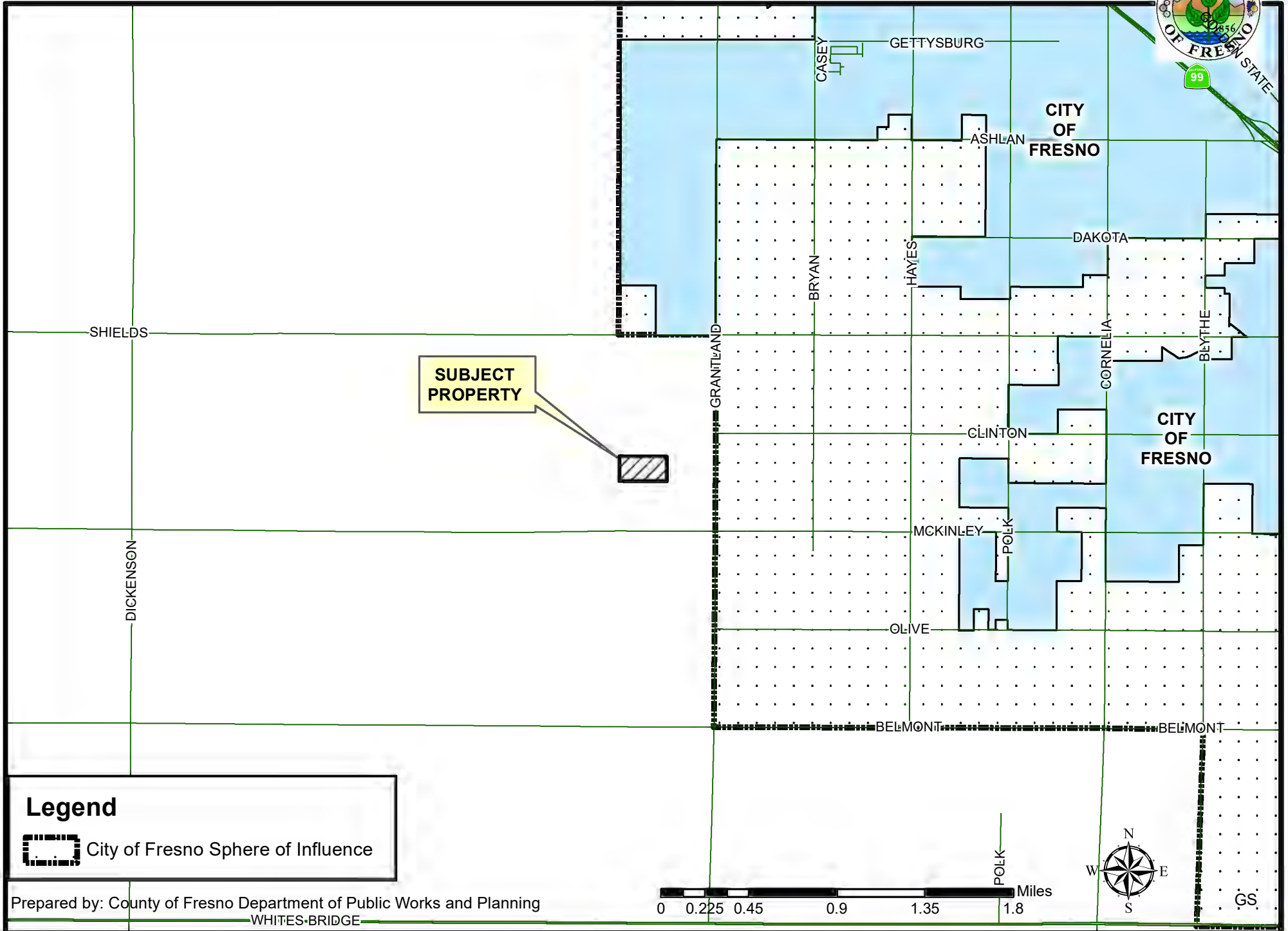
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Division of the subject parcels is subject to the provisions of the Fresno County Parcel Map Ordinance. A Parcel Map Application shall be filed to create the proposed parcels. The Map shall comply with the requirements of Title 17.72 of the Fresno County Ordinance Code.
2.	The approval of this Variance will expire one year from the date of approval unless the required mapping application to create the parcels is filed in substantial compliance with the Conditions and Project Notes and in accordance with the Parcel Map

Notes	
	Ordinance.
3.	If any underground storage tank(s) are found during construction, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
4.	In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required).
5.	Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
6.	Any work within the County road right-of-way, such as construction of new driveways to serve the proposed parcels, will require an Encroachment Permit from the Fresno County Department of Public Works and Planning, Road Maintenance Division.

JS:ksn

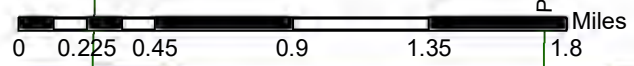
G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4075\SR\VA 4075 Conditions & PN (Ex 1).docx

LOCATION MAP

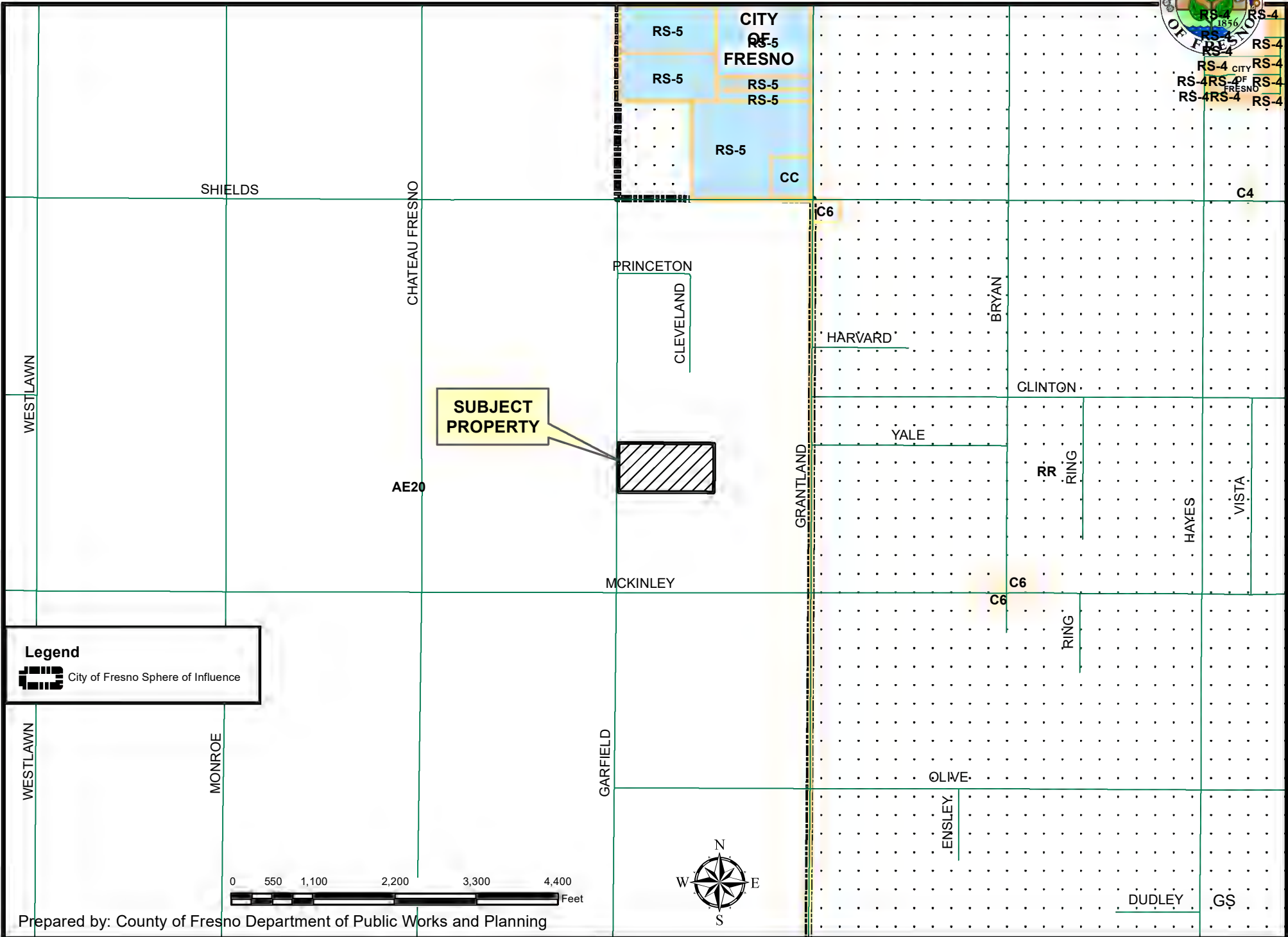


Legend

 City of Fresno Sphere of Influence



EXISTING ZONING MAP

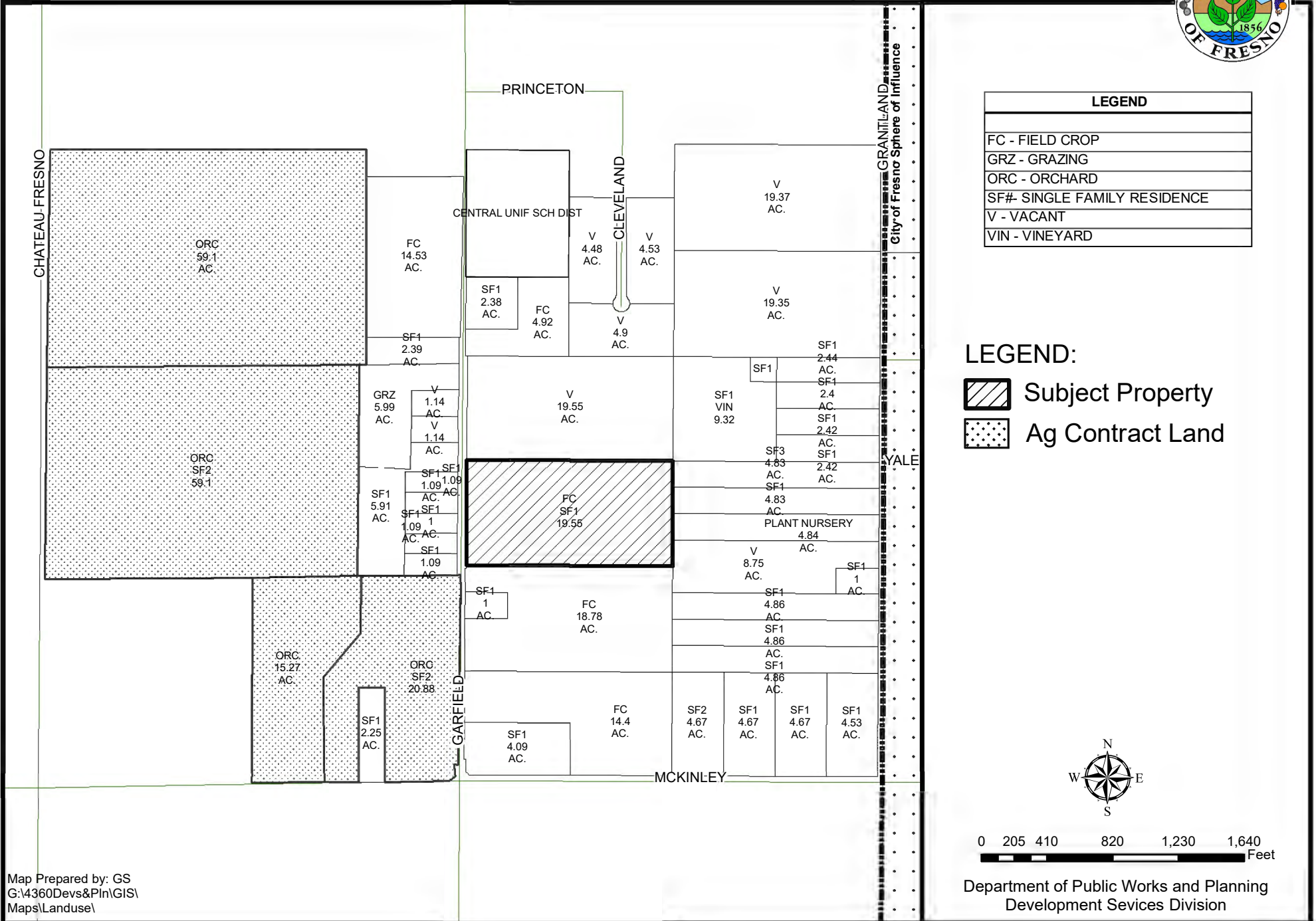


Legend
City of Fresno Sphere of Influence

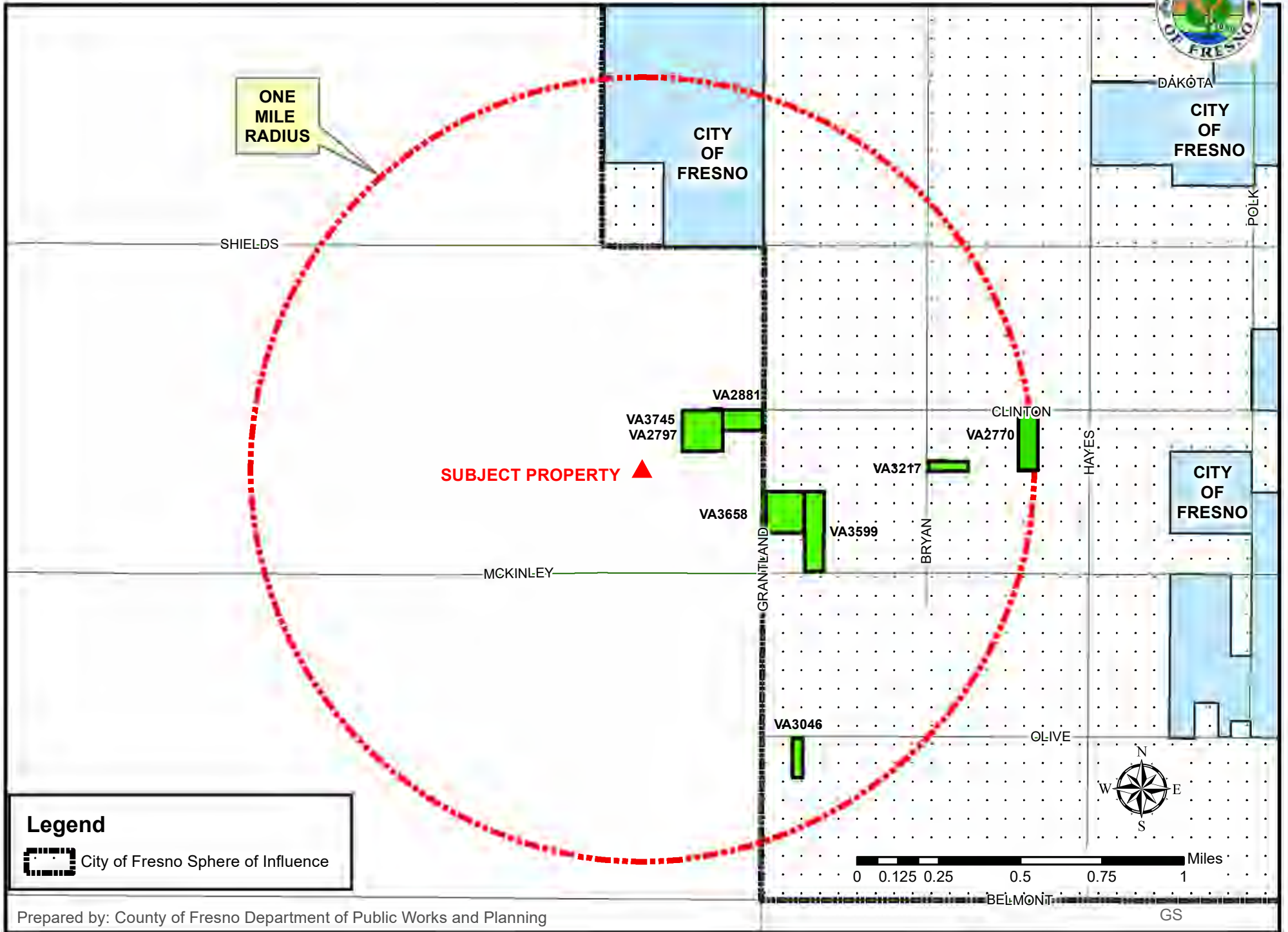
0 550 1,100 2,200 3,300 4,400 Feet










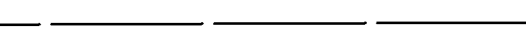
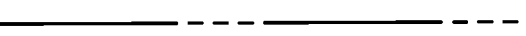
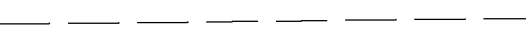

EXISTING LAND USE MAP

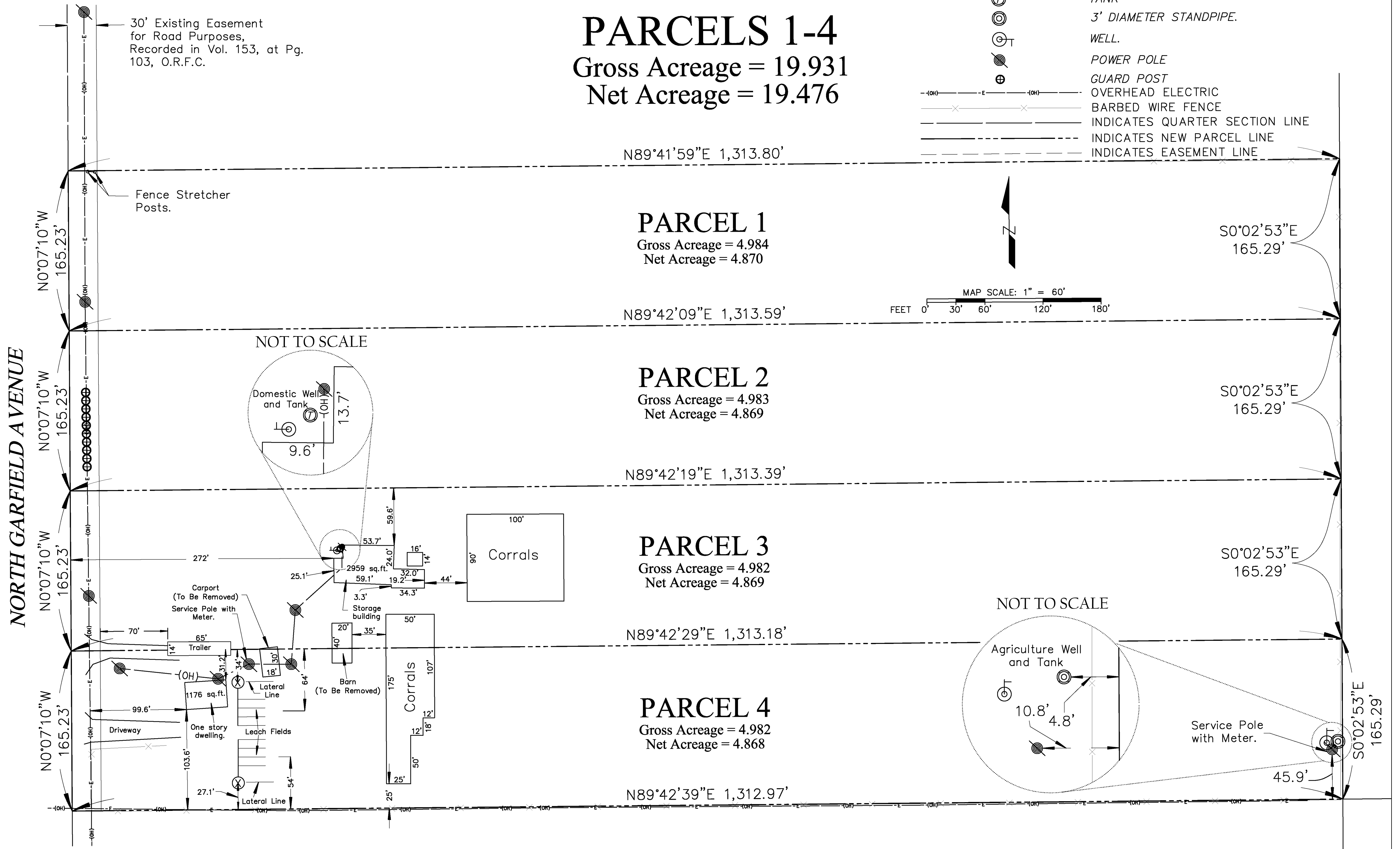


APPROVED VARIANCES WITHIN A ONE MILE RADIUS



PARCELS 1-4
 Gross Acreage = 19.931
 Net Acreage = 19.476

-  UNDERGROUND SEPTIC TANK
-  TANK
-  3' DIAMETER STANDPIPE.
-  WELL.
-  POWER POLE
-  GUARD POST
-  OVERHEAD ELECTRIC
-  BARBED WIRE FENCE
-  INDICATES QUARTER SECTION LINE
-  INDICATES NEW PARCEL LINE
-  INDICATES EASEMENT LINE



Findings for Variance

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
 - a) The undivided parcel is currently owned by multiple partners. The partners like to have their own parcel so they can eventually pass on to their family members.
 - b) All parcels will continue to be used for agricultural purposes.
 - c) The parcel is presently approximately 19.93 acres.
 - d) Parcel 1 consisting of gross area of 4.98 acres
 - e) Parcel 2 consisting of gross area of 4.98 acres
 - f) Parcel 3 consisting of gross area of 4.98 acres
 - g) Parcel 4 consisting of gross area of 4.98 acres
 - h) The proposed lots are non-conforming but are consistent to the surrounding parcels to the east.

2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
 - a) The undivided parcel is currently owned by multiple partners. One partner is in his late 80's and want to be able to pass his share to his family members.
 - b) There are approximately 40 parcels under 5 acres within a ½ mile radius.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
 - a) The owners will continue to farm the new parcels.
 - b) The parcel sizes will have no effect on property and improvement in the vicinity of the property.
 - c) The site is not within a water shortage area.
 - d) Granting of the variance will not change the existing conditions, nor will it result in an increase in the amount of traffic on the existing roads.
 - e) Granting of the variance will improve the property and the vicinity by requiring the partners to work together and adhere to the requirements anticipated for Parcel Map Approval including but not limited to removing former dwellings, dilapidated structures, abandoned vehicles, etc.

4. The granting of this Variance will not be contrary to the objectives of the General Plan.
 - a) There will be no change of use since the new parcels will continue to be used for agricultural purposes.
 - b) Therefore, no negative incremental cumulative effects would result from granting the variance request.
 - c) It will adhere to the plan by allowing for fair and equal opportunities for all residents



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 3 March 12, 2020

SUBJECT: Initial Study Application No. 7721 and Director Review and Approval Application No. 4602

Amend DRA No. 4112 and DRA No. 4465 to allow operational modifications for an approved commercial horse arena on a 40.05-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. Operational modifications include increasing the number of authorized event days from 24 event days to 72 event days and changing operational time limits to allow 30 event days to operate during the evening hours from 4:00 PM to 10:00 PM.

LOCATION: The project site is located on the west side of Rusty Spur Lane approximately 690 feet south of its nearest intersection with Millerton Road, and is approximately 6.35 miles east from the unincorporated community of Friant (10925 Rusty Spur Lane, Clovis, CA) (Sup. Dist. 5) (APN 138-061-49).

**OWNER/
APPLICANT:** Charles Maxwell

STAFF CONTACT: Thomas Kobayashi, Planner
(559) 600-4224

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7721; and
- Approve Director Review and Approval No. 4602 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Applicant's Operational Statement
7. Summary of Initial Study Application No. 7721
8. Draft Mitigated Negative Declaration
9. Letters of Opposition

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Specific Plan Reserve – Sierra-North Regional Plan	No change
Zoning	AL-40 (Limited Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	40.05 acres	No change
Project Site	Commercial horse arena	No change
Structural Improvements	Single-Family Residence, swimming pool, barn, restroom facility, and horse arena	No change
Nearest Residence	Approximately 975 feet north of the project site	No change
Surrounding Development	Grazing land and single-family residences	No change
Operational Features	Total of 24 event days Six equestrian events per year for youths Six equestrian events per year for adults	Total of 72 event days 10 Roping event days to occur on Fridays from 4:40 PM to 10:00 PM and on Saturdays or Sundays between 7:30 AM and 6:00 PM

Criteria	Existing	Proposed
	<p>12 additional equestrian event days per year primarily youth-focused</p> <p>Event days occur year-round and are conducted between the hours of 8:00 AM and 6:00 PM.</p> <p>There is no on-site boarding of horses that are not owned by the Applicant.</p> <p>The selling of alcohol is not allowed on site.</p> <p>Camping is not allowed on site.</p>	<p>10 Sorting event days to occur on any day between 7:30 AM to 6:00 PM</p> <p>1 3-day roping event to occur between 4:30 PM and 10:00 PM, and 7:30 AM and 6:00 PM</p> <p>6 Gymkhana event days to occur on Saturday or Sunday between 7:30 AM and 6:00 PM</p> <p>10 Trail Course event days to occur any day from 7:30 AM to 6:00 PM with 5 of the 10 days exclusively for Law Enforcement</p> <p>1 3-day Trail event to occur Friday from 4:30 PM to 10:00 PM, and on Saturdays and Sundays between 7:30 AM and 6:00 PM</p> <p>8 Riding Clinics to occur any day from 7:30 AM to 6:00 PM</p> <p>20 Barrel Racing events to occur any day from 4:30 PM to 10:00 PM</p> <p>1 Dance event to occur from 5:00 PM to 10:00 PM</p> <p>1 Charity Fundraiser event to occur from 5:00 PM to 10:00 PM</p>
Employees	None (the commercial horse arena is operated by the owner of the subject parcel), but depending on the event, volunteers could be present	No change

Criteria	Existing	Proposed
Customers	Up to 60 guests per event day with a maximum of 24 event days	20-60 customers for majority of proposed event days with two event days planned for 100 customers
Traffic Trips	Up to 120 one-way guest trips per event day (60 round trips per event)	Up to 120 one-way guest trips for majority of event days (up to 60 round trips per event) and 200 one-way guest trips for two event days (up to 100 round trips for two event days)
Lighting	Residential: personal use of exterior light standards	Site lighting for the commercial horse arena during night events (30 event days)
Hours of Operation	8:00 AM until 6:00 PM on event days	7:30 AM to 6:00 PM for certain event days 4:30 PM to 10:00 PM for certain event days 5:00 PM to 10:00 PM for certain event days

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Potential environmental impacts associated with Director Review and Approval Application No. 4112 were assessed under Initial Study No. 6062 (IS No. 6062). Director Review and Approval Application No. 4465 utilized IS No. 6062 under the provisions of Section 15162 of the California Environmental Quality Act (CEQA), where it was determined that a subsequent mitigated negative declaration was not required.

Under the current proposal, Initial Study Application No. 7721 was prepared for the project by County staff in conformance with the provision of the California Environmental Quality Act (CEQA). It was determined under Section 15162(a)(1) that substantial changes are proposed for the project that require revisions of the previously-approved Mitigated Negative Declaration due to the involvement of new environmental effects or a substantial increase in the severity of previously-identified environmental effects. Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7.

The State Water Resources Control Board provided comments after review of the Initial Study. Their comments and concerns have been updated in the Initial Study, and did not require significant changes to the determinations in the study. Changes in the document are shown in

bold text and deletions are shown in strike-through text. Therefore, it was determined that the Initial Study did not require recirculation based on the comments from the State Water Resources Control Board.

Notice of Intent of Mitigated Negative Declaration publication Date: February 7, 2020

PUBLIC NOTICE:

Notices were sent to 19 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

The Zoning Ordinance provides that the Director of the Department of Public Works and Planning, at his discretion, may refer a Director Review and Approval (DRA) Application directly to the Planning Commission for a public hearing and decision.

A Director Review and Approval may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872.C are made by the Planning Commission.

The decision of the Planning Commission on a Director Review and Approval Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The proposal entails the modification of operational characteristics of an approved commercial horse arena. The modifications will include increasing the amount of event days from 24 event days to 72 event days and allow 30 event days to operate during evening/nighttime hours. The Applicant's Operational Statement details the number of event days, the type of activity held on an event day, estimated number of customers, and operational time limits for each specific event. No new development is being proposed with the current application. The project site is on a portion of the 40.05-acre parcel and is located on the west side of Rusty Spur lane, approximately 6.35 miles east of the unincorporated community of Friant.

On March 4, 1972, the Fresno County Parcel Map Ordinance went into effect requiring a mapping procedure to be completed for the subdivision of land into four or less parcels. Prior to implementation of the Parcel Map Ordinance, a parcel of any size and dimension could be created through the recordation of a deed. However, parcels created in such a manner were still subject to the development standards prescribed by the Zoning Ordinance. Based on the 1971-1972 Assessor's Map Rolls, the subject property was originally a portion of a 200-acre parcel. On October 2, 1992, Parcel Map Waiver 91-39 was approved, and a Record of Survey was recorded exhibiting five approximately 40-acre parcels. The subject parcel matches the configuration of the recorded Record of Survey and Parcel Map Waiver. The subject parcel was originally zoned A-1 by Board of Supervisors adoption of the Zoning Ordinance on June 8, 1960. On April 21, 1980, the Board of Supervisors approved County-initiated Amendment Application No. 3140 (AA No. 3140) to rezone the subject parcel from the A-1 to an AE-40 Zone District. On May 4, 1982, the Board of Supervisors approved AA No. 3244 to rezone the subject parcel from the AE-40 Zone District to an AL-40 Zone District to bring the property into conformance with policies of the concurrently-adopted Sierra-North Regional Plan. The subject parcel is currently zoned AL-40, and is consistent with both its past and current zoning. Therefore, based on approved Parcel Map Waiver No. 91-39 and consistency with its current

zoning, the subject parcel is a legal conforming parcel.

Building permit records indicate that building permits for the single-family residence were finalized on January 30, 1998. After approval of Director Review and Approval No. 4112 and subsequent approval of the associated Site Plan Review, building permits were issued and completed for improvements related to the commercial horse arena. Improvements for the commercial horse arena include a restroom building and an announcement stand.

The project proposes to amend Director Review and Approval No. 4112 (DRA No. 4112) and Director Review and Approval No. 4465 (DRA 4465). DRA No. 4112 proposed a commercial horse arena. On December 10, 2009, the Fresno County Planning Commission voted to approve the subject DRA. An appeal of the Planning Commission’s approval was received, and the project was taken before the Board of Supervisors on February 23, 2010. The Board voted to continue the appeal pending the outcome of a civil lawsuit filed against the Applicant by the Appellants of DRA No. 4112, which sought to prohibit the commercial horse arena use by prohibiting the Applicant from utilizing the existing site access for access to the commercial horse arena. After receiving judgment on August 8, 2011, the Board of Supervisors, at their hearing on September 27, 2011, denied the appeal filed against the Planning Commission’s approval of DRA No. 4112 and approved the commercial horse arena use, subject to modified Conditions, which included limiting the operation to 12 event days and only allowing the events to occur between the months of April and September.

DRA No. 4465 was applied for to amend previously-approved DRA No. 4112 to allow operational modification of the existing commercial horse arena. The modifications included increasing the amount of event days per year from 12 event days to 26 event days, allowing event days to occur year-round, and increasing hours of operation for event days from 8:00 AM until 5:00 PM to 8:00 AM until 6:00 PM. DRA No. 4465 was heard by the Planning Commission on February 16, 2017 and was denied by the Planning Commission. An appeal of the Planning Commission’s decision was received, and DRA No. 4465 was taken to the Board of Supervisors on April 25, 2017. The Board of Supervisors granted the appeal and approved DRA No. 4465, subject to additional Conditions of Approval, including reducing the number of authorized event days from 26 event days to 24 event days. The current proposal will amend the previous DRA approvals to allow an increase in authorized event days to 72 and allow 30 of those event days to occur during evening/nighttime hours.

