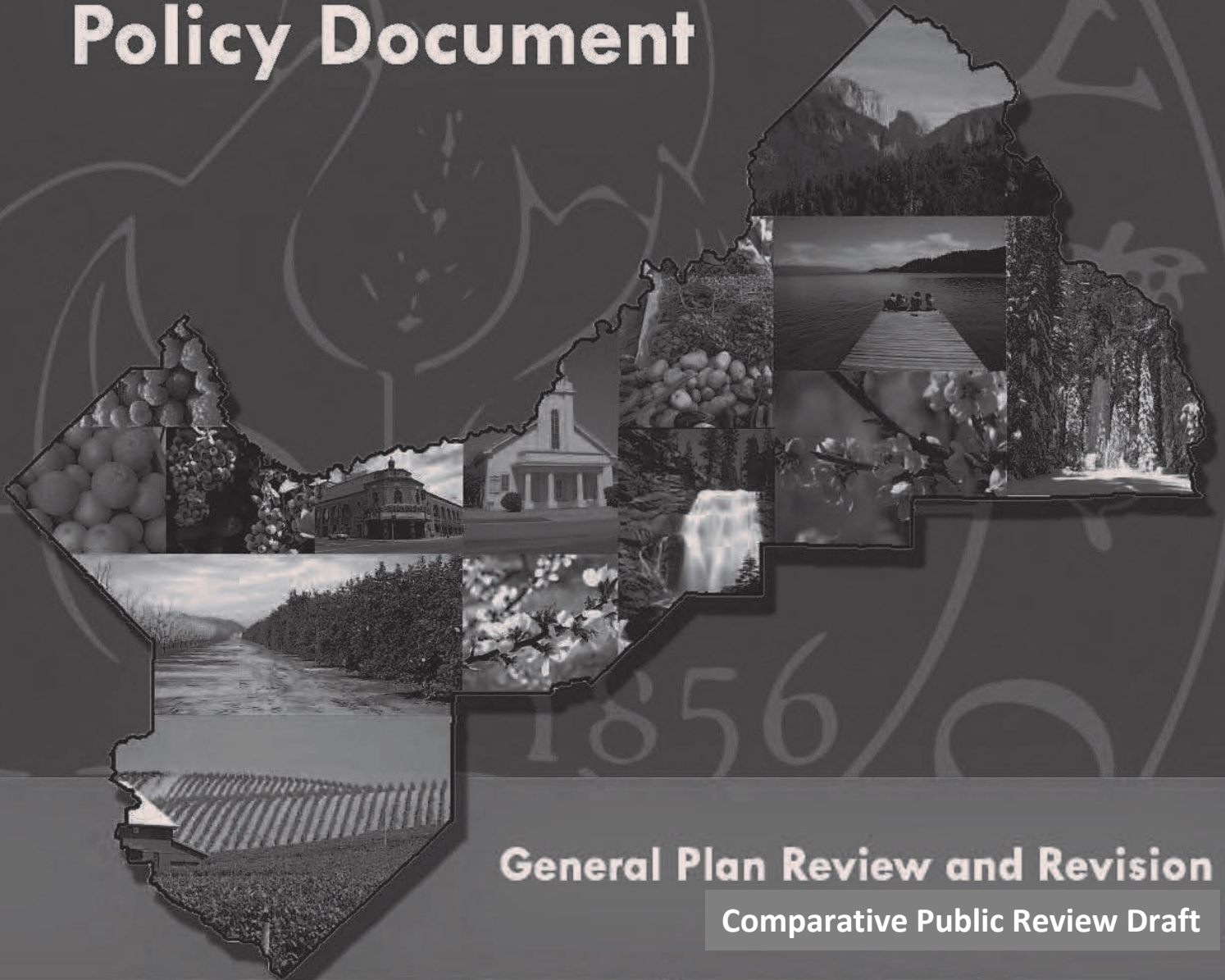


Fresno County

General Plan

Policy Document



General Plan Review and Revision

Comparative Public Review Draft

October 2000 / July 2021



FRESNO COUNTY GENERAL PLAN

COMPREHENSIVE GENERAL PLAN REVIEW AND REVISION

PUBLIC REVIEW DRAFT

~~OCTOBER 2000~~ JULY 2021



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



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FRESNO COUNTY GENERAL PLAN



FRESNO COUNTY GENERAL PLAN

TABLE OF CONTENTS

PART 1 INTRODUCTION TO THE GENERAL PLAN	
Vision Statement.....	
Themes.....	
General Plan Organization.....	
Nature, Content, and Purpose of the General Plan.....	
How to Use the General Plan.....	
<u>How this General Plan was Prepared.....</u>	
PART 2 GOALS AND POLICIES	
Economic Development Element.....	
Agriculture and Land Use Element.....	
Transportation and Circulation Element.....	
Public Facilities and Services Element.....	
Open Space and Conservation Element.....	
Health and Safety Element.....	
<u>Environmental Justice Element.....</u>	
Housing Element.....	<i>(Not part of this review)</i>
PART 3 ADMINISTRATION AND IMPLEMENTATION	
Economic Development Implementation Programs	
Agriculture and Land Use Implementation Programs	
Transportation and Circulation Implementation Programs.....	
Public Facilities and Services Implementation Programs.....	
Open Space and Conservation Implementation Programs.....	
Health and Safety Implementation Programs	
Environmental Justice Programs.....	
Housing Implementation Programs	<i>(Not part of this review)</i>
APPENDIX A: GENERAL PLAN GLOSSARY.....	A-1
APPENDIX B: GENERAL PLAN AMENDMENTS	B-1



FRESNO COUNTY GENERAL PLAN

LIST OF FIGURES

	PAGE
Figure 1	Planning Areas 7
Figure LU-1a	Countywide Land Use Diagram..... 17
Figure LU-1b	Open Space 19
Figure LU-1c	Rural Residential..... 21
Figure LU-1d	Northeast FCMA Land Use Diagram 23
Figure LU-1e	Rural Settlement Areas 25
Figure LU-2	San Joaquin River Corridor Overlay..... 52
Figure LU-3	Westside Freeway Corridor Overlay..... 56
Figure LU-3a-f	Westside Freeway Interchanges..... 58
Figure LU-4	Reno Road / Willow Bluff Five-Acre Rural Residential Designation 67
Figure LU-5	Golden State Industrial Corridor..... 75
Figure LU-5	Proposed Friant-Millerton Regional Plan Boundary..... 90
Figure TR-1a	Regional Circulation Diagram 95
Figure TR-1b	Fresno Clovis Metropolitan Area Circulation Diagram..... 97
Figure TR-1c	Circulation Diagram..... 99
Figure TR-2	Rural Bikeways Plan..... 110
Figure TR-3	Fresno-Clovis Metropolitan Area Transit Corridors..... 112
Figure OS-1	Scenic Roadways 180
Figure HS-1	Land Use Compatibility for Community Noise Environments..... 199
Figure EJ-1	CalEnviroScreen 3.0 Percentile Scores..... 204
Figure EJ-2	Aggregate Pollution and Population Characteristics..... 205
Figure EJ-3	Pollution Burden 206
Figure EJ-4	Population Characteristics..... 207
Figure EJ-5	SB 535 Disadvantaged Communities..... 210

LIST OF TABLES

PAGE

<u>Table LU-1</u>	<u>Land Use Designations and Development Intensity Standards 1</u>
-------------------	--



FRESNO COUNTY GENERAL PLAN

<u>Table TR-1</u>	<u>General Roadway Standards for New Development by Functional Class</u>
<u>Table OS-1</u>	<u>Oil and Gas Development Matrix</u>
<u>Table OS-2</u>	<u>Fresno County Conceptual Recreational Trail List</u>
<u>Table HS-1</u>	<u>Policies in Other Elements Addressing Adaption and Resiliency</u>
<u>Table EJ-1</u>	<u>Disadvantaged Places Identified by CalEPA.....</u>

PART 1

INTRODUCTION TO THE GENERAL PLAN

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

VISION STATEMENT

This General Plan sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County ~~for the period 2000 to 2020~~ through the plan horizon year of 2040 and beyond. This plan carries forward major policies that have been in place since the mid-1970s, but expands and strengthens them to meet the challenges of the 21st century.

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

THEMES

ECONOMIC DEVELOPMENT

The plan seeks to promote job growth and reduce unemployment through the enhancement and expansion of its ~~traditional~~ agricultural economic base ~~and through the diversification of its economic base, and expanding such business clusters as information technology, industrial machinery, and tourism plus facilitate business parks that include manufacturing, processing and distribution.~~

AGRICULTURAL LAND PROTECTION

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



FRESNO COUNTY GENERAL PLAN

GROWTH ACCOMMODATION

The plan is designed to accommodate population growth through the year ~~2020-2040~~ consistent with the California Department of Finance projection of 1.13 million by ~~2020-2040~~ (November 1998). This represents an additional population of approximately ~~344,000~~ 358,000 (see Appendix A).

URBAN-CENTERED GROWTH

The plan promotes compact growth by directing most new urban development to incorporated cities and existing unincorporated urban communities ~~that already have the where public facilities and~~ infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan to accommodate such growth. This plan assumes over 93 percent of new population growth and new job growth will occur within incorporated city spheres of influence and ~~seven~~ 7 percent would occur in unincorporated areas (see Appendix A). Accordingly, this plan prohibits designation of new areas as Planned Rural Community and restricts the designation of new areas for rural residential development while allowing for the orderly development of existing rural residential areas.

Fresno County recognizes, however, that because of state-mandated directives, including the Regional Housing Needs Allocation, the County may be forced to consider approval of urban development in areas that are not currently planned for such uses. Careful consideration and Board policy direction will be necessary if Fresno County needs to designate new areas for urban development.

EFFICIENT AND FUNCTIONAL LAND USE PATTERNS

The plan promotes compact, mixed-use, and pedestrian- and transit-oriented development within city spheres as well as in the county's unincorporated communities.

SERVICE EFFICIENCY

The plan provides for the orderly and efficient extension of infrastructure such as roadways, water, wastewater, drainage, and expansion services to support the county's economic development goals and to facilitate compact growth patterns. The plan supports development of a multi-modal transportation system that meets community economic and freight mobility needs, improves air quality, and shifts travel away from single-occupant automobiles to less polluting transportation modes.

RECREATIONAL DEVELOPMENT

The plan supports the expansion of existing recreational opportunities and the development of new opportunities, particularly along the San Joaquin and Kings Rivers, in the foothills, and in the Sierras, for the employment of county residents and to increase tourism as part of the county's diversified economic base.

RESOURCE PROTECTION

The plan seeks to protect and promote ~~the~~ careful management of the county's natural resources, such as its soils, water, air quality, minerals, and wildlife and its habitat, to support the county's economic goals and to maintain the county's environmental quality.



FRESNO COUNTY GENERAL PLAN

HEALTH AND SAFETY PROTECTION

The plan seeks to protect county residents and visitors through mitigation of hazards and nuisances such as geological and seismic hazards, flooding, wildland fires, transportation hazards, hazardous materials, noise, and air pollution.

HEALTH AND WELL-BEING

The plan seeks to promote the health and well-being of its residents, recognizing that the built environment affects patterns of living that influence health. The plan seeks to ensure long-term conservation of agricultural lands and environmentally sensitive landscapes; encourage walking and biking and provide linked transit systems; promote greater access to healthy foods and produce, particularly fresh locally-grown produce; and create community centers that provide access to employment, education, business, and recreation.

ENHANCED QUALITY OF LIFE

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

AFFORDABLE HOUSING

The plan seeks to assure the opportunity for adequate and affordable housing for all residents in Fresno County. While directing most new growth to cities, the plan also seeks to provide for the maintenance of existing housing and for new construction in designated areas within the unincorporated area of the county.



FRESNO COUNTY GENERAL PLAN

GENERAL PLAN ORGANIZATION

The Fresno County General Plan consists of multiple documents: the countywide General Plan Background Report, [the Economic Development Strategy](#), the countywide General Plan Policy Document, and over 40 regional, community, and specific plans.

GENERAL PLAN POLICY DOCUMENT

The ~~countywide~~ General Plan Policy Document contains explicit statements of goals, policies, [standards](#), and implementation programs that constitute the formal policy of Fresno County for land use, development, open space protection, and environmental quality.

Each element includes goal statements relating to different aspects of the issues addressed in the element. Under each goal statement, the plan sets out policies that amplify the goal statement. Implementation programs are listed ~~at the end of each section~~ in [Part 3, Administration and Implementation](#), and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the [expected](#) time frame for accomplishing the program.

The Land Use Element also describes the designations appearing on the Land Use Diagram and outlines the legally required standards of density and intensity for these land use designations. The Transportation and Circulation Element describes the proposed circulation system, including a description of the [streetroadway](#) classification system.

The General Plan Policy Document contains three parts and appendices as follows:

Part 1: Introduction to the Policy Document

The Introduction to the General Plan lays out the General Plan vision, themes, and organization; explains what the General Plan is and how to use the Plan; and reviews the process that was used to develop the General Plan. This part is organized as follows:

- Vision
- Themes
- General Plan Organization
- What is a General Plan?
- How to Use the General Plan
- How the General Plan was Prepared

Part 2: Goals and Policies

The ~~seven-eight~~ topical elements of the General Plan set out goals and policies, as follows:

- Economic Development
- [Agriculture and Land Use](#)
- Transportation and Circulation
- Public Facilities and Services
- Open Space and Conservation
- [Health and Safety](#)
- [Environmental Justice](#)
- Housing (Adopted [May 22, 2003](#) [March 15, 2016](#), as a separate document).

INTRODUCTION TO THE GENERAL PLAN 1

Part 3: Administration and Implementation

The Administration and Implementation part of the General Plan contains procedures for maintaining and carrying out the General Plan in a systematic and consistent manner. The Administration and Implementation part of the General Plan is organized as follows:

- Introduction
- General Plan Maintenance and Monitoring
- General Plan Amendments
- General Plan Consistency in Implementation
- Categories of Implementation Actions/Tools
- Specific Implementation Programs

Appendices

- ~~Appendix A: Growth Assumptions~~
- Appendix ~~BA~~: General Plan Glossary
- Appendix ~~CB~~: General Plan Amendments

GENERAL PLAN BACKGROUND REPORT

The General Plan Background Report, which inventories and analyzes existing conditions and trends in Fresno County, provides the formal supporting documentation for General Plan policies. The Background Report is a separately bound document. This report addresses the following ten subject areas:

- Chapter 1: ~~Land Use and Population~~Introduction;
- Chapter 2: ~~Agriculture~~Demographics and Employment;
- Chapter 3: ~~Economic and Fiscal Considerations~~Land Use;
- Chapter 4: ~~Transportation and Circulation~~Housing (see adopted Housing Element);
- Chapter 5: ~~Public Facilities and Services~~Transportation and Mobility;
- Chapter 6: ~~Recreational, Archeological, and Historical Resources~~Public Facilities, and Services, and Infrastructure;
- Chapter 7: Natural Resources;
- Chapter 8: ~~Air Quality~~Hazards and Safety;
- Chapter 9: ~~Safety~~Climate Change; and
- Chapter 10: Noise.



FRESNO COUNTY GENERAL PLAN

REGIONAL, COMMUNITY, AND SPECIFIC PLANS

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

Regional Plans

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

Incorporated Community Plans

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

Unincorporated Community Plans

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

Fresno-Clovis Area Community Plans

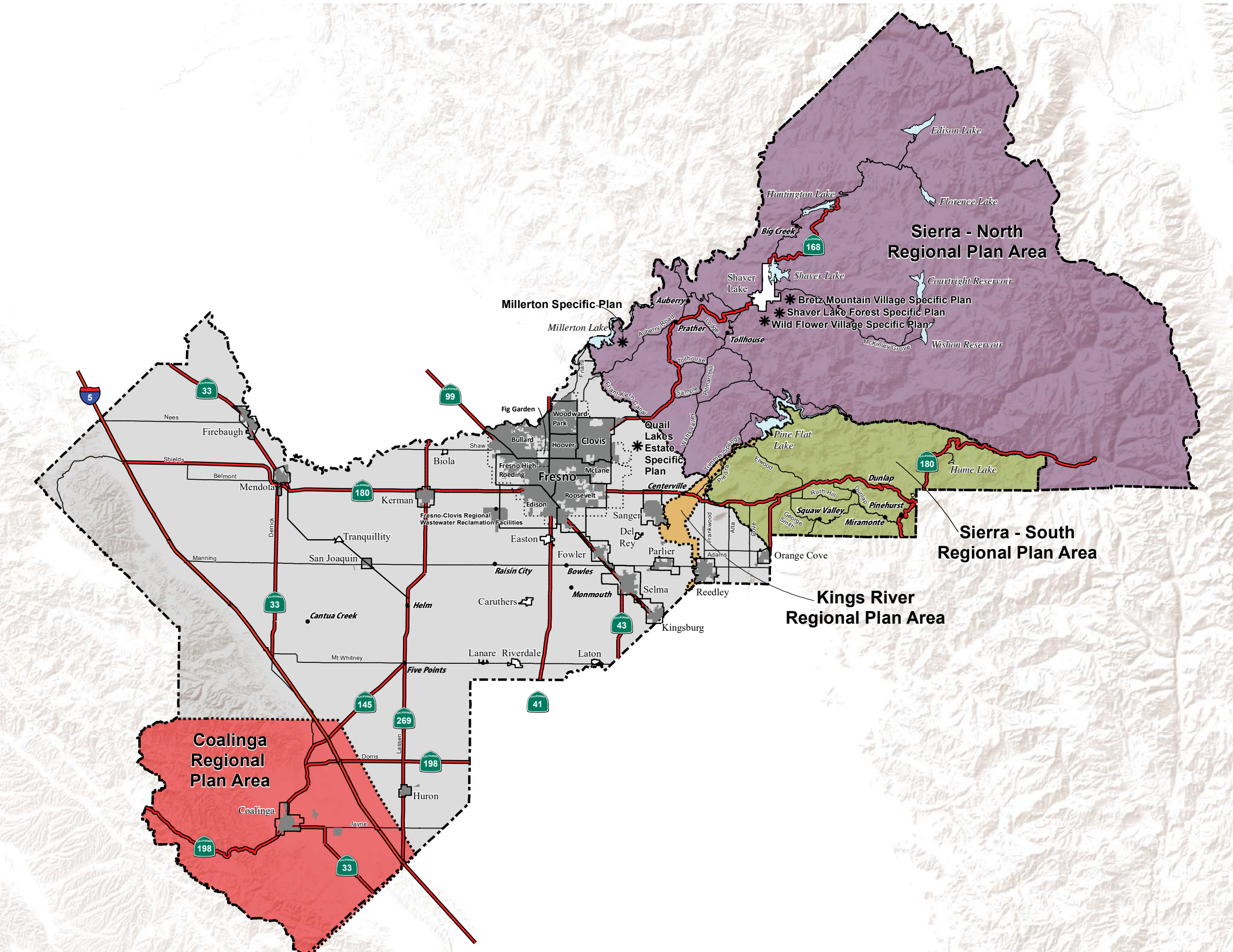
- Bullard Community Plan
- Clovis Community Plan
- Edison Community Plan
- Fig Garden Neighborhood Plan
- Fresno High Roeding Community Plan
- McLane Community Plan
- Roosevelt Community Plan
- Woodward Park Community Plan

Specific Plans



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

INTRODUCTION TO THE GENERAL PLAN **1**

Figure 1 Planning Areas



Community Plan Area
 Regional Plan Boundary
 Fresno/Clovis Sphere of Influence
 Cities
 Kings River Regional Plan Area
 Coalinga Regional Plan Area
 Sierra-North Regional Plan Area
 Sierra-South Regional Plan Area
* Specific Plan


NORTH

 0 4.75 9.5 19
 Miles

Fresno County General Plan

Planning Areas

Figure 1



FRESNO COUNTY GENERAL PLAN

Back of Figure 1 placeholder

NATURE, CONTENT, AND PURPOSE OF THE GENERAL PLAN

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

A general plan has four defining features:

- **General.** As the name implies, a general plan provides general guidance for future land use, transportation, environmental, and resource decisions.
- **Comprehensive.** A general plan addresses a wide range of social, economic, infrastructure, and natural resource topics. These topics include land use, urban development, housing, transportation, public facilities and services, recreation, agriculture, biological resources, and many other issues that impact the community.
- **Long-Range.** A general plan provides guidance on achieving a long-range vision of the future for a city or county. To reach this envisioned future, the general plan includes goals, policies, and implementation programs that address both near-term and long-term needs. General plan time horizons vary, but typically range anywhere from 15 to 25 years into the future.
- **Integrated and Coherent.** The goals, policies, and implementation programs in a general plan present a comprehensive, unified program for development, resource conservation, and other issues that impact the county. A general plan uses a consistent set of assumptions and projections to assess future demands for housing, employment, and public services (e.g., infrastructure). A general plan has a coherent set of policies and implementation programs that enables the public to understand the vision of the general plan, and enables landowners, businesses, and industries to be more certain about how policies will be implemented.
- ~~General plans must be comprehensive both in their geographic coverage and in the range of subjects they cover. General plans must also be long term in perspective. General plan time horizons vary but typically range anywhere from 15 to 25 years into the future.~~

The General Plan Policy Document is organized into separate chapters which are the collection of “elements,” or topical areas, of which nine are mandatory. The nine State-mandated elements are: land use, circulation, housing, conservation, open space, noise, safety, environmental justice, and air quality. Jurisdictions may include other elements that address issues of particular local concern, such as economic development or public facilities and services. While the State requires the general plan to cover the requirements of the nine State-required elements, jurisdictions can organize their general plan anyway they choose, as long as the required topics are addressed. Table 1-1 shows how the elements of the Fresno County 2040 General Plan are organized to meet the requirements of State law. Every general plan in California must address seven topics or “elements.” The importance of each of the required topics will, of course, vary from community to community. Following are brief descriptions of what State law requires be addressed in each of the seven elements:

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



FRESNO COUNTY GENERAL PLAN

~~has been prepared specifically to comply with (and as adopted does comply with) State general plan requirements (Government Code Section 65300 et seq.) and related State mandates.~~

INTRODUCTION TO THE GENERAL PLAN



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

**TABLE 1-1
REQUIRED ELEMENTS**

Fresno County General Plan Elements	General Plan Elements Required by State Law									
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Air Quality	Environmental Justice	Optional
Economic Development	x									x
Agriculture and Land Use and Agriculture	x				x				x	
Transportation and Circulation		x						x		
Public Facilities and Services	x	x								x
Open Space and Conservation				x	x					
Health and Safety						x	x	x		
Environmental Justice									x	
Housing			x							

The Fresno County General Plan Policy Document is organized into the following eight elements under Part 2 of this document. The following provides a brief description of each element. The acronym following each element's name represents the letters used to refer to the goals and policies under that element.

The **Land Use Element (LU)** designates the general distribution and intensity of all uses of the land in the community. This includes residential uses, commercial uses, industrial uses, public facilities, and open space, among others.

The **Transportation and Circulation Element (TR)** identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail and transit, and airports, and other public utilities.

The **Public Facilities and Services Element (PF)** guides decision-making concerning public and private infrastructure, utilities, and services within the unincorporate county areas.

The **Open Space and Conservation Element (OS)** focuses on conserving the county's natural and open space environment for present and future residents and visitors, and maintains the natural beauty and diversity of the county.



FRESNO COUNTY GENERAL PLAN

The Health and Safety Element (HS) establishes a policy framework for protecting people and property from unreasonable risks from natural disasters, crime, noise, air quality, and other events. It also focuses on disaster and emergency response.

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

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

~~The Conservation Element addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.~~

~~Overlapping the Conservation and Safety Elements, the Open Space Element details plans and measures for preserving open space for: protection of natural resources such as wildlife habitat; the managed production of resources such as agricultural and timber land; outdoor recreation such as parks, trails, and scenic vistas; and public health and safety such as areas subject to geologic hazards, flooding, and fires.~~

~~The Noise Element identifies and appraises noise problems and includes policies to protect the community from excessive noise.~~

~~The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.~~

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

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

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

PURPOSES OF THIS GENERAL PLAN

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

- Establishing within County government a framework for analyzing local and regional conditions and needs in order to respond effectively to the problems and opportunities facing Fresno County;
- Identifying Fresno County's economic, environmental, and social goals;
- Recording the County government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;

INTRODUCTION TO THE GENERAL PLAN 1

- Providing Fresno ~~County's~~County citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- Improving the coordination of community development and environmental protection activities among the County, cities, and regional, State, and Federal agencies; and
- Establishing a basis for subsequent planning efforts, such as preparation and updating of community plans, specific plans, ~~redevelopment plans,~~ and special studies to deal with unique problems or areas in the community.



FRESNO COUNTY GENERAL PLAN

IMPLEMENTING THE GENERAL PLAN

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

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

Implementation programs specify the primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frames provided for implementation are general guidelines and may be adjusted based on County staffing and budgetary considerations.

REVISING AND AMENDING THE GENERAL PLAN

A general plan is a long-term document with a planning horizon of 15 to 25 years. For this update, the planning horizon is the year 2040.

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

State law limits general plan amendments to four times per year, but each amendment can include multiple changes. Like the adoption of the general plan itself, general amendments are subject to environmental review, public notice, and hearing requirements, and must not create inconsistencies with other parts of the plan. A complete list of General Plan amendments is maintained provided in Appendix -B.

GENERAL PLAN RELATIONSHIP TO OTHER PLANS AND REGULATIONS

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

Zoning Ordinance

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

Subdivision Ordinance

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

City General Plans

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

Spheres of Influence

Adopted by a Local Agency Formation Commission (LAFCO), a "sphere of influence" is a boundary line surrounding cities and special service districts that defines the area into which the city or district may expand and extend public services. LAFCO is a State-mandated regulatory body that oversees changes in jurisdictional boundaries, which may include annexations, detachments, formations, dissolutions, consolidations, mergers, incorporations, and [disincorporations-disincorporations](#). LAFCO is directed by State law (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) to establish and periodically review the spheres of influence for each agency under its jurisdiction. The Fresno County LAFCO has adopted spheres of influence for all 15 incorporated communities and numerous special districts in the county.



FRESNO COUNTY GENERAL PLAN

City/County Memoranda of Understanding

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

HOW TO USE THE GENERAL PLAN

The County's General Plan is intended for use by all members of the community including residents, businesses, developers, and decision-makers. The organization of the ~~2020~~ General Plan allows users to find topics or sections that interest them and to quickly review County policies, although users should realize that the policies throughout all elements are interrelated and should be examined comprehensively and must be considered together when making planning decisions.

RESIDENTS, BUSINESSES, DEVELOPERS, AND DECISION MAKERS

For Fresno County residents the General Plan identifies the long-range plans and changes that may affect communities and includes the policies the County will use to evaluate development applications. The General Plan describe show the County will attract businesses that provide new jobs that are closely matched to educational skills. The General Plan informs residents how the County plans to improve transportation infrastructure, continue to provide adequate public services, and protect valued agricultural lands, open spaces, and environmental resources.

Cumulatively, the General Plan identifies the actions the County will take to ensure that the county and its communities remain great places to live. For Fresno County businesses and industries, the General Plan outlines the measures the County will take to protect investments and resources and encourage future success. Expectations for the county's business areas are spelled out, while policies ensure that business operations will be compatible with other businesses and nearby residential areas.

For developers within the county, or those moving homes or businesses to the county, the General Plan introduces the community, provides background information, and outlines development regulations. It is important to review all data, maps, policies, and standards throughout the Policy Document, Background Report, and the Fresno County Zoning Ordinance to get a complete perspective on how and where development may take place.

The General Plan is a tool to help County staff, the Planning Commission, other boards and commissions, and the Board of Supervisors make land use and public investment decisions. Future development decisions must be consistent with the General Plan. Finally, the Plan is also intended to help other public agencies, from Caltrans to cities to local school districts, as they contemplate future actions in and around the county.

INTRODUCTION TO THE GENERAL PLAN



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

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

The use of the word “shall” in a policy is an unequivocal directive; the word “should” is a less rigid directive that will be honored in the absence of compelling or countervailing considerations.

The term “decision-making body” refers to the Board of Supervisors, Planning Commission, or County Staff exercising authority over a policy or project matter in accordance with the General Plan or the Ordinance Code of Fresno County.

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

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



FRESNO COUNTY GENERAL PLAN

GOALS AND POLICIES READERS' GUIDE

Each element contains the goals and policies that will be used by the County to guide future land use, development, and environmental protection decisions.

SECTION INTRODUCTION

Provides an overview and discussion of the section and the goals and policies addressed.

SECTION NUMBER/TITLE

Identifies the section of the element.

ELEMENT TITLE

Identifies the element of the General Plan.

PART NUMBER

Identifies the Part of the General Plan Policy Document.

GOALS AND POLICIES 2 TRANSPORTATION AND CIRCULATION

GOALS AND POLICIES

The second major part of the Transportation and Circulation Element sets out goals and policies for streets and highways, transit, transportation systems management, bicycle facilities, rail transportation, and air transportation. Implementation programs related to Transportation and Circulation Element goals and policies can be found in Part 3 of this General Plan.

A. STREETS AND HIGHWAYS

The Fresno County Circulation System is a street and highway plan designed to provide for the safe and efficient movement of people and goods to and within the county and to ensure safe and continuous access to land. Using the State freeways and highways and the County's system of highways as its basic framework, the County Circulation System brings together the circulation plans of the cities and unincorporated communities within the county into a unified, functionally integrated, countywide system that is correlated with the Agriculture and Land Use Element of the General Plan.

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

GOAL TR-A

To plan and provide a unified, multi-modal, coordinated, and cost-efficient countywide street and highway system that ensures the safe, orderly, and efficient movement of people and goods, including travel by walking, bicycle, or transit.

GOAL NUMBERING

Each goal starts with the element acronym and is followed by the letter identifier of the goal.

GOALS

Each goal has one or more policies associated with the goal. A goal states the ultimate purpose of an effort in a way that is general in nature and immeasurable. Each section (topic area) of the plan has only one goal.

TR-A.1 Roadway Design Standards

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

POLICY NUMBERING

Continuing from the goal letter, the policy number is shown as the last number, supporting the goal it follows.

POLICY TITLE

Each policy contains a leading title in bold for a quick reference to the policy text. Policy titles are not part of the policy direction.

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

- a. Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs;
- b. Need for traffic calming measures; and
- c. Environmental constraints that may otherwise entirely preclude road improvement. (RDR/PSP/SO)

Each policy is followed by a set of letters in italics/parenthesis that identifies the type of tool or action the County will use to implement the policy.

TR-A.2 Level of Service

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

POLICIES

Each policy is associated with a specific goal. A policy is a specific statement guiding action and implying clear commitment.

PAGE NUMBER

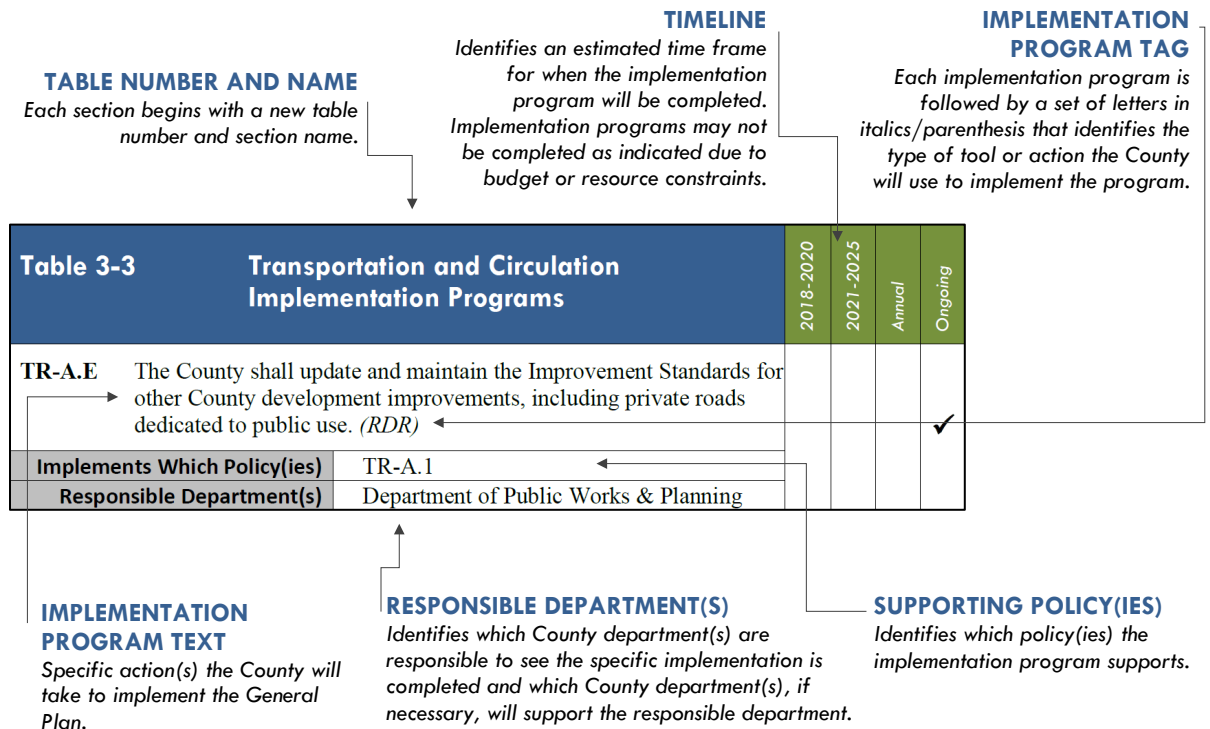
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INTRODUCTION TO THE GENERAL PLAN 1

IMPLEMENTATION PROGRAMS READERS' GUIDE

To help ensure that appropriate actions are taken to implement the General Plan, the Plan includes a set of implementation programs. Implementation programs identify the specific steps to be taken by the County to implement the policies. They may include revisions of current codes and ordinances, plans and capital improvements, programs, financing, and other measures that should be assigned to different County departments after the General Plan is adopted. The types of tools or actions the County can use to carry out its policies and implementation programs generally fall into the eight categories listed below. These are explained in detail in Part 3, Administration and Implementation, along with a list of specific implementation programs.

- Regulation and Development Review (RDR)
- Plans, Strategies, and Programs (PSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- County Services and Operations (SO)
- Inter-governmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)





FRESNO COUNTY GENERAL PLAN

~~HOW THIS GENERAL PLAN WAS PREPARED~~

~~The County last comprehensively revised its General Plan in 2000, although there have been several amendments since that time. The 2000 update effort included updating and expanding all the Fresno County General Plan countywide elements (except for the Housing Element), preparing a countywide Economic Development Strategy, and preparing a program Environmental Impact Report (EIR).~~

~~In 2006 the County embarked on its first review and revision of the 2000 General Plan. This effort is called for in General Plan policy LU H.16, which states that the County will review the 2000 General Plan goals, policies, and implementation programs every five years and revise them as deemed necessary. In addition to staff review, the County solicited input from the public and other agencies and organizations in three focused meetings. Comments on the General Plan were compiled into a report, which was reviewed by the Planning Commission and Board of Supervisors. Following direction from the Board of Supervisors, County staff and the County's Consultants prepared an August 2010 Public Review Revised Draft of the General Plan goals, policies, and programs. The draft was updated based on public review comments and republished in July 2012. The Planning Commission conducted a public hearing on the July 2012 draft and recommended adoption of the draft. The Board of Supervisors conducted a public hearing on the July 2012 draft on December 4, 2012. Based on public comments, the draft was revised once again and published in January 2013. The Board of Supervisors held a public hearing on the revised draft on March 12, 2013. The draft was revised again before the Board's hearing on September 30, 2014.~~

~~In December 2014, the Board directed staff to prepare an Environmental Impact Report on the Draft Revised General Plan. In June 2015, the Board revised previously proposed policy directions and directed staff to prepare a work program for the expanded General Plan review effort. In November 2015, the Board approved the General Plan Review and Revision work program.~~

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

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

~~The 1996–2000 General Plan Update Program included the following major steps:~~

~~FOCUS GROUPS~~

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

~~DRAFT GENERAL PLAN BACKGROUND REPORT~~

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

~~ECONOMIC AND GROWTH SCENARIOS~~

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

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

~~After holding three public hearings, the Planning Commission recommended that the Fresno County Board of Supervisors pursue a combination of three economic scenarios. Under this blend of scenarios: (1) agriculture would continue to be strengthened, emphasizing the production of higher value crops; (2) value-added agriculture would be pursued to extend the role of farming into such areas as food processing; and (3) the county's economy would be further diversified with the expansion of such industries as information processing, metal working, and machinery operations. The Commission also adopted a number of recommendations based upon issues identified in the public hearings. Commission recommendations were forwarded to the Board of Supervisors in June 1998.~~

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

~~ECONOMIC DEVELOPMENT STRATEGY~~

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

~~GENERAL PLAN AND EIR REVIEW~~

~~The Draft General Plan Policy Document was published in January 2000 and released for public review. The Draft EIR for the plan was published in February 2000 and released for public review. Following the release of these documents, the County held open houses and conducted public hearings on the Draft General Plan and Draft EIR. After consideration of public input, the Planning Commission in May made~~



FRESNO COUNTY GENERAL PLAN

~~recommendations to the Board of Supervisors for modifications to the draft plan. After conducting additional hearings and considering the recommendations of the Planning Commission, the Board of Supervisors in June directed County Staff and Consultants to make revisions to the General Plan Update documents. Following review of revised General Plan Update documents, the Planning Commission on September 7, 2000, made its final recommendations on the General Plan and Economic Development Strategy. In turn, the Board of Supervisors on October 3, 2000, adopted the General Plan and Economic Development Strategy, certified the Final EIR, and accepted the Fiscal and Financial Analysis.~~



FRESNO COUNTY GENERAL PLAN

PART 2 GOALS AND POLICIES

INTRODUCTION

The Goals and Policies are the heart of the General Plan. The goals and policies are organized in seven elements: Economic Development, Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services, Open Space and Conservation, Health and Safety, Environmental Justice, and Housing (adopted May 22, 2003 March 15, 2016, as a separate document).

The goals and policies flow from the Vision Statement and Themes and address a broad range of topics required by State law and those that address unique local concerns. Implementation programs related to the goals and policies can be found in Part 3, Administration and Implementation. Goals, policies, and implementation programs contained in regional, community, and specific plans are more geographically specific and should be reviewed along with the General Plan goals and policies.

It should be noted that the abbreviations following each policy refer to the type of tools or actions the County can use to carry out the policies. These eight types of tools and actions are listed below and explained in detail in Part 3, Administration and Implementation.

- Regulation and Development Review (RDR)
- Plans, Strategies, and Programs (PSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- County Services and Operations (SO)
- Inter-governmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)



FRESNO COUNTY GENERAL PLAN

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FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES ECONOMIC DEVELOPMENT ELEMENT

~~During~~Entering the ~~second half of the 20th~~21st Century, Fresno County's economy has been driven by agriculture and ~~residential development. For most of this period,~~construction. For decades Fresno County has ~~been one of~~had the largest agricultural ~~output~~production ~~producing counties of any county~~ in the United States. Despite this success, Fresno County's unemployment rate has remained ~~among the highest in California~~ high and the county's average wage levels ~~have been low, while above the state minimum wage, still remain low.~~

To address these ~~chronic problems~~ issues, Fresno County is taking a leadership role in promoting economic development. The long- and short-term objective of the County is to work with cities, the private sector, and other organizations to ~~create good~~retain and expand existing businesses, encourage the development of value-added businesses, attract new industry, improve the skill of the workforce, and facilitate the creation of higher-paying jobs at a faster rate than population growth to ~~bring~~elevate Fresno County ~~in line with the rest of California in terms of employment~~County's employment rates and wage levels.

The Economic Development Element ~~is divided~~sets out goals and policies organized into three sections: Job Creation, Economic Base Diversification, and Labor Force Preparedness. Specific implementation programs related to Economic Development Element goals and policies can be found in Part 3 of this General Plan.



FRESNO COUNTY GENERAL PLAN

A. JOB CREATION

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

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

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

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

GOAL ED-A	To increase job creation through regional leadership, agricultural productivity, and <u>development and expansion</u> of high-value-added processing firms, <u>manufacturing and distribution, and vocational educational opportunities</u> .
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ECONOMIC DEVELOPMENT PLANNING AND MANAGEMENT

ED-A.1 Economic Development Leadership

The County shall provide countywide ~~and regional~~ leadership in economic development and coordination of economic development resources. *(RDR/IGC)*

ED-A.2 Economic Planning Coordination

The County shall allocate staff resources to economic planning ~~within for the~~ County ~~government~~ and to ~~coordinating~~ coordinate the related efforts of the cities and regional organizations. *(SO/IGC)*

ED-A.3 Economic Development Action Teams

The County shall support and staff an Economic Development Action Team (EDAT) with the following composition:

- a. Two members of the Board of Supervisors: The Chairman or another Supervisor designated by the Chairman and the Supervisor whose district includes the city(ies) that the EDAT is working with at a given time.
- b. County departments (County Administrative Officer and Public Works and Planning Director).
- a-c. City representatives (Mayor, Council President, and City Manager for the City of Fresno and mayor and city manager for the city(ies) involved in the project. The County shall support use support and staff an, as needed, an Economic Development Action Team Teams (EDAT) composed of two Board of Supervisors (Chairman or

GOALS AND POLICIES **2**

ECONOMIC DEVELOPMENT

~~another Supervisor designated by the Chairman, and other position will rotate to the Supervisor whose district includes the City(ies) that the EDAT is working with at a given time). County departments (County Administrative Officer and Public Works and Planning Director), including the Agricultural Commissioner, city representatives, (Mayor, Council President and City Manager for the City of Fresno and Mayor and City Manager for the City(ies) involved in the project, and regional organizations, and others engaged in the various facets of economic development in the county. (PSP/IGC)~~



FRESNO COUNTY GENERAL PLAN

ED-A.4 Economic Development Strategy

The County shall maintain, monitor, and ~~periodically~~ update, as needed from time to time, an Economic Development Strategy, which shall be used as an operational guide to implementing the economic development goals, policies, and programs of the General Plan, as well as fulfilling Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS). (PSP/SO)

~~ED-A.5~~

~~The County shall work with the cities and regional agencies to develop a resource allocation program that efficiently and equitably distributes the cost and benefits of economic development to local government jurisdictions in the county. The program should include a countywide capital improvement plan.~~

ED-A.65 Economic Development Cooperation and Assistance

The County shall cooperate with and assist ~~the Fresno Economic Development Corporation (EDC), the cities, and economic development organizations such as the I-5 Business Development Corridor and Five Cities Consortium~~ with their efforts to foster economic development consistent with the countywide strategy. Such assistance may involve joint sponsorship of funding applications, planning and development of regional infrastructure, coordinated marketing efforts and responses to site location requests, and other activities. (PSP/FB/IGC)

ED-A.67 Value-added Agricultural Facilities

The County ~~shall continue to work cooperatively with cities when locating, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of~~ locate value-added agricultural processing facilities in proximity to cities sphere of influence in unincorporated areas that are compatible with an agricultural setting. (RDR)

ED-A.87 Locating New Industries Industrial Sites

The County shall encourage the location of new and expanding industry within Fresno County cities, and unincorporated communities. The County ~~, in cooperation with the cities,~~ will ~~shall~~ identify circumstances and criteria for locating new industrial locations and uses in ~~other~~ the unincorporated areas consistent with the County's cities' economic development strategies. Initial focus of potential new or redeveloped industrial areas shall include Malaga, Calwa, and the Golden State Industrial Corridor. and taking into account opportunities comparative advantages offered by variations in local environmental conditions. such locations. (RDR/IGC)

ED-A.98 Business Retention and Expansion Programs

The County shall support and participate in ~~regional~~ business retention and expansion programs, ~~such as the Rapid Response program, and offer any available services to ensure that County services efforts are accessible made to~~ retain businesses in need. need. the county and to accommodate their expansion to the extent possible. (PSP/IGC)

~~ED-A.10~~

~~The County shall coordinate the integration of capital resources into a seamless delivery system.~~

~~ED-A.119 Fiscal Impact Review~~

~~The County shall routinely review the economic impacts of all policy and, budgetary, and discretionary project decisions. that are deemed to have a significant impact on the local economy. The analysis shall be included in the staff reports to the Board of Supervisors. To that end, staff reports for all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies shall include an analysis of economic impacts along with fiscal impacts.~~ (RDR/SO)

GOALS AND POLICIES **2**

ECONOMIC DEVELOPMENT

AGRICULTURAL LAND PRODUCTIVITY

ED-A.12109 Higher-value Specialty Crops

The County shall support and encourage trends in agricultural production that shift suitable land into higher-value specialty crops that can support a more diverse processing sector with higher paying and more steady employment opportunities. (RDR)

~~ED-A.13—~~

~~The County shall assist agricultural agencies and marketing cooperatives to research global and domestic markets for high-value crops.~~

~~ED-A.14—~~

~~The County shall encourage and, where appropriate, assist the Economic Development Corporation to develop new markets for Fresno County farm produce.~~

ED-A.15110 Crop Shift Assistance

The County shall support efforts of the UC Cooperative Extension, the Agricultural Commissioner, State and Federal agencies, universities, and other entities to provide technical assistance ~~to farmers and research to support agricultural producers and processors~~ attempting to shift to higher-value and drought-resistant crops in order to maintain Fresno County as a center for agricultural innovation, entrepreneurship, research, and development. (PSR/IGC)

ED-A.161211 -General Plan Implementation

The County shall implement General Plan land use policies and programs to conserve agricultural land, ~~and to promote improved soil productivity.~~ (See Section LU-A, Agriculture) (RDR)

ED-A.132 Farm-to-Market

The County shall promote Fresno County agriculture as a source of healthy, local produce by supporting the sale of local agricultural products direct from farms and in local stores and supporting the establishment of farmers markets, especially those that accept food stamps and other forms of financial aid. (RDR/PSP)

ED-A.171413 Agricultural Workforce Training Programs

The County shall ensure that regional workforce training programs ~~funded by the Workforce Development Board~~ include modules that address ~~specialized crop care practices needed to implement a continuing shift to higher value crops~~ the needs of agribusiness. (PSP)

~~ED-A.18—~~

~~The County shall determine if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County shall assist agencies to access additional funds or redirect existing funds to meet this need.~~

~~ED-A.19—~~

~~The County shall actively develop, adopt, and implement measures to ensure an adequate water supply for municipal and industrial use and agricultural production. The County shall explore and implement where feasible innovative new arrangements for providing additional water. (See Section PF-C, Water Supply and Delivery)~~



FRESNO COUNTY GENERAL PLAN

HIGH-VALUE-ADDED AGRICULTURE

ED-A.201514 Accelerated Firm Development

The County shall support accelerated development of high-value-added food ~~processing firms, fiber, and other agricultural product processing firms~~ and, whenever possible, encourage the vertical integration of the growing, processing, packaging, and marketing sectors to develop jobs within Fresno County. (RDR/PSP)

~~ED-A.21~~

~~The County shall collaborate with research institutions and responsible agencies to research global and domestic markets for processed foods capable of production in Fresno County.~~

ED-A.221615 Agricultural Product Marketing

~~Through its funding contracts related to the CalWORKS program, the~~ The County shall support the contract with the Fresno EDC to marketing of Fresno County as a premier location for the production of globally distributed food, fiber, and fiber other agricultural products, and a primary location for food processing facilities. (PSP)

ED-A.231716 Locating Regional Processing Facilities

The County shall encourage processing facilities that obtain raw products regionally rather than just locally, including those which may logically be expected to expand into regional processing facilities, to locate in industrial parks under city jurisdiction or within existing unincorporated communities. (RDR/PSP)

ED-A.241817 Technology Development Programs

Recognizing that certain critical requirements of food, fiber, and other agricultural product processing industries, such as wastewater treatment, solid waste, and food safety may require innovative, regional solutions, the County shall support and encourage technology development programs through collaboration with

research institutions, ~~such as the California Agriculture Technology Institute at CSU Fresno,~~ and other responsible agencies, for use by industries and cities to support the expansion of agricultural industries. (PSP/IGC)

ED-A.251918 Regional and Intermodal Transportation

The County shall ~~work~~ support efforts to improve create and expand regional and intermodal transportation systems ~~to that~~ support increased hauling of raw ~~product~~ products into the county and export of finished goods nationally and globally. (See Transportation and Circulation Element) (RDR/PSP)

B. ECONOMIC BASE DIVERSIFICATION

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

Every year, Fresno County hosts millions of visitors, more than half of ~~which come to recreate whom are leisure travelers.~~ As the county's economy diversifies, demand for increased business travel will increase, with support growth in the ~~need to develop more and better travel sector requiring expansion of~~ accommodations, amenities, and services. Similarly, the county's location as a gateway to

GOALS AND POLICIES 2

ECONOMIC DEVELOPMENT

Yosemite, Kings Canyon, and Sequoia National Parks and ~~the~~ other High Sierra attractions creates the opportunity for recreational ~~and resort~~ development in the foothills that can have a very beneficial impact on the local economy.

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

GOAL ED-B

To diversify the economic base of Fresno County through the expansion of non-agricultural industry clusters and through the development and expansion of businesses providing recreation and visitor services.

ED-B.1 Non-agricultural Industry Expansion

The County shall encourage the expansion of non-agricultural industry clusters such as information technology ~~and fabricated metal components~~, light manufacturing, and health care. (RDR/PSP)

ED-B.2 Non-agricultural Marketing

The County shall ~~ensure, through its CalWORKS contracts, that the Fresno EDC work with various agencies and organizations to~~ actively marketsmarket the county to non-agricultural firms. (IGC)

ED-B.3 Skills and Education Needs

The County shall ensure that training ~~provided through programs and educational institutions address~~ the Workforce Development Board includes skills and education needed by employers infor information technology and non-agricultural industry clusters such as information processing,

water, energy, light manufacturing firms, green industries, and health care. (PSP/IGC)

~~ED-B.4 UC Medical School~~

~~The County shall support the establishment of a University of California Medical School in the San Joaquin Valley and its associated research and training facilities in Fresno County. (IGC)~~

~~ED-B.4~~

~~The County shall provide leadership in the development of countywide telecommunications infrastructure.~~

ED-B.45 High-Speed Rail and Heavy Maintenance and Operations Facility Service

The County shall support the development ~~and of a statewide high-speed rail service through the Central Valley, and the location of the statewide high-speed rail heavy maintenance and operation facilities or maintenance of way facility within Fresno County. If the heavy maintenance and operations facility is located in an unincorporated area of Fresno County, the County shall plan and identify land uses necessary to support and serve the heavy maintenance and operations facility.~~ (See Policy TR-E.6) (RDR/IGC)

ED-B.56 Air Passenger and Freight Service

The County shall collaborate with Fresno Yosemite International Airport and other general aviation air terminals to improve the level of air passenger and freight service to Fresno County. (IGC)

ED-B.67 Higher Learning and Technology

The County shall help facilitate, where possible, the collaboration between institutions of higher learning and local and regional technology firms in order to maintain Fresno County as a center for innovation, entrepreneurship, research, and development. (IGC)

ED-B.78 Cultural and Recreational Amenities

The County shall support efforts to enhance the cultural and recreational amenities available in the



FRESNO COUNTY GENERAL PLAN

county in order to maintain the desired ~~livability~~quality of life for its residents as well as to attract business entrepreneurs from other ~~metropolitan~~ areas in California and throughout the nation and the world. (RDR)

ED-B.89 Access to Technology

The County shall actively support the efforts of new and existing businesses to access and maintain the highest levels of technology available for their operations. (RDR/PSP/JP)

ED-B.10

~~The County shall cooperate with major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to help ensure the availability of capital for non-agricultural businesses.~~

RECREATION AND TOURISM

ED-B.11910 Visitor Serving Businesses

The County shall encourage the development of ~~visitor and expansion of businesses~~ serving ~~attractions and accommodations~~ visitors in unincorporated areas where natural amenities and resources are attractive and would not be diminished by tourist activities. (RDR)

ED-B.121011 River Recreation and Tourism

The County shall ~~actively promote~~encourage the development of the San Joaquin and Kings Rivers for recreational use and as tourist ~~destination~~destinations. (RDR/PSP)

ED-B.1312 Friant Millerton Recreation Corridor

~~The County shall promote the development of the Friant Millerton area as a major recreational corridor that includes area. Development should include camping, water sports, hiking, golf, conference/hotel facilities, and historic attractions. Facilities should include moderately priced multifamily employee housing. (See Policy LU-H.8, Friant Millerton Regional Plan) (RDR)~~

ED-B.141113 Foothill and High Sierra Visitor-Serving Businesses

The County shall encourage ~~additional recreational and visitor serving~~ development of businesses serving visitors in the High Sierra and foothills~~foothill~~ areas such as Shaver Lake~~and~~, Pine Flat, and Squaw Valley. (RDR/PSP)

ED-B.151214 Trails and Bikeways Tourism

The County shall support the enhancement of the county's recreational trails and bikeways and promote the bikeway and trail network as ~~an important~~a component of the county's tourism program. (See Policy TR-D.1) (RDR/PSP)

ED-B.161315 Destination Marketing

The County shall encourage ~~coordination in advertising cooperative marketing~~ by the ~~Visitor and Convention Bureau~~destination marketing organizations and ~~by visitor serving businesses-tourism stakeholders~~. (PSP/IGC)

ED-B.171416 Tourist Transit Initiatives

~~The County shall continue advocating public transit services to Yosemite National Park via Yosemite Area Regional Transportation Strategy (YARTS) and to Sequoia and Kings Canyon National Parks via Sequoia/Kings Canyon Shuttle and participate, when feasible, in future regional transportation initiatives providing public transportation to tourist destinations in the foothill and mountain areas. The County shall coordinate with regional transportation initiatives such as the Yosemite Area Regional Transportation Strategy (YARTS) that encourage strong connections with lodging centers in the foothills and mountain areas. (IGC)~~

ED-B.181517 Gateway Recreation Opportunities

The County shall ~~initiate a planning process to identify~~promote~~include~~ additional recreation opportunities in the coast range foothills and other areas where "gateway opportunities" exist as a component of the County's tourism program. (RDR/PSP)

GOALS AND POLICIES 2

ECONOMIC DEVELOPMENT

ED-B.191618 Tourism Job Creation

The County shall encourage tourism and related job creation through implementation of the open space and recreation goals, policies, and programs of the General Plan. (RDR)

ED-B.201719 Agri-tourism Marketing

The County shall ~~regularly evaluate the promote Fresno County's attractions by using agri-tourism 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.~~ (PSP)

ED-B.211820 Heritage Tourism

The County shall encourage heritage tourism by highlighting Fresno County's historical and cultural resources. (PI)

C. LABOR FORCE PREPAREDNESS

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

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

GOAL ED-C

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

-ED-C.1 Workforce Skills Development

The County shall, through its own programs and through cooperative efforts with other agencies and organizations, support efforts to improve the skills of the county's workforce needed to meet the requirements of Fresno County's new and expanding businesses. (PSP/IGC)

ED-C.2 Student Skills and Career Development

The County shall encourage efforts to prepare students for the 21st century global economy. For example, the school districts in the county ~~should~~ will be encouraged to ~~adopt the School-to-Work program as a model for K-12 education~~ incorporate vocational training and focus on the ~~requirements~~ career and employment skill sets of those clusters and industries targeted for future growth. (RDR/PSP/IGC/JP)



FRESNO COUNTY GENERAL PLAN

ED-C.3 Targeted Employment Training

The County shall assist the community college districts and vocational centers in working with clusters and industries targeted for employment growth to develop and provide specialized training for their employees based on their specifications. *(PSP/IGC/JP)*

ED-C.4 Unemployed Job Readiness Programs

The County shall encourage and support ~~the JOBS 2000 program to~~programs that prepare the hard-to-serve unemployed for job readiness. *(PSP/IGC/JP)*

GOALS AND POLICIES ECONOMIC DEVELOPMENT **2**

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FRESNO COUNTY GENERAL PLAN



FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES AGRICULTURE AND LAND USE ELEMENT

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

- Agriculture
- Westside Rangelands
- River Influence Areas
- Westside Freeway Corridor
- Non-Agricultural Rural Development
- Urban Development Patterns
- Incorporated City, City Fringe Area, and Unincorporated Community Development
- General and Administrative Provisions

Specific implementation programs related to Agriculture and Land Use Element goals and policies can be found in Part 3 of this General Plan.

