

**Proposed Amendment to  
Section E – Non-Agricultural Rural  
Development (pg. 2-32)  
of the Agriculture and Land Use  
Element, 2000 Fresno County  
General Plan Policy Document**

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

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

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

### **Planned Rural Community**

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

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

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

### **Disadvantaged Unincorporated Communities – SB 244**

SB 244 (Wolk, 2011) required cities and counties to address infrastructure and service needs of unincorporated disadvantaged communities within their general plans. SB 244 defines an unincorporated disadvantaged community as a place that contains 10 or more dwelling units in close proximity to one another; is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years (legacy community); and has a median household income that is 80 percent or less than the statewide median household income.

SB 244 further required that the general plan land use element be updated to: (1) identify unincorporated disadvantaged communities; (2) analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection deficiencies and needs; and (3) identify financial funding alternatives for the extension of services to identified communities.

The County conducted an SB 244 analysis which identified 36 unincorporated legacy communities based on meeting specified criteria. The analysis methodology, community descriptions, and discussion of community infrastructure, and potential infrastructure deficiencies, are attached as Appendix B-2 to this document.