***Finding 1:** That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	AE-40 Front: 35 feet Side: 20 feet Rear: 20 feet	Front (east property line): 243 feet Side (north property line): 41 feet Side (south property line): 270 feet	Y

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
		Rear (west property line): 63 feet	
Parking	Places of Assembly: Uses without a building require one standard parking space for each five persons attending and one standard parking space for every two permanent employees California Building Code: At least one parking space for the physically handicapped per every 25 parking spaces at a facility	40 unpaved parking spaces for trucks and trailers; seven unpaved standard parking spaces; two paved parking spaces for the physically handicapped	Y
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	Six feet minimum between main buildings 75-foot minimum between buildings used for human habitation and structures utilized to house animals		Y (existing barn and single-family residence were constructed with permits prior to the processing of DRA No. 4112)
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent replacement	No change	Y
Water Well Separation	Septic Tanks: 100 feet Disposal Field: 100 feet Seepage Pit: 150 feet	No change	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Based on the proposed amendment to the previous Director Review and Approvals, the project proposes no expansion in terms of the project site. Although there is an increase in event days, the average number of attendees per a singular event day will remain similar to the previous DRA approvals and will not result in changes to the design of the site that could cause adverse impacts. Therefore, staff finds that the proposed use is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

Finding 2: That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use

		Existing Conditions	Proposed Operation
Private Road	Yes	Access to project site from Rusty Spur Lane	No change
Public Road Frontage	No	The project site does not front a public road.	No change
Direct Access to Public Road	Yes	Millerton Road is approximately 690 feet north of the project site, with Rusty Spur Lane providing access to Millerton Road and the project site	No change
Road ADT		Rusty Spur Lane: Unknown (private road)	No change
Road Classification		Rusty Spur Lane: Private road (60-foot-wide non-exclusive access easement)	No change
Road Width		Rusty Spur Lane: 60-foot-wide non-exclusive access easement	No change
Road Surface		Paved	No change
Traffic Trips		Up to 120 one-way guest trips per event day (60 round trips)	Up to 120 one-way guest trips for majority of event days (60 round trips per

		Existing Conditions	Proposed Operation
		per event day); 24 event days per year	event day); 72 event days per year 2 event days of the 72 event days are planned for up to 200 one-way guest trips (100 round trips)
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		N/A	None required

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Design Division of the Fresno County Department of Public Works and Planning: A Traffic Management Plan (TMP) will be required to be submitted for review and approval. The TMP can be designed to address their biggest event and be used for smaller events. **This shall be included as a Mitigation Measure.**

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The project site is accessed via an unpaved driveway from Rusty Spur Lane. Rusty Spur Lane is a private road that exists as a 60-foot-wide non-exclusive access easement that has a minimum pavement width of 17 feet.

Per the Applicant’s Operational Statement, there are two events that are planned for 100 attendees, with the majority of the other events hosting between 20 and 60 attendees. Review of the projected attendees for event days from the proposed amendment did not exceed established County thresholds for trip generation. No additional site access is sought with this application. Although an increase in event days will increase overall traffic, the inclusion of a Mitigation Measure requiring the Applicant to submit and receive approval of a traffic management plan will provide adequate planning for event days and create a safer environment for arrival and departure at the site during event days. Therefore, staff believes that Rusty Spur Lane is adequate to carry the additional traffic generated by the project proposal.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 2 can be made.

Finding 3: That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	50.19 acres	Grazing	AL-40	Approximately 1,220 feet
South	39.64 acres	Vacant	AL-40	N/A
East	40 acres	Grazing and Single-Family Residential	AE-40	Approximately 1,760 feet
West	150 acres	Grazing	AE-40	N/A

Reviewing Agency/Department Comments:

Department of Public Health, Environmental Health Division: The Environmental Health Division has not received any noise complaints resulting from the use of amplified announcements during the horse arena events.

It is recommended that the Applicant consider having the existing septic tanks pumped and have the tank and leach fields evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system. **This shall be included as a Project Note.**

The sewage disposal system proposed for new restrooms for the horse arena shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. It is the responsibility of the property owner, the property buyer, the engineer, and/or the sewage disposal system contractor to confirm required setbacks, separations, and other special requirements or conditions which may affect the placement, location, and construction of the sewage disposal system. **This shall be included as a Project Note.**

State Water Resources Control Board, Division of Drinking Water: The proposed project will meet the definition of a transient noncommunity Public Water System and must obtain a drinking water supply permit to use the on-site well. If the well has already been drilled, the Applicant shall submit a well driller’s log for immediate review. The proposed project is subject to Senate Bill 1263 (SB 1263). SB 1263 requires a person submitting an application for a permit for a proposed new Public Water System (PWS) to first submit a preliminary technical report to the State Board at least 6 months before initiating construction of any water-related improvement. The State Board is authorized to deny the permit of a proposed PWS if it determines that it is reasonably foreseeable that the proposed new PWS will be unable to provide affordable safe drinking water in the reasonably foreseeable future. **This shall be included as a Condition of Approval.**

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

The subject application proposes to modify operational characteristics of the existing commercial horse arena to increase the number of authorized event days from 24 event days to 72 event days and to allow 30 event days to occur during evening/nighttime hours. A detailed list of the proposed events and their operational time limits are shown in the Applicant’s Operational Statement provided as Exhibit 6. It should be noted that the subject application does not request expansion of existing structures or new structural improvements for the existing commercial horse arena.

Potential environmental impacts associated with the commercial horse arena were discussed in Initial Study Application No. 6062, which was filed with DRA No. 4112. As the current proposal increases the number of event days and modifies operational times to allow events to occur during evening/nighttime hours, a new Initial Study was completed to discuss potential impacts resulting from the current project proposal. Impacts related to lighting and noise were noted in the current Initial Study, as events occurring in the evening and at night will utilize site lighting to illuminate the arena, and stricter standards from the Fresno County Noise Ordinance would be in effect during evening/nighttime hours. Identified impacts have been determined to be less than significant with implementation of Mitigation Measures. The discussion of the potential impacts of the project proposal is in Initial Study Application No. 7721, and is attached to the Staff Report as Exhibit 7. With the project’s adherence to the Mitigation Measures, recommended Conditions of Approval and project notes of the subject application; and adherence to Mitigation Measures, Conditions of Approval, and project notes of DRA No. 4112 and DRA No. 4465, staff believes that the project proposal will not have an adverse impact on the abutting property and the surrounding neighborhood.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made.

Finding 4: That the proposed development is consistent with the General Plan

Relevant Policies:	Consistency/Considerations:
General Plan 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 Water and Natural Resources Division and the State Water Resources Control Board were notified of the subject application. The Water and Natural Resources Division did not express concern, and the proposed amendment will not require a water supply evaluation. The State Water Resources Control Board did express concern with the increase of operational days, and requires that the project obtain a drinking water supply permit for the commercial horse arena. With the project’s compliance to the State Water

Relevant Policies:	Consistency/Considerations:
<p>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.</p> <p>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.</p> <p>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.</p>	<p>Resources Control Board requirements, the project is consistent with General Plan Policy PF-C.17.</p>
<p>General Plan 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 services are not available and cannot be provided.</p>	<p>The subject parcel is a 40.05-acre lot with a single-family residence and commercial horse arena. The single-family residence is served by a permitted septic system. A restroom building has been permitted and is served by a separate permitted septic system. With permit records indicating the approval of both septic systems, and no additional septic system being proposed, the project is consistent with General Plan Policy PF-D.6.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated as Specific Plan Reserve in the Sierra-North Regional Plan, and is not enrolled in the Williamson Act Program. The Policy Planning Section has determined that

the proposed operational modifications do not conflict with General Plan Policies or Sierra-North Regional Plan Policies, nor are there any conflicts with the Williamson Act.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

Based on the above considerations, the project is believed to be consistent with both the Fresno County General Plan and Sierra-North Regional Plan. Therefore, staff is able to make Finding 4.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

Staff has received three (3) items of correspondence in opposition of the subject application. Concerns stated in the correspondence address traffic impacts, light impacts, noise impacts, and the need for an increase in number of events.

All three items of correspondence state concerns of traffic along Millerton Road, stating that the single-lane rural road contains blind curves and no street lighting or speed signs. The correspondence states that allowing night events will provide dangerous traffic conditions by allowing increased traffic during nighttime hours on the road environment. Review of the subject application by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division determined that the increase in event days did not require a Traffic Impact Study to be conducted. A Mitigation Measure addressed in Initial Study Application No. 7721 requires a Traffic Management Plan be submitted and approved to address event traffic for the largest event and be utilized for smaller events. The Traffic Management Plan will allow staff's review and approval to ensure safe management of traffic entering and exiting the project site.

With the proposal of night events, impacts from site lighting have been analyzed in the Initial Study. A Mitigation Measure has been implemented to reduce light and glare issues that could arise from site lighting during night events. All outdoor lights would be hooded and directed downward to reduce glare to adjacent properties and public right-of-way. Additionally, the presence of mature trees and the terrain of the area will buffer site lighting from adjacent parcels and public right-of-way.

Concerns related to noise have been addressed in the Initial Study. Due to the proposed evening/nighttime events, different noise thresholds would be in effect compared to the previously-approved DRAs. In considering the evening/nighttime thresholds, a Mitigation Measure has been implemented to address noise impacts if the operation exceeds noise thresholds during an event. If a noise complaint is received and validated by the Department of Public Health, Environmental Health Division, the Applicant will be required to cease utilization of sound amplification equipment or submit an acoustical analysis prepared by a qualified

acoustical consultant to the Department of Public Health for review and approval. Any mitigation resulting from the acoustical analysis shall be implemented within 30 days of the on-site measurements to ensure conformance with the standards of the Fresno County Noise Ordinance. The Department of Public Health, Environmental Health Division has reviewed the current application and states that they have not received any noise complaints resulting from the use of amplified announcements occurring during horse arena events.

Two of the three pieces of correspondence question the need for additional events. The letters state that 12 horse events were held last summer and question the need for 60 additional event days. A detailed list of events, including number of participants, days, and times they are to be held, has been provided by the Applicant in the Operational Statement. Although staff cannot confirm the number of events held at the horse arena last summer, the Applicant, per approval of DRA No. 4465, is allowed to have 24 event days per year. Events can be held throughout the year and are not restricted to a specific season or specific months.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Director Review and Approval can be made. Staff therefore recommends approval of Director Review and Approval No. 4602, subject to the recommended Mitigation Measures, Conditions of Approval, and Project Notes.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7721; and
- Move to determine the required Findings can be made and move to approve Director Review and Approval No. 4602, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Director Review and Approval No. 4602; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

TK:ksn
G:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4600-4699\4602\SR\DRA 4602 SR.docx

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7721
Director Review and Approval Application No. 4602
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward away from public streets and adjacent properties to reduce glare.	Applicant	Applicant/ Department of Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources/Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, videos, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities
3.	Noise	Upon receipt and validation of noise complaints by the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall either refrain from utilizing sound amplification equipment or submit an acoustical analysis prepared by a qualified acoustical consultant with experience in evaluating community noise levels and standards. The acoustical analysis shall address potential impacts to nearby noise-sensitive receivers from the proposed operation of arena events. The acoustical analysis shall be submitted to the Department of Public Health, Environmental Health Division for review and approval. Mitigation Measures that may be identified in the acoustical analysis shall be implemented within 30 days of the on-site measurements to ensure conformance with the standards of the Fresno County Noise Ordinance.	Applicant	Applicant/ Department of Public Health, Environmental Health Division (EHD)	Ongoing

4.	Transportation	A Traffic Management Plan (TMP) will be required to be submitted for review and approval. The TMP shall be designed to address the largest event and be used for smaller events.	Applicant	Applicant/PW&P	Ongoing
Conditions of Approval					
1.	All Conditions of Approval, Mitigation Measures, and Project Notes for Director Review and Approval (DRA) No. 4112 and 4465 shall remain in full force and effect, except as modified with the approval of DRA No. 4602.				
2.	There shall be no more than 72 event days per year in accordance with the event list provided in the approved Operational Statement.				
3.	The proposed project will meet the definition of a transient noncommunity public water system and must obtain a drinking water supply permit to use the on-site well. If the well has already been drilled, the Applicant shall submit a well driller's log for immediate review. The proposed project is subject to Senate Bill 1263 (SB 1263). SB 1263 requires a person submitting an application for a permit for a proposed new Public Water System (PWS) to first submit a preliminary technical report to the State Board at least 6 months before initiating construction of any water-related improvement. The State Board is authorized to deny the permit of a proposed PWS if it determines that it is reasonably foreseeable that the proposed PWS will be unable to provide affordable safe drinking water in the reasonably foreseeable future.				

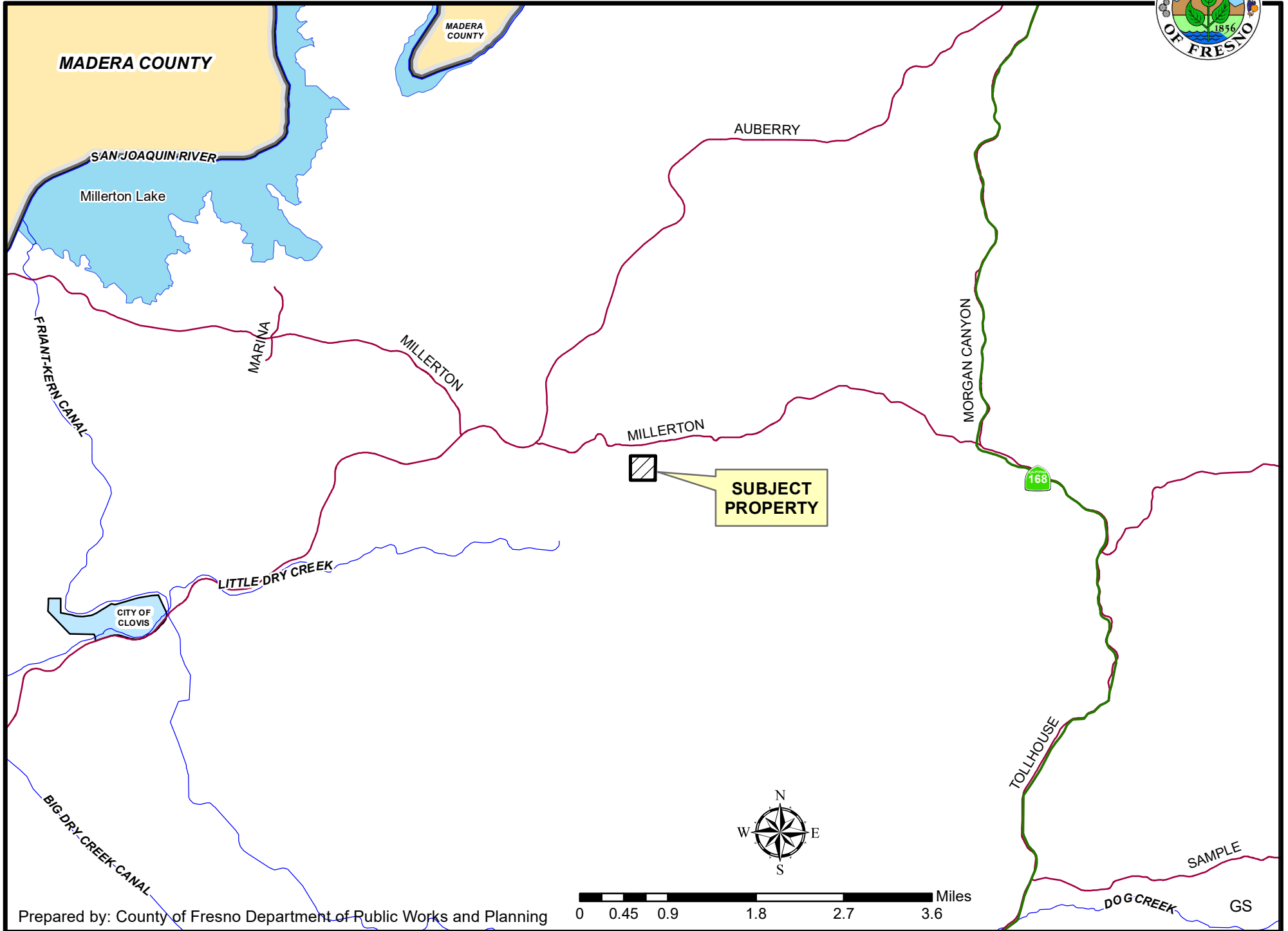
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	It is recommended that the Applicant consider having the existing septic tanks pumped and have the tank and leach fields evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.
2.	The sewage disposal system proposed for new restrooms for the horse arena shall be installed under permit and inspection by the Department of Public Works and Planning, Building and Safety Section. It is the responsibility of the property owner, property buyer, the engineer, and/or the sewage disposal system contractor to confirm required setbacks, separations, and other special requirements or conditions which may affect the placement, location, and other special requirements or conditions, which may affect the placement, location, and construction of the sewage disposal system.

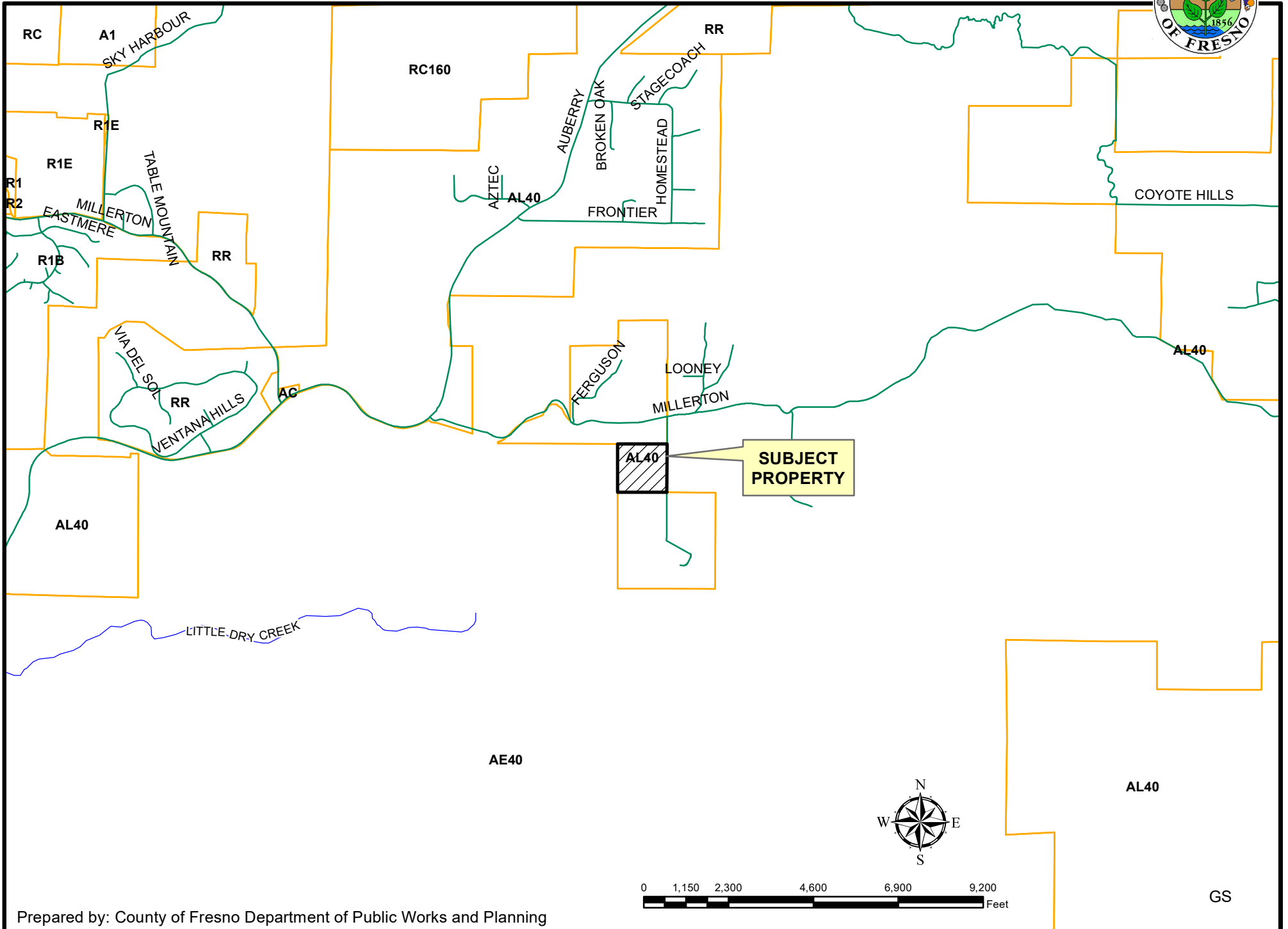
TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4600-4699\4602\SR\DRA 4602 MMRP (Ex 1).docx

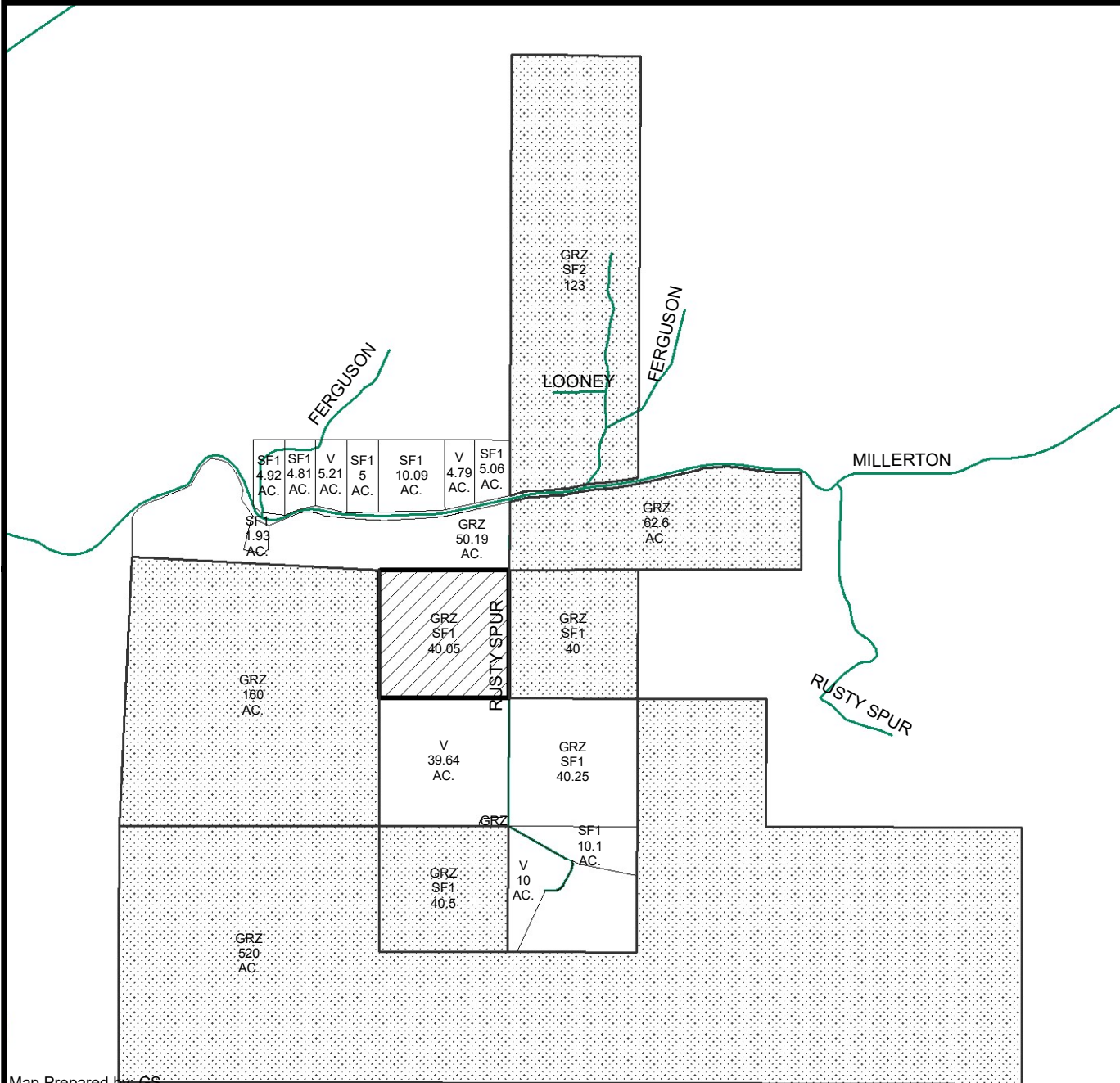
LOCATION MAP



EXISTING ZONING MAP



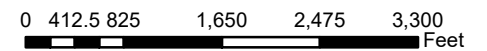
EXISTING LAND USE MAP



LEGEND	
GRZ - GRAZING	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	

LEGEND:

- Subject Property
- Ag Contract Land



Map Prepared by: GS
 G:\4360Devs&PIn\GIS\
 Maps\Landuse\

Department of Public Works and Planning
 Development Services Division

FRESNO COUNTY DRA 4112 SHEET 1 OF 1 GRADING AS-BUILTS

RECEIVED
COUNTY OF FRESNO
OCT 04 2019
DEPARTMENT OF PUBLIC WORKS
AND DEVELOPMENT SERVICES DIVISION



Know what's below.
Call before you dig.

GRADING REQUIREMENTS:

- THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISIONS OF CHAPTER 33 OF 2007 CALIFORNIA BUILDING CODE AS ADOPTED AND AMENDED BY CHAPTER 15.28 OF THE FRESNO COUNTY ORDINANCE CODE.
- A GRADING PERMIT OR VOUCHER SHALL BE OBTAINED FROM THE COUNTY OF FRESNO PUBLIC WORKS AND PLANNING DEPARTMENT, DEVELOPMENT ENGINEERING SECTION PRIOR TO ANY GRADING AND PAVING WORK FOR THIS PROJECT.
- THIS PROPERTY HAS BEEN IDENTIFIED AS BEING WITHIN OR ADJACENT TO A KNOWN FLOOD ZONE (SFHA) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA. COMPLIANCE WITH ALL ASPECTS OF THE COUNTY FLOODPLAIN ORDINANCE SECTION 15.48 AND COMPLETION OF AN ELEVATION CERTIFICATE, PREPARED BY A LICENSED ENGINEER OR LAND SURVEYOR IS REQUIRED.
- APPROVAL BY COUNTY DEVELOPMENT ENGINEERING OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OFF-SITE WORK IN THE PUBLIC RIGHT OF WAY THAT MAY BE SHOWN ON THIS PLAN. OFF-SITE WORK IS SHOWN ON THIS PLAN FOR INFORMATION AND COORDINATION PURPOSES ONLY AND WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE COUNTY ROADS & MAINTENANCE DIVISION'S PERMIT ENGINEER.
- DUST CONTROL, NOTIFICATION, EARTHMOVING ACTIVITIES ON SMALL CONSTRUCTION SITES: WRITTEN NOTIFICATION TO BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT 48 HOURS PRIOR TO INTENT TO COMMENCE ANY EARTHMOVING ACTIVITIES FOR RESIDENTIAL CONSTRUCTION SITES RANGING FROM 1.0 TO LESS THAN 10.0 ACRES IN AREA, OR FOR NON-RESIDENTIAL DEVELOPMENT CONSTRUCTION SITES RANGING FROM 1.0 TO LESS THAN 5.0 ACRES IN AREA.
- A NOI & SWPPP IS REQUIRED FOR THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES DISTURRING 1.0 ACRE OR MORE OF AREA. PROVIDE COPY OF FILING NOTICE OF INTENT (NOI) WITH STATE WATER RESOURCES CONTROL BOARD AND STORM DRAIN WATER PREVENTION PLAN (SWPPP) WHICH SHALL BE COMPLETED PRIOR TO STARTING WORK.
- OWNERS OR THEIR AUTHORIZED REPRESENTATIVE (CONTRACTOR) NOT ENROLLED IN THE NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS) STORMWATER PROGRAM SHALL PROVIDE A LETTER, PRIOR TO COMPLETION OF THE PROJECT, TO FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS & PLANNING INDICATING THE DISCHARGER/OWNER CHOOSES NOT TO DO SO AT HIS OR HER OWN RISK.
- IF THE OWNER OR HIS CONTRACTOR CHOOSES NOT TO ENROLL IN NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS) STORMWATER PROGRAM TO OBTAIN COVERAGE UNDER AN NPDES STORMWATER PERMIT WITH IMPLEMENTATION OF A SWPPP, AND A LARGER EVENT OCCURS, DISCHARGES FROM A PREDETERMINED STORAGE FACILITY WOULD BE SUBJECT TO ENFORCEMENT UNDER THE FEDERAL CLEAN WATER ACT, INCLUDING THIRD PARTY CITIZEN SUITS, I.E. THE DISCHARGER WOULD NOT HAVE THE SHIELD AFFORDED BY PERMIT COVERAGE.
- INSPECTION OF THE ROUGH GRADED PAD IS REQUIRED PRIOR TO ACCEPTANCE AND RELEASE OF THE GRADING PERMIT.
- COMPACTIONS REPORTS ARE REQUIRED TO BE SUBMITTED TO DEVELOPMENT ENGINEERING FOR ANY FILL DEPTH IN EXCESS OF 24". AREAS WITHIN FLOOD ZONES REQUIRED 95% MINIMUM COMPACTION.
- A "HOLD ON OCCUPANCY" WILL BE IN EFFECT UNTIL SUCH TIME AS THE DEVELOPMENT IS CERTIFIED "AS-GRADED" BY THE ENGINEER OF RECORD.
- MAXIMUM CUT AND FILL SLOPES SHALL BE 2H:1V OR AS ALLOWED PER AN APPROVED AND FILED SOILS REPORT.
- UNPAVED GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHOULD BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 2% A MINIMUM DISTANCE OF 10' AS MEASURED PERPENDICULAR TO THE FACE OF THE WALL AND IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHOULD BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING OR AS APPROVED BY THE BUILDING OFFICIAL.

ESTIMATED EARTHWORK QUANTITIES:

CUT	1,225	C.Y.
FILL	895	C.Y.
ENGINEERED FILL		C.Y.