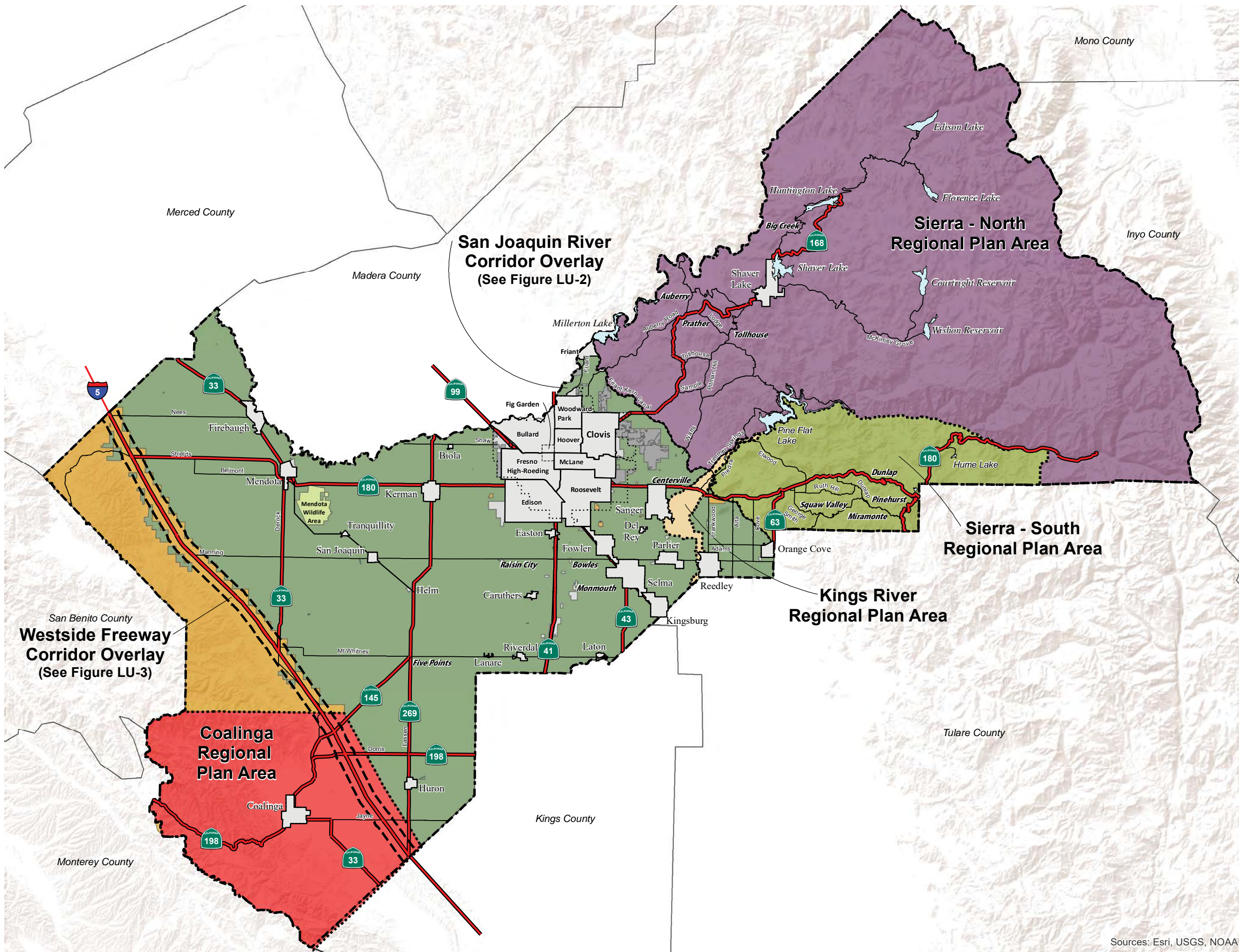
LAND USE DIAGRAM AND STANDARDS

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


GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE


Figure LU-1a Countywide Land Use Diagram



- Community Plan Area
- Regional Plan Boundary
- Fresno/Clovis Sphere of Influence
- Agriculture
- Westside Rangeland
- Open Space
- See Figures LU-1c and LU-1d
- Cities
- Interstate and State Routes
- County Road
- Kings River Regional Plan Area
- Coalinga Regional Plan Area
- Sierra-North Regional Plan Area
- Sierra-South Regional Plan Area



NORTH



0 3.75 7.5 15
Miles

Fresno County General Plan

County Wide Land Use
Diagram

Figure LU-1a

10/13/2016

Sources: Esri, USGS, NOAA



FRESNO COUNTY GENERAL PLAN

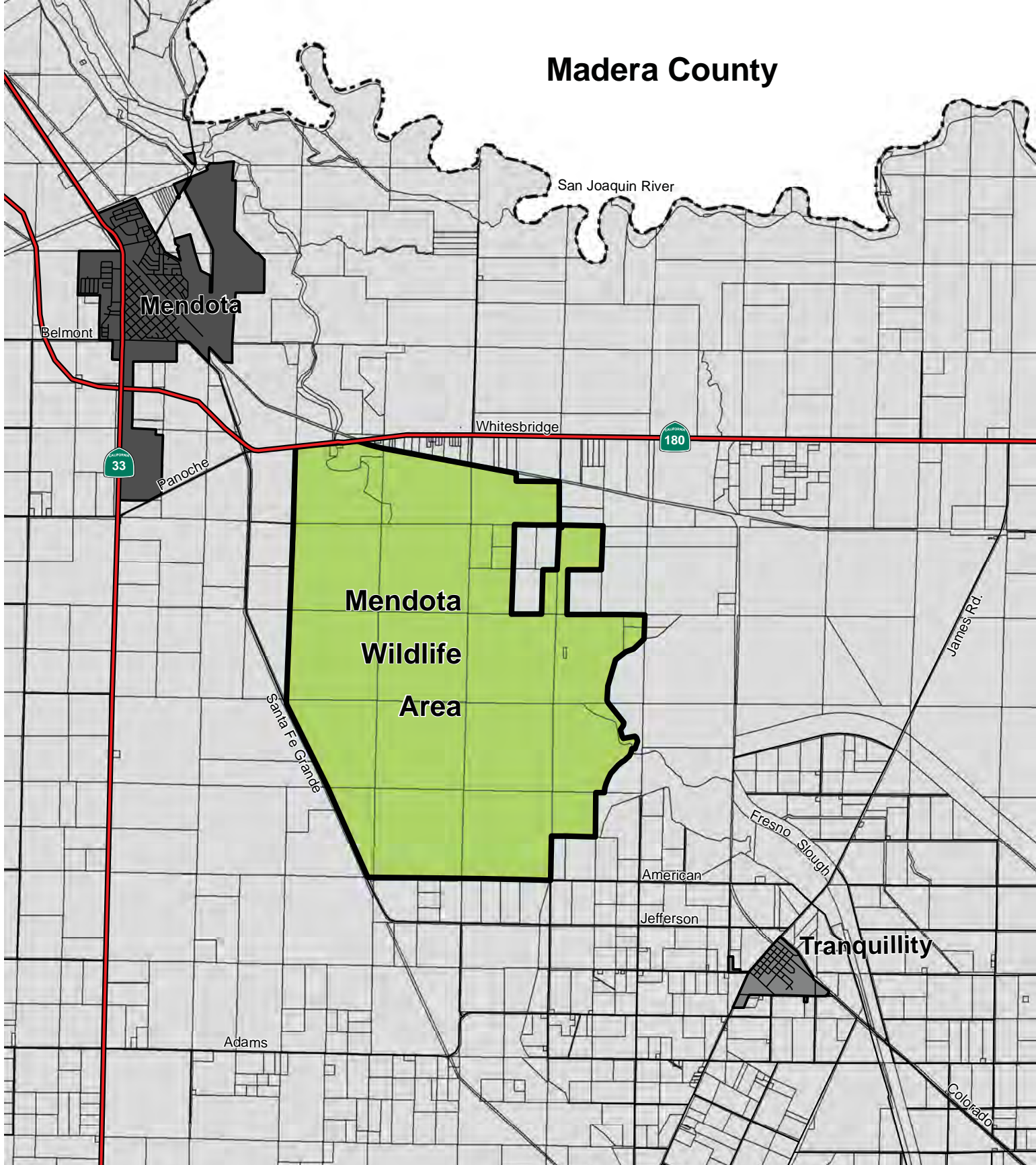
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GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-1b Open Space

Madera County



-  Unincorporated Communities
-  Cities
-  Open Space

Fresno County General Plan

Open Space

Figure LU-1b



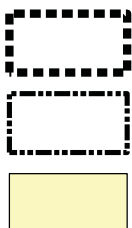
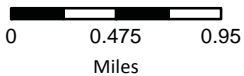
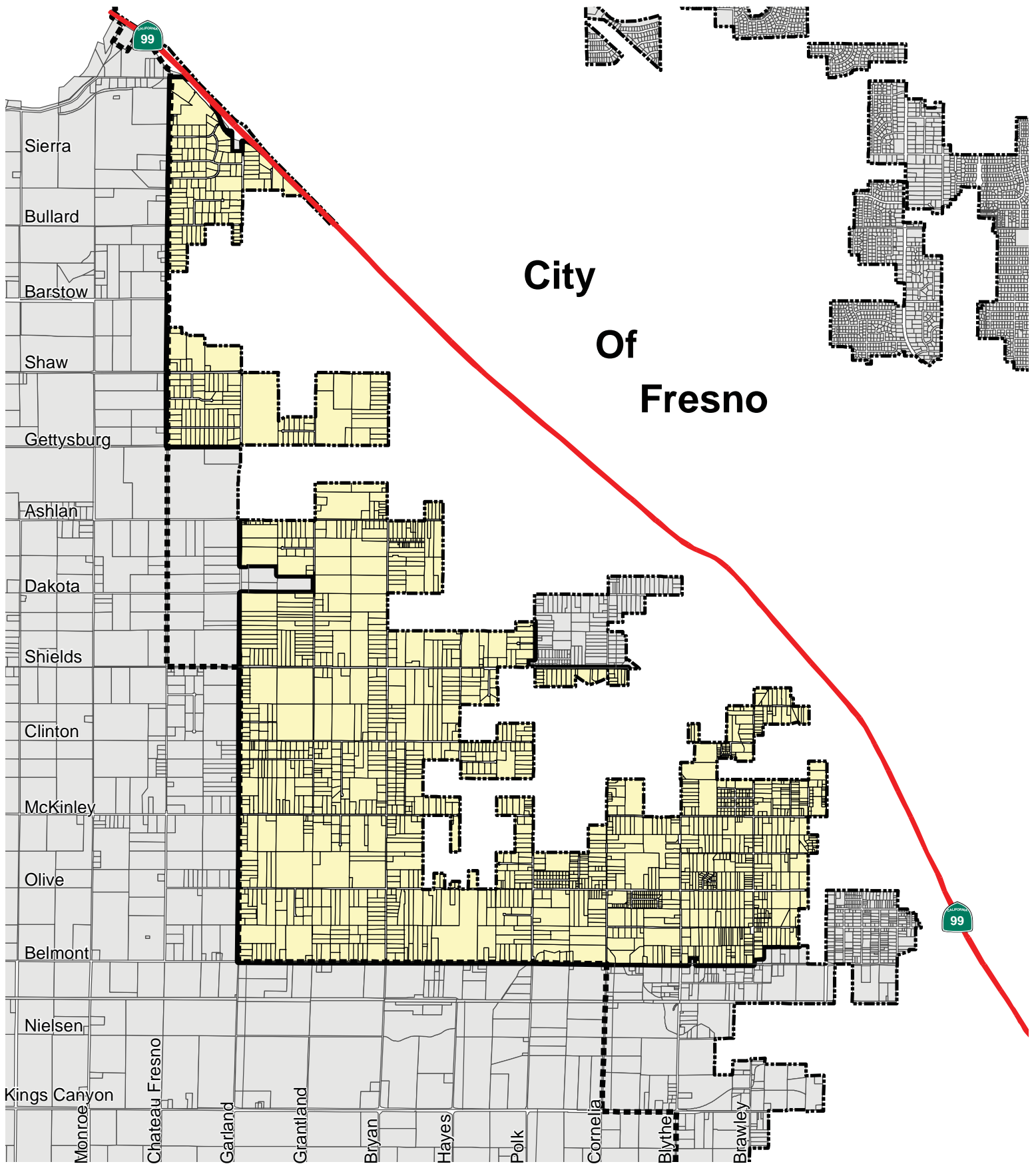
FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-1c Rural Residential



- Fresno Sphere of Influence
- Fresno City Limits
- Rural Residential

Fresno County General Plan

Rural Residential

Figure LU-1c

8/03/2010



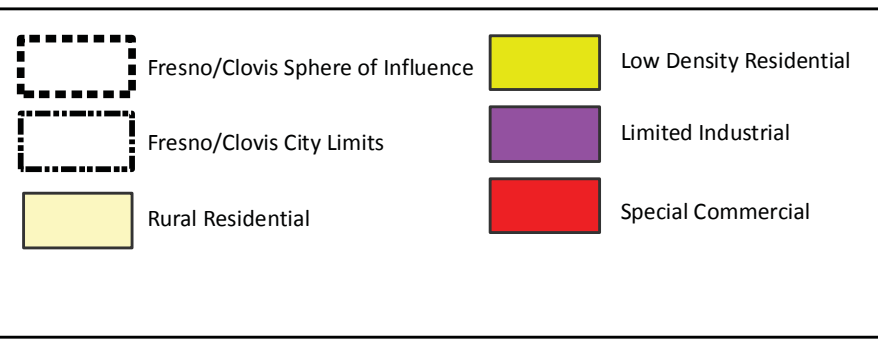
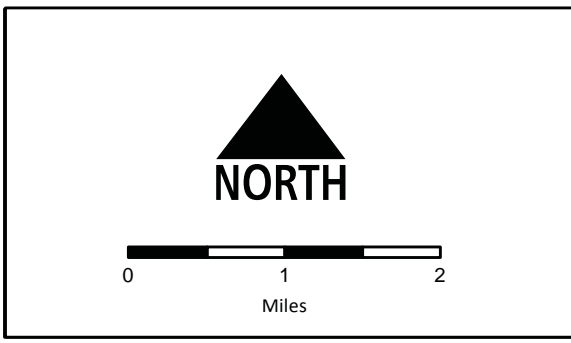
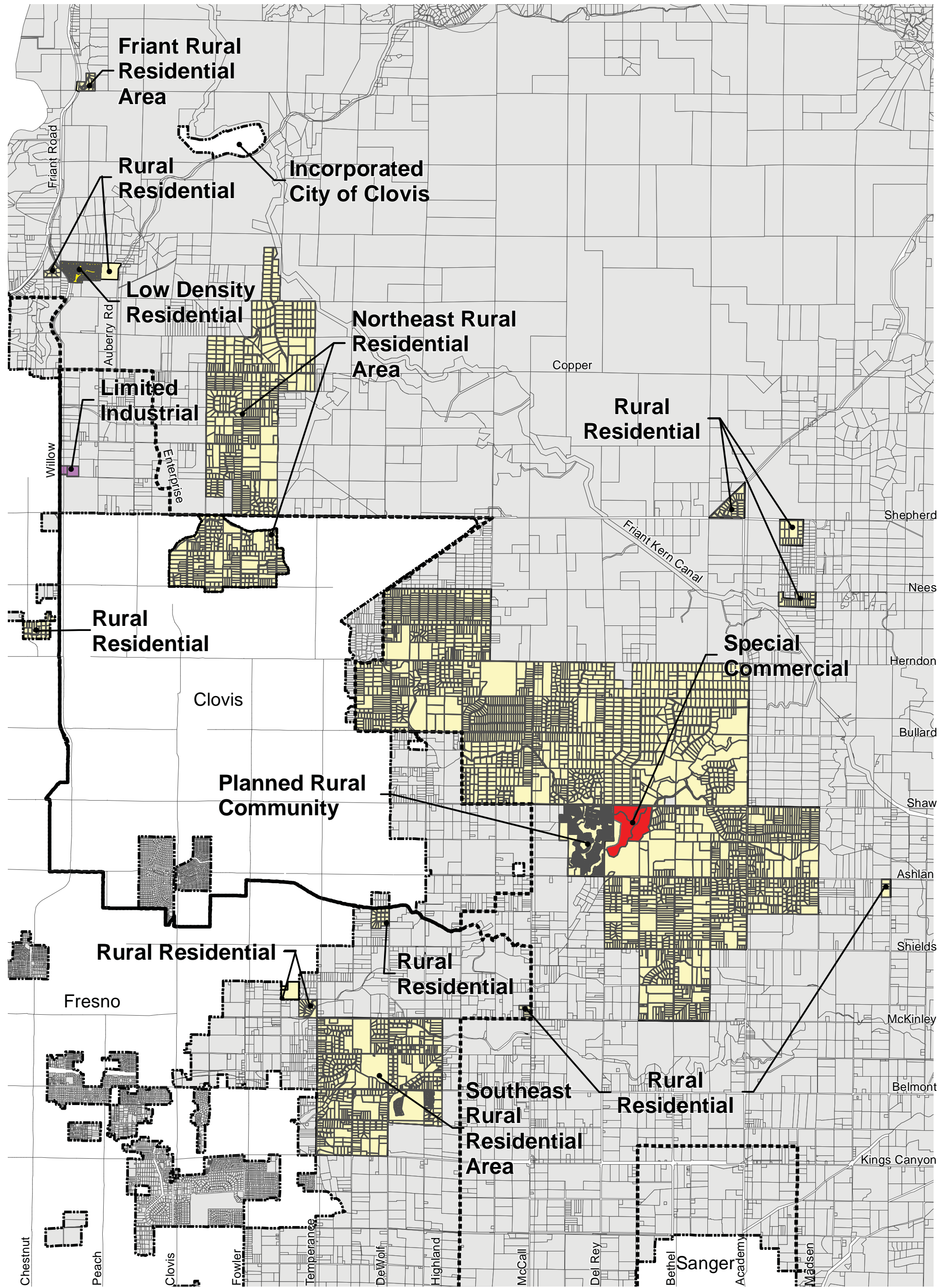
FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-1d Northeast FCMA Land Use Diagram



Fresno County General Plan

**Northeast FCMA
Land Use Diagram**

Figure LU-1d

4/21/10



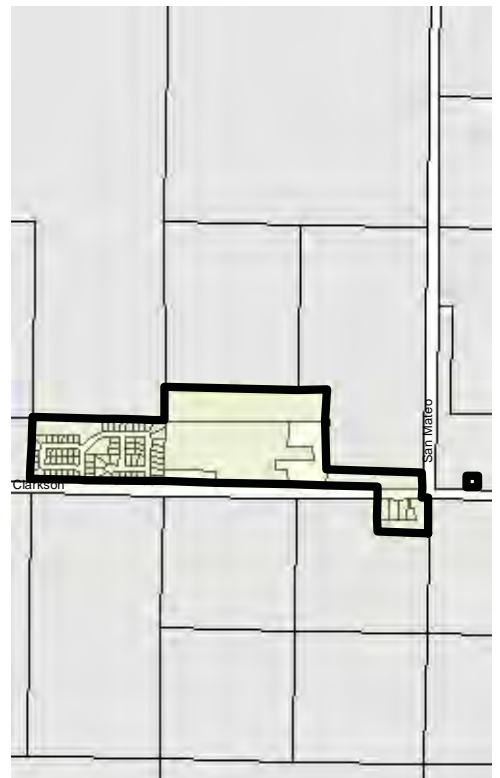
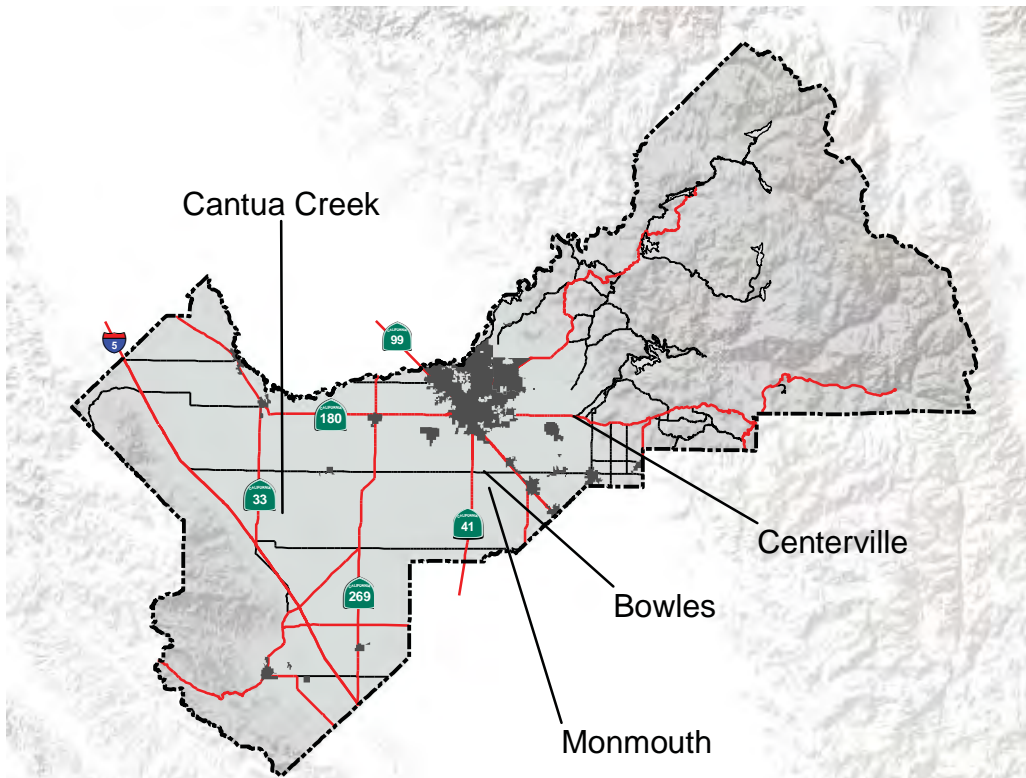
FRESNO COUNTY GENERAL PLAN

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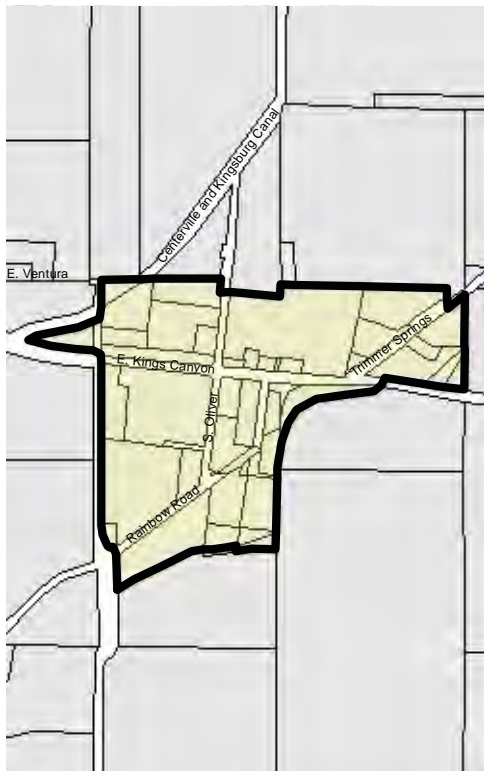
GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

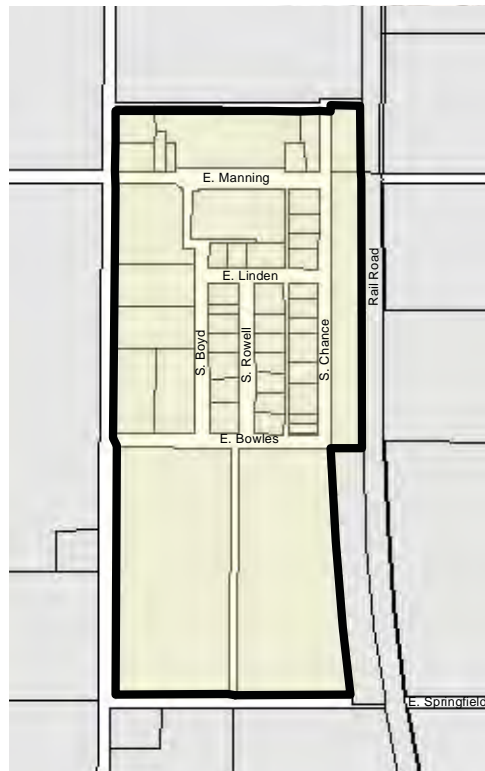
Figure LU-1e Rural Settlement Areas



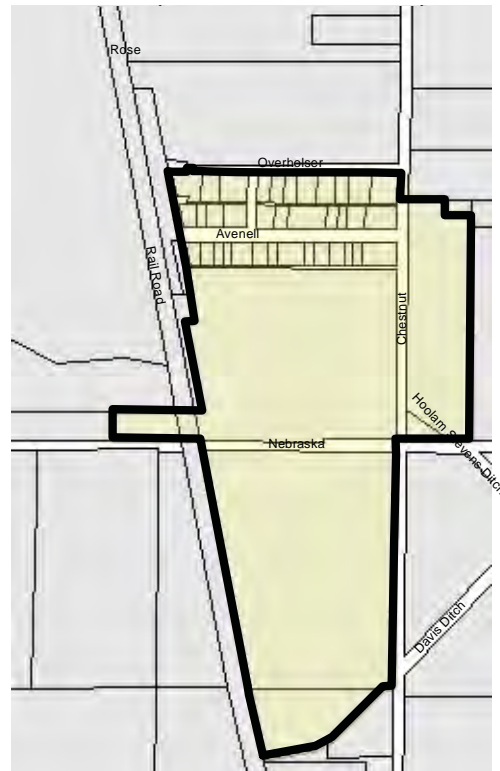
CANTUA CREEK



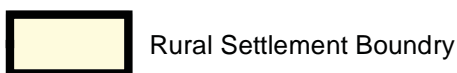
CENTERVILLE



BOWLES



MONMOUTH





FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

LAND USE INTENSITY STANDARDS

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

Residential Uses

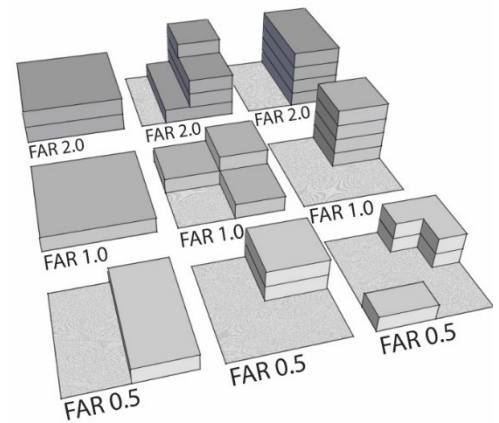
Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term “gross acre” includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as ~~five~~5 percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of ~~person~~persons per dwelling unit assumed for the applicable residential designation. Countywide in ~~2016~~2015, there were approximately 3.1 persons per dwelling unit.

Non-Residential Uses

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

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





FRESNO COUNTY GENERAL PLAN

LAND USE DESIGNATIONS

The General Plan includes ~~3031~~ resource, residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed throughout the unincorporated county. These designations are broken down into two (2) categories: primary and overlay. The 27 primary land use designations consist of standard land use designations that appear on the land use diagram. There are also ~~three~~four overlay designations: Reserve, San Joaquin River Corridor, Westside Freeway Corridor, and Golden State Industrial Corridor.

Each primary land use designation is defined in terms of allowable uses and intensity standards. Overlay land use designations modify the policies, standards, or procedures established for the underlying primary land use designation. Allowable uses for each land use designation are set out in the descriptions that follow; intensity standards for the various land use designations are set out in Table LU-1. The land use designations are implemented largely through zoning. ~~Table LU-2 shows which zoning districts are deemed compatible, conditionally compatible, or incompatible with the various General Plan land use designations.~~

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
AGRICULTURE/RESOURCE				
Agriculture	This designation provides for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities. (See Table LU 3 for list of typical uses.)	n/a	1.0 DU/20 acres	0.10 ⁴
Irrigated Agriculture	This designation provides for the production of crops, necessary agricultural processing facilities, and certain nonagricultural activities. (See Table LU 3 for list of typical uses.) Irrigated agriculture requires a system that delivers at least one (1)-acre-foot of water per acre per year.	n/a	1.0 DU/20 acres	0.10 ⁴
Westside Rangeland	This designation provides for grazing and other agricultural operations, mining, oil and gas development, wildlife habitat, various recreational activities, and other appropriate open space uses. (See Table LU 4 for list of typical uses.)	n/a	1.0 DU/40 acres	0.10 ⁴
Eastside Rangeland	This designation provides for grazing and other agricultural operations, wildlife habitat, various non-intensive recreational activities, and other appropriate open space uses.	n/a	1.0 DU/40 acres	0.10 ⁴
Open Space	This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, <u>sacred Native American sites, lands adjacent to military installations,</u> and the protection of the community from natural and manmade hazards.	n/a	1.0 DU/40 acres	0.10 ⁴
Public Lands and Open Space	This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.	n/a	1.0 DU/40 acres	0.10 ⁴



FRESNO COUNTY GENERAL PLAN

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
RESIDENTIAL				
Rural Residential	This designation provides for single-family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings. Expansion of this designation is restricted by General Plan policy.	1.0 DU/5 acre	1.0 DU/2 acres	0.30
Mountain Residential	This designation provides for recreation-oriented residential development including single-family dwellings, multi-family dwellings, mobilehomes, and accessory structures.	1.0 DU/5 acre	14.5 DU/acre	0.50
Foothill Rural Residential	This designation provides for single-family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings in the Sierra Foothills. Expansion of this designation is restricted by General Plan policy.	1.0 DU/5 acre	1.0 DU/2 acres	0.30
Low-Density Residential	This designation provides for residential development that combines the space and privacy of a suburban setting with the amenities and services of urban areas. The predominant residential type is the single-family dwelling unit.	0.9 DU/acre	2.8 DU/acre	0.35
Medium-Density Residential	This designation provides for single-family dwellings, multi-family dwellings, and accessory structures.	2.8 DU/acre	5.8 DU/acre	0.40
Medium High-Density Residential	This designation provides for single-family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries.	5.8 DU/acre	14.5 20 DU/acre	0.50
MULTIPLE CATEGORIES				
Mountain Urban	This designation provides for concentrations of residential development, various intensities of commercial activities, industrial uses where appropriate, and continued foothill rural residential uses.	1.0 DU/5	14.5 DU/acre	1.00

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
Mountain Commercial	This designation provides for mixed retail, service, heavy commercial, and residential uses in mountain or foothill communities where existing land use patterns preclude the clustering of similar types of uses into unified commercial centers. It is applied primarily to specific sections of major thoroughfares where the combination of uses function as a small central business district.	n/a	n/a	1.00
Rural Settlement Area	This designation provides for a non-urban community in the rural areas designated for residential and supportive commercial uses serving the rural settlement and surrounding farm population.	1.0 DU/2 acres	1.0 DU/acre	0.50
Planned Rural Community	This designation provides for a variety of housing types in a semi-rural environment with public services and locally-oriented commercial uses such as grocery stores, restaurants, offices, and small retail shops. Expansion of this designation is prohibited by General Plan policy.	1.0 DU/acre	2.0 DU/acre	0.50
Planned Urban Village	The designation provides for the development of a mixed-use Master Planned Community. This designation is only appropriate on large properties which are contiguous to existing city sphere of influence lines where annexation in the future is possible.			
COMMERCIAL				
Neighborhood Commercial	This designation provides for commercial activities ranging from a single commercial use to a mixed-use developments, and neighborhood shopping center serving a local area. A neighborhood shopping center should provide convenience goods, personal services, and general merchandise for the livingdaily needs of neighborhood residents and may offer specialty items.	n/a <u>5.8</u> DU/acre	n/a <u>20</u> DU/acre	0.50



FRESNO COUNTY GENERAL PLAN

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non-residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
Office Commercial	This designation provides for the concentration of administrative, business, medical, professional, general offices, and multi-family development in designated locations where development is compatible with surrounding land uses.	5.8 DU/acre	14.5 DU/acre	0.50
Community Commercial	This designation provides for development of unified retail centers that supplement Central Business Commercial. Typical uses include retail shops, services, restaurants, professional and administrative offices, department stores, furniture stores, supermarkets, mixed-use developments , and similar and compatible uses.	n/a 5.8 DU/acre	n/a 20 DU/acre	0.50
Central Business Commercial	This designation provides for development of commercial centers where the full range of retail services and professional and governmental offices are concentrated in a location that is central to most community residents. Typical uses include specialty shops, retail, entertainment uses, apparel stores, restaurants, hotels/motels, and financial, medical, and professional offices, and mixed-use developments .	5.85 DU/acre	14.5 20 DU/acre	1.00
Regional Commercial	This designation provides for a large cluster of commercial establishments that serve a defined regional trade area of more than 50,000 people. Typical uses include large-scale shopping centers, wholesale stores, factory outlets, and other commercial uses including retail stores, food and drug stores, apparel stores, specialty shops, motor vehicle sales and service, hotels/motels, theaters, entertainment uses, and other uses that serve a regional market.	n/a	n/a	1.00
Highway Commercial	This designation provides for one-stop concentrated commercial service nodes for the traveling public. Typical uses include hotels, motels, service stations, and restaurants.	n/a	n/a	1.00
Service Commercial	This designation provides for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers. Typical uses include repair, rental, sales, storage, and overnight lodging.	5.8 DU/acre	14.5 DU/acre	1.00

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
Special Commercial	This designation provides for commercial activities which do not fall within any other commercial land designation and whose frequency of occurrence does not warrant the establishment of additional specific use designations. Typical uses include drive-in theaters, airport-related and recreation-related commercial uses, and other such uses.	n/a	n/a	1.00
INDUSTRIAL				
Limited Industry	This designation provides for restricted non-intensive manufacturing and storage activities that do not have detrimental impacts on surrounding properties.	n/a	n/a	1.50
General Industry	This designation provides for the full range of manufacturing, processing, fabrication, and storage activities. Land designated General Industrial may be developed to a less intense industrial use when in a transitional area adjacent to land designated for non-industrial urban uses.	n/a	n/a	1.50
PUBLIC				
Public Facilities	This designation provides for location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, libraries, penal institutions, and cemeteries.	n/a	n/a	0.50
OVERLAY				
Reserve Overlay	This overlay is intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis. Typical uses include livestock raising; tree, vine, and field crops; single-family dwellings; and accessory buildings. Where such lands are located within a city sphere of influence, development will usually not occur until annexation to the city. Where such lands are peripheral to an unincorporated community, development shall be subject to the provision of public facilities and phasing.	n/a	1.0 DU/20 acres	0.10 ⁴



FRESNO COUNTY GENERAL PLAN

**TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County**

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	
San Joaquin River Corridor Overlay	This overlay provides for agricultural activities with incidental homesites, sand and gravel extraction, various recreational activities, wildlife habitat areas, and uses which serve the San Joaquin River Parkway. This overlay designation does not restrict uses set forth in the Friant Community Plan.	n/a	1.0 DU/20 acres	0.10 ⁴
Westside Freeway Corridor Overlay	This overlay provides for uses at designated interchanges that cater to needs of long distance freeway users and agriculture-related enterprises, and prohibits uses which normally cater to the service and convenience needs of urban and rural population centers. Typical permitted uses include hotels, motels, service stations, restaurants and cafes, truck service and repair facilities, rest areas, camper and trailer parks, emergency medical facilities, grocery stores, employee housing facilities, public use airports, agriculture-related uses, and value-added agricultural uses. Areas outside designated interchanges are limited to agricultural uses.	n/a	n/a	1.00
Golden State Industrial Corridor Overlay	<u>This overlay is intended for industrial development near Highway 99, a major transportation route, and planned available utilities. Consistent with the city/county tax sharing agreements, industrial developments within the sphere of influence of the cities will be directed to the appropriate city for possible annexation. To keep a positive image of Fresno County for the traveling public, industrial developments within this corridor are required to adhere to the Highway 99 Beautification Overlay District design guidelines.</u>	n/a	n/a	1.00

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

TABLE LU-1
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹
Fresno County

Land Use Designation	Allowed Uses	Residential Intensity (in gross acres) ²		Non- residential Intensity (FAR) ³
		Minimum Density	Maximum Density	

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

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

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

⁴Does not apply to facilities necessary for resource production.



FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES AGRICULTURE AND LAND USE

TABLE LU-2 GENERAL PLAN AND ZONING CORRESPONDENCE¹ Fresno County	Agriculture/Resource								Residential											Commercial								Industrial				Special Purpose Zoning Districts			Overlay Combining Districts						
	AE	AL	A-1	A-2	O	R-C	R-E	TPZ	R-A	R-R	R-1-A	R-1-AH	R-1-B	R-1-C	R-1-E	R-1-EH	R-1	R-2/R-2-A	R-3/R-3-A	R-4	T-P	AC	C-P	C-R	C-1	C-2	C-3	C-4	C-6	RCC	R-P	C-M	M-1	M-2	M-3	P	RS	RRE	M	nb	
AGRICULTURE/RESOURCE																																									
Agriculture	●	●			●		○															○	○	○																	
Irrigated Agriculture	●	●			○																	○	○	○																	
Westside Rangeland	●	○			●	●																○	○	○																	
Eastside Rangeland	●	○			●	●															△	○	○				△			△	△	△									
Open Space	○	○			●	●																																			
Public Lands and Open Space	○	○			●	●	●						△	△	△	△	△	△	△	△		○	△				△	○		△											
RESIDENTIAL																																									
Rural Residential			●	●						●																		○													
Foothill Rural Residential	○		●	●			△			●																	○			△	△	△	△								
Mountain Residential	○																																								
Low-Density Residential																																									
Medium-Density Residential																																									
Medium-High Density Residential																																									
MULTIPLE USE																																									
Mountain Urban																																									
Mountain Community																																									
Rural Settler																																									
Planned Rural																																									
COMMERCIAL																																									
Neighborhood Commercial																																									
Office Commercial																		○	○																		○	○			
Community Commercial										○	○	○	○	○	○	○	○	○	○				○	○																	
Central Business										○	○	○	○	○	○	○	○	○	○				○	○																	
Regional Commercial										○	○	○	○	○	○	○	○	○	○				○	○																	
Highway Commercial																																									
Service Commercial																																									
Special Commercial							○																○																		
INDUSTRIAL																																									
Limited Industrial																																						○	○	○	○
General Industrial																																						○	○	○	○
PUBLIC																																									
Public Facilities		●	○	○	○																																				
OVERLAY																																									
Reserve Overlay	○	○					○																																		
Westside Freeway	○	○																																							
San Joaquin River Corridor	●	●			○	○																	○																		
Golden State Industrial Corridor																																									

● = compatible use
○ = conditionally compatible use
△ = limited to Sierra-South and / or Sierra-North Regional Plans

¹Table LU-2 only applies to areas outside a regional or community plan or specific plan. For areas within a regional or community plan or specific plan, please see the applicable plan for General Plan/Zoning correspondence.



FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

LAND-USE GOALS, AND POLICIES, AND IMPLEMENTATION PROGRAMS

This second major part of the Agriculture and Land Use Element sets out goals, and policies, and implementation programs under four-eight main headings: Resource Lands, Rural Development, Urban Development, and General Provisions and Administration. Implementation programs relating to Agriculture and Land Use Element goals and policies can be found in Part 3 of this General Plan.

- Agriculture
- Westside Rangelands
- River Influence Areas
- Westside Freeway Corridor
- Non-Agricultural Rural Development
- Urban Development Patterns
- Incorporated City, City Fringe Area, and Unincorporated Community Development
- General and Administrative Provisions

Implementation programs relating to Agriculture and Land Use Element goals and policies can be found in Part 3 of this General Plan.

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

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

The goals, and policies, and implementation programs under addressing the third-sixth and seventh headings, Urban Development Patterns and Incorporated City, City Fringe Area, and Unincorporated Community Development, direct intensive urban development to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan. Topics under this heading include: Incorporated Cities, Unincorporated Communities, Urban Residential, Urban Commercial, and Urban Industrial. These policies reflect a basic commitment to conserving natural and managed resources while directing growth and enhancing economic development.

Disadvantaged unincorporated communities, as identified per SB 244, can be found in Section 3.11 of the General Plan Background Report.

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



FRESNO COUNTY GENERAL PLAN

A. AGRICULTURE

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

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

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

LU-A.1 Agricultural Land Conservation

The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available or can be provided consistent with the adopted General or Community Plan. (RDR)

LU-A.2 Agriculture-related Uses

The County shall allow by right in areas designated Agriculture activities related to the production of food and fiber and support uses incidental and secondary to the on-site agricultural operation. ~~Uses listed in Table LU-3 are illustrative of the range of uses allowed in areas designated Agriculture.~~ (RDR)

LU-A.3 Special Agricultural Uses

The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally-related activities, including value-added processing facilities, and certain non-agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:

- a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;
- b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity;
- c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

- within at least one-quarter (1/4) mile radius;
- d. A probable workforce should be located nearby or be readily available;
- e. For proposed agricultural commercial center uses the following additional criteria shall apply:
1. Commercial uses should be clustered in centers instead of single uses.
 2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers ~~should shall~~ be located a minimum of two (2) miles from a city sphere of influence and four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any ~~city or~~ unincorporated community.
 3. New commercial uses should be located within or adjacent to existing centers.
 4. Sites should be located on a major road serving the surrounding area.
 5. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences;
- f. For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above, shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services; and
- g. For proposed churches and schools, the evaluation under criteria LU-A.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- h. When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3b, e2, e4, and e5. (RDR)
- LU-A.4 Resource Extraction in Agricultural Areas**
- The County shall require that the recovery of mineral resources and the exploration and extraction of oil and natural gas in areas designated Agriculture comply with the Mineral Resources Section of the Open Space and Conservation Element. (See Section OS-~~GC~~) (RDR)
- LU-A.5 Existing Agricultural Commercial Center Zoning**
- The County shall allow the Agricultural Commercial (AC) center zone district to remain in areas designated Agriculture if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or the addition of new commercial uses shall require a discretionary permit as provided in Policy LU-A.3. (RDR)
- LU-A.6 Minimum Agricultural Parcel Size**
- 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~~10~~. 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. (RDR)
- LU-A.7 Exceptions to Minimum Agricultural Parcel Size**
- 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



FRESNO COUNTY GENERAL PLAN

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. *(RDR)*

LU-A.8 Agricultural Parcel Density

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

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

TABLE LU-3 TYPICAL USES ALLOWED IN AREAS DESIGNATED AGRICULTURE (Policies LU-A.2 and LU-A.3)			
BY RIGHT	SPECIAL PERMIT USES		
Agricultural Uses	Special Agricultural Uses	Agriculturally-Related & Value-Added Agricultural Uses	Agricultural-Commercial Center Uses & Other Non-Agricultural Uses
Crop & livestock production, except as specified under special permit uses Packing, processing & sale of crops produced on premises or where such	Cattle feed lots Dairies Goat lots Swine yards Poultry operations	Wineries & distilleries Cotton ginning Cottonseed delinting Tree nut hulling & shelling Trucking operations servicing	<u>Commercial Centers:</u> <ul style="list-style-type: none"> • Veterinary Services & hospitals • Medical & health services • Irrigation systems administration offices • Water well drilling services • Farm equipment & machinery sales,
<div style="font-size: 4em; color: #c00000; font-weight: bold; letter-spacing: 0.5em;"> -----DELETED----- </div>			
Home occupations Certain oil & gas development activities pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element	Farm labor camps Commercial grain elevators Dehydration operations Commercial soil preparation service establishments Commercial packing & processing of crops Commercial meat processing plants	<ul style="list-style-type: none"> • Organic & inorganic fertilizer manufacturing & mixing • Boarding & training kennels • Home occupations • Sewage treatment plants • Solid waste disposal • Race tracks • Pistol & rifle range • Churches • Schools • Cemeteries • Commercial stables & riding academies • Golf courses • Radio & television broadcasting stations • Wireless communication facilities • Electrical substations • Liquefied petroleum gas distribution & storage • Airports • Detention facilities • Interstate freeway commercial development • Mineral extraction and oil and gas development pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element. 	



FRESNO COUNTY GENERAL PLAN

LU-A.9 Homesite Minimum Parcel Size Exceptions

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

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

*Parcels enrolled in a Williamson Act Contract are subject to minimum sizes as required by the Act – homesite exceptions parcels, currently 10 acres minimum.

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

remainder parcel shall be entitled to no less than one residential unit. (RDR)

LU-A.10 Substandard Lots for Agricultural Commercial

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

LU-A.11 Substandard Lots for Resource Exploration and Extraction

The County may allow by discretionary permit creation of substandard size lots when such action is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration and extraction of oil and gas in accordance with the policies of Section OS-C, Mineral Resources, of the Open Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size. (RDR)

LU-A.12 Agricultural Protection

In adopting land uses policies, regulations, and programs, the County shall seek to protect agricultural activities from encroachment of incompatible land uses. (RDR)

LU-A.13 Agricultural Buffers

The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations. (RDR)

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

LU-A.14 Agricultural Land Conversion Review

The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate. (RDR)

LU-A.15 Right-to-Farm Notice

The County shall generally condition discretionary permits for ~~residential~~ development within or adjacent to agricultural areas upon the recording of a Right-to-Farm Notice, which is an acknowledgment that residents in the area should be prepared to accept the inconveniences and discomfort associated with normal farming activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area. (RDR)

LU-A.16 Agricultural Land Preservation Programs

The County should ~~consider the use of~~ implement agricultural land preservation programs ~~that improve the competitive capabilities of farms and ranches, thereby ensuring for~~ long-term conservation of viable agricultural operations. Examples of programs to be considered include: land trusts; conservation easements; dedication incentives; new and continued Williamson Act contracts; Farmland Security Act contracts; the California Farmland Conservancy Program ~~Fund~~; agricultural education programs; zoning regulations; agricultural mitigation fee program; urban growth boundaries; transfer of development rights; purchase of development rights; and agricultural buffer policies. (PSP)

LU-A.17 Williamson Act Contracts

The County ~~shall~~ should accept ~~California Land Conservation~~ Williamson Act contracts on all designated agricultural land subject to location, acreage, and use limitations established by the County provided that the County receives full subvention payment as partial replacement of local property tax revenue foregone as a result of

participating in the Williamson Act program. All development and uses and activities that occur on land under contract shall comply with the requirements of the California Land Conservation Act and adopted County Rules. (PSP)

LU-A.18 Land Improvement Programs

The County shall encourage land improvement programs to increase soil productivity in areas containing lesser quality agricultural soils. (PSP)

LU-A.19 Reduced Soil Erosion

The County shall encourage landowners to participate in programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations. (PSP)

LU-A.20 Water Resources

The County shall adopt and support policies and programs that seek to protect and enhance surface water and groundwater resources critical to agriculture. (See Section OS-A, Water Resources; and Section PF-C, Water Supply and Delivery) (PSP)

LU-A.21 Public Education Programs

The County shall support and participate in on-going public education programs by organizations such as the County Agricultural Commissioner's Office, UC Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry. (PI/IGC/JP)

LU-A.22 Drought Impacts

The County shall adopt and support policies and programs that seek to minimize the impact of reoccurring drought conditions on ground water supply and the agricultural industry. (PSP/SO/IGC)



FRESNO COUNTY GENERAL PLAN

BWESTSIDE RANGELANDS

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

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

GOAL LU-B	To preserve the unique character of the Westside Rangelands, which includes distinctive geologic and topographic landforms, watersheds, important agricultural activities, and significant biological resources, while accommodating agriculture, grazing, recreation, resource recovery, and other limited uses that recognize the sensitive character of the area.
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LU-B.1 Westside Rangeland Purpose

The County shall maintain areas designated Westside Rangeland for grazing and other appropriate open space uses and shall direct development to areas specifically planned for more intensive uses. (RDR)

LU-B.2 Allowed Uses

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

LU-B.3 Discretionary Uses

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

- a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics.
- b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.
- c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.
- d. A probable workforce should be located nearby or be readily available.
- e. For proposed commercial uses the following additional criteria shall apply:
 1. Commercial uses should be clustered in centers instead of single uses.
 2. To minimize proliferation of commercial centers and

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.

3. New commercial uses should be located within or adjacent to existing centers.
 4. Sites should be located on a major road serving the surrounding area.
 5. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences.
- f. For proposed churches and schools, the evaluation under criteria LU-B.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- g. When approving a discretionary permit for an existing use, the criteria listed above shall apply except for LU-B.3b, e2, e4, and e5. (RDR)

LU-B.4 Resource Exploration and Extraction

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

LU-B.5 Minimum Parcel Size

The County shall maintain forty (40) acres as the minimum permitted parcel size in areas designated Westside Rangeland, except as provided in Policies ~~LU-B.8~~LU-B.7, LU-B.9, and LU-B.109. The County may require parcel sizes larger than forty (40) acres based on zoning, local conditions, and to help ensure the viability of grazing and agricultural operations. (RDR)

LU-B.6 Maximum Density

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

LU-B.7 Homesite Minimum Parcel Size Exceptions

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

- a) The *minimum lot size shall be ~~two to two and a half acres~~ sixty thousand (60,000) square feet of gross area, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, ~~but in no event shall the lot be less than one (1) gross acre~~, and
- b) One of the following conditions exists:
 1. A lot less than forty (40) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property, or



FRESNO COUNTY GENERAL PLAN

2. The lot or lots to be created are intended for use by persons involved in the farming or ranching operations and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per each forty (40) acres, or
3. The present owner owned the property prior to the date that these policies were implemented by adoption of the exclusive agriculture zone district and wishes to retain his homesite and sell the remaining acreage for grazing or other agricultural purposes.

*Parcels enrolled in a Williamson Act Contract are subject to minimum sizes as required by the Act – homesite exceptions parcels, currently 10 acres minimum.

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

LU-B.8 Discretionary Agricultural Commercial Center

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

LU-B.9 Substandard Lots

The County may allow by discretionary permit creation of substandard lots when necessary for the development of an agricultural commercial

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

LU-B.10 Substandard Lots for Resource Exploration and Extraction

The County may allow by discretionary permit creation of substandard size lots when such is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration of oil and gas in accordance with the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size. (RDR)

LU-B.11 Scenic Rangelands Protection

The County shall require that new development requiring a County discretionary permit be planned and designed to maintain the scenic open space character of rangelands including view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible, and use design, construction and maintenance techniques that minimize the visibility of structures on hillsides, ridgelines, steep slopes, and canyons. (RDR)

LU-B.12 Discretionary Project Preliminary Soils Report

The County shall require a preliminary soils report for discretionary development projects when the project site is subject to moderate or high risk landslide potential and has slopes in excess of fifteen (15) percent.

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

If the preliminary soil report indicates soil conditions could be unstable, a detailed geologic report by a registered geologist and registered civil engineer, or a registered engineering geologist, shall be required indicating the suitability of any proposed or additional development. *(RDR)*

LU-B.13 Biological Resources

In conjunction with environmental reviews under CEQA, the County shall require applicants to identify biological resources to determine if there are sensitive and/or important flora and fauna that require special protection measures. *(RDR/PSR)*

LU-B.14 Williamson Act Contracts

The County should accept Williamson Act Contracts on all designated agricultural land subject to location, acreage, and use limitations established by the County provided that the County receives full subvention payment as partial replacement of local property tax revenue foregone as a result of participating in the Williamson Act program. All development and uses on land under contract shall comply with the requirements of the California Land Conservation Act and adopted County Rules. ~~The County shall accept California Land Conservation contracts on all land designated Westside Rangeland subject to location, acreage, and use limitations established by the County.~~ *(PSP)*

C. RIVER INFLUENCE AREAS

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

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

GOAL LU-C

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

LU-C.1 Kings River Regional Plan

The County shall regulate land use along the Kings River in accordance with policies of the Kings River Regional Plan. *(RDR)*

LU-C.2 San Joaquin River Corridor Overlay

Within the San Joaquin River Corridor Overlay, the County shall accommodate agricultural activities with incidental homesites, recreational uses, sand and gravel extraction, and wildlife habitat and open space areas. (See Figure LU-2) *(RDR)*



FRESNO COUNTY GENERAL PLAN

LU-C.3 San Joaquin River Parkway Commercial

The County may allow by discretionary permit commercial activities needed to serve San Joaquin River Parkway visitors, such as sales of food and beverages, camper's grocery items, books, guides, and educational materials, consistent with the objectives and policies of the San Joaquin River Parkway Master Plan. *(RDR)*

~~LU-C.4~~

~~The policies of the Friant Community Plan shall remain applicable in the Friant Community Plan area.~~

LU-C.54 Kings River Aggregate Extraction

The County may allow the extraction of rock, sand, and gravel resources along the Kings River consistent with the Kings River Regional Plan policies and Section OS-C, Minerals Resources, of the Open Space and Conservation Element. (See Policy OS-C.11) *(RDR)*

LU-C.65 San Joaquin River Aggregate Extraction

The County may allow the extraction of rock, sand, and gravel resources along the San Joaquin River consistent with the Minerals Resources section policies of the Open Space and Conservation Element. *(RDR)*

LU-C.76 San Joaquin River Parkway Buffer

The County, in approving recreational facilities in the San Joaquin River Parkway adjacent to residential uses, shall require a buffer of at least 150 feet and screening vegetation as necessary to address river environment and land use compatibility issues. *(RDR)*

LU-C.87 Floodplain Development

Fresno County shall take into consideration the presence of the regulatory floodway or other designated floodway, the FEMA-designated 100-year floodplain, estimated 250-year floodplain, the Standard Project Flood, and the FMFCD Riverine Floodplain Policy in

determining the location of future development within the San Joaquin River Parkway area. Any development sited in a designated 100-year floodplain shall comply with regulatory requirements at a minimum and with the FMFCD Riverine Floodplain Policy criteria, or requirements of other agencies having jurisdiction, where applicable. *(RDR)*

LU-C.98 San Joaquin River Wildlife Corridors

The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to preserve and protect identified wildlife corridors along the San Joaquin River. The County shall administer these regulations in consultation with the San Joaquin River Conservancy. *(RDR/IGC)*

LU-C.109 San Joaquin River Natural Reserves

The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to protect natural reserve areas in the San Joaquin River Parkway, principally in those areas adjoining the wildlife corridor along the river where the largest acreages of highest quality habitat exist. The County shall administer these regulations in consultation with the San Joaquin River Conservancy. *(RDR)*

LU-C.10 San Joaquin River Parkway Master Plan Coordination

The County shall continue to 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. *(RDR/IGC)*

LU-C.11 Kings River Coordination

The County shall work with the Kings River Conservancy and other similar organizations to develop opportunities for conservation and recreation consistent with the Kings River Regional Plan. *(IGC/JP)*

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

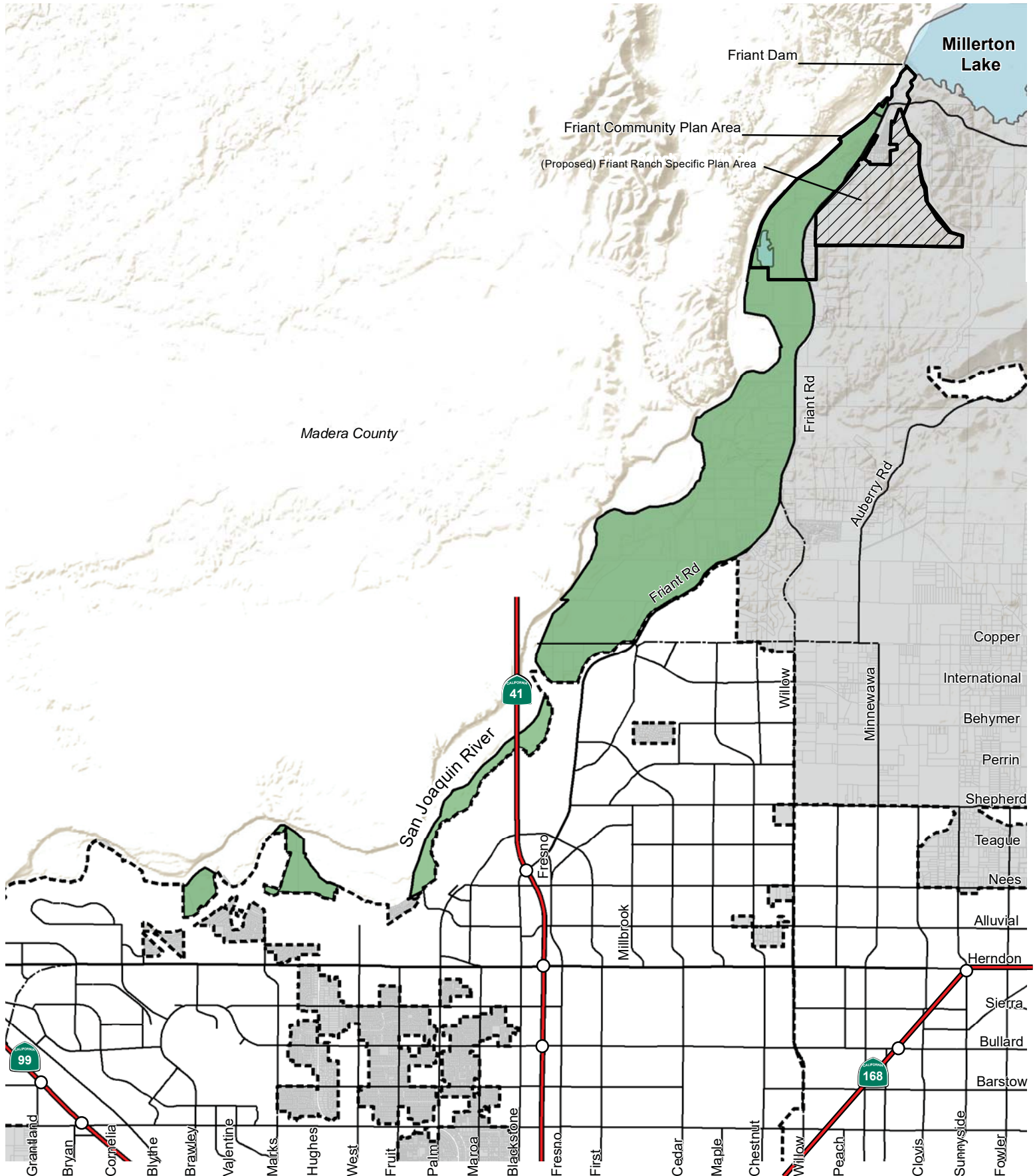
LU-C.12 Ribbon of Gems

The County recognizes the natural, aesthetics and recreational benefits of the Kings River and supports the Kings River Conservancy's implementation of the Ribbon of Gems. (IGC)

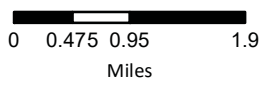


FRESNO COUNTY GENERAL PLAN

*Figure LU-2 San Joaquin River
Corridor Overlay*



NORTH



San Joaquin River Corridor Overlay



Fresno/Clovis City Limits

Fresno County General Plan

San Joaquin River Corridor Overlay

Figure LU-2

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

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FRESNO COUNTY GENERAL PLAN

D. WEST SIDE FREEWAY CORRIDOR

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

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

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

GOAL LU-D

To promote continued agricultural uses along Interstate 5, to the extent water is available, 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-D.1 Westside Freeway Corridor Overlay

The County designates the land bordering Interstate 5 (I-5) for a lateral distance of one mile on both sides as Westside Freeway Corridor Overlay. (See Figure LU-3) (RDR)

LU-D.42 Interchange Commercial Centers

The County may designate interchanges along Interstate 5 as either major or minor commercial centers in its Zoning Ordinance. Existing designated major commercial centers at the Panoche Road, Dorris Avenue, and Jayne Avenue interchanges, and existing designated minor commercial centers at the Nees Avenue and Derrick Avenue interchanges will continue to be designated as such. (See Figure LU-3) Within the Westside Freeway Corridor, the County designates the interchanges of Panoche Road, Dorris Avenue, and Jayne Avenue as major commercial centers, and the interchanges of Nees Avenue, Derrick Avenue, and Lassen Avenue as minor commercial centers. (See Figure LU-3 and Figures LU-3a-f). The commercial centers shall be limited to a circle with a radius of one-half mile centered on the interchange, with the exact boundaries to be determined by adoption of a Freeway Interchange Master Plan. Both types of commercial interchanges shall allow a range of

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

commercial, service, agriculturally-related, and value-added agricultural uses serving the needs of freeway users and the surrounding agricultural community, with major commercial centers allowing a broader range of uses than minor commercial centers. (RDR)

LU-D.2—

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

LU-D.3—

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

LU-D.4—

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

LU-D.5—

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

LU-D.3 **Freeway Interchange Master Plan**

Prior to development within a commercial interchange center, the County shall require preparation and approval of a Freeway Interchange Master Plan as defined in the Zoning Ordinance for each interchange or quadrant of the interchange. The County shall require interchange centers to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting road ways, architectural cohesiveness, and sign standards. (RDR/MPSP)

LU-D.6—

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

LU-D.4 **Minimum Agricultural Lot Size**

The County shall allow only agricultural uses with a minimum lot size of forty (40) acres at all interchanges not designated commercial center and on all other lands bordering the freeway outside the designated commercial center and within the Westside Freeway Corridor. (See Figure LU-3) (RDR)

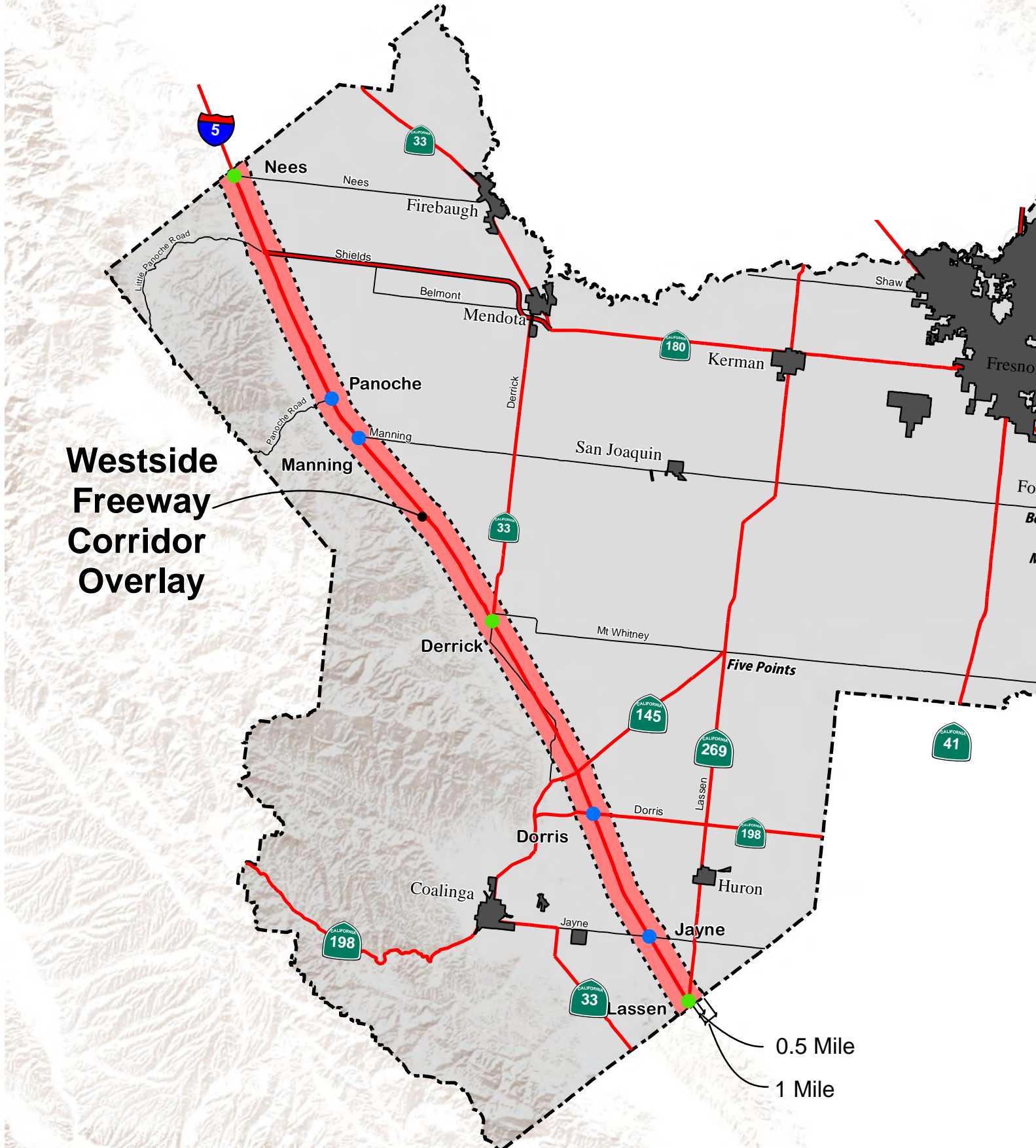
LU-D.75 **Coalinga Air Cargo Port**

~~The County shall require development of the proposed Coalinga Air Cargo Port, adjacent to Interstate 5, to be in accordance with the provisions specified in the Coalinga Regional Plan. (RDR)~~