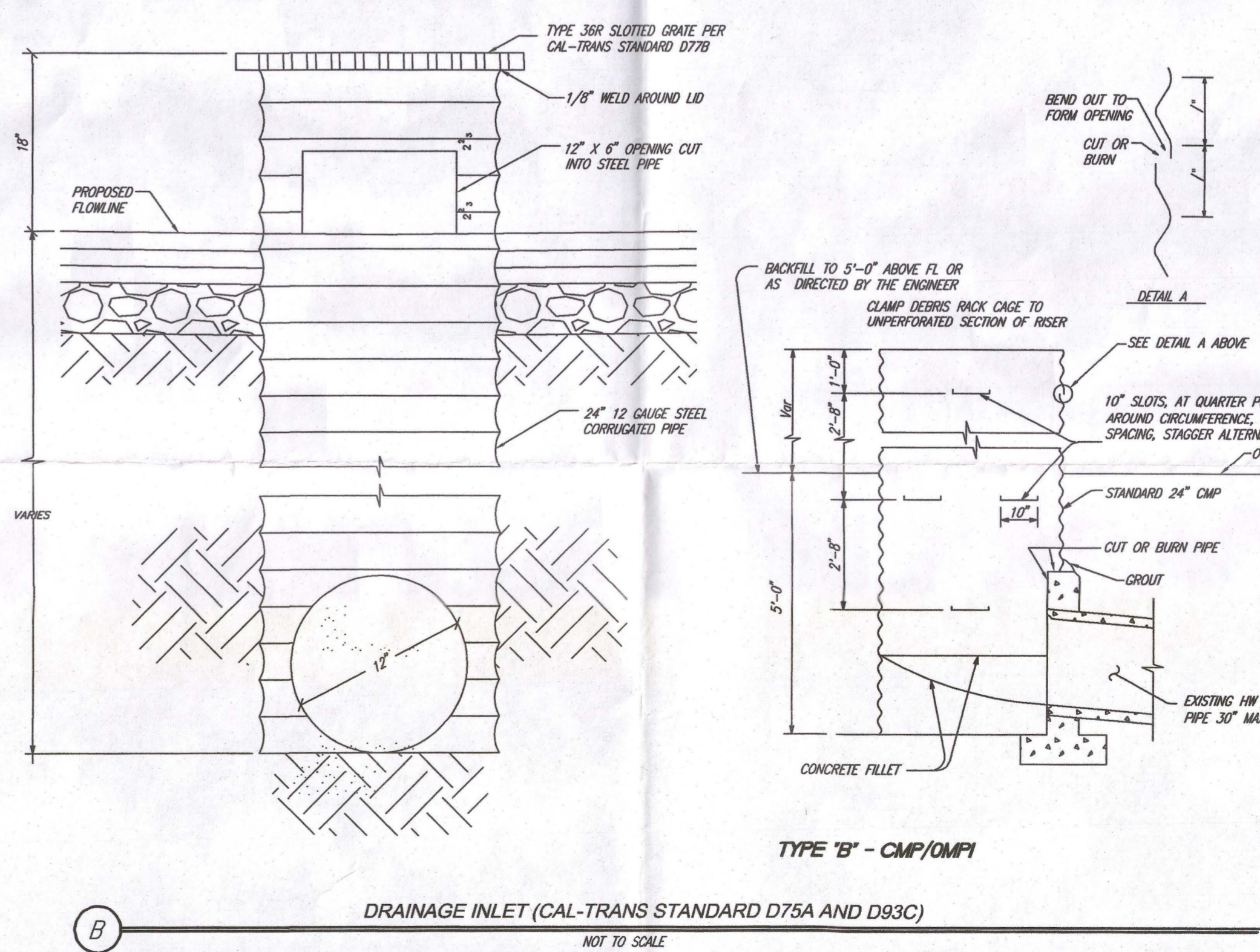
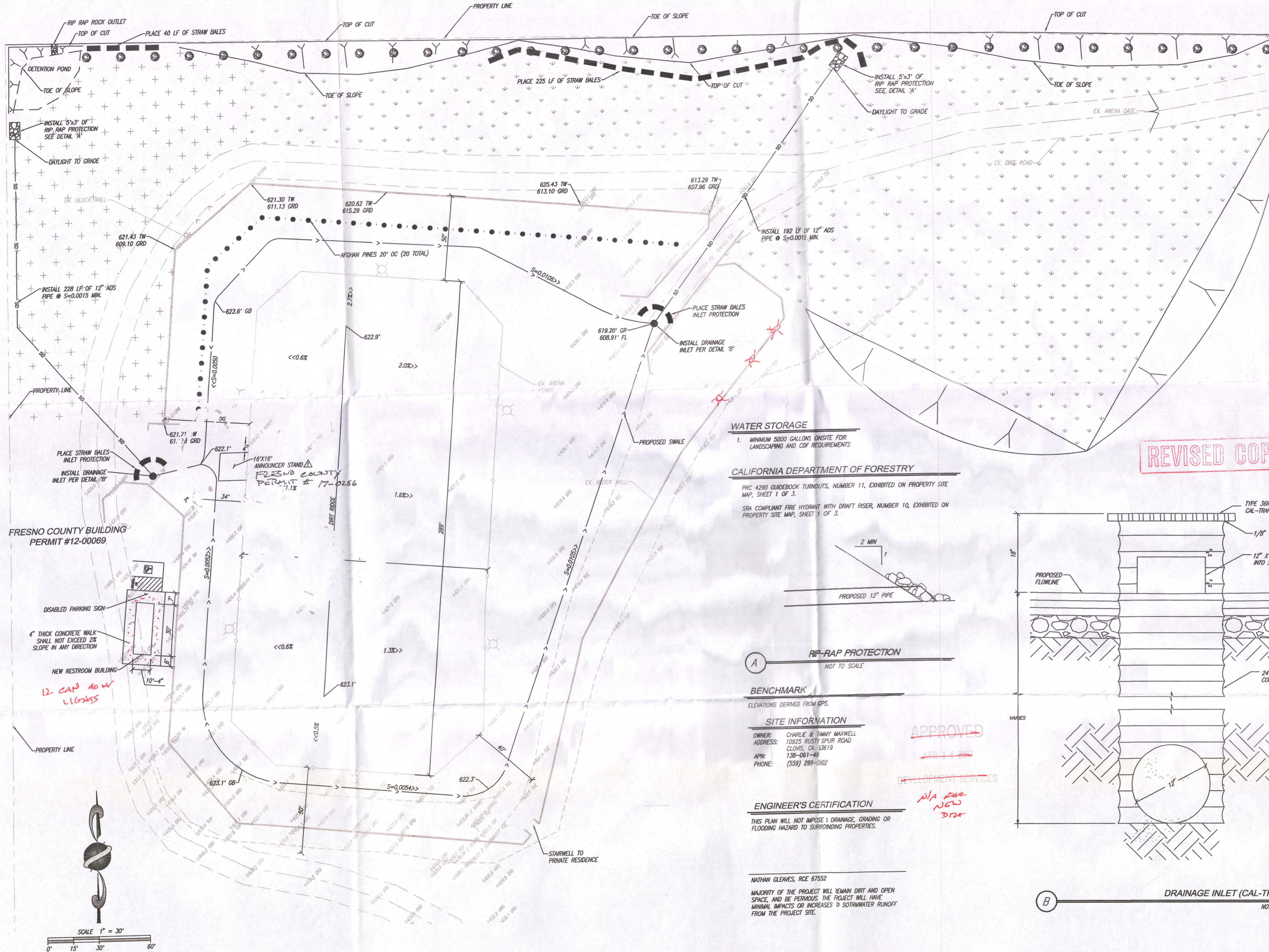
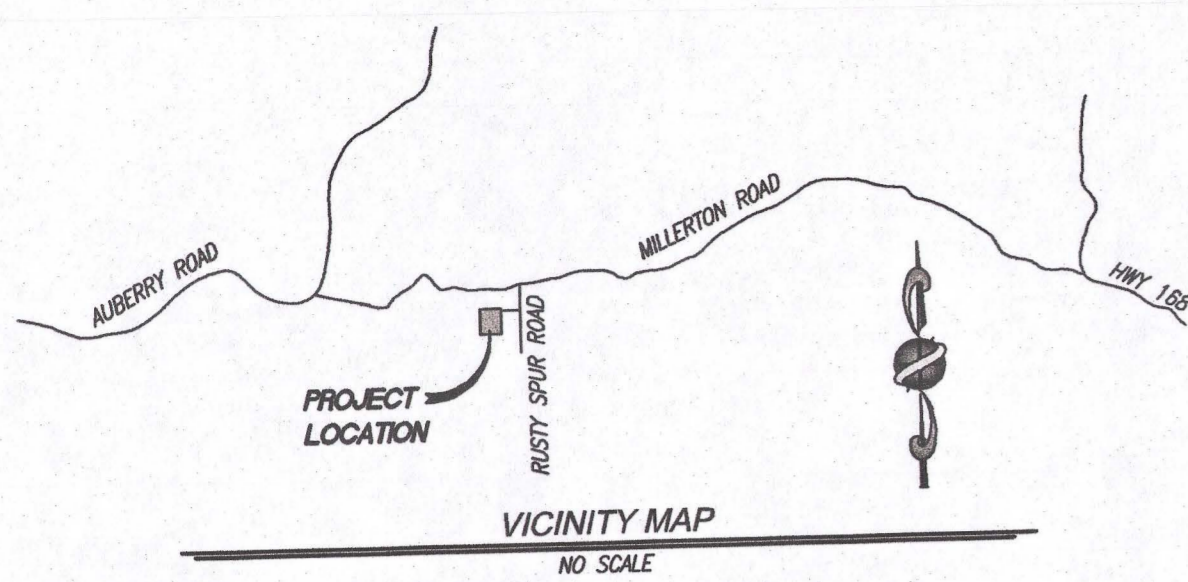
NOTE: ESTIMATED GRADING QUANTITIES ARE "IN PLACE"
NO SHRINKAGE HAS BEEN TAKEN INTO ACCOUNT.
ESTIMATED GRADING QUANTITIES ARE SHOWN FOR
PERMIT PURPOSES ONLY. THE CONTRACTOR IS
RESPONSIBLE FOR FINAL BID QUANTITIES.

LEGEND:

101.50 TC	PROPOSED ELEVATION	DIRECTION OF WATER FLOW
101.50 TC	EXISTING ELEVATION	EXISTING CUY WIRES
EC	EXISTING CONCRETE	EXISTING POWER POLES
DP	EDGE OF PAVEMENT	EXISTING AREA LIGHT
FL	FLOW LINE	
GP	GUTTER/FLOWLINE	
GB	GRADE BREAK	
GRD	GROUND	
TOE	TOE OF SLOPE	
TOP	TOP OF SLOPE	
TW		

LANDSCAPING NOTES

- TREES FOR LANDSCAPING AFGHAN PINES AS PER LIVE OAK CONSULTING
 - 20 AFGHAN PINE TREES 20' O/C TO BE PLANTED ON THE NORTH AND WEST WALLS AS PER CONDITIONS OF APPROVAL
 - IRRIGATION PROVIDED BY THE ARENA WATERING SYSTEM
- PLACE STRAW MULCH.
 PLACE NATIVE GRASS SEEDS.
 HAY BALES SEASONAL (OCT-MAY)



P:\CIVIL 3D PROJECTS\2010\10-022\PRODUCTION DRAWINGS\10-022 CIV GRADING PLANNING 4/12/2017 3:43:24 PM

PLANNING • SURVEYING • CIVIL ENGINEERING
653 WEST HALLBROOK AVE., #101, FRESNO, CALIFORNIA 93711
PHONE: (559) 449-4500 FAX: (559) 449-4515

PRECISION
CIVIL ENGINEERING, INC.

PROJECT TITLE: EQUINESTRAN ARENA
SHEET DESCRIPTION: GRADING PLAN
CITY OF: CLOVIS
COUNTY OF: FRESNO

PREPARED FOR:
CHARLIE & TAMMY MAXWELL
10925 RUSTY SPUR ROAD
CLOVIS, CA. 93619
(559) 299-0502

REVISIONS
4-11-2017 JML

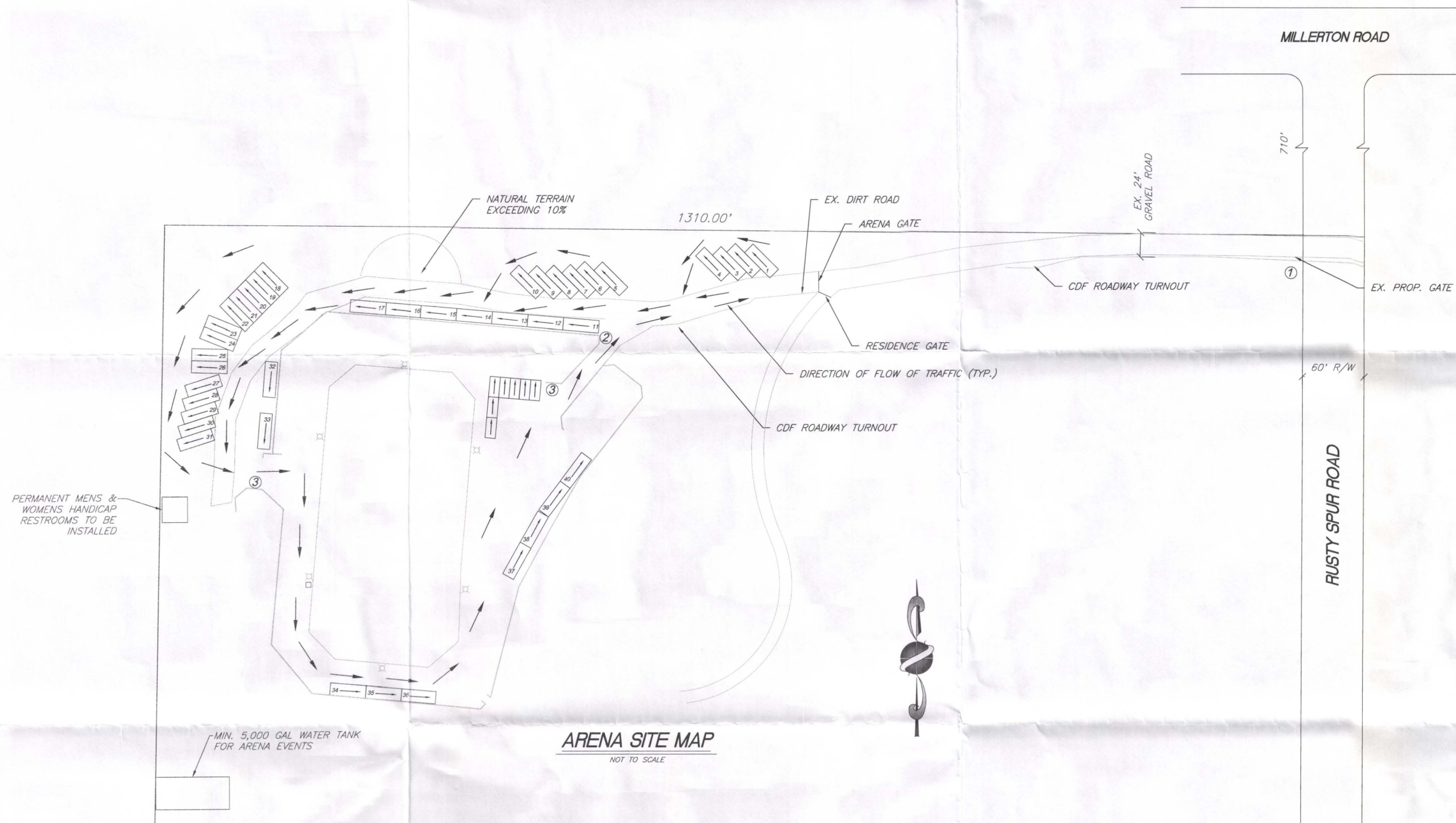
DRAWN BY: PLS
CHECKED BY: NMG
DATE: 03-31-17

REGISTERED PROFESSIONAL ENGINEER
NATHAN M. GLEAVES
NO. 67552
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER:
1 OF 1

JOB NUMBER:
10-022

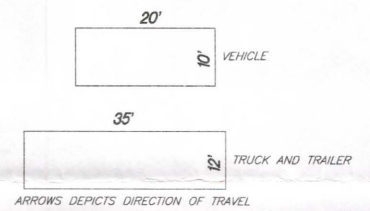
FRESNO COUNTY DRA 4112 SHEET 2 OF 3 ARENA SITE MAP



ARENA SITE MAP
NOT TO SCALE

ARENA SIGNAGE

- ① 4'-5 1/2" HEIGHT, 40" LENGTH, STONE COVERED WALL W/ 1 1/2" GOLD LETTERS (RUSTY SPUR ARENA) W/ 2" DIRECTIONAL ARROWS INDICATING ARENA LOCATION (8" X 24") WITH INDIRECT LIGHTING.
- ② 4'X8' 8" HEIGHT DEPICTING RUSTY SPUR ARENA TRAFFIC CIRCULATION PATTERN PAINTED ON BLOCK WALL, NO LIGHTS. (PAINTED ON BLOCK WALLS)
- ③ 2'X4' 4" HEIGHT EXIT SIGNS (2, PAINTED ON BLOCK WALLS)



TYPICAL ARENA PARKING STALL

NOT TO SCALE
PARKING ON NATIVE GRASS MOWED PRIOR TO EVENTS

ARENA FACTS

1. DUST CONTROL PRIOR TO EACH EVENT
2. ARENA WATERED PRIOR TO EACH EVENT
3. LIGHTS ARE TO BE HOODED & DIRECTED TOWARDS ARENA, AND UTILIZED FOR PERSONAL USE ONLY

TRAFFIC CIRCULATION AND PARKING NOTES

- PARKING STALL COUNT: 40 TRUCK AND TRAILER
10 VEHICLE
- ARENA TRAFFIC CIRCULATION AND PARKING PLAN DEPICTED, ARENA SITE MAP SHEET 2 OF 3
- VEHICLE INGRESS, STACKING DISTANCES
1. MILLERTON ROAD 10925 RUSTY SPUR ROADWAY 710'
 2. 10925 RUSTY SPUR ROADWAY ENTRANCE TO FIRST PARKING SPACE 715', WITH 2 CDF REQUIRED TURNOUTS
 3. TRAFFIC CIRCULATION PARKING SURROUNDING ARENA 1050'
 4. PARKING STALLS DESIGNED FOR FORWARD MOVING PARKING AND FORWARD MOVING EXIT ONLY, WITH MINIMAL BACKING UP REQUIRED, IF ANY.
 5. ← DIRECTION OF FLOW OF TRAFFIC (TYPICAL)

CALIFORNIA DEPARTMENT OF FORESTRY

PRC 4290 GUIDEBOOK TURNOUTS, NUMBER 11, EXHIBITED ON PROPERTY SITE MAP, SHEET 1 OF 3.

SRA COMPLIANT FIRE HYDRANT WITH DRAFT RISER, NUMBER 10, EXHIBITED ON PROPERTY SITE MAP, SHEET 1 OF 3.

FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES DEPT.

APPROVED PLAN

DRA #	SPR # 7821	M/V	S/P
OTHER	DATE 07/20/12	BY: H. LUNA	

NOTE: 1) THIS APPROVAL IS SUBJECT TO ALL CONDITIONS NOTED HEREON AND IN THE APPROVAL LETTER
2) ALL IMPROVEMENTS MUST BE UNSPECTED AND APPROVED BY THE DEVELOPMENT SERVICES DIVISION

RECEIVED
COUNTY OF FRESNO
JUL 16 2012

SPR 7814

REVISION

MAXWELL RUSTY SPUR ARENA

OPERATIONAL STATEMENT

for a Revision to Directors Review and Approval No. 4465 & No. 4112
October 4, 2019

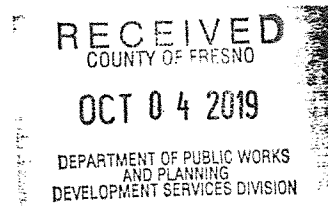
PROPERTY OWNERS

Charlie & Tammy Maxwell
10925 Rusty Spur Lane
Clovis, CA 93619



PROJECT APPLICANTS

Rusty Spur Arena, Inc. a California Nonprofit Corporation
c/o Charlie & Tammy Maxwell
10925 Rusty Spur Lane
Clovis, CA 93619
(559) 299-0502
charliemaxwell@ymail.com



REPRESENTATIVE

Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., No. 200
Fresno, CA 93721
(559) 445-0374
E-Mail: dirk@dplds.com

John Kinsey
Wanger Jones Helsley PC
265 River Park Circle, Suite 310
Fresno, CA 93720
(559) 233-4800

PROJECT LOCATION

10925 Rusty Spur Lane, Clovis
APN 138-061-49

PROJECT DESCRIPTION

Amend Directors Review & Approval (DRA) No. 4112 and Initial Study No. 6062 which allows operational commercial horse arena on a 40.05 +/- acre parcel in the AL-40 Zone District.

1. BACKGROUND

The applicants have owned the subject site since 1992. Subsequent to their acquisition, Applicants have made improvements to the site for his personal use and enjoyment of equestrian activities.

On September 27, 2011 Fresno County Board of Supervisors approved DRA No. 4112 for a limited number of commercial equestrian events. Initial Study No. 6062 with Site Plan Review No. 7814 was subsequently approved which established further project details and improvement requirements.

On April 25, 2017 Fresno County Board of Supervisors approved DRA no. 4465 for an increase in the number off commercial event days, with the modification of events allowed year-round.

This request seeks additional event days and a limited change in hours for specific events.

Proposed Event List

# of Days Requested	Event	Hours	Average # of Attendees
10	Roping	16:30 - 22:00 Fridays 07:30 – 18:00 Saturdays or Sundays	50
10	Sorting	07:30 - 18:00 Any Day	50
3	Three day roping event 1X per year	16:30 – 22:00 07:30 – 18:00 Any Three Days	60
6	Gymkhana	07:30 – 18:00 Saturday or Sunday	60
10	Trail Course *5 of 10 days exclusively for Law Enforcement	07:30 – 18:00 Any day	60
3	3-day Trail Once Every Other Year	16:30 – 22:00 Friday 07:30 – 18:00 Saturday and Sunday	60 *Exclusively for Law Enforcement
8	Riding Clinics	07:30 – 18:00 Any Day	20
20	Barrel racing	16:30 – 22:00 Any Day	20
1	Dance	17:00 – 22:00	100
1	Charity Fundraiser	17:00 – 22:00	100

The Applicants propose modifications to the previously approved DRA's No. 4112 & 4465 and Initial Study No. 6062 which are:

2. Operational Time Limits

There shall be no more than 72 days of planned public events per calendar year. Operational hours for daytime events are from 07:30 to 18:00. Operational hours for evening events are from 16:00 to 22:00. Venue increase is from current 24 events days to a maximum of 72 days. 30 days of the events occur in the evening hours. 28 event days have restricted a restricted number of attendees. (refer to the matrix for a typical yearly schedule)

3. Number of customers or visitors

There will be no change in visitor intensity from the previous approvals. The facility will host a maximum of 50 to 60 riders and 30 trailers for all events, with 28 event days limited in the number of participants

The applicant believes that the arena will attract tourists or participants from out of Fresno County that will rent rooms and spend other tourism related dollars on food and lodging. Some instances during a limited number of events, contestants will stay on the property in their trailers or motorhomes. These vehicles will leave immediately after the events end.

4. Number of employees

There will be no change from the previous approvals. There will be no employees, however with the youth events there would be people who will volunteer, including retired CDF employees.

5. Service and delivery vehicles

There will be no change from the previous approvals. No large service or delivery trucks will visit the site.

6. Access to the site

There will be no change from the previous approvals. The arena is located as the first residence off of Rusty Spur Lane, which connects to the public roadway of Millerton Road. Per Site Plan Review No. 7814, the access drive has been graded to conform to county standards.

7. Number of parking spaces for employees, customers, and service/delivery vehicles.

There will be no change from the previous approvals. The arena is located on a forty-acre parcel with the arena being located in the extreme north/west portion of the parcel. Applicant is in compliance with parking regulations established by Site Plan Review No. 7814 and has applicants have planted native grass to mitigate dust. The design of the arena and surrounding parking area adjacent to the arena would be limited to sixty trailers. All parking stalls will be chalked or painted per county standards.

8. Are any goods to be sold on-site?

There will be no change from the previous approvals. This is primarily a youth activity and numerous groups have offered to sell food and drinks to support their youth activities and the activities of the arena. The applicant will not cook or produce food for any public event.

9. What equipment is used?

There will be no change from the previous approvals. The applicant's tractors and related equipment are used on the property.

10. What supplies or materials are used and how are they stored?

There will be no change from the previous approvals. Event equipment is utilized in the arena on the day of the event and stored in a personal on site storage building.

11. Does the use cause an unsightly appearance?

There will be no change from the previous approvals. By design, the arena was placed in the extreme north/west corner of the property. The location is as far as possible removed from any other residences on Rusty Spur Lane. The neighbors to the north are separated from the arena by a vacant 80-acre parcel, a public roadway (Millerton Road) and a seasonal stream (Little Dry Creek).

Seventy Afghan Pines, five Bradford Pear, five Raywood Ash and eight Chinese Elm were planted in strategic locations to block views into the site, provide shade and block lighting emitted from the site.

Since the approval of DRA No. 4465, a total of 88 trees have been planted on the subject property, which are maintained on an existing irrigation system.

A solid masonry decorative block wall was installed along the north boundary of the arena in accordance with Site Plan Review No. 7814 that provides an additional noise and aesthetic barrier to surrounding properties. An earthen berm exists along the south and east boundaries of the arena which provides an additional noise barrier by deflecting event sound upwards.

The distance from the neighbor's home to the north to the center of the arena is approximately 1,266 feet or 422 yards. Odor and dust are both controlled by an existing arena watering system.

As previously approved, the arena is lighted per county standards with all lights hooded and directed to not annoy nearby property owners

During event days, an arena public announcing system will be utilized and controlled by the applicant to assure compliance with county noise standards. Further, the public announcement speakers are enclosed in a metal directional hood to force noise energy downward.

12. List any solid or liquid wastes to be produced.

There will be no change from the previous approvals. Event days generate very little animal waste because the participant's animals are not eating. On event days the arena is disced at the end of the day disposing of any waste or urine into the arena surface.

A fully accessible ADA compliant restroom building was constructed in accordance with Site Plan Review No. 7814 in a location consistent with applicable regulations for such restroom facilities. Said restrooms have ADA compliant parking.

The subject site is served by Ponderosa Disposal that the contract region established by Fresno County for waste collection. The applicant complies with all public health, disposal and recycling requirements mandated by law. In addition, the applicant has installed approximately thirty, 50-gallon waste collection drums for the ease of attendees to dispose of small waste such as paper plates etc.

13. Estimated volume of water to be used (gallons per day)

An irrigation system is used to water the arena to reduce dust. A 5,000 gallon potable water storage tank has been installed south of the arena approximately 145 feet above the arena floor. This water system will allow the arena to be watered completely with minimum effort to allow for maximum dust control. The facility uses approximately 2,000 gallons of water on event days. The water is provided from an on-site well which has sufficient capacity to allow for this usage and more.

15. Will existing buildings be used or will new buildings be constructed?

There will be no change from the previous approvals. As indicated on the attached project site plan, all buildings exist and are operational consistent with county approvals. All such improvements and structures were constructed with building permits associated with Site Plan Review No. 7814.

16. Explain which buildings or what portion of buildings will be used in the operation.

There will be no change from the previous approvals. Only the existing barn will be used for storage of the event timing equipment. The applicant believes that the arena will attract tourists or participants from out of Fresno county that will rent rooms and spend other tourism related dollars on food and lodging. Some instances during a limited number of events, contestants will stay on the property in their trailers. These vehicles will leave immediately after the events end.

17. Will any outdoor lighting or an outdoor sound amplification system be used?

There will be no change from the previous approvals. A conjunctive lighting and sound pole system has been installed by the applicant that utilizes lighting and sound on the same pole. The lighting system is hooded and directed downwards to

avoid annoying nearby property owners. In addition, the applicant has calculated the height of the aforementioned poles to optimize lighting and reduce the potential for light to annoying adjacent properties. Lighting is only used as necessary, as the majority of events take place in daylight hours.

The sound amplification speakers are encased in a metal shield that directs sound downward to assure that nearby property owners are not annoyed by the arena. In addition, the applicant has established the height and location of the aforementioned poles to optimize the sound system's efficiency without annoying nearby property owners. Precision Engineering of Fresno for DRA No. 4465 submitted a noise study to Fresno County Development Services which placed the noise level of the arena below Fresno county noise standards.

18. Landscaping or fencing proposed?

There will be no change from the previous approvals. Sixty Afghan Pines, five Bradford Pears five Raywood Ash and eight Chinese elm were planted in strategic locations to block views into the site, provide shade and block lighting emitted from the site. 88 additional trees exist since the approval of DRA No. 4465. Said trees are on an existing irrigation system.

A series of fences and gates exist on the subject site to segregate private residence from the arena area. The arena fencing was specifically designed and constructed to restrict movement on and off the applicant's property so visitors or guests will not wander onto adjacent parcels.

Since Site Plan Review No. 7814, electric access gate controlling access to Rusty Spur Lane has been moved 760 feet south of Millerton Road and south of the applicant's driveway. This allows participants of the arena to enjoy over 2,600 feet of "stacking distance" upon entry to Rusty Spur Lane prior to having to park their vehicles.

19. Any other information that will provide a clear understanding of the project or operation.

A primary goal or propose of the project to "give back" to the community the same enjoyment that our children and numerous other foothill children enjoyed while growing up. Numerous families and community groups have approached the applicant with the idea of providing safe, clean, and fun activities for the children of this community, such as those involved in the American Legion youth equestrian training program. Handicapped children are especially welcomed and accommodated at the arena. Select riding clinics and trail events have been designed around the goals of having all participants be a winner and win prizes that will be donated from the Rusty Spur Arena and local merchants of the surrounding community.

The site is within an area zoned exclusively for agricultural use, with a 40-acre minimum lot size. For perspective, a 40-acre parcel contains 1,742,200 square feet, theoretically enough room for approximately 139, 12,500 sq. ft. lots zoned Single Family Residential R-1-B.

20. Identify all Owners

Charlie and his wife Tammy Maxwell are the property owners of the Rusty Spur Arena, Inc. a nonprofit corporation.

SUPPLEMENTAL INFORMATION

Agriculture Resources:

The proposed use is allowed with approval of a Directors Review and Approval. Since Directors Review & Approval (DRA) No. 4112 was approved, the site remains generally surrounded by rural residential uses on 40 acre parcels. Other than cattle, no agricultural product has been grown on the site for decades.

Air Quality:

The development will comply with all San Joaquin Unified Air Pollution Control District standards and pay applicable fees as required. Said District evaluated the previous entitlements and expressed no concerns.

Biological Resources:

All site improvements exist. The site is in a rural, agricultural area substantially disturbed by general equestrian and typical rural, weed and fire prevention activities that have occurred on the site for decades. California Department of Fish and Game evaluated the previous entitlements and expressed no concerns therefore no impacts were identified.

Cultural Resources:

All site improvements exist. General equestrian and typical rural, weed and fire prevention activities have occurred on the site for decades. Therefore, there will be no impacts to prehistoric or historic subsurface cultural resources that have not already occurred

Geology and Soils:

All site improvements exist. The project complies with all applicable building and development codes that have proven to be effective in addressing potential impacts to geology and soils. The site is not in an active seismic safety zone or an Alquist Priolo zone. All site improvements requiring a building permit comply with mandatory soils and geologic construction requirements.

Land Use and Planning:

As was previously determined, the proposed project is consistent with the site's adopted land use designation and zoning. The subject property remains designated Specific Plan Reserve area in the county adopted Sierra North Regional Plan. According to general plan policy LU.A-3, certain agriculturally related activities such as commercial horse arenas may be allowed by means of a discretionary use permit.

Other general plan policies were evaluated as part of the review and approval process for Directors Review & Approval (DRA) No. 4112. The county staff, planning commission and Board of Supervisors determined the project was consistent with the general plan.

As was the status when Directors Review & Approval (DRA) No. 4112 was approved, the subject property is not subject to an Agricultural Land Conservation Contract. Said site is not located with any clear zone or other protection surface of a public use or private use airport or within an identified airport noise contour. The site is not within a Mineral Resource Zone (MRZ) area.

None of the aforementioned information has changed since Directors Review & Approval (DRA) No. 4112 was approved.

Traffic:

Initial Study No. 6062 evaluated potential environmental impacts associated with the approval of Directors Review & Approval (DRA) No. 4112. As part of the environmental analysis associated with that project, Fresno County Traffic Engineering staff determined that a formal traffic study was not required per Fresno county standards due to the location, type and kind of traffic and low volume of Millerton Road traffic.

County staff visited the subject site and evaluated the curvilinear nature, bridges and road conditions that provide access to and from the site on Millerton Road. Traffic counts developed by Fresno County staff in 2011 indicate 600 daily trips east of Auberry Road on Millerton Road west of the subject site and 400 daily trips on Millerton Road east of the subject site. County staff evaluated the aforementioned roadway characteristics and project details and concluded that said traffic would not result in a significant increase in vehicle or traffic congestion nor exceed established levels of service standards.

County staff also evaluated site access and determined that site visibility in both directions met applicable standards. County staff also determined queuing of traffic coming into and out of the site met applicable standards. The applicant's operational statement identified that the project's existing residential entry gate would be maintained open at all times during events and that a queuing distance of over 2,600 feet was available from Rusty Spur Lane onto the applicant's property from Millerton Rd. Therefore, the potential for project traffic to back up on to Millerton Road was not reasonably probable.

The applicant has recently confirmed no traffic congestion or other arena related traffic problems have been reported to the California Highway Patrol, since approval of DRA # 4112. Further the applicant is not aware of any traffic related incidents associated with the arena or its events.

c:\users\anica\soonr workplace\current clients\charlie maxwell arena 16-\cup maxwell operational statement.docx



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Charles Maxwell
- APPLICATION NOS.: Initial Study Application No. 7721 and Director Review and Approval Application No. 4602
- DESCRIPTION: Amend DRA No. 4112 and DRA No. 4465 to allow operational modifications for an approved commercial horse arena on a 40.05-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. Operational modifications include increasing the number of authorized event days from 24 event days to 72 event days and change operational time limits to allow 30 of the event days to operate during the evening hours from 4:00 PM to 10:00 PM.
- LOCATION: The project site is located on the west side of Rusty Spur Lane approximately 690 feet south of its nearest intersection with Millerton Road, and is approximately 6.35 miles east from the unincorporated community of Friant (APN: 138-061-49).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is already improved with a commercial horse arena and is proposing an increase of event days and change in operational hours to allow events to operate in

evening/nighttime hours. Based on the existing nature of the horse arena, adverse effects on scenic vistas and resources are less than significant. According to Figure OS-2, Millerton Road between Auberry Road and Morgan Canyon Road is not an identified Scenic Road. The project site is accessible from Rusty Spur Lane, a private road off Millerton Road. Public views of the site from Millerton Road is buffered by existing vegetation and is built approximately 852 feet west of Rusty Spur Lane. Based on the existing nature of the operation, its distance from Rusty Spur Lane and Millerton Road, and vegetative buffering between Millerton Road and the project site, impacts will be less than significant.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

With the proposal of events operating in the evening/nighttime hours, light sources will be utilized to illuminate events. A Mitigation Measure will be implemented to address light and glare issues that could arise with the operation of night events.

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward away from public streets and adjacent properties to reduce glare.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

According to the California Department of Conservation, 2016 Fresno County Important Farmland Map, the project site is designated as Grazing Land. The project site is already improved with a commercial horse arena. The project does not convert Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance and does not conflict with existing zoning for agricultural use as a Director Review and Approval application for the subject property has already been approved. The subject parcel is not restricted by a Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is not zoned for forest land, timberland or timberland zoned Timberland Production and will result in the loss of forest land or conversion of forest land to non-forest use. As the project is proposing to alter operational characteristics of an existing commercial horse arena, no conversion of land is proposed.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project entails a change in the operational characteristics of an existing operation to allow more event days and to allow events to operate during evening hours. No expansion or new building are proposed with the subject application. Based on the project proposal, the project will not result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District has reviewed the subject application and did not express any concerns to indicate that the proposed modification will have a significant impact on air quality. The project will still be subject to Conditions of Approval and Project Notes that were implemented with the previously approved Director Review and Approval applications. Specifically, a Condition of Approval associated with the project directly address dust impacts from the project in that a dust palliative be applied to active parking, circulation areas, and the riding arena to minimize creation of dust by vehicles and animals. With the project adhering to previous Conditions of Approval and Project Notes, the project will have a less than significant impact and will not result in a cumulatively considerable net increase of any criteria pollutant.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

According to the California Natural Diversity Database (CNDDDB), the subject parcel is located near reported occurrences of the Western Pond Turtle, which is not a federal or state listed species. The project proposal only requests to modify operational aspects of an existing horse arena. No improvements are proposed with this application and will utilize existing structures and improvements for the operation. As there are no listed federal and state species reported on or near the project site, the existing operation, and no expansion of existing improvements, therefore, there will be no impact on special status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the National Wetlands Inventory, there is an identified wetland that goes through the subject parcel. The National Wetlands Inventory classifies the identified wetland as a Riverine System, Intermittent Subsystem, Streambed Class, and Seasonally Flooded Water Regime. A private driveway used to access the single-family residence and parking areas of the existing horse arena currently intersects with the identified wetland. There are no identified riparian habitats or other sensitive natural

community identified on or near the project site. Although, there is an identified wetland, the private driveway has been in use for an existing residence and horse arena. Therefore, the increase in event days will not have a substantial adverse effect on the identified wetland.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The subject property has already been improved with a single-family residence, accessory structures, and a commercial horse arena. No new development is proposed with the application and is only requesting modification to operational characteristics. The potential for additional event days are not expected to interfere substantially with the movement of any native resident and will not interfere with established migratory wildlife corridors or impede the use of a native wildlife nursery site. The project will not conflict with any local policies or ordinances protecting biological resources and will not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conversation Plan or other approved local, regional, or state Habitat Conservation Plan. The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the subject application and did not express concerns the project would conflict with any policies, ordinances or plans.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property is located within an area designated to be moderately sensitive for archeological resources. The commercial horse arena has already been developed as per the previously approved Director Review and Approval (DRA) application with no

additional construction being proposed with the subject amendment. A Mitigation Measure will be implemented to address any development related to the previously approved DRA in the event that cultural resources are unearthed during ground disturbing activities.

* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal will increase the number of operating days from 24 days as approved by Director Review and Approval Application No. 4465 (DRA 4465) to 72 days. Additionally, the project proposes that up to 30 event days will be held during evening hours. Both the increase in operational days and the addition of evening hours will increase the amount of energy being consumed to operate the commercial horse arena. Although an increase of energy consumption will occur, a commercial horse arena is not an energy intensive use with most energy consumption being used for site lighting and sound amplification, which will be in use during operational hours. Any future development that has been already approved via the previously approved DRA applications will be built to current state and local energy efficiency codes. Therefore, based on the existing use and the proposed operational modification, the project will have a less than significant impact on the environment in terms of energy consumption and will not result in wasteful, inefficient, or unnecessary consumption of energy resources.

VII. GEOLOGY AND SOILS

Would the project:

A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

FINDING: NO IMPACT:

Based on the Earthquake Zone Application administered by the California Department of Conservation and per Figure 9-2 and 9-3 of the Fresno County General Plan Background Report (FCGPBR), the subject parcel is not located on or near an identified earthquake fault.

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

Per Figure 9-5 of the FCGPBR, the project site is not located in an area identified as being a probabilistic seismic hazard. As the project site is not located in the identified seismic hazard area, the site is not likely to be subject to strong seismic shaking or seismic-related ground failure.

4. Landslides?

FINDING: NO IMPACT:

According to Figure 9-6 of the FCGPBR, the subject parcel is not located on or near land identified as being a landslide hazard.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: NO IMPACT:

The commercial horse arena is an existing facility. The current project proposal does not include expansion of the facility and only requests a modification of operational days and operational times. The project proposal will not result in substantial soil erosion or loss of topsoil as the proposal will only modify operational characteristics and does not include additional development.

C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

No geologic unit or unstable soil has been identified on the subject parcel. The project is requesting modification to operational days and hours and does not propose any type of construction that could result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- C. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Per Figure 7-1 of the FCGPBR, the subject property is not located on or near identified expansive soil hazard areas.

- D. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant, the commercial horse arena is improved with a fully accessible ADA compliant restroom building. No new facilities utilizing the existing septic system is proposed with this application. An increase of operational days and modification to operational times may increase the usage of the existing septic system. No reviewing Agencies or Departments expressed concerns regarding soil capability for supporting the septic system. As such, the increase of usage from the provision of additional operational days is believed to have a less than significant impact as the existing septic system has been approved and no concerns were brought from reviewing Agencies and Departments.

- E. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

No unique paleontological or unique geologic feature has been identified on the subject parcel or being affected by the project proposal.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No construction is proposed with the subject application, therefore no construction greenhouse gas (GHG) emissions are expected. With the addition of more operational days, an increase of customer and visitor traffic is expected. Operational greenhouse gas emissions are considered minimal with the majority of GHG emissions occurring from vehicular traffic coming to an event and leaving after the event ends. The increase in operational days will not generate a significant amount of greenhouse gas emissions that would have an impact on the environment.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

Per the Applicant, the originally approved commercial horse arena does not transport, use, or dispose of hazardous materials. The project proposal requests modification to the number of allowed operational days and hours of operation to allow some events to occur during evening hours. The proposal does not include the handling or disposal of hazardous materials or waste, therefore the project will not create a significant hazard to the public or the environment.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within a one-quarter mile of an existing or proposed school. The approved commercial horse arena does not emit hazardous emissions or handle hazardous materials or waste. The project proposal will not modify operational aspects that would cause hazardous materials or waste to be handled on the project site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

According to a NEPAssist Report created for the project site, there are no listed hazardous materials sites located within a half-mile radius of the project site.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Reviewing Agencies and Departments did not express concern to indicate that the project would impair an adopted emergency response plan or emergency evacuation plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is subject to State Responsibility Area (SRA) fire requirements. According to the 2007 Fire Hazard Severity Zone Map, the project site is located in a moderate fire hazard severity zone. Although located in a moderate fire hazard severity zone, the approved commercial horse arena has already been subject to applicable fire protection standards during initial development of the site. The subject proposal does not increase capacity of a single event, but will increase the amount of event days that can occur at the project site. With fire protection standards already in place, the project proposal will not expose people or structures to significant risk of loss, injury or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

FINDING: NO IMPACT:

The State Water Resources Control Board and the Water and Natural Resources Division of the Department of Public Works and Planning were both notified of the

subject application. Neither reviewing Agency expressed concerns that the commercial horse arena would violate water quality standards or waste discharge requirements resulting from the proposal to increase operational days and modify operational times.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant's operational statement, water for the existing commercial horse arena is supplied by an onsite well with a 5,000-gallon potable water storage tank installed to further support water availability for the operation. An increase in operational days will result in an increase in total water usage, with the Applicant stating that the facility uses approximately 2,000 gallons of water per event day. ~~The State Water Resources Control Board and the County Water and Natural Resources Division did not express concerns that the increase in event days will significantly impact groundwater supplies or interfere with groundwater recharge.~~ **The State Water Resources Control Board reviewed the subject application and determined that the project meets the definition of a transient noncommunity public water system and must obtain a drinking water supply permit to use the onsite well. Although there will be a requirement for a drinking water permit, the project will not have a significant effect on water supplies in the area.** ~~Therefore, the increase in event days will increase water usage, but will not have a significant impact on water supplies for the area.~~

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 1. Result in substantial erosion or siltation on- or off-site;
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

No development is proposed with the subject application. The project proposes to modify certain operational characteristics which include increasing the amount of event days and allowing a certain amount of event days to occur during evening hours. The project will not alter existing drainage patterns, will not result in substantial erosion or

siltation, will not increase the rate or amount of surface runoff, and will not impede or redirect flood flows.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

According to FEMA FIRM Panel C1055H, the northeast corner of the subject parcel is subject to flooding from the 100-year storm. Although the northeast corner is subject to flooding from the 100-year storm, the commercial horse arena is located outside identified flood hazard areas. Per Figure 9-8 of the Fresno County General Plan Background Report (FCGPBR), the subject parcel is not subject to dam failure flood inundation areas. Additionally, the project site is not located near any body of water that would be subject to tsunami or seiche risks. The project proposal will not increase the risk of release of pollutants due to project inundation as the horse arena is located outside of identified flood zone areas.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

~~The State Water Resources Control Board (SWRCB) and the County Water and Natural Resources Division did not express concerns that the project proposal of increasing operational days and allowing a limited amount of evening events will conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.~~ **The State Water Resources Control Board will require that the Applicant apply for a drinking water supply permit. The requirement is included as a Condition of Approval for the project and with expected compliance, the project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.**

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project proposal will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is designated as Specific Plan Reserve in the Sierra-North Regional Plan. The subject parcel is not subject to a Williamson Act Contract.

General Plan Policy PF-C.17 states that 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:

Criteria “a” of General Plan Policy PF-C.17 states that 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.

Criteria “b” of General Plan Policy PF-C.17 states that 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.

Criteria “c” of General Plan Policy PF-C.17 states that 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.

In regard to Criteria “a”, “b”, and “c” of General Plan Policy PF-C.17, the project proposal was reviewed by the Fresno County Water and Natural Resources Division and the State Water Resources Control Board. No reviewing Department or Agency expressed concern that the proposed operational modification would negatively impact water supplies in the area. Reviewing Agencies and Departments did not require a hydrogeologic investigation to be conducted to verify adequate water supplies.

General Plan Policy PF-D.6 states that 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.

In regard to General Plan Policy PF-D.6, the project does not propose additional development outside of what has already been approved in previous applications. Plans, permits, and inspections would be required for any on-site sewage disposal system and the sewage disposal system would be subject to Local Area Management Plan (LAMP) standards.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

Per Figure 7-7 of the FCGPBR, the subject property does not appear to be located on or near any identified mineral resource area. The subject proposal is to modify operational characteristics of an approved commercial horse arena to allow an increase in event days and to allow a limited amount of event days to occur during evening and night hours. No expansion of the facility will occur, therefore no loss of availability of a known mineral resource will occur.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The approved commercial horse arena utilizes outdoor sound amplification, which will be utilized more frequently as a result of the project proposal. Additionally, the previously approved horse arena was restricted to events being held during the daytime. The proposal will increase the amount of event days which will result in the more frequent use of the outdoor sound equipment. The proposal will also allow events to occur during evening hours. The Fresno County Noise Ordinance addresses two timeframes with established thresholds for noise levels. The timeframes are morning/afternoon hours and evening/night hours. The existing horse arena was approved to operate during morning/afternoon hours, and the current proposal will allow evening/nighttime events. The proposed evening/nighttime events will be subject to the evening/night noise thresholds which are stricter standards compared to the

morning/afternoon thresholds. As outdoor sound amplification will be utilized for the proposed use in both morning/afternoon events and evening/night events, a mitigation measure will be implemented to address noise impacts in the event that the operation exceeds established noise thresholds. Upon receipt and validation of noise complaints by the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall either refrain from utilizing sound amplification equipment or submit an acoustical analysis to the Environmental Health Division for review and approval. Actions to reduce noise that may be identified in the acoustical analysis shall be implemented within 30-days of the on-site measurements to ensure conformance with the standards of the Fresno County Noise Ordinance. Adherence to this requirement will be included as a mitigation measure, and address potential noise-related impacts.

* **Mitigation Measure(s)**

1. *Upon receipt and validation of noise complaints by the Fresno County Department of Public Health, Environmental Health Division, the Applicant shall either refrain from utilizing sound amplification equipment or submit an acoustical analysis prepared by a qualified acoustical consultant with experience in evaluating community noise levels and standards. The acoustical analysis shall address potential impacts to nearby noise sensitive receivers from the proposed operation of arena events. The acoustical analysis shall be submitted to the Department of Public Health, Environmental Health Division for review and approval. Mitigation measures that may be identified in the acoustical analysis shall be implemented within 30 days of the on-site measurements to ensure conformance with the standards of the Fresno County Noise Ordinance.*

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a private airstrip or public airport.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project proposal will not induce substantial unplanned population growth as the use has been existing and has not resulted in substantial population growth. The proposed project will not displace a substantial number of people or housing to necessitate the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

- 1. Fire protection;

FINDING: NO IMPACT:

The Fresno County Fire Protection District (FCFPD) was notified of the proposed operational modification and did not express concern that the proposal would result in the need for new or altered governmental facilities to maintain acceptable service ratios, response times or other performance objectives.

- 2. Police protection;

- 3. Schools;

- 4. Parks; or

- 5. Other public facilities?

FINDING: NO IMPACT:

No reviewing agencies or departments expressed concerns that the proposal would result in the need for new or altered governmental facilities to maintain acceptable service ratios, response times or other performance objectives.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project will not increase the use of existing neighborhood and regional parks. The project proposal does not expand the commercial horse arena outside of its existing footprint and will only modify operational aspects to increase the amount of event days that can be held on the site and allow a certain amount of event days to occur during evening/nighttime hours.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposal will modify operational characteristics to allow an increase of event days. Per the Applicant's proposal event days will increase from 24 event days to 72 event days with different events having varying numbers of participants. In allowing the commercial horse arena to operate on more days, traffic trips will increase compared to when the use was first proposed. Based on the Operational Statement produced by the Applicant, the lowest average amount of estimated customers for events will be 20 customers and the highest average amount is 100 customers. The Road Maintenance and Operations Division and the Design Division reviewed the subject amendment to the existing DRA and did not express concern that the increase in operational days will conflict with a program, plan, ordinance, or policy addressing the circulation system, or would conflict with or be inconsistent with CEQA guidelines.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The increase in event days along with allowing certain events to operate during evening/nighttime hours does cause concern as existing road conditions are not ideal. Millerton Road is a rural County-maintained road, with Rusty Spur Lane as a private road that provides access to the subject parcel. After review of the project proposal, the Design Division and the Road Maintenance and Operations Division has provided comment on the application to address safer road conditions during event days. A Traffic Management Plan (TMP) will be required to be submitted for review and approval. The TMP can be designed to address their biggest event and can be used for smaller events. The requirement of a TMP will allow vehicular traffic access to safely enter and exit the project site.

* **Mitigation Measure(s)**

1. *A Traffic Management Plan (TMP) will be required to be submitted for review and approval. The TMP can be designed to address their biggest event and be used for smaller events.*

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Reviewing agencies and departments did not express concern that the proposal will result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

No new development is proposed with the subject application. In the event that new development is proposed, a Mitigation Measure will be incorporated with the project to address Tribal Cultural Resources, if they are discovered during further development of the project site.

* **Mitigation Measure(s)**

1. *See Section V. Cultural Resources A., B., and C., Mitigation Measure 1*

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The subject proposal does not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The proposal is to modify operational characteristics of an existing commercial horse arena to allow more operational event days and allow some events to occur during evening/nighttime hours. The commercial horse arena is in operation and the proposed expansion in operational days will not cause an expansion in the mentioned utilities.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

~~The State Water Resources Control Board and the Water and Natural Resources~~ Division did not express concern to indicate that the increase in event days will hinder water supplies for the existing operation. **The State Water Resources Control Board requires the Applicant to obtain a drinking water supply permit.** Per the Applicant's Operational Statement, a 5,000-gallon potable water storage tank had been installed for the arena to ensure sufficient water supplies for the use. **With compliance of the State Water Resources Control Board requirement, and no other indication that the project proposal would result in insufficient water supplies,** † the increase in operational days will not require additional mitigation outside of what has already been done to ensure sufficient water supplies are available **and compliance with State Water Resources Control Board requirements** for the existing use.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently improved with onsite wastewater treatment systems. A restroom building and associated septic system were permitted after approval of DRA 4112 that allowed the commercial horse arena. Reviewing Agencies and Departments did not express concerns that the increase in operational event days will require change to the existing onsite wastewater treatment systems.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

No reviewing Agencies or Departments provided comments to indicate that the project proposal will generate solid waste in excess of State or local standards. The project will comply with Federal, State and local management and reduction statutes and regulations related to solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the 2007 Fire Hazard Severity Zones in LRA Map by the California Department of Forestry and Fire Protection, the subject parcel is located within a State Responsibility Area (SRA) and is classified as a moderate fire hazard area. Per the Applicant an existing irrigation system provides water throughout the project site to reduce the potential of dust generation along with upkeeping landscaping. Additionally, a 5,000-gallon potable water storage tank is present to ensure water capacity for the arena. The project proposal will not substantially impact an adopted emergency response plan or emergency evacuation plan or telecommunications facility. The Fresno County Fire Protection District did not express concerns that the project would exacerbate wildfire risks and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No reviewing

Agency or Department required the installation or maintenance of associated infrastructure that may exacerbate fire risk. Although the current application does not propose new development of the site outside of what has been previously approved, any new proposed development would be subject to the most current building and fire code, thereby reducing impacts. Reviewing Agencies and Departments did not express concern that a significant risk to project occupants and structures is present.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject application proposes to modify operational characteristics of an existing commercial horse arena. The application does not propose expansion of the horse arena that would degrade the quality of the environment. The project will not substantially reduce the habitat of a fish or wildlife species or threaten to eliminate a plant or animal community. As no development is proposed with the application, no impacts to cultural resources are expected. Mitigation has been implemented for cultural resources in the event that development associated with previously approved DRA 4112 identifies cultural or tribal cultural resources during ground-disturbing activities.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Cumulative impacts identified in the analysis were related to Aesthetics, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources. These impacts will be reduced to a less than significant impact with incorporated Mitigation Measures discussed in Section 1.D., Section V.A., B., and C., Section XIII.A., and B., Section XVI.C., and Section XVII.A.1 and 2.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the project analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Director Review and Approval Application No. 4602, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land-Use Planning, Hydrology and Water Quality, Utilities and Service Systems, and Wildfire have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance with incorporated Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

TK

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4602\IS-CEQA\DRA 4602 IS Writeup.docx

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7721	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Thomas Kobayashi Planner	Area Code: 559	Telephone Number: 600-4224	Extension: N/A
Project Applicant/Sponsor (Name): Charles Maxwell	Project Title: Director Review and Approval Application No. 4602		
Project Description: Amend DRA No. 4112 and DRA No. 4465 to allow operational modifications for an approved commercial horse arena on a 40.05-acre parcel in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. Operational modifications include increasing the number of authorized event days from 24 event days to 72 event days and change operational time limits to allow 30 of the event days to operate during the evening hours from 4:00 PM to 10:00 PM.			
Justification for Negative Declaration: Based upon the Initial Study prepared for Director Review and Approval Application No. 4602, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Mineral Resources, Population and Housing, Public Services, and Recreation. Potential impacts related to Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land-Use Planning, Hydrology and Water Quality, Utilities and Service Systems, and Wildfire have been determined to be less than significant. Potential impacts relating to Aesthetics, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance with incorporated Mitigation Measures. A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 7, 2020		Review Date Deadline: Planning Commission – March 12, 2020	
Date:	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Thomas Kobayashi Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

G:\4360Devs&PIn\PROJSEC\PROJDOCS\DRA\4600-4699\4602\IS-CEQA\DRA 4602 MND.docx

EXHIBIT 8

Department of Public Works and Planning
Development Services and Capital Projects Division
Mr. Thomas Kobayashi
2220 Tulare Street, Sixth floor
Fresno, CA 93721

Date: October 19, 2019

RECEIVED
OCT 23 2019

Re: Director Review and Approval Application No. 4602
(Amending approved DRA. 4112 & DRA 4465))

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

We oppose the modification of the approved land use permit increasing the authorized event days from 24 event days to 72 event days per year and oppose the operational time limits to allow 30 of the 72 event days to operate during the evening hours of 4:00 PM to 10:00 PM @ 10925 Rusty Spur for the following reasons:

- 1) Approval of the application will increase the days of excessive traffic on Millerton Road, which is currently and permanently a single lane rural road with single lane bridges, blind curves and no street lighting or speed signs.
- 2) Approval of the application will increased days of noise pollution from activities held at the arena to surrounding residences and far into the night.
- 3) Increased visual blight to surrounding residences at night with the stadium lights at the arena and extended noise pollution to 10:00PM at night.
- 4) The applicant conducted less than 12 horse events last summer. Why is there a need for 72 event days? What are the additional events being proposed? Is there truly a need for the additional events?

Traffic on Millerton Road has increased significantly over the years not only on event days but everyday. Typically an event will have over 40 plus truck and trailers and over 30 single vehicles. The amount of traffic on the event days makes an unsafe environment for bicyclist and joggers using the road. To allow 48 additional event days and especially at night is not only dangerous but reckless.

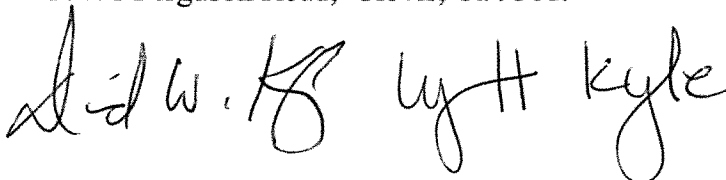
This project, when first approved, by the Board of Supervisors, allowed only 12 days of operation and no evening events and this condition was accepted by the Applicant. The issues surrounding this project that were of a concern by the Planning Commission and the Board of Supervisors many years ago are still present today. Nothing has changed. The rural road has stayed the same. People still drive too fast and traffic has increased dramatically over the past 10 years. The residential neighborhood around the arena has grown. To impose additional event days upon this neighborhood not only creates an additional negative environmental impact, it increases the negative quality of life forced upon the neighborhood.

Please keep us informed of any further development in regards to this application

Thank-you,
Dave Kyle
10471 Ferguson Road, Clovis, Ca 93619

Lynn Kyle

Phone: 559-298-4014



RECEIVED
OCT 28 2019

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

STATE CENTER CONSORTIUM



A Partnership For Success

Fresno County
Dept. of Public Works & Planning
Administration

RECEIVED
OCT 25 2019

Application #602.

10/20/19

County of Fresno Planning

Steven White :

Years ago Charlie Maxwell approached all of us with this simple proposal - a small arena for his wife to use for 4th events & there would never be any night events with lights. We all knew he was intending to expand this business & our small road & area should not be exposed to this increased traffic & people & lights at night. Our land has been in our family for 3 generations & I am holding on to it for our sons because we just hoped this part of our foothills that we have loved all our lives would not be spoiled by commercial development & traffic.

Please do not allow Charlie Maxwell get another expansion of this event area. We own 100 acres that come up to Rusty Spur.

Lamanda Miles Hopkin
14689 Academy Oaks
Clovis CA 93619

University of California Center
550 East Shaw Avenue, Suite 250
Fresno, CA 93710
(559) 241-6530 • Fax (559) 241-6533
<http://www.statecenter.com>

559-3231042

Department of Public Works and Planning

Development Services and Capital Projects Division
Mr. Thomas Kobayashi
2220 Tulare Street, Sixth floor
Fresno, CA 93721

RECEIVED
OCT 30 2019

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

October 26, 2019

Re: Director Review and Approval Application No. 4602

(Amending approved DRA. 4112 & DRA 4465)

Dear Mr. Kobayashi:

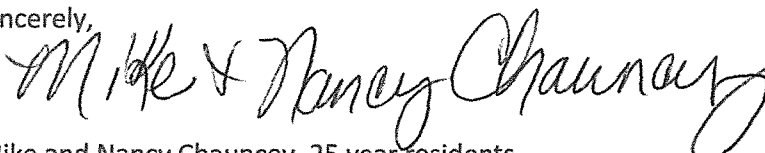
We are writing to oppose the modification of the approved land use permit increasing the authorized event days from 24 event days to 72 event days per year and oppose the operational time limits to allow 30 of the 72 event days to operate during the evening hours of 4:00PM to 10:00 PM @ 10925 Rusty Spur for the following reasons:

- 1) SAFETY: Approval of the application will increase the days of excessive traffic on Millerton Road, which is currently and permanently a single lane rural road with single lane bridges, blind curves and no street lighting or speed signs.
- 2) NOISE POLLUTION: Approval of the application will increase days of noise pollution from activities at the arena to surrounding residences.
- 3) VISUAL BLIGHT: Increased visual blight to surrounding residences at night with the stadium lights at the arena and extended noise pollution to 10:00 PM at night.
- 4) NO NEED: Because the applicant conducted less than 12 horse events last summer (of the total 24 already approved) demonstrates there is NOT a need to increase to 72 event days. Originally the proposal was based on promoting "kid events" and these would only be held during the daylight hours. It appears the applicant is looking to increase the event days to accommodate more evening events which will have the *most* negative impact on the surrounding areas and safe travels on Millerton.

This project, when first approved, by the Board of Supervisors, allowed *only 12 days* of operation and *no evening events* and this condition was accepted by the Applicant. The issues surrounding this project that were of a concern by the Planning Commission and the Board of Supervisors many years ago are *still present today*. Nothing has changed. The rural road has stayed the same. People still drive too fast and traffic has increased dramatically over the past 10 years. The residential neighborhood around the arena has grown. To impose additional event days upon this neighborhood not only creates an additional negative environmental impact, it increases the negative quality of life forced upon the neighborhood.

Thank you for listening to our concerns.

Sincerely,



Mike and Nancy Chauncey, 25 year residents
10366 Millerton Road, Clovis, CA 93619 Phone: 559-903-8435

From: Nancy Chauncey
To: [Kobayashi, Thomas](#)
Subject: Opposal to Application No. 4602 Charlie Maxwell
Date: Monday, October 28, 2019 7:22:12 AM

Attn: Department of Public Works and Planning

Development Services and Capital Projects Division
Mr. Thomas Kobayashi
2220 Tulare Street, Sixth floor
Fresno, CA 93721

Re: Director Review and Approval Application No. 4602
(Amending approved DRA. 4112 & DRA 4465)

Dear Mr. Kobayashi:

We are writing to oppose the modification of the approved land use permit increasing the authorized event days from 24 event days to 72 event days per year and oppose the operational time limits to allow 30 of the 72 event days to operate during the evening hours of 4:00PM to 10:00 PM @ 10925 Rusty Spur for the following reasons:

- 1) SAFETY: Approval of the application will increase the days of excessive traffic on Millerton Road, which is currently and permanently a single lane rural road with single lane bridges, blind curves and no street lighting or speed signs.
- 2) NOISE POLLUTION: Approval of the application will increase days of noise pollution from activities at the arena to surrounding residences.
- 3) VISUAL BLIGHT: Increased visual blight to surrounding residences at night with the stadium lights at the arena and extended noise pollution to 10:00 PM at night.
- 4) NO NEED: Because the applicant conducted less than 12 horse events last summer (of the total 24 already approved) demonstrates there is NOT a need to increase to 72 event days. Originally the proposal was based on promoting "kid events" and these would only be held during the daylight hours. It appears the applicant is looking to increase the event days to accommodate more evening events which will have the *most* negative impact on the surrounding areas and safe travels on Millerton Road.

This project, when first approved, by the Board of Supervisors, allowed *only 12 days* of operation and *no evening events* and this condition was accepted by the Applicant. The issues surrounding this project that were of a concern by the Planning Commission and the Board of Supervisors many years ago are *still present today*. Nothing has changed. The rural road has stayed the same. People still drive too fast and traffic has increased dramatically over the past 10 years. The residential neighborhood around the arena has grown. To impose additional event days upon this neighborhood not only creates an additional negative environmental impact, it increases the negative quality of life forced upon the neighborhood.

Thank you for listening to our concerns.

Sincerely,

Mike and Nancy Chauncey, 25 year residents
10366 Millerton Road, Clovis, CA 93619 Phone: 559-903-8435



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 5 March 12, 2020

SUBJECT: 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

STAFF CONTACT: Derek Chambers, Planner
(559) 600-4230

Mohammad Khorsand, Senior Planner
(559) 600-4230

RECOMMENDATION:

Receive Fresno County's General Plan Annual Progress Report (APR) for the 2019 calendar year and recommend that the Board of Supervisors accept the 2019 APR.

ENVIRONMENTAL DETERMINATION:

The General Plan Annual Progress Report is not a project under the California Environmental Quality Act (CEQA). It is the type of activity that is Categorical Exempt, Class 6 (Information Collection) based on Section 15306 of the CEQA Guidelines.

BACKGROUND/DISCUSSION:

California state law requires each city and county to adopt a general plan "for the physical development of the county or the city, and any land outside its boundaries which in the planning agency's judgement bears relation to its planning". As the basis for local government decision making, general plans include goals and policies by which projects are analyzed against and actions are taken consistent with the overall vision for the city or the county.

Implementation of the General Plan is the responsibility of various County departments, as well as agencies that are not part of the County's structure, but are under contract to provide services to the County. The information included in the 2019 APR is provided by County departments and divisions, as well as the Economic Development Corporation, the agency that is under contract with the County for implementation of policies and programs of the Economic Development Element of the General Plan. The Housing Element portion of the report is prepared through the latest forms adopted by the California Department of Housing and Community Development (HCD) in January of 2019 and revised in February of 2019.

State law, Government Code Section 65400, requires that the County submit an APR on the status of implementation of its General Plan, including the Housing Element, to the Board of

Supervisors for review and acceptance. Upon acceptance by the Board, the APR needs to be forwarded to the Governor's Office of Planning and Research (OPR) and HCD. The APR which is attached to this staff report (Attachment 1) contains a report on the status of the County's General Plan and a separate report on the status of implementation of the Fifth-Cycle Housing Element.

The general plan portion of the APR provides information on the status of implementing the County's General Plan, as well as presenting planning activities that occurred during the previous calendar year. The OPR guidance to assist local governments in preparing their APRs is intentionally general in order to provide maximum flexibility in the form and contents of the APR.

The general plan portion of the APR provides information on the following:

- Status of the General Plan Review and Zoning Ordinance Update project;
- A description of major planning activities;
- Information on various types of development applications that were received and processed;
- Description of the general plan amendments that were received and processed;
- Description of zone code text amendments and zone changes that were received and processed;
- Status of preparation of Environmental Impact Reports for various projects; and
- Status of implementation programs of each general plan element.

The Housing Element portion of the APR provides the following information:

- Permit activities for new residential units for very low-, low-, moderate- and above-moderate-income population;
- Rehabilitation of existing residential units;
- Report on Regional Housing Needs Allocation (RHNA) progress (number of permits issued, by affordability, since adoption of the Fifth-Cycle update); and
- The status of implementation of programs and objectives of the Fifth-Cycle Update.

Summary:

The 2019 APR meets the requirement of Government Code Section 65400 regarding reasonable and practical means for implementing the general plan so that it will serve as an effective guide for orderly growth and development. The Housing Element part of the APR provides information on progress toward implementing the goals and policies of the plan, as well as progress in meeting the County's share of the Fifth-Cycle regional housing needs.

PLANNING COMMISSION MOTIONS:

Recommended Motion:

- Receive the 2019 General Plan Annual Progress Report; and
- Recommend that the Board of Supervisors accept the 2019 General Plan Annual Progress Report; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion:

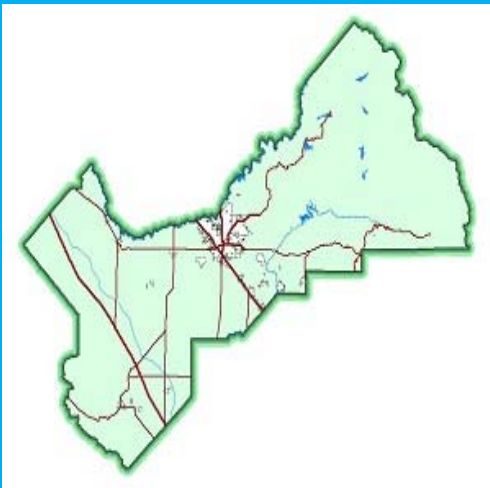
- Receive the 2019 General Plan Annual Progress Report; and
- Recommend that the Board of Supervisors not accept the 2019 Annual Progress Report; and
- Direct the secretary to prepare a Resolution documenting the Commission's Action.