FRESNO COUNTY GENERAL PLAN

*Figure LU-3 Westside Freeway
Corridor Overlay*



Westside Freeway Corridor Overlay

0.5 Mile
1 Mile



0 2.5 5 10
Miles

- Major Interchange
- Minor Interchange
- Westside Freeway Corridor Overlay

Fresno County General Plan
Westside Freeway Corridor Overlay

Figure LU-3
12/01/2016

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

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FRESNO COUNTY GENERAL PLAN

*Figure LU-3a-f Westside Freeway
Interchanges*

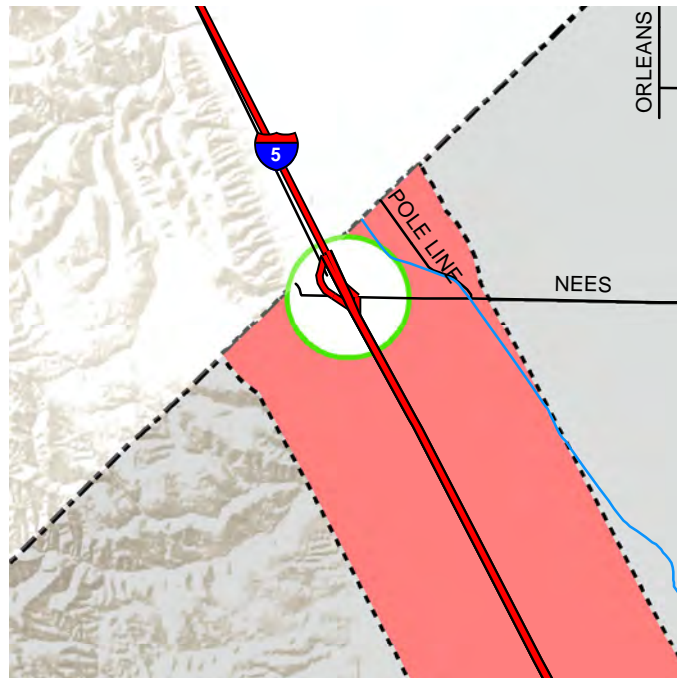


Figure LU-3a: Nees Interchange

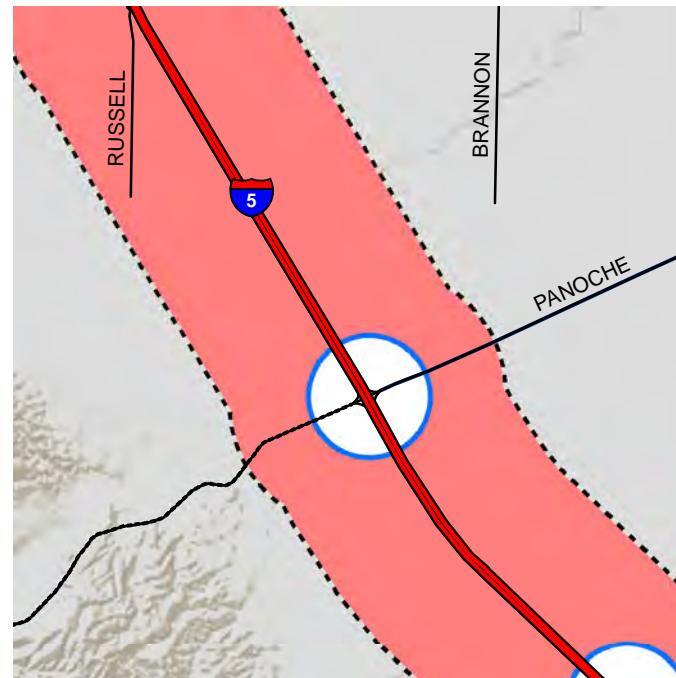


Figure LU-3b: Panoche Interchange

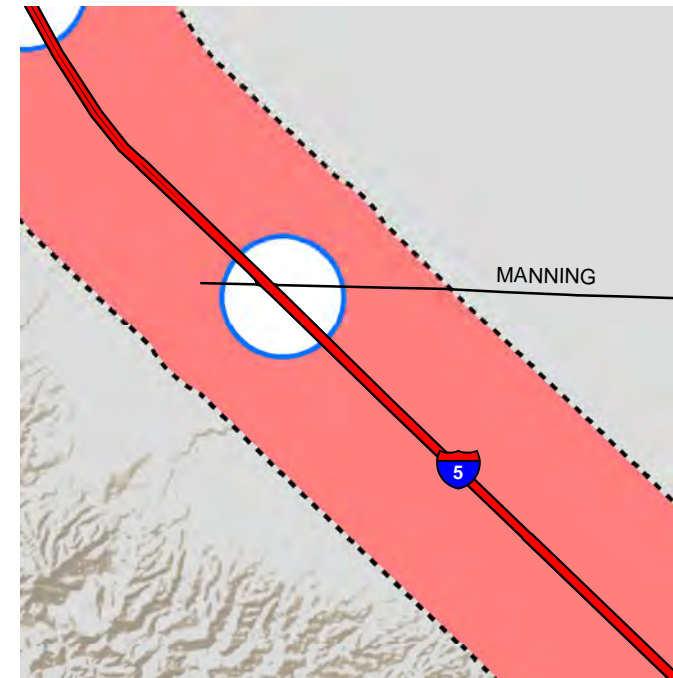


Figure LU-3c: Manning Interchange

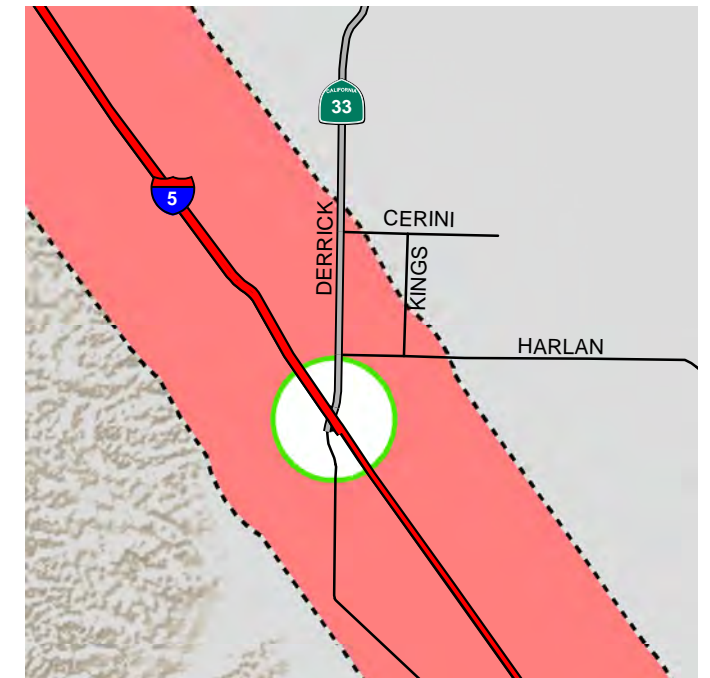


Figure LU-3d: Derrick Interchange

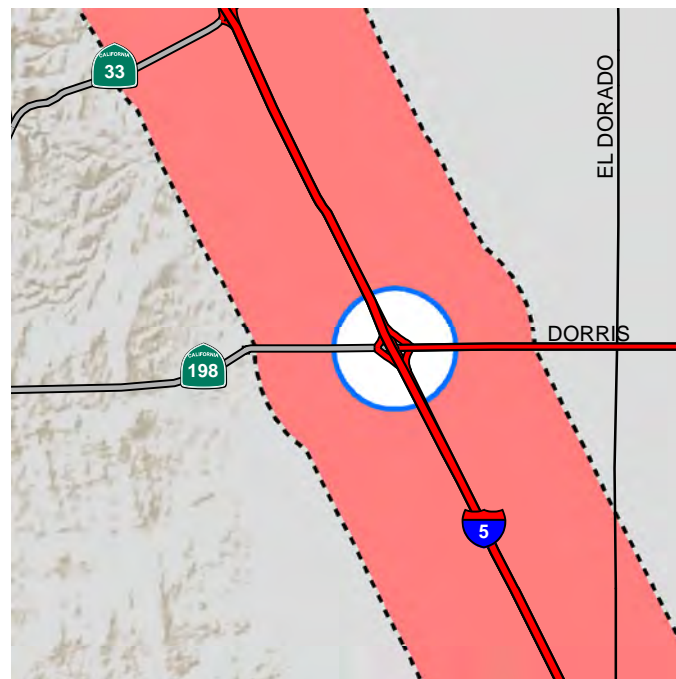


Figure LU-3e: Dorris Interchange

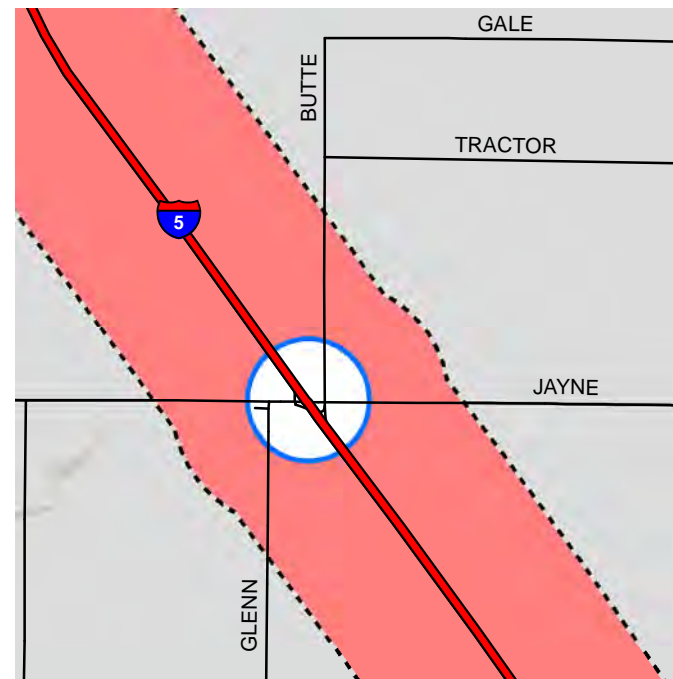


Figure LU-3e: Jayne Interchange

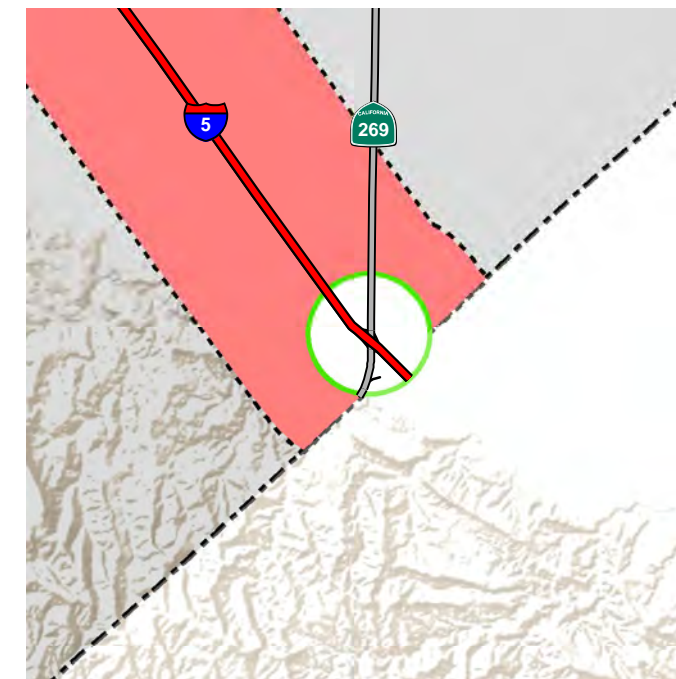
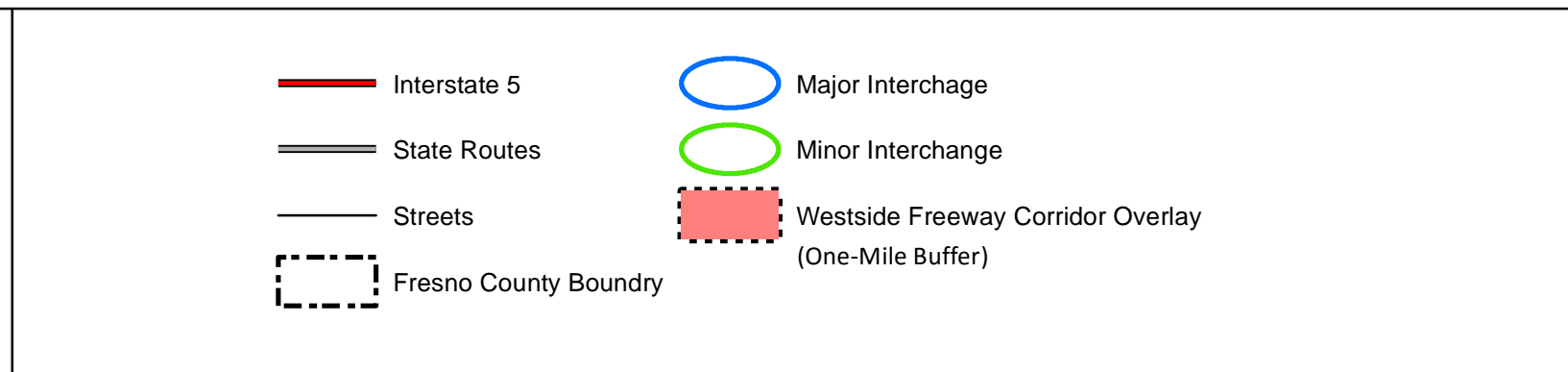
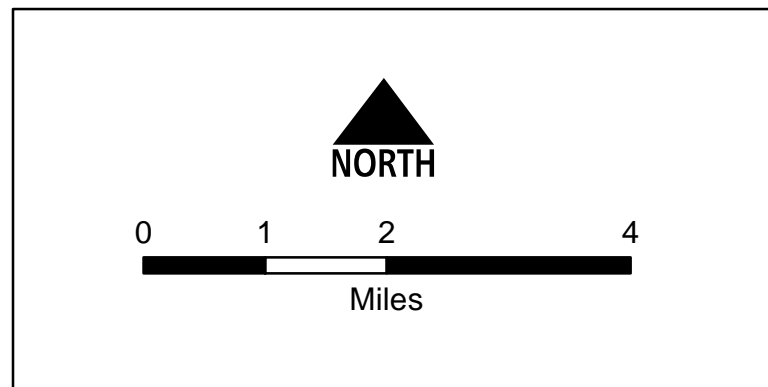


Figure LU-3f: Lassen Interchange



Fresno County General Plan

Westside Freeway Interchanges

Figure LU-3a - LU-3f

12/01/2016

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

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FRESNO COUNTY GENERAL PLAN

E. NON-AGRICULTURAL RURAL DEVELOPMENT

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

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

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

Policies in this section provide for appropriate development in rural areas by directing development away from productive and potentially productive agricultural areas, limiting expansion of existing designated rural residential areas, and minimizing the environmental and service impacts of continued development within areas already designated for rural development. Related policies are included in

Section LU-A, Agriculture; Section LU-B, Westside Rangeland; Section PF-C, Water Supply and Delivery; and Section PF-D, Wastewater Collection, Treatment, and Disposal.

GOAL LU-E

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

RURAL RESIDENTIAL DEVELOPMENT

LU-E.1 Rural Residential Allowed Uses

The County shall allow by right in areas designated Rural Residential single-family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit certain other agricultural uses and non-agricultural uses, including rural commercial centers. For proposed rural commercial centers, the following criteria shall apply:

- a. Commercial uses should be clustered in centers instead of single uses.
- b. The use shall provide a needed service to the surrounding rural residential community which cannot be provided more efficiently within urban centers.
- c. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of two (2) miles from any existing or approved commercial use.
- d. New commercial uses should be located within or adjacent to existing centers.
- e. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

involved, and should not provide potential for development exceeding ten (10) separate business activities, exclusive of caretakers' residences.

- f. The center should be a minimum of two (2) miles from any agricultural commercial center, or designated rural settlement area, or the nearest existing or designated commercial area of any city or community, or newly established rural residential commercial centers.
- g. The center should be located at the corner of an intersection where at least one of the roads is classified as an arterial road on the Transportation and Circulation Element of the General Plan.
- h. Distance from other existing commercial zoning and uses should be considered when siting commercial centers. (RDR)

LU-E.2 Discretionary Rural Commercial Uses

The County shall permit the Rural Commercial (RCC) zone district to remain in areas designated Rural Residential if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or addition of new commercial uses shall require a discretionary permit subject to the criteria in Policy LU-E.1. (RDR)

LU-E.3 Minimum Lot Size

The County shall maintain two (2) acres as the minimum permitted lot size, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies, intermittent stream easements, and public or quasi-public common use areas, except as provided for in policies LU-E.6 and LU-E.7 (RDR)

LU-E.4 Recognized Non-conforming Lots

The County shall recognize legal lots of less than two (2) acres that existed under separate ownership at the time of zone adoption within the rural residential zone districts. (RDR)

LU-E.5 Planned Residential Development

The County may allow planned residential developments in areas designated Rural Residential subject to Policies LU-H.6 and LU-H.7b (for developments permitted under Policy LU-E.7), and Policies LU-H.7e through LU-H.7k. (RDR)

LU-E.6 Planned Residential Development Conditions

The County shall allow planned residential developments ~~consisting of a minimum two (2) acre lot~~ in areas that are currently designated for rural residential development subject to the following conditions:

- a. The minimum lot area shall be two (2) acres.
- ~~a.b.~~ The buildable portion of the lot shall be a minimum of thirty-six thousand (36,000) square feet.
- ~~b.c.~~ Dwellings shall be limited to single family structures.
- ~~e.d.~~ The ratio of lot depth to width shall not exceed four (4) to one (1).
- ~~d.e.~~ Individual wells and septic systems, shall be required or community water and sewer systems may be used.
- ~~e.f.~~ The size and configuration of the buildable portion of the lot shall be based on sufficient geological and hydrological investigations.
- ~~f.g.~~ Common open space areas that provide a portion of the two-acre lot should not include road and canal rights-of-way, reservations, permanent water bodies, intermittent stream easements, and common use areas that are occupied by buildings, streets, maintenance sheds, tennis courts, parking lots, and similar uses that are not of an open character.
- ~~g.h.~~ Common open space areas that provide a portion of the two-acre lot shall be vested in fee title ownership to each individual property owner, but may be used for common use purposes. (RDR)



FRESNO COUNTY GENERAL PLAN

LU-E.7 Special Planned Residential Development

~~The~~In existing Rural Residential Areas, the County ~~shall~~may allow, ~~under special circumstances to be determined by the Board of Supervisors a Conditional Use Permit,~~ planned residential developments of at least one hundred (100) acres that incorporate a golf course or permanent water body(ies) where the minimum lot size is thirty-six thousand (36,000) square feet and the overall project density is one (1) dwelling unit per two (2) acres. The following standards shall apply:

- a. Community ~~sewers~~water and sewer systems may be ~~utilized~~used.
- b. The golf course or permanent water body(ies) may be included in the calculation of the required one (1) unit per two (2) acre density.
- c. The golf course or permanent water body(ies) shall be considered as common area and maintained through means acceptable to the County. The lake(s) or pond(s) ~~should~~shall be permanently filled with water, except for periods when surface water is not available, or maintenance requires temporary drainage.
- d. The golf course or permanent water body(ies) shall constitute a minimum of twenty-five (25) percent of the open space of the project.
- e. Common open space areas that provide a portion of the two- (2) acre density shall be designated as open space and zoned to the Open Conservation (O) District.
- f. Use of a permanent water body shall only be approved consistent with the water policies of this plan. (RDR)

LU-E.8 Rural Residential Northeast of the Enterprise Canal

The County shall not allow further parcelization of uncommitted Rural Residential areas lying northeast of the Enterprise Canal due to potential groundwater supply problems. These areas shall be zoned to a Limited Agricultural Zone

District. However, rezoning and development for Rural Residential use may be permitted subject to the following criteria:

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

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

LU-E.9 Friant Rural Residential Area

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

LU-E.10 Onsite Water and Sewer Systems

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

LU-E.11 Surface Water Entitlements

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

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

LU-E.12 Natural Water Channel Protection

The County shall ensure through discretionary permit approvals and other development regulations that development within areas designated Rural Residential does not encroach upon natural water channels or restrict natural water channels in such a way as to increase potential flooding damage. Land divisions shall not render inoperative any existing channel. (RDR)

~~LU-E.13~~

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

SPECIAL COMMERCIAL DEVELOPMENT IN RURAL RESIDENTIAL AREAS

~~LU-E.14 Although located within a predominately Rural Residential area, the 14.15 acre parcel located at the northwest corner of East Shaw Avenue and the North Bethel Avenue Alignment (APN 308-210-35) is designated Special Commercial limited to a meeting hall, wedding chapel and gift shop.~~

LU-E.15 Shaw and Indianola Special Commercial

The Special Commercial designation comprising approximately 150 acres on the south side of Shaw Avenue at the Indianola alignment recognizes an existing recreational facility and provides for consideration of potential future expansion of the facility and the development of additional compatible commercial recreational uses. Application of consistent zoning, which may include conditional zoning, and approval of any subsequent discretionary permit(s) shall include a finding that expansion of the facility will be compatible with the surrounding land uses. (RDR)

RURAL RESIDENTIAL DEVELOPMENT RESTRICTIONS



FRESNO COUNTY GENERAL PLAN

LU-E.1614 Rural Residential and Foothill Rural Residential Sunset

The County shall not designate additional land for Rural Residential or Foothill Rural Residential development, except for unique circumstances to be determined by the Board of Supervisors. (RDR)

~~The County shall consider the current inventory of undeveloped parcels when reviewing rezoning and subdivision proposals involving lands currently designated Rural Residential or Foothill Rural Residential. Such proposals shall generally not be considered appropriate until such time as at least sixty (60) percent of the available lots in the area have been developed.~~

LU-E.18—

~~The County shall consider redesignating undeveloped parcels ten (10) acres or larger in size to the Reserve designation if such parcels are located within the sphere of influence of a city and designated for future urban use on the city's general plan.)~~

LU-E.19—

~~In areas outside the sphere of influence of a city, the County shall encourage owners of parcels twenty (20) acres or larger in size to seek redesignation of their land for agricultural uses by establishing procedures that allow the related General Plan Amendment and rezoning applications to be processed without cost to the property owner provided that the property owner concurrently executes a California Land Conservation contract with the County.~~

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

FOOTHILL RURAL RESIDENTIAL

LU-E.2015 Foothill Rural Residential

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

RURAL SETTLEMENT AREA

LU-E.2116 Rural Settlement Area

The County shall apply the Rural Settlement Area designation only to those areas where a small concentration of housing and commercial or industrial uses serve the surrounding agricultural area. The following locations are designated as Rural Settlements: Bowles, Centerville, Monmouth, ~~Des Palos East~~, and Cantua Creek. (See Figure LU-1e) (RDR)

LU-E.2217 Rural Settlement Area

Uses

The County shall allow by right in areas designated Rural Settlement Area, single-family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit non-agricultural uses that provide a needed service to the surrounding rural area. Other uses consistent with the intent and purpose of these rural settlement policies may be added by amendment of the Rural Settlement Area zone district. (RDR)

LU-E.2318 Rural Settlement Area

Land Divisions

The County may approve land divisions in areas designated Rural Settlement Area when the following criteria are met:

- a. The minimum net lot size shall be two (2) acres, except as allowed by LU-E.23c below.
- b. The ratio of lot depth width shall not exceed four (4) to one (1).
- c. A minimum of thirty-six thousand (36,000) square feet per lot shall be permitted if community water facilities

are available and soils are suitable for individual septic systems. (RDR)

LU-E.2419 Rural Settlement Area Expansion

The County may allow expansion of existing Rural Settlement Areas to include vacant parcels, parcels wholly or partially committed to existing industrial uses, or parcels currently devoted to agricultural use if all of the following conditions are satisfied:

- a. The parcel is less than eighty (80) acres in area;
- b. The parcel is contiguous to properties in the Rural Settlement Area;
- c. Productive agricultural use of the parcel is not economically feasible because incompatible non-agricultural uses on contiguous properties severely restrict normal agricultural practices; and
- d. The parcel is needed for the expansion of an existing use within the Rural Settlement Area or to establish an essential service for the Settlement and/or the surrounding agricultural area. (RDR)

LU-E.2520 Rural Settlement Area Commercial

The County shall require that the development of new commercial uses in Rural Settlement Areas be guided by the following criteria:

- a. The total number of existing and proposed commercial uses should not exceed fifteen (15), exclusive of caretaker's residences.
- b. The development should be designed to be compatible with existing uses on adjacent properties.
- c. The location of the proposed development shall satisfy one of the following conditions:
 1. The development should be on a major street or an intersection.
 2. The development should front on a road with existing commercial activity and should be within six



FRESNO COUNTY GENERAL PLAN

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. (RDR)

LU-E.2621 Monmouth Rural Settlement Area

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. (RDR)

PLANNED RURAL COMMUNITY

LU-E.2722 Quail Lakes Planned Rural Community

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. (RDR)

LU-E.2823 Planned Rural Community Designation Sunset

The County shall not approve expansion of the existing Planned Rural Community designation or designate additional areas for such development. (RDR)

RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

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

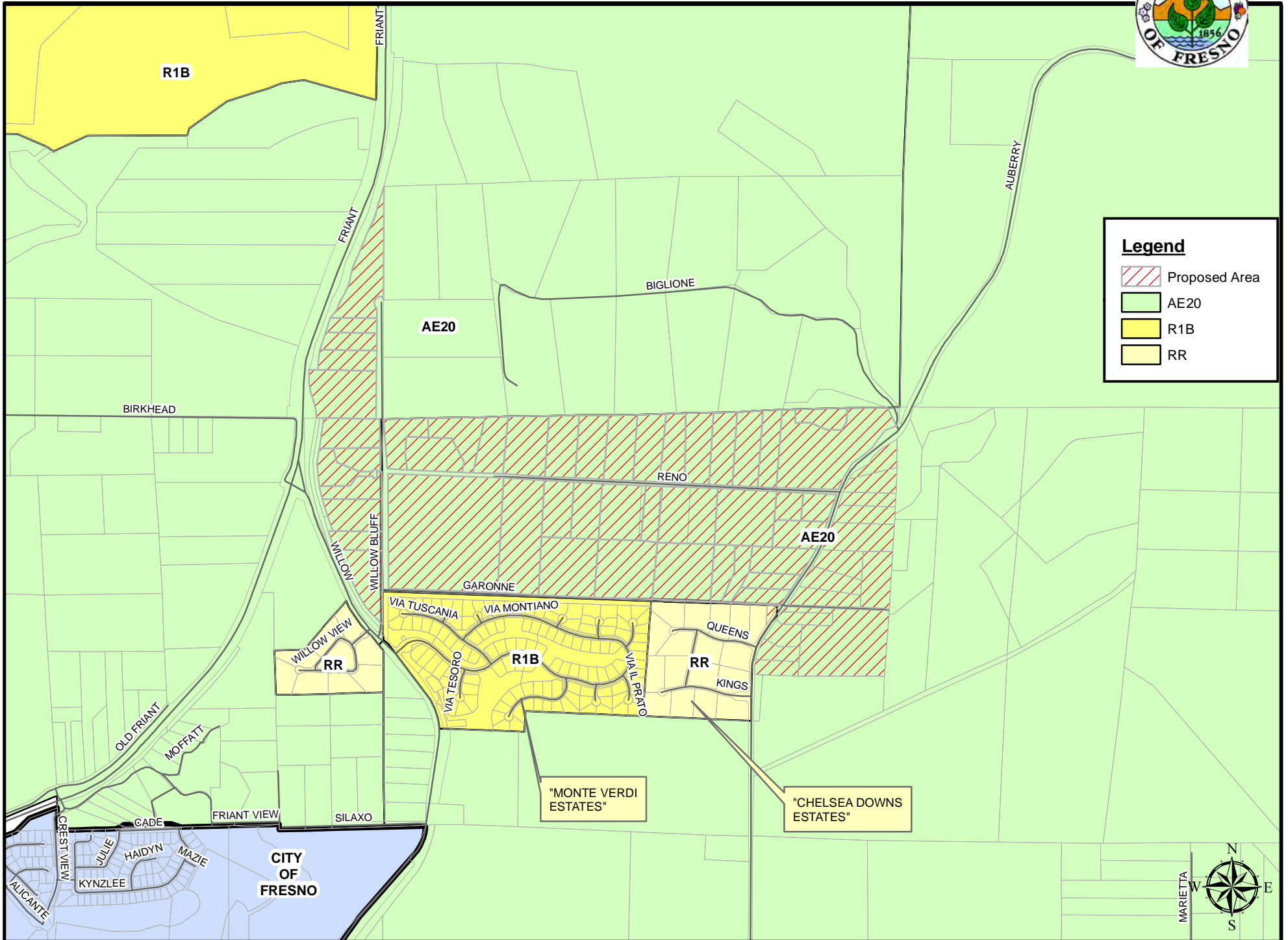
The Rural Residential designation comprising an approximate 310400-acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and the Birkhead Road alignment to the north and encompassing those parcels to the west of the full length of Willow Bluff Avenue, recognizes an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4).

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-4 *Reno Road / Willow*
Bluff Five-Acre
Rural Residential
Designation

RENO ROAD / WILLOW BLUFF FIVE-ACRE RURAL RESIDENTIAL DESIGNATION



Legend

- Proposed Area
- AE20
- R1B
- RR





FRESNO COUNTY GENERAL PLAN

F. URBAN DEVELOPMENT PATTERNS

The fundamental policy directive of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available or can be provided consistent with the adopted General Plan or Community Plan to accommodate such growth (see page 8-9, Agricultural Land Protection Vision Statement). Fresno County recognizes, however, that because of state-mandated directives, including the Regional Housing Needs Allocation, the County may be forced to consider approval of urban development in areas that are not currently planned for such uses. Careful consideration and Board policy direction will be necessary if Fresno County needs to designate new areas for urban development. The County has a direct role in shaping the character of urban development as it continues to manage growth in the existing unincorporated communities and specific plan areas. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future residents of the county.

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

Delivery, Section LU-D, Wastewater Collection, Treatment, and Disposal.

GOAL LU-F	<u>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.</u>
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PEDESTRIAN AND TRANSIT-ORIENTED DEVELOPMENT

LU-F.1 Mixed-use Development

The County shall encourage mixed-use development that locates residences near compatible jobs and services. (RDR)

LU-F.2 Mixed-use Development Configuration

The County shall encourage the combination of residential, commercial, and office uses in mixed-use configurations on the same site. (RDR)

LU-F.3 High-Density Housing

The County shall promote development of higher-density housing in areas located along major transportation corridors and transit routes and served by the full range of urban services, including neighborhood commercial uses, community centers, and public services. (RDR)

LU-F.4 Urban Infill

The County shall selectively redesignate vacant land for higher-density uses or mixed uses to facilitate infill development. (RDR)

LU-F.5 Neighborhood Park Location

The County shall encourage subdivision designs that site neighborhood parks near activity centers such as schools, libraries, and community centers. (RDR)

LU-F.6 Urban Activity Centers

The County shall encourage the creation of activity centers including schools, libraries, **and**

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

community centers, and local stores in existing neighborhoods that promote walking and biking. (RDR)

LU-F.7 Reduced Parking Requirements

The County shall seek to reduce the amount of land devoted to parking in new urban non-residential development and encourage the use of shared parking facilities. (RDR)

LU-F.8 Complete Streets Design Guidelines

The County shall adopt ~~transit-and-pedestrian-oriented-Complete Streets~~ design guidelines and incorporate them into community plans and specific plans. The County shall review development proposals for compliance with its ~~adopted transit-and-pedestrian-oriented-Complete Streets~~ design guidelines to identify design changes that can improve transit, bicycle, and pedestrian access. (RDR)

LU-F.9 Neighborhood Commercial Shopping Areas

The County shall plan adequate pedestrian-oriented neighborhood commercial shopping areas to serve residential development. (RDR)

LU-F.10 New School Siting

The County shall encourage school districts to site new schools in locations that allow students to safely walk or bicycle from their homes, and to incorporate school sites into larger neighborhood activity centers that serve multiple purposes. (RDR)

LU-F.11 Community Gardens

The County shall support the development of community gardens in rural and urban communities where feasible and consistent with the underlying land use designation and zoning. (RDR/PSP)

URBAN RESIDENTIAL DEVELOPMENT STANDARDS

LU-F.112 Allowed Uses in Residential Areas

The County shall allow the following within designated residential areas:

- a. Public and semi-public uses and open recreational uses by discretionary permit.
- b. Office Commercial uses within unincorporated communities when there are no designated office commercial areas. (RDR)

LU-F.1213 LDR Density

The County shall require a minimum of thirty-six thousand (36,000) square feet per dwelling unit in low-density residential areas with community water, but with no community sewer systems. ~~This policy applies only to the communities of Lanare, Friant, and Easton.~~ (RDR)

LU-F.1314 Residential Infill

The County may permit land designated Low and Medium Density Residential to develop to the next higher-density when such development will not have an adverse impact on surrounding land uses. This density increase is intended to be used to facilitate development of by-passed remnant parcels in substantially developed areas.

- a. The circumstances where more intensive development may be permitted include the following:
 1. Property which is contiguous to a higher density residential or other intensive non-residential urban uses.
 2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
- b. If either of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
 1. The building height should not exceed the height of surrounding structures.



FRESNO COUNTY GENERAL PLAN

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

LU-F.1415 Discretionary MDR Lot Size

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

- a. Minimum lot sizes shall not be less than four thousand five hundred (4,500) square feet if developed as part of a conventional subdivision. The development shall be compatible with existing and planned uses on adjacent properties.
- b. Small lot single-family residential subdivisions require more attention to planning details related to siting units, exterior and interior design, parking, outdoor space, and privacy.

Criteria to be considered include:

1. A minimum of thirty (30) percent of each lot's net area shall be designed for usable yard areas and setbacks for garage openings facing the access street and shall not be less than twenty (20) feet. If roll-up garage doors are provided, the required setback for garage openings facing the access street may be reduced to eighteen (18) feet for projects located within the City of Fresno's Sphere of Influence.

2. Front yard setbacks should be staggered with varied roofline treatment and housing styles. The street pattern should ~~utilize~~use curving streets, cul-de-sacs, and parking bays to improve the appearance of the neighborhood.
3. A minimum of two (2) parking spaces in addition to the required covered parking should be required on each lot to compensate for ~~reduced~~reduced street frontages.

- c. Maximum density shall not exceed one (1) dwelling unit per four thousand five hundred (4,500) square feet for Planned Residential Developments. *(RDR)*

LU-F.1516 Context-sensitive Density

The County shall permit land designated Medium High Density Residential to develop to a lower urban residential density when contiguous to, or across the street from, a lower density residential area. *(RDR)*

LU-F.1617 MHDR Lot Size

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

- a. The circumstances where more intensive development may be permitted include the following:
 1. Property which is contiguous to a ~~higher~~-density residential or other intensive non-residential urban uses.
 2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
 3. Property with a County commitment for allowing higher density than one (1) dwelling unit per two thousand

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

four hundred (2,400) square feet at the time of plan adoption. For purposes of this sub-section, “County commitment” is limited to approved site plan reviews, conditional use permits, and fully developed R-3 zoned parcels.

- b. If any of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
1. Community water and sewer facilities should be available.
 2. The building height should not exceed the height of surrounding structures.
 3. The site development of residential units or a residential complex should be compatible with existing and planned uses on adjacent properties.
 4. Off-street parking should be sufficient for residents of the development and their guests, and should be designed to minimize the impact on neighboring development. (RDR)

LU-F.1718 Primary/Accessory Uses

The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area. (RDR)

LU-F.1819 Residential Area Buffers

The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants. (RDR)

LU-F.1920 Residential Design

The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the

maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized. (RDR)

LU-F.2021 Interconnected Residential Areas

The County shall require residential subdivisions to be designed to provide interconnected internal and external street and pedestrian systems. (RDR)

LU-F.2122 Residential Public Service Requirements

The County shall require community sewer and water services for urban residential development in accordance with the Fresno County Ordinance Code or as determined by the State Water Quality Control Board. (RDR)

URBAN COMMERCIAL DEVELOPMENT

LU-F.2223 Office Development Location

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

LU-F.2324 Commercial Service Requirements

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

LU-F.2425 Commercial Parking

The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses. (RDR)



FRESNO COUNTY GENERAL PLAN

LU-F.2526 Pedestrian Circulation

The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation. *(RDR)*

LU-F.2627 Community Commercial Use Conditions

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

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

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

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

LU-F.2728 Central Business Commercial Use Conditions

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

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

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

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

LU-F.2829 Service Commercial Use Conditions

The County may allow land designated Service Commercial to develop with non-intensive industrial uses if the applicable community plan does not designate any areas within the planned urban boundary of that community for industrial use. In this case, development should be guided by the following criteria:

- a. No more than fifty (50) percent of a designated Service Commercial area should be zoned for other than Service Commercial uses.
- b. Any non-intensive industrial development permitted should be local in nature, serving primarily the

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

community and environs where it is located.

- c. Any non-intensive industrial uses permitted should not be offensive or undesirable to the residents of the area, and should not adversely impact the surrounding properties.
- d. The building height should not exceed the height of structures permitted in the Service Commercial area.
- e. The site development should be compatible with existing and planned uses on adjacent properties.
- f. Off-street parking should be sufficient for customer, employee, and company vehicles. It should be designed to minimize the impact on neighboring development. (RDR)

URBAN INDUSTRIAL DEVELOPMENT

LU-F.2930 Industrial Discretionary Use Permit

The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:

- a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.
- b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.
- c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.
- d. Limitations on the industry's size, time of operation, or length of permit. (RDR)

LU-F.3031 Industrial Service Requirements

The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board. (RDR)

LU-F.3132 Industrial Landscaping

~~To the extent feasible, the~~The County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area. (RDR)

LU-F.3233 Industrial Area Access Design and Control

Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem. (RDR)

LU-F.3334 Industrial Area Parking Compatibility

The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns. (RDR)

LU-F.3435 Coalinga Air Cargo Port Specific Plan

The County shall require a specific plan for the development of the Coalinga Air Cargo Port as indicated in the Coalinga Regional Plan. (RDR)

LU-F.35—

~~The General Industrial designation of the 184.45 acre parcel near the unincorporated community of Helm is to allow production of non-agriculturally related inorganic chemicals in order to make the facility more economically viable as a supplier of agricultural chemicals. This designation is in recognition of the large capital investment in the facility and its~~



FRESNO COUNTY GENERAL PLAN

~~importance to the agricultural economy, and should not be construed as setting a precedent for considering additional urban designations in agricultural areas.~~

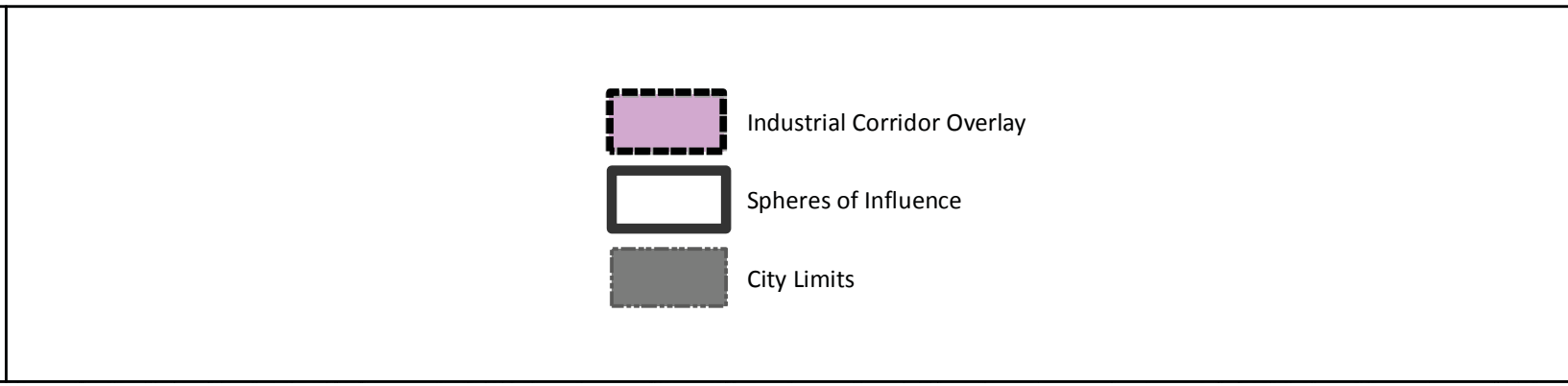
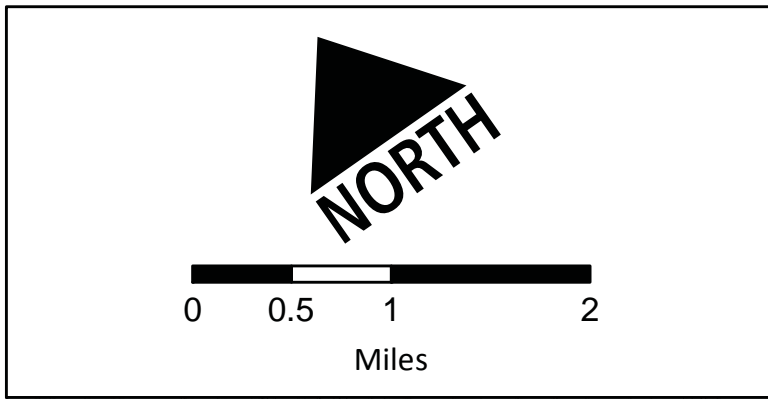
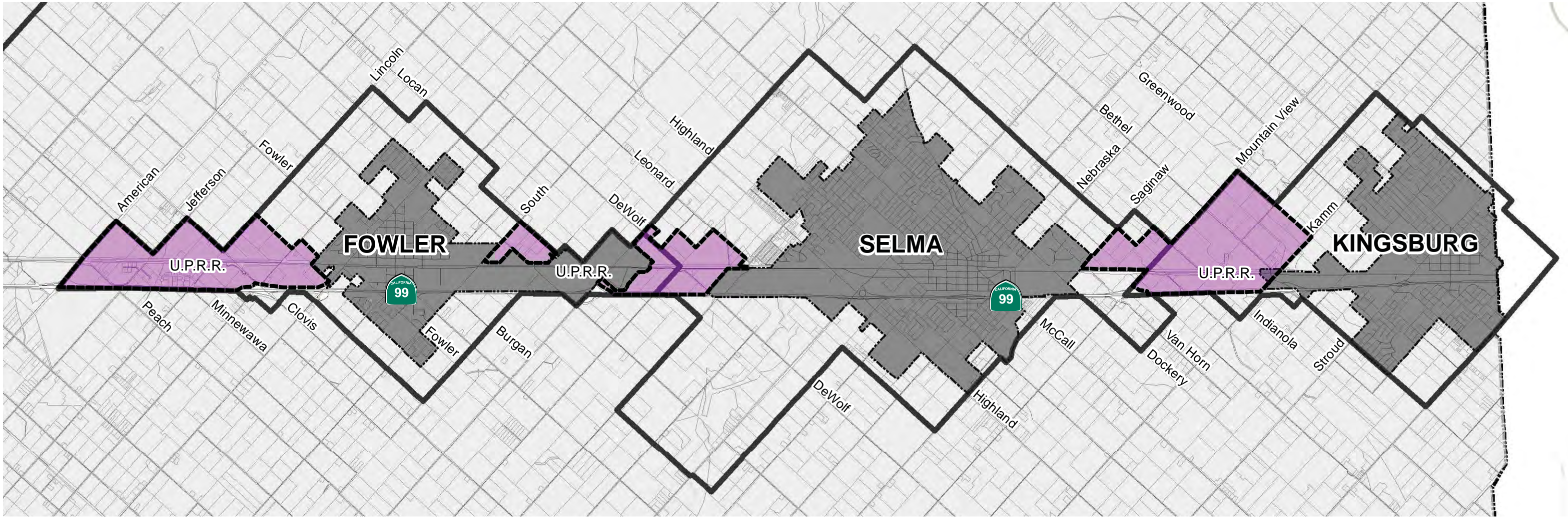
LU-F.36 Golden State Industrial Corridor

The County may approve rezonings and discretionary permits within the Golden State Industrial Corridor (see Figure LU-~~54~~) subject to the following criteria and consideration of Implementation Program OS-L.A addressing beautification of Highway 99:

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

*Figure LU-54 Golden State
Industrial Corridor*



Fresno County General Plan

Golden State Industrial Corridor

Figure LU-5

8/4/2010



FRESNO COUNTY GENERAL PLAN

Back of Figure LU-54 placeholder

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

- a. All persons whose proposal for development is within a city's sphere of influence shall be referred to the appropriate city and sanitation district for annexation. If the city does not respond to the proposal expressing an intent to annex within a reasonable time, the County shall accept the application.
- b. The County shall refer to the appropriate city all applications for industrial and commercial development within a city's sphere of influence for review and recommendation.
- c. The County may approve zoning or discretionary permits where the sanitation district stipulates that it will provide service or the Fresno County Health Officer and/or State Water Quality Control Board determines that service is necessary.
- d. Properties lying easterly of the U.P.R.-Union Pacific Railroad are planned for industry specifically because of railroad access potential. Development in this area shall be designed to provide railroad spur access or provide for future railroad extensions. The County may require any applicant for rezoning to provide communication from the railroad establishing an agreement to provide rail service.
- e. Where proposed industrial zoning or development is adjacent to existing non-industrial uses or to land designated by the General Plan for non-industrial uses, policies contained in LU-F.29a, b, c, and d concerning development standards for general industry shall apply.
- f. Access to properties between Highway 99 and Golden State Boulevard will be controlled to preserve the roadway capacity of Golden State Boulevard which is a super arterial. Dedication and improvement of frontage roads may be required as a condition of development.

- g. Compliance with the provisions of the Highway 99 Beautification Ordinance. (RDR)

LU-F.37

~~Within the Golden State Industrial Corridor, the County shall allow agricultural preserves to be established. Within the preserve, the County shall accept California Land Conservation contracts subject to the acreage and use limitations established by the County.~~

LU-F.3837 -Spur Tracks

Within the Golden State Industrial Corridor, the County may protest the installation of any additional spur tracks crossing Golden State Boulevard. The County shall permit the extension of existing spur tracks in the area west of Golden State Boulevard insofar as they do not cross any roadway intersecting with Highway 99. (RDR) ~~Planned Urban Village Policy LU-F.39~~

~~The County shall apply the "Planned Urban Village" designation subject to the following criteria:~~

~~Property designated "Planned Urban Village" shall be outside but contiguous to established Spheres of Influence.~~

~~Sites must be of a size and shape which can be logically and economically developed as a "Planned Urban Village." Generally, a property of 500 acres is necessary to accommodate the variety of uses in this designation.~~

~~If more than half of the site is under active agricultural production and is capable of sustainable and economically viable agricultural production, then a determination should be made that designating the site as a "Planned Urban Village" would generally reduce the pressure to convert for urban use land which has a higher probability of remaining in sustainable and economically viable agricultural production on a long term basis. Among the factors that may be considered in making such determinations are: soils quality; water quality, quantity, dependability, and efficiency of use; existing or potential for urban development onto surrounding or adjacent lands; historical growth~~



FRESNO COUNTY GENERAL PLAN

~~pressure and direction of growth; and desirable direction of further growth.~~

~~Property designated "Planned Urban Village" shall be adjacent to a major transportation corridor having the capability to accommodate, or be improved to accommodate, project-related and cumulative traffic.~~

Policy LU F.40

~~The County shall require all development within the "Planned Urban Village" designation be subject to an approved specific plan or a development plan approved as part of a development agreement. The specific plan or development plan will also specify the intensity of all land uses within the project site and provide detail of major infrastructure components. The specific plan or development plan must also demonstrate the following: The uses within the "Planned Urban Village" are compatible with surrounding land uses. The public improvements within the "Planned Urban Village" are designed and constructed in a manner that would not preclude future annexation to the adjacent city. Impacts on Fresno County and other providers of services including but not limited to police, fire protection, schools, and other essential public services are adequately mitigated. The development will not have a net adverse fiscal effect on Fresno County. A Service Delivery Plan and a maintenance and operation program are proposed which will assure delivery of services and funding measures for the development.~~

Policy LU F.41

~~The topics to be addressed in a specific plan or development plan shall include but not be limited to the following: Distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. Proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area~~

~~covered by the plan and needed to support the land uses described in the plan.~~

~~Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable.~~

~~A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the matters listed above.~~

~~Specific standards for development of the project area to include building height, setbacks, landscaping, lot coverage, trails, and any other physical components of the "Planned Urban Village."~~

~~Other topics deemed to be necessary by Fresno County and the developer to provide for a safe, attractive environment for future "Planned Urban Village" residents.~~

Policy LU F.42

~~The County shall require all development within the "Planned Urban Village" to be in conformance with the following standards and criteria:~~

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

~~P-V Planned Village~~

~~a.—Development standards shall be consistent with the adopted specific plan or the development plan implementing the "Planned Urban Village."~~

~~The development standards shall provide the basis for creating a community of superior design.~~

~~1. Traditional County Development~~

~~Standards for roadways, curbs, gutters, sidewalks, trails, street lighting, building setbacks and other development requirements may be modified.~~

~~2. Setbacks, landscape buffers, the trail network, and open space shall be used to enhance the character and theme of the "Planned Urban Village."~~

~~3. The specific plan or development plan shall address~~

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

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



FRESNO COUNTY GENERAL PLAN

~~and/or fire hazard problem which would be detrimental to future residents.~~

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

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

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

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

GOAL LU-G

To direct urban development within city spheres of influence to existing incorporated cities and to ensure that all development in city fringe areas is well planned and adequately served by necessary public facilities and infrastructure.

LU-G.1 City Spheres of Influence

The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence. *(RDR)*

LU-G.2 City Planning Consistency

~~Fresno County~~The County shall work cooperatively with all cities of the county to encourage each city to adopt and maintain its respective plan consistent with the Fresno County General Plan. The County shall adopt complementary planning policies through a cooperative planning process to be determined by the respective legislative bodies. *(RDR/IGC)*

LU-G.3 Consistent Urban Development Policies

The County shall encourage the cities to adopt policies consistent with urban development policies LU-F.1 through LU-F.10 of this General Plan. *(RDR/IGC)*

LU-G.4 Orderly Outward Expansion

The County shall encourage orderly outward expansion of urban development by supporting

only those city sphere of influence expansion proposals where the city has demonstrated a need for additional territory after documenting a good faith effort to implement an infill development program, maximize the residential density, address the population growth needs, and minimize conversion of productive agricultural lands to urban uses. *(RDR/IGC)*

LU-G.5 County Established Neighborhoods

The County shall encourage the cities to incorporate in their general plans County land use policies for neighborhoods that were established under County jurisdiction. *(RDR/IGC)*

LU-G.6 -Minimize Land Use Conflicts

The County shall encourage cities to incorporate in their general plans land use policies that minimize potential land use conflicts with agriculturally-related industrial operations and other agricultural activities at the urban interface through the provision of appropriate buffers or other measures. *(RDR/IGC)*

LU-G.7 General Plan Amendment Consultations

Within the spheres of influence ~~and two (2) miles beyond,~~ the County shall promote consultation between the cities and the County at the staff level in the early stages of preparing general plan amendments and other policy changes that may impact growth or the provision of urban services. Staff consultations, particularly concerning community plans, shall provide for meaningful participation in the policy formulation process and shall seek resolution of issues prior to presentation to the decision-making bodies. *(RDR/IGC)*

LU-G.8 Community Plan Updates

As part of the update ~~Following city adoption of a city~~ general or community plan, the County shall encourage the city to consider jointly updating update the applicable County-adopted community plan. Any unresolved conflicts between the County and city plans shall be



FRESNO COUNTY GENERAL PLAN

identified for the decision-making bodies. The County shall establish and maintain land use controls on unincorporated lands within the spheres of influence consistent with the policies of the County community plan and this countywide Agriculture and Land Use Element. *(RDR/PSP/IGC)*

LU-G.9 Preserve Areas

The County shall, during the update of its community plans pursuant to Policy LU-G.8, evaluate the alternative of re-designating undeveloped rural-residential areas to the Reserve designation to support the efforts of the affected city to achieve more efficient use of land within its existing sphere of influence. *(RDR/PSP)*

LU-G.10 Urban/Rural Conflicts

The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas. Provision for a graduated transition in density/lot size from higher- to lower-density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land within their sphere boundaries, shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas within their spheres-of-influence. *(RDR/IGC)*

LU-G.11 Annexation Consultation

The County shall promote consultation between the cities and the County at the staff level when cities are developing proposed annexation boundaries or proposed sphere of influence expansions. *(RDR/IGC)*

LU-G.12 Immediate Development

The County shall encourage cities to generally include in their annexation proposals only those properties that are proposed for immediate

development, or necessary to achieve their Regional Housing Needs Allocation. *(RDR/IGC)*

LU-G.13 Leapfrog Growth

The County will oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary. The County shall also oppose any annexation that does not annex the full width of road rights-of-way or results in the creation of bypassed segments of existing road rights-of-way. *(RDR/IGC)*

LU-G.14 Discretionary Permit Review

The County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding. *(RDR/IGC)*

~~LU-G.15~~

~~Within the cities' planned urban boundary which the County has designated Reserve on its community plan, the County shall:~~

- ~~a.—Establish a limited agricultural zone district prohibiting creation of lots less than twenty (20) acres in area.~~
- ~~b.—Consider contracts in accordance with the California Land Conservation Program or some other similar program, subject to location, acreage, and use limitations established by the County after consultation with the cities.~~

~~LU-G.16—~~

~~Where a property is designated Reserve (limited agriculture) on the County's community plan, the County may, at the request of the city council, approve an urban development proposal consistent with the underlying urban use reflected on the County's community plan. Such action shall not require an amendment to the General Plan. In support of this recommendation, the city council will be requested to provide supporting documentation justifying the request.~~

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

LU-G.1715 Sphere of Influence Policy

Within that portion of a ~~city's planned urban boundary~~ city's sphere of influence which the County has identified on its community plan as existing urban and which is within one-half (1/2) mile of the city, the County shall:

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

LU-G.1816 Planned Urban Boundary Policy

Within that portion of a city's planned urban boundary which the County has identified on its community plan as existing urban and which is more than one-half (1/2) mile from the city, the County shall:

- a. Maintain zoning on existing fully developed properties consistent with the County community plan.
- b. Maintain a "holding zone" on undeveloped or underdeveloped properties to preclude further urban development. This zoning may be changed subject to provisions ~~LU-G.18e~~ 16c and d below.
- c. Consider subdivision, rezoning, or conditional use proposals on planned non-industrial properties where the proposed use is consistent with the County community plan. As conditions of approval, the County may require: (1) community sewer and water service; and (2) completion of all roadways providing access to the development as if they were part of the development to the nearest fully developed street.
- d. Consider rezoning and conditional use permit proposals in planned industrial areas consistent with the County community plan. *(RDR, IGC)*

LU-G.19

~~On land that is not within a city's planned urban boundary but is within a city's sphere of influence, the County shall:~~

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



FRESNO COUNTY GENERAL PLAN

~~limitations established by the County after consultation with the cities.~~

LU-G.20

~~The County may designate Special Commercial areas within one-half (1/2) mile of a city's sphere of influence at intersections of major roads where substantial existing commercial development at the intersection has rendered continued agricultural use of the corner portion of the subject property difficult or infeasible. The following standards and criteria shall apply:~~

- ~~a. The Special Commercial designation should be allowed only where at least two (2) corners at the intersection are developed with permanent, legally established commercial uses.~~
- ~~b. The Special Commercial designation should be limited to a maximum total road frontage of one-eighth (1/8) mile and a maximum size of two (2) acres per corner.~~
- ~~c. The implementing zone for Special Commercial designations granted under this Section shall be the C-6(c) District, limited to uses which provide convenience goods or services to the surrounding area.~~
- ~~d. Neither the operation nor the physical characteristics of the commercial development or any individual uses shall have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius.~~

UNINCORPORATED COMMUNITIES

LU-G.2117 Urban Communities

The County shall administer those unincorporated areas identified in the community plan as urban as follows:

- a. Maintain zoning consistent with the community plan.
- b. A holding zone may be applied to undeveloped or underdeveloped properties.

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

LU-G.2218 Community Plan Reserve Areas

The County shall administer those areas designated Reserve (limited agriculture) in the community plan as follows:

- a. All such properties shall be zoned to permit only limited agriculture and to prohibit creation of lots less than twenty (20) acres in size.
- b. The Reserve (limited agriculture) may be authorized for development following the procedures in LU-G.21e17c or d, provided the development proposal is separated from existing urban zoning by no more than six hundred and sixty (660) feet.
- c. No application will be accepted until the appropriate County departments and special districts have indicated that services are available and/or will be provided by the developer. (RDR)

LU-G.2319 Unincorporated Community Public Services

The County shall ensure that the expansion of unincorporated communities can be provided with necessary public services and such

GOALS AND POLICIES

AGRICULTURE AND LAND USE **2**

expansion is consistent with other General Plan policies. (RDR)

H. GENERAL AND ADMINISTRATIVE PROVISIONS

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

SB 1468, passed in 2002, requires cities and counties to consider the impact of growth on military readiness activities when preparing or updating their general plan for lands adjacent to military facilities or underlying designated military aviation routes and airspace.

Naval Air Station Lemoore straddles the Fresno County and Kings County line. NAS Lemoore, with two parallel runways and covering 30,000 acres, is the Navy's prime West Coast Tactical Naval Air Station, providing support for the US Pacific Fleet. NAS Lemoore averages approximately 210,000 flight operations annually, making it one of the Navy's busiest airfields. The base has more than 7,200 active-duty military and 1,300 civilian workers. Approximately 11,000 dependents live and work on and around the base. The US military has classified much of the air space above Fresno County as special use airspace or low-level flight paths, restricting their use by civilian aircraft.

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

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

GOAL LU-H

To provide for mobile home development, home occupations, second dwellings, and planned development in appropriate locations under specified conditions, to ensure land use compatibility in areas where military readiness activities are conducted, and to provide for the effective and systematic implementation of the General Plan.