DC:ksn

G:\4360Devs&PIn\PLANNING\General Plan\Annual Reports\2019\Planning Commission\2019 APR PC Staff Report.docx



2019 General Plan Annual Progress Report



APRIL 2020



PURPOSE OF THE ANNUAL REPORT

Government Code Section 65400 requires that the County provide a report on the status of implementing the General Plan, including Housing Element, to the Board of Supervisors. Following acceptance of the APR by the Board, the APR will be forwarded to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

State law requires generalized reporting on implementation of the General Plan. The Housing Element portion of the annual report must be prepared through the use of standards, forms, and definitions adopted by HCD. HCD has updated its forms to incorporate new APR requirements pursuant to Assembly Bill (AB) 879, Senate Bill (SB) 35 and AB 1486.

The Housing Element portion of the APR for the calendar year 2019 includes the information that is required by HCD on residential building permit activities, housing rehabilitation, homebuyer assistance loans, etc. The report for the Housing Element is included in the APR as Appendix B.

The purpose of the APR is to inform the Board of Supervisors on the status of implementing the County General Plan, as well as major planning activities that have been undertaken by the County in the 2019 calendar year (January 1, 2019 through December 31, 2019).

TABLE OF CONTENTS

Executive Summary	1
General Plan Overview	2
General Plan Elements and Report on Activities in 2019 Related to Each Element	4
Economic Development Element	4
Agriculture and Land Use Element	4
Transportation and Circulation Element	4
Public Facilities and Services Element	5
Open Space and Conservation Element	5
Health and Safety Element	5
Housing Element	5
General Plan Review and Zoning Ordinance Update Process	6
Planning and Development Activities	9
Discretionary Development Applications	9
General Plan Amendments	11
Zoning Ordinance Amendments	12
Other Planning Activities	14
Appendix A: Evaluation of General Plan Implementation Programs	
Appendix B: 2019 Annual Housing Element Progress Report	

EXECUTIVE SUMMARY

The Department of Public Works and Planning (PW&P) staff has prepared this 2019 General Plan Annual Progress Report (APR) in accordance with guidance provided by the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). This APR covers the 2019 calendar year. The information included in this APR has been provided by various County Divisions/Departments and agencies under contract to implement General Plan policies.

This APR is tentatively scheduled to be presented to the Planning Commission on March 12, 2020 and the Board of Supervisors on April 28, 2020.

This APR covers the status of implementation of the County General Plan for the 2019 calendar year and provides information on major planning activities and projects that have been processed, or initiated, for the unincorporated areas of the County.

The 2019 APR is comprised of two parts:

The first part of the APR includes the following topics:

- An overview of the General Plan including the Vision Statement key goals, a brief description of elements of the General Plan, and the status of the General Plan Review and Revision process.
- Planning and development activities that occurred in calendar year 2019, including discretionary permit applications, General Plan Amendments, Zone Code Text Amendments and Zone changes, Environmental Impact Reports associated with discretionary projects, and other notable activities.
- A matrix reflecting status of implementation programs of all elements of the General Plan (Appendix A).

The second part of the APR includes the following topics:

- Overview of the Fifth-Cycle Housing Element Update.
- Various tables reflecting residential activities, rehabilitation of existing buildings, and loan activities to eligible residents to rehabilitate their residences.
- A matrix reflecting the status of implementation of the Housing Element programs and objectives (Appendix B).

GENERAL PLAN OVERVIEW

State law requires every city and county in California to adopt a General Plan that is comprehensive and long term. The Plan outlines policies 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.

The Fresno County General Plan is the County's comprehensive planning document that provides the long-term framework for economic and land use development, and for the protection of the County's agricultural, natural, and cultural resources. Designed to meet State General Plan requirements, the document outlines goals and policies to guide day-to-day decisions concerning Fresno County's future. Most General Plans have a planning horizon of 15 to 25 years. The planning horizon for the 2000 General Plan is through the year 2020 and beyond.

The General Plan was comprehensively updated in the year 2000 based on the State General Plan Guidelines (Government Code Section 65040.2) which included the Background Report, the Policy Document, an Economic Development Strategy, a Fiscal and Financial Analysis, and an Environmental Impact Report (EIR).

The General Plan Policy Document contains countywide goals, policies, implementation programs, and land use and circulation diagrams that collectively constitute the County's primary policy for land use, development and resource management. The document includes the required Elements: Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services, Housing, Conservation, Open Space, Noise, and Safety. The Conservation and Open Space Elements are combined as one element for a total of seven. In addition to the required elements, the Policy Document includes an optional Economic Development Element which outlines the County's goals and strategic initiatives for diversifying Fresno County's economy and reducing the County's unemployment rate.

The Fiscal and Financial Analysis examined the fiscal impacts (costs and revenues), County facility costs and the cost benefits associated with implementation of the General Plan.

Vision Statement

The General Plan sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County. 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. The General Plan is built on the following 12 major themes:

- Economic Development
- Agricultural Land Protection
- Growth Accommodation
- Urban-Centered Growth
- Efficient and Functional Land Use Patterns
- Service Efficiency
- Recreation Development
- Resource Protection
- Health and Safety Protection
- Health and Well-Being
- Enhanced Quality of Life
- Affordable Housing

Key Goals

The Countywide General Plan Policy Document contains explicit statements of goals, policies, standards, and implementation programs. The following are some of the more notable Goals listed in the Economic Development and Agricultural Land Use Elements of the General Plan:

Goal	Description
ED-A	To increase job creation through regional leadership, agricultural productivity, and development of high-value-added processing firms.
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.
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 21 st century global economy.
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.
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 habitats; and maintain the flood-carrying capacity of the channel at a level equal to the one (1) percent flood event (100-year flood).
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.
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.

Implementation Programs

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 that are listed at the end of each section of the 2000 General Plan 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.

GENERAL PLAN ELEMENTS AND REPORT ON ACTIVITIES IN 2019 RELATED TO EACH ELEMENT

- **Economic Development Element**

The Economic Development Element is divided into three sections: Job Creation, Economic Base Diversification, and Labor Force Preparedness. The Element includes goals, policies and programs to address these three areas.

- During the 2019 calendar year, Fresno County continued implementing policies of the Economic Development Element.

- **Agriculture and Land Use Element**

The Agriculture and Land Use Element provides diagrams as well as goals, and policies that guide decision-makers, planners, property owners, developers, and the general public as to how to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources.

- During the 2019 calendar year, the County continued to implement General Plan policies relating to preservation of agricultural resources by directing growth to cities in the form of Pre-General Plan Amendment consultation for any proposed land use designation change within the Sphere of Influence of cities and two miles beyond, and referral of developments for possible annexation.

- **Transportation and Circulation Element**

The Transportation and Circulation 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.

- During the 2019 calendar year, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Major activities associated with the Transportation and Circulation Element are included below:

Fresno County Road Improvement Program (RIP)

- The RIP is an annual projection of the maintenance and construction programming plan over the next seven years. The types of projects in the RIP include bridge replacement/repair, road reconstruction, traffic signals, shoulder widening, and pavement repair.
- The RIP is intended to be a guide to the Board of Supervisors' road priorities and the Department's road program development, as well as for the Administrative Office, businesses, economic development community, utility companies, and the public at large.
- The RIP was last updated on September 10, 2019.

- **Public Facilities and Services Element**

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.

- During the 2019 calendar year, Fresno County continued implementing policies of the Public Facilities and Services Element.

- **Open Space and Conservation Element**

The primary focus of the Open Space and Conservation Element is to provide direction for future growth and development with respect to the conservation, management, and utilization of natural and cultural resources; the protection and preservation of open space; and the provision of parks and recreational resources. This Element establishes goals, policies, and programs that value and protect natural resources to ensure they are available for the future.

- During the 2019 calendar year, Fresno County continued implementing policies of the Open Space and Conservation Element.

- **Health and Safety Element**

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.

- The Development Services and Capital Projects Division (DSCPD) of the Department of Public Works and Planning along with the Department of Public Health continues to review development applications for consistency with the goals and policies of the Safety Element and require mitigation measures when necessary during the course of processing discretionary project applications.

- **Housing Element**

The Fifth-Cycle Housing Element Update Progress Report is included as a separate report.

GENERAL PLAN REVIEW AND ZONING ORDINANCE UPDATE PROCESS

In June 2006, the Board of Supervisors directed staff to initiate a Review of the General Plan Policy Document along with the comprehensive update of the Zoning Ordinance. The purpose of the General Plan Review was to evaluate goals, policies and implementation programs of all General Plan elements to retain policies and programs that still serve a purpose and delete policies and programs that have been implemented or are obsolete, and add policies and programs to address new laws that affect the General Plan since its adoption in 2000.

A final Draft of the Revised Policy Document was presented to the Board for action at a public hearing that was held on September 30, 2014. At the conclusion of the hearing, the Board directed the following:

- Update the General Plan Background Report
- Continue work on the Policy Document
- Continue work on the Zoning Ordinance Update
- Prepare a Program Environmental Impact Report (PEIR) to address potential environmental impact associated with implementation of the Revised General Plan and the updated Zoning Ordinance.

Program Environmental Impact Report

On September 30, 2014, the Board considered options presented by staff regarding PEIR options for the General Plan Review and the Zoning Ordinance Update and allocated up to \$850,000 for updating the Background Report, continued work on the Policy Document and the Zoning Ordinance and preparation of the PEIR.

On June 2, 2015, staff informed the Board of prior policy direction including prohibiting designating of new land to Rural Residential; elimination of substandard homesite exceptions; and elimination of the Urban Village designation. Staff also discussed other policy-related matters that had occurred during the General Plan Review process and recent legislation that must be reflected in the County's General Plan. The Board changed the direction that was given to staff by the previous Board and directed staff to retain the current Rural Residential and homesite exception policies and address new legislation that affects the General Plan. The Board directed staff to delete the Urban Village designation and to return with a final scope and cost estimate for the PEIR to be prepared for the General Plan Review and Zoning Ordinance Update.

On October 13, 2015 staff presented the Scope of Work for the PEIR and the contract to retain the firm of Mintier-Harnish to continue work on the project. The Board approved the Scope of Work and the Contract with the consulting firm of Mintier-Harnish.

On May 16, 2017, Public Works and Planning staff presented the General Plan Review and Zoning Ordinance effort to the Board of Supervisors to inform the new Board members of the project and the most recent direction on certain key land use policies that had been given to staff in 2015. At the conclusion of the hearing, the Board confirmed the direction given by the Board in 2015.

Progress on General Plan Review, Update of the Background Report, Zoning Ordinance Update and PEIR

Since approval of the consultant agreement and the scope of work for the project, Public Works

and Planning staff, with assistance of the consultant, has been working on preparing the following documents:

Administrative Draft Revised General Plan Background Report which addresses: demographics, employment, land use, community character, housing, transportation, mobility, public facilities, services and infrastructure, natural resources, hazards, safety, climate change, and noise.

Administrative Draft Revised General Plan Policy Document which includes revised policies and programs, enhanced graphics, a new format, and necessary/relevant changes to the text. This revised document also addresses required legislative changes to the General Plan.

Administrative Draft Zoning Ordinance Update which includes a new format and provisions to implement General Plan policies. The current Zoning Ordinance, which is the principal tool for implementing the County's General Plan, was adopted in 1960 and has been amended several times, but the document has never been comprehensively updated.

Release of the General Plan and Zoning Ordinance Documents for Public Review

The Public Review Drafts of the Revised General Plan Background Report, General Plan Policy Document and Zoning Ordinance Update were released for public review on January 26, 2018. It should be noted that customarily, the Draft Revised General Plan and the Draft Updated Zoning Ordinance are released concurrently with the release of the Draft PEIR for public review. However, County staff released the Draft Revised General Plan and Zoning Ordinance Update Documents for public review as a courtesy prior to preparation of the PEIR.

On March 1, 2018, the County released a Notice of Preparation (NOP) of its intent to prepare a PEIR to assess potential environmental impacts associated with the implementation of the Revised General Plan and Zoning Ordinance Update. Staff and the PEIR consultant conducted two scoping meetings on March 26, 2018 to solicit comments from the public.

At a public hearing before the Board on August 21, 2018, Public Works and Planning staff presented to the Board the progress made on the General Plan Review and Revision and the Zoning Ordinance Update. Staff also presented to the Board comments that were received from the public, organizations and public agencies subsequent to release of the documents. Staff pointed out certain comments which were not part of the scope of the project and informed the Board that entertaining those comments would require a change in the Scope of Work of the project and would require allocation of substantial additional funds as well causing substantial delay in the time line identified for the project. At the conclusion of the public hearing, the Board did not entertain those recommendations by the public or agencies that would require changes in the scope of the project. The Board directed Public Works and Planning staff to conduct additional public outreach for the General Plan Review and Zoning Ordinance Update effort.

During the months of November and December of 2018, Public Works and Planning staff conducted five community meetings informing the public of the project and gathered comments from the public. One meeting was held in each Supervisorial District with meeting locations determined based on discussions with staff of the individual Supervisorial District offices.

In December of 2019, staff provided the Planning Commission a brief update on the status of the General Plan Review and Zoning Ordinance Update.

Public Works and Planning staff is working on revising the scope of work to address issues raised by the public as well as new legislation that would affect the General Plan and Zoning Ordinance documents and pursuing preparation of the EIR.

Update of Unincorporated Community Plans

Fresno County has four adopted Regional Plans, ten adopted Unincorporated Community Plans, and six Specific Plans. In 2003, the Board of Supervisors established a priority list for updating the County's Regional and Community Plans.

Since 2003, the Friant and Laton Community Plans have been updated and adopted by the Board. The Friant Community Plan was updated in 2011 as a result of the Friant Ranch project which was an applicant-initiated project. The Laton Community Plan was updated and adopted by the Board in 2012 and represented the last comprehensive Community Plan update to date. The funding for the update came out of the allocation for the General Plan Review and Zoning Ordinance Update project.

PLANNING AND DEVELOPMENT ACTIVITIES

Discretionary Development Applications

Table 1 below provides a summary of discretionary development applications received by the Development Services and Capital Projects Division (DSCPD) during the 2019 calendar year. As shown in the Table, DSCPD received a total of 222 new applications. The Table provides the status of the applications for the calendar year 2019.

Table 1				
Applications Submitted and Processed in 2019				
Application Type	Total Incoming	Approved	Denied / Withdrawn	Still in Process
Zone Map Amendment (Rezone)	5	0	0	5
Amendment to Text of the Zoning Ordinance	0	0	0	0
Conditional Use Permit	30	13	1	16
Director Review & Approval	38	22	0	16
General Plan Amendment	2	0	0	2
Environmental Impact Report	0	0	0	0
Merger	9	8	0	1
Pre-Certificate of Compliance	5	2	0	3
Property Line Adjustment	21	5	0	16
Site Plan Review	63	52	0	11
Tentative Parcel Map	10	0	0	10
Tentative Parcel Map Waiver	13	1	0	12
Tentative Tract Map	1	0	0	1
Variance	18	4	2	12
Cancellation of Williamson Act Contract	5	0	1	4
Revision to Williamson Act Contract	2	2	0	0
TOTAL	222	109	4	109

Table 1.1 Planning Commission Action on Applications Submitted in 2019 and Prior Years			
Application Type	Approved / Recommended Approval	Denied / Withdrawn	Subtotal
Zone Map Amendment (Rezone)	6	0	6
Amendment to Text of the Zoning Ordinance	0	0	0
Conditional Use Permit	22	2	24
Director Review & Approval	1	1	2
General Plan Amendment	2	0	2
Environmental Impact Report	0	0	0
Tentative Tract Map	1	0	1
Variance	19	1	20
Time Extensions (TT, CUP or VA)	7	0	7
General Plan Conformity Findings	5	0	5
Site Plan Review	1	1	2
Total:	64	5	69

Table 2 Lot Size Exceptions Approved in 2019		
Exception Type	Size of Parcel Created	APN
Gift Deed (PCOC 3513)*	2.5 acres	158-330-77
Homesite (PCOC 3516)*	3.16 acres	130-920-23
Variance (VA 4078)	2.23 and 2.23 acres	360-130-01

Figure 1 depicts the location of the parcels referenced in Table 2.

*Gift deeds and homesites are permitted per Section 816.5.A.2.b.(2) of the Zoning Ordinance.

2019 APR

LOT SIZE EXCEPTIONS

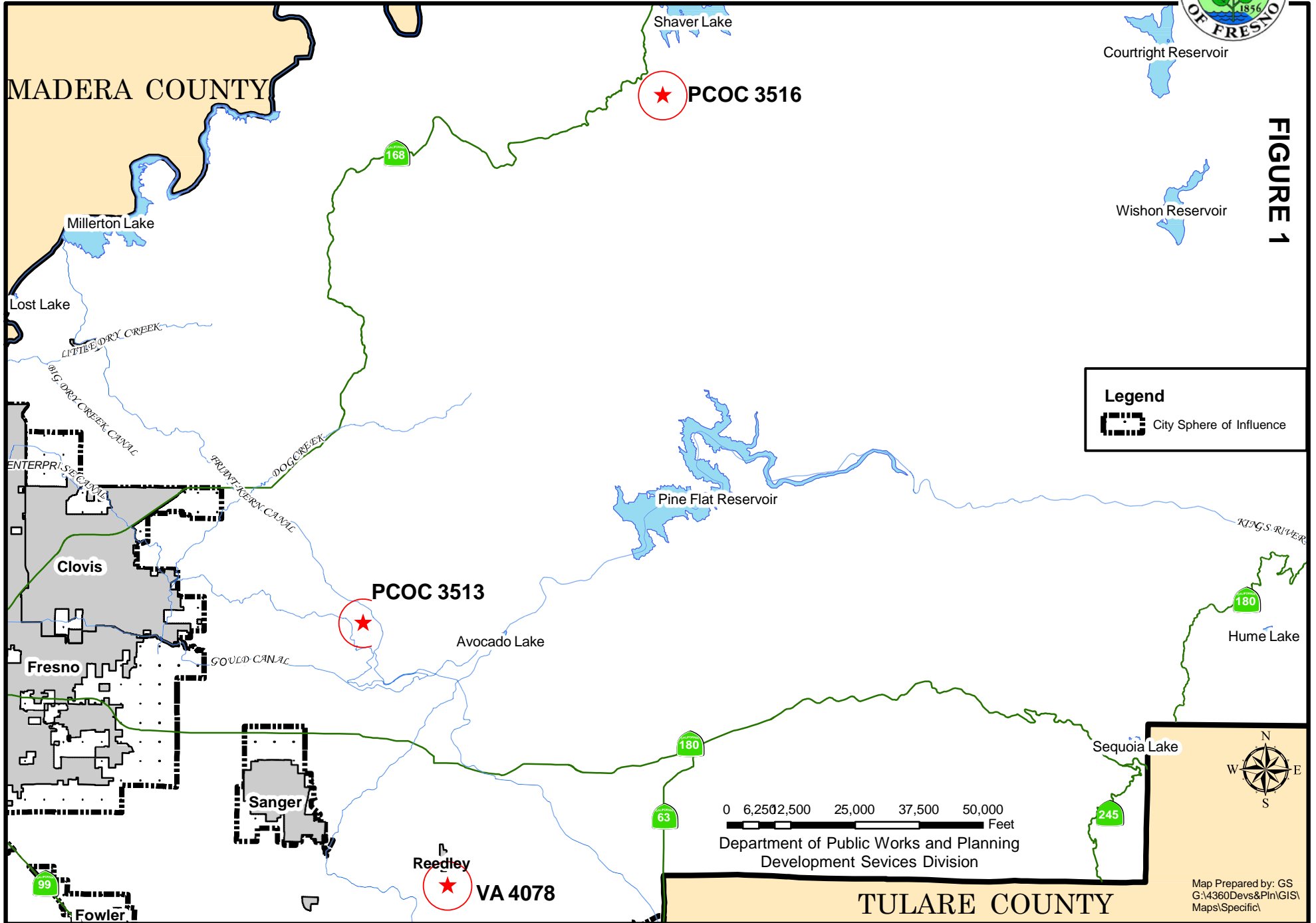



FIGURE 1

Legend

 City Sphere of Influence

0 6,250 12,500 25,000 37,500 50,000 Feet

Department of Public Works and Planning
Development Services Division



Map Prepared by: GS
G:\4360Devs&Pin\GIS\Maps\Specific\

TULARE COUNTY

GENERAL PLAN AMENDMENTS

The following are the General Plan Amendments that were submitted for processing in 2019 or were submitted in prior year(s) and continued to be processed, or were concluded in the 2019 calendar year:

General Plan Amendment (GPA) Application	Description
GPA No. 553	Leo Gonzales, amend the General Plan by re-designating 8.38 acres from Agricultural to General Industrial and rezone the subject property from AE-20 to M-3 Zone District – in process
GPA No. 554	Jeff Roberts, redesignate a five-acre area of a 40.00-acre parcel known as APN 300-542-12 from “Park” to “Medium Density Residential” and change its zoning from the O to R-1(c) Zone District, and simultaneously redesignate approximately 13 acres within the same parcel, but at a different on-site location, from “Medium Density Residential” to “Open Space” and change its zoning from the R-1(c) to O Zone District – the Planning Commission recommended approval on May 16, 2019 and the project was approved by the Board of Supervisors on August 6, 2019
GPA No. 555	Roger Van Groningen, amend the Selma Community Plan to redesignate 27.82 acres from Agricultural to General Industrial and rezone from AE-20 to M-3 Zone District for proposed railroad freight terminal – in process
GPA No. 556	Jason Higton, redesignate an approximately 0.34-acre parcel from Low Density Residential to Medium Density Residential in the Roosevelt Community Plan and rezone from R-1-B to R-2 Zone District – the Planning Commission recommended approval on September 12, 2019 and the project was approved by the Board of Supervisors on December 10, 2019.
GPA No. 557	C&A Farms, LLC, redesignate an approximately 158.57-acre property from Agricultural to Heavy Industrial and rezone from AE-20 to M-3 Zone District – in process
GPA No. 558	Harbans Lehra, redesignate an approximately 1.76-acre property from Agricultural to Community Commercial and rezone from AC to C-2 Zone District – in process
GPA No. 560	Akhavi, LLC, redesignate approximately 14.71 acres from Agricultural to Service Commercial and rezone from AC and AE-20 to C-6 Zone District – in process

ZONING ORDINANCE AMENDMENTS

The County implements the General Plan primarily through its Zoning Ordinance. Zoning Ordinance Amendments processed in 2019 are identified below.

Amendments to the Text of the Zoning Ordinance

No amendments to the text of the Zoning Ordinance were submitted or approved in 2019. One application submitted in 2018 is still being processed.

Amendment to Text Application No.	Description
378	Amend the Zoning Ordinance to modify Section 857 to allow streamlining of oil development applications – AT number assigned June 3, 2018 and application still in review - in process

Rezone Applications

The Zoning Ordinance Amendment (Rezone) Applications processed in 2019 are described below.

Amendment (Rezone) Application No.	Description
3827	Rezone one acre from R-2 (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size) to R-P (c) (Residential and Professional Office, Conditional) – the Planning Commission recommended approval on March 7, 2019 and the project was approved by the Board of Supervisors on May 7, 2019.
3828	Rezone 124.17 acres from AL-20 (Limited Agricultural, 20-acre minimum) to M-3 (Heavy Industrial) – in process
3829	Rezone 42.6 acres from AL-20 (Limited Agricultural, 20-acre minimum) to M-3 (Heavy Industrial) – the Planning Commission recommended approval on December 12, 2019
3830	Rezone 8.38 acres from AE-20 (Exclusive Agricultural, 20-acre minimum) to M-3 (Heavy Industrial) - in process
3831	Rezone a five-acre portion of a 40-acre parcel from O (Open Conservation) Zone District to R-1(c) (Single Family Residential, 6,000 square-foot minimum parcel size, Conditional), and simultaneously change the land use designation of approximately 13 acres within the same parcel, but at a different on-site location, from “Medium Density Residential” to “Open Space” and change its zoning from the R-1(c) (Single Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to O (Open Conservation) to allow an 80-unit PUD in the Millerton New Town area - the Planning Commission recommended approval on May 16, 2019 and the project was approved by the Board of Supervisors on August 6, 2019
3832	Rezone an 18.56 and a 9.29-acre parcel from AE-20 (Exclusive Agricultural, 20-acre minimum) to M-3 (Heavy Industrial) - in process

3833	Rezone a 0.34-acre parcel from R-1-B (Single-Family Residential) to R-2 (Low-Density Multiple-Family Residential) – the Planning Commission recommended approval on September 12, 2019 and the project was approved by the Board of Supervisors on December 10, 2019
3834	Rezone 160 acres from AE-20 (Exclusive Agricultural, 20-acre minimum) to M-3 (Heavy Industrial) - in process
3835	Rezone 4.82 acres from RR (Rural Residential) to C-1 (Neighborhood Shopping Center) – the Planning Commission recommended approval on March 7, 2019 and the project was approved by the Board of Supervisors on May 7, 2019
3836	Rezone 5.5 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to C-M (Commercial and Light Manufacturing) - in process
3837	Rezone 2.5 acres from AL-40 (Limited Agricultural, 40-acre minimum parcel size) to AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) – the Planning Commission recommended approval on October 10, 2019 and the project was approved by the Board of Supervisors on December 10, 2019
3838	Rezone 1.74 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to M-1 (Light Manufacturing) - in process
3839	Rezone 1.76 acres from AC (Agricultural Commercial Center) to C-2 (Community Shopping Center) - in process
3840	Rezone 14.71 acres from AC (Agricultural Commercial Center) and AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to C-6 (General Commercial) - in process

OTHER PLANNING ACTIVITIES

Environmental Impact Reports (EIR)

EIR 7180 (Coalinga Oilfield Improvements)

Unclassified Conditional Use Permit Application Nos. 3538, 3539, and 3548 to allow ongoing oil and gas exploration, drilling, and production activities on properties within the Coalinga Oil Field on one hundred and five (105) parcels totaling 25,749 acres, generally located six miles west of Interstate 5 (I-5) and 0.5 mile west of the center of the City of Coalinga.

In 2019, County staff continued working with the applicant to finalize the EIR agreement.

EIR 7225 (Little Bear Solar)

Unclassified Conditional Use Permit Application Nos. 3550, 3551, 3552, 3553, and 3577 to allow the construction and operation of a 180-megawatt (MW) solar photovoltaic (PV) energy generation and energy storage project - located south of West California Avenue and west State Route 33 (South Derrick Avenue), approximately two and one half miles southwest of the nearest city limits of the City of Mendota.

The project went before the Planning Commission on December 6, 2018. The EIR was not certified and the project was denied. The Applicant appealed to the Board of Supervisors. At the Board hearing that was held on February 26, 2019 the Board certified the EIR and approved the project.

EIR 7230 Scarlet Solar

Unclassified Conditional Use Permit Application No. 3555 to allow the construction and operation of a 400-megawatt (MW) solar photovoltaic (PV) generation facility and 200 MW energy storage project on 27 parcels totaling 4,069 acres generally located south of West South Avenue, north of West Dinuba Avenue, east of State Route 33 (SR-33; South Derrick Avenue), and west of South San Mateo Avenue, approximately four miles west-southwest of the unincorporated community of Tranquillity.

In 2019, County staff continued to work with the applicant and the EIR consultant to prepare the Draft EIR.

EIR 7257 (Fifth Standard Solar)

Unclassified Conditional Use Permit Application Nos. 3562, 3563, and 3564 to allow the construction and operation of a 150-megawatt (MW) solar photovoltaic (PV) generation facility, a 20 MW solar PV generation facility, and a 20 MW energy storage facility – The proposed project is located on twelve (12) parcels totaling 1600 acres, generally located west of South Lassen Avenue (SR-269), north of West Jayne Avenue, east of South Lake Avenue, and west of West Gale Avenue, approximately three miles south of the nearest city limits of the City of Huron.

In 2019, County staff continued to work with the applicant and the EIR consultant to prepare the EIR.

EIR 7398 South Lake Solar

Unclassified Conditional Use Permit Application No. 3596 to allow the construction and operation of an up to 80-megawatt (MW) solar power generating facility with the potential to add up to 80 MW of energy storage on the site and a 70 kV overhead tie line, which will extend approximately 500 feet from the on-site substation to the adjacent Pacific Gas and Electric Company (PG&E) transmission line on two (2) parcels totaling 585 acres - generally located 30 miles southwest of the City of Fresno and 3.4 miles south-southwest of the unincorporated community of Five Points.

In 2019, County staff continued to work with the applicant and the EIR consultant to prepare the Draft EIR.

Other Activities

Tribal Consultation

AB 52 (Gatto), amended provisions of the California Environmental Quality Act (CEQA) approved by the Governor on September 25, 2014. AB 52 requires that within 14 days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency must provide formal notification to the designated contact or tribal representative of traditionally and culturally affiliated California Native American tribes that have requested notice. In turn, the tribe must respond, in writing, within 30 days of receipt of the formal notification to request consultation. The requirements of AB 52 apply to any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015.

In 2019, staff consulted with tribal governments on various projects subject to CEQA.

Williamson Act Contract Audit

On September 18, 2012, the Board of Supervisors directed staff to audit existing Williamson Act Contracts on an ongoing basis for possible removal of lands from the program that do not meet the State or County's eligibility requirements to remain in the program.

In 2019, staff audited Williamson Act Contracts and recorded Nonrenewals on 45 parcels that do not meet State or County eligibility requirements.

Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA) signed into law in September of 2014 required formation of groundwater sustainability agencies (GSAs) to develop and implement a groundwater sustainability plan (GSP) to ensure that high and medium-priority basins are operated within sustainable yields. In 2016, the Department of Public Works and Planning initiated the formation of a working group to coordinate and collaborate with agencies within the County that qualified under SGMA to be a GSA. In 2017, seventeen (17) GSAs were established within three (3) high-priority basins within Fresno County. In 2019, the Pleasant Valley Subbasin was re-classified as a medium-priority basin, resulting in the establishment of three (3) additional GSAs within Fresno County.

During 2019, no SGMA working group meetings were held because the GSAs focused their efforts on preparing their GSPs. Members of the Board of Supervisors participated on four (4) of the GSA governing boards, and County staff participated in over 200 Board, policy, technical, and outreach committee meetings. The GSAs are required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.

Water Conservation Ordinance

On September 30, 2014 the Fresno County Board of Supervisors approved Ordinance Code Chapter 14.01 (Water Conservation Ordinance) which went into effect on October 31, 2014.

On March 26, 2019, County staff presented the 2019-20 Annual Report for the water year (April 1, 2019 through March 31, 2020). Staff's recommendation was that all Community Service Areas (CSAs) and Waterworks Districts (WWDs), with the exception of one CSA and one WWD, remain on Normal Water Conservation. The recommendation was made for the Board to implement Stage 2 and Stage 3 Water Conservation for CSA 39AB to comply with the water regulations of their water provider (City of Fresno). Further, the recommendation was also made for the Board to implement Stage 4 Water Conservation for WWD 40 due to water capacity issues with their water system. County staff has been working with WWD 40 to identify new/additional sources of water. The Board accepted the 2019-20 Annual Report and implemented all recommendations made by staff for the 2019-20 water year.

Operations of County Landfills

There are two landfills currently operating within the County: the American Avenue Disposal Site (AADS) and the Clovis Landfill (CL). The estimated closure date for AADS has been revised to August 3, 2036 from the October 6, 2034 estimated closure date reported in the 2018 APR. The estimated closure date for CL is April 30, 2047.

Recycling Programs

The County of Fresno is responsible for administration of management programs for solid waste streams in the unincorporated areas of the County. In addition, the County serves in an administrative capacity for the greater County of Fresno with respect to regional program implementation and reporting.

Annual and Biannual reporting for both local and regional programs for solid waste streams is submitted to the California Department of Resources Recycling and Recovery (CalRecycle).