MOBILE HOMES

LU-H.1 Mobile Homes

The County shall provide for use of various dwelling types, including mobile homes, in a manner that enhances the stability of neighborhoods and the value of the housing stock. In urban communities, mobile homes shall be accommodated primarily within mobile home parks and mobile home subdivision planned residential developments. ~~Further, within~~Consistent with State law, the communities of Biola, Del Rey, Lanare, Laton and Del Rio, mobilehomesCounty shall be accommodated on individual lots by special permit ~~where compatibility with the neighborhood is achieved through site design measures such as landscaping and setbacks, and architectural design elements including mobile homes on permanent foundations, roof overhangs, and roofing and exterior siding materials. Community plans may include provisions for mobilehomes on individual lots when such provisions~~ wherever other single-



FRESNO COUNTY GENERAL PLAN

~~family homes are found to be appropriate to address the need for affordable housing and/or in-fill development permitted.~~ (RDR)

LU-H.2 Caretaker Occupancy

The County shall, under appropriate circumstances, accommodate use of ~~mobile homes~~ mobile homes for caretaker's occupancy in conjunction with permitted uses in areas designated for industrial or commercial development. (RDR)

HOME OCCUPATIONS

LU-H.3 Home Occupations

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

SECOND UNIT DWELLINGS

LU-H.4 Second Units

The County shall allow second ~~dwellings~~ units, not to be sold as a separate unit, ~~subject to a discretionary permit in urban~~ areas designated for low, medium, and medium high density residential ~~use, rural residential use, and agricultural or rangeland use.~~ subject to certain limitations defined in the County Zoning Ordinance. The second dwelling units in rural areas shall be subject to discretionary permit. The County shall permit accessory housing units, as defined in the County Zoning Ordinance, in all residential zones subject to limitations defined in the Zoning Ordinance, to further the availability of affordable housing and comply with State law. The second ~~dwellings~~ units and accessory housing units shall be clearly subordinate in size to the primary dwelling. (RDR)

PLANNED DEVELOPMENTS

LU-H.5 Planned Residential Development Allowed Uses

The County shall allow the following uses in Planned Residential Developments greater than twenty (20) acres:

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

GOALS AND POLICIES 2

AGRICULTURE AND LAND USE

LU-H.6 Discretionary Planned Developments

The County may allow Planned Developments subject to a discretionary permit as follows:

- a. Planned residential developments may be permitted in areas designated for low, medium, or medium high, “Planned Urban Village” density residential use, or in rural residential areas subject to the Rural Residential section.
- b. Planned office developments may be permitted in areas designated for office commercial use.
- c. Planned commercial developments may be permitted in areas designated for commercial use. (RDR)

LU-H.7 Principles for Planned Development

The County shall apply the following general principles to Planned Development proposals:

- a. Planned Developments may include any combination of single detached or attached units.
- b. District property development standards, except as related to population density, may be modified or waived where it is determined that such modification or waiver will produce a more functional, and desirable site or building environment, and no adverse impact to adjacent properties will result therefrom.
- c. Population density shall be calculated on gross acreage.
- d. Community sewer and water facilities shall be provided except as specified in the rural residential policies.
- e. The design of a Planned Development shall insure compatibility and harmony with existing and planned uses on adjacent properties. Design elements to be considered include, but are not limited to, architecture, distance between buildings, building setbacks, building height, off-street parking, lot design and size, fencing and walls, access, circulation, signing, open space,

- f. privacy, screening, and landscaping (to include shade trees in the parking areas). Off-street parking facilities shall provide parking sufficient for occupants of the development and their guests or patrons, and shall be integrated into the development and minimize adverse impacts on neighboring development.
- g. Planned residential developments shall provide common open space free of buildings, streets, driveways, or parking areas. The common open space shall be designed and located to be easily accessible to all the residents of the project and usable for open space and recreational uses.
- h. The developer shall provide for perpetual maintenance of all common land and facilities through means acceptable to the County.
- i. Conservation of natural site features, such as topography, vegetation, and water courses shall be considered in project design.
- j. Energy conservation and utilization of renewable resources should be given prominent consideration.
- k. Streets serving the development must be adequate to accommodate ~~the~~ traffic generated by the proposed project. (RDR)

COMPATIBILITY WITH MILITARY FACILITIES AND OPERATIONS

LU-H.8 Compatible Land Use

The County shall designate for compatible land uses (e.g., open space, agricultural uses, or similar low intensity land uses) near NAS Lemoore and other areas where military operations could impact public health and safety (e.g., noise, accident potential, incompatible land use) or where private activities could impact current or future military operations negatively. (RDR)



FRESNO COUNTY GENERAL PLAN

LU-H.9 Program- Early Consultation

The County shall provide early notification to the US military of development proposals and projects that have the potential to affect military operations, testing, or training activities. (IGC)

LU-H.10 Program- Coordination

The County shall work closely with military officials in regard to sharing information and discussing military readiness and land use planning issues. (IGC)

FRIANT-MILLERTON REGIONAL PLAN

LU-H.811 Friant-Millerton Regional Plan

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

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

- a. Expansion and enhancement of recreation activities and facilities centered on Millerton Lake and the San Joaquin River.
- b. Open space and natural resource protection.
- c. Implementation of appropriate applicable policies of the San Joaquin River Parkway Master Plan.

- d. Groundwater and surface water availability.
- e. Wastewater disposal limitations and options.
- f. Development of affordable housing, particularly for workers at recreational and related tourist facilities in the area.
- g. Suitability of the area for future long-term urbanization and options for how this might occur (e.g., County specific plan, city annexation, or city incorporation).
- h. Provision of an adequate circulation/transportation system/system, including mass transit. (RDR)

REGIONAL COORDINATION

LU-H.9112 Regional Coordination

The County shall coordinate with cities and adjacent counties to address regional planning and growth issues.

To promote regional planning coordination, the County shall coordinate with metropolitan and rural cities in Fresno County, and adjacent counties and discuss land use and transportation matters of mutual interest, regional development and planning projects and approaches to enhance planning coordination among agencies. (IGC)

LU-H.123 Regional Transportation Plan Review

The County shall participate in preparation of the Fresno Council of Governments' Regional Transportation Plan (RTP), including the Sustainable Communities Strategy or Alternative Planning Strategy, to ensure consistency of the RTP with the County's General Plan. (IGC)

UPDATING GUIDELINES FOR UPDATING GENERAL PLAN REGIONAL, COMMUNITY, AND SPECIFIC PLANS

LU-H.10

The County shall adopt minimum format and content guidelines for the preparation of updated

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

~~and new regional, community, and specific plans to ensure consistency with the countywide General Plan.~~

LU-H.11134 Periodic Updates

The County shall periodically update regional, community, and specific plans to ensure consistency with the countywide General Plan. (RDR/SO)

COUNTYWIDE GENERAL PLAN REVIEW

LU-H.12145 General Plan Annual Review

The County shall review and report to the Planning Commission and Board of Supervisors on the General Plan annually, and revise it as deemed necessary. (RDR/SO)

LU-H.13156 General Plan Amendments

The General Plan ~~shall~~may be amended no more than four times per year. Each amendment, however, may include multiple changes. (RDR)

~~LU-H.1417~~ **Major General Plan Review**

~~The County shall~~should conduct a major review of the General Plan, including General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (RDR/SO)

LU-H.15168 General Plan Consistency

The County shall review and amend as necessary applicable ordinances and regulations to ensure consistency with the General Plan. (RDR)

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-5 Proposed Friant-Millerton Regional Plan Boundary

GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Back of Figure LU-5 placeholder.



FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES TRANSPORTATION AND CIRCULATION ELEMENT

The Transportation and Circulation Element provides the framework for Fresno County decisions concerning the countywide transportation system, which includes various transportation modes and related facilities. It also provides for coordination with the cities and unincorporated communities within the county, with the Regional Transportation Plan adopted by the [Fresno Council of Fresno County Governments](#), [Highway 99 beautification](#), and with State and Federal agencies that fund and manage transportation facilities within the county. The Transportation and Circulation Element reflects the urban and rural nature of Fresno County. The element establishes standards that guide the development of the transportation system, and management of access to the highway system by new development, throughout the unincorporated areas of the county.

The element is divided into two major parts. The first major part describes the County's Circulation Diagram and functional roadway classification system. The second major part sets out goals, [and policies and implementation programs](#) organized into six sections: Streets and Highways; Transit; Transportation System Management; Bicycle Facilities; Rail Transportation; and Air Transportation. [Specific implementation programs related to Transportation and Circulation Element goals and policies can be found in Part 3 of this General Plan.](#)

CIRCULATION DIAGRAM AND STANDARDS

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



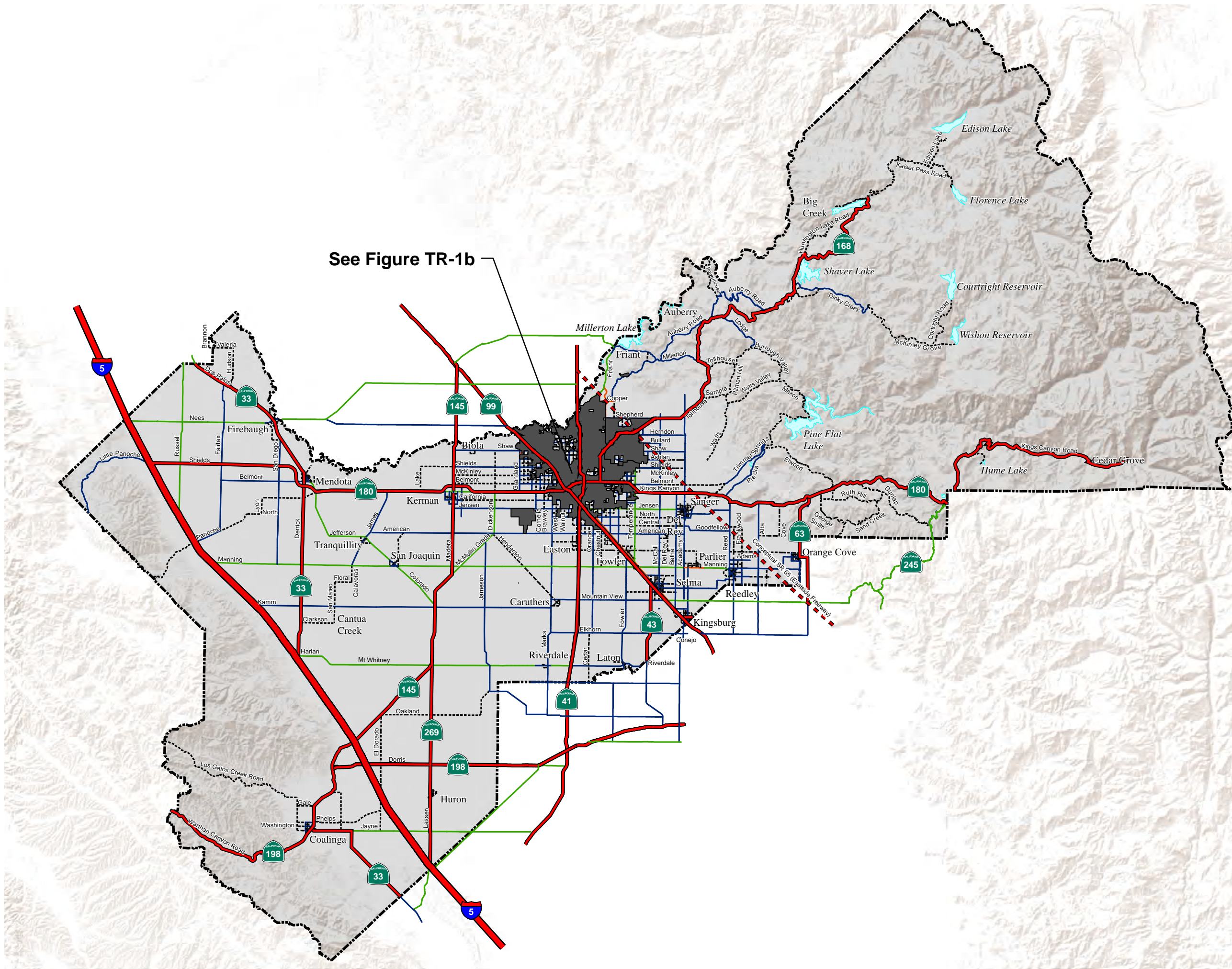
FRESNO COUNTY GENERAL PLAN

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GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

Figure TR-1a Regional Circulation Diagram



- Interstate Highway
- State Route
- Conceptual Route
- Super Arterial
- Expressway
- Arterial
- Collector
- Fresno/Clovis City Limits

NORTH

0 5 10 20
Miles

Fresno County General Plan

**Regional Circulation
Diagram**



FRESNO COUNTY GENERAL PLAN

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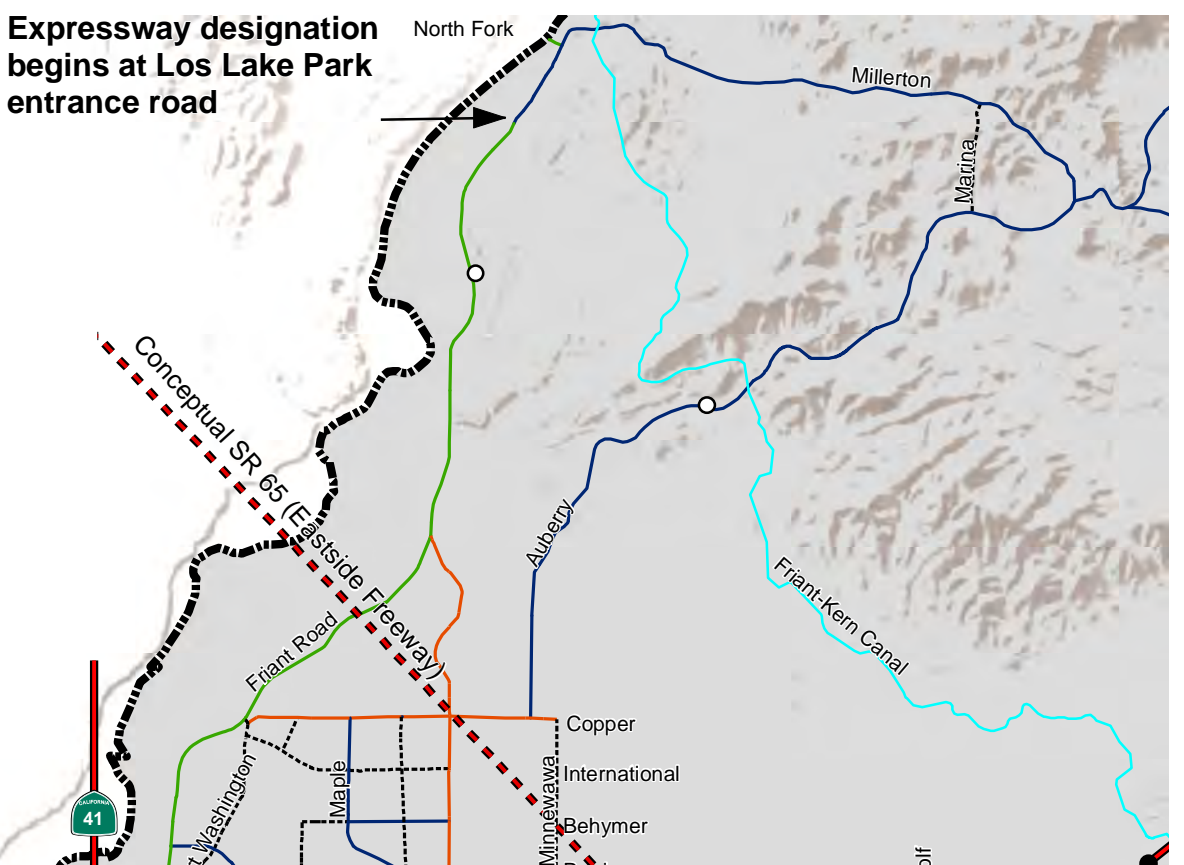
GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

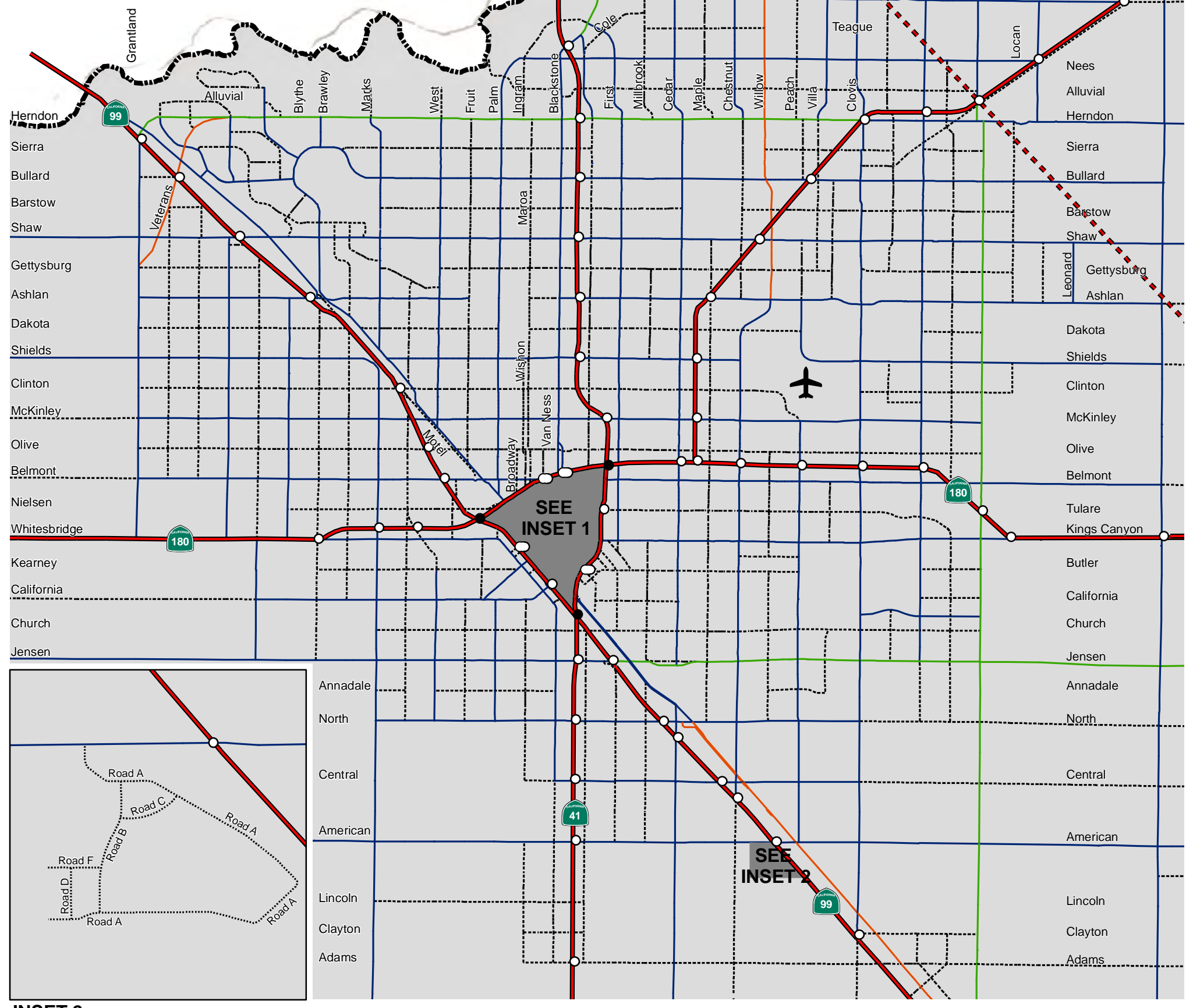
Figure TR-1b Fresno Clovis Metropolitan Area Circulation Diagram



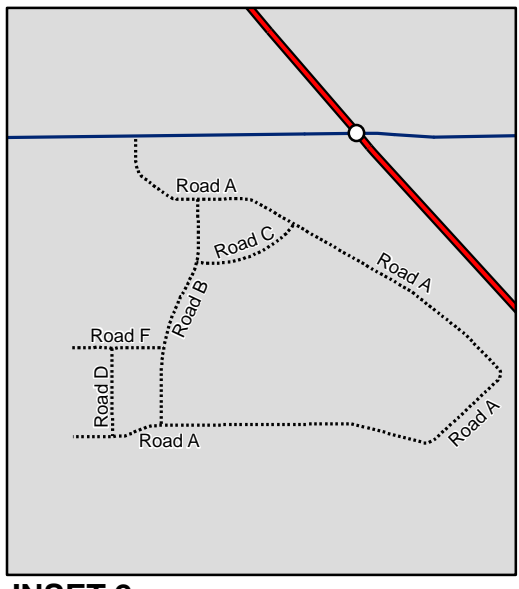
INSET 1 - DOWNTOWN



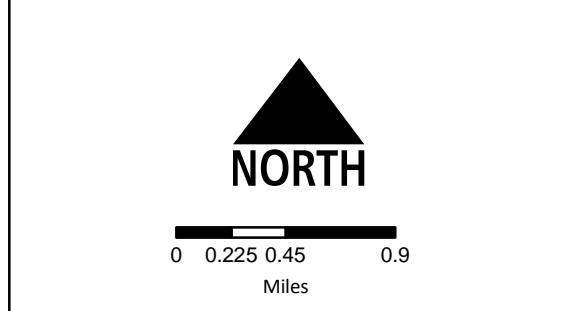
Expressway designation begins at Los Lake Park entrance road



INSET 2



- Grantland
- Bryan
- Hayes
- Polk
- Cornelia
- Blythe
- Brawley
- Valentine
- Marks
- Hughes
- West
- Fruit
- Walnut
- Fig
- Elm
- Cherry
- East
- Orange
- Cedar
- Maple
- Chestnut
- Willow
- Peach
- Minnewawa
- Clovis
- Sunnyside
- Fowler
- Armstrong
- Temperance
- McCall



- State Route
- Expressway
- - - Conceptual Route
- Arterial
- Super Arterial
- - - Collector

Fresno County General Plan

Fresno Clovis Metropolitan Area Circulation Diagram

Figure TR-1b

12/1/2016



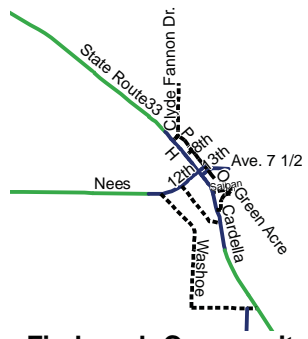
FRESNO COUNTY GENERAL PLAN

Back of Figure TR-1b placeholder

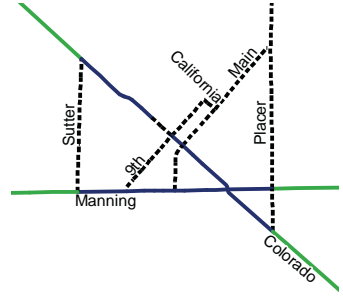
GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

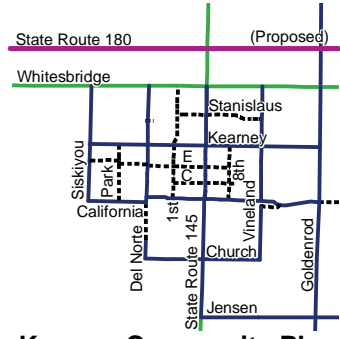
Figure TR-1c Circulation Diagram



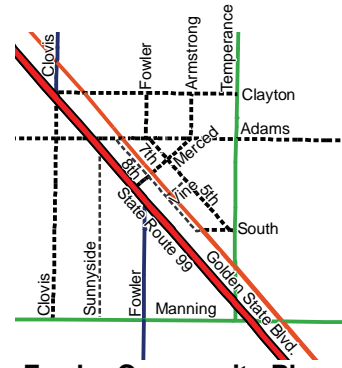
Firebaugh Community Plan



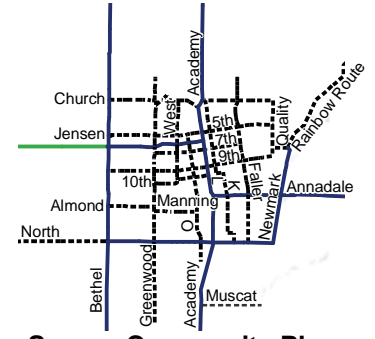
San Joaquin Community Plan



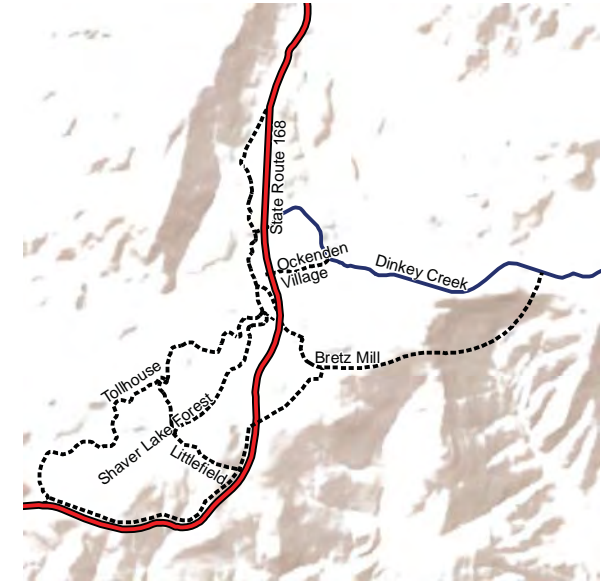
Kerman Community Plan



Fowler Community Plan



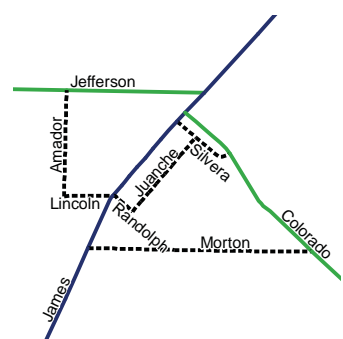
Sanger Community Plan



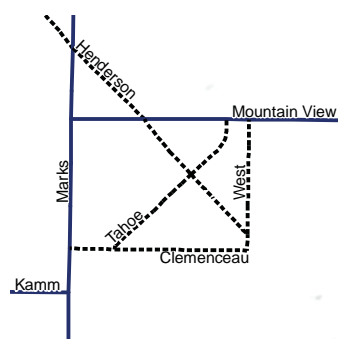
Shaver Lake Community Plan



Coalinga Community Plan



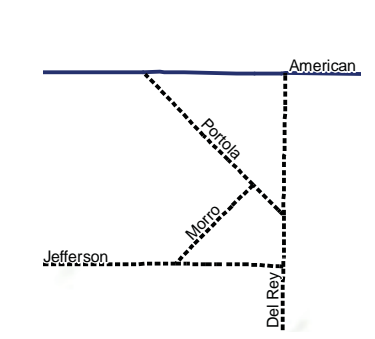
Tranquillity Community Plan



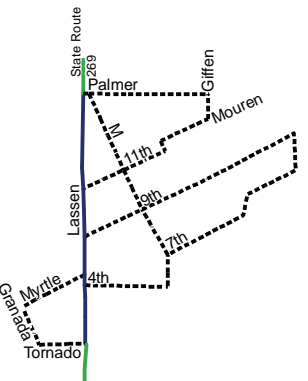
Caruthers Community Plan



Selma Community Plan



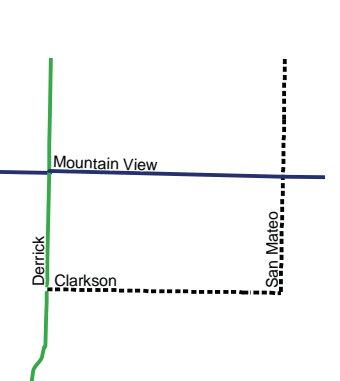
Del Rey Community Plan



Huron Community Plan



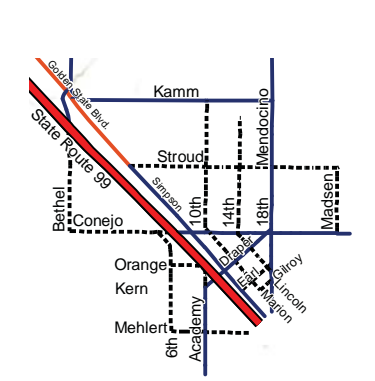
Mendota Community Plan



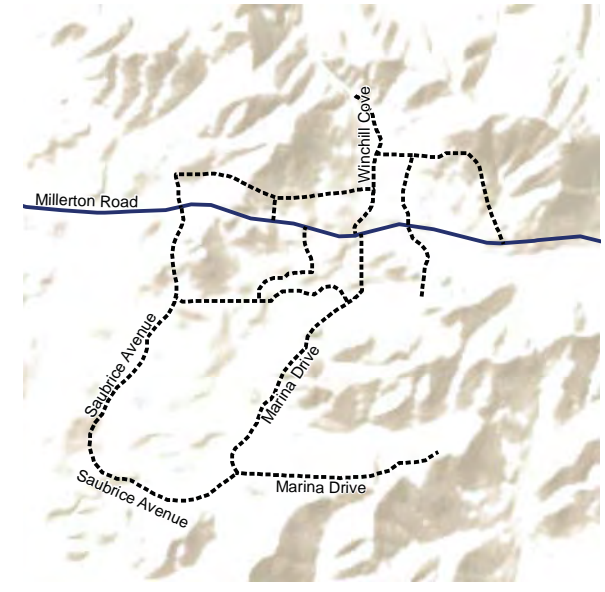
Cantua Creek Community Plan



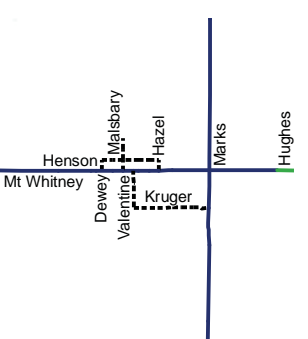
Parlier-West Parlier Community Plan



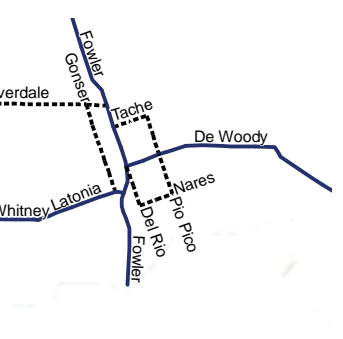
Kingsburg Community Plan



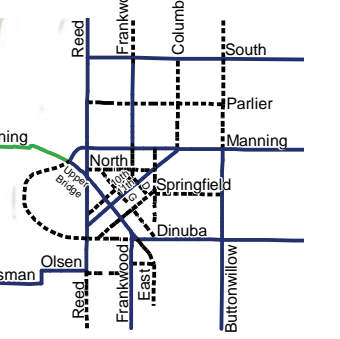
Millerton Specific Plan



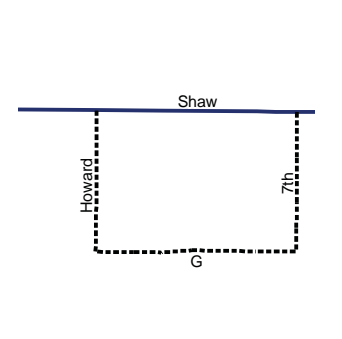
Riverdale Community Plan



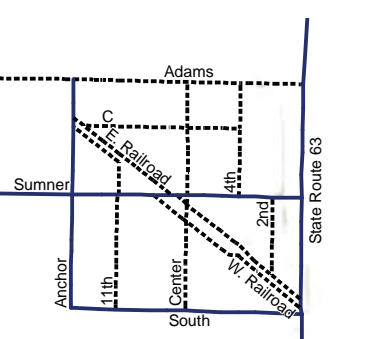
Laton Community Plan



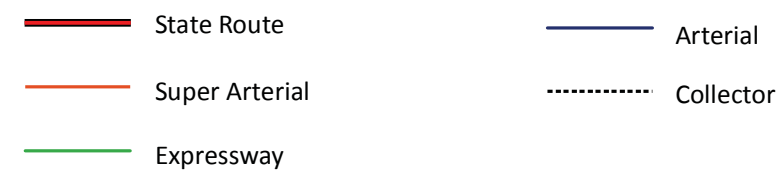
Reedley Community Plan



Biola Community Plan



Orange Cove Plan



Fresno County General Plan

Circulation Diagram

Figure TR-1c



FRESNO COUNTY GENERAL PLAN

Back of Figure TR-1c placeholder

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM

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

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

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



FRESNO COUNTY GENERAL PLAN

**TABLE TR-1
GENERAL ROADWAY STANDARDS FOR NEW DEVELOPMENT
BY FUNCTIONAL CLASS
Fresno County**

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

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

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

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

Expressways provide for rapid through-traffic movement on continuous routes which connect the cities and communities within the county with each other, with **freewaysState Routes** and other expressways, and with communities in adjoining counties. Expressways provide a high degree of access control.

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

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

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

- a. Direct access from an urban Expressway to abutting property shall be prohibited. The County shall control access by acquiring access rights or by establishing design requirements on new development to limit access to frontage or other public roads.
- b. Access to an urban Expressway may occur at public road intersections spaced at one-half mile intervals. Existing intersecting streets which do not conform to the half-mile interval policy may be closed or realigned.
- c. Direct access from a rural Expressway to abutting agricultural parcels of twenty (20) or more acres may be permitted, in which case turnaround facilities on the agricultural property shall be required. Access to agricultural uses which generate high traffic volumes may be restricted by the use of frontage roads or special design considerations, as appropriate.



FRESNO COUNTY GENERAL PLAN

- d. Direct access from a rural Expressway to abutting agricultural commercial centers, agricultural parcels of less than twenty (20) acres, and nonagricultural uses will be prohibited. The County shall control access by acquiring access rights or by establishing design requirements on new developments to limit access to frontage or other roads.
- e. Access to rural Expressways may occur at public road intersections spaced at one-half mile intervals, or approximations thereof if a minor shift may better serve access management purposes, where the shift will not result in a greater total number of access points. Existing intersecting roads which do not conform to this half-mile interval may be closed or realigned.
- f. Transit turnouts on urban Expressways shall be established out of the traveled way and may require additional right-of-way. Transit turnouts in rural areas may be required along established transit routes at locations which are regularly scheduled stops; where transit vehicles are not able to safely pull onto the road shoulder; and where traffic volumes, visibility, or other conditions recommend providing a transit turnout.

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

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

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

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

GOALS AND POLICIES 2

TRANSPORTATION AND CIRCULATION

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

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

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

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

- a. Urban arterials shall typically be developed as four (4)- or six (6)-lane divided roadways.
- b. Rural arterials may be developed as two (2)-lane undivided or four (4)-lane divided roadways.
- c. Transit turnouts along arterials may be established out of the traveled way and may require additional right-of-way. Transit turnouts in rural areas may be provided along



FRESNO COUNTY GENERAL PLAN

established transit routes at locations which are regularly scheduled stops, where transit vehicles are not able to safely pull on to the road shoulder, and where traffic volumes, visibility, or other conditions recommend providing a transit turnout.

- d. Bikeways along designated arterials may be Class I, Class II, or Class III facilities.
- e. Equestrian-hiking trails along designated arterial routes shall be located on special rights-of-way not related to the highway facility.

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

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

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

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

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

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

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

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

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

CIRCULATION DIAGRAM

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

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



FRESNO COUNTY GENERAL PLAN

BIKEWAY SYSTEM

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

TRANSIT CORRIDORS

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

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

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

GOALS AND POLICIES **2**

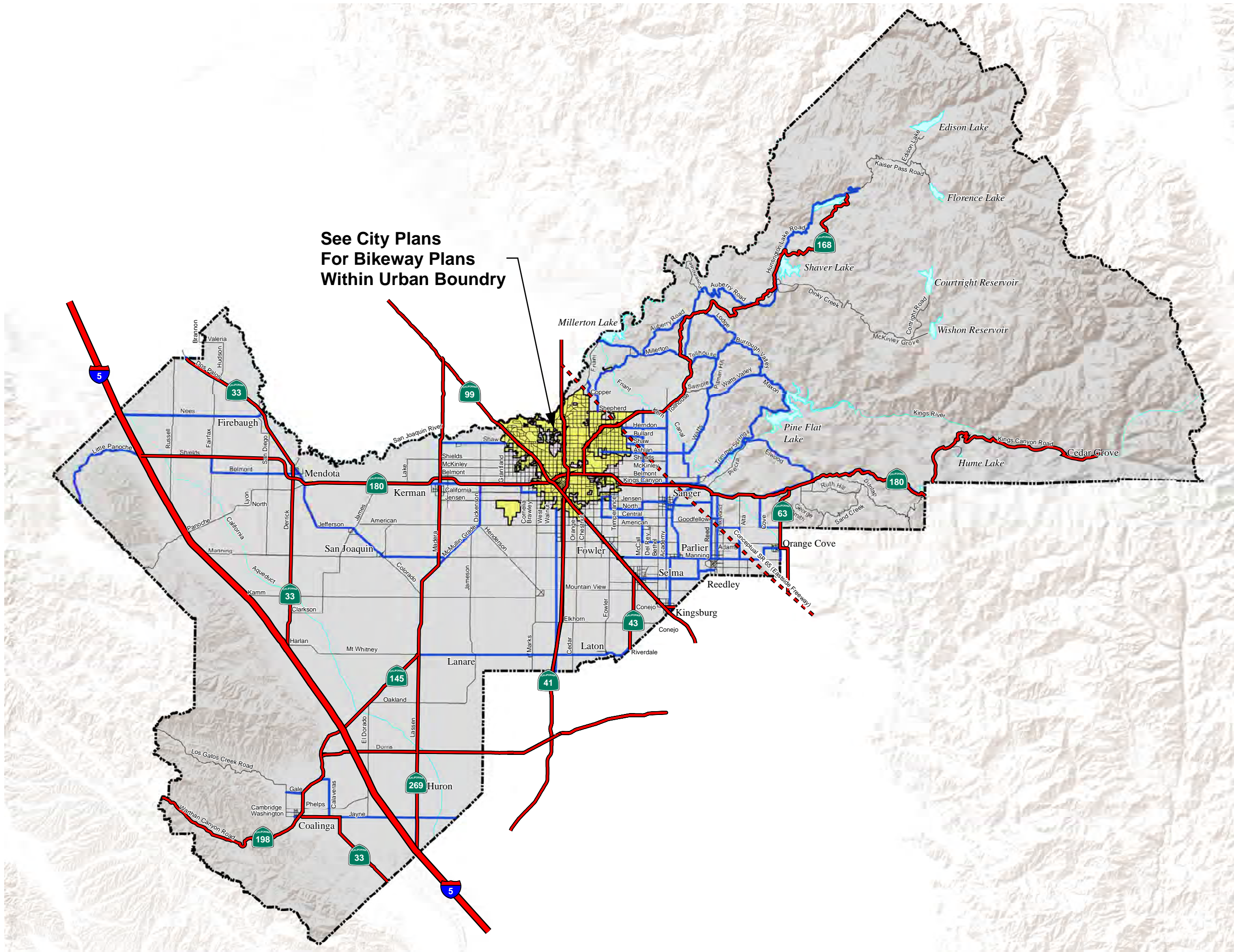
TRANSPORTATION AND CIRCULATION

Fresno, Clovis, and the County should adopt and implement land use and design standards that increase the feasibility of high-capacity transit.



FRESNO COUNTY GENERAL PLAN

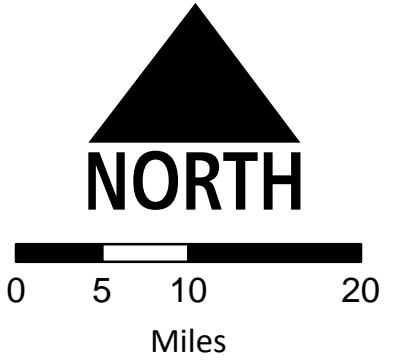
Figure TR-2 Rural Bikeways Plan



**See City Plans
For Bikeway Plans
Within Urban Boundry**

- Existing and Planned Bikeways
- Waterway
- Interstate Highway
- State Route
- - - Conceptual Route
- Local Road
- Fresno/Clovis City Limits

Note: Also see Figure OS-1
Conceptual Recreational Trail Corridor Map



Fresno County General Plan

Rural Bikeways Plan

Figure TR-2

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

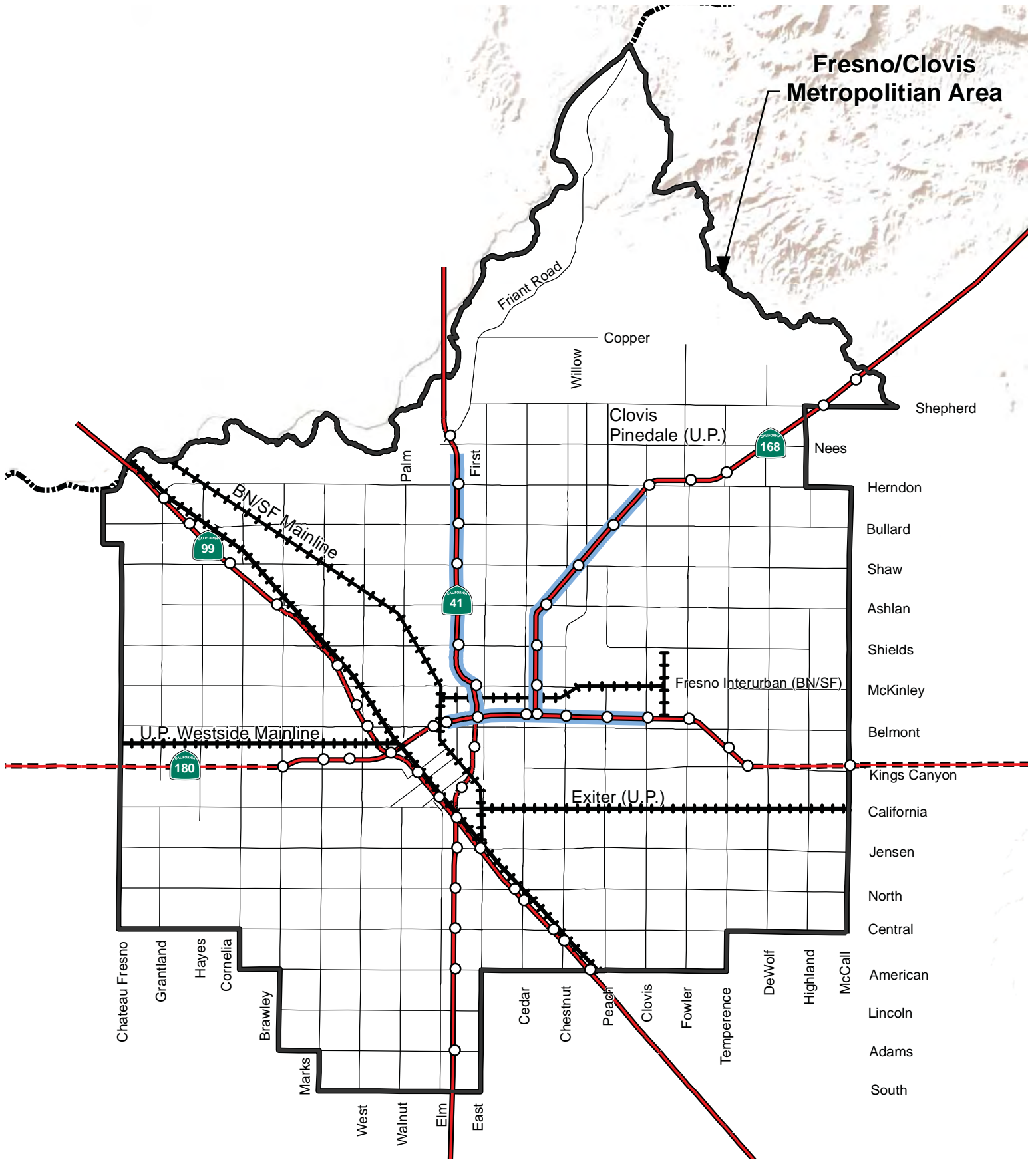
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FRESNO COUNTY GENERAL PLAN

Figure TR-3 Fresno-Clovis Metropolitan Area Transit Corridors

Fresno/Clovis Metropolitan Area



- State Route Corridor
- x-x- Proposed State Route Corridor
- x-x- Freeway Corridors Requiring Adequate Right of Way for Rail or Other Mass Transit Facilities
- x-x- Rail Corridor

Fresno County General Plan

Fresno Clovis Metropolitan Area Transit Corridors

Figure TR-3

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

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GOALS AND POLICIES 2

TRANSPORTATION AND CIRCULATION

GOALS, ~~AND~~ POLICIES, ~~AND~~ IMPLEMENTATION PROGRAMS

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

Implementation programs related to Transportation and Circulation Element goals and policies can be found in Part 3 of this General Plan.

A. STREETS AND HIGHWAYS

The Fresno County Circulation System is a street and highway plan designed to provide for the safe and efficient movement of people and goods to and within the county and to ensure safe and continuous access to land. Using the State freeways and highways and the County's system of highways as its basic framework, the County Circulation System brings together the circulation plans of the cities and unincorporated communities within the county into a unified, functionally integrated, countywide system that is correlated with the Agriculture and Land Use Element of the General Plan.

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

GOAL TR-A

To plan and provide a unified, multi-modal, coordinated, and cost-efficient countywide street and highway system that ensures the safe, orderly, and efficient movement of people and goods, including travel by walking, bicycle, or transit.

TR-A.1 Roadway Design Standards

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

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

- a. Extraordinary construction costs due to terrain, roadside development, or unusual right-of-way needs; ~~and~~
- b. Need for traffic calming measures; and
- ~~b.c.~~ Environmental constraints that may otherwise entirely preclude road improvement. *(RDR/PSP/SO)*

TR-A.2 Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation

The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their



FRESNO COUNTY GENERAL PLAN

individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County. (RDR)

TR-A.32 Level of Service

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

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

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

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

In no case should the County plan for worse than LOS D on rural County roadways, worse than LOS E on urban roadways within the spheres of

influence of the cities of Fresno and Clovis, or in cooperation with Caltrans and the ~~Council of Fresno County Council of~~ Governments, plan for worse than LOS E on State ~~highways~~ Routes in the county. (RDR/PSP/IGC)

TR-A.43 Roadway Access

The County shall require that new or modified access to property abutting a roadway and to intersecting roads conform to access specifications in the Circulation Diagram and Standards section. Exceptions to the access standards may be permitted in the manner and form prescribed in the Fresno County Zoning and Subdivision Ordinances, provided that the designed safety and operational characteristics of the existing and planned roadway facility will not be substantially diminished. (RDR)

TR-A.54 Roadway Improvement Priorities

The County shall program road improvements on a countywide priority basis using technical assessment tools such as the Road and Traffic Evaluation (RATE) and Pavement Management System (PMS). (RDR/PSP)

TR-A.65 Rights-of-Way Dedications

The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees. (RDR)

TR-A.76 Regional Transportation Plan Planning Coordination

The County shall coordinate its transportation planning with the Fresno Council of Governments, Caltrans, cities within the county, and adjacent jurisdictions. (IGC)

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

TR-A.867 Regional Transportation Plan —Coordination

The County shall continue to participate with the ~~Council of Fresno County Governments, the California Department~~ Fresno Council of Transportation Governments, Caltrans, and other agencies, to maintain a current Regional Transportation Plan, and to identify funding priorities and development expenditure plans for available regional transportation funds, in accordance with regional, State, and Federal transportation planning and programming procedures. Such regional programming may include improvements to State ~~highways~~ Routes, city streets, and County roadways. *(PSP/FB/IGC)*

TR-A.978 Development Impact Fees

The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. *(RDR/FB)*

TR-A.1089 Roadway Improvements

The County shall ensure that land development that affects roadway use or operation or requires roadway access to plan, dedicate, and construct required improvements consistent with the criteria in the Circulation Diagram and Standards section of this element. *(RDR)*

TR-A.9110 Inter-regional Highway Improvements

The County shall ensure that the funding of capacity-increasing projects on the Inter-regional Highway System (I-5, and rural portions of SR 99 and SR 41) ~~utilizes~~ uses State and Federal sources intended for improvements to that system. Fresno County and local development shall not be required to participate financially in the upgrading of the Inter-regional Highway System except as may affect local interchanges. *(FB/IGC)*

TR-A.40121 Roadway Improvement Funding

The County shall actively seek all possible financial assistance, including grant funds available from regional, State, and Federal agencies for street and highway purposes when compatible with General Plan policies and long-term local funding capabilities. *(FB)*

TR-A.44132 Matching Funds

The County shall ensure that funds allocated directly or are otherwise available to the County for road fund uses shall be programmed and expended to maximize the use of Federal and other matching funds, and shall be based on the following priorities:

- a. Maintenance, rehabilitation, reconstruction, and operation of the existing County-maintained road system;
- b. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of accidents; and
- c. Capital capacity improvements to expand capacity or reduce congestion on roadways at or below County LOS standards, and to expand the roadway network. *(FB)*

TR-A.42143 Multi-modal Transportation Systems

The County, where appropriate, shall coordinate the multi-modal use of streets and highways to ensure their maximum efficiency and connectivity and shall consider the need for transit, bikeway, and recreational trail facilities when establishing the Ultimate Right-of-way Plan and Precise Plans of streets and highways. *(RDR/PSP)*

TR-A.43154 Bikeways and Trails

The County shall develop and maintain a program to construct bikeways and recreation trails ~~in conjunction with roadway projects~~ in accordance with the adopted Regional Bikeways Bicycle Plan, the adopted and Recreational Trails Trail Master Plan. The County shall seek



FRESNO COUNTY GENERAL PLAN

~~funding for construction and maintenance of bicycle and trails, available dedicated funding for construction and maintenance, and a needs priority system. (PSP)~~

TR-A.14165 Truck Routes

The County shall work with the cities of Fresno County in establishing a system of designated truck routes through urban areas. (PSP/IGC)

TR-A.176 Sensitive Land Uses

The County shall limit within Urban Areas the expansion of existing or designation of new truck routes within 500 feet of sensitive land uses such as schools and residential areas. (RDR/PSP)

TR-A.15187 Interior Street Design

The County shall encourage street designs for interior streets within new subdivisions which protect neighborhoods from the intrusion of through traffic. (RDR)

TR-A.16198 Landscaping Preservation

The County shall require that plans for County road improvement projects consider the preservation of unique existing landscaping to the extent that it will be consistent with user safety. (RDR/PSP)

TR-A.172019 Minimize Road Construction Impacts

The County should utilize road construction methods that minimize the air, water, and noise pollution associated with street and highway development. (PSP/SO)

TR-A.18210 Classified Roads

The County shall accept classified roads, as defined in Figures TR-1a, TR-1b, and TR-1c, into the County-maintained road system following construction in unincorporated ~~are~~ areas, when constructed to County standards. The County may make exceptions for collector roads in the Millerton Specific or Shaver Lake Community Plan areas. The County shall not add local roads to the existing County-maintained road system. Provision of

maintenance for newly constructed local public roads will be through a County Service Area zone of benefit or other means acceptable to the Board of Supervisors. (PSP)

TR-A.19221 Future Rights-of-Way

The County may identify locations of needed future road rights-of-way, consistent with adopted functional classifications, through development and adoption of specific plan lines where appropriate. Circumstances where specific plan line development may be considered may include the following:

- a. Where major classified roadways or corridors are expected to require additional through lanes within a 20-year planning horizon;
- b. Where the future alignment is expected to deviate from the existing alignment, or to be developed asymmetrically ~~about~~ around the existing section or center line;
- c. Where the adjacent properties are substantially undeveloped, so that property owners may benefit from prior knowledge of the location of rights-of-way of planned roadways before constructing improvements or developing property in a way which may ultimately conflict with identified transportation needs; and
- d. Expressways and associated frontage roads. (PSP)

TR-A.232 Urban Area Complete Streets

The County shall require new streets within unincorporated urban areas to be designed and constructed to serve all users, including pedestrians, bicyclists, and transit passengers, of all ages and abilities. This includes:

- a. Creating multi-modal street connections in order to establish a comprehensive, integrated, and connected transportation network for all modes of travel;
- b. Minimizing curb cuts along non-local streets to improve safety and capacity;
- c. Planting street trees adjacent to curbs and between the street and sidewalk to

GOALS AND POLICIES 2

TRANSPORTATION AND CIRCULATION

- provide a buffer between pedestrians and vehicular traffic, where appropriate;
- d. Constructing sidewalks and bike lanes on both sides of streets, where feasible;
 - e. Including parking options to provide a buffer between pedestrians and vehicular traffic, where appropriate;
 - f. Coordinating with local jurisdictions and Fresno Council of Governments to ensure multimodal connections are established and maintained between jurisdictions; and
 - g. Incorporating traffic-calming devices such as roundabouts, bulb-outs at intersections, and traffic tables into the transportation system where appropriate to improve safety and encourage travel by active transportation modes. (RDR)

TR-A.243 Rural Area Complete Streets

The County shall strive to serve all users on rural roadways in the county by designing and constructing rural roadways to serve safely bicyclists, transit passengers, and agricultural machinery operators. This includes:

- a. Constructing wide shoulders to provide a safe space for bicyclists, and agricultural machinery vehicles;
- b. Removing visual barriers along rural roads, particularly near intersections, to improve the visibility of bicyclists; and
- c. Coordinating with local jurisdictions and Fresno COG to ensure multimodal connections are established and maintained between jurisdictions. (RDR)

B. TRANSIT

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

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

GOAL TR-B

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

TR-B.1 Transit Service Coordination

The County shall work with transit providers to provide transit services within the county that are responsive to existing and future transit demand and that can demonstrate cost-effectiveness by meeting minimum farebox recovery levels required by State and Federal funding programs. (IGC/FB)

TR-B.2 Transit Service

The County shall promote transit services in designated corridors and communities where population and employment densities are sufficient or could be increased to support those transit services, particularly within the spheres of influence of the cities and along existing transit corridors and in communities in the rural area of the county. (PSP/IGC/PI)

TR-B.3 Transit Supportive Development

The County shall work with the Cities of Fresno and Clovis and other agencies to achieve land use patterns and densities in areas planned for development that support transit services,



FRESNO COUNTY GENERAL PLAN

preserve adequate rights-of-way, and enhance transit services in the designated transit corridors shown in Figure TR-3. (RDR/IGC)

TR-B.4 Transit Service Funding

The County shall work with the ~~Council of~~ Fresno ~~County-Council of~~ Governments and transit service providers to pursue all available sources of funding for transit services when consistent with General Plan policies and long-term funding capabilities. (FB/IGC)

TR-B.5 Special Transit Needs

The County shall consider the transit needs of senior, disabled, low-income, and transit-dependent persons in making recommendations regarding transit services. (RDR/PSP/IGC)

TR-B.6 Convenient Transit Transfers

The County shall encourage the development of facilities for convenient transfers between different transportation systems (e.g., train-to-bus, bus-to-bus). (RDR/PSP/IGC)

TR-B.7 Safe Routes to Schools

The County shall work with the school districts to plan transit routes to schools and to identify safe routes to encourage other modes of transportation such as biking to reduce vehicle trips to schools. (PSP/IGC)

C. TRANSPORTATION SYSTEMS MANAGEMENT

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

Policies in this section seek to reduce travel demand on the county’s roadway system and maximize the operating efficiency of transportation facilities. The intent is to reduce

vehicle emissions and reduce the needed investment in new or expanded facilities. In rural areas, transportation management can sometimes be better addressed through development location and access management rather than conventional systems management. Related policies are included in Section LU-F, Urban Development Patterns; Section LU-E, Non-Agricultural Rural Development; Section TR-A, Streets and Highways; and Section OS-G, Air Quality.

GOAL TR-C	To reduce travel demand on the County’s roadway system and maximize the operating efficiency of transportation facilities so as to reduce the quantity of motor vehicle emissions and reduce the amount of investment required in new or expanded facilities.
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TR-C.1 Transportation Control Measures

The County shall support all standards and regulations adopted by the San Joaquin Valley ~~Unified~~ Air Pollution Control District (SJVUAPCDSJVAPCD) governing transportation control measures (TCMs). (RDR/PSP/IGC)

TR-C.2 Transportation System Management

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

TR-C.3 Alternative Employee Transportation Modes

The County shall work with the Cities of Fresno and Clovis to encourage new urban development within the FCMA to provide appropriate on-site facilities that encourage employees to use alternative transportation modes as air quality and transportation mitigation measures. The

GOALS AND POLICIES 2

TRANSPORTATION AND CIRCULATION

type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location. (RDR/SO/IGC)

D. – BIKE FACILITIES

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

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

GOAL TR-D	To plan and provide a safe, continuous, and easily accessible bikeway system that facilitates the use of the bicycle as a viable alternative transportation mode and as a form of recreation and exercise.
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TR-D.1 Bicycle Routes

The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the Regional Bikeway Plan described in the Circulation Diagram and Standards section and depicted in Figure TR-2. The plan designates bikeways between cities and unincorporated communities, to and near major traffic generators such as

recreational areas, parks of regional significance, and other major public facilities, and along recreational routes. (PSP)

TR-D.2 Bikeway Construction Priority

The County shall give priority to bikeways that will serve the most cyclists and destinations of greatest demand and to bikeways that close gaps in the existing system. (PSP)

TR-D.3 Regional Bikeways Plan

The County shall implement Regional Bikeways Plan routes as Class II facilities unless otherwise designated. (PSP)

TR-D.4 Bikeway Improvements

The County shall develop bikeways in conjunction with street improvement projects occurring along streets and roads designated on the Regional Bikeways Plan map. (RDR)

TR-D.5 Rights-of-Way Dedications

The County shall require as a condition of land development that adequate rights-of-way or easements are provided for designated bikeways or trails ~~as a condition of land development~~. (RDR)

TR-D.6 Bicycle Safety Programs

The County should promote bicycle safety programs through education and awareness programs aimed at both cyclists and motorists. (PSP/PI)

TR-D.7 Minimize Conflicts

The County shall construct and maintain bikeways to minimize conflicts between bicyclists and motorists. (RDR/PSP)

TR-D.8 Bicycle and Transit Links

The County shall support development of facilities that help link bicycling with other modes of transportation. (RDR/PSP/IGC)

TR-D.9 Regional Bicycle and Recreational Trails Master Plan

The County shall maintain and implement the Regional Bicycle and Recreational Trails Master



FRESNO COUNTY GENERAL PLAN

Plan as a framework for future development of the County’s bicycle and recreational trail network and enable the County to pursue local, State, and Federal funding for bicycle and trail facility improvements. (RDR)

E. RAIL TRANSPORTATION

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

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

GOAL TR-E	To plan for a safe, efficient, and environmentally-sound rail system to meet the needs of all Fresno County residents, industry, commerce, and agriculture.
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TR-E.1 Railway Consolidation

The County ~~supports~~shall support consolidation of the Burlington Northern Santa Fe main line traffic onto the Union Pacific right-of-way from Calwa to the San Joaquin River. (PSP/JP)

TR-E.2 At-grade Rail Crossings

The County shall support improvements to at-grade crossings on the Burlington Northern Santa Fe and Union Pacific mainline and spur or branch line tracks within the county. (PSP)

TR-E.3 Railway Rights-of-Way Acquisition

The County shall support acquisition by local agencies of railroad rights-of-way that are: 1) in designated transit corridors shown in Figure TR-3; and 2) required for public health, safety, and welfare. (PSP/IGC)

TR-E.4 Railway Rights-of-Way Protection

The County shall work cooperatively with the railroads on the long-term protection of railroad rights-of-way. (PSP/IGC/JP)

TR-E.5 Multi-modal Rail Stations

The County shall support multi-modal stations at appropriate locations to integrate rail transportation with other transportation modes. (PSP/IGC)

TR-E.6 High-Speed Rail

The County shall support the development of a statewide high-speed rail service through the Central Valley that serves downtown Fresno and that parallels the Burlington Northern/Santa Fe corridor south of the city of Fresno, and the Union Pacific corridor through the ~~C~~city of Fresno, ~~and is capable of accommodating the rapid movement of freight during nighttime, non-passenger usage hours.~~ The County shall support locating a heavy maintenance facility for the high-speed train in Fresno County. (PSP/IGC)

F. AIR TRANSPORTATION

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

Policies in this section seek to promote the maintenance and improvement of general and

GOALS AND POLICIES 2

TRANSPORTATION AND CIRCULATION

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

GOAL TR-F	To promote the maintenance and improvement of general and commercial aviation facilities within the parameters of compatible surrounding land uses.
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TR-F.1 Airport Land Use Regulations

The County shall continue to support Federal and State regulations governing operations and land use restrictions related to airports in the county. *(RDR)*

TR-F.2 Airport Land Use Commission

The County shall continue ~~its membership on~~ and support of the ~~Fresno County~~ Airport Land Use Commission. *(RDR/IGC)*

TR-F.3 Regional Cargo Airport

The County shall support the concept of a regional cargo airport on the ~~County's~~ county's west side to serve the growing needs of agricultural commerce. *(PSP)*

GOALS AND POLICIES **2**

TRANSPORTATION AND CIRCULATION

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FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES PUBLIC FACILITIES AND SERVICES ELEMENT

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

The Public Facilities and Services Element ~~is organized accordingly~~ sets out goals and policies organized 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. Specific implementation programs related to Public Facilities and Services goals and policies can be found in Part 3 of this General Plan.



FRESNO COUNTY GENERAL PLAN

A. GENERAL PUBLIC FACILITIES AND SERVICES

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

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

GOAL PF-A	To ensure the timely development of public facilities and to maintain an adequate level of service to meet the needs of existing and future development.
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-PF-A.1 Infrastructure Plans
The County shall ensure that an infrastructure plan or area facility plan is prepared in conjunction with preparation of a new or update of an existing community plan or specific plan to address the technical, managerial, and financial capacity of special districts to serve the proposed and/or potential developments. Such plans shall include phasing and facility improvement timelines. (PSP)

PF-A.12 Facilities and Services
The County shall ensure through the development review process that public facilities and services will be developed, operational, and available to serve new development. The County shall not approve new development where existing facilities are inadequate unless

the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means). (RDR)

PF-A.23 Industrial Infrastructure
The County shall require new industrial development to be served by community sewer, stormwater, and water systems where such systems are available or can feasibly be provided. (RDR)

PF-A.34 Sewer, Stormwater, and Water Systems
The County shall require new urban commercial and urban-density residential development to be served by community sewer, stormwater, and water systems. (RDR)

PF-A.45 Underground Utilities
The County shall encourage the placement of irrigation canals and utility lines underground as urban residential, commercial, and industrial development takes place. (RDR/PSP)

PF-A.56 Special District Consolidation
The County shall oppose the creation of new governmental entities within cities and their spheres of influence and will support efforts to consolidate existing special purpose districts. (RDR)

PF-A.67 Growth and Services
The County shall encourage the cities to consult the County on policy changes which may have an impact on growth or the provision of urban services. (RDR/IGC)

B. FUNDING

In the past, Federal and State grants paid for many improvements and expansions of public facilities, but this type of funding has dwindled in recent years. Generally, expansion of facilities or the development of new facilities is the responsibility of the private developer. Public entities are responsible for operation and maintenance of such facilities in accordance

GOALS AND POLICIES 2

PUBLIC FACILITIES AND SERVICES

with all State, Federal, and local laws. Residents and property owners within the service area are responsible for the costs of operation and maintenance of public facilities and services which are usually collected as assessments, charges, and fees for service. The occasional need to upgrade or replace capital facilities may be funded by service fees, surcharge fees, assessments, grants, loans, bonds or other financial instruments.

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

GOAL PF-B	To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.
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PF-B.1 Facilities and Services Funding
The County shall require that new development pays its fair share of the cost of developing new facilities and services and upgrading existing public facilities and services; ~~exceptions.~~ Exceptions may be made when new development generates significant public benefits (e.g., low income housing) and when alternative sources of funding can be identified to offset foregone revenues. (RDR)

PF-B.2 Broad-based Funding Sources
The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county. (FB)

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

PF-B.4 Public Financing Plan
The County shall require a public financing plan be in place prior to the start of construction of new development to ensure that all required public improvements are adequately funded and provided in a timely manner. (RDR/FB)

PF-B.5 Equitable and Feasible Financing
The County shall ensure that public financing be equitable, financially feasible, and consistent with County guidelines, policies, and existing fee programs. (RDR/FB)

PF-B.6 Public Finance Districts
If the County forms public financing districts, the County shall efficiently utilize bond proceeds, subject to the requirements of the County’s policy for use of public financing for private development projects. (FB)

PF-B.7 Equitable Share of Costs
The County shall allocate the cost of public improvements to all benefitting properties and, to the extent that a landowner is required to pay for facility oversizing, the County shall ~~utilize~~use reimbursement mechanisms to maintain equity among all benefitting property owners. (FB)



FRESNO COUNTY GENERAL PLAN

C. WATER SUPPLY AND DELIVERY

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

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

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

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

PF-C.1 Retain Existing Water Supplies

The County shall ~~actively~~ engage in ~~efforts~~ and support the efforts of others within Fresno County to retain existing water supplies ~~within Fresno County~~ and develop new water supplies. (PSP)

PF-C.2 Import Surplus Water

The County shall actively engage in efforts and support the efforts of others to import flood, surplus, and other available waters for use in Fresno County. (PSP)

PF-C.3 Surface Water Use

To reduce demand on the county’s groundwater resources, the County shall encourage the use of surface water to the maximum extent feasible. (PSP)

PF-C.4 Water Storage

The County shall support efforts to expand groundwater and/or surface water storage that benefits Fresno County. (PSP)

~~PF-C.5~~

~~The County shall develop a County water budget to determine long-term needs and to determine whether existing and planned water resource enhancements will meet the county’s needs over the twenty (20) year General Plan horizon.~~

PF-C.65 Water Banking

The County shall support water banking when the program has local sponsorship and involvement and provides new benefits to the County. (PSP)

PF-C.76 Urban Best Management Practices

The County shall recommend to all cities and urban areas within the county that they adopt the most cost-effective ~~urban best management practices (BMPs)~~ Urban Water Management Plans published and updated by the California Urban Water Agencies, California Department of Water Resources, or other appropriate

GOALS AND POLICIES **2**

PUBLIC FACILITIES AND SERVICES

agencies as a means of meeting some of the future water supply needs. (PSP/IGC)

PF-C.87 ~~Water Master Plans~~ **Infrastructure Planning for Water**

The County shall require preparation of ~~water infrastructure~~ master plans for the provision of potable water for areas undergoing urban growth. (PSP)

PF-C.98 **Preserve Local Water Rights/Supply**

The County shall work with local irrigation districts and water management agencies to preserve local water rights and supply. (PSP/IGC)

PF-C.109 **Community Water Systems**

The County shall require any community water system in new residential subdivisions to be owned and operated by a public entity ~~or an entity governed by the California Public Utilities Commission and approved-determined adequate/acceptable by the County.~~ (RDR)

PF-C.110 **Ongoing Water Supply**

The County shall actively participate, or support the efforts of other local agencies, in the development and implementation of Sustainable Groundwater Management Plans to ensure assure a sustainable an on-going water supply is available to help sustain support agriculture and accommodate future growth ~~by allocation of resources necessary to carry out the water resource management programs.~~ (PSP)

DOMESTIC WATER SUPPLY

PF-C.1211 **Adequate Sustainable Water Supply**

The County shall approve new development only if an adequate sustainable water supply to serve such development is demonstrated. (RDR)

PF-C.1312 **Limited Ground Water**

In those areas identified as having severe groundwater level declines or limited

groundwater availability, the County shall limit development to uses that do not have high water usage or that can be served by a surface water supply. (RDR)

PF-C.1413 **Water Quality Standards**

The County shall require that water supplies serving new development meet US Environmental Protection Agency and California Department of Public Health Services and other water quality ~~and quantity~~ standards. (RDR)

PF-C.1514 **Surface Water Treatment**

The County shall require that surface water used to serve new development be treated in accordance with the requirements of the California Surface Water Treatment Rule (California Code of Regulations, Title 22, Division 4, Chapter 17). (RDR)

PF-C.1615 **Water Demand Impact Mitigation**

If the cumulative effects of more intensive land use proposals are detrimental to the water supplies of surrounding areas, the County shall require approval of the project to be dependent upon adequate mitigation. The County shall require that costs of mitigating such adverse impacts to water supplies be borne proportionately by all parties to the proposal. (RDR)

PF-C.1716 **Water Supply Evaluation**

The County shall, prior to consideration of any discretionary project related to land use, undertake require a water supply evaluation be conducted. 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



FRESNO COUNTY GENERAL PLAN

may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.

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

PF-C.1817 Surface Water Entitlement

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

- Constructing facilities for the treatment and delivery of surface water to lands in question;
- Developing facilities for groundwater recharge of the surface water entitlement;

- Participating in the activities of a public agency charged with the responsibility for recharge of available water supplies for the beneficial use of the subject lands. (RDR)

PF-C.1918 Small Community Water Systems

The County shall discourage the proliferation of small community water systems. (PSP)

PF-C.2019 Private Water Wells

The County shall not permit new private water wells within areas served by a public water system. (RDR)

PF-C.20 Wells Near Water Courses

For development projects that are subject to discretionary permit and include new wells near live streams or water courses, the County may require a hydrological study investigation to evaluate potential effects on live streams or water courses. (RDR)

AGRICULTURAL WATER SUPPLY

PF-C.21 Agriculture Surface Water

The County shall promote the use of surface water for agricultural use to reduce groundwater table reductions. (PSP)

WATER TRANSFER POLICIES

~~PF-C.22 Short term Water Transfers~~

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

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

GOALS AND POLICIES **2**

PUBLIC FACILITIES AND SERVICES

~~e.—The transfer will not result in a net decrease in the availability of surface and/or groundwater to water users within Fresno County. (RDR)~~

PF-C.223 Out-of-County Groundwater Transfers

The County shall support efforts to regulate the transfer of groundwater for use outside of Fresno County. ~~This support~~The regulation shall extend to the substitution of groundwater for transferred surface water. (RDR)

~~PF-C.24 Agricultural Surplus Water Transfers~~

~~The County shall encourage the transfer of unused or surplus agricultural water to urban uses within Fresno County. (PSP)~~

WATER CONSERVATION

PF-C.235 Water Conservation Technologies

The County shall require that all new development within the ~~County~~county use water conservation technologies, methods, and practices as established by the County. (RDR)

PF-C.246 Reclaimed Water

The County shall encourage the use of reclaimed water where economically, environmentally, and technically feasible. (PSP)

~~PF-C.27 Urban Best Management Water Conservation Management~~

~~The County shall adopt, maintain, and recommend to all cities and community water system providers that they also adopt, the most cost-effective urban best water conservation management practices circulated and updated by the California Urban Water Agencies, California Department of Water Resources, or other appropriate similar authoritative agencies or organizations. (PSP)~~

PF-C.258 Integrated Regional Water Management Planning

The County shall participate in integrated Regional Water Management Planning efforts with other local and regional water stakeholders to plan for the efficient use, enhancement, and management of surface and groundwater supplies. (PSP/PSR/IGC)

PF-C.2629 Agricultural Water Conservation

The County shall encourage agricultural water conservation where economically, environmentally, and technically feasible. (PSP)

PF-C.2730 Tiered Water Pricing

The County may consider tiered water pricing within County Service Areas and County Waterworks Districts where appropriate in order to ensure adequate funding for maintenance or improvements associated with increases in consumption. shall, in order to reduce excessive water usage, require tiered water pricing within County Service Areas and County Waterworks Districts. (RDR)

PF-C.2831 Man-made Lakes and Ponds

The County may consider tiered water pricing within County Service Areas and County Waterworks Districts where appropriate in order to ensure adequate funding for maintenance or improvements associated with increases in consumption.~~shall generally not approve land use related projects that incorporate a man-made lake or pond that will be sustained by the use of groundwater.~~ (RDR)

D. WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL

Cities and special districts own and operate numerous wastewater collection systems throughout the county. Residents in rural areas that are not served by centralized systems use on-site septic systems. Industries are required to provide treatment or pre-treatment of their wastewater and obtain separate discharge



FRESNO COUNTY GENERAL PLAN

permits from the Central Valley California Regional Water Quality Control Board (Regional Board). Many unincorporated communities have elected to form special districts to provide sewage collection and wastewater treatment, as well as other services. Approximately 30 of these districts provide wastewater services. The County owns and operates ten wastewater treatment facilities on behalf of water works districts and ~~county service areas~~ County Service Areas.

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

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

GOAL PF-D	To ensure adequate wastewater collection and treatment and the safe disposal of wastewater.
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PF-D.1 Public Water Treatment Facilities

The County shall encourage the installation of public wastewater treatment facilities in existing communities that are experiencing repeated septic system failures and lack sufficient area for septic system repair or replacement and/or are posing a potential threat to groundwater. (PSP)

PF-D.2 Wastewater Treatment Facility Operation

The County shall require that any new community sewer and wastewater treatment

facilities serving residential subdivisions be owned and maintained by a ~~County Service Area or other~~ public entity or entity governed by the California Public Utilities Commission and approved by the County. (RDR)

PF-D.3 Wastewater Treatment Standards

The County shall require that any new community wastewater treatment facility meet the policy standard of Policy OS-A.2830. (RDR)

PF-D.4 Available Wastewater Treatment Capacity

The County shall limit the expansion of unincorporated, urban density communities to areas where community wastewater treatment facilities can be provided. (RDR)

PF-D.5 Reduced Wastewater System Demand

The County shall promote efficient water use and reduced wastewater system demand by:

- a. Requiring water conserving design and equipment in new construction;
- b. Encouraging retrofitting with water conserving devices; and
- c. Designing wastewater systems to minimize inflow and infiltration, to the extent economically feasible.

(RDR/PSP)

PF-D.6 On-site Sewage Disposal Systems

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. (RDR)

PF-D.7 Sewer Master Plans

The County shall require preparation of sewer master plans for wastewater treatment facilities for areas experiencing urban growth. (RDR/PSP)

GOALS AND POLICIES 2

PUBLIC FACILITIES AND SERVICES

PF-D.8 Infrastructure Planning for Wastewater

The County shall require preparation of infrastructure master plans for the provision of wastewater collection for areas undergoing urban growth. (PSP)

	drainage and flood control facilities that protect both life and property and to divert and retain stormwater runoff for groundwater replenishment.
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E. STORM DRAINAGE AND FLOOD CONTROL

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

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

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

Goal PF-E	To provide efficient, cost-effective, and environmentally-sound storm
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PF-E.1 Flood Control Coordination

The County shall coordinate with the agencies responsible for flood control or storm drainage to assure that construction and acquisition of flood control and drainage facilities are adequate for future urban growth authorized by the County General Plan and city general plans. *(RDR/IGC)*

PF-E.2 Multi-use Flood Control Facilities

The County shall encourage the agencies responsible for flood control ~~or~~ storm drainage to coordinate the multiple use of flood control and drainage facilities with other public agencies. *(PSP/IGC)*

PF-E.3 Equitable Flood Control Costs

The County shall encourage the Fresno Metropolitan Flood Control District to spread the cost of construction and acquisition of flood control and drainage facilities in the most equitable manner consistent with the growth and needs of this area. *(IGC)*

PF-E.4 Storm Drainage System Capacity

The County shall encourage the local agencies responsible for flood control or storm drainage to require that storm drainage systems be developed and expanded to meet the needs of existing and planned development. *(RDR/IGC)*

PF-E.5 Impacts to Flood Control Facilities

The County shall only approve land use-related projects that will not render inoperative any existing canal, encroach upon natural channels, and/or restrict natural channels in such a way as to increase potential flooding damage. *(RDR)*



FRESNO COUNTY GENERAL PLAN

PF-E.6 Drainage Facility Construction

The County shall require that drainage facilities be installed concurrently with and as a condition of development activity to ensure the protection of the new improvements as well as existing development that might exist within the watershed. *(RDR)*

PF-E.7 Fair-share of Costs

The County shall require new development to pay its fair share of the costs of Fresno County storm drainage and flood control improvements within unincorporated areas. *(RDR)*

PF-E.8 Locating Drainage Facilities

The County shall encourage the local agencies responsible for flood control or storm drainage to precisely locate drainage facilities well in advance of anticipated construction, thereby facilitating timely installation and encouraging multiple construction projects to be combined, reducing the incidence of disruption of existing facilities. *(PSP/IGC)*

PF-E.9 100-year Flood Protection

The County shall require new development to provide protection from the 100-year flood as a minimum. *(RDR)*

PF-E.10 Drainage Facility Design

In growth areas within the jurisdiction of a local agency responsible for flood control or storm drainage, the County shall encourage that agency to design drainage facilities as if the entire areas of service were developed to the pattern reflected in the adopted [General Plans](#) [general plans](#) to assure that the facilities will be adequate as the land use intensifies. *(PSP/IGC)*

PF-E.11 Natural Site Drainage Patterns

The County shall encourage project designs that minimize drainage concentrations and maintain, to the extent feasible, natural site drainage patterns. *(RDR)*

PF-E.12 Drainage System Discharge Standards

The County shall coordinate with the local agencies responsible for flood control or storm drainage to ensure that future drainage system discharges comply with applicable State and Federal pollutant discharge requirements. *(RDR/IGC)*

PF-E.13 Natural Storm Water Drainage Systems

The County shall encourage the use of natural storm water drainage systems to preserve and enhance natural drainage features. *(RDR/PSP)*

PF-E.14 Retention-Recharge Basins

The County shall encourage the use of retention-recharge basins for the conservation of water and the recharging of the groundwater supply. *(RDR/PSP)*

PF-E.15 Basin Landscaping and Open Space

The County should require that retention-recharge basins be suitably landscaped to complement adjacent areas and should, wherever possible, be made available to the community to augment open space and recreation needs. *(RDR/PSP)*

PF-E.16 Minimal Sedimentation and Erosion

The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat. *(RDR)*

PF-E.17 Groundwater Recharge

The County shall encourage the local agencies responsible for flood control or storm drainage retention-recharge basins located in soil strata strongly conducive to groundwater recharge to develop and operate those basins in such a way

GOALS AND POLICIES **2**

PUBLIC FACILITIES AND SERVICES

as to facilitate year-round groundwater recharge. *(PSP/IGC)*

PF-E.18 Minimum Number of Basins

The County shall encourage the local agencies responsible for flood control or storm drainage to plan retention-recharge basins on the principle that the minimum number will be the most economical to acquire, develop, operate, and maintain. *(PSP/IGC)*

PF-E.19 Major Courses for Drainage Discharges

In areas where urbanization or drainage conditions preclude the acquisition and use of retention recharge basins, the County shall encourage the local agencies responsible for flood control or storm water drainage to discharge storm or drainage water into major canals and other natural water courses subject to the following conditions:

- a. The volume of discharge is within the limits of the capacity of the canal or natural water course to carry the water.
- b. The discharge complies with the requirements of applicable ~~state~~State and ~~federal~~Federal regulations (e.g., National Pollution Discharge Elimination System).
- c. The agency responsible for ownership, operation, or maintenance of the canal or natural water course approves of the discharge. *(RDR/PSP/IGC)*

PF-E.20 Storm Water Drainage Discharges

The County shall require new development of facilities near rivers, creeks, reservoirs, or substantial aquifer recharge areas to mitigate any potential impacts of release of pollutants in flood waters, flowing rivers, streams, creeks, or reservoir waters. *(RDR)*

PF-E.21 Best Management Practices

The County shall require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities; and shall encourage the

urban storm drainage systems and agricultural activities to use BMPs. *(RDR/PSP)*

PF-E.22 Odor and Vector Control

The County shall encourage the local agencies responsible for flood control or storm drainage to control obnoxious odors or mosquito breeding conditions connected with any agency facility by appropriate measures. *(PSP/IGC)*

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

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



FRESNO COUNTY GENERAL PLAN

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

facilities in areas where potential environmental impacts can be mitigated and the facilities are compatible with surrounding land uses. Site selection for solid waste facilities shall be guided by the following criteria:

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

Goal PF-F

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

PF-F.1 Solid Waste Source Reduction

The County shall continue to promote maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes. (PSP)

PF-F.2 Onsite Recycling Storage and Collection

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. (RDR)

PF-F.23 Solid Waste Facility Siting

The County shall locate all new solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, composting facilities, and other similar

GOALS AND POLICIES **2**

PUBLIC FACILITIES AND SERVICES

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

PF-F.34 Solid Waste Facility Encroachment

The County shall protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations. *(RDR)*

PF-F.45 County Integrated Waste Management Plan

The County shall ensure that all new development complies with applicable provisions of the County Integrated Waste Management Plan. *(RDR)*

PF-F.56 Private Landfills

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

PF-F.67 Mitigated Impacts

The County shall impose site development and operational conditions on new solid waste facilities in order to mitigate potential environmental impacts on existing and planned land uses in the area. *(RDR)*

PF-F.78 Existing Public Landfills

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

PF-F.89 Property Acquisition Near Landfills

The County should acquire properties, when feasible, near the regional landfill to protect the landfill from incompatible uses and to provide a buffer for the landfill. *(PSP)*

PF-F.910 Waste Transfer Stations

The County shall support the development of accessible waste transfer stations for county residents, and require the following siting criteria for transfer/processing stations:

- a. Sites shall be of adequate size to accommodate proposed transfer/processing station operations and vehicle storage and should be of adequate size to provide for expansion to accommodate future shifts in resource recovery technology;
- b. Transfer stations shall be located within designated commercial or industrial areas except where commercial and industrial lands are only limitedly available within the Sierra North and Sierra South Regional Plans. Landfills closed under appropriate closure regulations may be considered for transfer station sites; and



FRESNO COUNTY GENERAL PLAN

- c. Transfer station sites with direct access to or in transportation corridors are preferable. *(RDR/PSP)*

PF-F.1011 Resource Recovery Facilities Requirements

The County shall require the following siting criteria for resource recovery facilities:

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

PF-F.1112 Waste Disposal Site Requirements

The County shall require the following siting criteria for inert waste disposal sites:

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

G. LAW ENFORCEMENT

When unincorporated communities develop and other development occurs in the county, consideration must be given to the adequacy of law enforcement facilities and services.

Development normally occurs over a long period of time and involves many developers.

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

Goal PF-G	To protect life and property by deterring crime and ensuring the prompt and efficient provision of law enforcement service and facility needs to meet the growing demand for police services associated with an increasing population.
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PF-G.1 Effective Law Enforcement

The County shall ensure the provision of effective law enforcement services to unincorporated areas in the county. *(PSP/SO)*

PF-G.2 Law Enforcement Staffing Standards

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

PF-G.3 Sheriff Facility Sites

The County shall identify and establish funds for acquisition of adequate sheriff facility sites in unincorporated locations of the county. *(PSP/FB)*

PF-G.4 Law Enforcement Service Standards

The County shall require development to pay its fair share of the costs for providing law

GOALS AND POLICIES 2

PUBLIC FACILITIES AND SERVICES

enforcement facilities and equipment to maintain service standards. (RDR)

PF-G.5 Law Enforcement Service Standards

The County shall provide ~~police~~law enforcement support to adequately maintain its service standards, within the County’s budgetary constraints. (PSP)

PF-G.6 Safe Design Features

The County shall promote the incorporation of safe design features (e.g., lighting, adequate view from streets into parks) into new development by providing ~~the~~ Sheriff Department ~~the opportunity to review of~~ development proposals. (RDR/PSP)

H. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

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

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

Goal PF-H

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

PF-H.1 Provision of Fire/Emergency Medical Service

The County shall work cooperatively with local fire protection districts to ensure the provision of effective fire and emergency medical services to unincorporated areas within the county. (PSP/IGC)

PF-H.2 Adequate Fire Protection Facilities

Prior to the approval of ~~a~~ development ~~projects~~project, the County shall determine the need for fire protection services. New development in unincorporated areas of the ~~County~~county shall not be approved ~~unless~~ adequate until such time that fire protection facilities and services acceptable to the Public Works and Planning Director in consultation with the appropriate fire district are provided. (RDR/PSP/PSR)

PF-H.3 Fire Station Location

The County shall require that new fire stations be located to achieve and maintain a service level capability consistent with services for existing land uses. (RDR/PSP)

PF-H.4 Fire and Emergency Medical Sites

The County shall reserve adequate sites for fire and emergency medical facilities in unincorporated locations in the county. (RDR/PSP)

PF-H.5 Minimize Fire Hazard Risk

The County shall require that new development be designed to maximize safety and minimize fire hazard risks to life and property. (RDR)



FRESNO COUNTY GENERAL PLAN

PF-H.6 Long Response Areas

The County shall limit development to very low densities in areas where emergency response times will be more than 20 minutes. (RDR)

PF-H.7 Fire Protection Standards

The County shall encourage local fire protection agencies in the county to maintain the following as minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

- a. ISO 4 in urban areas;
- b. ISO 6 in suburban areas; and
- c. ISO 8 in rural areas. (PSP/IGC)

PF-H.8 Minimum Response Times

The County shall encourage local fire protection agencies in the county to maintain the following as minimum standards for average first alarm response times to emergency calls:

- a. 5 minutes in urban areas;
- b. 15 minutes in suburban areas; and
- c. 20 minutes in rural areas. (PSP/IGC)

PF-H.9 Fair-share Costs

The County shall require new development to develop or to pay its fair share of the costs to fund fire protection facilities that, at a minimum, maintain the service level standards in the preceding policies. (RDR)

PF-H.10 ~~Uniform-California~~ Fire Code

The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform-California Fire Code and other State and local ordinances. (RDR)

PF-H.11 Emergency Medical Service

The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public, consistent with current practice. (PSP/IGC)

I. SCHOOL AND LIBRARY FACILITIES

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

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

Goal PF-I	<u>To provide for the educational needs of Fresno County and provide libraries for the educational, recreational, and literary needs of Fresno County residents.</u>
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PF-I.1 Quality Education Facilities

The County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with land use, infrastructure, and service policies of the General Plan. (PSP/IGC)

PF-I.2 School Facility Siting

The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community ~~in~~ areas with available school grounds for

GOALS AND POLICIES **2**

PUBLIC FACILITIES AND SERVICES

recreation activities and safe pedestrian and bicycle access. (RDR/PSP/IGC)

PF-I.3 School District Plans

The County shall consider school district plans when designating existing and future school sites in community plans and specific plans to accommodate school district needs. (RDR/PSP)

PF-I.4 Planning School Facility Needs

The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility-facilities, infrastructure, and service needs, and shall assist school districts in locating appropriate sites for new schools. (PSP/PSR/IGC)

PF-I.5 School District Consultation

The County shall involve school districts in the early stages of residential land use and infrastructure planning, such as during the adoption or updating of specific, community, and regional plans or preparation of infrastructure plans, to provide a coordinated effort for the planning of school facilities and provision of services. (RDR/PSP/IGC)

PF-I.6 Siting New Schools

The County strongly discourages the siting of schools in agricultural areas due to the growth-inducing potential of schools and conflicts with farming practices such as pesticide applications. (PSP/IGC)

PF-I.7 New School Development

The County shall include schools among those public facilities and services that are considered an essential part of the development service facilities that should be in place as development occurs and shall work with residential developers and school districts to ensure that needed school facilities are available to serve new residential development. (RDR)

PF-I.8 Funding School Facilities

The County and school districts should work closely to secure adequate funding for new

school facilities. The County shall support the school ~~districts~~districts' efforts to obtain appropriate funding methods such as school impact fees. (FB/IGC)

PF-I.9 Library Services

The County shall promote provision of library services throughout the county and create new facilities as appropriate or expand existing facilities to meet additional demand from new growth. The need for library services should be addressed as part of the public services and facilities of the community plans when they are updated. (RDR/PSP)

J. UTILITIES

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

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

Goal PF-J	<u>To provide efficient and cost-effective utilities that serve the existing and future needs of people in the unincorporated areas of the county.</u>
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PF-J.1 Existing and Future Utility Demands

The County shall encourage the provision of adequate gas and electric, communications, and telecommunications service and facilities to serve existing and future needs. (PSP)

PF-J.2 Gas and Electric Systems

The County shall work with local gas and electric utility companies to design and locate appropriate expansion of gas and electric



FRESNO COUNTY GENERAL PLAN

systems, while minimizing impacts to agriculture and minimizing noise, electromagnetic, visual, and other impacts on existing and future residents. *(RDR/PSP/IGC)*

PF-J.3 On-site Underground Utility Lines

The County shall require all new residential development along with new urban commercial and industrial development to underground utility lines on-site. *(RDR)*

PF-J.4 Wireless Communications Guidelines

The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the county. *(RDR)*



FRESNO COUNTY GENERAL PLAN

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FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES OPEN SPACE AND CONSERVATION ELEMENT

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

The Open Space and Conservation Element sets out goals, and policies, and implementation measures under three main headings: Productive Resources, Natural Resources, and Recreation and Cultural Resources. Productive Resources encompasses three sections: Water Resources; Forest Resources; and Mineral Resources. Natural Resources encompasses four sections: Wetland and Riparian Areas; Fish and Wildlife Habitat; Vegetation; and Air Quality. Finally, Recreation and Cultural Resources encompasses five sections: Parks and Recreation; Recreational Trails; Historic; Cultural; and Geologic Resources; Scenic Resources; and Scenic Roadways. Specific Implementation programs related to Open Space and Conservation Element goals and policies can be found in Part 3 of this General Plan.



FRESNO COUNTY GENERAL PLAN

PRODUCTIVE RESOURCES

A.- WATER RESOURCES

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

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

The Sustainable Groundwater Management Act (SGMA), which was enacted in 2014, requires local agencies in the state’s high- and medium-priority basins to form groundwater sustainability agencies (GSAs). The Kings, Madera, Delta-Mendota, and Westside subbasins have all been designated by DWR as high-priority and subject to critical overdraft under SGMA. The GSAs are responsible for the development and implementation of a groundwater sustainability plan to meet the sustainability goal of the basin and to ensure that it operates within its sustainable yield, without causing undesirable results.

Policies in this section seek to protect and enhance the surface water and groundwater resources in the county. The policies address broad water planning issues, groundwater recharge, the relationship of land use decisions

to water issues, and water quality problems. Related policies are included in Section HS-C, Flood Hazards; Section PF-C, Water Supply and Delivery; Section PF-E, Storm Drainage and Flood Control; Section OS-D, Wetland and Riparian Areas; and Section LU-C, River Influence Areas. Other relevant policies are included in the Kings River Regional Plan.

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

~~OS-A.1 —
The County shall develop, implement, and maintain a plan for achieving water resource sustainability, including a strategy to address overdraft and the needs of anticipated growth.~~

OS-A.21 Water Resources Management Leadership
The County shall provide active leadership in the regional coordination of water resource management efforts affecting Fresno County and shall continue to monitor and participate in, as appropriate, regional activities affecting water resources, groundwater, and water quality. (PSP/IGC)

OS-A.32 Groundwater Management Leadership
The County shall provide active leadership in efforts to protect, enhance, monitor, and manage groundwater resources within its boundaries. (PSP/IGC)

~~OS-A.4 —
The County shall update, implement, and maintain its Groundwater Management Plan.~~

~~OS-A.5 —
The Fresno County Water Advisory Committee shall provide advice to the Board of Supervisors on water resource management issues.~~

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

OS-A.63 Water Storage

The County shall support efforts to create additional water storage that benefits Fresno County, and is economically, environmentally, and technically feasible. (PSP)

~~OS-A.7~~

~~The County shall develop a repository for the collection of County water resource information and shall establish and maintain a centralized water resource database. The database shall incorporate surface and groundwater data and provide for the public dissemination of water resource information.~~

~~OS-A.8~~

~~The County shall develop and maintain a water budget (i.e., an accounting of all inflows and outflows of water into a specified area) for the County to aid in the determination of existing and future water resource needs. The water budget shall be incorporated into the County Geographic Information System (GIS) and included in the water resource database.~~

~~OS-A.9~~

~~The County shall develop, implement, and maintain a program for monitoring groundwater quantity and quality within its boundaries. The results of the program shall be reported annually and shall be included in the water resource database.~~

~~OS-A.10~~

~~The County shall develop and maintain an inventory of sites within the county that are suitable for groundwater recharge. The sites shall be incorporated into the County GIS and included in the water resource database.~~

OS-A.114 Water Conservation and Quality Awareness

The County shall ~~develop and implement~~support public education programs designed to increase public participation in water conservation and water quality awareness. (PSP/PI)

~~OS-A.12~~

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

GROUNDWATER RECHARGE

OS-A.135 Groundwater Recharge

The County shall encourage, where economically, environmentally, and technically feasible, efforts aimed at directly or indirectly recharging the county's groundwater. (PSP)

OS-A.6 Groundwater Recharge Protection

The County shall ensure that new development does not limit the capacity or function of groundwater recharge areas. (RDR)

OS-A.7 Groundwater Recharge Areas

The County shall direct, to the extent feasible, its available water resources to groundwater recharge areas. (RDR)

OS-A.8 Groundwater Recharge Sites Inventory

The County should, in cooperation with respective groundwater sustainability agencies, develop and maintain an inventory of sites within the County that are suitable for groundwater recharge. (PSP/PSR)

OS-A.149 Water Banking

The County shall support and/or engage in water banking (i.e., recharge and subsequent extraction for direct and/or indirect use on lands away from the recharge area) based on the following criteria:

- a. The amount of extracted water will never exceed the amount recharged;
- b. The water banking program will result in no net loss of water resources within Fresno County;
- c. The water banking program will not have a negative impact on other water users within Fresno County;



FRESNO COUNTY GENERAL PLAN

- d. The water banking program will not create, increase, or spread groundwater contamination; and
- e. The water banking program includes sponsorship, monitoring, and reporting by a local public agency;
- f. The groundwater banking program will not cause or increase land subsidence;
- g. The water banking program will not have a negative impact on agriculture within Fresno County; and
- h. The water banking program will provide a net benefit to Fresno County. *(PSP)*

OS-A.1510 Sustainable Groundwater Management

The County shall coordinate with the relevant Groundwater Sustainability Agency(ies) concerning their Groundwater Sustainability Plan(s) and refer any substantial proposed General Plan amendment to the agency for review and comment prior to adoption. The County shall give consideration to the adopted groundwater sustainability plan when determining the adequacy of water supply. The County shall, to the maximum extent possible, maintain local groundwater management authority and pursue the elimination of unwarranted institutional, regulatory, permitting, and policy barriers to groundwater recharge within Fresno County. *(IGC)*

OS-A.1611 Over-irrigation of Surface Water

The County shall permit and encourage, where economically, environmentally, and technically feasible, over-irrigation of surface water as a means to maximize groundwater recharge. *(PSP)*

OS-A.1712 Aquifer Recharge Program

The County shall directly and/or indirectly participate in the development, implementation, and maintenance of a program to recharge the aquifers underlying the county. The program shall make use of flood and other waters to offset existing and future groundwater pumping. *(PSP/IGC)*

LAND USE

OS-A.1813 Watercourse Access and Benefit

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

OS-A.1914 Floodplain Protection

The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation. *(RDR/PSP)*

OS-A.2015 San Joaquin River Protection

The County shall support the policies of the San Joaquin River Parkway Master Plan to protect the San Joaquin River as an aquatic habitat, recreational amenity, aesthetic resource, and water source. (See Policy OS-H.1211) *(RDR)*

OS-A.2116 Multi-use Public Lands

The County shall, where economically, environmentally, and technically feasible, encourage the multiple use of public lands, including County lands, to include groundwater recharge. *(PSP)*

OS-A.2217 Septic Systems Design

The County shall not approve the creation of new parcels that rely on the use of septic systems of a design not found in the California Plumbing Code. (California Code of Regulations, Title 24, Part 5). *(RDR)*

WATER QUALITY

OS-A.2318 Groundwater Quality Protection

The County shall protect groundwater resources from contamination and overdraft by pursuing the following efforts:

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

- a. Identifying and controlling sources of potential contamination;
- b. Protecting important groundwater recharge areas;
- c. Encouraging water conservation efforts and supporting the use of surface water for urban and agricultural uses wherever feasible;
- d. Encouraging the use of treated wastewater for groundwater recharge and other purposes (e.g., irrigation, landscaping, commercial, and non-domestic uses);
- e. Supporting consumptive use where it can be demonstrated that this use does not exceed safe yield and is appropriately balanced with surface water supply to the same area;
- f. Considering areas where recharge potential is determined to be high for designation as open space; and
- g. Developing conjunctive use of surface and groundwater. *(RDR/PSP)*

OS-A.2419 Water Discharge Pollution Mitigation

The County shall require new development near rivers, creeks, reservoirs, or substantial aquifer recharge areas to mitigate any potential impacts of release of pollutants in storm waters, flowing river, stream, creek, or reservoir waters. *(RDR)*

OS-A.2520 Minimization of Sedimentation and Erosion

The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season unless adequately mitigated to avoid sedimentation of creeks and damage to riparian habitat. *(RDR/PSP)*

OS-A.2621 Best Management Practices

The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse

effects of construction activities and urban runoff. *(PSP)*

OS-A.2722 Water Quality Monitoring

The County shall support the monitoring of water quality ~~regularly~~ and ~~take~~ necessary measures to prevent contamination, including the prevention of hazardous materials from entering the wastewater system. *(PSP)*

OS-A.2823 Wastewater Treatment Standards

The County shall only approve new wastewater treatment facilities that will not result in degradation of surface water or groundwater. The County shall ~~generally~~ require treatment to tertiary or higher levels. *(RDR)*

OS-A.2924 Low Risk for Groundwater Degradation

In areas with increased potential for groundwater degradation (e.g., areas with prime percolation capabilities, coarse soils, and/or shallow groundwater), the County shall only approve land uses with low risk of degrading groundwater. *(RDR)*

OS-A.3025 Agricultural Drainage Facilities

The County shall support efforts to require the U.S. Bureau of Reclamation to provide San Joaquin Valley agricultural drainage facilities as intended in the authorization of the Central Valley Project. *(RDR/PSP/IGC)*

B. -FOREST RESOURCES

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



FRESNO COUNTY GENERAL PLAN

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

Goal OS-B	<u>To maintain healthy, sustainable forests in Fresno County, conserve forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, encourage a sustained yield of forest products, protect and conserve lands identified as suitable for commercial timber production within the county, and conserve forest lands that have other resource values including recreation, grazing, watershed, and wildlife habitats.</u>
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OS-B.1 Forest Production
The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving natural resources. (PSP)

OS-B.2 Forest Management Coordination
The County shall work closely with agencies involved in the management of forest ecosystems and shall coordinate with State and Federal agencies, private landowners, and private preservation/conservation groups in habitat preservation and protection of rare, endangered, threatened, and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved. The County shall encourage State and Federal agencies to give notice to and coordinate with the County on any

pending, contemplated, or proposed actions affecting local communities and citizens of the County. The County will encourage State and Federal agencies to address adverse impacts on citizens and communities of Fresno County, including environmental, health, safety, private property, and economic impacts. (PSP/IGC)

OS-B.3 Timber Harvest Coordination
The County shall coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved. (PSP/IGC)

OS-B.4 Timber Harvest Plans
The County supports the continued collaboration between shall review all proposed timber harvest plans and shall request that the California Department of Forestry and Fire Protection and the US Forest Service to amend and maintain the plans to address public safety concerns, such as requiring alternate haul routes if use of proposed haul routes would jeopardize public safety or result in damage to public or private roads. (RDR/IGC)

OS-B.5 Wood Waste Use
The County shall encourage and promote the productive use of wood waste generated in the county. (PSP)

OS-B.6 Reforestation Programs
The County shall encourage and support conservation programs to reforest private timberlands. (PSP)

OS-B.7 Forest Resource Protection
The County shall protect forest resources for the production of timber resources and related activities. (RDR/PSP)

OS-B.8 Incomplete Forest Uses
The County shall discourage the development of land uses that conflict with timberland management. (RDR)

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

OS-B.9 Timberland Production Zone Program

The County shall encourage qualified landowners to enroll in the Timberland Production Zone program, pursuant to the Timberland Productivity Act of 1982. (*PSP*)

OS-B.10 Timberland Production Designations

The County shall maintain Timberland Production designations. Rezoning from the Timberland Production Zone District shall be based on criteria and procedures in accordance with the State Forest Taxation Reform Act and the Fresno County Zoning Ordinance. (*RDR*)

OS-B.11 Timberland Production Zone Removals

The County shall require parcels removed from the Timberland Production Zone in accordance with the Fresno County Zoning Ordinance to revert to the Resource Conservation Zone District. Removal from the Timberland Production Zone District shall be effective ten (10) years from the date the rezoning is approved or as otherwise specified by the State Forest Taxation Reform Act. (*RDR*)

C. MINERAL RESOURCES

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

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



FRESNO COUNTY GENERAL PLAN

Goal OS-C

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

MINERALS

OS-C.1 Incompatible Mining Uses

The County shall not permit incompatible land uses within the impact area of existing or potential surface mining areas. (RDR)

OS-C.2 Mineral Resource Zones

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

OS-C.3 Surface Mine Operation

The County shall require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and special zoning ordinance provisions. (RDR)

OS-C.4 Mining Impacts

The County shall impose conditions as necessary to minimize or eliminate the potential adverse impact of mining operations on surrounding properties. (RDR)

OS-C.5 Surface Mine Reclamation

The County shall require reclamation of all surface mines consistent with SMARA and the County's implementing ordinance. (RDR)

OS-C.6 Williamson Act on Mineral Deposits

The County ~~shall~~may accept California Land Conservation (Williamson Act) contracts on land identified by the State as containing significant mineral deposits subject to the use and acreage limitations established by the County. (PSP)

OS-C.7 Mining Buffers

The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. (RDR)

OS-C.8 Aggregate Mine Buffers

The County shall, where feasible along the San Joaquin River, site recreational trails, bikeways, and other recreation areas at least three hundred (300) feet from the edge of active aggregate mining operations and separate them by physical barriers. Recreational trail/bikeway crossings of active haul routes should be avoided whenever possible; if crossings of haul routes are necessary, separate where feasible. (RDR)

OS-C.9 Mineral Resource Zone Compliance

The County shall require that any proposed changes in land use within areas designated MRZ-2 along the San Joaquin and Kings Rivers comply with the provisions of the State Surface Mining and Reclamation Act (SMARA). (RDR)

OS-C.10 Mineral Resource Lands Protection

The County shall not permit land uses that threaten the future availability of mineral resource or preclude future extraction of those resources. (RDR)

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

OS-C.11 Watershed-based Aggregate Mine Plan

As part of a future Kings River Regional Plan update the County shall undertake a ~~comprehensive~~, watershed-based planning effort to assess future extraction of the aggregate resources and recreation uses along the Kings River as a part of an update of the Kings River Regional Plan. Such a planning effort would help to facilitate use of the resource while protecting other Kings River watershed resources and functions, including floodplain areas. (See Policy OS-H.10, Policy LU-C.54, and Program LU-C.A) (RDR/PSP)

OS-C.12 New Development Compatibility

The County shall ensure that new discretionary land use developments are compatible with existing and potential surface mining areas and operations as identified on the Mineral Resource Zone Maps prepared by the State Division of Mines and Geology and other mineral resource areas identified by the County. (RDR)

OIL AND GAS

OS-C.1213 Oil and Gas Regulation Areas

Fresno County shall be divided into three areas for the regulation of oil and gas development.

- a. Urban areas including all land within one-fourth mile of the planned urban boundaries shown on adopted community plans.
- b. Established oil and gas fields as determined and updated by the California Division of Oil and Gas, excluding urban areas except where specifically included in these policies.
- c. Non-urban areas including all land not within either established oil and gas fields or urban areas. A non-urban area's designation shall be changed to an established oil and gas field designation upon: (1) its identification by the Division of Oil and Gas as an oil and

gas field, and (2) subsequent approval by the County. (RDR)

OS-C.1314 Oil and Gas Permits

The County shall require a special permit for certain oil and gas activities and facilities as specifically noted in the Oil and Gas Development Matrix (Table OS-C.1) due to their potential significant adverse effects on surrounding land or land uses. (RDR)

OS-C.1415 Small-scale Oil and Gas Facilities

The County shall permit by right small-scale oil and gas activities and facilities that can be demonstrated to not have a significant adverse effect on surrounding or adjacent land uses in an established oil and gas field, an established oil and gas field in urban areas, or non-urban areas. (RDR)

OS-C.1516 Oil Refineries

The County may permit oil refineries to locate within areas designated by the General Plan for industrial uses. Limited oil refining plants may be permitted to locate in non-urban areas provided:

- the plant is limited to only fractionating and blending operations;
- the plant is within an established oil and gas field or within one mile of the exterior boundary of each of two (2) or more noncontiguous oil and gas fields;
- the site has access to both natural gas and crude oil transmission pipelines and a system of feeder pipelines from nearby gas and oil fields;
- the plant is limited to a refining capacity of fifteen thousand (15,000) barrels of crude oil per day; and
- the site has been previously used for refining purposes. (RDR)

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

Table OS-C.1
OIL AND GAS DEVELOPMENT MATRIX
Fresno County

Major Activities and Facilities	Urban Areas	Established Oil and Gas Fields	Non-Urban Areas
Oil and Gas Exploration, Drilling, and Production			
Exploratory and Production Drilling	○	●	○
Drill Site and Pumping Equipment	○	●	○
Production Tanks and Gauging Facilities	○	●	○
Produced Water Treatment Facilities	○	●	○
Production Separators (Oil-Gas-Water)	○	●	○
Oil Field Service Lines	○	●	○
Oil and Gas Field Operations			
Gas Compressor or Absorption Plant	○	○	○
Steam Injection Plant	○	○	○
Other Secondary and Tertiary Recovery Facilities	○	○	○
Oil Cleaning Plant	X	○	○
Natural Gas Processing Plants	X	○	○
LPG Storage	X	○	○
Major Petroleum Transmission and Trunk Lines	X	○	○
Tank Farms	X	○	○
Pumping Plants	X	○	○
Oil and Gas Auxiliary Operations			
Offices	X	○	X
Shops	X	○	X
Laboratories	X	○	X
Work Camp Living Facilities	X	○	X
Storage Yards and Storage Facilities	X	○	X
Oil Well Services	X	○	X
Oil Refineries	X	X	X
Limited Oil Refining Plants	X	○	○

- Permitted by Right
- Subject to Special Permit
- X Not Permitted



FRESNO COUNTY GENERAL PLAN

NATURAL RESOURCES

OS-C.1617 Petroleum Industry Support Activities

The County shall require manufacturing and marketing activities and facilities that serve the petroleum industry to be located in the appropriate areas designated by the General Plan. *(RDR)*

OS-C.1718 Oil and Gas Site Reclamation

The County shall require the timely reclamation of oil and gas development sites upon termination of such activities to facilitate the conversion of the land to its primary land use as designated by the General Plan. *(RDR)*

OS-C.1819 Exploration and Recovery Procedures

The County shall establish procedures to ensure that exploration and recovery of mineral resources, including oil and natural gas, will occur under appropriate locational and operational standards within areas designated Agriculture and Westside Rangeland. *(RDR/PSP)*

OS-C.1920 Oil Field Clean-up

The County shall require non-petroleum-related discretionary projects proposed on abandoned oil fields to demonstrate that abandonment and cleanup have taken place in compliance with regulations administered by the State Division of Oil and Gas (California Public Resources Code Section 23000 et seq.) as a part of the due diligence procedures. *(RDR)*

OS-C.2021 Active Petroleum Wells

The County shall not allow any building intended for human occupancy to be located near any active petroleum well unless suitable safety and fire protection measures and setbacks are approved by the local fire district. *(RDR)*

D. WETLAND AND RIPARIAN AREAS

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

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

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



FRESNO COUNTY GENERAL PLAN

Goal OS-D

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

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

The County shall support the “no-net-loss” wetlands policies of the US Army Corps of Engineers, the US Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed. *(RDR/IGC)*

OS-D.2 Wetland Loss Mitigation

The County shall require new development to fully mitigate wetland loss for function and value in regulated wetlands to achieve "no-net-loss" through any combination of avoidance, minimization, or compensation. The County shall support mitigation banking programs that provide the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. *(RDR)*

OS-D.3 Adjacent Wetland Protection

The County shall require development to be designed in such a manner that pollutants and siltation do not significantly degrade the area, value, or function of wetlands. The County shall require new developments to implement the use of Best Management Practices (BMPs) to aid in this effort. *(RDR)*

OS-D.4 Riparian Protection Zones

The County shall require riparian protection zones around natural watercourses and shall recognize that these areas provide highly valuable wildlife habitat. Riparian protection zones shall include the bed and bank of both low- and high-flow channels and associated riparian vegetation, the band of riparian vegetation outside the high-flow channel, and buffers of 100 feet in width as measured from the top of the bank of unvegetated channels and 50 feet in width as measured from the outer edge of the dripline of riparian vegetation. *(RDR)*

OS-D.5 Upland Habitat Protection

The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas. *(RDR/PSR)*

OS-D.6 Native Riparian Habitat Protection

The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for creating new riparian habitats within or near the project area. Adjacency to the project area shall be defined as being within the same watershed sub-basin as the project site. Compensation shall be at a ratio of three (3) acres of new habitat for every one (1) acre destroyed. *(RDR/PSP)*

OS-D.7 Wetland and Riparian Plant Management

The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient storage, and wildlife habitats. *(PSP)*

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

OS-D.8 Passive Recreation Areas

The County should consider the acquisition of wetland, meadows, and riparian habitat areas for parks limited to passive recreational activities as a method of wildlife conservation. (PSP)

E. FISH AND WILDLIFE HABITAT

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

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

Goal OS-E	<p>To help protect, restore, and enhance habitats in Fresno County that support fish and wildlife species so that populations are maintained at viable levels.</p>
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OS-E.1 Avoid Habitat Loss

The County shall support efforts to avoid the "net" loss of important wildlife habitat where practicable. In cases where habitat loss cannot be avoided, the County shall impose adequate

mitigation for the loss of wildlife habitat that is critical to supporting special-status species and/or other valuable or unique wildlife resources. Mitigation shall be at sufficient ratios to replace the function, and value of the habitat that was removed or degraded. Mitigation may be achieved through any combination of creation, restoration, conservation easements, and/or mitigation banking. Conservation easements should include provisions for maintenance and management in perpetuity. The County shall recommend coordination with the US Fish and Wildlife Service and the California Department of Fish and Game to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed. Important habitat and habitat components include nesting, breeding, and foraging areas, important spawning grounds, migratory routes, migratory stopover areas, oak woodlands, vernal pools, wildlife movement corridors, and other unique wildlife habitats (e.g., alkali scrub) critical to protecting and sustaining wildlife populations. (RDR/PSP/IGC)

OS-E.2 Construction Buffers

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

OS-E.3 Wildlife Habitat Protection

The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the value of the habitat for wildlife is maintained. (RDR)



FRESNO COUNTY GENERAL PLAN

OS-E.4 Wildlife Habitat Management Practices

The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by the California Department of Fish and ~~Game~~Wildlife officials and the US Fish and Wildlife Service. *(PSP)*

OS-E.5 Habitat Conservation Plans

The County shall support preservation of habitats of rare, threatened, endangered, and/or other special-status species including fisheries. The County shall consider developing a formal Habitat Conservation Plan in consultation with Federal and State agencies, as well as other resource conservation organizations. Such a plan should provide a mechanism for the acquisition and management of lands that support special-status species. *(PSP)*

OS-E.6 Habitat Corridors

The County shall ensure the conservation of large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife populations, as long as this preservation does not threaten the economic well-being of the county. *(RDR/PSP)*

OS-E.7 Pesticide Use Monitoring

The County shall continue to closely monitor pesticide use in areas adjacent to habitats of special-status plants and animals. *(RDR/PSR/SO)*

OS-E.8 Pest Control

The County shall promote effective methods of pest (e.g., ground squirrel) control on croplands bordering sensitive habitat that do not place special-status species at risk, such as the San Joaquin kit fox. *(PSP)*

OS-E.9 Biological Resource Evaluation

Prior to approval of discretionary development permits, the County shall require, as part of any required environmental review process, a biological resources evaluation of the project site by a qualified biologist. The evaluation shall

be based ~~upon~~ field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant resources and/or special-status plants or animals. Such evaluation will consider the potential for significant impact on these resources and will either identify feasible mitigation measures or indicate why mitigation is not feasible. *(RDR/PSR)*

OS-E.10 Permanent Protection

The County shall support State and Federal programs to acquire significant fish and wildlife habitat areas for permanent protection and/or passive recreation use. *(PSP)*

OS-E.11 Water Withdrawal Protection

The County shall protect significant aquatic habitats against excessive water withdrawals that could endanger special-status fish and wildlife or would interrupt normal migratory patterns. *(RDR)*

OS-E.12 Water Habitat Protection

The County shall ensure the protection of fish and wildlife habitats from environmentally-degrading effluents originating from mining and construction activities that are adjacent to aquatic habitats. *(RDR)*

OS-E.13 Habitat Protection

The County should protect to the maximum extent practicable wetlands, riparian habitat, and meadows since they are recognized as essential habitats for birds and wildlife. *(RDR/PSP)*

OS-E.14 Wildlife Corridors

The County shall require a minimum 200-foot-wide wildlife corridor along particular stretches of the San Joaquin River and Kings River, whenever possible. The exact locations for the corridors should be determined based on the results of biological evaluations of these watercourses. Exceptions may be necessary where the minimum width is infeasible due to topography or other physical constraints. In these instances, an offsetting expansion on the

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

opposite side of the river should be considered. (RDR)

OS-E.15 Wildlife Migration Routes Protection

The County should preserve, to the maximum extent practicable, significant wildlife migration routes such as the North Kings Deer Herd migration corridors and fawn production areas. (RDR)

OS-E.16 High Value Fish and Wildlife Areas

~~Areas~~ The County should preserve in a natural state to the maximum possible extent areas that have unusually high value for fish and wildlife propagation ~~should be preserved in a natural state to the maximum possible extent.~~ (RDR)

OS-E.17 Endangered Species Habitat

The County should preserve, to the maximum possible extent, areas defined as habitats for rare or endangered animal and plant species in a natural state consistent with State and Federal endangered species laws. (RDR)

OS-E.18 Habitat Easements and Regulation

The County should preserve areas identified as habitats for rare or endangered plant and animal species primarily through the use of open space easements and appropriate zoning that restrict development in these sensitive areas. (RDR/PSP)

F. VEGETATION

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

Policies in this section seek to protect native vegetation resources primarily on private land within the county. Related policies are included in Section OS-A, Water Resources; Section OS-B, Forest Resources; Section OS-D, Wetland

and Riparian Areas; Section OS-E, Fish and Wildlife Habitat; and Section LU-C, River Influence Areas.

Goal OS-F

To preserve and protect the valuable vegetation resources of Fresno County.

OS-F.1 Terrain and Vegetation Preservation

The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides and ridges, and along important transportation corridors, consistent with fire hazard and property line clearing requirements. (RDR)

OS-F.2 Compatible Species

The County shall require developers to use native and compatible non-native plant species, especially drought-resistant species, to the extent possible, in fulfilling landscaping requirements imposed as conditions of discretionary permit approval or for project mitigation. (RDR)

OS-F.3 Significant Natural Vegetation Areas

The County shall support the preservation of significant areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools. (PSP)

OS-F.4 Landmark Trees

The County shall ensure that landmark trees are preserved and protected whenever possible. (RDR)

OS-F.5 Rare, Threatened, and Endangered Species

The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects. As part of this process, the County shall require, as part of the environmental review process, a biological resources evaluation of the project site by a qualified biologist. The



FRESNO COUNTY GENERAL PLAN

evaluation shall be based on field reconnaissance performed at the appropriate time of year to determine the presence or absence of significant plant resources and/or special-status plant species. Such evaluation shall consider the potential for significant impact on these resources and shall either identify feasible mitigation measures or indicate why mitigation is not feasible. (RDR/PSR)

OS-F.6 Hillside Development

The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion. (RDR)

OS-F.7 Natural Topography

The County shall require developers to take into account a site's natural topography with respect to the design and siting of all physical improvements in order to minimize grading. (RDR)

OS-F.8 Vegetation for Wildlife

The County should encourage landowners to maintain natural vegetation or plant suitable vegetation along fence lines, drainage and irrigation ditches, and on unused or marginal land for the benefit of wildlife. (PSP)

OS-F.9 Prescribed Burning

The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazards to human residents and to enhance the health of biotic communities. (PSP)

OS-F.10 Woodland Preservation

The County shall require that new developments preserve natural woodlands to the maximum extent possible. (RDR)

OS-F.11 Oak Woodland Preservation

The County shall promote the preservation and management of oak woodlands by encouraging landowners to follow the Fresno County Oak Management Guidelines, shown on the next

page below and to prepare an Oak Management Plan for their property. (RDR/PSP)

OS-F.12 Valley Arboretum

The County shall support the effort of the Cities of Fresno and Clovis to implement the Valley Arboretum. (IGC)



FRESNO COUNTY GENERAL PLAN

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

1. When Building Within Oak Woodlands:

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

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

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

3. When Implementing Range Improvement Practices in Oak Woodlands:

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

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

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

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

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

G. AIR QUALITY

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

The linkages between land use patterns, transportation systems, and air quality are the primary means for local governments to address air quality issues. The main method of local control over air quality in Fresno County is the reduction of the number of vehicular miles traveled (VMT) and resulting vehicular emissions. Thus, Fresno's air quality strategy focuses on ways to reduce air pollutants by promoting compact efficient development patterns that support transit use, walking, and bicycling as alternatives to single occupant vehicle use. This type of land use based strategy, however, poses a challenge for a county such as Fresno whose jurisdiction is primarily rural. The primary role for Fresno County in this strategy is to direct development to population centers; to encourage jobs-housing balance; to avoid proliferation of scattered low-density residential development projects; and to minimize further parcelization and designation of land for rural-residential development.

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

Goal OS-G	To improve air quality and minimize the adverse effects of air pollution in Fresno County.
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LAND USE RELATED AIR QUALITY POLICIES (LAND USE ELEMENT)

The land use related air quality policies address four objectives:

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

TRANSPORTATION RELATED AIR QUALITY POLICIES (TRANSPORTATION AND CIRCULATION ELEMENT)

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

- To plan for a multi-modal transportation system that meets community mobility needs, improves air quality, and shifts travel away from single-occupant automobiles to less-polluting transportation modes such as transit, carpools, bicycling, and walking; To ensure that transportation plans, programs, and projects will not impair efforts to meet air quality standards;
- To ensure that the design of streets, sidewalks, and bike paths/routes within new development encourages walking and biking;
- To ensure that the design of streets is compatible with present and future transit needs;
- To plan an extensive system of bikeways and pedestrian paths in urban

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

areas to encourage bicycle and pedestrian trips that replace vehicular trips;

- To plan for future transit needs in the region which may include light rail, commuter rail, or expanded bus service, as appropriate; and
- To facilitate rural transit, paratransit, and carpooling to provide a range of transportation options from the small rural communities to the major cities in the county.

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

ENVIRONMENTAL ASSESSMENT AND MITIGATION

OS-G.1 Air Quality Evaluation

The County shall develop standard methods for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents. The County will do this in conjunction with the San Joaquin Valley ~~Unified~~ Air Pollution Control District (~~SJVUAPCDSJVAPCD~~) and the cities in Fresno County. (PSP)

OS-G.2 Air Quality Impact Assessment

The County shall ensure that air quality impacts identified during the CEQA review process are fairly and consistently mitigated. The County shall require projects to comply with the

County's adopted air quality impact assessment and mitigation procedures. (RDR)

COORDINATION AND COOPERATION

OS-G.3 Regional Coordination

The County shall participate with cities, surrounding counties, and regional agencies to address cross-jurisdictional and regional transportation and air quality issues. (IGC)

OS-G.4 Air Quality Impact Coordination

The County shall consult with the ~~SJVUAPCDSJVAPCD~~ during CEQA review for projects that require air quality impact analysis and ensure that the ~~SJVUAPCDSJVAPCD~~ is on the distribution list for all CEQA documents. (RDR/IGC)

OS-G.5 Consistent Air Quality Programs

The County shall participate with cities, surrounding counties, and regional agencies in the San Joaquin Valley in efforts to promote consistent air quality programs and implementation programs to the extent possible (e.g., transportation control measures, trip reduction ordinances, indirect source programs, etc.). (PSP/IGC)

INTEGRATED PLANNING

~~OS-G.6~~

~~The County shall require all Fresno County transportation improvement projects that increase capacity by adding additional through lanes to be included in regional transportation plans and be consistent with the air quality goals and policies of the General Plan.~~

PUBLIC FACILITIES/OPERATION

OS-G.76 Employer-base Trip Reduction

The County shall develop and implement employer-based trip reduction programs for County employees. (PSP/SO)



FRESNO COUNTY GENERAL PLAN

OS-G.87 Telecommuting

The County shall encourage its departments to consider telecommuting programs as a trip reduction strategy. *(PSP/SO)*

OS-G.98 Fleet Replacement

The County fleet vehicle operators shall implement vehicle replacement practices that place a priority on replacement of older higher-emission vehicles and on purchasing new vehicles with engines using best available technologies and advanced fuels where feasible, consistent with cost-effective management of the program. *(PSP/SO)*

OS-G.409 Teleconferencing

The County shall support the use of teleconferencing in lieu of employee travel to conferences and meetings when feasible. *(SO)*

CONGESTION MANAGEMENT/TRANSPORTATION CONTROL MEASURES

OS-G.410 Work Centers

The County shall encourage the establishment of public/private partnerships to develop satellite and neighborhood work centers for telecommuting. *(PSP/JP)*

TOXIC AND HAZARDOUS EMISSIONS

OS-G.4211 Sensitive Receptors

The County shall continue, through its land use planning processes, to avoid inappropriate location of residential uses and sensitive receptors in relation to uses that include, but are not limited to, industrial and manufacturing uses and any other ~~uses~~ *uses* which have the potential for creating a hazardous or nuisance effect. *(RDR)*

PARTICULATE MATTER/FUGITIVE DUST

OS-G.4312 Fugitive Dust Control Measures

The County shall include fugitive dust control measures as a requirement for subdivision maps,

site plans, and grading permits. This will assist in implementing the ~~SJVUAPCD's~~ *SJVAPCD's* particulate matter of less than ten (10) microns (PM₁₀) regulation (Regulation VIII).

Enforcement actions can be coordinated with the Air District's Compliance Division. *(RDR/IGC)*

OS-G.4413 Access Road Standards

The County shall require all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use. *(RDR)*

OS-G.4514 Roadway Dust Control

The County shall continue to work to reduce PM₁₀ and PM_{2.5} emissions from County-maintained roads by considering shoulder treatments for dust control as part of road reconstruction projects. *(PSP)*

WOODBURNING

OS-G.4615 Fireplace Inserts

The County shall require the use of natural gas or the installation of low-emission, EPA-certified fireplace inserts in all open hearth fireplaces in new homes. The County shall promote the use of natural gas over wood products in space heating devices and fireplaces in all existing and new homes. *(RDR)*

H. PARKS AND RECREATION

Fresno County has a wide variety of recreational resources. The county contains regional parks, State and national parks, national forests, wilderness areas, and other resources. The primary responsibility for development and maintenance of the County park system lies with the County's General Services Department.

Policies in this section seek to enhance recreational opportunities in the county by encouraging the further development of public and private recreation lands, and requiring development to help fund additional parks and recreation facilities. Related policies are

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

included in Section LU-C, River Influence Areas; Section OS-I, Recreational Trails; and Section OS-K, Scenic Resources.

Goal OS-H	<p><u>To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.</u></p>
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OS-H.1 Meeting Recreational Demand

The County shall promote the continued and expanded use of national ~~forest~~forests, national ~~park~~parks, and other recreational areas to meet the recreational needs of County residents. (PSP/ICG)

OS-H.2 Park Standards

The County shall strive to maintain a standard of five (5) to eight (8) acres of County-owned improved parkland per one thousand (1,000) residents in the unincorporated areas. (RDR/PSP)

OS-H.3 Quimby Act

The County ~~shall~~may require the dedication of land and/or payment of fees where applicable, in accordance with local authority and State law (e.g., Quimby Act), to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted, as necessary, to provide for a level of funding that meets the actual cost to provide for all the public parkland and park development needs generated by new development. (RDR/FB)

OS-H.4 Park Funding

The County shall consider the use of existing entities or the creation of assessment districts, ~~County service areas~~Service Areas, community facilities districts, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the county. (FB)

OS-H.5 Recreation Service Levels

The County shall encourage Federal, State, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service. (PSP/ICG)

OS-H.6 Centrally-located Parks

The County shall encourage the development of parks near public facilities such as schools, community halls, transit stops, libraries, museums, prehistoric sites, and open space areas and shall encourage joint-use agreements whenever possible. (PSP)

OS-H.7 Campgrounds and Vehicle Parks

The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings. (RDR/PSP)

OS-H.8 Private Recreation Facilities

The County shall encourage development of private recreation facilities to reduce demands on public agencies. (PSP)

~~OS-H.9 Friant-Millerton Area~~

~~The County shall plan for the further development of the Friant-Millerton area as a recreation corridor. (See Policy LU-H.811, Administration) (RDR/PSP)~~

OS-H.910 Kings River Recreation Plan

The County shall develop a recreation plan for the Kings River as a part of the update to the Kings River Regional Plan. (See Policy OS-C.11 and Program LU-C.A) (PSP)

OS-H.101 San Joaquin River Parkway Master Plan

The County shall support the policies of the San Joaquin River Parkway Master Plan to protect the San Joaquin River as an aquatic habitat,



FRESNO COUNTY GENERAL PLAN

recreational amenity, aesthetic resource, and water source. (RDR/PSP)

OS-H.112 San Joaquin River Recreation

The County shall in conjunction with the San Joaquin River Conservancy rehabilitate and improve existing recreation areas and facilities along the San Joaquin River at the earliest possible time, particularly Lost Lake and Skaggs Bridge Regional Parks. (PSP/IGC)

OS-H.123 San Joaquin River Parkway Development

The County shall require that structures and amenities associated with the San Joaquin River Parkway be designed and sited to ensure that such features do not obstruct flood flows, do not create a public safety hazard, or result in a substantial increase in off-site water surface elevations, and that they conform to the requirements of other agencies having jurisdiction. For permanent structures, such as bridge overcrossings, the minimum level of flood design protection shall be the greater of the Standard Project Flood (which is roughly equivalent to a 250-year event) or the riverine requirements of other agencies having jurisdiction to ensure flood flows are not dammed and to prevent flooding on surrounding properties. (RDR)

OS-H.134 Western Recreation Facilities

The County shall encourage the development of recreation facilities in western Fresno County. (PSP)

OS-H.145 Retention-recharge Basin Recreation Areas

The County shall utilize retention-recharge basins as open space areas for parks and recreation purposes. (RDR/PSP)

I. RECREATIONAL TRAILS

While many Fresno County communities have bikeways that provide both local and regional service, pedestrian and recreational (including bicycling, equestrian, and hiking) facilities are

more localized and do not form a contiguous regional system. Recreational trails are trails designed primarily for the recreational use of bicyclists, pedestrians, or equestrians, or any combination thereof. They are intended to be primarily off-street facilities, although some recreational trails designed for bicycle use only may be on-street bikeways.

Policies in this section seek to enhance recreational opportunities in the county by encouraging the development of a countywide trail system. Related policies are included in Section TR-D, Bicycle Facilities, and OS-C, Mineral Resources.

Goal OS-I	To develop a system of hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.
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~~**OS-I.1** —
The County shall develop a countywide Recreational Trail Master Plan, integrated with existing County facilities, similar facilities in cities and adjoining counties, and on State and Federal land. The recreational trail system shall be oriented to providing safe, off-street access from urban areas to regional recreation facilities of countywide importance.~~

OS-I.21 Recreation Trails

The County shall develop recreational trails in County recreation areas. (PSP)

OS-I.32 Trail Routes

The County shall encourage the preservation or advance acquisition of desirable trail routes, including linear open space along rail corridors and other public easements. (RDR/PSP)

OS-I.43 Trail/Bikeway Right-of-Way

The County shall require that adequate rights-of-way or easements are provided for designated trails or bikeways as a condition of land development approvals. (RDR)

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

OS-I.54 Multi-purpose Trails

The County shall provide for the separation of different types of users in multiple-purpose trail corridors when desirable for safety reasons or trail type needs. *(PSP)*

OS-I.65 Trail Development Corridor

The County shall coordinate development of its Recreational Trail Master Plan with the San Joaquin River Conservancy concerning the proposed multi-purpose trail between ~~Highway~~State Route 99 and Friant Dam in the San Joaquin River Parkway. *(PSP/IGC)*

OS-I.76 Trail Use Regulations and Enforcement

The County shall maintain and enforce regulations prohibiting the use of all County-developed and maintained recreational trails by motorized vehicles, except for maintenance vehicles. *(RDR)*



FRESNO COUNTY GENERAL PLAN

OS-I.87 Trail Siting

The County shall use the following principles in the siting of recreational trails:

- a. Recreational trail corridors should connect urban areas to regional recreational amenities, follow corridors of scenic or aesthetic interest, or provide loop connection to such routes or amenities;
- b. Recreational trails should be located where motor vehicle crossings can be eliminated or minimized;
- c. Recreational trails should provide for connectivity to other transportation modes such as bus stops, train stations, and park and ride sites when feasible to enhance intermodal transportation opportunities; and
- d. Recreational trails should provide for connectivity to the on-street walkway and bikeway network when feasible to enhance non-motorized transportation opportunities.
- e. Recreational trails shall whenever possible make maximum use of existing public land and rights-of-way. *(RDR/PSP)*

OS-I.98 Trail Design

The County shall follow design guidelines published by the California Department of Transportation (Caltrans) in the Highway Design Manual, Chapter 1000 (Bikeway Planning and Design), in designing and constructing recreational trails. *(RDR/PSP)*

OS-I.910 Recreational Trails Master Plan

~~Pending adoption of a Recreational Trail Master Plan, †~~The County shall review development proposals for consistency with, and accessibility to, the trails in the Fresno County Regional Bicycle and Recreational Trails Master Plan Conceptual Recreational Trail Corridor Map. (See Figure OS-1 and text box below; see also Policy OS-I.1) *(RDR/PSP)*

OS-I.1410 Foothill and Mountain Trails

The County shall seek the provision of recreation trails in future foothill and mountain developments. *(RDR/PSP)*

OS-I.14211 Trail Project Referrals

The County shall encourage communication and cooperation with the cities of the county, the Fresno County Council of Governments, and other agencies in the county by referring proposed trail projects for review and comment. *(RDR/IGC)*

OS-I.14311 Trail Funding

The County shall actively seek all possible financial assistance for planning, acquisition, construction, and maintenance of trails when such funding does not divert funds available for preservation and improvement of the road system. *(FB)*

OS-I.1413 Trail Maintenance

The Fresno County ~~General Services~~ Department of Public Works and Planning shall maintain trails located within County parks, along, but separated from the road-way, ~~along~~ irrigation canals, flood control channels, abandoned railroad rights-of-way or easements, utility easements, and along floodplains. *(SO)*

OS-I.1514 Roadway Trails

The Fresno County Department of Public Works and Planning shall maintain recreational trails located within the road right-of-way as integral parts of the roadway. *(SO)*

OS-I.1615 Trail Partnerships

The County shall encourage public/private partnerships to implement and maintain trails. *(SO/JP)*

OS-I.16 Fresno County Active Transportation Plan

The County shall develop a Fresno County Active Transportation Plan through the combination and adoption into a single document of the Fresno Regional Trails Master

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

Plan adopted by the Fresno Council of Governments (FCOG) Policy Board in April of 2021, the Fresno County Regional Active Transportation Plan adopted by the FCOG Policy Board in 2018, and the Fresno County Bicycle and Recreational Trails Master Plan adopted by the County of Fresno in 2013. (PSP/IGC)

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

FRESNO COUNTY CONCEPTUAL RECREATIONAL TRAIL LIST

(See Figure OS-1) (Policy OS-I.10)

1. Millerton Trail	Multiple purpose trail and bikeway along the San Joaquin River/Friant Road corridor from Alluvial Avenue to Friant Road to Friant Dam.
2. Friant-Kern Trail	Multiple purpose trail along the Friant-Kern Canal from Millerton Lake to Orange Cove/Tulare County Line.
3. Copper-Auberry Trail	Multiple purpose trail from Copper Road at Friant Road to Auberry Road to the Friant-Kern Canal.
4. Auberry Bikeway	Bikeway from Millerton Road at the Friant-Kern Canal to Auberry Road to the Friant-Kern Canal.
5. Enterprise Trail	Multiple purpose trail using portions of Copper Avenue, Minnewawa Avenue, the Enterprise Canal, and Shaw Avenue to the Friant-Kern Canal.
6. Dry Creek Trail	Multiple purpose trail along Dry Creek between the Enterprise Canal and Minnewawa Avenue.
7. Piedra Trail	Multiple purpose trail and bikeway on Piedra Road between Minkler and Pine Flat Dam, possibly also using the old railroad grade and Elwood Road.
8. Belmont Trail	Multiple purpose trail and bikeway along the abandoned Southern Pacific Railroad right-of-way (McKenzie Avenue alignment) between Fine and Clovis Avenues and along Belmont Avenue between Clovis Avenue and the Friant-Kern Canal.
9. Reed Bikeway	Bikeway along Reed Avenue between Reedley and Minkler.
10. Rainbow Bikeway	Bikeway between Reedley and Centerville along Highway 180, Rainbow Road, Newmark Avenue, the Southern Pacific Railroad right-of-way, and River Road.
11. Orange Cove Trail	Equestrian-hiking trail between Orange Cove and Navelencia along the abandoned Atchison, Topeka and Santa Fe Railroad right-of-way.
12. Golden State Bikeway	Bikeway between Fresno and Kingsburg along Golden State Boulevard.
13. Roeding-Kearney Bikeway	Bikeway from Roeding Park to the Kearney Trail at the intersection of Kearney Boulevard and Hughes, via Hughes, Neilsen, and Pacific.
14. Kearney Trail	Multiple purpose trail along Kearney Boulevard between Hughes Avenue and Madera Avenue
15. Skaggs Bridge Trail	Multiple purpose trail along Madera Avenue between Whites Bridge Road and the San Joaquin River.
16. California Aqueduct Trail	Multiple purpose trail along the California Aqueduct in Fresno County.
17. Nees Bikeway	Bikeway along Nees Avenue between Firebaugh and the California Aqueduct.
18. Delta-Mendota Trail	Multiple purpose trail along the Delta-Mendota Canal and the San Luis Drain from Firebaugh to Belmont Avenue.
19. Los Gatos-Creek Trail	Multiple purpose trail along Los Gatos and Wartham Creeks from Los Gatos Creek County Park to Warthan Creek and Highway 198.
20. Van Ness Trail	Multiple purpose trail along Van Ness Boulevard between Shaw Avenue and the San Joaquin River bluff area.

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

FRESNO COUNTY CONCEPTUAL RECREATIONAL TRAIL LIST

(See Figure OS-1) (Policy OS-I.10)

21. San Joaquin Bluff Trail	Multiple purpose trail along the San Joaquin River bluffs from Highway 99 to Woodward Park.
22. San Joaquin River Trail	Equestrian hiking trail from Millerton Lake to Italian Bar Road at Redinger Lake, generally along the San Joaquin River.
23. Clovis/Pinedale Railroad Corridor Trail	Multiple purpose trail along the Clovis/Pinedale Railroad right-of-way.
24. Reedley Trail	Along old AT&SF railroad corridor between Reedley and the Tulare County line.

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

*Figure OS-1 — Conceptual
Recreation Trail
Corridor Map*

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

~~Back of Figure OS-1 placeholder~~



FRESNO COUNTY GENERAL PLAN

J. HISTORICAL, CULTURAL, AND GEOLOGICAL RESOURCES

Fresno County contains historically significant resources that are an important part of the county’s heritage and identity. These historic resources include historic sites and structures that played an important role in the county’s history or are an important example of past distinctive design architecture.

Fresno County’s history includes at least five indigenous Native American tribes and Spanish, Mexican, and American colonization. There are many archeological and historic sites and a large stock of historically significant buildings and landmarks in the county. The county also contains several unique geological features and geological resources of bygone eras.

Policies in this section seek to preserve the historical, archeological, paleontological, geological, and cultural resources of the county through development review, acquisition, encouragement of easements, coordination with other agencies and groups, and other methods.

Goal OS-J	To identify, protect, and enhance Fresno County’s important historical, archeological, paleontological, geological, and cultural sites and their contributing environment-, <u>and promote and encourage preservation, restoration, and rehabilitation of Fresno County’s historically significant resources in order to promote historical awareness, community identify, and to recognize the county’s valued assets that have contributed to past county events, trends, styles of architecture, and economy.</u>
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OS-J.1 Preservation of Historic Resources

The County shall encourage preservation of any sites and/or buildings identified as having historical significance pursuant to the list maintained by the Fresno County Historic Landmarks and Records Advisory Commission. (RDR)

OS-J.2 Historic Resources Consideration

The County shall consider historic resources during preparation or evaluation of plans and discretionary development projects. (RDR)

OS-J.3 Minimize Impacts

Whenever a historical resource is known to exist on a proposed project site, the County (i.e., Fresno County Historic Landmarks and Records Advisory Commission) shall evaluate and make recommendations to minimize potential impacts to said resource. (RDR)

OS-J.14 Sites Protection and Mitigation

The County shall require that discretionary development projects, as part of any required CEQA review, identify and protect important historical, archeological, paleontological, and cultural sites and their contributing environment from damage, destruction, and abuse to the maximum extent feasible. Project-level mitigation shall include accurate site surveys, consideration of project alternatives to preserve archeological and historic resources, and provision for resource recovery and preservation when displacement is unavoidable. (RDR)

OS-J.25 Archeological Sites Confidentiality

The County shall, within the limits of its authority and responsibility, maintain confidentiality regarding the ~~locations~~location of archeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts. (SO)

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

OS-J.36 Native American Consultation

The County shall solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or sites of cultural importance. *(RDR/IGC)*

OS-J.47 Historical Sites Inventory

The County shall maintain an inventory of all sites and structures in the ~~County~~ county determined to be of historical significance (Index of Historic Properties in Fresno County). *(PSP)*

OS-J.58 Landmark Designations

The County shall support the registration by property owners and others of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). *(PSP)*

OS-J.69 Historical Site Markers

The County shall provide for the placement of historical markers or signs on adjacent County roadways and major thoroughfares to attract and inform visitors of important historic resource sites. If such sites are open to the public, the County shall ensure that access is controlled to prevent damage or vandalism. *(PSP)*

OS-J.710 Cultural Resource Preservation

The County shall use the State Historic Building Code and existing legislation and ordinances to encourage preservation of cultural resources and their contributing environment. *(RDR)*

OS-J.811 Interpretive Services and Facilities

The County shall support efforts of other organizations and agencies to preserve and enhance historic resources for educational and cultural purposes through maintenance and development of interpretive services and facilities at County recreational areas and other sites. *(PSP/IGC)*

OS-J.912 Geologic Resource Preservation

In approving new development, the County shall ensure, to the maximum extent practicable, that the location, siting, and design of any project be subordinate to significant geologic resources. *(RDR)*

OS-J.1013 Open Space Easements

The County shall encourage property owners to enter into open space easements for the protection of unique geologic resources. *(PSP)*

OS-J.1114 Geologic Resource Parks

The County shall consider purchasing park sites for the purpose of preserving unique geologic resources for public enjoyment. *(PSP)*

OS-J.1215 Natural Landmarks

The County should encourage the inclusion of unique geologic resources on the National Registry of Natural Landmarks. *(PSP)*

OS-J.1316 Permanent Geologic Resource Protection

The County shall encourage State and Federal agencies to purchase significant geologic resources for permanent protection. *(PSP/IGC)*

K. SCENIC RESOURCES

Fresno County encompasses a diverse landscape ranging from fine cultivated farmlands of the valley and foothill grasslands to high mountain peaks. The scenic qualities of the area are an important component of the quality of life in the county. Scenic resources also play an important role in the economic development of the region, including the expansion of tourism-based industries, and the locational decisions of businesses.

Policies in this section are intended to protect the scenic resources of the county and ensure that development enhances those resources through the identification of important scenic resources, development review, acquisition, encouragement of easements, coordination with



FRESNO COUNTY GENERAL PLAN

other agencies and groups, and other methods. Related policies are included in OS-H, Parks and Recreation.

Goal OS-K	To conserve, protect, and maintain the scenic quality of Fresno County and discourage development that degrades areas of scenic quality.
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OS-K.1 Scenic Resource Preservation
The County shall encourage the preservation of outstanding scenic views, panoramas, and vistas wherever possible. Methods to achieve this may include encouraging private property owners to enter into open space easements for designated scenic areas. *(RDR/PSP)*

OS-K.2 Significant Scenic Resource Mapping
The County shall ~~identify~~maintain an inventory and map ~~significant~~of scenic resources within the ~~County and shall develop a program to manage these resources~~county. *(RDR/PSP)*

OS-K.3 Scenic Areas Access
The County should preserve areas of natural scenic beauty and provide for public access to scenic vistas by purchasing sites for park use. *(PSP)*

OS-K.4 Incorporating Scenic Features
The County should require development adjacent to scenic areas, vistas, and roadways to incorporate natural features of the site and be developed to minimize impacts to the scenic qualities of the site. *(RDR)*

L. SCENIC ROADWAYS

The retention of existing scenic qualities along roadways is an important part of the County’s efforts to enhance the quality of life in the county. The County has a major responsibility for developing and maintaining a circulation system that facilitates the safe and efficient movement of goods and people. Concern for the maintenance of environmental quality and scenic

resources also requires that emphasis be placed on the preservation and enhancement of visual amenities along roadways.

Policies in this section are intended to protect the scenic resources along roadways of the county by identifying, developing, and maintaining ~~of~~ scenic amenities along roads and highways in the county and ensuring that development enhances those resources. Related policies are included in Section TR-A, Streets and Highways, and Section OS-K, Scenic Resources.

Goal OS-L	To conserve, protect, and maintain the scenic quality of land and landscape adjacent to scenic roads in Fresno County.
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OS-L.1 Scenic Roadway System
The County designates a system of scenic roadways that includes landscaped drives, scenic drives, and scenic highways. Definitions and designated roadways are shown in the ~~text box~~Scenic Roadways list below. Figure OS-~~12~~ shows the locations of the designated roadways. *(RDR)*

OS-L.2 Designated Landscape Drives
The County shall manage designated landscaped drives and adjacent land based on the following principles:

- a. Maintenance and improvement of landscaped drives should be directed toward preserving and enhancing the quality of the landscape within the ~~right~~of-way. Where deemed necessary or desirable, the Board of Supervisors should, by resolution, assume responsibility for maintenance and improvement of landscaped drives; and
- b. Development of land adjoining landscaped drives should be planned and designed to preserve the quality and integrity of the roadside landscape. *(RDR/PSP)*

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

OS-L.3 Scenic Roadway Management

The County shall manage the use of land adjacent to scenic drives and scenic highways based on the following principles:

- a. Timber harvesting within or adjacent to the right-of-way shall be limited to that which is necessary to maintain and enhance the quality of the forest;
- b. Proposed high voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way;
- c. Installation of signs visible from the right of way shall be limited to business identification signs, on site real estate signs, and traffic control signs necessary to maintain safe traffic conditions. All billboards and other advertising structures shall be prohibited from location within view of the right-of-way;
- d. Intensive land development proposals including, but not limited to, subdivisions of more than four lots, commercial developments, and mobile home parks shall be designed to blend into the natural landscape and minimize visual scarring of vegetation and terrain. The design of said development proposals shall also provide for maintenance of a natural open space area two hundred (200) feet in depth parallel to the right of way. Modification of the setback requirement may be appropriate when any one of the following conditions exist:
 1. Topographic or vegetative characteristics preclude such a setback;
 2. Topographic or vegetative characteristics provide screening of buildings and parking areas from the right-of-way;
 3. Property dimensions preclude such a setback; or

4. Development proposal involves expansion of an existing facility or an existing concentration of uses.

- e. Subdivision proposals shall be designed to minimize the number of right-of-way access drives;
- f. Developments involving concentration of commercial uses shall be designed to function as an integral unit with common parking areas and right-of-way access drives; and
- g. Outside storage areas associated with commercial activities shall be completely screened from view of the right-of-way with landscape plantings or artificial screens which harmonize with the natural landscape.
(RDR/PSP/SO)

OS-L.4 Underground Utility Lines

The County shall require proposed new development along designated scenic roadways within urban areas and unincorporated communities to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute their fair share of funding for future undergrounding.
(RDR)

OS-L.5 Ornamental Tree Preservation

The County road improvement projects involving designated scenic roadways shall be constructed to insure that consideration is given to preservation of ornamental trees consistent with public safety standards and accepted road design. *(RDR/PSP/SO)*

OS-L.6 Scenic Drive Maintenance Coordination

The County shall request city, State, and Federal agencies to maintain County-designated landscaped drives, scenic drives, and scenic highways under their jurisdictions in a manner consistent with the goals and policies in this section. *(PSP/IGC)*



FRESNO COUNTY GENERAL PLAN

OS-L.7 Freeway and Highway Landscaping

The County shall encourage the State of California to landscape urban freeway and highway routes which pass through Fresno County. *(IGC)*

OS-L.8 Complementary Scenic Roadways

The County shall encourage cities within Fresno County to develop complementary policies and principles to enhance the visual qualities of streets and highways within their boundaries. *(IGC)*

OS-L.9 Scenic Highways Designation

The County shall work with the Department of Transportation to pursue scenic highway designation from the State of California for the State highway segments eligible for such designation (including those listed in the ~~text box~~ Scenic Roadways list below and any other segments added). *(PSP/IGC)*



FRESNO COUNTY GENERAL PLAN

Fresno County-Designated Scenic Roadways (Policy OS-[L.1](#) and OS-[L.9](#)) (See [Figure OS-1](#))

Fresno County Designated Landscaped Drives

Landscaped drives are roads bordered by mature and consistent landscaping that have areawide significance. County-designated landscaped drives include the following:

- Kearney Boulevard from Westlawn Avenue to the City of Fresno
- Van Ness Avenue from the City of Fresno [at Beverly](#) to [PalmShaw](#) Avenue [at Shaw](#)
- North Van Ness Boulevard from Shaw Avenue to the San Joaquin River
- Butler Avenue, Peach to Fowler
- Minnewawa Avenue, Kings Canyon to Central Canal

Fresno County Designated Scenic Drives

Scenic drives are rural roads traversing land with outstanding natural scenic qualities and connecting with scenic highways. County-designated scenic drives include the following:

- Trimmer Springs Road from State [HighwayRoute](#) 180 to Trimmer, Maxson Road from Trimmer to Watts Valley Road, Watts Valley Road from Maxson Road to Pitman Hill Road, and Burrough Valley Road from Watts Valley Road to Tollhouse Road
- Piedra Road from State [Highway Route](#) 180 to Piedra
- ~~Nicholas Road/Tollhouse Road from proposed State Highway 168 at Millerton Road to Dinkey Creek Road at Shaver Lake~~
- Dinkey Creek Road/McKinley Grove Road from proposed State [Highway Route](#) 168 to Courtright Reservoir
- Edison Florence Lake Road from Huntington Lake to Florence Lake
- Blossom Trail Route
- Wild Flower Route
- [Auberry Road](#)
- [Morgan Canyon Road](#)
- [Millerton Road](#)
- [Marina Drive](#)
- ~~[Friant Road from city of Fresno to Lost Lake Road](#)~~

Fresno County Designated Scenic Highways

Scenic highways are highways that traverse land with unique or outstanding scenic quality or provide access to regionally significant scenic and recreational areas. County-designated scenic highways include the following:

- Proposed State [HighwayRoute](#) 168 from Friant Kern Canal to Lodge Road
- State [HighwayRoute](#) 168 from Lodge Road to Pineridge
- Proposed State [HighwayRoute](#) 168 from Pineridge to Huntington Lake Road
- State [HighwayRoute](#) 168 from Huntington Lake Road to Huntington Lake
- State [HighwayRoute](#) 180 from Trimmer Springs ~~road~~[Road](#) to the Tulare County Line
- State [HighwayRoute](#) 180 from Kings Canyon National Park boundary near General Grant Grove to Kings Canyon National Park boundary near Cedar Grove
- State [HighwayRoute](#) 198 from Interstate 5 Freeway to Monterey County line, excluding city of Coalinga

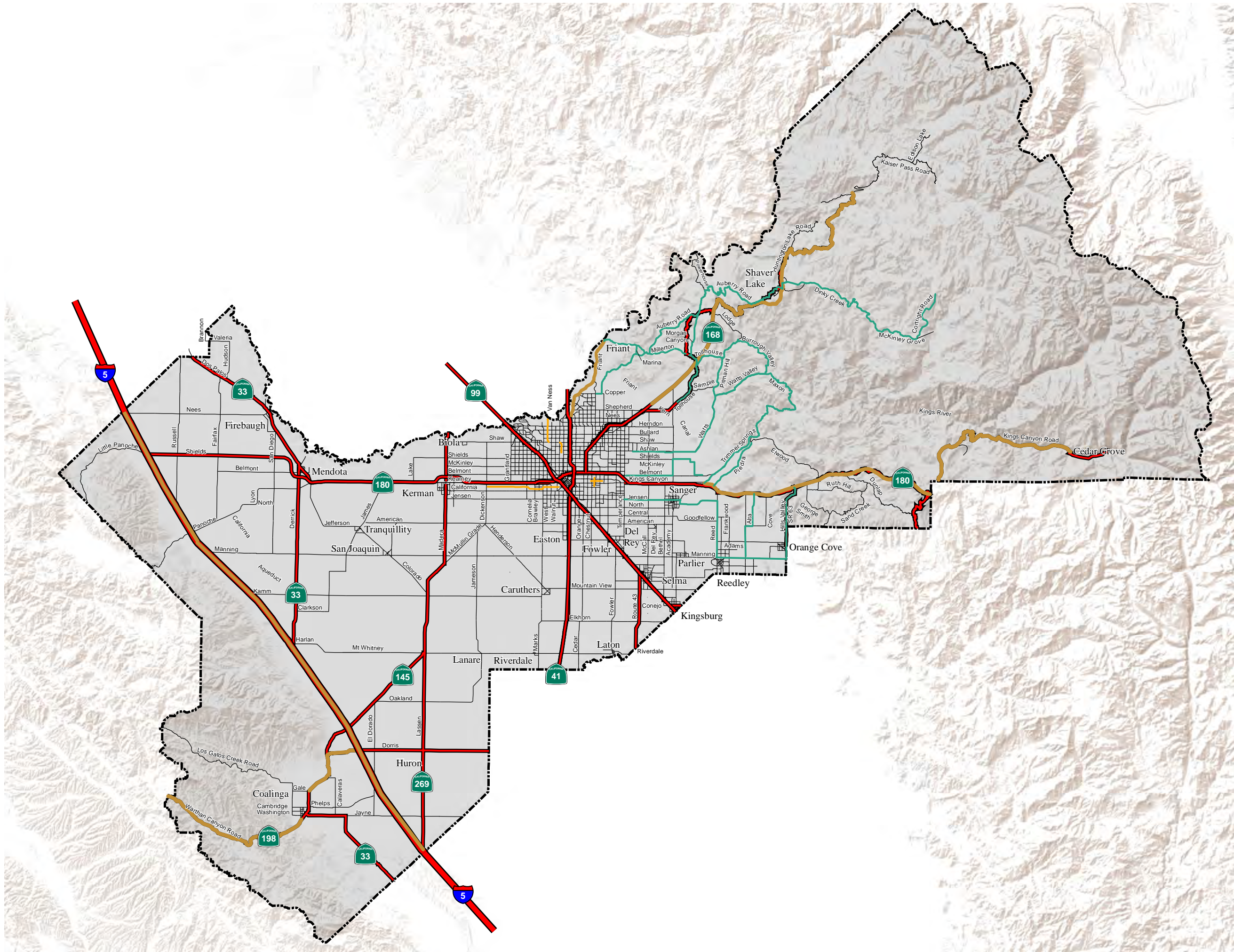


FRESNO COUNTY GENERAL PLAN

- Interstate 5 freeway within Fresno County

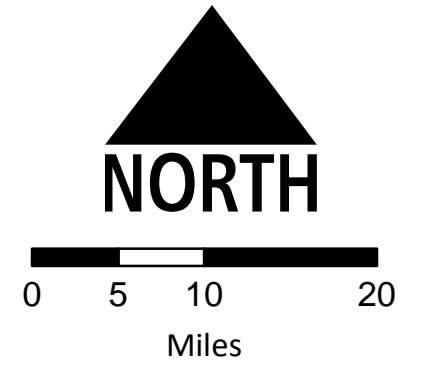
~~Friant Road from city of Fresno to Lost Lake Road~~

Figure OS-12 Scenic Roadways



- Scenic Highway
- Landscape Drive
- Scenic Drive
- County Road
- Interstate Highway
- State Route

For details on Blossom and Wildflower Trails see Recreational Trail List on pages 2-148 and 2-149.



Fresno County General Plan

Scenic Roadways

Figure OS-1

GOALS AND POLICIES **2**

OPEN SPACE AND CONSERVATION

Back of Figure OS-~~12~~ placeholder



FRESNO COUNTY GENERAL PLAN

PART 2: GOALS AND POLICIES HEALTH AND SAFETY ELEMENT

Planning for growth and development requires the consideration of a wide range of public safety issues. Safety hazards are naturally induced, such as seismic and geologic hazards, flooding, and wildland fire hazards. Some hazards are the result of natural hazards that are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fires, and development in sensitive areas such as floodplains or areas subject to erosion and landslides. Finally, some hazards are manmade, including airport crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, such as noise exposure.

On December 1, 2009 the Fresno County Board of Supervisors approved Resolution No. 09-503 to adopt the Fresno County Multi-Jurisdictional Hazard Mitigation Plan (LHMP). The Multi-Hazard Mitigation Plan was developed by several County departments, cities, and special districts with oversight from the Fresno County Office of Emergency Services. The Plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000. A Federally-approved hazard mitigation plan enables the County to apply for Federal pre-disaster hazard mitigation grant funds to support mitigation projects. The Plan, approved by FEMA on January 9, 2009, was incorporated by reference into the Health and Safety Element of the General Plan on (Resolution No. 09-503). Since its approval, the LHMP has been periodically updated to address change in circumstance, new information or hazards, changes in state law, or the changing needs of the County. As a dynamic document, the LHMP will continue to be incorporated by reference as an important part of the Health and Safety Element of the General Plan.

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, in~~ conjunction with the Fresno County's strategy County Multi-Jurisdictional Local Hazard Mitigation Plan (December 2009), sets out goals and policies for ensuring the maintenance of a healthy and safe physical environment. Specific implementation programs related to Health and Safety Element Goals and Policies can be found in Part 3 of this General Plan.

~~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 County updated the Fresno County Multijurisdictional Hazard Mitigation Plan May 2018. The purpose of this General Plan is to prepare for, reduce, or eliminate long-term risk to people and property~~



FRESNO COUNTY GENERAL PLAN

from hazards. State law requires that upon the next revision of the local hazard mitigation plan, the safety element is to be updated as necessary to address climate adaptation and resiliency strategies applicable to the County. Many policies that address health and safety risks for residents living in County are already present in other elements of the General Plan. Table HS-1 below provides a list of these policies. The goals, policies, and implementation programs in the Health and Safety Element aim to fill the gaps and ensure the General Plan fully addresses the needs of residents in the County.

TABLE HS-1
Policies in Other Elements Addressing
Adaption and Resiliency
Fresno County General Plan

<u>Agriculture and Land Use Element</u>	
<u>AGRICULTURE</u>	
<u>Policy LU-A.13</u>	<u>Agricultural Buffers</u>
<u>Policy LU-A.14</u>	<u>Agricultural Land Conversion Review</u>
<u>Policy LU-A.21</u>	<u>Public Education Programs</u>
<u>WESTSIDE RANGELANDS</u>	
<u>Policy LU-B.12</u>	<u>Discretionary Project Preliminary Soils Report</u>
<u>RIVER INFLUENCE AREAS</u>	
<u>Policy LU-C.7</u>	<u>Floodplain Development</u>
<u>NONAGRICULTURAL RURAL DEVELOPMENT</u>	
<u>Policy LU-E.6</u>	<u>Planned Residential Development Conditions</u>
<u>Policy LU-E.8</u>	<u>Rural Residential Northeast of the Enterprise Canal</u>
<u>Policy LU-E.10</u>	<u>Onsite Water and Sewer Systems</u>
<u>Policy LU-E.11</u>	<u>Surface Water Entitlements</u>
<u>Policy LU-E.12</u>	<u>Natural Water Channel Protection</u>
<u>Policy LU-E.22</u>	<u>Quail Lakes Planned Rural Community</u>
<u>Public Services and Facilities Element</u>	
<u>WATER SUPPLY AND DELIVERY</u>	
<u>Policy PF-C.1</u>	<u>Retain Existing Water Supplies</u>
<u>Policy PF-C.2</u>	<u>Import Surplus Water</u>
<u>Policy PF-C.3</u>	<u>Surface Water Use</u>
<u>Policy PF-C.4</u>	<u>Water Storage</u>
<u>Policy PF-C.5</u>	<u>Water Banking</u>
<u>Policy PF-C.6</u>	<u>Urban Best Management Practices</u>
<u>Policy PF-C.7</u>	<u>Infrastructure Planning for Water</u>
<u>Policy PF-C.8</u>	<u>Preserve Local Water Rights/Supply</u>
<u>Policy PF-C.10</u>	<u>Ongoing Water Supply</u>
<u>Policy PF-C.11</u>	<u>Adequate Sustainable Water Supply</u>
<u>Policy PF-C.12</u>	<u>Limited Ground Water</u>
<u>Policy PF-C.13</u>	<u>Water Quality Standards</u>
<u>Policy PF-C.15</u>	<u>Water Demand Impact Mitigations</u>
<u>Policy PF-C.16</u>	<u>Water Supply Evaluation</u>
<u>Policy PF-C.17</u>	<u>Surface Water Entitlement</u>
<u>Policy PF-C.21</u>	<u>Agriculture Surface Water</u>
<u>Policy PF-C.22</u>	<u>Out-of-County Groundwater Transfers</u>
<u>Policy PF-C.23</u>	<u>Water Conservation Technologies</u>
<u>Policy PF-C.24</u>	<u>Reclaimed Water</u>
<u>Policy PF-C.25</u>	<u>Integrated Regional Water Management Planning</u>
<u>Policy PF-C.26</u>	<u>Agricultural Water Conservation</u>
<u>Policy PF-C.27</u>	<u>Tiered Water Pricing</u>
<u>Policy PF-C.28</u>	<u>Man-made Lakes and Ponds</u>

GOALS AND POLICIES 2

OPEN SPACE AND CONSERVATION

TABLE HS-1

**Policies in Other Elements Addressing
Adaption and Resiliency**

Fresno County General Plan

<u>STORM DRAINAGE AND FLOOD CONTROL</u>	
<u>Policy PF-E.1</u>	<u>Flood Control Coordination</u>
<u>Policy PF-E.2</u>	<u>Multi-use Flood Control Facilities</u>
<u>Policy PF-E.3</u>	<u>Equitable Flood Control Costs</u>
<u>Policy PF-E.4</u>	<u>Storm Drainage System Capacity</u>
<u>Policy PF-E.5</u>	<u>Impacts to Flood Control Facilities</u>
<u>Policy PF-E.6</u>	<u>Drainage Facility Construction</u>
<u>Policy PF-E.7</u>	<u>Fair-share of Cost</u>
<u>Policy PF-E.8</u>	<u>Locating Drainage Facilities</u>
<u>Policy PF-E.9</u>	<u>100-year Flood Protection</u>
<u>Policy PF-E.10</u>	<u>Drainage Facility Design</u>
<u>Policy PF-E.11</u>	<u>Natural Site Drainage Patterns</u>
<u>Policy PF-E.12</u>	<u>Drainage System Discharge Standards</u>
<u>Policy PF-E.13</u>	<u>Natural Storm Water Drainage Systems</u>
<u>Policy PF-E.14</u>	<u>Retention-Recharge Basins</u>
<u>Policy PF-E.15</u>	<u>Basin Landscaping and Open Space</u>
<u>Policy PF-E.16</u>	<u>Minimal Sedimentation and Erosion</u>
<u>Policy PF-E.17</u>	<u>Groundwater Recharge</u>
<u>Policy PF-E.18</u>	<u>Minimum Number of Basins</u>
<u>Policy PF-E.19</u>	<u>Major Courses for Drainage Discharges</u>
<u>Policy PF-E.20</u>	<u>Storm Water Drainage Discharges</u>
<u>Policy PF-E.21</u>	<u>Best Management Practices</u>
<u>Policy PF-E.22</u>	<u>Odor and Vector Control</u>
<u>FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES</u>	
<u>Policy PF-H.1</u>	<u>Provision of Fire/Emergency Medical Service</u>
<u>Policy PF-H.2</u>	<u>Adequate Fire Protection Facilities</u>
<u>Policy PF-H.3</u>	<u>Fire Station Location</u>
<u>Policy PF-H.4</u>	<u>Fire and Emergency Medical Sites</u>
<u>Policy PF-H.5</u>	<u>Minimize Fire Hazard Risk</u>
<u>Policy PF-H.6</u>	<u>Long Response Areas</u>
<u>Policy PF-H.7</u>	<u>Fire Protection Standards</u>
<u>Policy PF-H.8</u>	<u>Minimum Response Time</u>
<u>Policy PF-H.10</u>	<u>California Fire Code</u>
<u>Public Services and Facilities Element</u>	
<u>WATER RESOURCES</u>	
<u>Policy OS-A.1</u>	<u>Water Resource Management Leadership</u>
<u>Policy OS-A.2</u>	<u>Groundwater Management Leadership</u>
<u>Policy OS-A.4</u>	<u>Water Conservation and Quality Awareness</u>
<u>Policy OS-A.5</u>	<u>Groundwater Recharge</u>
<u>Policy OS-A.6</u>	<u>Groundwater Recharge Protection</u>
<u>Policy OS-A.7</u>	<u>Groundwater Recharge Areas</u>
<u>Policy OS-A.8</u>	<u>Groundwater Recharge Sites Inventory</u>
<u>Policy OS-A.9</u>	<u>Water Banking</u>
<u>Policy OS-A.10</u>	<u>Sustainable Groundwater Management</u>
<u>Policy OS-A.11</u>	<u>Over-irrigation of Surface Water</u>
<u>Policy OS-A.12</u>	<u>Aquifer Recharge Program</u>
<u>Policy OS-A.14</u>	<u>Floodplain Protection</u>
<u>Policy OS-A.15</u>	<u>San Joaquin River Protection</u>
<u>Policy OS-A.16</u>	<u>Multi-use Public Lands</u>



FRESNO COUNTY GENERAL PLAN

TABLE HS-1

Policies in Other Elements Addressing Adaption and Resiliency Fresno County General Plan

<u>WETLAND AND RIPARIAN AREAS</u>	
<u>Policy OS-D.1</u>	<u>No-Net-Loss Wetlands Policy</u>
<u>Policy OS-D.2</u>	<u>Wetlands Loss Mitigation</u>
<u>Policy OS-D.3</u>	<u>Adjacent Wetland Protection</u>
<u>Policy OS-D.4</u>	<u>Riparian Protection Zones</u>
<u>Policy OS-D.7</u>	<u>Wetland and Riparian Plant Management</u>
<u>VEGETATION</u>	
<u>Policy OS-F.1</u>	<u>Terrain and Vegetation Preservation</u>
<u>Policy OS-F.2</u>	<u>Compatible Species</u>
<u>Policy OS-F.6</u>	<u>Hillside Development</u>
<u>Policy OS-F.7</u>	<u>Natural Typography</u>
<u>Policy OS-F.9</u>	<u>Prescribed Burning</u>
<u>PARKS AND RECREATION</u>	
<u>Policy OS-H.11</u>	<u>San Joaquin River Parkway Master Plan</u>
<u>Policy OS-H.12</u>	<u>San Joaquin River Parkway Development</u>
<u>HISTORIC, CULTURAL, AND GEOLOGICAL RESOURCES</u>	
<u>Policy OS-J.1</u>	<u>Preservation of Historic Resources</u>
<u>Policy OS-J.2</u>	<u>Historic Resources Consideration</u>
<u>Policy OS-J.3</u>	<u>Minimize Impacts</u>
<u>Policy OS-J.4</u>	<u>Sites Protection and Mitigation</u>



FRESNO COUNTY GENERAL PLAN

A. EMERGENCY MANAGEMENT AND RESPONSE

Although Fresno County seeks to minimize hazards and reduce safety risks, in the event of an emergency, quick and effective response is vital. The County’s Emergency Response Program is designed to respond to a wide range of emergency situations.

Policies in this section seek to create an effective emergency response and management system for Fresno County through periodic evaluation of the Emergency Response Program, by ensuring that vital public infrastructure is designed to remain operational during and after a major disaster event, by siting critical emergency response facilities as far from potential disaster impact areas as is practical, and through continuing public education and outreach on emergency preparedness and disaster response programs. Related policies are included in Section PF-H, Fire Protection and Emergency Medical Services.

GOAL HS-A	To protect public health and safety by preparing for, responding to, and recovering from the effects of natural or technological disasters.
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HS-A.1 Operational Area Master Emergency Service Plan

The County shall, through the Fresno County Operational Area Master Emergency Services Plan and the Fresno County Multi-Hazard Mitigation Plan, maintain the capability to effectively respond to emergency incidents, including maintenance of an emergency operations center. (PSP/SO)

HS-A.2 Multi Jurisdictional Hazard Mitigation Plan

In coordination with cities, special districts, and other State and Federal agencies, the County shall maintain the Fresno County Multi-Jurisdictional Hazard Mitigation Plan to identify

and mitigate, to the extent feasible, natural and human-made hazards within the county. (PSP)

HS-A.23 Emergency Services During Major Disasters

The County shall, within its authority and to the best of its ability, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government are designed in a manner that will allow them to remain operational during and following an earthquake or other disaster. (PSP/SO)

HS-A.34 Critical Emergency Response Facility Siting

The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, ~~sheriffs'~~sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities are sited and designed -to minimize their exposure and susceptibility- to flooding, seismic and geological effects, fire, avalanche, and explosions as required by State regulations. Exception to this policy shall be allowed on the condition that the only alternative location would be so distant as to jeopardize the safety of the community, given that precautions are taken to protect the facility. (PSP)

HS-A.5 Disaster Response Coordination

The County shall maintain coordination with other local, State, and Federal agencies to provide coordinated disaster response. (IGC)

HS-A.46 Emergency Preparedness Public Awareness Programs

The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (PSP/PI)

HS-A.7 Building Design

The County shall review the design of all buildings and structures to ensure they are designed and constructed to State and local



FRESNO COUNTY GENERAL PLAN

regulations and standards as part of the building permit plan check process. (RDR)

HS-A.8 Transportation Corridors and Evacuation Routes

The County shall continue to improve community transportation corridors to allow for better evacuation routes for the public and better access for emergency responders. (PSP/SP/PI)

HS-A.9 Vector-Borne Disease Control

The County shall prevent and control the spread of vector-borne diseases through best practice vector control techniques on County properties and will encourage use of these practices on other properties. (PSP/SO/IGC/PI)

B. FIRE HAZARDS

Structural and wildland fire hazards can threaten life and property in Fresno County. Wildland fires resulting from either natural or manmade causes occur in forests, brush, grasslands, fallow agricultural areas, and vacant lots. Such fires are capable of causing widespread damage to Fresno County’s valuable range and forest lands, in addition to threatening the lives and personal property of persons residing in wildfire-prone areas. Wildfires can also exacerbate air quality problems, particularly during the summer months when ambient air quality is already low. Structural fires generally result from manmade causes and can easily spread through densely-settled urban areas, causing large-scale loss of personal property, personal injury, and, occasionally, fatalities.

Policies in this section are designed to ensure that new development is constructed to minimize potential fire hazards, minimize the risk of fire in already developed areas, and to provide public education concerning fire prevention. Related policies are included in Section PF-H, Fire Protection and Emergency Medical Services.

GOAL HS-B

To minimize the risk of loss of life, injury, and damage to property and natural resources resulting from fire hazards.

HS-B.1 Fire Hazards Review

The County shall review project proposals to identify potential fire hazards and to evaluate the effectiveness of preventive measures to reduce the risk to life and property. (RDR)

HS-B.2 Minimize Fire Hazard Risk Design

The County shall ensure that development in high fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable State and County fire standards. Special consideration shall be given to the use of fire-resistant construction in the underside of eaves, balconies, unenclosed roofs and floors, and other similar horizontal surfaces in areas of steep slopes. (RDR)

HS-B.3 Fire Risk Management

The County shall require that development in high-fire-hazard areas have fire-resistant vegetation, cleared fire breaks separating communities or clusters of structures from native vegetation, or a long-term comprehensive vegetation and fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas. (RDR/PSP)

HS-B.4 Foothill and Mountain Fire and Emergency Service Access

The County shall require that foothill and mountain subdivisions of more than four (4) parcels provide for safe and ready access for fire and other emergency equipment, for routes of escape that will safely handle evacuations, and for roads and streets designed to be compatible with topography while meeting fire safety needs. (RDR)

GOALS AND POLICIES **2**

HEALTH AND SAFETY

HS-B.5 Fire and Emergency Vehicle Access

The County shall require development to have adequate access for fire and emergency vehicles and equipment. All major subdivisions shall have a minimum of two (2) points of ingress and egress. *(RDR)*

HS-B.6 Fire Risk Management Coordination

The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression and in managing wildland fire hazards. *(RDR/PSP/IGC)*

HS-B.7 Community Fire Breaks Coordination

The County shall require that community fire breaks be coordinated with overall fire break plans developed by the foothill and mountain fire agencies. Firebreak easements in subdivisions of more than four parcels or in built-up areas shall include access for firefighting personnel and motorized equipment. Easements shall be dedicated for this purpose. *(RDR/PSP/IGC)*

HS-B.8 Fire Agency Review of Development Proposals

The County shall refer development proposals in the unincorporated county to the appropriate local fire agencies for review of compliance with fire safety standards. If dual responsibility exists, both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall apply. *(RDR/IGC)*

HS-B.9 Foothill and Mountain Year-round Fire Protection

The County shall require that provisions for establishing year-round fire protection in foothill and mountain areas are developed where concentrations of population are such that structural fire protection is needed. *(RDR/PSP)*

HS-B.10 Public Assembly Building Fire Safety Measures

The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce potential loss of life and property in accordance with State and local codes and ordinances. *(RDR)*

HS-B.11 Minimum Fire Flow Water Systems

The County shall require new development to have water systems that meet County fire flow requirements. Where minimum fire flow is not available to meet County standards, alternate fire protection measures, including sprinkler systems, shall be identified and may be incorporated into development if approved by the appropriate fire protection agency. *(RDR)*

HS-B.12 Smoke Detectors

The County shall promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation. *(PSP)*

HS-B.13 High-visibility Fire Prevention Programs

The County shall work with local fire agencies to develop high-visibility fire prevention programs, including education programs and voluntary home inspections. *(PSP/IGC)*

C. FLOOD HAZARDS

Flooding is a natural occurrence in the Central Valley because it is the drainage basin for thousands of watershed acres of Sierra Nevada and Coast Range foothills and mountains. Flooding in Fresno County occurs primarily along the Kings River in the central-eastern portion of the county, some sections of the San Joaquin River, and many of the foothill streams along the east and west sides of the valley. A variety of mechanisms are currently employed to reduce flood damage in flood prone areas,



FRESNO COUNTY GENERAL PLAN

including flood control reservoirs, levee systems, and watershed treatment.

The Legislature in 2007 passed a package of new laws that significantly strengthened flood protection regulations in California. SB 5 The Flood Protection Act of 2008 significantly strengthened flood protection regulations in California. This legislation requires the California Department of Water Resources and Central Valley Flood Protection Board to prepare and adopt a Central Valley Flood Protection Plan (CVFPP) by 2012. The legislation also establishes certain flood protection requirements for local land use decision-making based on the CVFPP. This law sets new standards for flood protection for the San Joaquin Valley area. It requires an urban level of flood protection necessary to withstand a 1 in 200 chance of a flood event occurring in any given year (200-year flood) for areas developed or planned to have a population of at least 10,000. It also requires the County to collaborate with cities to develop a flood emergency response plan. AB 162 strengthened and expanded existing requirements for general plans to address flooding issues.

Policies in this section are designed to minimize flood hazards by restricting development in ~~flood~~-flood-prone areas, requiring development that does occur in floodplains to be designed to avoid flood damage, and through public education about flood hazards. Related policies are included in Section PF-E, Storm Drainage and Flood Control, and Section LU-C, River Influence Areas.

GOAL HS-C

To minimize the risk of loss of life, injury, and damage resulting from flood hazards.

HS-C.1 Countywide Flood Emergency Plan

The County shall coordinate with the cities in Fresno County to develop and maintain a countywide flood emergency plan that is

consistent with the Fresno County General Plan and city general plans. (RDR)

HS-C.2 Flood Risk Consideration

The County shall prohibit new development in existing undeveloped areas (i.e., areas devoted to agriculture or open space that are not designated for development) protected by a State flood control project without appropriately considering significant known flooding risks and taking reasonable and feasible action to mitigate the potential property damage to the new development resulting from a flood. (RDR)

HS-C.3 Finding of Flood Protection for New Development

The County shall not enter into a development agreement, approve any building permit or entitlement, or approve a tentative or parcel map unless it finds one of the following:

- a. The flood control facilities provides 200-year level of protection in urban and non-urban areas consistent with the current Central Valley Flood Protection Plan;
- b. Conditions imposed on the development will protect the property at a 200-year level of protection in urban and non-urban areas consistent with the current Central Valley Flood Protection Plan; or
- c. The local flood management agency has made “adequate progress” on the construction of a flood protection system which will result in protection equal or greater than the 200-year flood event in urban and non-urban areas consistent with the current Central Valley Flood Protection Plan. (RDR)

HS-C.4 Floodwater Diversion

The County shall require new flood control projects or developments within areas subject to 100- and 200-year frequency floods are designed and constructed in a manner that will not cause floodwaters to be diverted onto adjacent property or increase flood hazards to property located elsewhere. (RDR)

GOALS AND POLICIES **2**

HEALTH AND SAFETY

HS-C.5 Minimize Public Facility

Impacts

The County shall encourage all agencies that operate public facilities, such as wastewater treatment plants, gas, electrical, and water systems, located within areas subject to 100- and 200-year frequency floods to locate and construct facilities to minimize or eliminate potential flood damage. (RDR)

HS-C.6 Adapting Infrastructure to Climate Change

The County shall encourage expansion of stormwater and flood protection infrastructure capacity in order to accommodate changes in precipitation and extreme weather events. (RDR)

HS-C.7 Relocation Assistance

The County shall support State and local flood management agencies to provide relocation assistance or other cost-effective strategies for reducing flood risk to existing economically-disadvantaged communities located in non-urbanized areas. (IGC)

HS-C.8 Flood Risk Information Base

The County shall work with local, regional, State, and Federal agencies to maintain an adequate information base, prepare risk assessments, and identify strategies to mitigate flooding impacts. (PSP/PSR/IGC)

HS-C.19 Stormwater Flow Control

The County shall encourage the Fresno Metropolitan Flood Control District to control stormwater flows originating in the streams of the Fresno County Stream Group and the stormwater resulting from urban development by means of construction of dams or joint-use flood control and recharge facilities at appropriate locations. (PSP/IGC), generally located east and north of the Fresno-Clovis urban area, by dams or other storage means prior to entering the Fresno-Clovis Metropolitan area.

HS-C.210 Dam and Levee Design

The County shall require that the design and location of dams and levees be in accordance

with applicable design standards and specifications and accepted design and construction practices. (RDR/PSP)

HS-C.311 Land Use Regulation for Flood Risk Management

The County shall promote a floodplain management approach in flood hazard areas that are presently undeveloped by giving priority to regulation of land uses over development of structural controls as a method of reducing flood damage. (RDR/PSP)

HS-C.412 200-Year Water Surface Elevation Investigations

The County shall encourage the performance of appropriate investigations to determine the ~~100~~200-year water surface elevations for the San Joaquin River, taking into account recent storm events and existing channel conditions, to identify the potential extent and risk of flooding. New development, including public infrastructure projects, shall not be allowed along the river until the risk of flooding at the site has been determined and appropriate flood risk reduction measures identified. (RDR/PSR)

HS-C.513 Flood Control Facility Planning

Where existing development is located in a flood hazard area, the County shall require that construction of flood control facilities proceed only after a complete review of the environmental effects and a project cost/benefit analysis. (RDR/PSR)

HS-C.614 200-Year Floodplain Protection

The County shall promote flood control measures that maintain natural conditions within the ~~100~~200-year floodplain of rivers and streams and, to the extent possible, combine flood control, recreation, water quality, and open space functions. Existing irrigation canals shall be used to the extent possible to remove excess stormwater. Retention-recharge basins should be located to best utilize natural drainage patterns. (PSP)



FRESNO COUNTY GENERAL PLAN

HS-C.715 Federal Flood Insurance Program

The County shall continue to participate in the Federal Flood Insurance Program by ensuring compliance with applicable requirements. (PSP)

HS-C.816 Floodplain Management Ordinance

The County shall continue to implement and enforce its Floodplain Management Ordinance.

During the building permit review process, the County shall ensure project compliance with applicable Federal Emergency Management Agency (FEMA) standards pertaining to residential and non-residential development in the floodplain, floodway, or floodway fringe. (RDR)

HS-C.917 Essential Facilities Siting

The County shall prohibit the construction of essential facilities (e.g., hospitals, police and fire facilities) in the ~~100-year floodplain and 200-year floodplains~~, unless it can be demonstrated that the facility can be safely operated and accessed during flood events. (RDR/PSP)

HS-C.1018 Floodwater Diversions

The County shall require that all placement of structures and/or floodproofing be done in a manner that will not cause floodwaters to be diverted onto adjacent property, increase flood hazards to other property, or otherwise adversely affect other property. (RDR)

HS-C.1119 Flood Hazard Area Open Space

The County shall encourage open space uses in all flood hazard areas. Land Conservation contracts and open space and scenic easements should be made available to property owners. (PSP)

HS-C.1220 Dam Inundation Review

The County shall consider dam failure inundation maps of all reservoirs in making land use and related decisions. (RDR)

HS-C.1321 Flood Risk Public Awareness

The County shall continue public awareness programs to inform the general public and potentially affected property owners of flood hazards and potential dam failure inundation. (PSP/PI)

D. SEISMIC AND GEOLOGICAL HAZARDS

There are a number of active and potentially-active faults within and adjacent to Fresno County. Although most of Fresno County is situated within an area of relatively low seismic activity by comparison to other areas of the state, the faults and fault systems that lie along the eastern and western boundaries of the county, as well as other regional faults, have the potential to produce high-magnitude earthquakes throughout the county. The principle earthquake hazard is groundshaking. Older buildings constructed before building codes were established and newer buildings constructed before earthquake-resistant provisions were included in the building codes are the most likely to be damaged during an earthquake. Other geologic hazards in Fresno County include landslides, subsidence, expansive soils and erosion, and volcanic hazards.

Policies in this section seek to ensure that new buildings and facilities are designed to withstand seismic and geologic hazards.

GOAL HS-D	To minimize the loss of life, injury, and property damage due to seismic and geologic hazards.
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HS-D.1 Geologic Investigations and Knowledge

The County shall continue to support scientific geologic investigations that refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous geologic conditions in Fresno County. (PSR)

GOALS AND POLICIES 2

HEALTH AND SAFETY

HS-D.2 Geologic Hazard Mitigation Planning

The County shall ensure that the General Plan and/or County Ordinance Code is revised, as necessary, to incorporate geologic hazard areas formally designated by the State Geologist (e.g., Earthquake Fault Zones and Seismic Hazard Zones). Development in such areas, including public infrastructure projects, shall not be allowed until compliance with the investigation and mitigation requirements established by the State Geologist can be demonstrated. (RDR)

HS-D.3 Soils and Geologic-s~~e~~ismic Analysis

The County shall require that a soils engineering and geologic-seismic analysis be prepared by a California-registered engineer or engineering geologist prior to permitting development, including public infrastructure projects, in areas prone to geologic or seismic hazards (i.e., fault rupture, groundshaking, lateral spreading, lurchcracking, fault creep, liquefaction, subsidence, settlement, landslides, mudslides, unstable slopes, or avalanche). (RDR/PSR)

HS-D.4 Soils and Geologic-seismic Structure Design

The County shall require all proposed structures, additions to structures, utilities, or public facilities situated within areas subject to geologic-seismic hazards as identified in the soils engineering and geologic-seismic analysis to be sited, designed, and constructed in accordance with applicable provisions of the ~~Uniform California~~ Building Code (Title 24 of the California Code of Regulations) and other relevant professional standards to minimize or prevent damage or loss and to minimize the risk to public safety. (RDR)

HS-D.5 Alquist-Priolo Earthquake Fault Act

Pursuant to the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, Chapter 7.5), the County shall not permit any structure for human occupancy to be placed

within designated Earthquake Fault Zones unless the specific provisions of the Act and Title 14 of the California Code of Regulations have been satisfied. (RDR)

~~HS-D.6~~

~~The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.~~

HS-D.76 Seismic Standards for Critical Facilities

The County shall ensure compliance with State seismic and building standards in the evaluation, design, and siting of critical facilities, including police and fire stations, school facilities, hospitals, hazardous material manufacture and storage facilities, bridges, large public assembly halls, and other structures subject to special seismic safety design requirements. (RDR)

HS-D.87 Soils Report

The County shall require a soils report by a California-registered engineer or engineering geologist for any proposed development, including public infrastructure projects, that requires a County permit and is located in an area containing soils with high “expansive” or “shrink-swell” properties. Development in such areas shall be prohibited unless suitable design and construction measures are incorporated to reduce the potential risks associated with these conditions. (RDR/PSR)

HS-D.98 Minimize Soil Erosion

The County shall seek to minimize soil erosion by maintaining compatible land uses, suitable building designs, and appropriate construction techniques. Contour grading, where feasible, and revegetation shall be required to mitigate the appearance of engineered slopes and to control erosion. (RDR)



FRESNO COUNTY GENERAL PLAN

HS-D.409 Drainage Plans

The County shall require the preparation of drainage plans for development or public infrastructure projects in hillside areas to direct runoff and drainage away from unstable slopes. (RDR/PSP)

HS-D.4110 Maximum Slope Requirements

The County shall not approve a County permit for new development, including public infrastructure projects where slopes are over thirty (30) percent unless it can be demonstrated by a California-registered civil engineer or engineering geologist that hazards to public safety will be reduced to acceptable levels. (RDR)

HS-D.4211 Landslide Hazard Areas

In known or potential landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems, undercutting the bases of slopes, removal of vegetative cover, and steepening of slopes. (RDR)

HS-D.4312 Avalanche Hazard Areas

The County shall not approve a County permit for new development, including public infrastructure projects, in known or potential avalanche hazard areas unless it can be demonstrated by a California-registered engineer or engineering geologist that the structures will be safe under anticipated snow loads and avalanche conditions. (RDR)

HS-D.4413 Geologic Hazard Areas Designations

Whenever zoning is employed to restrict the use of land subject to severe geologic hazards (e.g., landslides), the County shall designate parcels so restricted for open space uses. (RDR)

~~HS-D.15~~

~~The County Board of Review or other subsequently appointed body shall serve as the~~

~~review body on appeals from seismic and geologic hazard requirements.~~

E.- AIRPORT HAZARDS

Airport safety hazards include hazards posed to aircraft and hazards posed by aircraft to people and property on the ground. With proper land use planning, aircraft safety risks can be reduced, primarily by avoiding incompatible land uses.

Policies in this section are designed to minimize public exposure to risks associated with airport operations and to minimize the siting of land uses near airports that might interfere with airport operations. Related policies are included in Section HS-F, Hazardous Materials, and Section HS-G, Noise.

GOAL HS-E	To minimize the exposure of the public to high noise levels and safety hazards through land use controls and policies for property in the vicinity of airports, and to limit urban encroachment around airports in order to preserve the safety of flight operations and the continued viability of airport facilities.
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HS-E.1 Airport Land Use Policy Plans

~~The County shall review the Fresno County Airport Land Use Commission's Airport Land Use Policy Plans (CLUPPs) to determine the appropriate land uses around airports.~~ The County shall limit land uses in airport safety zones to those uses listed in the applicable CLUPPs as compatible uses. Exceptions shall be made only as provided for in the CLUPPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise. (RDR)

HS-E.2 Airport Safety Hazards

The County shall ensure that new development, including public infrastructure projects, does not create safety hazards such as glare from direct or

GOALS AND POLICIES **2**

HEALTH AND SAFETY

reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards. *(RDR)*

HS-E.3 Federal Airport Safety Zones

The County shall ensure that development, including public infrastructure projects, within the airport approach and departure zones complies with Part 77 of the Federal Aviation Administration Regulations (Objects Affecting Navigable Airspace). *(RDR)*



FRESNO COUNTY GENERAL PLAN

F. HAZARDOUS MATERIALS

Hazardous waste handlers and generators in Fresno County include industries, businesses, public and private institutions, and households. The transport, storage, use, and disposal of toxic or hazardous materials poses potential safety hazards in the event of unintentional exposure, leak, fire, or accident.

Policies in this section are designed to ensure that development projects minimize public risks associated with both intended and unintended exposure to hazardous materials and wastes. Related policies are included in Section HS-A, Emergency Management and Response.

GOAL HS-F

To minimize the risk of loss of life, injury, serious illness, and damage to property resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous wastes.

HS-F.1 Hazardous Materials Facilities

The County shall require that facilities that handle hazardous materials or hazardous wastes be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations. *(RDR)*

HS-F.2 Hazardous Waste Applications

The County shall require that applications for discretionary development projects that will use hazardous materials or generate hazardous waste in large quantities include detailed information concerning hazardous waste reduction, recycling, and storage. *(RDR)*

HS-F.3 Hazardous Materials Incident Response Plan

The County, through its Hazardous Materials Incident Response Plan, shall coordinate and cooperate with emergency response agencies to ensure adequate countywide response to hazardous materials incidents. *(PSP/IGC)*

HS-F.4 Soil and Groundwater Contamination Reports

For redevelopment or infill projects or where past site uses suggest environmental impairment, the County shall require that an investigation be performed to identify the potential for soil or groundwater contamination. In the event soil or groundwater contamination is identified or could be encountered during site development, the County shall require a plan that identifies potential risks and actions to mitigate those risks prior to, during, and after construction. *(RDR/PSR)*

HS-F.5 Demolition Standards

The County shall require that demolition of structures where friable asbestos or other hazardous materials could be released into the environment comply with applicable regulations and standards. *(RDR)*

HS-F.6 Timely Site Cleanup

The County shall work cooperatively with the State Department of Toxic Substances Control and Regional Water Quality Control Board to promote the timely and efficient cleanup of contaminated sites under the regulatory oversight of these agencies. *(RDR/IGC)*

HS-F.7 Mining and Mineral Processing Standards

The County shall ensure that the mining and processing of minerals in the ~~County~~ county is conducted in compliance with applicable environmental protection standards. *(RDR)*

HS-F.8 Household Hazardous Waste Collection Programs

The County shall encourage and promote household hazardous waste information and collection programs. *(PSP/PI)*

G. ADAPTATION AND RESILIENCY

The growing effects of climate change have increased the frequency and severity of natural disasters, including increased average annual temperatures, changes to precipitation patterns,

GOALS AND POLICIES 2

HEALTH AND SAFETY

increased frequency of extreme heat events, increased risk of wildfires, and decreased water availability. While the effects of these events pose great risks to life and property, they can be avoided or severely diminished through the implementation of adaptation and resiliency strategies and practices.

Goals and polices in this section set climate change adaptation and resiliency standards and seek to protect life and property from the effects of climate change.

GOAL HS-G	<u>To improve the sustainability and resiliency of the County through continued efforts to reduce the causes of adapt to climate change.</u>
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HS-G.1 Reduce Impacts of Climate Change

The County shall support plans, standards, regulation, incentives, and investments to reduce the impacts of climate change. (IGC/MPSP/RDR/PSR)

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

The County shall monitor information from Federal, State, and regional agencies on the effects of climate change to determine if the County should implement additional adaptation strategies. (IGC/CSO)

HS-G.3 Collaborate on Climate Adaptation

The County shall continue to collaborate with Federal, State, regional, and local agencies, business and property owners, and residents to reduce generation of GHG and other emissions that contribute to climate change and adapt to potential effects of climate change. (IGC/JP)

HS-G.4 Climate Pollution Reduction Practices for Low-Income Homes

The County shall support programs to provide financial assistance for the retrofitting of low-

income homes (such as energy efficiency upgrades, improved insulation, renewable energy upgrades, and use of electric appliances).

GH.- NOISE

Noise is subjectively defined as unwanted sound. Noise can result from many sources, including traffic on freeways and other roads, railroad operations, aircraft, and industrial activities. Exposure to excessive noise is often cited as a health problem, primarily in terms of its contribution to undue stress and annoyance. The Background Report includes an analysis of major noise sources in the county and noise contours along major traffic corridors.

Policies in this section set noise standards and seek to protect noise-sensitive uses from excessive noise either through noise-reducing project design features or by allowing noise-sensitive land uses to only locate in areas with ambient noise levels below specific thresholds. Related policies are included in Section LU-D, Westside Freeway Corridor, and Section LU-F, Urban Development Patterns.

GOAL HS- HG	To protect residential and other noise-sensitive uses from exposure to harmful or annoying noise levels; to identify maximum acceptable noise levels compatible with various land use designations; and to develop a policy framework necessary to achieve and maintain a healthful noise environment.
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HS-HG.1 Minimize Noise Impacts

The County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses. (RDR)

HS-HG.2 Acceptable Road Noise Levels

The County shall require new roadway improvement projects to achieve and maintain the normally acceptable noise levels shown in



FRESNO COUNTY GENERAL PLAN

Chart-Figure HS-1: “Land Use Compatibility for Community Noise Environments.” (RDR)

HS-HG.3 Noise-sensitive Land Uses

The County shall allow the development of new noise-sensitive land uses (which include, but are not limited to, residential neighborhoods, schools, and hospitals) only in areas where existing or projected noise levels are “acceptable” according to the **Chart-Figure HS-1:** “Land Use Compatibility for Community Noise Environments.” Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to these levels. (RDR)

HS-HG.4 Noise Mitigation Design and Acoustical Analysis

So that noise mitigation may be considered in the design of new projects, the County shall require an acoustical analysis as part of the environmental review process where:

- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels that are “generally unacceptable” or higher according to the **Chart-Figure HS-1:** “Land Use Compatibility for Community Noise Environments;”
- b. Proposed projects are likely to produce noise levels exceeding the levels shown in the County’s Noise Control Ordinance at existing or planned noise-sensitive uses. (RDR/PSR)

HS-HG.5 Noise Mitigation Measures

Where noise mitigation measures are required to achieve acceptable levels according to land use compatibility or the Noise Control Ordinance, the County shall place emphasis of such measures upon site planning and project design. These measures may include, but are not limited to, building orientation, setbacks, earthen berms, and building construction practices. The County shall consider the use of noise barriers, such as soundwalls, as a means of achieving the noise standards after other design-related noise

mitigation measures have been evaluated or integrated into the project. (RDR)

HS-HG.6 Construction-related Noise

The County shall regulate construction-related noise to reduce impacts on adjacent uses in accordance with the County's Noise Control Ordinance. (RDR)

HS-HG.7 Noise impacts to Sensitive Uses

Where existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects, the County shall apply the following criteria to determine the significance of the impact:

- a. Where existing noise levels are less than 60 dBLdn at outdoor activity areas of noise-sensitive uses, a 5 dBLdn increase in noise levels will be considered significant;
- b. Where existing noise levels are between 60 and 65 dBLdn at outdoor activity areas of noise-sensitive uses, a 3 dBLdn increase in noise levels will be considered significant; and
- c. Where existing noise levels are greater than 65 dBLdn at outdoor activity areas of noise-sensitive uses, a 1.5 dBLdn increase in noise levels will be considered significant. (RDR)

HS-HG.8 Noise Levels Compatibility

The County shall evaluate the compatibility of proposed projects with existing and future noise levels through a comparison to **Chart-Figure HS-1,** “Land Use Compatibility for Community Noise Environments.” (PSR)

HS-HG.9 Noise Impacts Adjacent to Airports

The County shall not allow the development of new residential land uses in areas exposed to existing or projected levels of noise from aircraft operations at any airport or air base which exceed 60 dBLdn or CNEL. (RDR)



FRESNO COUNTY GENERAL PLAN

Figure HS-1 Land Use Compatibility for Community Noise Environments

Land Use Category	Community Noise Exposure (Outdoor) Ldn or CNEL, dB							
	50	55	60	65	70	75	80	85
Residential: Low-Density Single-Family, Duplex, Mobile Homes		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged
Residential: Multiple Family		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged	Land Use Discouraged
Transient Lodging: Motels, Hotels		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged
Schools, Libraries, Churches, Hospitals, Nursing Homes		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged	Land Use Discouraged
Auditoriums, Concert Halls, Amphitheaters		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged	Land Use Discouraged
Sports Arena, Outdoor Spectator Sports		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged
Playgrounds, Neighborhood Parks		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged
Golf Courses, Riding Stables, Water Recreation, Cemeteries		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Land Use Discouraged	Land Use Discouraged
Office Buildings, Business Commercial and Professional		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable
Industrial, Manufacturing, Utilities, Agriculture		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable
Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.								
Conditionally Acceptable New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.								
Generally Unacceptable New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.								
Land Use Discouraged New construction or development should generally not be undertaken.								

PART 2: GOALS AND POLICIES

ENVIRONMENTAL JUSTICE

ELEMENT

INTRODUCTION

According to California Code section 65040.12, “environmental justice” is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” In California, some communities with lower incomes, lower levels of education, and higher proportions of minority residents bear a disproportionate burden of environmental hazards. These environmental inequities are largely a result of inappropriate zoning (e.g., residential uses located adjacent to industrial uses) and higher levels of exposure to air and water pollution in lower income communities. Environmental justice laws seek to eliminate these inequities.

Environmental justice policies and laws have been established to ensure that all people have equal protection from environmental hazards where they live, work and play. Furthermore, all people including those who live in disadvantaged communities should have the equal ability to participate in the decision-making process regarding environmental regulations.

As outlined in the California General Plan Guidelines, environmental justice is a subject that needs to be addressed in the General Plan either through integration into the seven mandatory elements of the plan, or as an optional element. The environmental justice goals, policies, and objectives are to be adopted or reviewed upon the adoption or revision of two or more elements concurrently on or after January 1, 2018. These objectives and policies should prioritize improvements and programs that address the needs of disadvantaged communities.

The County has elected to emphasize the importance of ensuring environmental equity for disadvantaged communities in Fresno County through adoption of a separate Environmental Justice Element. As provided by California General Plan law, the Element has the same weight as the mandatory elements of the general plan and must be internally consistent with the other elements. This element is a component of the General Plan to address environmental justice through a set of objectives and policies aimed at increasing the influence of target populations in the public decision-making process and reducing their exposure to environmental hazards. Staff, The Planning Commission, The Board of Supervisors, developers, the public and those who are planning for the physical development of the County, will use the Element.

The State of California has developed a screening methodology and mapping tool called CalEnviroScreen to identify communities that are disproportionately burdened by pollution. The majority of these communities are located in the San Joaquin Valley, including a large area of Fresno County. Census tracts in western Fresno County have some of the highest pollution burden scores in the state.

GOALS AND POLICIES **2**

ENVIRONMENTAL JUSTICE

MAJOR FINDINGS

These major findings serve as a foundation for policy development. These are as follows:

- Western Fresno County has higher rates of disproportionate environmental hazard exposure, relative to the rest of the state, according to CalEnviroScreen 3.0.
- Socioeconomic disadvantage does not prove causation of pollution burden or health risk, though a general correlation does exist.
- CalEnviroScreen is the best-available tool for measuring environmental justice indicators; however, the use of census tracts places limitations on the data for identifying communities experiencing a combination of socioeconomic and environmental burdens when two differing communities share the same census tract.

EXISTING CONDITIONS

Environmental justice ensures that people of all socioeconomic backgrounds are treated equitably in the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Hazardous waste sites, truck routes, industrial facilities, and other sources of pollution are often located near communities with lower levels of education and income, and higher proportions of minority residents. Socioeconomically disadvantaged communities already disproportionately experience higher rates of health concerns, and environmental justice strives to remedy the inequity of the pollution burden.

HISTORY OF ENVIRONMENTAL JUSTICE

The State requirement for addressing environmental justice in general plans is relatively new; however, the issue of environmental justice is as old as 18th century Spanish colonization and loss of Native American lands. In more recent California history, the implementation of workplace protections for farmworkers, such as efforts to increase protection from toxic pesticides organized by Cesar Chavez in the 1960s, shows the progression of effort to address environmental injustice.

Beginning in the early 1980s in Afton, North Carolina, the phenomena of environmental justice and the concept of “environmental racism” gained widespread national attention when residents from the rural, low-income, and primarily African-American town staged six weeks of protests against the siting of a hazardous waste landfill and its impacts on their community. Similar protests have taken place throughout the country, including in Kettleman City, California in 1988, where a toxic waste incinerator was proposed in the predominately low-income farmworker and primarily Latino community. The community already had one of the largest hazardous waste landfills in the nation; ultimately, the proposal was withdrawn after three years of protest. Along with these anecdotal examples, several studies in the 1980s found race as a factor in the processes leading to the location of a disproportionately higher number of hazardous waste and toxic-producing facilities in poor and communities with more residents of racial minority groups.

The Federal government, through the Environmental Protection Agency (EPA), began addressing environmental justice issues by establishing the Environmental Equity Workgroup in 1990, followed by the establishment of the Office of Environmental Equity (now the Office of Environmental Justice) in 1992. In 1994, President Clinton signed Executive Order 12898, directing Federal agencies to develop strategies for addressing environmental and human health impacts in low-income and minority communities.



FRESNO COUNTY GENERAL PLAN

STATEWIDE EFFORT TO ADDRESS SOCIAL JUSTICE

California was the first state to address environmental justice in law, initiated when Governor Davis signed Senate Bill 115 (SB 115) in 1999. The bill defined environmental justice and directed CalEPA to develop and implement environmental justice laws. Following SB 115, California has since instituted a series of laws protecting communities from environmental injustices, requiring consideration of the issue in policies, programs, and activities. Most recently (2016), in response to increasing concerns about vulnerable communities in California experiencing instances of environmental injustice, the State Legislature passed and Governor Brown signed Senate Bill 1000 (SB 1000). SB 1000 requires general plans adopted after January 2018 to include an environmental justice element, or related goals, policies, and objectives integrated in other elements. The law requires general plans to:

- Identify disadvantaged communities within the area covered by the general plan of a city, county, or city and county.
- Identify the policies to reduce health risks in disadvantaged communities, including reduction of pollution exposure; air quality improvement; and the promotion of public facilities, access to healthy food, safe and sanitary homes, and physical activity.
- Identify objectives and policies to promote civil engagement in the public decision-making process.

ENVIRONMENTAL JUSTICE COMMUNITIES

CalEnviroScreen is a screening and mapping tool developed by the California Environmental Protection Agency's (CalEPA) Office of Environmental Health Hazard Assessment (OEHHA). This tool identifies communities that are most affected by pollution by measuring environmental, health, and socioeconomic data. The tool produces a numerical score for each census tract in the state. These scores are displayed on maps that enable a relative comparison of community pollution burden. The most recent (2017) version is CalEnviroScreen 3.0, which was released in January 2017. The State of California uses this tool to identify burdened and vulnerable communities when prioritizing resources, allocating grants, and making targeted investments from programs such as the State's cap-and-trade program.

The CalEnviroScreen model measures 20 indicators of pollution burden and population characteristics indicating vulnerability. These 20 indicators are used to create a CalEnviroScreen score and fall into two categories: Pollution Burden and Population Characteristics. These two categories are further divided into four more categories: exposures, environmental effects, sensitive populations, and socioeconomic factors. The individual factors for each category are listed below:

- Pollution Burden
 - Exposures: ozone, PM2.5 (fine particulate matter), diesel PM, pesticide use, traffic, drinking water contaminants, toxic releases from facilities
 - Environmental Effects: solid waste sites and facilities, cleanup sites, groundwater threats, impaired water bodies, hazardous waste generators and facilities
- Population Characteristics:
 - Sensitive Populations: asthma, cardiovascular disease, low birth-weight infants
 - Socioeconomic Factors: poverty, unemployment, educational attainment, linguistic isolation, housing burdened low income households

GOALS AND POLICIES 2

ENVIRONMENTAL JUSTICE

A weighted scoring system uses measurements of these factors to generate the average pollution burden for each census tract. The final score is generated by multiplying the pollution burden score (between 1 and 10) and the population characteristics score (between 1 and 10) together (for a score out of 100). This score is not a measure of health risk. It is only intended to show relative pollution burden vulnerability. For more information about how the scores are calculated, visit <http://oehha.ca.gov/calenviroscreen>.

Figure EJ-1 shows the CalEnviroScreen scores by percentile for all census tracts in the state. Many census tracts in Fresno County have relatively higher scores, indicating a higher pollution burden and socioeconomic disadvantage.

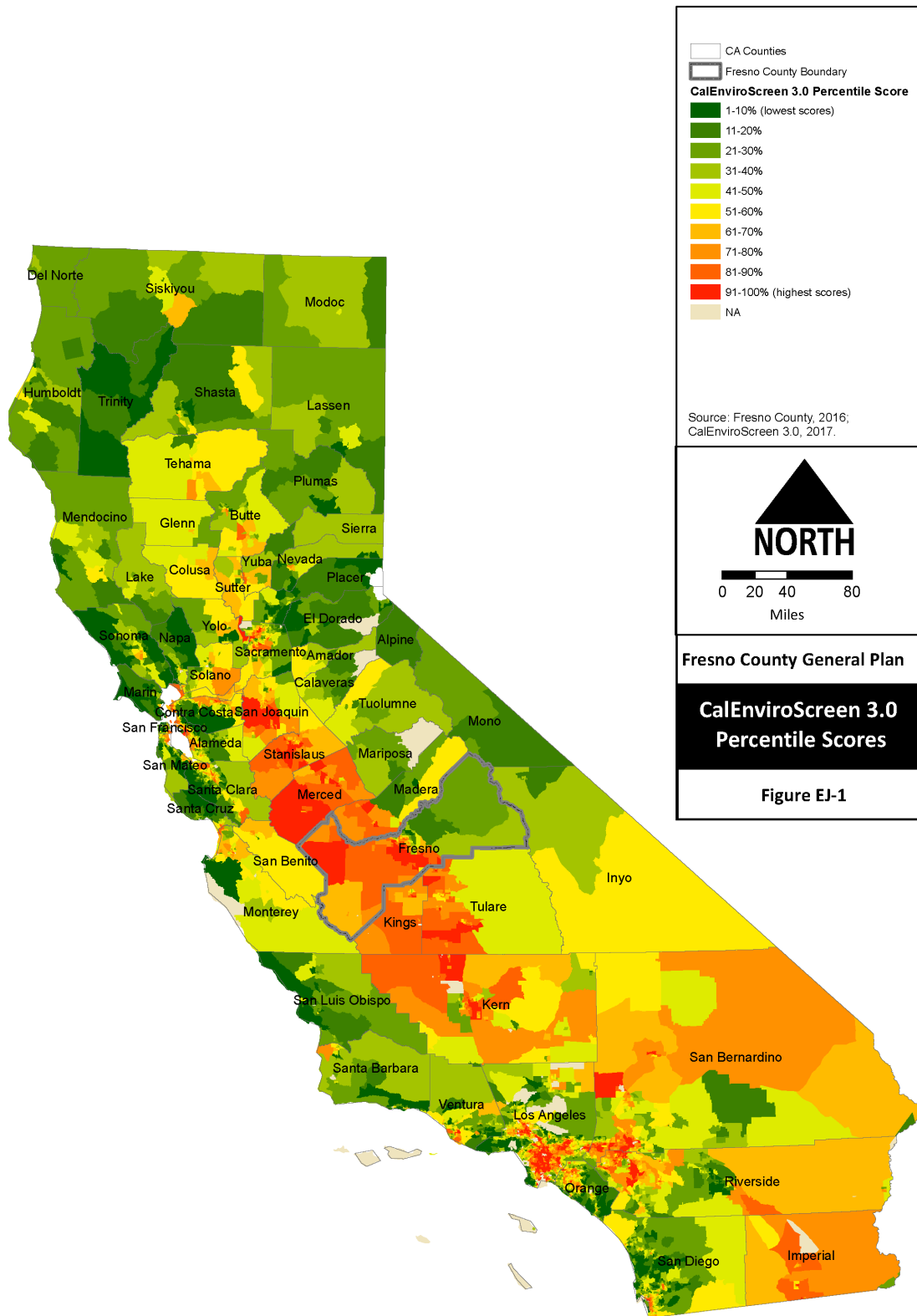
While CalEnviroScreen is used by the State of California to develop and execute environmental justice efforts, the tool has some limitations on a local level. The tool uses census data and scores are distributed by census tract, which does not account for communities that may be disproportionately burdened by socioeconomic and environmental factors but share a census tract with a prosperous and less burdened community. In this situation, the census tract could receive a score that does not reflect the burden of the disadvantaged community in that census tract. In these instances, these disadvantaged communities may be excluded from state funding for certain environmental programs that use CalEnviroScreen to determine eligibility; however, staff at local jurisdictions can still accurately distinguish these communities through familiarity with the region.

Figure EJ-2 shows the CalEnviroScreen 3.0 aggregate pollution burden and socioeconomic scores for all Fresno County census tracts. Figure EJ-3 shows only the pollution burden scores and Figure EJ-4 shows only the population characteristics scores. The percentile score is displayed, which relates to the frequency of the actual score; a percentile score not only indicates high rates of pollution and disadvantage, but shows that it is also high in comparison to communities in the rest of the state.... Not every socioeconomically disadvantaged community experiences pollution burden and not every community with advantageous population characteristics are free of pollution burden. The CalEnviroScreen scoring system is designed to find the intersection between the two factors (environmental burden and socioeconomic disadvantage) to identify communities with the greatest needs. When viewing Figures EJ-3 and EJ-4 together, the data reveals that some census tracts are more burdened by either socioeconomic disparity or environmental concerns.

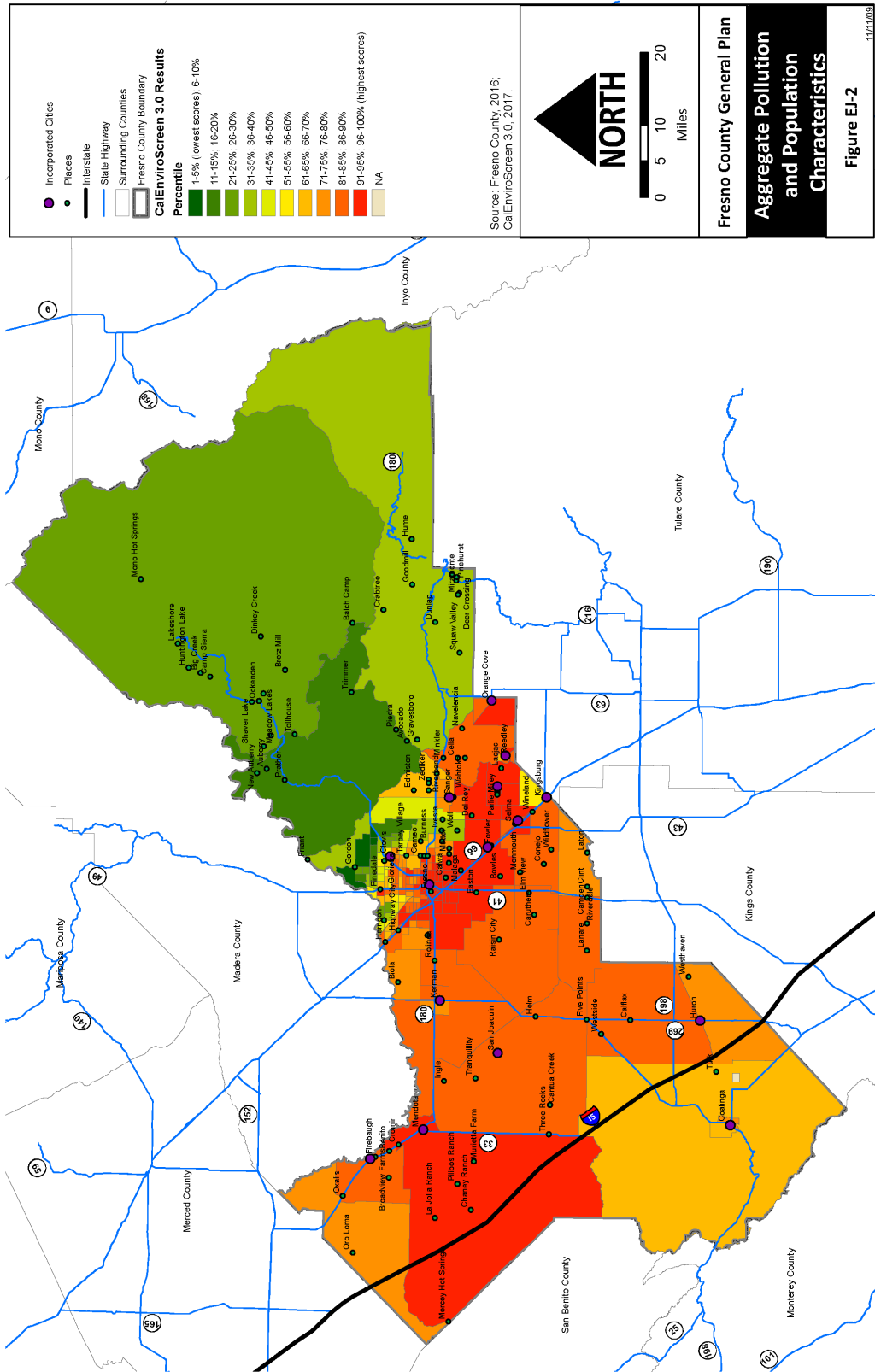
In 2013, the Environmental Justice Compliance and Enforcement Working Group was created by CalEPA. The group coordinates compliance assistance and enforcement activities in the state's most disadvantaged communities to mitigate environmental injustice. In 2013, the Working Group selected an area of Fresno County for its first initiative, due the area's high scores in CalEnviroScreen. This study included 18 census tracts in both incorporated and unincorporated areas, in an area that spans four miles along Highway 99 and includes western parts of the city of Fresno and a nearby unincorporated area of the county. All 18 census tracts in the designated area fell into the top five percent of the highest scoring census tracts according to CalEnviroScreen, making them some of the most-burdened areas in the state. The study found that businesses in the study area had a relatively high level of compliance with environmental regulations, and the Working Group provided compliance consultation to businesses that were not in compliance through educational materials, targeted outreach, and trainings.



FRESNO COUNTY GENERAL PLAN

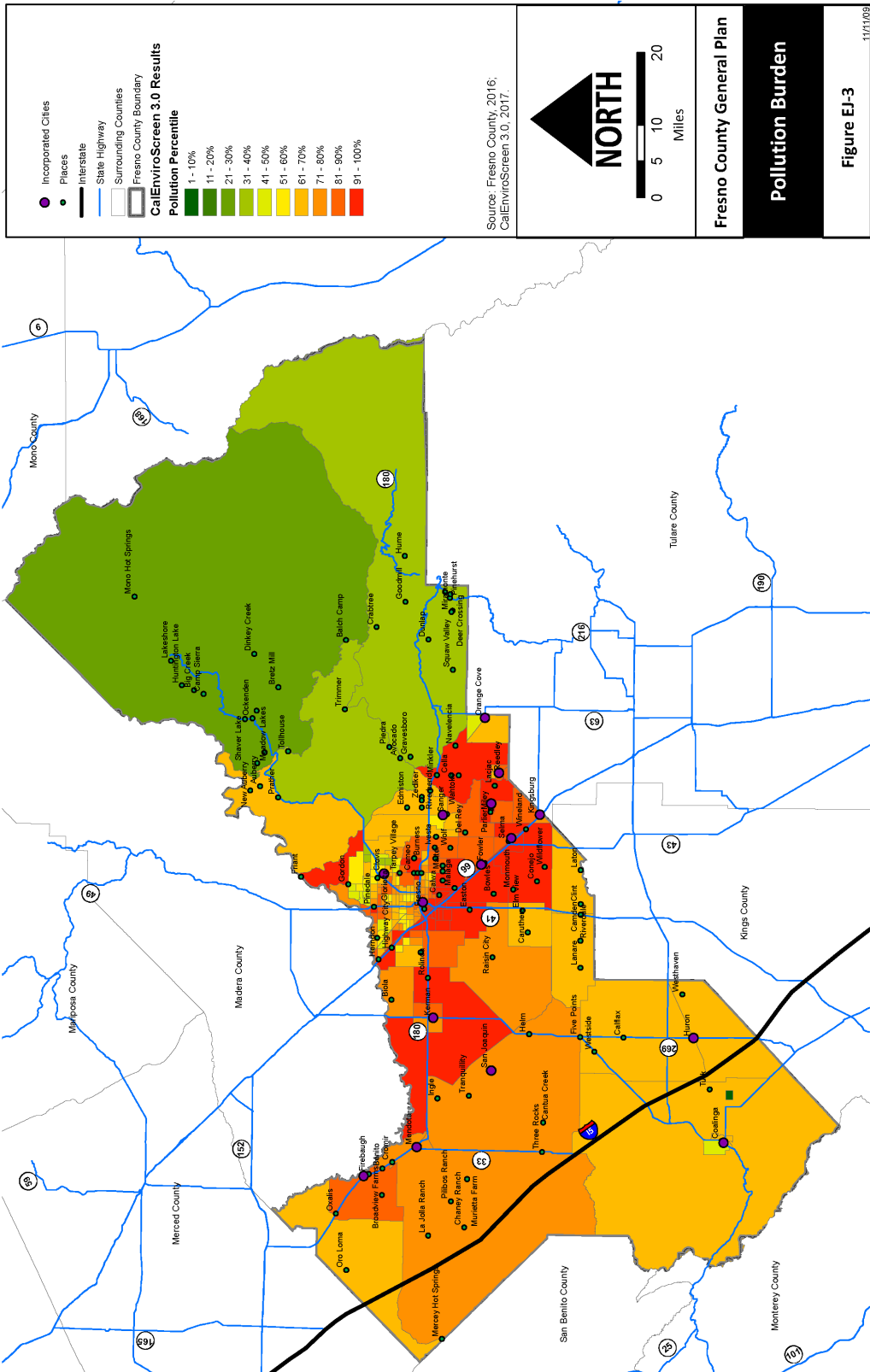


GOALS AND POLICIES ENVIRONMENTAL JUSTICE 2

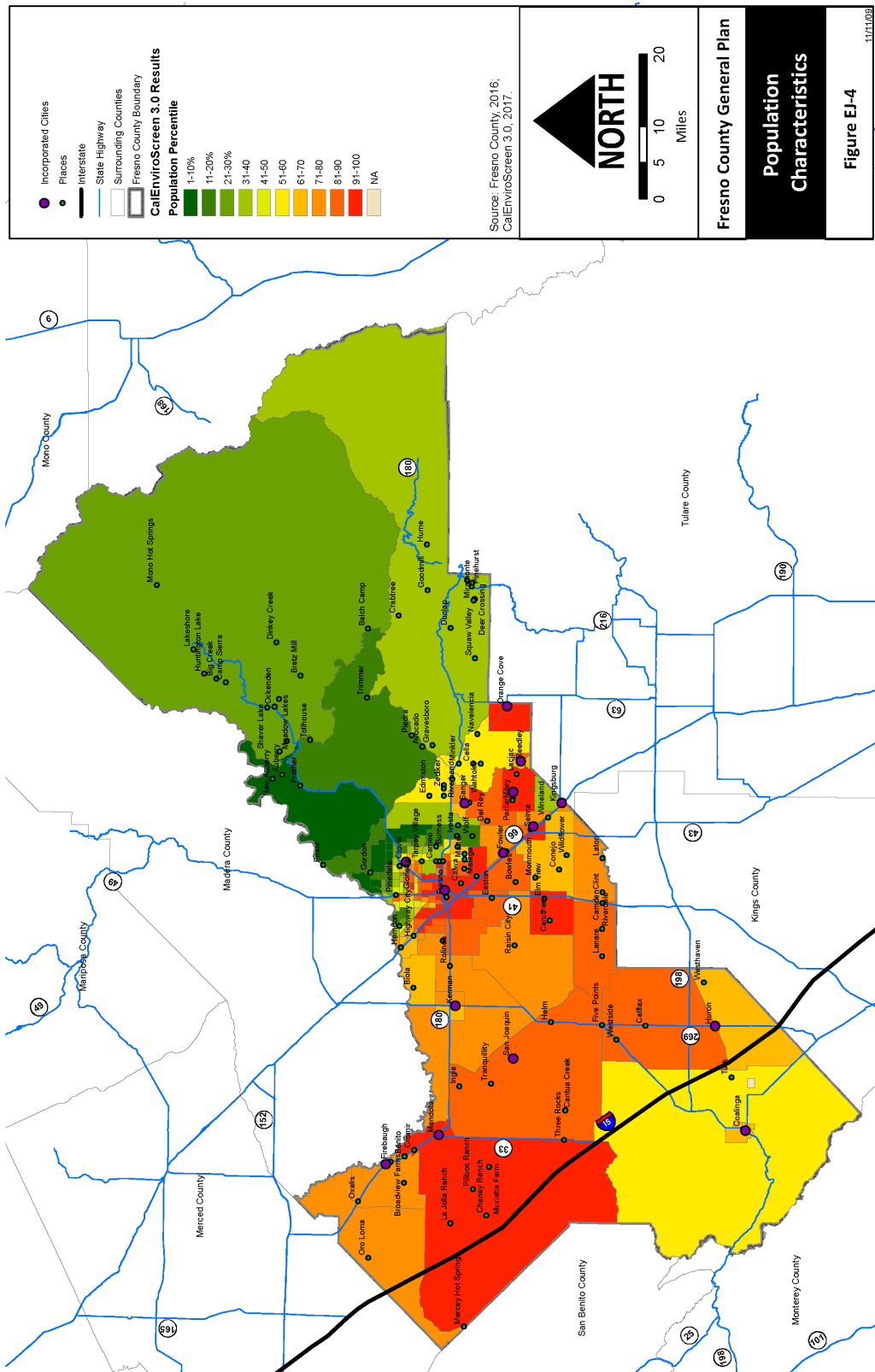




FRESNO COUNTY GENERAL PLAN



GOALS AND POLICIES ENVIRONMENTAL JUSTICE 2





FRESNO COUNTY GENERAL PLAN

Disadvantaged communities are targeted by the State for investment from the cap-and-trade program. Senate Bill 535 outlines how the CalEPA will allocate these funds, and relies on the CalEnviroScreen tool for making these decisions. In April 2017, CalEPA identified disadvantaged communities for the purpose of SB 535 by selecting the 25 percent highest scoring census tracts in CalEnviroScreen 3.0.

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

TABLE EJ-1
DISADVANTAGED PLACES IDENTIFIED BY
CALEPA
Fresno County

<u>Place Name</u>	<u>Incorporated City or Unincorporated Community</u>
<u>Benito</u>	<u>Unincorporated Community</u>
<u>Bowles</u>	<u>Unincorporated Community</u>
<u>Broadview Farms</u>	<u>Unincorporated Community</u>
<u>Calflax</u>	<u>Unincorporated Community</u>
<u>Calwa</u>	<u>Unincorporated Community</u>
<u>Camden</u>	<u>Unincorporated Community</u>
<u>Cantua Creek</u>	<u>Unincorporated Community</u>
<u>Caruthers</u>	<u>Unincorporated Community</u>
<u>Cecile</u>	<u>Unincorporated Community</u>
<u>Cella</u>	<u>Unincorporated Community</u>
<u>Chaney Ranch</u>	<u>Unincorporated Community</u>
<u>Clint</u>	<u>Unincorporated Community</u>
<u>Conejo</u>	<u>Unincorporated Community</u>
<u>Cromir</u>	<u>Unincorporated Community</u>
<u>Del Rey</u>	<u>Unincorporated Community</u>
<u>Easton</u>	<u>Unincorporated Community</u>
<u>Elm View</u>	<u>Unincorporated Community</u>
<u>Five Points</u>	<u>Unincorporated Community</u>
<u>Helm</u>	<u>Unincorporated Community</u>
<u>Herndon</u>	<u>Unincorporated Community</u>
<u>Highway City</u>	<u>Unincorporated Community</u>
<u>Ingle</u>	<u>Unincorporated Community</u>
<u>Lacjac</u>	<u>Unincorporated Community</u>
<u>La Jolla Ranch</u>	<u>Unincorporated Community</u>
<u>Lanare</u>	<u>Unincorporated Community</u>
<u>Las Palmas</u>	<u>Unincorporated Community</u>

GOALS AND POLICIES **2**

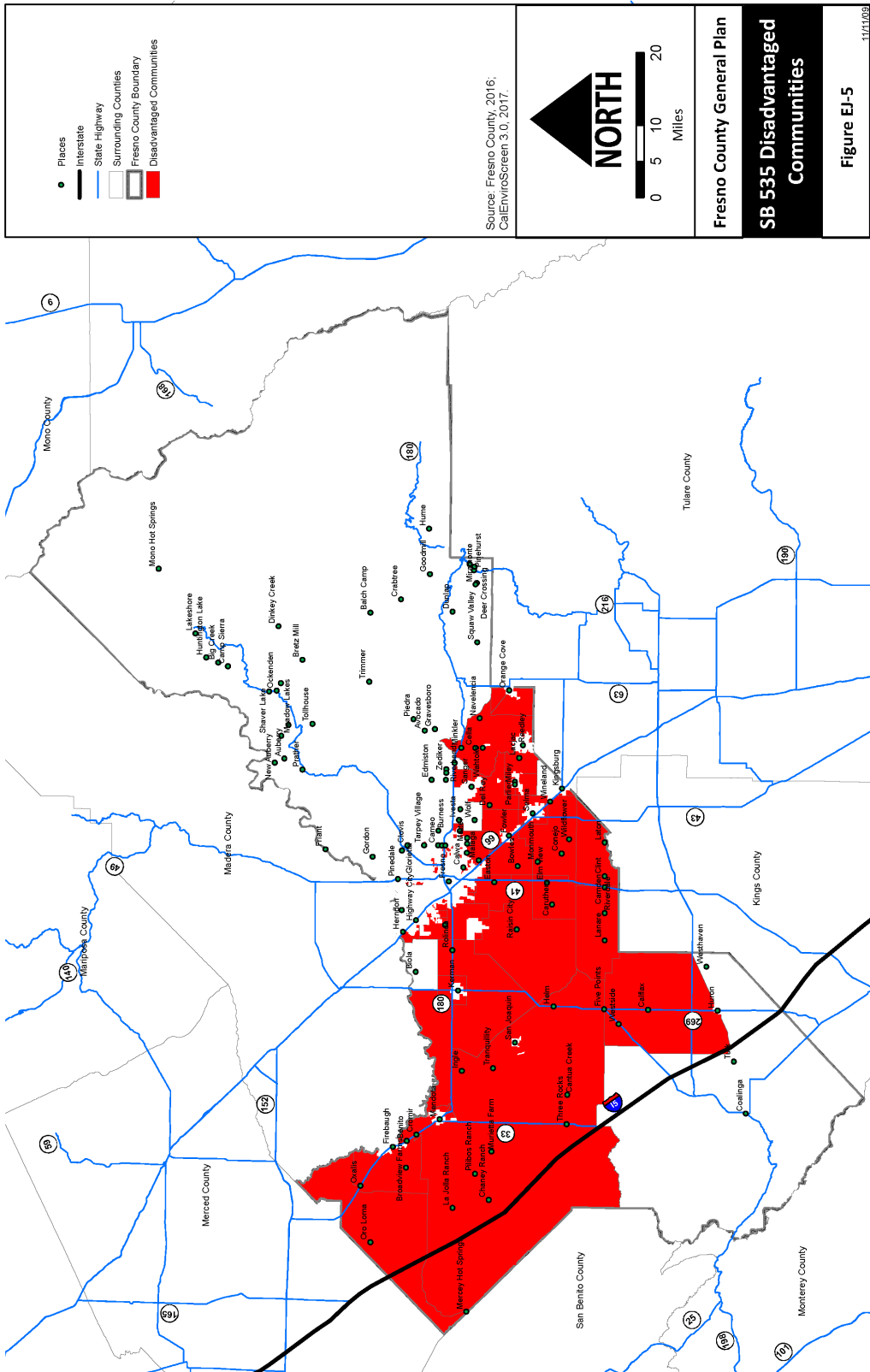
ENVIRONMENTAL JUSTICE

TABLE EJ-1
DISADVANTAGED PLACES IDENTIFIED BY
CALEPA
Fresno County

Place Name	<u>Incorporated City or</u> <u>Unincorporated Community</u>
<u>Laton</u>	<u>Unincorporated Community</u>
<u>Locans</u>	<u>Unincorporated Community</u>
<u>Lone Star</u>	<u>Unincorporated Community</u>
<u>Malaga</u>	<u>Unincorporated Community</u>
<u>Mercey Hot Springs</u>	<u>Unincorporated Community</u>
<u>Miley</u>	<u>Unincorporated Community</u>
<u>Minkler</u>	<u>Unincorporated Community</u>
<u>Monmouth</u>	<u>Unincorporated Community</u>
<u>Murietta Farm</u>	<u>Unincorporated Community</u>
<u>Navelencia</u>	<u>Unincorporated Community</u>
<u>Oro Loma</u>	<u>Unincorporated Community</u>
<u>Oxalis</u>	<u>Unincorporated Community</u>
<u>Patton</u>	<u>Unincorporated Community</u>
<u>Pilibos Ranch</u>	<u>Unincorporated Community</u>
<u>Pinedale</u>	<u>Unincorporated Community</u>
<u>Raisin City</u>	<u>Unincorporated Community</u>
<u>Riverdale</u>	<u>Unincorporated Community</u>
<u>Rolinda</u>	<u>Unincorporated Community</u>
<u>Sanger</u>	<u>Unincorporated Community</u>
<u>Sunnyside</u>	<u>Unincorporated Community</u>
<u>Three Rocks</u>	<u>Unincorporated Community</u>
<u>Tranquillity</u>	<u>Unincorporated Community</u>
<u>Wahtoke</u>	<u>Unincorporated Community</u>
<u>Westside</u>	<u>Unincorporated Community</u>
<u>Wildflower</u>	<u>Unincorporated Community</u>
<u>Wineland</u>	<u>Unincorporated Community</u>



FRESNO COUNTY GENERAL PLAN



GOALS AND POLICIES 2

HEALTH AND SAFETY

GOALS AND POLICIES

Fresno County includes communities with low income households, and high rate of unemployment, and sensitive populations which experience respiratory health issues that place these communities at greater risk if exposed to higher pollution burden.

The following goals and policies provide a framework for Fresno County to address issues related to environmental injustice. Fresno County has communities that are socioeconomically disadvantaged and population sensitive to certain health impacts, as well as exposure to pollution and environmental toxins (as identified by CalEnviroScreen 3.0). Due to Fresno County's relatively higher rates of environmental justice concerns in comparison to the rest of the state, it is especially important to address these issues as part of this General Plan where possible through strategic land use policy and planning. The focus of this goal section is to help guide the overall development, implementation, and enforcement of laws, regulations, and policies that relate to environmental effects and land use decisions to ensure new development does not disproportionately impact disadvantaged communities. This goal section is to ensure equitable treatment when making decisions of how to distribute the pollution burden.

A. LAND USE AND THE ENVIRONMENT

Certain commercial and industrial developments emit odor, generate truck traffic, create noise, light, and glare which may have an adverse impact on residential areas including residential areas in disadvantaged communities.

This section addresses issues related to land use planning to ensure new developments do not disproportionately burden disadvantaged communities.

GOAL EJ-A

To ensure that implementation of development and enforcement of environmental laws, regulations and polices do not disproportionately impact any individual race, any culture, incomes or education levels. To avoid disproportionate adverse environmental impacts of developments on disadvantaged communities.

EJ-A.1 Location of Sensitive Land Uses

The County, during the discretionary land use permitting/development process, shall require new sensitive land uses (such as residential uses and care facilities) to be located an adequate appropriate distance from freeways, major roadways, and railroad tracks based on analysis of physical circumstances of the project location to minimize the noise impacts, and mitigations applied as needed to reduce significant impacts.

EJ-A.2 Mitigate for Sensitive Land Uses Near Environmental Concerns

The County shall consider and require mitigation of potential adverse health and safety impacts associated with the establishment of new residential and other sensitive land uses near existing industrial land uses, agricultural operations using pesticides applied by spray techniques, wastewater treatment plants, landfills and waste treatment facilities, and other existing land uses that could be incompatible with new adjacent residential uses. The County shall require that proposals for new sensitive land uses incorporate adequate setbacks, barriers, landscaping or other measures as necessary to minimize air quality impacts from uses that pose a hazard to human health and safety to residents of disadvantaged communities.



FRESNO COUNTY GENERAL PLAN

EJ-A.3

The County shall require, when feasible, existing sources of stationary emissions near sensitive land uses to relocate and/or incorporate measures to minimize emissions.

EJ-A.4

The County shall ensure that zoning regulations provide adequate separation and buffering between residential and industrial uses in disadvantaged communities.

EJ-A.5

The County shall ensure designated truck routes avoiding residential areas including low income and minority neighborhoods.

EJ-A.36 Reduction of Diesel Emissions

The County shall promote commercial and industrial developments to incorporate the latest technologies to reduce diesel emissions.

B. REDUCING HEALTH PROBLEMS

A community that is pedestrian and bicycle friendly facilitates daily exercise among community residents and promotes a healthy living environment. Convenient access to parks and other recreational facilities encourages community residents to walk and ride bicycle rather than driving personal vehicles.

GOAL EJ-B	<u>To promote physical activities in unincorporated communities by creating opportunities for bicycling and walking a bicycle and pedestrian friendly community.</u>
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EJ-B.1 Access to Services

The County shall encourage walking and bicycling as daily physical activities by conveniently placing neighborhood locating daily goods outlets, urban services and recreational facilities within a comfortable walking or biking distance from residential areas of disadvantaged communities.

EJ-B.2 Encouraging Outdoor Activity

The County shall collaborate with community services districts to partner in developing public infrastructure that promotes identify barriers to outdoor physical activity and removes , such as damaged or incomplete sidewalks and bike paths and develop a plan to address these barriers to outdoor activity.

EJ-B.3 Partner for Safe Routes to Schools

The County shall collaborate with local school districts to partner in developing ensure that all schools have safe and walkable routes to school.

EJ-B.4 Bicycle Facilities

The County shall encourage new multi-family residential, commercial, and industrial developments to provide bicycle-parking racks on-site.

C. ACCESS TO HEALTH CARE AND HEALTHY FOODS

The disadvantaged communities often lack access to health clinics and healthy food outlets. These communities rely on public transportation to access health care facilities and outlets that offer fruits and healthy foods.

GOAL EJ-C	<u>To improve access to healthy foods, health services, and resources that to enhance quality of life. Increased accessibility to health care facilities and outlets offering fruits and healthy foods.</u>
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EJ-C.1 Local Healthcare Access

The County shall promote the location of health care facilities within and in places that are easily accessible to disadvantaged communities. Promote access to health care facilities and full service supermarkets.

EJ-C.2 -Farmer's Markets

The County shall encourage and facilitate the establishment of farmer's markets, mobile health

GOALS AND POLICIES 2

ENVIRONMENTAL JUSTICE

food vendors, and healthy food establishments in disadvantaged communities.

EJ-C.3 Education on Healthy Eating

The County shall raise awareness about healthy eating habits and food choices.

D. COMMUNITY PARTICIPATION

The State of California uses the CalEnviroScreen tool to identify disadvantaged communities that are most affected by pollution. This tool uses census data, and therefore the results are defined by census tract. This method does not account for instances where two communities may have drastically different experiences on being adversely impacted, though they share the same census tract and therefore their CalEnviroScreen score does not reflect the need of the disadvantaged community. In instances like these, as well as when determining how to implement changes on

a local level, it is beneficial to obtain input from community members in addressing community issues.

The focus of this section is to ensure that decision makers are informed of community residents' experiences with pollution burden, especially in communities where residents are already experiencing other forms of health risks.

GOAL
EJ-D

Participation in the decision making process by all County residents.

EJ-D.1 Participation in Decision Making Process

The County shall ensure that residents of disadvantaged communities are provided the opportunity to participate in decisions that may have an adverse impact to their health.



FRESNO COUNTY GENERAL PLAN

PART 3

ADMINISTRATION AND IMPLEMENTATION

INTRODUCTION

If the County's General Plan is to serve its purpose effectively, it must be reviewed, maintained, and implemented in a systematic and consistent manner. This section begins with an outline of the process for reviewing and updating the 2020 General Plan and a program for monitoring its implementation. The section also outlines requirements for implementing the County's General Plan consistent with its goals, policies, standards, and programs, and provides an overview of the types of actions or tools the County will use to implement the Plan's policies. Part 3 concludes with tables that list specific implementation programs.

GENERAL PLAN MAINTENANCE AND MONITORING

The County is committed to annually reviewing its progress in implementing the goals and policies of the General Plan. Since many of the factors and issues that the General Plan addresses change from year-to-year, an annual review and reporting of implementation will help ensure the County is moving forward to achieve the Plan's vision. This review will report on the status of each specific implementation program in the General Plan and take into account the availability of new implementation tools, changes in funding sources, and feedback from Plan monitoring activities. This annual reporting will be in compliance with Government Code Section 65400 and 65700 which mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year.

~~FIVE-YEAR-GENERAL PLAN ANNUAL PROGRESS REPORT REVIEW AND UPDATE~~

~~As part of the County's General Plan Annual Progress Report, the County staff will provide an update on the implementation of the General Plan and as needed, identify areas to address that should be considered for change as part of future General Plan Amendments. At least once every five years, the County will should thoroughly review the General Plan and revise and update it as necessary. This review and update process will encompass the entire General Plan including the goals, policies, and implementation programs.~~



FRESNO COUNTY GENERAL PLAN

GENERAL PLAN AMENDMENTS

As conditions and needs change, the County will need to consider proposed amendments to the General Plan. State law limits general plan amendments to four times per year, but each amendment can include multiple changes. Like the adoption of the general plan itself, General Plan amendments are subject to environmental review, public notice, and hearing requirements and must not create inconsistencies with other parts of the plan. Some of these will be policy changes, while many will likely be changes to the Land Use Diagram. Each of the changes will need to be carefully evaluated not only for merit and potential impact, but also for consistency with the rest of the General Plan. State law requires that the general plan be an integrated and internally consistent set of goals, policies, standards, programs, and diagrams.

GENERAL PLAN CONSISTENCY IN IMPLEMENTATION

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s has increasingly insisted that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law.

The following is a partial list of County actions that must be consistent with the General Plan:

- Specific plans
- ~~Redevelopment plans~~
- Capital projects (including indirectly facility master plans)
- Development agreements
- Subdivision approvals
- Development Code and Zoning
- Development projects

CATEGORIES OF IMPLEMENTATION ACTIONS/TOOLS

The County will implement the goals and policies of the General Plan through many actions and tools that can be grouped according to the eight categories listed below. The two- to four-letter identifiers (*italicized and in parentheses*) are used in Part 2 of the General Plan to indicate how each policy will be implemented. The identifiers are also used in the Specific Implementation Programs section of Part 3 to indicate the type of specific implementation program:

- Regulation and Development Review (RDR)
- Plans, Strategies, and Programs (PSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- County Services and Operations (SO)
- Intergovernmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)

REGULATION AND DEVELOPMENT REVIEW (RDR)

Many General Plan policies are implemented through regulations adopted by the County based on the County's "police power" to protect the public health, safety, and welfare. County ordinances also create a development review process that provides for County review of individual project proposals and authorizes the County to approve, deny, or condition projects based on their consistency with the General Plan. The following is a list of regulatory plans and ordinances commonly used to implement the General Plan:

- Master plans
- Specific plans
- Zoning Ordinance
- Subdivision Ordinance
- Building and other codes
- ~~Redevelopment~~
- Habitat conservation plans
- California Environmental Quality Act (CEQA)
- Development review



FRESNO COUNTY GENERAL PLAN

PLANS, STRATEGIES, AND PROGRAMS (PSP)

The County has adopted many plans, strategies, and programs focusing the County's attention on various types of County services and facilities, types of development, or geographic areas. These are prepared to provide more specific direction for county decision-makers, staff, and the public on how the General Plan will be implemented. They are not elements or components of the General Plan. The following is a list of plans, strategies, and programs commonly used to implement the General Plan.

- Economic Development Strategy
- Facility (water, wastewater, drainage) plans
- Service (law enforcement, fire) plans
- Agriculture Mitigation Program
- Economic Development Strategy

FINANCING AND BUDGETING (FB)

The development, maintenance, and operation of public facilities such as parks and drainage facilities and the provision of County services require financial resources that are derived from various sources. Programming of County capital projects and their funding over time is outlined in the County's budget, which is updated annually. The following is a list of typical revenue sources used by or available to the County to support development, maintenance, or operation of public facilities and services:

- Property tax revenue
- Sales tax revenue
- User fees
- Development fees
- Quimby Act (Park) dedications
- Community facilities and special assessment districts
- Municipal bonds
- Special taxes
- State and Federal funding

PLANNING STUDIES AND REPORTS (PSR)

The County conducts studies and produces reports to collect and evaluate information related to specific issues. These studies and reports are undertaken at the direction of the Board of Supervisors as needed or are prepared annually to report on the status and implementation of the General Plan or a master plan. The following is a list of planning studies and reports commonly prepared by a county:

- Annual General Plan implementation report
- Vacant land inventory

COUNTY SERVICES AND OPERATIONS (SO)

The County provides a broad range of services to its residents, businesses, and visitors and manages and operates its facilities to meet community needs. How the County provides services and carries out its operations makes a significant difference in how effectively the General Plan is implemented. The following is a list of services and operations commonly carried out by a County:

- Water, wastewater, drainage service
- Solid-waste service
- Law enforcement/fire service
- Parks service

INTER-GOVERNMENTAL COORDINATION (IGC)

The County must coordinate with numerous local, regional, State, and Federal agencies to implement the General Plan. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the General Plan. The following is a partial list of public agencies that may play a role in implementing the General Plan:

- Local agencies such as cities within the county, special districts, and school districts
- Regional agencies such as Fresno County Local Agency Formation Commission (LAFCO), San Joaquin Valley Air Pollution Control District (SJVAPCD), and Fresno Council of Governments (FCOG)
- State agencies such as Caltrans, General Services, Fresno State, California Environmental Protection Agency (EPA), and Native American Heritage Commission (NAHC)
- Federal agencies such as U.S. Military, U.S. Fish and Wildlife Services (USFWS), U.S. Army Corps of Engineers, and Federal Emergency Management Agency (FEMA)

JOINT PARTNERSHIPS WITH THE PRIVATE SECTOR (JP)

The County can combine its efforts with private sector efforts to improve public service delivery, manage public sector assets, or leverage private sector investment. By expanding the role of the private sector, the County can use its technical, management, and financial resources in creative ways to achieve objectives of the General Plan. The following is a list of joint partnership arrangements with the private sector commonly used by a County:

- Design-build
- Design-finance-build
- Design-build-maintain/operate
- Service, operation, and maintenance contracts
- Public service operation license
- Divestiture



FRESNO COUNTY GENERAL PLAN

PUBLIC INFORMATION (PI)

The County can use a wide range of tools to keep the county's residents informed of County services or other issues of current interest. A wide range of tools to keep the residents informed of local services or other issues of current interest. Public information can be distributed through media or outreach efforts such as:

- Brochures and pamphlets
- Websites
- Public access television
- Radio
- Newspapers
- Workshops and seminars
- Public hearings
- Neighborhood and community meetings
- Customer service hotlines

SPECIFIC IMPLEMENTATION PROGRAMS

Specific implementation programs are listed in the following tables. Following each implementation program is a description of which policy(ies) the program implements, which County department(s) is responsible for implementation, and which department(s) will support the responsible department(s). Finally, to the right of each program is a timeline that identifies when the implementation is expected to will be completed. As it relates to timelines, these time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

An implementation program is an action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

The implementation program tables are organized as follows:

- Table 3-1: Economic Development Implementation Programs
- Table 3-2: Agricultural and Land Use Implementation Programs
- Table 3-3: Transportation and Circulation Implementation Programs
- Table 3-4: Public Facilities and Services Implementation Programs
- Table 3-5: Open Space and Conservation Implementation Programs
- Table 3-6: Health and Safety Implementation Program
- Table 3-7: Environmental Justice Implementation Programs



FRESNO COUNTY GENERAL PLAN

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ADMINISTRATION AND IMPLEMENTATION

3

Economic Development Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
ED-A.A	The County shall create an economic development staff position(s) in the provide allocate resources County Administrative Office and the Planning & Resource Management Department to serve as liaison/facilitator and <u>to support for the County's economic development implementation programs and Action Team. (SO)</u>				✓
Implements Which Policy(ies)	ED-A.2, <u>and</u> ED-A.3				
Responsible Department(s)	Board of Supervisors County Administrative Officer Planning & Resource Management Department				
ED-A.B	The County shall create, support, and staff an Action Team to coordinate countywide economic development.				✓
Implements Which Policy(ies)	ED-A.3				
Responsible Department(s)	Board of Supervisors County Administrative Officer				
ED-A.C	The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy.	✓			✓
Implements Which Policy(ies)	ED-A.4				
Responsible Department(s)	Board of Supervisors County Administrative Officer				
ED-A.D	The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required.				
Implements Which Policy(ies)	ED-A.7				
Responsible Department(s)	Board of Supervisors Planning & Resource Management Department				
ED-A.EB	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. The County shall provide in staff reports for discretionary decisions a summary of anticipated fiscal economic impacts. (PSR)				✓
Implements Which Policy(ies)	ED-A.1110				
Responsible Department(s)	Board of Supervisors County Administrative Officer				



FRESNO COUNTY GENERAL PLAN

Economic Development Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
ED-A.F The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce.					
Implements Which Policy(ies)	ED-A.14				✓
Responsible Department(s)	Board of Supervisors County Administrative Officer Department of Employment & Temporary Assistance				✓
ED-A.G The County shall determine, in cooperation with existing agencies, if capital deficiencies exist for farmers with the capital cost 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.		✓			✓
Implements Which Policy(ies)	ED-A.18				
Responsible Department(s)	Board of Supervisors Department of Agriculture				
<u>ED-A.BC</u> The County shall collaborate with the Fresno Council of Governments and existing food, fiber, and agricultural product processing firms to assess the current state of regional and intermodal transportation infrastructure, the needs for the future, and the role of the County and other agencies in facilitating infrastructure development. (PSR/IGC/JP)		<u>✓</u>			
<u>Implements Which Policy(ies)</u>	<u>ED-A.2318</u>				
<u>Responsible Department(s)</u>	<u>Board of Supervisors County Administrative Officer Department of Public Works & Planning</u>				
ED-B.A The County shall convene, as needed, 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.					✓
Implements Which Policy(ies)	ED-B.4				
Responsible Department(s)	Board of Supervisors County Administrative Officer				

ADMINISTRATION AND IMPLEMENTATION

3

Economic Development Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
ED-B.B The County shall coordinate an initiative to deliver a comprehensive package of technical assistance regarding available technology to local businesses to improve their productivity and make this assistance available as an incentive for business prospects.					✓
Implements Which Policy(ies)	ED-B.9				
Responsible Department(s)	Board of Supervisors Planning and Resource Management Department				
ED-B.C The County shall convene a roundtable of major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to determine the need for improving access to capital for non-agricultural businesses seeking to locate or expand in Fresno County.		✓			
Implements Which Policy(ies)	ED-B.10				
Responsible Department(s)	Board of Supervisors County Administrative Officer Planning and Resource Management Department				
ED-B.DBA The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where “gateway opportunities” exist.		✓			
Implements Which Policy(ies)	ED-B.181917				
Responsible Department(s)	Board of Supervisors Planning and Resource Management Department County Administrative Officer				
ED-B.E The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the county.					✓
Implements Which Policy(ies)	ED-B.20				
Responsible Department(s)	Board of Supervisors County Administrative Officer Planning and Resource Management Department				



FRESNO COUNTY GENERAL PLAN

Economic Development Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
ED-C.A	The County shall join <u>continue to work</u> with the Workforce Development Board <u>regional workforce training organizations</u> , community colleges, <u>vocational centers</u> , and others to develop <u>promote and maintain the existing</u> countywide workforce preparation system. (IGC/JP)				✓
Implements Which Policy(ies)	ED-C.1, <u>ED-C.3</u> , and <u>ED-C.4</u>				
Responsible Department(s)	Workforce Development Board <u>Workforce Investment Board</u> Department of Employment & Temporary Assistance/ <u>Adult Services</u>				
ED-C.B	The County shall develop a <u>provide</u> skills inventory <u>information</u> on the CalWORKs labor pool, <u>upon request</u> , for local expansion and new businesses seeking employees. (PI)				✓
Implements Which Policy(ies)	ED-C.1 <u>and</u> <u>ED-C.4</u>				
Responsible Department(s)	Department of Employment & Temporary Assistance/ <u>Adult Services</u>				
ED-C.C	The County shall <u>continue to improve</u> <u>and maintain</u> tracking systems for employment and retention for CalWORKs recipients. (SO/PSR)				✓
Implements Which Policy(ies)	ED-C.1 <u>and</u> <u>ED-C.4</u>				
Responsible Department(s)	Department of Employment & Temporary Assistance/ <u>Adult Services</u>				
ED-C.D	The County shall continue efforts to assist the Fresno EDC , placement agencies and businesses assess the availability and work readiness of <u>businesses in hiring</u> CalWORKs recipients for recipients who match <u>required skill sets and are in need of</u> employment opportunities . (SO/IGC/JP)				✓
Implements Which Policy(ies)	ED-C.1 <u>and</u> <u>ED-C.4</u>				
Responsible Department(s)	Department of Employment & Temporary Assistance/ <u>Adult Services</u>				

ADMINISTRATION AND IMPLEMENTATION

3

Economic Development Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
ED-C.E	The County shall continue its collaborative planning and funding efforts with agencies such as the <u>Fresno</u> County Office of Education, State <u>Economic Development Department (EDD)</u> , local school districts, post secondary educational institutions, training agencies, <u>vocational centers</u> , and the cities. Such efforts may include education management services, employment placement services, relocation and retention programs <u>retention services</u> , youth employment programs, jobs clubs, and neighborhood jobs <u>Jobs 2000</u> services, <u>and career information</u> . <i>(SO/FB/IGC/JP/PI)</i>				✓
Implements Which Policy(ies)	ED-C.1, <u>and</u> ED-C.2				
Responsible Department(s)	Department of Employment & Temporary Assistance <u>Social</u> Services				
ED-C.F	The County shall continue, on an ongoing basis, efforts initiated through to work with regional workforce training organizations to provide the CalWORKS Job Creation Investment Funds to identify necessary training in the skills required by the clusters and industries targeted for expansion, attraction, and new enterprise development. <i>(IGC/JP/SO)</i>				✓
Implements Which Policy(ies)	ED-C.3				
Responsible Department(s)	Workforce Investment Board Department of Employment & Temporary Assistance				



FRESNO COUNTY GENERAL PLAN

Table 3-2 Agriculture and Land Use Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
LU-A.A The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section.					
Implements Which Policy(ies)	LUA.1 through LU-A.21	✓			
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning				
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.)					
Implements Which Policy(ies)	LU-A.6				
Responsible Department(s)	Planning & Resource Management Department				
LU-A.CB 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. During the develop review process, the County shall evaluate and incorporate all practical implement the design and maintenance of a buffers for new non-agricultural uses proposed in agricultural areas of the cCounty. Buffer design and maintenance guidelines shall include, but not be limited to, the following:					
a) Buffers shall be physically and biologically designed to avoid conflicts between agriculture and non-agricultural uses.					
b) Buffers shall be located on the parcel for which a permit is sought and shall protect the maximum amount of farmable land.		✓			✓
c) Buffers generally shall consist of a physical separation between agricultural and non-agricultural uses. The appropriate width shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation.					
d) Appropriate types of land uses for buffers include compatible agriculture, open space and recreational uses such as parks and golf courses, industrial uses, and cemeteries.					
e) The County may condition its approval of a project on the ongoing maintenance of buffers.					

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-2 Agriculture and Land Use Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
<p>f) A homeowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems.</p> <p>g) Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased. (RDR/PSP)</p>					
Implements Which Policy(ies)	LU-A. 16 13				
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning				
<p>LU-A.ECD 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. (RDR/JP/PI)</p>					✓
Implements Which Policy(ies)	LU-A.15				
Responsible Department(s)	Department of Agriculture				
<p>LU-A.D The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (PSP)</p>					✓
Implements Which Policy(ies)	LU-A.13 and LU-A.16				
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning				
<p>LU-A.EGF The County shall<u>should</u> actively pursue grant funds under provisions of the Agricultural Land Stewardship Program Act of 1995, to assist interested farmers and ranchers in obtaining grants<u>funds</u> under provisions of the California Farmland Conservancy Program for conservation easements. (PSP/FB)</p>					✓
Implements Which Policy(ies)	LU-A.16				
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning				
<p>LU-A.F The County, in cooperation with UC Cooperative Extension, resource conservation districts, and other industry agencies, shall<u>should</u> develop and implement a public outreach program to inform agriculturalists and</p>			✓		✓



FRESNO COUNTY GENERAL PLAN

Table 3-2 Agriculture and Land Use Implementation Programs

		2021-2025	2025-2030	Annual	Ongoing
<p>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 <u>California Farmland Conservancy</u>. (IGC/JP/PI)</p>					
Implements Which Policy(ies)	LU-A.16 through <u>and</u> LU-A.21 <u>17</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u> <u>Department of Agriculture</u>				
<p>LU-A.H The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements.</p>					
Implements Which Policy(ies)	LU-A.16				
Responsible Department(s)	Planning & Resource Management Department				
<p>LU-A.I The County shall assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system, and the Tulare County Rural Valley Lands Plan, 1975 amendment, to determine the potential for developing a similar process for identifying and ranking the value of agricultural land in Fresno County. If appropriate, the County shall establish an agricultural quality scale system to assist the Planning Commission and Board of Supervisors in agricultural land use conversion decisions.</p>			✓		
Implements Which Policy(ies)	LU-A.16				
Responsible Department(s)	Planning & Resource Management, Department <u>Department of Agriculture</u>				
<p>LU-A.JG 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. (PSR)</p>		✓		✓	✓
Implements Which Policy(ies)	LU-A.9, LU-A.10, <u>LU-A.11, LU-B.8,</u> and <u>LU-A.14B.79, LU-B.9, and LU-B.10</u>				
Responsible Department(s)	Planning & Resource Management, Board of Supervisors <u>Department of Public Works & Planning</u>				
<p>LU-B.A The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including numbers of exceptions,</p>				✓	

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-2 Agriculture and Land Use Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
size of the lots, and their location shall be presented to the Board of Supervisors during the annual review of the General Plan					
Implements Which Policy(ies)	LU-B.7, LU-B.9, and LU-B.10				
Responsible Department(s)	Department of Public Works & Planning				
LU-C.A	As funding become available, the 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. (PSP)				
Implements Which Policy(ies)	LU-C.4 <u>LU-C.1, LU-C.11, LU-C.12, and OS-H.940</u>				✓
Responsible Department(s)	Board of Supervisors Department of Public Works & Planning & Resource Management Department				
LU-C.B	The County shall continue to 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. (RDR/IGC)				
Implements Which Policy(ies)	<u>LU-C.2, LU-C.6, LU-C.8, LU-C.9, LU-C.10, OS-H.10, OS-H.11, and OS-H.12</u>				✓
Responsible Department(s)	Board of Supervisors Department of Public Works & Planning & Resource Management Department				
LU-D.A The County shall revise its Zoning Ordinance to implement the revised provisions of this section concerning the Westside Freeway Corridor.					
Implements Which Policy(ies)	Policies LU-D.1 through LU-D.7				✓
Responsible Department(s)	Board of Supervisors Planning & Resource Management Department				
LU-F.A	The County shall work with the Cities of Clovis and Fresno and other cities as appropriate to <u>encourage adoption of</u> incentives and disincentives that will lead to compact urban development and infill of vacant and under-utilized land. (RDR/IGC)				
Implements Which Policy(ies)	LU-F.1 through LU-F.4011 and LU-F.14				✓
Responsible Department(s)	Board of Supervisors				
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. (RDR)				
Implements Which Policy(ies)	<u>LU-F.1 through LU-F.110</u>				✓



FRESNO COUNTY GENERAL PLAN

Table 3-2 Agriculture and Land Use Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Responsible Department(s)	Board of Supervisors				
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. (RDR)				✓
Implements Which Policy(ies)	LU-G.2119 through LU-G.2321 and LU-F.14				
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning				
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 with the standards of annexation which is included in the memorandum of understanding between the County and the cities within the County. (RDR/SO/IGC)				✓
Implements Which Policy(ies)	LU-G.1 through LU-G.20168				
Responsible Department(s)	Planning & Resource Management Department of Public Works & Planning Board of Supervisors				
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.		✓		
Implements Which Policy(ies)	LU-H.8				
Responsible Department(s)	Board of Supervisors Planning & Resource Management Department				
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.				✓
Implements Which Policy(ies)					
Responsible Department(s)	Planning & Resource Management Department				
LU-H.C	The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community,		✓	✓	✓

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-2 Agriculture and Land Use Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
and specific plans to ensure consistency with the countywide General Plan.					
Implements Which Policy(ies)	LU H.10				
Responsible Department(s)	Planning & Resource Management Department				
<p>LU-H.DA 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. (RDR/PSR)</p>				✓	✓
Implements Which Policy(ies)	LU-H.142				
Responsible Department(s)	Planning Commission Board of Supervisors Department of Public Works & Planning Planning & Resource Management Department				
<p>LU-H.EB The County shallshould conduct a major review of the General Plan, including General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (RDR)</p>					
Implements Which Policy(ies)	LU H.14		✓		✓
Responsible Department(s)	Board of Supervisors Department of Public Works & Planning & Resource Management Department				
<p>LU-H.F The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update.</p>					
Implements Which Policy(ies)	LU H.15				
Responsible Department(s)	Planning & Resource Management Department				



FRESNO COUNTY GENERAL PLAN

Table 3-3 Transportation and Circulation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
TR-A.AE The County shall update and maintain the Improvement Standards for other County development improvements, including private roads dedicated to public use. <i>(RDR)</i>		✓			
Implements Which Policy(ies)	TR-A.1				✓
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				
TR-A.BA 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-five (75) years . The Board of Supervisors shall update the RIP every five (5) years, or more frequently as recommended by the responsible departments, year based on the recommendation of the Department of Public Works and Planning. The RIP shall program maintenance and rehabilitation, reconstruction, capacity, operational, safety improvements, and specific plan lines on a prioritized basis. The RIP shall be coordinated with the five (5) year major review of the General Plan and shall be included in the annual General Plan review. <i>(PSP)</i>				✓	
Implements Which Policy(ies)	TR-A.4 and TR-A. 111213				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department Board of Supervisors				
TR-A.CD The County shall coordinate its transportation planning with the Fresno Council of Governments, Caltrans, cities within the County county, and adjacent jurisdictions. <i>(IGC)</i>					
Implements Which Policy(ies)	TR-A. 67 and TR-A.8				✓
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				
TR-A.DB The County shall consider adopting a traffic impact fee ordinance for areas outside the spheres of influence of cities in the county. The traffic fees should be designed to achieve the adopted LOS and preserve structural integrity based on a twenty (20) year time horizon. The traffic mitigation fees should be updated at least every five years, or concurrently with the approval of any significant modification of			✓		✓

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-3 Transportation and Circulation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
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. <i>(RDR/FB)</i>					
Implements Which Policy(ies)	TR-A. 89				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department Board of Supervisors				
TR-A.EC 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. <i>(FB)</i>					✓
Implements Which Policy(ies)	TR-A. 1011 , TR-A.12, and TR-A.13				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				
TR-A.F <u>The County shall prepare Complete Streets Design Guidelines and update the them every five years. (RDR)</u>			✓		✓
Implements Which Policy(ies)	TR-A.14 and TR-A.15				
Responsible Department(s)	Department of Public Works & Planning				
TR-B.A The County shall work with the <u>Fresno</u> Council of Fresno County Governments (COFCGFCOG) 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. <i>(IGC)</i>					✓
Implements Which Policy(ies)	TR-B.1				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-B.B The County shall encourage transit providers and the COFCGFCOG to prepare, adopt, and implement a long-range strategic transit master plan for the County or subareas of the county. The master plan shall review the transit corridors in this Policy Document and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. The plan(s) shall be reviewed and updated on a regular basis. <i>(IGC)</i>					✓



FRESNO COUNTY GENERAL PLAN

Table 3-3 Transportation and Circulation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Implements Which Policy(ies)	TR-B.1				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-B.CF 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. (PSR/IGC)					✓
Implements Which Policy(ies)	TR-B.2				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-B.D The County shall work with the COFCG 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. (PSR/IGC)					✓
Implements Which Policy(ies)	TR-B.3				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
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. (RDR/IGC)		✓			
Implements Which Policy(ies)	TR-B.3				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-B.FC Through its representation on the The County shall work with FCOG COFCG Board and the FCRTA (a joint powers agency), the County shall work with these agencies to identify and pursue funding for transit. (FB/IGC)					✓
Implements Which Policy(ies)	TR-B.4				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-D.A The County shall work with the Council of Fresno County Governments, Caltrans, and cities within the county to update the Regional Bikeways Plan to ensure consistency with the Circulation Diagram and Standards section.					

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-3 Transportation and Circulation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Implements Which Policy(ies)	TR-D.1				
Responsible Department(s)	Planning & Resource Management Department				
TR-D.BA	The County shall encourage implementation and use of bikeways by use of Transportation Development Act Article III bicycles 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 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 used when compatible with the General Plan policies and long-term local funding capabilities. (FB)				✓
Implements Which Policy(ies)	TR-D.1				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-D.CB	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. (RDR)				✓
Implements Which Policy(ies)	TR-D.4 and TR-D.5				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				
TR-D.DC	The County shall use California Department of Transportation (Caltrans) bikeway design or American Association of State Highway and Transportation Officials (AASHTO) standards as guidelines for construction of Class I, II, III bicycle facilities. (RDR/SO)				✓
Implements Which Policy(ies)	TR-D.1, and TR-D.3, TR-D.4, and TR-D.5				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				



FRESNO COUNTY GENERAL PLAN

Table 3-3 Transportation and Circulation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
TR-D.ED The County shall work with other agencies to provide facilities that help link bicycles to other modes <u>of transportation</u> , including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. (RDR/IGC)					✓
Implements Which Policy(ies)	TR-D.8				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department				
TR-D.E <u>The County shall periodically review and update the Regional Bicycle and Recreational Trails Master Plan. (RDR)</u>					✓
Implements Which Policy(ies)	<u>TR-D.9</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
TR-E.A The County shall <u>use appropriate zoning and</u> 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. (RDR)					✓
Implements Which Policy(ies)	<u>TR-E.3 and TR-E.4</u>				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				
TR-E.B The County shall use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use.					✓
Implements Which Policy(ies)	TR-E.4				
Responsible Department(s)	Planning & Resource Management Department				
TR-E.CB 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. (IGC)					✓
Implements Which Policy(ies)	TR-E.1 through TR-E.6				
Responsible Department(s)	Department of Public Works & Planning Planning & Resource Management Department Public Works Department				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-4 Public Facilities and Service Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
<p>PF A.A — The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any new or expanded community or specific plans and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement time lines.</p>				✓	
<p>Implements Which Policy(ies)</p>	<p>N/A</p>				
<p>Responsible Department(s)</p>	<p>County Administrative Officer Planning & Resource Management Department Public Works Department</p>				
<p>PF B.A — The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.</p>					
<p>Implements Which Policy(ies)</p>	<p>N/A</p>				
<p>Responsible Department(s)</p>	<p>County Administrative Officer Planning & Resource Management Department Public Works Department Board of Supervisors</p>				
<p>PF B.B — The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, county service areas, and community facilities districts. (See Policies PF B.1 and PF B.3)</p>					
<p>Implements Which Policy(ies)</p>	<p>PF B.1 and PF B.3</p>				
<p>Responsible Department(s)</p>	<p>County Administrative Officer Planning & Resource Management Department Public Works Department Board of Supervisors</p>				
<p>PF-C.A</p>	<p>The County shall <u>participate in Inter-Regional Water Management Plan (IRWMP) efforts with other regional partners to identify and implement projects and programs to improve water supply reliability and quality-develop a process for resolution of water supply problems and apply the process when areas of need are identified. (IGC)</u></p>				✓
<p>Implements Which Policy(ies)</p>	<p><u>PF-C.1 through PF-C.16, PF-C.4, PF-C.9, PF-C.11</u></p>				



FRESNO COUNTY GENERAL PLAN

Table 3-4 Public Facilities and Service Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Responsible Department(s)	<u>Planning & Resource Management Department</u> <u>County Office of Emergency Services</u> <u>Public Works and Planning</u>				
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.			✓		
Implements Which Policy(ies)					
Responsible Department(s)	<u>Planning & Resource Management Department</u> <u>Community Health Department</u>				
PF-C.CB The County shall <u>work with service providers to</u> prepare or cause to be prepared water master plans for water delivery systems for <u>development proposed in unincorporated communities, areas undergoing urban growth.</u> The County shall have approved such plans prior to, <u>or concurrently with, approval of the proposed development implementation.</u> (RDR)					✓
Implements Which Policy(ies)	PF-C.78				
Responsible Department(s)	Public Works Department <u>Department of Public Works & Planning</u> Surveyor's Office <u>Planning & Resource Management Department</u>				
PF-C.GFDC The County shall develop <u>prepare a list of</u> <u>Water Conservation Ordinance that includes</u> water conservation technologies, methods, and practices that to maximize the beneficial use of water resources. The County shall review and update the list ordinance periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. (RDR)		✓			✓
Implements Which Policy(ies)	PF-C.23 through PF-C.28				
Responsible Department(s)	<u>Planning & Resource Management Department</u> <u>of Public Works & Planning</u>				
PF-C.D The County shall <u>assess the need for, and suitability of, develop and implement</u> a tiered water pricing structure for <u>specific</u> County Service Areas and Waterworks Districts <u>on an as needed basis.</u> (FB/SO)			✓		

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-4 Public Facilities and Service Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Implements Which Policy(ies)	<u>PF-C.293127</u>				
Responsible Department(s)	Public Works Department Planning & Resource Management Department Department of Public Works & Planning				
PF-C.E The County shall establish water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development.			✓		
Implements Which Policy(ies)	PF-C.14				
Responsible Department(s)	Public Works Department Department of Public Works & Planning				
PF-C.F The County shall establish a review and/or regulatory process for proposed transfers of surface water to areas outside of the county and for substitution of groundwater for transferred surface water.					
Implements Which Policy(ies)	PF-C.23				
Responsible Department(s)	Planning & Resource Management Department				
PF-C.E The County shall adopt cost-effective urban best water conservation management practices, consistent with the intent of the California Urban Water Agencies, advisories, California Department of Water Resources, or similar authoritative agencies or organizations. (PSP)			✓		✓
Implements Which Policy(ies)	PF-C.28				
Responsible Department(s)	Department of Public Works & Planning				
PF-D.A The County shall <u>work with service providers to prepare, or cause to be prepared, a sewer master plans for wastewater treatment facilities for development proposed in unincorporated communities.</u> wastewater treatment facilities for areas experiencing urban growth. The County shall have approved such plans prior to <u>or concurrently with approval of the proposed development.</u> implementation. (PSP)					✓
Implements Which Policy(ies)	PF-D.7				
Responsible Department(s)	Public Works Department, Surveyor's Office Planning & Resource Management Department Department of Public Works & Planning				
PF-E.A The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary					✓



FRESNO COUNTY GENERAL PLAN

Table 3-4 Public Facilities and Service Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
and appropriate to implement required actions under State and Federal stormwater quality programs. (RDR/PSP/IGC)					
Implements Which Policy(ies)	PF-E.13 <u>PF-E.1</u>				
Responsible Department(s)	Public Works Department Department of Public Works & Planning Planning & Resource Management Department Board of Supervisors				
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.				✓
Implements Which Policy(ies)	PF-F.1 <u>and PF-F.2</u>				
Responsible Department(s)	Planning & Resource Management Department <u>of Public Works & Planning</u>				
PF-G.A — The County shall prepare and adopt a master plan to identify locations for sheriff substations and community offices. The County should further evaluate these locations in the regional and unincorporated community plan updates.			✓		
Implements Which Policy(ies)	PF-G.1				
Responsible Department(s)	Sheriff's Department Planning & Resource Management Department				
PF-H.A — If a Fire Protection Master Plan has not been prepared for the area and the County Director of Planning & Resource Management Department determines that additional fire protection facilities are needed, the County shall not approve discretionary development until such time as a Master Plan has been adopted or other facilities acceptable to the Director are provided, with appeal rights as provided by County Ordinance. The Fire Protection Master Plan must contain the following information: identification of water supply; delineation of the service area boundary; designation of an appropriate fire protection entity; determination of structural, equipment, and personnel needs and costs; and a financing plan based on shared benefit.					
Implements Which Policy(ies)	PF-H.2				
Responsible Department(s)	Planning & Resource Management Department				
PF-H.BA	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				✓

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-4 Public Facilities and Service Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
operational consolidations and standardization of services and to maximize the efficient use of fire protection resources. <i>(IGC)</i>					
Implements Which Policy(ies)	PF-H.1 <u>and PF-H.2</u>				
Responsible Department(s)	County Administrative Officer <u>County Fire District</u>				
PF-I.A	The County shall coordinate the updating of regional, community, and specific plans necessitated by the <u>gGeneral pPlan</u> with applicable school districts to identify the need for and potential location of new or expanded school facilities. <i>(PSP/IGC)</i>				✓
Implements Which Policy(ies)	PF-I.3, PF-I.4, and PF-I.5				
Responsible Department(s)	<u>Planning & Resource Management</u> Department <u>of Public Works & Planning</u>				
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. <u>The Library Master Facility Plan shall be used as part of this process.</u> <i>(PSP/IGC)</i>				✓
Implements Which Policy(ies)	PF-I.9				
Responsible Department(s)	<u>Planning & Resource Management</u> Department <u>of Public Works & Planning</u> <u>County Library</u>				

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
OS A.A The County shall develop, implement, and maintain a water sustainability plan.					
Implements Which Policy(ies)	OS A.1				✓
Responsible Department(s)	Planning & Resource Management Department				
OS A.B The County shall establish and maintain a centralized water resource database for surface and groundwater that includes the water budget,			✓		✓



FRESNO COUNTY GENERAL PLAN

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
groundwater monitoring data, and the groundwater recharge site inventory.					
Implements Which Policy(ies)	OS A.7 through OS A.10				
Responsible Department(s)	Planning & Resource Management Department				
OS-A.C The County shall develop, implement and maintain a groundwater monitoring program. Information from this program shall be provided to the Board of Supervisors during the annual General Plan review.		✓			✓
Implements Which Policy(ies)	OS A.9				
Responsible Department(s)	Planning & Resource Management Department				
OS-A.DA The County shall coordinate with Groundwater Sustainability Agencies and other water resource management agencies to identify and protect lands sustainable for groundwater recharge. 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. (PSP)		✓			✓
Implements Which Policy(ies)	OS-A.40156, OS-A.7, OS-A.8, and OS-A.10				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-B.A The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct an 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. (IGC)			✓		
Implements Which Policy(ies)	OS-B.2 and OS-B.3, OS-B.3, OS-B.4, and OS-B.6				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-B.B The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory, including the condition, of existing and residual stands of ancient and old growth forest on private		✓			✓

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
<p>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. <i>(PSR/IGC)</i></p>					
Implements Which Policy(ies)	OS-B.2				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-B.C	<p>The County shall participate in U.S. Forest Service management plan development and encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to address multiple forest management goals supporting healthy forests, habitat, watershed, fuels reduction, special management of old growth forest and other unique biotic or geologic features, and economic and recreational uses of forest resources identify potential impacts on, and the need for preservation of, old growth forest in Fresno County. <i>(IGC)</i></p>				✓
Implements Which Policy(ies)	OS-B.2				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-B.D	<p>The County shall formally request that encourage the California Department of Forestry and Fire Protection to 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. <i>(IGC)</i></p>				✓
Implements Which Policy(ies)	OS-B.2 <u>and OS-B.3</u>				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-D.A	<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. <i>(IGC/JP)</i></p>				✓
Implements Which Policy(ies)	OS-D.2 and OS-D.8				



FRESNO COUNTY GENERAL PLAN

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS D.B	The County shall adopt an ordinance for riparian protection zones identifying allowable activities in riparian protection zones and allowable mitigation techniques.		✓		✓
Implements Which Policy(ies)	OS D.4				
Responsible Department(s)	Planning & Resource Management Department				
OS E.A	The County shall compile inventories of ecologically significant resource areas, including unique natural areas, wetlands, riparian areas, and habitats for special status plants and animals from existing data sources. The inventories shall be presented when area plans, specific plans, or other project development proposals are considered by the County. The classification system shall be based on the California Wildlife Habitats Relationships (WHR) system and shall identify appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps shall be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.				✓
Implements Which Policy(ies)	OS E.1, OS E.2, and OS E.5				
Responsible Department(s)	Planning & Resource Management Department				
OS E.B	The County shall maintain current maps that indicate the extent of significant habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed area plans, specific plans, and any other project development proposals to determine the compatibility of development with maintenance and enhancement of important fish and game species.	✓			✓
Implements Which Policy(ies)	OS E.2				
Responsible Department(s)	Planning & Resource Management Department				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
<p>OS-F.A The County shall prepare and maintain an updated list of State and Federal rare, threatened, and endangered plant species known or suspected to occur in the county. The following other uncommon or special status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; and 2) species of special concern as designated by California Department of Fish and Game. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.</p>		✓			✓
Implements Which Policy(ies)	OS-F.5				
Responsible Department(s)	Planning & Resource Management Department				
<p>OS-F.BA The County shall make the Fresno County Oak Management Guidelines and other educational resources available to landowners located in oak woodland habitat. (PI)</p>					✓
Implements Which Policy(ies)	OS-F.11				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
<p>OS-G.A The County shall <u>work cooperatively with</u> review the Guide for Assessing and Mitigating Air Quality Impacts published by the SJVUAPCDSJVAPCD to review their published Guide for Assessing and Mitigating Air Quality Impacts and consider the feasibility to <u>and</u> adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. (RDR/PSP)</p>		✓			
Implements Which Policy(ies)	OS-G.1				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
<p>OS-G.B The County shall <u>adopt a package of</u> continue to implement programs to reduce its employees' work-related vehicular trips. (PSP/SO)</p>					✓
Implements Which Policy(ies)	OS-G.68, and OS-G.79				
Responsible Department(s)	County Administrative Officers Planning & Resource Management Department Department of Public Works & Planning				



FRESNO COUNTY GENERAL PLAN

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
OS-G.C	The County shall amend its Subdivision and Grading Ordinances and Development Standards to address dust control measures for new development, access roads, and parking areas. (RDR)				
Implements Which Policy(ies)	OS-G. 13 1214 and OS-G.14	✓			
Responsible Department(s)	Planning & Resource Management Department Public Works Department Department of Public Works & Planning				
OS-H.A	The County shall work with local, State, and Federal agencies to complete a comprehensive inventory of all <u>County owned</u> parks and recreation areas and services in the county and to identify other areas suitable for <u>potential</u> 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. (PSR)	✓	✓		
Implements Which Policy(ies)	OS-H.1 through OS-H.3				
Responsible Department(s)	General Services Department Department of Public Works & Planning				
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. (FB/SO)				✓
Implements Which Policy(ies)	OS-H.4				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
OS-I.A	The County shall prepare a Recreational Trails Master Plan for a countywide trail system that identifies appropriate corridors in Fresno County and adjoining counties to promote the recreational opportunities that exists in the San Joaquin Valley.				
Implements Which Policy(ies)	OS-I.1 and OS-I.10				
Responsible Department(s)	Planning & Resource Management Department				
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.				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Implements Which Policy(ies)	OS-I.3 and OS-I.4				
Responsible Department(s)	Planning & Resource Management Department				
OS-I.C — The County shall enact an ordinance to prohibit the use of recreational trails by all motorized vehicles except maintenance vehicles, regulate users on multiple purpose paths, and protect the interests of property adjacent to trails.			✓		
Implements Which Policy(ies)	OS-I.5				
Responsible Department(s)	Planning & Resource Management Department				
OS-J.A — The County shall adopt and implement an ordinance to protect and preserve significant archeological, 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.			✓		
Implements Which Policy(ies)	OS-J.1				
Responsible Department(s)	Planning & Resource Management Department				
OS-J.A The County shall prepare and maintain, using a GIS database, an inventory of historical sites, buildings, and landmarks. (PSR)			✓		
Implements Which Policy(ies)	OS-J.7				
Responsible Department(s)	Fresno County Historic Landmarks and Records Commission				
OS-L.A — The County, in cooperation with the Council of Fresno County Governments and the Association for the Beautification of Highway 99, shall participate in establishing a landscape master plan and design guidelines for the Highway 99 corridor. The plan and guidelines shall unify the design features of the Highway 99 corridor while recognizing the individuality of each community.					
Implements Which Policy(ies)	OS-L.7 and OS-L.8				
Responsible Department(s)	Planning & Resource Management Department				
OS-L.BA The County shall work with the California Department of Transportation Caltrans to apply for scenic highway designation for the State highway segments eligible for such designation, and take					✓



FRESNO COUNTY GENERAL PLAN

Table 3-5 Open Space and Conservation Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
necessary steps for approval, including adoption of scenic corridor protection programs for eligible segments. <i>(PSP/IGC)</i>					
Implements Which Policy(ies)	OS-L.9				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				

Table 3-6 Health and Safety Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
HS-A.A	The County shall maintain agreements with other local, State, and Feral agencies to provide coordinated disaster response. In coordination with cities, special districts, and State and Federal agencies, the County shall review and update regularly the Fresno County Multi-Jurisdictional Hazard Mitigation Plan. (IGC)				
Implements Which Policy(ies)	<u>HS-A.1 and HS-A.2</u>				✓
Responsible Department(s)	County Office of Emergency Services <u>Sheriff's Office</u> <u>County Administrative Officer</u> <u>Public Works Department</u> <u>County Fire District</u> County Office of Emergency Services				
HS-A.B	The County shall continue to monitor and periodically evaluate County emergency planning, operations, and training capabilities. <i>(PSP)</i>				✓
Implements Which Policy(ies)	HS-A.1				
Responsible Department(s)	County Office of Emergency Services				
HS-A.C	<u>The County shall continue to review actions in the Fresno County Multi-Jurisdictional Hazard Mitigation Plan on an annual basis to be considered for annual FEMA Pre-Disaster Mitigation grant allocations or after a presidential disaster declaration in California for Hazard Mitigation Grant Program funding as well as for other local, state, and federal funding opportunities.</u>			✓	
Implements Which Policy(ies)	<u>HS-A.2</u>				
Responsible Department(s)	<u>County Office of Emergency Services</u> <u>Sheriff's Office</u>				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-6 Health and Safety Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
	<u>County Administrative Officer</u> <u>Public Works Department</u> <u>County Fire District</u>				
HS-A.DC	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, <u>or wildfire hazards</u> and implement corrective actions should problems be identified. (SO)				
Implements Which Policy(ies)	<u>HS-A.23, HS-A-5, and HS-A.36, and HS-A.8</u>				✓
Responsible Department(s)	Department of Public Works & Planning County Office of Emergency Services Public Works Department Planning & Resource Management Department				
HS-A.ED	The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (PI)				✓
Implements Which Policy(ies)	<u>HS-A.46</u>				
Responsible Department(s)	County Office of Emergency Services				
HS-A.F	<u>The County shall continue to support standardized informational and telecommunications systems among local, regional, State and Federal agencies to provide for better interoperability.</u>				
Implements Which Policy(ies)	<u>HS-A.5 and HS-A.6</u>				✓
Responsible Department(s)	<u>County Office of Emergency Services</u> <u>Sheriff's Office</u> <u>County Administrative Officer</u> <u>Public Works Department</u> <u>County Fire District</u>				
HS-A.G	<u>The County shall identify residential developments in hazard areas that do not have at least two emergency evacuation routes and work with affected residents to help prepare them to anticipate their evacuation alternatives.</u>				
Implements Which Policy(ies)	<u>HS-A.8</u>				✓
Responsible Department(s)	<u>Department of Public Works & Planning</u> <u>County Office of Emergency Services</u> <u>Sherriff's Office</u>				



FRESNO COUNTY GENERAL PLAN

Table 3-6 Health and Safety Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
HS-B.A The County shall review the design of all buildings and structures to ensure they are designed and constructed to State and local regulations and standards as part of the building permit plan check process.					✓
Implements Which Policy(ies)	<u>HS-B.2</u>				
Responsible Department(s)	<u>Planning & Resource Management Department</u>				
<u>HS-C.AE</u> The County shall prepare, maintain, and implement a Countywide Flood Emergency Plan that is consistent with the Fresno General Plan and city adopted general plans. The plan should be prepared in coordination with cities in Fresno County and address the requirements of Senate Bill 5. (PSR)			✓		
Implements Which Policy(ies)	<u>HS-C.1</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
<u>HS-C.B</u> The County shall with each revision of its Housing Element review and update as necessary the General Plan to include new flooding information not previously available, as required by with AB 162 (2007). (PSP)		✓			
Implements Which Policy(ies)	<u>HS-C.8, HS-C.11, and HS-C.12, and HS-C.14</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
<u>HS-C.CD</u> The County shall update and periodically review the Special Flood Hazard Areas provisions contained in the County Code to ensure adequate protection for structures located within identified flood zones. (PSR)					✓
Implements Which Policy(ies)	<u>HS-C.2, HS-C.3, HS-C.5, HS-C-11, and HS-C.16</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
<u>HS-C.D</u> The County shall develop, implement, and maintain a monitoring program to assess overall system capabilities, analyze the system condition and aid in the management of flood water conveyance facilities.					✓
Implements Which Policy(ies)	<u>HS-C.3, HS-C.8, and HS-C.9</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
<u>HS-C.E</u> The County shall participate in the investigation and support the construction of water storage and banking facilities by other entities for the upper San Joaquin River Basin.					✓

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-6 Health and Safety Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
Implements Which Policy(ies)	<u>HS-C.6 and HS-C.7</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				
<p>HS-C.FA 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. (PSP/RDR)</p>					✓
Implements Which Policy(ies)	<u>HS-C.715</u>				
Responsible Department(s)	Department of Public Works & Planning Public Works Department Planning & Resource Management Department				
<p>HS-C.B The County shall continue to implement and enforce its Floodplain Management Ordinance.</p>					
Implements Which Policy(ies)	<u>HS-C.8</u>	✓			✓
Responsible Department(s)	Public Works Department Planning & Resource Management Department				
<p>HS-C.CG The County shall continue to develop and review relevant dam failure evacuation plans and continue to provide public information on dam failure preparedness. (PSP)</p>					
Implements Which Policy(ies)	<u>HS-C.20 and HS-C.4321</u>				✓
Responsible Department(s)	Public Works Department County Office of Emergency Services Office of Emergency Services Department of Public Works & Planning				
<p>HS-D.B The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.</p>					
Implements Which Policy(ies)					
Responsible Department(s)	Planning & Resource Management Department Public Works Department				



FRESNO COUNTY GENERAL PLAN

Table 3-6 Health and Safety Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
HS-D.C The County shall develop a public awareness program to aid in the identification and mitigation of unreinforced masonry structures.					
Implements Which Policy(ies)	HS-D.6				
Responsible Department(s)	Planning & Resource Management Department				
HS-D.A The County shall regularly review readily available information published by the California Division of Mines and Geology and other agencies and use the information to update County maps and the General Plan Background Report. (PSP/PSR)					✓
Implements Which Policy(ies)	HS-D.1 and HS-D.2				
Responsible Department(s)	Department of Public Works & Planning Public Works Department Planning & Resource Management				
HS-E.A The County shall refer to the Fresno County Airport Land Use Commission for review projects within the Airport Review Area requiring amendments of general plans, 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. (RDR/IGC)					✓
Implements Which Policy(ies)	<u>HS-E.1 and HS-E.3</u>				
Responsible Department(s)	Planning & Resource Management Department <u>Department of Public Works & Planning</u> Fresno County Airport Land Use Commission				
HS-F.A The County shall <u>continue to</u> review discretionary uses which involve use of hazardous materials or generate hazardous wastes in regulated quantities. (RDR)					✓
Implements Which Policy(ies)	<u>HS-F.1 and HS-F.2</u>				
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning Department of Community Health Department of Public Health				
HS-F.B The County shall investigate funding alternatives for site acquisition, development, and operation for a permanent household waste facility. (FB)			✓		
Implements Which Policy(ies)	HS-F.8				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-6 Health and Safety Implementation Programs		2021 - 2025	2025 - 2030	Annual	Ongoing
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning				
HS-F.BC	The County shall review the <u>coordinate with the Regional Water Quality Control Board to review</u> plans to mitigate soil or groundwater contamination for redevelopment or infill projects. <i>(IGC/RDR)</i>				
Implements Which Policy(ies)	HS-F.4				✓
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning Department of Community Health Department of Public Health				
HS-G.A	The County shall support property owners in applying for and accessing financial assistance for eligible low-income individuals for constructing and retrofitting buildings to be more energy efficient and for the purchasing of low-carbon-emitting appliances. <i>(PSP/SO/PI)</i>		✓		
Implements Which Policy(ies)	HS-G.4				
Responsible Department(s)	Board of Supervisors County Administrative Officer				
HS-HG.A	The County shall amend and enforce the Fresno County Noise Ordinance as necessary consistent with the policies and standards within this element. <i>(RDR)</i>				
Implements Which Policy(ies)	HS- GG .1 through HS- GG .9		✓		
Responsible Department(s)	Planning & Resource Management Department Department of Community Health Department of Public Health Sheriff's Department				
HS-HG.B	The County shall develop an effective noise control program that includes: <ul style="list-style-type: none"> 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. <i>(RDR)</i> 		✓		
Implements Which Policy(ies)	HS- GG .5				



FRESNO COUNTY GENERAL PLAN

Table 3-6 Health and Safety Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
Responsible Department(s)	Planning & Resource Management Department Department of Public Works & Planning Department of Community Health Department of Public Health				

Table 3-7 Environmental Justice Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
EJ-A.A During review of discretionary projects, the County shall ensure that adequate measures such as landscaping, adequate buffers, and setbacks are in place to minimize project impacts on disadvantaged community residents. (RDR)					✓
Implements Which Policy(ies)	<u>EJ-A.2</u>				
Responsible Department(s)	<u>Department of Public Works and Planning</u>				
EJ-B.A As part of review of proposed development projects in disadvantaged communities, the County shall work with developers of commercial outlets to locate such facilities near residential areas and provide bicycle parking racks on-site. (RDR)					✓
Implements Which Policy(ies)	<u>EJ-B.1, EJ-B.2, and EJ-B.4</u>				
Responsible Department(s)	<u>Department of Public Works and Planning</u>				
EJ-B.B The County shall work with the school districts and the Fresno Council and Governments (FCOG) to apply for Active Transportation Safe Route to School grants where determined necessary. (IGC)					✓
Implements Which Policy(ies)	<u>EJ-B.3</u>				
Responsible Department(s)	<u>Department of Public Works and Planning</u>				
EJ-C.A The County shall collaborate with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities and shopping outlets that provide access to healthy foods, including fresh produce and proteins. (IGC)					✓
Implements Which Policy(ies)	<u>EJ-C.1</u>				
Responsible Department(s)	<u>Department of Public Works and Planning</u>				

ADMINISTRATION AND IMPLEMENTATION

3

Table 3-7 Environmental Justice Implementation Programs		2021-2025	2025-2030	Annual	Ongoing
EJ-D.A	The County shall utilize available notification techniques to convey information to community residents on projects that may affect their community and encourage their participation in the planning process and expressing their concerns to the decision makers. <i>(RDR, PI)</i>				✓
Implements Which Policy(ies)	<u>EJ-D.1</u>				
Responsible Department(s)	<u>Department of Public Works & Planning</u>				



FRESNO COUNTY GENERAL PLAN

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FRESNO COUNTY GENERAL PLAN

APPENDIX **BA**

GENERAL PLAN GLOSSARY

Appendix **BA** provides definitions for key terms used in the General Plan. This glossary is organized by the General Plan elements contained in Part 2.

ECONOMIC DEVELOPMENT ELEMENT

Industry

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

Industry Cluster

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

Labor Force

The universe for measuring the labor force begins with all persons aged 16 and over. In this report, the labor force includes civilians only

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

Value-Added

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

AGRICULTURE AND LAND USE ELEMENT

Agricultural Land

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

1. All land which qualifies for rating as Class I or II soils in the Natural



FRESNO COUNTY GENERAL PLAN

Resources Conservation Service land use capability classifications;

2. Land which qualifies for rating with a Storie index rating of 80 through 100; and
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one (1) animal unit per acre as defined by the USDA.

Potentially Productive Agricultural Land

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

Agricultural Commercial Centers

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

Agriculturally-Related Uses

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

Agricultural Uses

The growing of food and fiber and the raising of livestock and poultry.

Compatible (Zoning)

Zone districts that specifically implement the policies of the General Plan.

Conditionally Compatible (Zoning)

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

Incompatible (Zoning)

Zone districts that are inconsistent with the General Plan policies for a particular land use designation.

Community Plan

A subset of the General Plan covering a specific area of the county typically smaller than a regional plan.

Neighborhood Plan

A policy document adopted by a city or a county establishing a vision and implementation strategies to enhance the character and quality of a specific neighborhood.

Overlay Land Use Designation

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

Parcel (Lot)

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

Planned Urban Boundary

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

Primary Land Use Designation

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

Regional Plan

A subset of the General Plan covering a fairly large area of the county. There are four adopted regional plans, including Sierra North Regional Plan, Sierra South Regional Plan, Kings River

Regional Plan, and Coalinga Regional Plan Area.

Resource Lands

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

Rural (Non-Agricultural) Development

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

Second Unit

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

Sphere of Influence (SOI)

The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission.

Specific Plan

A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the General Plan for a defined area of the unincorporated county or a city.

Storie Index

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

Urban Development/Urban Area

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

Value-Added Agricultural Uses (Processing Facilities)

Uses or facilities that increase the value of agricultural produce over the cost of raw produce, such as canning, drying, freezing, or packaging agricultural produce for the ultimate sale to consumers.



FRESNO COUNTY GENERAL PLAN

TRANSPORTATION AND CIRCULATION ELEMENT

Class I Bikeway (Bicycle Path)

A paved route separated from a street or roadway and expressly reserved for non-motorized traffic, with cross traffic minimized.

Class II Bikeway (Bicycle Lane)

A paved striped lane for one-way bicycle travel on a street or roadway.

Class III Bikeway (Bicycle Route)

A shared-use street or roadway, identified by bicycle route signs.

Complete Street

A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility. Complete street concepts apply to rural, suburban, and urban areas.

Level of Service

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

Mode

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

Right-of-way

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

Transit

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

Transit Corridor

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

Transportation Systems Management (TSM)

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

Vehicle Miles Traveled (VMT)

A measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period.

PUBLIC FACILITIES AND SERVICES ELEMENT**Capital Improvement Program (CIP)**

A plan that matches the costs of future projects such as water, sewers, roads, and storm drainage to anticipated revenues. It is a governmental timetable for constructing the permanent

improvements and includes timing of the projects, their costs, and the methods for financing.

Composting

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

Municipal Solid Waste

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

Individual On-site Sewage Disposal Systems

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

Inert Waste Disposal Site

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

Public and Quasi-Public Facilities

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

Regional Landfill

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



FRESNO COUNTY GENERAL PLAN

Resource Recovery Facility

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

Solid Waste

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

Solid Waste Facility

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

Transfer/Processing Stations

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

OPEN SPACE AND CONSERVATION ELEMENT

Archeological

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

California Environmental Quality Act (CEQA)

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

Commercial Recreation Facilities

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

Conservation

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

Consumptive Use

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

Geological

Pertaining to rock or solid matter.

Habitat

The natural environment of a plant or animal.

Open Space Land

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

Rare or Endangered Species

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

Riparian Habitat

The land and plants bordering a watercourse or lake.

River or Stream

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

Scenic Vista

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

Vernal Pool

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

Watercourse

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

Watershed

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

Wetland

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

HEALTH AND SAFETY ELEMENT**Alquist-Priolo Earthquake Fault Zone**

A regulatory zone, delineated by the State Geologist, within which site-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.

Critical Facility

Facilities which either provide emergency services or house or serve many people who would be injured or killed in case of disaster damage to the facility. Examples include hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities such as water, electricity, gas supply, sewage disposal, and communications and transportation facilities.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dB(A)

The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10dB(A) doubles the perceived loudness though the noise is actually ten times more intense.



FRESNO COUNTY GENERAL PLAN

Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Flood, 100-Year

The magnitude of a flood that has 1/100, or one percent chance of occurring in any given year.

Flood, 200-Year

The magnitude of a flood that has 1/200 chance of occurring in any given year.

Flood Hazard Area

Those areas subject to inundation by a 100- or 200-year flood, or subject to damage from shallow groundwater.

Geologic Hazards

Include the following:

- Seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction, and in local and regional seismic safety plans;
- Landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans; and
- Other geologic hazards such as expansive soils and subsidence areas.
Hazardous Material: Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes. Examples include pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Ldn

Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Levee

A bank constructed to control or confine flood waters.

Liquefaction

The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Noise

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation

Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Seismic

Caused by or subject to earthquakes or earth vibrations.

Subsidence

The gradual local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).

Wildland Fire

A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush, or grasslands. This includes areas where there is mingling of developed and undeveloped lands.

ENVIRONMENTAL JUSTICE ELEMENT

Disadvantaged Community

-An area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Disproportionate Effects

-Significantly higher and more adverse health and environmental effects on minority populations, low-income populations or indigenous peoples. (Source: EPA EJ 2020 Glossary)

Environmental Justice (EJ)

-The fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies. (Source: EPA EJ 2020 Glossary)

Low-Income

-A reference to populations characterized by limited economic resources. The US Office of Management and Budget has designated the Census Bureau's annual poverty measure as the official metric for program planning and analysis, although other definitions exist. (Source: EPA EJ 2020 Glossary)

Low-Income Area

-An area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of

state income limits adopted pursuant to Section 50093.

Meaningful Involvement

-Potentially affected community residents have an appropriate opportunity to participate in decisions about a proposed activity that will affect their environment and/or health. (Source: EPA EJ 2020 Glossary)

Overburdened Community

-Minority, low-income, tribal, or indigenous populations or geographic locations in the United States that potentially experience disproportionate environmental harms and risks. (Source: EPA EJ 2020 Glossary)



FRESNO COUNTY GENERAL PLAN

APPENDIX CB

GENERAL PLAN AMENDMENTS

Appendix CB provides an ongoing list of General Plan Amendments that have occurred since the General Plan was adopted in 2000. Table CB-1 provides a summary of the amendments by Board of Supervisors Resolution. Figure CB-1 shows where amendments to the General Plan Land Use Diagram have occurred. Amendments to community plans and specific plans are not included in this table.

**Table CB-1
General Plan Amendments Summary
Fresno County**

GPA Number	BOS Resolution Number	Date	General Plan Element	Amendment Summary
<u>477</u>	<u>00-646</u>	<u>12/19/2000</u>	<u>Agriculture & Land Use</u>	<u>Re-designate 36.52 acres from Agriculture to Rural Residential on the east side of Auberry Road, 1.5 miles north of Copper Avenue.</u> <u>Applicant: Judith Lau</u>
<u>472</u>	<u>00-646</u>	<u>12/19/2000</u>	<u>Agriculture & Land Use</u>	<u>Amend and add text establishing New Planned Urban Village designation and related policies, and re-designate 762 acres from Agriculture to Planned Urban Village on the north side of E. Copper Avenue between N. Friant Road and N. Willow Avenues.</u> <u>Applicant: Copper River Ranch, L.L.C.</u>
<u>487</u>	<u>02-125</u>	<u>3/19/2002</u>	<u>Agriculture & Land Use</u>	<u>Re-designate 2.92 acres from Agriculture to Limited Industrial on the west side of S. Fowler Ave, between E. Central and E. Malaga Avenues approximately one and one-half miles north of the City of Fowler.</u> <u>Applicant: Barrels Unlimited</u>



FRESNO COUNTY GENERAL PLAN

**Table CB-1
General Plan Amendments Summary
Fresno County**

GPA Number	BOS Resolution Number	Date	General Plan Element	Amendment Summary
<u>495</u>	<u>00-334</u>	<u>6/18/2002</u>	<u>Housing</u>	<u>Adopt updated Housing Element as Section 7 of the Policy Document and add Appendices C-K to the Policy Document.</u>
<u>491</u>	<u>03-087</u>	<u>2/25/2003</u>	<u>Agriculture & Land Use</u>	<u>Re-designate 220 acres from Agriculture to Public Facilities to allow a juvenile justice campus on the southwest quadrant of the State Highway 99/American Avenue Interchange.</u> <i>Applicant: Fresno County</i>
<u>499</u>	<u>03-120</u>	<u>3/25/2003</u>	<u>Housing</u>	<u>Amend the Housing Element addressing comments from the California Department of Housing and Community Development.</u> <i>Applicant: Fresno County</i>
<u>493</u>	<u>04-318</u>	<u>3/16/2004</u>	<u>Agriculture & Land Use</u>	<u>Re-designate 19.54 acres from Agriculture to Limited Industrial on the south side of E. Central Avenue Frontage Road between S. East and S. Orange Avenues, adjacent to the City of Fresno.</u> <i>Applicant: Copart Inc./Patrick Thomas</i>
<u>505</u>	<u>03-548</u>	<u>11/25/2003</u>	<u>Transportation & Circulation</u>	<u>Addresses access onto rural expressways at Interstate 5 Freeway commercial interchanges. Allows reasonable accommodation for commercial uses at designated commercial interchanges, while preserving the regional mobility function of expressways.</u> <i>Applicant: Fresno County</i>
<u>507</u>	<u>05-147</u>	<u>1/05/2005</u>	<u>Transportation & Circulation</u>	<u>Amend the Golden State Industrial corridor to re-designate 39.98 acres of land located at the southeast corner of E. Manning and S. De Wolf Avenues from Agriculture to Golden State Industrial Corridor (Amend Figure LU-4)</u> <i>Applicant: Roger Van Gronigen</i>
<u>509</u>	<u>08-070</u>	<u>2/5/2008</u>	<u>Transportation & Circulation</u>	<u>Amend Figure TR-1a to redesignate part of Academy Avenue from a "Local" road to an "Arterial" road.</u> <i>Applicant: Fresno County</i>

Table CB-1
General Plan Amendments Summary
Fresno County

GPA Number	BOS Resolution Number	Date	General Plan Element	Amendment Summary
<u>527</u>	<u>11-287</u>	<u>8/9/2011</u>	<u>Agriculture & Land Use</u>	<u>Re-designate 153.78 acres from Agriculture to General Industrial to allow limited heavy industrial uses on the west side of S. Peach Avenue between E. Kamm and E. Conejo Avenues, approximately five miles southwest of the City of Selma.</u>
<u>537</u>	<u>14-368</u>	<u>9/30/2014</u>	<u>Agriculture & Land Use</u>	<u>Re-designate a 5.5-acre portion of a 13.06 acre-site from Agricultural to Community Commercial.</u>
<u>540</u>	<u>15-508</u>	<u>10/13/2015</u>	<u>Agriculture & Land Use</u>	<u>Re-designate a 10.80-acre parcel of land from Ag to RR.</u>
<u>542</u>	<u>15-588</u>	<u>12/8/2015</u>	<u>Housing</u>	<u>Amending General Plan Housing Element Updating it for the Fourth-Cycle Planning Period (2008-2015).</u>
<u>543</u>	<u>16-145</u>	<u>3/15/2016</u>	<u>Housing</u>	<u>Amending General Plan Housing Element Updating it for the Fifth-Cycle Planning Period (2015-2023).</u>
<u>544</u>	<u>16-060</u>	<u>2/9/2016</u>	<u>Agriculture & Land Use</u>	<u>Amend the text of General Plan Policy LU-E.14 to add “Cemetery” as an allowable use on a 14.06-acre parcel designated Special Commercial and zoned C-6(c).</u>
<u>548</u>	<u>17-257</u>	<u>4/25/2017</u>	<u>Agriculture & Land Use</u>	<u>Amend the General Plan by re-designating a .45-acre piece of land from Agricultural to Limited Industrial and an Amendment Application to rezone the same property from the AE-20 Zone District to the M-1 Zone District, to allow conversion of an ag-exempt metal building to a storage building for non-ag-related products.</u>
<u>551</u>	<u>18-186</u>	<u>5/8/2018</u>	<u>Agriculture & Land Use</u>	<u>Amend the Fresno High-Roeding Community Plan by redesignating a 3.57-acre parcel from Rural Residential to Limited Industrial and rezone from R-R to</u>



FRESNO COUNTY GENERAL PLAN

**Table CB-1
General Plan Amendments Summary
Fresno County**

GPA Number	BOS Resolution Number	Date	General Plan Element	Amendment Summary
				<u>M-1(conditionally limited to Contractor Storage Yard) Zone District.</u>
<u>554</u>	<u>19-318</u>	<u>8/6/2019</u>	<u>Agriculture & Land Use</u>	<u>Redesignate a five-acre area of a 40-acre parcel from “Park” to “Medium Density Residential” in the Millerton Specific Plan and rezone from O to R-1(c) Zone District, and redesignate a 13-acre area of the same 40-acre parcel from Medium Density Residential to Open Space and rezone from R-1(c) to O Zone District.</u>
<u>556</u>	<u>19-458</u>	<u>12/10/2019</u>	<u>Agriculture & Land Use</u>	<u>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.</u>
<u>559</u>	<u>20-328</u>	<u>10/20/2020</u>	<u>Agriculture & Land Use</u>	<u>Amend the Agriculture and Land Use Element of the General Plan to identify disadvantaged unincorporated communities and add an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or possible infrastructure deficiencies for the identified communities.</u>
<u>563</u>	<u>20-356</u>	<u>11/24/2020</u>	<u>Agriculture & Land Use</u>	<u>Amend the Agriculture and Land Use Element of the General Plan to increase the residential density for certain land use designations to increase the residential density to 20 units per acre.</u>

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