Programs and reporting requirements that are currently administered by the County relating to solid waste and recycling include:

- California Global Warming Solutions Act (AB 32)
- California Solid Waste Law – Diversion Requirements (AB 939)
- Waste Tonnage Reporting for County Cities and Facilities (AB 901)
- Mandatory Recyclable Material Requirement (AB 341)
- Mandatory Organic Waste Material Requirement (AB 1826)
- Waste Reporting Parameters (AB 1594)
- Construction and Demolition Waste Diversion Requirement (SB 1374), including Title 15 Building Standards Code related to diversion requirements

APPENDIX A

This appendix includes a matrix showing the status of General Plan Implementation Programs for the Economic Development Element, Agriculture and Land Use Element, Transportation Element, Public Facilities and Services Element, Open Space and Conservation Element and the Health and Safety Element.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Economic Development Element			
ED-A			
Economic Development			
ED-A.A			
<p>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)</p>	<p>Board of Supervisors</p> <p align="center">County Administrative Office (CAO)</p> <p align="center">Public Works & Planning (PW&P)</p>	<p>FY 00-01</p>	<p>On September 12, 2017, the Board of Supervisors approved formation of an Economic Development Action Team (EDAT) Standing Committee with Structure, Objectives and Composition as outlined below:</p> <p><u>Structure</u></p> <ul style="list-style-type: none"> Formed as a Standing Committee to discuss EDAT issues/projects with meetings convened based on need. <p><u>Objectives</u></p> <ul style="list-style-type: none"> Work with County staff to implement the following three goals of the Economic Development Element of the County's General Plan: (1) Job Creation, (2) Economic Base Diversification, and (3) Labor Force Preparedness; Assist County staff in reviewing the Economic Development Element of the County General Plan; and Provide direction to County staff regarding economic development projects in the unincorporated area of Fresno County. <p><u>Composition</u></p> <p><i>County of Fresno</i></p> <ul style="list-style-type: none"> Chairman of the Board of Supervisors, or another supervisor designated by the Chairman; A second County Supervisor determined by the issue/project the EDAT is discussing; County Administrative Officer; Public Works and Planning Director; and City representatives impacted by the issue/project the EDAT is discussing.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
			<p><i>For the City of Fresno the representatives would include:</i></p> <ul style="list-style-type: none"> • Mayor of the City of Fresno; • President of the City Council for the City of Fresno; and • City Manager of the City of Fresno. <p><i>For the Cities of Clovis, Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, San Joaquin, or Selma the representatives would include:</i></p> <ul style="list-style-type: none"> • Mayor of that City; and • City Manager of that City. <p>The County is currently contracting with the Fresno County Economic Development Corporation (EDC) for implementation of the Economic Development Element Programs of the County General Plan.</p> <p>In 2019, the County activated its EDAT in partnership with the City of Sanger and EDC. Following completion of the 2019 Opportunity Analysis, Chairman Nathan Magsig and Supervisor Buddy Mendes formally engaged city representatives to coordinate joint grant applications for Economic Development Administration funding to extend vital infrastructure to service the Highway 180 – Academy Avenue growth area.</p>
<p>ED-A.B</p> <p>The County shall create, support, and staff an Action Team to coordinate countywide economic development. (See Policy ED-A.3)</p>	<p>Board of Supervisors</p> <p>CAO</p>	<p>FY 00-01</p>	<p>See ED-A.A.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-A.C</p> <p>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)</p>	<p>Board of Supervisors</p> <p align="center">CAO</p>	<p>FY 05-06; every five (5) years thereafter</p>	<p>The Economic Development Corporation works with the County to update the County's Economic Development Strategy (CEDS).</p> <p>In 2019, the EDC compiled research, demographics and data to update the CEDS. Each city was contacted to provide any additions or changes concerning their economic development goals, strategies and initiatives.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
<p>ED-A.D</p> <p>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)</p>	<p>Board of Supervisors</p> <p align="center">PW&P</p>	<p>FY 01-02; 02-03; 03-04</p>	<p>This program has been implemented. The General Plan Policy LU-A.3 allows for the establishment of value-added processing facilities in areas designated Agriculture through approval of a discretionary permit subject to established criteria which includes analysis of service requirements for facilities and the capability and capacity of surrounding areas to provide the services required.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.E			
<p>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)</p>	<p>Board of Supervisors CAO</p>	<p>FY 00-01</p>	<p>Per direction from the CAO's office, the analysis of economic impacts are no longer required in the staff report for discretionary permits. As such, this program is obsolete.</p>
ED-A.F			
<p>The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce. (See Policy ED-A.14)</p>	<p>Board of Supervisors CAO</p>	<p>Ongoing</p>	<p>The EDC has developed several marketing efforts for Fresno County produce.</p> <p>The EDC regularly develops and updates marketing collateral for Fresno County to use during tradeshows, targeted missions and direct business outreach. In 2019, the EDC created a tailored Agricultural Industry Packet for use at the AMCHAM Shanghai Conference and during Chinese business visits to promote foreign direct investment. These materials will be used as collateral in 2020. Included in the marketing material was insights from the 2018 Crop Report, which listed Fresno County's \$7.8 Billion agricultural industry, leading the United States in agricultural production.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-A.G</p> <p>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)</p>	<p>Board of Supervisors</p> <p>County Department of Agriculture</p>	<p>FY 02-03; 03-04</p>	<p>The EDC in working with the County will identify if capital deficiencies exist for farmers with capital costs of shifting production modes for crops that create higher employment levels.</p> <p>The EDC proactively marketed several key resources and programs that can provide farmers and food processors/producers cost saving incentives. This past year, the EDC focused on the California Energy Commission’s (CEC) Food Production Investment Program, referring several eligible businesses to apply. Grants are awarded to companies who plan to upgrade their processing equipment that reduces energy consumption and GHG emissions. As a result, \$753,000 was awarded in CEC grants to area businesses to upgrade their equipment. EDC is working with the California League of Food Producers and local stakeholders on additional referrals until the program’s funding expires.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B Economic Base Diversification			
ED-B.A			
<p>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)</p>	<p>Board of Supervisors CAO</p>	<p>FY 02-03; 03-04</p>	<p>In July 2002 the Fresno Regional e-Government Taskforce was created to develop a plan for utilizing electronic information technology to improve the delivery of governmental services and to expand the opportunity for economic development. The group was instrumental in improving collaboration and data sharing between the County and the Cities of Fresno and Clovis. In January 2010, regular meetings were suspended due to lack of funding.</p> <p>During 2018 and 2019, the EDC helped facilitate dialogue among city managers and the County Chief Administrative Officer to discuss strategies and best practices surrounding broadband right of way and expansion.</p> <p>Moreover, the EDC has remained in communication with one of the nation's largest independent fiber bandwidth providers in the United States to discuss an expansion of dark fiber for commercial and industrial users.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-B.B</p> <p>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)</p>	<p>Board of Supervisors</p> <p>PW&P</p>	<p>FY 02-03; 03-04</p>	<p>The Economic Development Corporation (EDC) works to enhance the stability and growth of Fresno County’s existing companies by connecting them with specific resources, information and services with the primary objectives to assist businesses with expansions, survive economic difficulties, and make them more competitive in the wider marketplace.</p> <p>The EDC updates its Ready2Hire jobs platform to serve its New Employment Opportunities program in partnership the County of Fresno Department of Social Services. The Ready2Hire online portal provides employers with hiring needs an intuitive platform to identify potential candidates based on unique hiring requirements and skillsets.</p> <p>EDC is also a member of Fresno4Biz which serves as a digital business resource clearinghouse to address technical assistance needs.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.C			
<p>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)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">CAO</p> <p style="text-align: center;">PW&P</p>	<p>FY 02-03</p>	<p>The Economic Development Corporation (EDC) through its Business Expansion, Attraction, and Retention (BEAR) Action Network program works with businesses seeking to locate or expand in Fresno County and works to assist with financing and microloan programs.</p> <p>In 2019, the EDC partnered with AccessPlus Capital, a federal CDFI, to develop programming to be made available to small businesses with capital needs. EDC will utilize its data and outreach arm to identify companies requiring additional capital to spur growth and job creation. Program implementation is set to begin in 2020.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
ED-B.D			
<p>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)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">PW&P</p>	<p>FY 01-02</p>	<p>The County continues to identify recreational opportunities in the coast range foothills and other areas of the County.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.E			
<p>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)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">CAO</p> <p style="text-align: center;">PW&P</p>	<p>FY 00-01</p>	<p>The Fresno Economic Development Corporation in cooperation with the Visitor and Convention Bureau works on developing effective marketing programs that attract business and travel to the County.</p> <p>EDC coordinates with the Fresno/Clovis Convention and Visitors Bureau to ensure messaging continuity as needed. In 2019, EDC completed the 2019 Opportunity Analysis which enlisted the support of the Fresno/Clovis Convention and Visitor’s Bureau.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
ED-C Labor Force Preparedness			
ED-C.A			
<p>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)</p>	<p>Workforce Development Board</p> <p style="text-align: center;">Social Services</p>	<p>Ongoing</p>	<p>Fresno County is an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs in the County.</p> <p>In 2019, Lee Ann Eager served as a county appointed member of the Workforce Development Board.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-C.B</p> <p>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)</p>	<p>Social Services</p>	<p>FY 01-02</p>	<p>A skills inventory was developed for positions in local industries. This was used as the basis for a coded skills inventory using the automated Welfare Employment Preparedness Index. The system could then be queried and sorted by specific skills and can produce a list of clients meeting given criteria.</p> <p>The EDC routinely updates its Ready2Hire portal, which aligns the CalWORKS labor pool with employment opportunities from the EDC's client network. In 2019, EDC began preparing a comprehensive quarterly jobs analysis. The quarterly jobs report outlines top occupations in demand by number of unique job postings, employers that are hiring, and job postings ranked by wage level and growth. The analysis is also prepared at the city level, providing DSS Job Specialists and EDC Economic Development Specialists updated insights on key industries, employers and occupations actively hiring within Fresno County.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-C.C</p> <p>The County shall improve tracking systems for employment and retention for CalWORKS recipients. (See Policy ED-C.1)</p>	<p>Social Services</p>	<p>FY 00-01</p>	<p>The Department of Social Services uses an automated system developed for use by counties throughout the State to record employment information.</p> <p>EDC has dedicated Retention Specialists who are focused on the successful retention of CalWORKS recipients participating in the New Employment Opportunities program (NEO). Once CalWORKS participants have been placed into employment through NEO, Retention Specialists conduct monthly face-to-face outreach to client businesses to evaluate the performance of the employee and relay any concerns to DSS Job Specialists to proactively address challenges. Retention services are provided for one year following conclusion of a NEO contract.</p> <p>Moreover, EDC utilizes its pool of participating businesses and placed CalWORKS recipients to carryout program evaluation of NEO. The program evaluation allows EDC to determine the efficacy of the program, which positions and industries have experienced the most success (e.g. retention), and which are best positioned to experience growth, thus presenting additional hiring needs.</p> <p>As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.D	Social Services	Ongoing	<p>The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.</p> <p>The EDC worked collaboratively with the County of Fresno to prepare CalWORKS recipients for employment opportunities. Twelve job fairs were attended on behalf of DSS and one specialized recruitment event was carried out on behalf of companies with hiring needs. During this past year, five cohorts of the Truck Drivers Training Program were held, graduating 38 CalWORKS recipients and placing 36 into employment. Moreover, 31 CalWORKS recipients completed the Valley Apprenticeship Connections program with 33 graduating and finding employment (some graduates from the previous year were also placed into employment).</p> <p>In October, the EDC partnered with the City of Fresno in hosting a job fair in South Fresno, where over a dozen employers and 400 jobseekers participated.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-C.E</p> <p>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, job clubs, and neighborhood jobs services. (See Policy ED-C.1 and ED-C.2)</p>	<p>Social Services</p>	<p>Ongoing</p>	<p>The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.</p> <p>In addition to EDC staff's participation on behalf of the County on the Workforce Development Board, EDC staff serves on Fresno Unified School District's Career Technical Advisory Board where they help share industry insights and hiring needs. Moreover, EDC staff remains an active participant with the San Joaquin Valley Manufacturing Alliance which aims to upskill and train future workers for key manufacturing-based jobs.</p>
<p>ED-C.F</p> <p>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)</p>	<p>Social Services</p>	<p>Ongoing</p>	<p>The Fresno County Workforce Investment Board, the Employment Development Department and the Economic Development Corporation assist Fresno employers in meeting their labor needs by delivering outplacement, recruitment and training services.</p> <p>2019 was a very successful year for the New Employment Opportunities program. In 2018, the EDC and County of Fresno received recognition with the International Economic Development Council's Gold Award for Best Programs. 192 businesses participated in NEO, 284 subsidized job placements were made with a 94% retention rate in addition to 74 unsubsidized job placements.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Agriculture and Land Use Element			
LU-A Agriculture			
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)	Board of Supervisors PW&P	FY 00-01; 01-02	The County has undertaken the comprehensive update of its Zoning Ordinance to ensure consistency between the Zoning Ordinance and the General Plan. The County continues to amend its Subdivision Ordinance to ensure consistency of the Ordinance with the policies of the General Plan.
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.)	PW&P	FY 03-04	Policy LU-A.6 states that 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.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>LU-A.C</p> <p>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:</p> <p>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)</p>	<p>PW&P</p>	<p>FY 03-04</p>	<p>The County requires buffers for certain land uses with the potential to hinder agricultural uses. For discretionary land use proposals including tentative tract maps, buffers are taken into consideration as part of project conditions. This has also been applied to utility-scale photovoltaic solar facilities with a general policy of 50 feet between panels or structures and surrounding agricultural properties.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.D			
<p>The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policies LU-A.13 and LU-A.16)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The Williamson Act Program (Program) and placing agricultural land under conservation easement are two effective methods for preservation of agricultural land. The Department of Public Works and Planning audits the Williamson Act contracts for conformity with the State and County requirements when an applicant or a landowner submits a development application or a building permit request. Parcels that no longer meet the eligibility requirements to remain in the Program will be removed from the Program. County staff does its due diligence and works with the State Department of Conservation on petitions for cancellation of contracts, continues to utilize the Agricultural Land Conservation Committee to review cancellation petitions, and forwards the Committee's recommendations to the Board of Supervisors (see Policy LU-A.F).</p>
LU-A.E			
<p>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)</p>	<p>County Department of Agriculture</p>	<p>Ongoing</p>	<p>The County staff utilizes the Right-to-Farm Ordinance notification process on many types of discretionary land use permits to insure that applicants or future property owners are aware of ongoing agricultural activities within the vicinity of developments approved via a discretionary approval process. Further, County staff actively communicates with the Agricultural Commissioner's Office on discretionary projects proposed in agricultural areas and seeks comments from that Department.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.F			
<p>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)</p>	<p>PW&P County Department of Agriculture</p>	<p>Ongoing</p>	<p>The Board of Supervisors has adopted Resolutions of Support for land owners who wish to place their land under conservation easement. In 2017, the Board adopted a Resolution to place 642 acres in a conservation easement. In 2015, the Board adopted one Resolution to place a 56-acre parcel in a conservation easement and in 2014 the Board adopted two Resolutions to place a total of 309 acres in a conservation easement.</p> <p>As part of the General Plan Review process, policies and programs of the Land Use Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.</p>
LU-A.G			
<p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The Board of Supervisors continues to support land owners who wish to place their land under conservation easement, provided that the proposals meet certain required criteria.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.H			
<p>The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements. (See Policy LU-A.16)</p>	<p>PW&P</p>	<p>FY 02-03</p>	<p>The County uses the State’s criteria in its review of proposals submitted by landowners requesting a Resolution of Support to obtain grants to place agricultural land under conservation easements.</p> <p>As part of the General Plan Review process, policies and programs of the Land Use Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.</p>
LU-A.I			
<p>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)</p>	<p>PW&P County Department of Agriculture</p>	<p>FY 03-04</p>	<p>The County has not assessed utilizing an agricultural quality scale system similar to LESA as part of the evaluation process of converting agricultural land to non-agricultural uses. However, the impacts of projects on agricultural lands are analyzed for projects that may have a potential impact on conversion of agricultural land to non-agricultural uses as part of the environmental assessment of discretionary projects.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.J			
<p>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)</p>	<p>PW&P Board of Supervisors</p>	<p>Annually</p>	<p>During the 2019 calendar year, two lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, two lot size exceptions, specific to agricultural zoning, were granted through a variance application approved by the decision-making body. A list of the exceptions granted is included on Page 10 of the 2019 General Plan Annual Progress Report and a map illustrating the locations of the exceptions is included on page 11 of said Report.</p>
<p>LU-B Westside Rangelands</p>			
LU-B.A			
<p>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)</p>	<p>PW&P</p>	<p>Annually</p>	<p>During the 2019 calendar year, two lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, two lot size exceptions, specific to agricultural zoning, were granted through a variance application approved by the decision-making body. A list of the exceptions granted is included on Page 10 of the 2019 General Plan Annual Progress Report and a map illustrating the locations of the exceptions is included on page 11 of said Report.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>LU-C River Influence Areas</p>			
<p>LU-C.A</p>			
<p>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)</p>	<p>Board of Supervisors PW&P</p>	<p>FY 02-03 (first update); subsequently as needed</p>	<p>Due to budgetary constraints and timing of other plan updates, implementation of this program has been delayed. There has been some renewed interest in updating the plan, which has arisen with public interest in surface mining projects on the Kings River.</p>
<p>LU-C.B</p>			
<p>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.</p>	<p>Board of Supervisors PW&P</p>	<p>Ongoing</p>	<p>The Recompiled San Joaquin River Parkway Master Plan was approved and adopted by the San Joaquin River Conservancy Governing Board on July 20, 2000. The San Joaquin River Conservancy (SJRC) started the process of updating the San Joaquin River Parkway Master Plan in June of 2013 that includes an update of policies and planned facilities, and the preparation of a Master EIR. The SJRC Board approved the Master Plan update and the Final EIR (State Clearinghouse No. 2013061035) on April 11, 2018. The SJRC will be working with the Department of Public Works and Planning, Resources Division, Parks (County Parks) for the completion of the Lost Lake Master Plan. The County has been participating as a member of the Interagency Project Development Committee. The County also regularly coordinates with the interested agencies/stakeholders with regard to project reviews to discuss and minimize possible project impacts to river resources.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-D Westside Freeway Corridor			
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)	Board of Supervisors PW&P	FY 01-02	Revisions to the County Zoning Ordinance were approved March 27, 2001 by the Board of Supervisors to implement the revised provisions of this section concerning the Westside Freeway Corridor with approval of Amendment to Text (AT) No. 337, and subsequently amended with AT No. 352 in 2004. Therefore, this program has been implemented and will be removed.
LU-F Urban Development Patterns			
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 underutilized land. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	Ongoing	The County's General Plan and the General Plan of the cities of Fresno and Clovis include polices that promote infill of vacant and underutilized land. Also, the cost of providing urban services to suburbs is a disincentive that has motivated several cities to pursue infill development over annexation of new territory.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	Board of Supervisors	FY 01-02	The County is in the process of updating its Zoning Ordinance which will include provisions for mixed uses and pedestrian and transit-oriented developments.
LU-G			
Incorporated City, City Fringe Area, and Unincorporated Community Development			
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)	PW&P	FY 01-02	The County is in the process of Reviewing and Revision of its General Plan and updating its Zoning Ordinance. As part of the revision and update process the allowable density in the R2, R2-A, R3, R3-A, R4, C4 and RP Zone Districts is proposed to be increased to 20 units per acre.
LU-G.B			
The County shall review all annexation proposals submitted to the Local Agency Formation Commission (LAFCo) and prepare a recommendation to LAFCo for each proposal. The County shall formally protest when the annexation is inconsistent with a 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)	PW&P Board of Supervisors	As Needed	The Department of Public Works and Planning staff reviews annexation proposals submitted by cities to ensure consistency of the proposals with the City and County General Plans and the Memorandum of Understanding between the County and each City.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H General and Administrative Provisions			
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)	Board of Supervisors PW&P	FY 02-03	This program has been suspended pending additional Board direction.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>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.</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>Efforts that began in 2014 culminated with a January 27, 2015 joint meeting between the Madera County Board of Supervisors and the Fresno County Board of Supervisors at the Fresno Council of Governments (FCOG). Topics discussed at the joint meeting included development and land use vision in the Rio Mesa area and Friant Corridor, Fresno County/Madera County Highway 41 Origin-Destination Study, and the Sustainable Groundwater Management Act of 2014 (SGMA).</p> <p>On June 22, 2015, a joint meeting between the Board of Supervisors and representatives of all 15 incorporated cities within the County was held at the FCOG. Topics discussed included SGMA, Marijuana Ordinances, land use and preservation and special districts.</p> <p>On November 17, 2015, a joint meeting between the Board of Supervisors and the representatives from the Cities of Clovis, Fowler, Fresno and Sanger was held at the FCOG. Topics discussed included industrial parks, spheres of influence and SGMA.</p> <p>On May 30, 2017, a joint meeting between the Board of Supervisors and representatives from the City of Fresno was held at Fresno City Hall. Topics discussed included emergency coordination/public safety, ShotSpotter technology expansion, Marijuana Ordinances and animal control.</p> <p>There are efforts underway for the Board of Supervisors and the Fresno City Council to meet periodically to discuss regional issues.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	PW&P	FY 02-03	The County has prepared a format and guideline for new and updates to existing plans. This program has been implemented and will be deleted.
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)	Planning Commission Board of Supervisors PW&P	FY 02-03; annually thereafter	The Public Works and Planning Department prepares and presents the General Plan Annual Progress Report (APR) for the previous calendar year to the Planning Commission and the Board of Supervisors.
LU-H.E			
The County shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (See Policy LU-H.14)	Board of Supervisors PW&P	FY 05-06; every five (5) years thereafter	The County is currently working on the Review of the General Plan documents. On September 22, 2015 the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Plan Review and Comprehensive Zoning Ordinance Update.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H.F			
<p>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)</p>	PW&P	FY 02-03; 03-04	<p>The Zoning Ordinance has been amended to incorporate the policies of the 2000 General Plan Update. The County is currently working on the update of the Zoning Ordinance along with the Review and Revision of General Plan documents. On September 22, 2015, the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Review and Comprehensive Zoning Ordinance Update.</p>
LU Mitigation Measure 4.16-2			
<p>In approving new development, the County shall require that lighting standards be designed and constructed to minimize the project contribution to ambient light production and to preclude "spillover" light onto adjacent light-sensitive (e.g., residences, hospitals) properties.</p>	PW&P	Ongoing	<p>The Public Works and Planning Department currently conditions discretionary projects that exterior lighting to be hooded and directed so as to avoid glare onto adjacent roads or properties. A Mitigation Measure is included to reduce ambient light as well as glare impacts when an environmental assessment is required.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Transportation and Circulation Element			
TR-A			
Streets and Highways			
TR-A.A			
<p>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 include 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)</p>	<p align="center">PW&P Board of Supervisors</p>	<p>FY 00-01; every five years thereafter</p>	<p>The Road Improvement Program (RIP) is a multi-year maintenance and construction programming plan and reflects the County's efforts to protect and improve the public investment in the County road system and to provide for the safe and efficient movement of people and commodities. The RIP identifies maintenance funding levels and specific projects expected to be delivered within a defined time frame. The funding in the RIP reflects current and projected budgets and the RIP also identifies, but does not fund, a number of recommended projects that are necessary for an improved County road and bridge system. These prospective projects are described in a series of appendices to the RIP. The types of projects in the RIP include bridge replacement/repair, road reconstruction, traffic signals, shoulder widening, and pavement repair.</p> <p>The RIP was last updated on September 10, 2019.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-A.B			
<p>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 Level of Service (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)</p>	<p>PW&P Board of Supervisors</p>	<p>FY 01-02</p>	<p>A traffic impact fee has been adopted by the Board of Supervisors. However, on May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017 and directed Staff to return to the Board with a workshop on the County’s Facility Impact Fees and provide options for the Board to consider. On October 31, 2017, the Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. On October 9, 2018, the Board voted to discontinue public facilities impact fees established in 2008, but maintain authorization to establish new public facilities impact fees in the future.</p>
TR-A.C			
<p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County continues to pursue funding for transportation improvements in working with the Fresno Council of Governments.</p>
TR-A.D			
<p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>During 2019, the County continued coordinating its transportation planning with FCOG, Caltrans, Cities and adjacent jurisdictions.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	PW&P	Ongoing	The County implements this program/policy on a continuous basis. The County is currently working on updating the County's Improvement Standards.
TR-B			
Transit			
TR-B.A			
The County shall work with the Fresno Council of Governments (FCOG) 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)	PW&P	FY 01-02; every five years thereafter	The County works with FCOG on review and update of the Short-Range Transit Plan on a continuous basis. The Short-Range Transit Plan for the Rural Fresno County Area 2020-2024 was adopted by the FCOG Policy Board on June 27, 2019.
TR-B.B			
The County shall encourage transit providers and FCOG to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas 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)	PW&P	Ongoing	The Fresno County Regional Long Range Transit Plan (LRTP) will guide transit and multimodal investments and services in the Fresno region through the year 2050. The plan builds on Fresno COG's 2018 Regional Transportation Plan (RTP) and prior transit planning studies, and will inform the 2022 RTP. Further, the LRTP will integrate appropriate and effective public transportation planning and projects into the fabric of the region's overall circulation networks and systems. The LRTP <i>Final Draft</i> was released in March 2019.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-B.C			
Through its representation on the FCOG 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)	PW&P	Ongoing	Fresno County continues to work with FCOG to identify and pursue funding for transit.
TR-B.D			
The County shall work with FCOG 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)	PW&P	Ongoing	Fresno County continues to work with FCOG 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.
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)	PW&P	After FY 01-02 (if initiated by County)	In 2011, FCOG prepared the Public Transportation Infrastructure Study (PTIS). The PTIS Study makes recommendations for investments, the timing of those investments, and funding sources augmenting Measure C sales tax revenue to pay for them. In addition, the PTIS study makes policy recommendations that will be important to be adopted by City- and County-elected officials and implemented by planning department and public works administrators in order to shape future growth in such a way that it supports the transit investments. Fresno County continues to work with FCOG to promote transit accessibility and use.
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)	PW&P	Ongoing	Caltrans is the primary provider of Park and Ride lots on State highways. Fresno County continues to work with Caltrans and FCOG to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D Bicycle Facilities			
TR-D.A			
<p>The County shall work with the Fresno Council of 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)</p>	<p>PW&P</p>	<p>FY 00-01</p>	<p>On February 22, 2018, the FCOG Policy Board directed staff to hire a consultant to develop a Regional Active Transportation Plan (ATP). Active transportation refers to human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, skateboarding, etc. The Fresno Regional ATP is an important document that will help each jurisdiction in the County identify needed bicycle and pedestrian projects and help the agencies qualify for new funds to implement the projects. The Active Transportation Plan (ATP) is a comprehensive guide that creates a vision for a network of trails, bike lanes, sidewalks, and other elements to support safe walking and bicycling. The consultant worked with all COG member jurisdictions in developing the Regional ATP. The ATP includes a chapter (Chapter 6) that describes the existing bicycle and pedestrian facilities in the unincorporated communities of Fresno County. The ATP was adopted by FCOG's Policy Board on February 22, 2018.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>TR-D.B</p> <p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County continues to encourage implementation and use of bikeways and trails by implementing the goals and policies of the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan was last updated on September 24, 2013.</p> <p>Since then, the bicycle portion has been integrated into the Fresno County Regional Active Transportation Plan (FCRATP). The Recreational Trails portion is currently under development and upon completion will also be integrated into the FCRATP. The Recreational Trails portion is anticipated to be completed by the end of 2020 with full integration of both the bike and trails portions in 2021.</p>
<p>TR-D.C</p> <p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County requires sufficient pavement width for bikeways shown on the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan was last updated on September 24, 2013.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.D			
The County shall use California Department of Transportation (Caltrans) bikeway design standards as guidelines for construction of Class I, II and III bicycle facilities. (See Policies TR-D.1 and TR-D.3)	PW&P	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011 and last updated on September 24, 2013 specifies California Department of Transportation (Caltrans) bikeway design standards as guidelines for the construction of Class I, II and III bicycle facilities.
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)	PW&P	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011 and last updated on September 24, 2013 provides information on facilities that help link bicycle riders to other modes, including the provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals.
TR-E Rail Transportation			
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)	PW&P	Ongoing	The County continues to work with other agencies including the California High Speed Rail Authority for rail expansion to facilitate the railroad rights-of-way for railroads and other transportation facilities.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>TR-E.B</p> <p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County continues to use appropriate zoning classifications in designated rail corridors.</p>
<p>TR-E.C</p> <p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The FCOG Rail Committee was dissolved in 2012 when the San Joaquin Valley Joint Powers Authority (SJVJPA) was formed. A Board of Supervisors member represents Fresno County by participating in the SJVJPA. This program will be removed.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Public Facilities and Services Element			
PF-A			
General Public Facilities and Services			
PF-A.A			
<p>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.</p>	<p align="center">CAO PW&P</p>	<p align="center">Annually</p>	<p>When a new community or specific plan is prepared or updated in conjunction with a proposed development, infrastructure plans or area facilities plans must be prepared to address the adequacy of the existing infrastructure or expansion of the infrastructure to accommodate the proposed development.</p>
PF-B			
Funding			
PF-B.A			
<p>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.</p>	<p align="center">CAO Board of Supervisors PW&P</p>	<p align="center">FY 01-02; every five years thereafter</p>	<p>The CIP was last updated in 2006. However, update of the CIP has been suspended by the Board with the suspension of impact fees until November 9, 2017 based on Board action which occurred on February 2, 2015.</p> <p>On March 20, 2018, the Board of Supervisors received and approved the proposed update to the adopted County Capital Improvement Plan to enable expenditure of public facility impact fees collected under the 2008 program.</p> <p>October 9, 2018, the Board of Supervisors conducted the second public hearing to consider adopting an Ordinance amending Title 17 – Division of Land, Chapter 17.90 – Public Facilities Impact Fees and Schedule of Fees of the Fresno County Ordinance Code. The Board voted to discontinue public facilities impact fees established in 2008, but maintain authorization to establish new public facilities impact fees in the future.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>PF-B.B</p> <p>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)</p>	<p>CAO</p> <p>Board of Supervisors</p> <p>PW&P</p>	<p>FY 01-02; 02-03</p>	<p>On October 8, 2013, the Board of Supervisors considered potential options to the County’s Public Facilities Impact Fee Ordinance and Schedule of Fees and associated Capital Improvement Plan (CIP) and any other actions related to the previously collected, unspent fees, and budgetary impacts resulting from those actions. The potential options included: 1) Continue the temporary suspension of collecting Public Facilities Impact (PFI) Fees through November 9, 2015, as approved by the Board on June 19, 2012; 2) Engage a consultant to prepare an updated PFI Fee Report and direct staff to prepare an associated CIP; 3) Engage with the consultant to study and prepare a report to reduce the number of categories and areas they serve; and, 4) Adopt an ordinance repealing the PFI and adopt a resolution to terminate the associated CIP and refund fees collected to the property owners of record.</p> <p>On February 2, 2015, the Board of Supervisors conducted a second public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees until November 9, 2017 and directed Staff to return to the Board in two years.</p> <p>On March 20, 2018, the Board of Supervisors received and approved a proposed update to the adopted County Capital Improvement Plan to enable expenditure of public facility impact fees collected under the 2008 program.</p> <p>October 9, 2018, the Board of Supervisors conducted the second public hearing to consider adopting an Ordinance amending Title 17 – Division of Land, Chapter 17.90 – Public Facilities Impact Fees and Schedule of Fees of the Fresno County Ordinance Code. The Board voted to discontinue public facilities impact fees established in 2008, but maintain authorization to establish new public facilities impact fees in the future.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C Water Supply and Delivery			
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.	PW&P	FY 01-02	<p>The Water and Natural Resources Division of the Department of Public Works and Planning reviews all discretionary permits and provides recommendation for requirements and mitigation measures as necessary. The County, prior to consideration of any discretionary project related to land use, requires a water supply evaluation as outlined in General Plan Policy PF-C.17.</p> <p>In addition, the County is currently working to implement the requirements of the Sustainable Groundwater Management Act (SGMA) which will further address the resolution of water supply problems. The SGMA signed into law in September of 2014 required formation of groundwater sustainability agencies (GSAs) to develop and implement a groundwater sustainability plan (GSP) to ensure that high and medium-priority basins are operated within sustainable yields.</p> <p>During 2019, no SGMA working group meetings were held because the GSAs focused their efforts on preparing their GSPs. Members of the Board of Supervisors participated on four (4) of the GSA governing boards, and County staff participated in over 200 Board, policy, technical, and outreach committee meetings. The GSAs are required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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.	PW&P Public Health	FY 02-03	The County Environmental Health Division has developed a procedure to ensure the abandoned wells are properly destroyed. This program will be removed.
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)	PW&P	As Needed	Updates of water master plans and implementation schedules are required for areas experiencing urban-type growth. Millerton Specific Plan area, Shaver Lake area and Friant Specific Plan area have approved plans. As an example, in 2010, a Water Supply Assessment was completed for the Millerton Specific Plan as part of the approval process for Tentative Tract Map No. 5430.
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)	PW&P	FY 02-03	Tiered water rate structures have been implemented in recent developments. Due to recent drought conditions, CSA and WWD water rate structures are being modified to a flat rate (operational costs) plus a consumption rate (cost of water). Tiered consumption rates are being utilized in CSAs and WWDs where the supply or treatment of water is limited. All new developments are required to provide water rate structures prepared by an engineer and comprised of a flat rate and consumption rate.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.E			
<p>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)</p>	<p align="center">PW&P</p>	<p align="center">FY 01-02</p>	<p>Although specific standards have not been established, water supply and proposed water use are evaluated on a per-project basis by Public Works and Planning staff to determine adequate water supply. Further, in regard to landscaping, the County is implementing the State required Model Water Efficient Landscape Ordinance (MWELO) which applies to both residential and commercial projects. The MWELO was part of the Governor’s Drought Executive Order of April 1, 2015. The revised ordinance was approved on July 15, 2015.</p> <p>As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
PF-C.F			
<p>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)</p>	<p align="center">PW&P</p>	<p align="center">FY 00-01</p>	<p>This program has been implemented with the adoption of the Groundwater Transfer Ordinance and will be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.G			
<p>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)</p>	PW&P	FY 01-02	<p>The County enforces the State Model Water Efficient Landscape Ordinance as a means to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible, to establish a structure for planning, designing, installing maintaining and managing water-efficient landscapes in new and rehabilitated projects, to establish provisions for water management practices and water waste prevention for established landscapes, and to use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount. These standards are enforced for any residential, commercial, or industrial projects that require a permit, plan check or design review and that have a 500 square-foot or more landscaping area.</p>
<p>PF-D Wastewater Collection, Treatment and Disposal</p>			
PF-D.A			
<p>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)</p>	PW&P	As Needed	<p>Areas that experience urban growth are required to prepare a sewer master plan or update the current master plan. The Public Works and Planning Department is responsible for implementing the policies and implementation programs in the plan. This program is being implemented on an as needed basis.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-E Storm Drainage and Flood Control			
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 storm water quality programs. (See Policy PF-E.13)	PW&P Board of Supervisors	Ongoing	The County coordinates with the Fresno Metropolitan Flood Control District (FMFCD) who is the Lead Agency for the Municipal Storm Water Permit held by FMFCD, the cities of Fresno and Clovis, Fresno County, and California State University Fresno. The County also requires developments to file storm water permits with the State Water Resources Control Board when the project meets the minimum threshold for permitting.
PF-F Landfills, Transfer Stations, and Solid Waste Processing Facilities			
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)	PW&P	FY 01-02	The Public Works and Planning staff reviews and comments on Initial Studies/Environmental Assessments and, when appropriate, provide comments recommending that new commercial, industrial, and multi-family residential uses provide adequate areas on site for the collection and storage of recyclable materials. The County implemented a mandatory hauler program in the mid-2000s to mandate refuse and recycling collection for all unincorporated areas.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-G Law Enforcement			
PF-G.A			
<p>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)</p>	<p>Sheriff</p> <p>PW&P</p>	<p>As Needed</p>	<p>The Sheriff’s Department has established substations in unincorporated County areas to be able to provide faster response to service calls. Although no master plan has been prepared, when Community Plans are updated, a location is identified for a Sheriff’s substation. Further, the Sheriff’s Department actively works with Public Works and Planning staff on land use matters pertinent to their facilities.</p> <p>As an example, during the Laton Community Plan Update, Public Works and Planning Department staff worked with Sheriff’s Department staff to identify a potential location for a future Sheriff’s substation.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>PF-H Fire Protection and Emergency Medical Services</p>			
<p>PF-H.A</p>			
<p>If a Fire Protection Master Plan has not been prepared for the area and the County Director of Planning & Resource Management 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)</p>	<p align="center">PW&P</p>	<p align="center">As Needed</p>	<p>The Public Works and Planning staff routes all projects to the appropriate fire district for review and comment. The District then identifies appropriate fire protection measures to accommodate the project. Upon consultation with the District, staff will include the fire district requirements as conditions of approval for each project.</p> <p>As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
<p>PF-H.B</p>			
<p>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)</p>	<p align="center">CAO County Fire</p>	<p align="center">Ongoing</p>	<p>The County works cooperatively with the California Department of Forestry and Cal Fire on various land use and permit matters. The County contracts with the California Department of Forestry/Cal Fire for the Amador Plan during the non-fire season to provide additional protection.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-I School and Library Facilities			
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)	PW&P	Ongoing	The County involves the respective school district in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing facilities. Further, through the General Plan Conformity (GPC) findings process, potential school site acquisitions are evaluated for consistency with the General Plan. This is required per Public Resources Code 21151.2 and Government Code 65402. Four General Plan Consistency requests were processed for proposed school sites in 2019.
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)	PW&P	Ongoing	The County involves library administration in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing libraries.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Open Space and Conservation Element			
OS-A Water Resources			
OS-A.A			
The County shall develop, implement and maintain a water sustainability plan. (See Policy OS-A.1)	PW&P	FY 01-02; Ongoing	In June 2006 the County adopted a Fresno Area Regional Groundwater Management Plan. Also, with the passage of the Sustainable Groundwater Management Act, local agencies within the Kings, Westside, and Delta Mendota basins in the County will be required to form Groundwater Sustainability Agencies (GSAs) which will in turn create Groundwater Sustainability Plans (GSPs). The GSAs are required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.
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)	PW&P	FY 01-02; Ongoing	Water budget development and maintenance will be required through the implementation of the Sustainable Groundwater Management Act in areas with aquifers identified as being in a condition of critical overdraft. The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding, to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information to attempt to preserve those areas identified as prime recharge areas. As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-A.C</p> <p>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)</p>	<p>PW&P</p>	<p>FY 01-02; Ongoing</p>	<p>Groundwater monitoring and reporting will be a key component of the implementation of the Sustainable Groundwater Management Act (SGMA), which requires local agencies within the Kings, Westside, and Delta Mendota basins to form Groundwater Sustainability Agencies (GSAs) which will in turn create Groundwater Sustainability Plans (GSPs). The GSAs are required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.</p> <p>As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
<p>OS-A.D</p> <p>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)</p>	<p>PW&P</p>	<p>FY 02-03</p>	<p>The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information to attempt to preserve those areas identified as prime recharge areas.</p> <p>As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-B Forest Resources			
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)	PW&P	FY 03-04	<p>The Department of Forestry and Fire Protection enforcement authority granted under the Forest Practice Act and Rules is only applicable when conversion of land from a use other than growing a commercial crop of trees, or commercialization of forest products occurs and is only applicable on private land.</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p> <p>As part of the General Plan Review process which is currently underway, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
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)	PW&P	FY 03-04	<p>The Department of Forestry and Fire Protection has no mandate or authority to enter private timber lands unless enforcement of the Forest Practice Act and rules have been triggered.</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p> <p>As part of the General Plan Review process, policies and programs of all element of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-B.C			
<p>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)</p>	<p>PW&P</p>	<p>FY 03-04</p>	<p>The California Department of Forestry and Fire Protection is required by law to identify potential impacts to a wide variety of natural and cultural resources when engaging in a discretionary project that triggers compliance with the California Environmental Quality Act (CEQA).</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p>
OS-B.D			
<p>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)</p>	<p>PW&P</p>	<p>FY 03-04</p>	<p>A “Notice of Intent to Harvest Timber” (NOI) is a specific requirement of the Forest Practice Act and Rules and is required for a wide variety of timber harvest documents. A modification of the NOI would require rule change by the Board of Forestry (BOF).</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-D Wetland and Riparian Areas</p>			
<p>OS-D.A</p>			
<p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County works with public agencies and private non-profit organizations toward acquisition of areas rich in wildlife or of fragile ecological nature as public open space where such areas cannot be protected and preserved through regulatory process.</p>
<p>OS-D.B</p>			
<p>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)</p>	<p>PW&P</p>	<p>FY 02-03</p>	<p>Due to budgetary constraints, a specific ordinance has not been adopted. The County continues to coordinate with resource agencies for projects located within sensitive habitat areas and applies mitigation measures to reduce any potential impacts to a less than significant level.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-E Fish and Wildlife Habitat			
OS-E.A			
<p>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)</p>	PW&P	Ongoing	<p>Development projects that may have a potential impact on wetlands, riparian areas and habitats for special-status plants and animals are referred to the California Department of Fish and Wildlife and United States Fish and Wildlife Service for review and comment. Recommended mitigation measures proposed by these agencies will be considered during the environmental review of development projects and may be imposed on proposed projects if warranted.</p> <p>As part of the General Plan Review process, policies and programs of all element of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-E.B</p> <p>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 Wildlife (CDFW). The relative importance of these game species shall be determined by the County, in consultation with CDFW, 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 wildlife species. (See Policy OS-E.2)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County provides development projects for comment to the United States Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comment as to any potential impact on sensitive species of plants or animals. County staff also has access to State-maintained software which provides updated maps containing biological data in an electronic mapping database.</p> <p>As part of the General Plan Review process, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-F Vegetation			
OS-F.A			
<p>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 the California Department of Fish and Wildlife. 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)</p>	PW&P	FY 00-01; every two years thereafter	<p>The County provides development projects for comment to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (formerly CDFG) for review and comment as to any potential impact on sensitive species of plants or animals. County staff also has access to State-maintained software which provides updated maps containing sensitive species of plants and animals in an electronic mapping database.</p> <p>As part of the General Plan Review process, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
OS-F.B			
<p>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)</p>	PW&P	Ongoing	<p>The boundaries of the oak woodland habitat area have yet to be established; when they are, a handout will be prepared and distributed with every permit that is issued within these areas. Individual projects in oak woodland areas are evaluated for buffering or tree preservation requirements depending on the sensitivity of the habitat and relative health of tree growth as indicated by independent studies provided by project applicants. Further, Policy OS-F.11, which contains the County's Oak Woodlands Management Guidelines, is considered.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G Air Quality			
OS-G.A			
The County shall review the Guide for Assessing and Mitigating Air Quality Impacts published by the SJVAPCD and adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. (See Policy OS-G.1)	PW&P	FY 02-03	The County provides development projects for comment to the SJVAPCD for review and comment on potential air quality impacts and requires development projects to comply with SJVAPCD rules to mitigate any impact on air quality. For discretionary projects, County staff will review SJVAPCD comments and require district requirements as warranted (i.e., indirect source review, etc.) as part of the CEQA review process.
OS-G.B			
The County shall adopt a package of programs to reduce its employees' work-related vehicular trips.	CAO PW&P	FY 02-03	<p>The County commonly promotes and utilizes telephone conference calling in lieu of physical meetings so as to minimize travel-related impacts. The County has begun to use video conferencing for both inter-County and intra-county meetings, with the resultant reduction in employee work-related vehicular trips. The County is also in the planning and development stages of countywide e-government programs that will impact the number of vehicular trips required to conduct business. Additionally, given the increasing quality of current aerial photos and the available historical imagery which allows comparative analysis, County staff can in some instances use aerial information rather than conducting field visits.</p> <p>The County encourages employee participation in FCOG's car and van pool program.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G.C			
<p>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)</p>	PW&P	FY 02-03	<p>All development projects must comply with the SJVAPCD regulations for dust control and project conditions or mitigation for discretionary land use permits may require additional levels of dust control.</p> <p>As part of the General Plan Review process, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>
OS-H Parks and Recreation			
OS-H.A			
<p>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)</p>	PW&P	FY 01-02; 02-03	<p>Funds have not been available to prepare a comprehensive inventory of all parks and recreation areas and to identify other areas suitable for park acquisition and development. Funds have not been allocated to prepare a County park and recreation master plan.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	PW&P	Ongoing	Public Works and Planning staff considers the need for an entity to hold and maintain parkland, open space, and trails as a part of the project review. The Department considers these service needs when a CSA is being formed or expanded. It should be noted that due to limitations of the Proposition 218 process, which allows residents within a CSA to vote on or consider discontinuation of service, the use of CSAs for Services beyond basic services (i.e., sewer and water) can become problematic and has limited the use of CSAs in more recent developments.
OS-I			
Recreational Trails			
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)	PW&P	FY 02-03	This program has been implemented; the Fresno County Regional Bicycle and Recreational Trails Master Plan was adopted by the Board of Supervisors on September 24, 2013. Since then, the bicycle portion has been integrated into the Fresno County Regional Active Transportation Plan (FCRATP). The Recreational Trails portion is currently under development and upon completion will also be integrated into the FCRATP. The Recreational Trails portion is anticipated to be completed by the end of 2020 with full integration of both the bike and trails portions in 2021.
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)	PW&P	FY 02-03	This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013. This program will be deleted.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-I.C			
<p>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)</p>	PW&P	FY 01-02	<p>This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013. The County uses the California Department of Transportation (Caltrans) Manual on Uniform Traffic Control Devices (MUTCD) approved sign R44A on Class I bike paths. This program will be deleted.</p>
OS-J Historical, Cultural, and Geological Resources			
OS-J.A			
<p>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)</p>	PW&P	FY 02-03	<p>Development projects are referred to the State Historic Preservation Officer, the Fresno County Historical Landmarks and Records Advisory Commission and the Fresno County Historical Society for potential impact on significant archeological and historical and geological resources. However, no ordinance has been developed.</p> <p>As part of the General Plan Review process, policies and programs of all elements of the General Plan are being reviewed to determine which policies still serve a purpose and should be kept/modified and which ones have served their purpose or are no longer relevant and should be deleted.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-L Scenic Roadways			
OS-L.A			
The County, in cooperation with the Fresno Council of 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)	PW&P CAO	FY 03-04	This program has been implemented via adoption of Amendment to Text (AT) No. 361 on July 8, 2008, and has been incorporated into the Zoning Ordinance. This program will be deleted.
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)	PW&P	FY 03-04	County staff collaborated with the Sierra Gateway Trust, Inc. and Caltrans in pursuit of a State Official Scenic Highway designation for segments of SR 180. Staff of the County and Caltrans with the Sierra Gateway Trust worked together to complete the Visual Assessment and Corridor Protection Program in support of a State Official Scenic Highway designation status for approximately 60.7 miles of the eastern segments of SR 180. On October 15, 2015, the Caltrans Director approved designation of the two sections of eastern SR 180 from the Alta Main Canal near Minkler to near the General Grant Grove section of Kings Canyon National Park, and the General Grant Grove section of Kings Canyon National Park to Kings Canyon National Park boundary near Cedar Grove as a State Scenic Highway.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Health and Safety Element			
HS-A			
Emergency Management and Response			
HS-A.A			
<p>The County shall maintain agreements with other local, State, and Federal agencies to provide coordinated disaster response.</p>	<p align="center">Sheriff CAO PW&P County Fire County Office of Emergency Services</p>	<p align="center">Ongoing</p>	<p>On November 14, 1995, the Fresno County Board of Supervisors adopted the State's Standardized Emergency Management System (SEMS), established the geographic area of the County of Fresno as the Fresno County Operational Area, and designated Fresno County as the Operational Area Lead Agency. In the County's role as the Operational Area Lead Agency, the County Office of Emergency Services (OES) maintains ongoing communication with local government agencies (County Departments, Incorporated Cities, Special Districts, and Public School Districts), as well as many State and Federal agencies and nonprofit organizations to maintain and enhance the communities' capability to respond to and recover from disasters.</p>
HS-A.B			
<p>The County shall continue to monitor and periodically evaluate County emergency planning, operations, and training capabilities. (See Policy HS-A.1)</p>	<p align="center">County Office of Emergency Services</p>	<p align="center">Ongoing</p>	<p>The County Office of Emergency Services (OES) implements this program on an ongoing basis. OES is located within the Department of Public Health, Environmental Health Division and coordinates planning, preparedness, response and recovery efforts for disasters occurring within the unincorporated areas of Fresno County. Fresno County OES coordinates the development and maintenance of the Fresno County Operational Area Master Emergency Services Plan, which is updated periodically.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-A.C			
<p>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)</p>	<p align="center">PW&P County Office of Emergency Services</p>	<p align="center">Ongoing</p>	<p>The County Department of Internal Services evaluates County facilities in conjunction with concerns raised by the occupying department. Facility issues or any damage resulting from events are inspected with the assistance of Risk Management staff and qualified consultants or sub-consultants. Modifications, improvements or construction of new structures to replace existing facilities are also evaluated with the assistance of staff from the Department of Public Works and Planning. A more comprehensive inventory of existing facilities is targeted as budgeting and staffing permit.</p>
HS-A.D			
<p>The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (See Policy HS-A.4)</p>	<p align="center">County Office of Emergency Services</p>	<p align="center">Ongoing</p>	<p>The County Office of Emergency Services (OES) implements this program on an ongoing basis. The County OES maintains contact and emergency information on the County's website. The Fresno County Multi-Hazard Mitigation Plan provides additional details regarding County hazards and responses to mitigate damage or injury. In addition, the Public is also encouraged to obtain family and business preparedness information at websites maintained by The American Red Cross and FEMA.</p>
<p>HS-B Fire Hazards</p>			
HS-B.A			
<p>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)</p>	<p align="center">PW&P</p>	<p align="center">Ongoing</p>	<p>The Department of Public Works and Planning continues to review all proposed developments to ensure they are designed and constructed to meet the State and local regulations as part of the building permit and plan check processes.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-C Flood Hazards</p>			
<p>HS-C.A</p>			
<p>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)</p>	<p align="center">PW&P</p>	<p align="center">Ongoing</p>	<p>The Department of Public Works and Planning maintains the most current FEMA flood hazard maps and updates the information as necessary or as new data/maps are released by FEMA. All submitted projects are reviewed to determine proximity to the 100-year floodplain during the grading permit process.</p>
<p>HS-C.B</p>			
<p>The County shall continue to implement and enforce its Floodplain Management Ordinance. (See Policy HS-C.8)</p>	<p align="center">PW&P</p>	<p align="center">Ongoing</p>	<p>The Department of Public Works and Planning reviews all submitted projects for conformance with floodplain requirements through the grading permit process.</p>
<p>HS-C.C</p>			
<p>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)</p>	<p align="center">PW&P County Office of Emergency Services</p>	<p align="center">Ongoing</p>	<p>There are 23 dams within Fresno County that pose a significant risk to people and/or property. The Fresno County Office of Emergency Services has developed dam failure evacuation plans for each of these 23 dams. The Fresno County Multi-Hazard Mitigation Plan evaluates dam failure in Fresno County. According to this document, there were 14 dam failures between 1976 and 1983, but all were earthen dams on private property. Although there remains a risk of dam failure in Fresno County, there have not been any failures of major dams.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-D Seismic and Geological Hazards</p>			
<p>HS-D.A</p>			
<p>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)</p>	<p>PW&P</p>	<p>Ongoing</p>	<p>The County reviews material published by the California Division of Mines and Geology and updates the maps and the General Plan Background Report as necessary. Further, County staff actively engages with and discusses proposed mining projects with State Mining and Geology Board staff.</p>
<p>HS-D.B</p>			
<p>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.</p>	<p>PW&P</p>	<p>FY 02-03; 03-04</p>	<p>A survey was conducted in 1991 to identify all unreinforced masonry buildings in the unincorporated areas of Fresno County. The survey did not identify any building to be below acceptable standards. Since unreinforced masonry buildings are not allowed within the unincorporated areas, this program will be deleted as part of the ongoing General Plan Review process.</p>
<p>HS-D.C</p>			
<p>The County shall develop a public awareness program to aid in the identification and mitigation of unreinforced masonry structures. (See Policy HS-D.6)</p>	<p>PW&P</p>	<p>FY 02-03</p>	<p>Because no unreinforced masonry buildings have been located within the unincorporated areas of the County, a public awareness program has not been developed. This program will be deleted as part of the ongoing General Plan Review process.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-E Airports Hazards</p>			
<p>HS-E.A</p>			
<p>The County shall refer to the Fresno County Airport Land Use Commission for review of 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.</p>	<p>PW&P County Airport Land Use Commission</p>	<p>Ongoing</p>	<p>All applicable land use applications are referred to the Airport Land Use Commission (ALUC) that is administered by FCOG, for evaluation of consistency with the appropriate Airport Land Use Policy Plan. Recommendations of the ALUC are incorporated into staff's evaluation and forwarded to the Planning Commission and the Board of Supervisors.</p>
<p>HS-F Hazardous Materials</p>			
<p>HS-F.A</p>			
<p>The County shall review discretionary uses which involve use of hazardous materials or generate hazardous wastes in regulated quantities. (See Policy HS-F.2)</p>	<p>PW&P Public Health</p>	<p>Ongoing</p>	<p>The County Health Department continues to review discretionary uses that generate hazardous materials. The Department of Public Works and Planning routes discretionary permit applications to the Health Department for review and comment. Any proposed project that may generate hazardous material will be required to comply with the recommended conditions or mitigation measures.</p>
<p>HS-F.B</p>			
<p>The County shall investigate funding alternatives for site acquisition, development, and operation for a permanent household waste facility.</p>	<p>PW&P</p>	<p>FY 01-02</p>	<p>On March 14, 2013, the County received Planning Commission's approval to permit the establishment of a 15,000 square-foot household hazardous waste facility at the American Avenue Landfill. This Facility has since been constructed and is operational.</p> <p>On October 22, 2019, the Board of Supervisors approved CUP No. 3629 authorizing the establishment of a 2.67-acre Regional Environmental Compliance Center for collection of household hazardous waste. This facility has not yet been constructed.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-F.C			
<p>The County shall review the plans to mitigate soil or groundwater contamination for redevelopment or infill projects. (See Policy HS-F.4)</p>	<p align="center">PW&P Public Health</p>	<p align="center">Ongoing</p>	<p>Development projects are referred to the County Health Department for review and comment. If the subject site is identified as a contaminated site, Health Department staff recommends mitigation measures to address soil or groundwater contamination. Further, as part of the environmental review process, staff has the ability to access State and Federal databases for contaminated sites and can apply appropriate mitigation to discretionary land use projects via comments from State, Federal or local agencies.</p>
HS-G Noise			
HS-G.A			
<p>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)</p>	<p align="center">PW&P Public Health</p>	<p align="center">FY 01-02</p>	<p>The County Health Department will continue to enforce the Fresno County Noise Ordinance and amend its policies as necessary. Discretionary land use permits which may potentially generate excessive noise levels are often required to complete a noise analysis, and proposals within designated noise areas of airports are evaluated or limited to avoid conflicts with General Plan noise standards.</p>
HS-G.B			
<p>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.</p>	<p align="center">PW&P Public Health</p>	<p align="center">FY 01-02</p>	<p>All land use projects are evaluated for potential noise impacts as required by the California Environmental Quality Act (CEQA) and appropriate mitigation measures are incorporated as necessary. As stated in response to HS-G.A above, staff coordinates with the County Health Department regarding discretionary land use permits, and additional evaluation may be required for projects that may potentially generate excessive noise levels. However, a noise control program that addresses all components of this Implementation Program has not been developed.</p>

APPENDIX B

GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT FOR THE 2019 CALENDAR YEAR

Appendix B

Housing Element Progress Report

Fifth-Cycle Update

California Housing Element law requires every jurisdiction to prepare and adopt a Housing Element as part of their General Plans. In California, it is typical for each city or county to prepare and maintain its own separate General Plan and Housing Element. However, Fresno County and 12 of the 15 cities in Fresno County prepared a Multi-Jurisdictional Housing Element (MJHE) for the fifth round of Housing Element updates. The MJHE provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the County to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale resulted in significant cost savings to jurisdictions who participated in preparing the MJHE.

The primary objective of the MJHE was to prepare a regional plan addressing housing needs through a single certified Housing Element for all 13 participating jurisdictions. The Fresno County MJHE represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The regional Housing Element approach, while tested in a few counties with fewer jurisdictions, was a major undertaking for the 13 Fresno County jurisdictions. The following jurisdictions participated in the effort: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

Although State law allows local governments to decide when to update their General Plans, State Housing Element law mandates that Housing Elements be updated every eight years. The MJHE covers the planning period of December 31, 2015 through December 31, 2023.

The Housing Element includes: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

The Fifth-Cycle MJHE includes an Appendix (Appendix 2) which is organized into separate appendices for each of the participating jurisdictions.

On March 15, 2016, the Fresno County Board of Supervisors adopted the Fifth-Cycle Housing Element, and the document was forwarded to HCD for certification on April 29, 2016. The Fifth-Cycle Housing Element Update was certified by the State Department of Housing and Community Development (HCD) on July 22, 2016.

The Fresno County MJHE received the 2016 Outstanding Planning Award in the Best Practices Category from the American Planning Association Central Section and was awarded the 2016 Merit Award for Best Practices by the American Planning Association California Chapter.

The 2019 Housing Element Annual Progress Report (APR) includes reporting on the County's residential permit activities for various income categories, as well as activities on various programs such as Home Affordable Refinance Program (HARP), Rental Rehabilitation Loan Program and Homebuyer Assistance Program (HAP). This information is provided on the new forms developed by HCD. The new forms must be used for the 2019 Housing Element APR. The Housing Element APR also includes a matrix that provides information on implementation of the programs of the Fifth-Cycle Housing Element.

Please Start Here

General Information	
Jurisdiction Name	Fresno County - Unincorporated
Reporting Calendar Year	2019
Contact Information	
First Name	Mohammad
Last Name	Khorsand
Title	Senior Planner
Email	mkhorsand@fresnocountyca.gov
Phone	5596004230
Mailing Address	
Street Address	2220 Tulare Street, 6th Floor
City	Fresno
Zipcode	93721

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

02020049	3764 Butte	19-102919
38503125	11412 Fowler	19-106127
39308303	14555 Nebraska	18-103410
13853007	14652 Blue Drake	18-103869
18512044	3946 Hills Valley	18-104536
37802208	8474 Jacobs	18-106485
33510025	7803 Orange	18-106759
025211245	169 Howard	18-106922
47417003	1718 Country Club	18-107481
559040325	5565 Lebanon	18-107642
11316206	55161 Jungle Town	18-107776
13520035	39848 Mountain Heather	18-107981
48031211	2537 9th	18-108288
15033006	13390 Falcon Meadow	18-108835
13823003	25935 Dry Pond	18-108923
18507126	2363 Hills Valley	18-109131
39312222	13568 Caruthers	18-109396
32906002	4502 Walnut	18-109412
30002139	6060 Millerton	18-110195
053511055	20677 Pendleton	19-100044
053511135	3904 Earl	19-100045
50103331	4468 Vandegrift	19-100513
30827076	9793 Barstow	19-100719
308081545	11382 Ashlan	19-100760
15008117	22500 Watts Valley	19-100946
053513205	3865 Bradley	19-100958
300684155	20096 Sulmona	19-101052
300681065	20105 Genteel	19-101153
13854011	14745 Feather Wood	19-101196
33402117	5641 West	19-101610

MH	O	4/23/2019													1	1	0	No	Used MH not on permanent foundation with low valuation; located in agricultural Zone District
MH	O	8/8/2019													1	1	0	No	MH not on permanent foundation with low valuation; Secondary Residence; located in agricultural Zone District
SFD	O	7/25/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate.
SFD	O	1/16/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	6/24/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	2/12/2019													1	1	0	No	Based on the size and valuation, the unit qualifies as Low-Income Unit
SFD	O	4/9/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	5/8/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	1/16/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	7/25/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	7/1/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	2/28/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	3/11/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	5/2/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	4/16/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
SFD	O	2/7/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
SFD	O	2/5/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	1/15/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	4/24/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	4/30/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	4/30/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	3/7/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
SFD	O	8/14/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	4/24/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	5/23/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	8/19/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	3/7/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	4/2/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	6/25/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
SFD	O	6/6/2019													1	1	0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit

30940007	12928 Eagles Rock	19-101703	SFD	O	5/8/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Above-Moderate-Income Unit
31234006	2590 Cleveland	19-101977	SFD	O	10/17/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Above-Moderate-Income Unit
13092023	42615 Rock Ledge	19-102483	SFD	O	10/28/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Above-Moderate-Income Unit
19036060	49935 Chuckwagon	19-102674	SFD	O	11/12/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
300682075	20086 Genteel	19-102713	SFD	O	5/29/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit	
13832006	21029 Tollhouse	19-102821	SFD	O	7/3/2019							1		1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit	
385240215	11249 Fowler	19-103134	SFD	O	10/16/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
37313048	9737 Hills Valley	19-103342	SFD	O	10/22/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
13614004	42477 Canyon Vista	19-104161	SFD	O	10/7/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
053513315	3889 Earl	19-104183	SFD	O	10/24/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
39331046	12721 Rose	19-104647	SFD	O	10/7/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
16019178	38582 Dunlap	19-104824	SFD	O	9/11/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
15025024	14372 Oak Ridge	19-104884	SFD	O	8/9/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
46215205	383 Peach	19-104893	SFD	O	9/17/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit
58014007	3612 Kings	19-105393	SFD	O	11/4/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
053513295	3911 Earl	19-105421	SFD	O	10/29/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
30057003	19002 Via Bellagio	19-105658	SFD	O	10/21/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
31215044	2193 Ring	19-105846	SFD	O	10/15/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
13640017	40884 Crest Vista	19-105901	SFD	O	9/3/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
30828007	6700 Highland	19-106235	SFD	O	11/6/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
48027205	2490 9th	19-106468	SFD	O	8/22/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
48027204	2482 9th	19-106469	SFD	O	8/22/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
12877052	31088 Rock Hill	19-106580	SFD	O	10/11/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
12868003	33650 Cottontail	19-106694	SFD	O	10/28/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
335031565	914 South	19-106792	SFD	O	11/22/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
33431057	6757 Maple	19-107241	SFD	O	11/14/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
13094006	36042 Pine Ridge	16-109780	SFD	O	8/20/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit	
300684175	20084 Sulmona	19-101918	SFD	O	4/25/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit	
13802197	11996 Millerton	18-109018	SFD	O	2/25/2019									1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
512110105	4109 Chateau Fresno	19-105371	SFD	O	10/18/2019				1					1	1	1	0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit

19012018	35647 Ruth Hill		19-100551	SFD	O	6/5/2019								1							1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
05351105	3934 Earl		18-108722	SFD	O	1/3/2019									1						1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
15033007	13358 Falcon Meadow		18-108836	SFD	O	5/2/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
31229039	7605 McKinley		19-104140	SFD	O	9/6/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
39309049	16493 Saginaw		18-106602	SFD	O	3/20/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
14024020	28777 Burrough Valley		19-103348	SFD	O	9/4/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
13078030	41310 Cedar Ridge		18-107715	SFD	O	3/22/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
55803208	7818 Nees		19-105195	SFD	O	8/28/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
31229039	7605 McKinley		19-104140	SFD	O	9/6/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
48027205	2486 9th		19-106461	SFD	O	8/22/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
15845010	19190 Trimmer Springs		18-102137	SFD	O	4/26/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
053513125	3912 Wilda		19-100046	SFD	O	3/28/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
38509076	13371 Fowler		17-108525	SFD	O	2/20/2019										1					1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
58014003	3646 Queens		18-109730	SFD	O	3/12/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
51205030	6253 Ashlan		18-109595	SFD	O	9/4/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
13829079	19079 Indian Camp		18-110133	SFD	O	6/20/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
053511085	20643 Pendleton		19-105420	SFD	O	10/1/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
041180795	13645 Blythe		19-100529	SFD	O	4/2/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
300684105	20083 Sulmona		19-100859	SFD	O	3/6/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
511220215	3241 Blythe		19-100293	SFD	O	2/26/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
12809102	36657 Cranmore		19-104714	SFD	O	10/8/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
300684085	20071 Sulmona		19-100686	SFD	O	3/6/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
11321206	55601 Flintridge		19-100790	SFD	O	5/2/2019											1				1	1		0	No	Based on square footage and valuation, the unit qualifies as - Low-Income Unit
300684195	20072 Sulmona		19-101888	SFD	O	4/25/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
30818222	10955 Bullard		18-108422	SFD	O	1/24/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
13815016	24380 Tollhouse		18-107969	SFD	O	1/30/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
40608137	6339 Forkner		19-107053	SFD	O	11/7/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
34002060	5398 Armstrong		18-107157	SFD	O	4/8/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
308081265	11790 Ashlan		18-108783	SFD	O	5/31/2019												1			1	1		0	No	Accessory Unit. Based on square footage and valuation, the unit qualifies as -Low-Income Unit
44719403	2349 Barton		18-102928	SFD	O	5/23/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as - Moderate-Income Unit
300684165	20090 Sulmona		19-101920	SFD	O	4/25/2019												1			1	1		0	No	Based on square footage and valuation, the unit qualifies as Low-Income Unit

300682085	20078 Genteel	19-102059	SFD	O	5/7/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
15820360	22654 Cobblestone	19-101884	SFD	O	5/2/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
30825023	6595 Del Rey	19-101346	SFD	O	11/4/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
300681055	20099 Genteel	19-100454	SFD	O	2/20/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
48027204	2480 9th	19-106465	SFD	O	8/22/2019					1				1	1	0	No	Accessory Unit. Based on square footage and valuation, the unit qualifies as -Low-Income Unit
13637516	42527 Garnet	19-101541	SFD	O	6/12/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
19022059	38731 Deerbrook	19-101687	SFD	O	8/13/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
13637306	42432 Tourmaline	19-102203	SFD	O	6/27/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
30810116	11380 Sierra	18-110190	SFD	O	8/14/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
13806164	11185 Rusty Spur	19-100615	SFD	O	11/26/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
16019178	38580 Dunlap	19-104821	SFD	O	9/11/2019					1				1	1	0	No	Accessory Unit. Based on square footage and valuation, the unit qualifies as -Low-Income Unit
05518026	19548 Excelsior	19-104185	SFD	O	9/16/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
300684185	20078 Sulmona	19-102058	SFD	O	4/25/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
190245105	37151 Feather	19-103003	SFD	O	8/13/2019					1				1	1	0	No	Accessory Unit. Based on square footage and valuation, the unit qualifies as -Low-Income Unit
309251615	3670 Lindsey	18-108515	SFD	O	3/15/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
55806010	8694 Nees	19-102959	SFD	O	9/25/2019					1				1	1	0	No	Based on square footage and valuation, the unit qualifies as -Low-Income Unit
160420635	1618 Crane	18-109045	SFD	O	4/25/2019					1				1	1	0	No	Based on square footage and valuation, the unit qualifies as -Low-Income Unit
300684095	20077 Sulmona	19-101890	SFD	O	4/25/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
12022809	42126 Foxtail	18-106109	SFD	O	3/13/2019					1				1	1	0	No	Based on square footage and valuation, the unit qualifies as -Low-Income Unit
47412032	1245 Clovis	19-103295	SFD	O	9/27/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Above-Moderate Unit
019140445	3931 Fairfax	19-105365	SFD	O	11/19/2019								1	1	1	0	No	Based on square footage and valuation, the unit qualifies as Moderate-Income Unit
37317043	7506 Navelencia	19-108429	MH	O	11/12/2019					1				1	1	0	No	Used MH with low valuation; Secondary Residence; located in agricultural Zone District
51206014	7317 Fairmont	19-102797	ADU	O	7/3/2019					1				1	1	0	No	ADU unit type with low valuation; unit size of 1783 square feet
31219005	1371 El Capitan	18-104737	ADU	O	1/4/2019					1				1	1	0	No	ADU unit type with low valuation; unit size of 970 square feet
31018014	6821 Olive	18-106871	ADU	O	8/8/2019					1				1	1	0	No	ADU unit type with low valuation; located in agricultural Zone District
16522041	64144 Hume Lake	19-103834	5+	R	9/12/2019					8				8	8	0	No	8 unit apartment complex

Jurisdiction	Fresno County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	460				2						48	412
	Non-Deed Restricted				26	20							
Low	Deed Restricted	527										49	478
	Non-Deed Restricted				9	40							
Moderate	Deed Restricted	589										257	332
	Non-Deed Restricted		102	63	54	18	20						
Above Moderate		1146	162	38	71		56					327	819
Total RHNA		2722											
Total Units			264	101	125	55	136					681	2041

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Fresno County - Unincorporated		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Regional Collaboration on Housing Opportunities	The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.	Ongoing	During the 2019 calendar year, representatives of the local governments who participated in the Fifth-Cycle Housing Element Update (Representatives) met biannually including meeting with the California Department of Housing and Community Development (HCD) staff.

<p>1. Regional Collaboration on Housing Opportunities</p>	<p>Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.</p>	<p>Ongoing</p>	<p>Regarding implementation of SB 244, Representatives realized that implementation of SB 244 is the obligation of individual local governments. Regarding infrastructure issues, the consensus of the Representatives was that this is an issue that is unique to each jurisdiction and needs to be addressed by individual local governments. Regarding collaboration on housing for Low-Income populations, as in prior years, the County and the cities are working together to develop housing for Low-Income populations at appropriate locations. In past years, the County of Fresno has collaborated with the cities of Sanger, Kerman and Fowler in developing housing for Low-Income populations. In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits. The Fresno County administrative office is working with cities in the County to address homeless populations.</p>
<p>1. Regional Collaboration on Housing Opportunities</p>	<p>The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.</p>	<p>Ongoing</p>	<p>Staff of the local governments who participated in preparation of the Fifth-Cycle Housing Element met biannually in calendar year 2019.</p>
<p>1. Regional Collaboration on Housing Opportunities</p>	<p>The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.</p>	<p>Ongoing</p>	<p>Staff of the local governments who participated in preparation of the Fifth-Cycle Housing Element met with the California Department of Housing and Community Development in calendar year 2019.</p>
<p>1. Regional Collaboration on Housing Opportunities</p>	<p>The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.</p>	<p>Ongoing</p>	<p>An official from the Fair Housing of Central California made a presentation to Representatives in 2017. The official will be invited to provide a refresher in the future.</p>

1. Regional Collaboration on Housing Opportunities	The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.	Ongoing	Representatives are committed to advocate for grant funding for affordable housing and improvement of infrastructure.
1. Regional Collaboration on Housing Opportunities	Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	Ongoing	In 2019, local government representatives, as in prior years, committed to work collaboratively for development of affordable housing, including farmworker housing. In the past years, the County of Fresno worked with the cities of Sanger, Kerman and Fowler for development of affordable housing. In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits. The County has also worked with developers of affordable housing and stakeholders to explore options for development of affordable housing.
Relevant Policies: 1.3, 1.4, 1.7, 4.2, 4.3, 4.6			
2. Review Annexation Standards in Memorandum of Understanding	During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	Ongoing	The County works with cities on any proposed revision to the Standards for Annexation contained in the Memorandum of Understanding (MOU) either at the time of renewal of MOUs or upon a request by a city. The County works with cities on annexation of land to allow the cities to meet their share of Regional Housing Needs Allocation.
Relevant Policies: 1.1, 1.3, 1.4			
3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency.	2016	The General Plan Review and Zoning Ordinance Update projects are moving forward. The public review draft of the General Plan documents and the Zoning Ordinance were released in January of 2018. County staff and the consultants are working on addressing comments that were received from the public and agencies regarding the General Plan, the Zoning Ordinance and the EIR.

<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Maintain and annually update the inventory of residential land resources.</p>	<p>Ongoing</p>	<p>The County annually monitors inventory of lands identified in the Housing Element to ensu</p>
<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need.</p>	<p>Ongoing</p>	<p>The County annually monitors inventory of lands identified in the Housing Element to ensure there are adequate sites available to accommodate the County's remaining share of RHNA obligations. Per discussion in the County's Certified Fifth-Cycle Update, the County had a remaining Fifth-Cycle RHNA obligation of 2,262 units, including 460 units for Very Low-Income, 527 units for Low-Income, 547 units for Moderate-Income, and 728 units for Above Moderate-Income populations. After accounting for permits that have been issued since the adoption of the Fifth-Cycle Update up to December 31, 2019, and the loss of a site that would have accomodated 14 Low-Income or Very Low-Income housing units due to a Zone change in 2019, the County still has a surplus land inventory capacity of 271 units in Low and Very Low-Income categories, 2,434 units in Moderate-Income category, and 10,613 units in Above Moderate-Income category beyond the County's remaining RHNA obligation.</p>
<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Continue to designate and zone adequate sites to meet special housing needs as required.</p>	<p>Ongoing</p>	<p>The Board of Supervisors approved amendments to the Zoning Ordinance in November of 2015, which among other things, identified zones that can accommodate populations with special needs. There has been no change regarding the designated zones that can accommodate populations with special housing needs in 2019.</p>

<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities.</p>	<p>Ongoing</p>	<p>The County will continue to promote development of housing for all income groups within existing unincorporated communities. The General Plan Review and Revision project proposes increasing the density for lands designated and zoned for multi-family residential development to 20 units per acre to lower the cost of affordable housing. The Zoning Ordinance Update includes Density Bonus provision to lower the cost of housing development and to encourage development of affordable housing. Also, the County has suspended collection of impact fees to lower the cost of housing, including housing for low income populations.</p>
<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas.</p>	<p>Ongoing</p>	<p>The County continues to direct interested residential developers, including affordable housing developers, to unincorporated communities with community or specific plans where amenities and infrastructure exist or can be provided to accommodate proposed developments.</p>

<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures or other mechanism by 2017 to promote development.</p>	<p>2017 and Ongoing</p>	<p>The County periodically meets with residential developers to discuss constraints and opportunities for development of affordable housing in unincorporated communities as well as meeting with developers who are interested in development of Mobile Home Parks in the County. The County's lack of available funding and lack of interest by developers to develop in unincorporated communities are considered constraints. To address these issues, the County has committed to support housing developers and agencies who are active in development of affordable housing such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for affordable housing, including State HCD and USDA Rural Development loans and grants, and other funding sources that may become available. County's Zoning Ordinance Update includes density bonus provisions as incentive for development within unincorporated communities. The suspension of impact fees by the Board of Supervisors is another incentive for development of affordable housing in unincorporated communities.</p>
<p>3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).</p>	<p>Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.</p>	<p>Ongoing</p>	<p>The County has actively participated in development of RHNA methodology and will participate in development of the next RHNA methodology for the next update cycle to ensure the allocations are reflective of the County's General Plan policies.</p>
<p>Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9</p>			
<p>4. Monitoring of Residential Capacity (No Net Loss)</p>	<p>Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.</p>	<p>Ongoing</p>	<p>The County has developed a procedure which logs and tracks development proposals that may result in reduction of inventory of available sites included in the County's Fifth-Cycle Housing Element. The County performs a quantitative analysis pursuant to Government Code Section 65863 to determine whether the remaining sites identified in the inventory are adequate to meet the County's remaining share of RHNA obligation for each income category. If the quantitative analysis reveals that the action taken by the County would result in a reduction of inventory of land identified in the Housing Element for a certain income group and the remaining sites are not adequate to meet the County's remaining RHNA obligations, the County will identify and will take appropriate actions to ensure adequate sites with an equal or greater residential density are available to meet the County's RHNA obligation for that income category.</p>

4. Monitoring of Residential Capacity (No Net Loss)	Annually monitor the effectiveness of non-residential zones to facilitate residential development.	Ongoing	The County annually monitors and evaluates its inventory of vacant sites to ensure sufficient sites are available to accommodate the County's share of the Fifth-Cycle RHNA. The Fifth-Cycle inventory includes parcels that are not zoned for residential use but could accommodate development of multi-family residential development. Since adoption of the Fifth-Cycle Housing Element, the County has not received any residential development proposals on land that is not zoned for residential use. If housing development is proposed on land not zoned for residential use, the effectiveness of utilizing non-residentially zoned land for housing development will be monitored annually.
4. Monitoring of Residential Capacity (No Net Loss)	If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.	Ongoing	If rezoning or upzoning is required to maintain adequate supply of land to meet the County's RHNA obligation, the selected sites will comply with the provisions of this objective.
Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6			
5. Lot Consolidation and Lot Splits	Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.	Ongoing	The County will assist interested landowners and developers with lot consolidation or lot splitting to accommodate sites of adequate size to accommodate residential development for all income groups. If lot consolidation or lot splitting is necessary, the County will process lot consolidation or lot splitting concurrently with review of the proposed development. However, no residential development was submitted in 2019 that required lot consolidation or lot splitting.
5. Lot Consolidation and Lot Splits	Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews.	Ongoing	The County will streamline the process of lot consolidation and lot splitting by processing them concurrently with other developments.
5. Lot Consolidation and Lot Splits	Annually monitor lot consolidation activities as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.	Ongoing	The County monitors lot consolidation activities as part of its annual report to HCD and its effectiveness in development of small sites. No residential development was submitted in 2019 that required lot consolidation.

5. Lot Consolidation and Lot Splits	Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	Ongoing	The County encourages/requires the use of master plans/specific plans for development of large lots.
Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6			
6. Coordination of Infrastructure and Services	Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends.	Ongoing	County staff continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services and plans for expansion of services. Staff regularly communicates with the independent service providers to identify community infrastructure needs and available resources. The County encourages water and sewer service providers to improve infrastructure in communities with service deficiencies. County staff annually publishes and sends out notices to service providers and community groups regarding the application period to apply to the County's program that provides grant funding for public facility and infrastructure improvement projects in the eligible unincorporated areas of Fresno County. In 2019, there were 31 outreach activities including 18 community meetings for outreach and needs assessments, notices for which were mailed to CSDs and community groups along with publication, website posting and direct email response. In addition, a public workshop was held to provide assistance on preparing applications and the funding process. County staff disseminates information about other funding opportunities for CSDs, infrastructure and service expansions when they become available. The majority of funding available for infrastructure and service expansion focuses on urban areas. In 2019, the County considered the use of CDBG and/or HOME funds as gap financing for eligible affordable housing projects as a means to reducing the costs of development. In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits.

6. Coordination of Infrastructure and Services	As part of coordination and communication with CSDs, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies (see Table 2A-6 in the Appendix).	Ongoing	County staff continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services and plans for expansion of services. Staff regularly communicates with the independent service providers to identify community infrastructure needs and available resources. The County encourages water and sewer service providers to improve infrastructure in communities with service deficiencies. County staff annually publishes and sends out notices to service providers and community groups regarding the application period to apply to the County's program that provides grant funding for public facility and infrastructure improvement projects in the eligible unincorporated areas of Fresno County.
6. Coordination of Infrastructure and Services	Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County's General Plan and Community Plan policies.	Ongoing	County staff disseminates information about other funding opportunities for CSDs, infrastructure and service expansions when they become available. The majority of funding available for infrastructure and service expansion focuses on urban areas.

<p>6. Coordination of Infrastructure and Services</p>	<p>As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.</p>	<p>Ongoing</p>	<p>In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits. The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated area and its partner cities, as its Federal HOME funding permits. County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to provide affordable housing. During 2019, these meetings included: Fresno Housing Authority, Self-Help Enterprises, Habitat for Humanity – Greater Fresno Area, Willow Partners, and Integrated Development Inc. The County continues to monitor the State Department of Housing and Community Development’s (HCD’s) and HUD’s websites for Notices of Funding Ability (NOFA) for affordable housing for lower-income households. No new opportunities for funding of affordable housing development in the unincorporated areas of Fresno County were identified in 2019, but the County was awarded a State Housing Preservation Grant (HPG) in 2017. The HPG funds were used in 2019 to assist eligible Low-Income homeowners in Fresno County who required assistance for housing repairs and rehabilitation. The County offers assistance to other agencies in accessing local, state, and federal funding for affordable housing. In 2019, the County received a request for funding from Self-Help Enterprises to assist in the development of single-family dwellings in the City of Reedley, and a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale. It is the intention of the County to fund both projects if they are found to be eligible, and USDA Rural Development funds will be utilized to complete both projects if funded. County Staff continues to support and encourage its partner agencies, cities and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in applying for funds, including State HCD and USDA Rural Development loans and grants and other funding sources, to develop affordable housing in Fresno County.</p>
<p>6. Coordination of Infrastructure and Services</p>	<p>Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p>	<p>Ongoing</p>	<p>The County explores funding opportunities for community plan updates including the SB 2 Planning Grants.</p>

6. Coordination of Infrastructure and Services	Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.	Ongoing	Copies of the adopted Housing Element were distributed to all service providers serving the unincorporated communities following adoption of the Fifth-Cycle Housing Element.
Relevant Policy: 1.7			
7. Affordable Housing Incentives	The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.	Ongoing	In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits. The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated area and its partner cities, as its Federal HOME funding permits. County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to provide affordable housing. During 2019, these meetings included: Fresno Housing Authority, Self-Help Enterprises, Habitat for Humanity – Greater Fresno Area, Willow Partners, and Integrated Development Inc. The County continues to monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites for Notices of Funding Ability (NOFA) for affordable housing for lower-income households. No new opportunities for funding of affordable housing development in the unincorporated areas of Fresno County were identified in 2019, but the County was awarded a State Housing Preservation Grant (HPG) in 2017. The HPG funds were used in 2019 to assist eligible Low-Income homeowners in Fresno County who required assistance for housing repairs and rehabilitation. The County offers assistance to other agencies in accessing local, state, and federal funding for affordable housing. In 2019, the County received a request for funding from Self-Help Enterprises to assist in the development of single-family dwellings in the City of Reedley, and a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale. It is the intention of the County to fund both projects if they are found to be eligible, and USDA Rural Development funds will be utilized to complete both projects if funded. County Staff continues to support and encourage its partner agencies, cities and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in applying for funds, including State HCD and USDA Rural Development loans and grants and other funding sources, to develop affordable housing in Fresno County.

<p>7. Affordable Housing Incentives</p>	<p>Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.</p>	<p>Ongoing</p>	<p>In calendar year 2019, one 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds, and County staff published one Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Regarding the NOFA published by County staff in 2019, one 61-unit affordable housing project in the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds, and one 47-unit affordable housing project in the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds, both of which were successful in receiving State Tax Credits. The cooperation between the County and the cities within the County to address the housing needs at the regional level as well as the local level was the chief reason for collaboration between the County and twelve cities in the County to prepare a Multi-Jurisdictional Housing Element. The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated area and its partner cities, as its Federal HOME funding permits.</p>
<p>7. Affordable Housing Incentives</p>	<p>Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing</p>	<p>Ongoing</p>	<p>County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to provide affordable housing.</p>
<p>7. Affordable Housing Incentives</p>	<p>Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.</p>	<p>Ongoing</p>	<p>The County continues to monitor the California Department of Housing and Community Development's (HCD's) and HUD's websites for Notices of Funding Ability (NOFA) for affordable housing for lower-income households. No opportunities for funding of affordable housing development in the unincorporated areas of Fresno County were identified in 2019.</p>

7. Affordable Housing Incentives	Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.	Ongoing	The County offers assistance to other agencies in accessing local, state, and federal funding for affordable housing. County Staff continues to support and encourage its partner agencies, cities and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in applying for funds, including State HCD and USDA Rural Development loans and grants and other funding sources, to develop affordable housing in Fresno County.
7. Affordable Housing Incentives	Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.	Ongoing	The County continues its efforts to streamline and improve efficiencies in processing permits and building inspections. Currently, certain permit requests as well as inspections can be submitted online.
7. Affordable Housing Incentives	Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020.	2020 and Ongoing	The County continues to expand opportunities to expand issuance of building permits and inspections on-line.
Relevant Policies: 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7			

<p>8. Farmworker Housing</p>	<p>The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.</p>	<p>Ongoing</p>	<p>The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2019, County staff met with housing development partners to identify areas of possible development in the unincorporated communities of Fresno County. County Staff is working to facilitate a partnership between County partners such as Self-Help Enterprises and Fresno Housing Authority to explore the possibility of building an affordable housing development in the community of Del Rey, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. In 2019, the County received a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. It is the intention of the County to fund the project if its found to be eligible, and USDA Rural Development funds will be utilized to complete the project if funded. The County did not issue any permits for farmworker housing in 2019; however, the County monitors the status of farmworker housing as part of the APR.</p>
-------------------------------------	---	----------------	---

<p>8. Farmworker Housing</p>	<p>Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016.</p>	<p>Ongoing</p>	<p>The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2019, County staff met with housing development partners to identify areas of possible development in the unincorporated communities of Fresno County. County Staff is working to facilitate a partnership between County partners such as Self-Help Enterprises and Fresno Housing Authority to explore the possibility of building an affordable housing development in the community of Del Rey, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. In 2019, the County received a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. It is the intention of the County to fund the project if its found to be eligible, and USDA Rural Development funds will be utilized to complete the project if funded. The County did not issue any permits for farmworker housing in 2019; however, the County monitors the status of farmworker housing as part of the APR.</p>
-------------------------------------	--	----------------	---

<p>8. Farmworker Housing</p>	<p>Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</p>	<p>Ongoing</p>	<p>The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2019, County staff met with housing development partners to identify areas of possible development in the unincorporated communities of Fresno County. County Staff is working to facilitate a partnership between County partners such as Self-Help Enterprises and Fresno Housing Authority to explore the possibility of building an affordable housing development in the community of Del Rey, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. In 2019, the County received a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. It is the intention of the County to fund the project if its found to be eligible, and USDA Rural Development funds will be utilized to complete the project if funded. The County did not issue any permits for farmworker housing in 2019; however, the County monitors the status of farmworker housing as part of the APR.</p>
-------------------------------------	--	----------------	---

<p>8. Farmworker Housing</p>	<p>Annually monitor the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.</p>	<p>Ongoing</p>	<p>The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2019, County staff met with housing development partners to identify areas of possible development in the unincorporated communities of Fresno County. County Staff is working to facilitate a partnership between County partners such as Self-Help Enterprises and Fresno Housing Authority to explore the possibility of building an affordable housing development in the community of Del Rey, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. In 2019, the County received a request for funding from Habitat for Humanity to build 10 single-family dwellings in the unincorporated community of Riverdale, which includes many residents who are in the Very Low and Low-Income categories, including farmworkers. It is the intention of the County to fund the project if its found to be eligible, and USDA Rural Development funds will be utilized to complete the project if funded. The County did not issue any permits for farmworker housing in 2019; however, the County monitors the status of farmworker housing as part of the APR.</p>
<p>Relevant Policies: 1.2, 2.1, 2.3, 2.4, 2.5</p>	<p style="background-color: yellow;"></p>	<p style="background-color: yellow;"></p>	<p style="background-color: yellow;"></p>
<p>9. Preserving Assisted Housing</p>	<p>The County has few affordable rental housing projects in the unincorporated areas, and none are considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).</p>	<p>Ongoing</p>	<p>The Housing Authority of Fresno County (HAFC) manages, monitors, improves, and creates assisted housing in the unincorporated Fresno County area. No affordable housing rental projects in the unincorporated area are considered at risk of converting to market-rate housing.</p>

9. Preserving Assisted Housing	<p>Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: 1. Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units; 2. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units; 3. Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units; 4. Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.</p>	<p>Ongoing</p>	<p>The Housing Authority of Fresno County (HAFC) manages, monitors, improves, and creates assisted housing in the unincorporated Fresno County area. No affordable housing rental projects in the unincorporated area are considered at risk of converting to market-rate housing.</p>
Relevant Policy: 3.6			
10. Zoning Ordinance Amendments	<p>Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R2, R2-A, R3, R3-A, R4, C4 and RP to 20 units per acre.</p>	<p>Ongoing</p>	<p>As part of the Zoning Ordinance Update that is underway, the County is addressing the Density Bonus provision, Single-Room Occupancy (SRO), alternative to discretionary approval for multi-family housing in C-4 Zone, farm labor housing, and increasing density for R2, R2A, R3, R3A, R4, C4 and RP zones. The County continues reviewing the effectiveness of the Zoning Ordinance and amends the Ordinance to mitigate potential constraints to development of housing.</p>
10. Zoning Ordinance Amendments	<p>Address the provision of Single-Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016.</p>	<p>Ongoing</p>	<p>As part of the Zoning Ordinance Update that is underway, the County is addressing the Density Bonus provision, Single-Room Occupancy (SRO), alternative to discretionary approval for multi-family housing in C-4 Zone, farm labor housing, and increasing density for R2, R2A, R3, R3A, R4, C4 and RP zones. The County continues reviewing the effectiveness of the Zoning Ordinance and amends the Ordinance to mitigate potential constraints to development of housing.</p>

10. Zoning Ordinance Amendments	Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications.	2016	As part of the Zoning Ordinance Update that is underway, the County is addressing the Density Bonus provision, Single-Room Occupancy (SRO), alternative to discretionary approval for multi-family housing in C-4 Zone, farm labor housing, and increasing density for R2, R2A, R3, R3A, R4, C4 and RP zones. The County continues reviewing the effectiveness of the Zoning Ordinance and amends the Ordinance to mitigate potential constraints to development of housing.
10. Zoning Ordinance Amendments	Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner.	Ongoing	As part of the Zoning Ordinance Update that is underway, the County is addressing the Density Bonus provision, Single-Room Occupancy (SRO), alternative to discretionary approval for multi-family housing in C-4 Zone, farm labor housing, and increasing density for R2, R2A, R3, R3A, R4, C4 and RP zones. The Zoning Ordinance Update will address the farmlabor housing in residential zones.
10. Zoning Ordinance Amendments	Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	Ongoing	The County reviews the effectiveness of the Zoning Ordinance and amends the Ordinance if necessary to remove or mitigate potential constraints to development of housing.
Relevant Policies: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6			
11. Monitoring of Planning and Development Fees	Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.	Ongoing	At the public hearing of October 31, 2017, the Board of Supervisors conducted a public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 10, 2018. At the public hearing of October 9, 2018, the Board of Supervisors conducted a public hearing to consider another amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees indefinitely.
Relevant Policies: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6			

12.Housing Assistance Rehabilitation Program (HARP)	This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.	Ongoing	Fresno County provided three HARP loans in 2019 to Moderate -Income household in the unincorporated area during 2019. This loan is a no-interest affordable payment loan for eligible housing rehabilitation. The County continues to market HARP to all unincorporated area homeowners, and continues to meet with community groups to provide information on the program.
12.Housing Assistance Rehabilitation Program (HARP)	Provide rehabilitation assistance to households in the unincorporated area as federal funding is available and applications are received.	Ongoing	Fresno County provided three HARP loans in 2019 to Moderate -Income household in the unincorporated area during 2019. This loan is a no-interest affordable payment loan for eligible housing rehabilitation. The County continues to market HARP to all unincorporated area homeowners, and continues to meet with community groups to provide information on the program.
Relevant Policies: 3.2, 4.1			
13.Rental Rehabilitation Program (RRP)	This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.	Ongoing	Fresno County did not provide any Rental Rehabilitation Program loans for housing rehabilitation projects in the unincorporated area during 2019. The County continues to market the Rental Rehabilitation Program to eligible rental property owners.
13.Rental Rehabilitation Program (RRP)	Provide assistance for the rehabilitation of four rental housing units as federal funding is available and applications are received.	Ongoing	Fresno County did not provide any Rental Rehabilitation Program loans for housing rehabilitation projects in the unincorporated area during 2019. The County continues to market the Rental Rehabilitation Program to eligible rental property owners.
Relevant Policies: 3.2, 4.1			

14.Code Enforcement	The Department of Public Works and Planning is responsible for the enforcement of County Zoning Ordinance and Building Code violations and applicable State codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.	Ongoing	One of the main goals of the Code Enforcement Program is to bring to the attention of residential owners any existing Ordinance or Code Violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.
14.Code Enforcement	Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.	Ongoing	The County continues to enforce zoning and building codes to ensure compliance with land use regulations and building codes. The County continues to enforce property maintenance standards and to abate substandard structures.
Relevant Policies: 1.8, 2.5, 3.1, 3.2, 3.3, 3.4, 3.5, 4.1			
15. Homebuyer Assistance Program (HAP)	This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent Area Median Income (AMI) in unincorporated Fresno County and participating cities are eligible for this program.	Ongoing	The County did not provide any HAP loans in 2019. The County continues to market HAP to eligible first-time homebuyers, and works closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants.

15. Homebuyer Assistance Program (HAP)	Provide assistance to income eligible households to purchase a home in the unincorporated areas as federal funding is available and applications are received.	Ongoing	The County did not provide any HAP loans in 2019. The County continues to market HAP to eligible first-time homebuyers, and works closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants.
Relevant Policy: 2.8			
16. First-Time Homebuyer Resources	Fresno County residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA): Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns. CalPLUS Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance. CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.	Ongoing	The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, as well as through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. During meetings with lenders and community groups, other non-County sources of available financing are also discussed. The County continues to review funding resources available from the State and Federal government to pursue as appropriate to provide homebuyer assistance.

16. First-Time Homebuyer Resources	Promote available homebuyer resources on County website and public counters by 2016.	Ongoing	The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, as well as through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. During meetings with lenders and community groups, other non-County sources of available financing are also discussed. The County continues to review funding resources available from the State and Federal government to pursue as appropriate to provide homebuyer assistance.
16. First-Time Homebuyer Resources	Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	Ongoing	The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, as well as through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. During meetings with lenders and community groups, other non-County sources of available financing are also discussed. The County continues to review funding resources available from the State and Federal government to pursue as appropriate to provide homebuyer assistance.
Relevant Policy: 2.8			
17. Housing Choice Voucher Rental Assistance	The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) in offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly, but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.

17. Housing Choice Voucher Rental Assistance	Continue to support and encourage the provision of vouchers to qualifying Fresno County households.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) in offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly, but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.
17. Housing Choice Voucher Rental Assistance	Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) in offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly, but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.
17. Housing Choice Voucher Rental Assistance	Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) in offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly, but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.
Relevant Policy: 2.2			
18. Energy Conservation	Continue to promote and implement the County's Go Green initiatives.	Ongoing	The County makes every effort to incorporate "green building" and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to promote physical activities and improve air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.

18. Energy Conservation	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.	Ongoing	The County makes every effort to incorporate "green building" and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to promote physical activities and improve air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.
18. Energy Conservation	Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.	Ongoing	The County makes every effort to incorporate "green building" and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to promote physical activities and improve air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.
18. Energy Conservation	Continue to incorporate conservation measures in housing rehabilitation programs.	Ongoing	The County makes every effort to incorporate "green building" and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to promote physical activities and improve air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.
18. Energy Conservation	Expedite review and approval of residential alternative energy devices.	Ongoing	The County has expedited review and approval of residential alternative energy devices.
Relevant Policies: 6.1, 6.2, 6.3			

<p>19.Fair Housing</p>	<p>Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.</p>	<p>Ongoing</p>	<p>Fresno County focuses available resources toward mitigating obstacles through its affordable housing programs and services. Information on fair housing rights and responsibilities is available at public counters, and is provided during outreach efforts around the County. During 2019, three outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and the community at large. No complaints were received regarding fair housing during 2019. The County provides fliers, referrals and education to the residents of Fresno County utilizing various vehicles. The County continues to provide information to the County libraries, Community Services District offices, partner cities, and at public counters throughout various County offices. The County also mailed over 9,114 fliers in 2019 to various residents throughout the County and its partner cities. The County held 18 community meetings and 31 outreach activities in 2019 and discussed what are specific impediments to fair house those communities are experiencing and the Fair Housing needs of Fresno County.</p>
<p>19.Fair Housing</p>	<p>Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large. Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016. Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies. Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).</p>	<p>Ongoing</p>	<p>Fresno County focuses available resources toward mitigating obstacles through its affordable housing programs and services. Information on fair housing rights and responsibilities is available at public counters, and is provided during outreach efforts around the County. During 2019, three outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and the community at large. No complaints were received regarding fair housing during 2019. The County provides fliers, referrals and education to the residents of Fresno County utilizing various vehicles. The County continues to provide information to the County libraries, Community Services District offices, partner cities, and at public counters throughout various County offices. The County also mailed over 9,114 fliers in 2019 to various residents throughout the County and its partner cities. The County held 18 community meetings and 31 outreach activities in 2019 and discussed what are specific impediments to fair house those communities are experiencing and the Fair Housing needs of Fresno County.</p>
<p>Relevant Policies: 5.1, 5.2</p>			
<p style="text-align: center;">General Comments:</p>			

Jurisdiction	Fresno County Unincorporated
Reporting Period	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity			3	3					
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income			3	3					

Jurisdiction	Fresno County Unincorporated
Reporting Period	2019 (Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	no County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	20
Low	Deed Restricted	0
	Non-Deed Restricted	40
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		56
Total Units		136

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	129
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	136
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas