



## Exhibit A

# Inter Office Memo

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**ATTENTION: FOR FINAL ACTION OR  
MODIFICATION TO OR ADDITION OF  
CONDITIONS, SEE FINAL BOARD OF  
SUPERVISORS' ACTION SUMMARY  
MINUTES.**

DATE: July 21, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12586 - 2015 GENERAL PLAN ANNUAL  
PROGRESS REPORT ON THE FRESNO COUNTY 2000 GENERAL  
PLAN COVERING CALENDAR YEAR 2015

STAFF CONTACT: Mohammad Khorsand, Senior Planner

REQUEST: Recommend that the Board of Supervisors adopt  
the Resolution accepting the Annual Progress  
Report (APR) for the Fresno County General  
Plan for the 2015 calendar year and authorize  
the submittal of the APR to the Governor's Office  
of Planning and Research (OPR) and the  
California Department of Housing and  
Community Development (HCD).

### PLANNING COMMISSION ACTION:

At its hearing of July 21, 2016, the Commission considered the Staff Report and testimony (summarized in Attachment 1). A motion was made by Commissioner Borba and seconded by Commissioner Woolf to recommend that the Board of Supervisors adopt a Resolution accepting the APR and authorize submittal of the APR to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Borba, Woolf, Egan, Eubanks, Pagel, and Mendes
	No:	None
	Absent:	Commissioners Abrahamian, Chatha, and Lawson
	Abstain:	None

Steven E. White, Director  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
William M. Kettler, Manager  
Development Services Division

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Attachments

Attachment 1

Fresno County General Plan Annual Progress Report (APR) on the  
Fresno County 2000 General Plan (2015 Calendar Year)

Staff: Staff presented a summary of the Annual Progress Report noting the purpose of the report, major planning activities that occurred in 2015 and the various development applications that were received and processed during the calendar 2015.

Others: One individual complemented staff on preparing a complete matrix on the status of the General Plan Implementation Programs. The individual suggested that the Planning Commission make recommendation to the Board regarding revisions to the Implementation Programs, and distributed a copy of his suggested changes to the Commission.

Staff mentioned that the purpose of the Annual Progress Report is to report on the status of the Implementation Programs and the planning activities that had occurred in the previous year. Per General Plan policy, every five years the Department of Public Works and Planning conducts a comprehensive review of the General Plan and recommends revisions to Policies and Implementation Programs as deemed necessary. This process is currently underway and the public will have opportunities to review the proposed changes.

Correspondence: No correspondence was submitted on the item.

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 7 July 21, 2016

**SUBJECT:** 2015 General Plan Annual Progress Report

**STAFF CONTACT:** Mohammad Khorsand, Senior Planner  
(559) 600-4022

### **RECOMMENDATION:**

Review the Annual Progress Report (APR) of the Fresno County General Plan for the 2015 calendar year and recommend that the Board of Supervisors adopt a Resolution accepting the APR and authorize submittal of the APR to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

### **ENVIRONMENTAL DETERMINATION:**

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

### **BACKGROUND/DISCUSSION:**

California law requires the County to adopt a comprehensive, long-term General Plan to guide the physical development of the unincorporated areas and to accommodate growth while protecting the County's natural resources. As the basis for local government decision-making, the General Plan includes goals and policies by which projects are analyzed against and necessary actions to be taken to achieve the overall vision for the County.

The General Plan must include seven mandated elements, as required by State law (land use, circulation, housing, noise, safety, conservation, and open space). Additional elements of special and unique concern to a local government, including economic development, air quality, historic resources, parks and trails, and public facilities and finance, may be included as optional elements.

Implementation of the General Plan is the responsibility of various departments in the County as well as certain agencies that are not part of the County's structure but are under contract to provide services to the County.



State law, Government Code Section 65400, requires that the County submit an APR on the status and implementation of the General Plan, including progress made toward the County's share of the Regional Housing Needs Allocation (RHNA) to the Board of Supervisors. The APR will then be forwarded to OPR and HCD. The APR which is attached to this staff report (Attachment 1) contains a report on the status of the General Plan, including the Housing Element. The preparation of the APR meets County General Plan Policy LU-H.12, which requires annual review of the General Plan.

The purpose of the APR is to inform the Board of Supervisors and the residents of Fresno County about the status of implementing the County General Plan, as well as other planning activities that have occurred during the reporting period. State law requires generalized annual reporting on General Plan implementation, with specific reporting requirements and forms related specifically to the Housing Element. There is no standardized form or format for the General Plan APR. The APR is also not required to incorporate all of the General Plan Elements and is not intended to be an elaborate or time-consuming endeavor.

The 2015 APR meets the statutory requirements by law, Government Code Section 65400, and reports on key aspects of the County's General Plan implementation during the calendar year 2015. The Annual Housing Element progress report is prepared according to the standard format prescribed by the State Department of Housing and Community Development and is included in the APR as an appendix.

As was mentioned above, prior to submittal of the APR to the State, it must be presented to the Board of Supervisors for review and acceptance. Staff is presenting this APR to the Planning Commission as an information item prior to presenting it to the Board.

This 2015 APR addresses the following topics:

- A description of major planning activities;
- Information on various types of development applications that were received and processed;
- Description of the General Plan Amendments that were received and processed;
- Description of Zoning Code Text Amendments and Zone Changes that were received and processed;
- Status of Implementation Programs of each General Plan element; and
- Report of the progress of implementing the Housing Element as prescribed by HCD, including an evaluation of the implementation programs (included in the APR as an appendix).

### **Summary:**

The 2015 APR is prepared pursuant to Government Code Section 65400 and the adopted County General Plan that requires a report to be prepared each year regarding the implementation of the General Plan. This APR is prepared based on the guidance provided by OPR and reports on key aspects of the County's General Plan implementation during the

calendar year 2015. The Annual Housing Element progress report is prepared according to the standard format prescribed by HCD, which is included in the APR as an appendix.

**PLANNING COMMISSION MOTIONS:**

- Recommend that the Board of Supervisors adopt a Resolution accepting the 2015 APR and authorize transmittal of the APR to the Governor's Office of Planning and Research and the State Department of Housing and Community Development; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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# 2015 General Plan Annual Progress Report



**July 2016**



## **PURPOSE OF THE ANNUAL REPORT**

Government Code Section 65400 requires that the County submit a report on the status of carrying out the implementation of its General Plan, including progress made toward the County's share of the Regional Housing Needs Allocation (RHNA), to the Board of Supervisors. The General Plan Annual Progress Report (APR) will then be forwarded to the State Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

State law requires generalized annual reporting on General Plan Implementation, with specific reporting requirements and forms related specifically to the Housing Element. There is no standardized form or format for the General Plan APR.

The Annual Housing Element Progress Report is prepared according to the standard format prescribed by the State Department of Housing and Community Development and is included in the APR as Appendix B.

The purpose of this APR is to inform the Board of Supervisors and the residents of Fresno County on the status of implementing the County General Plan, as well as major planning activities undertaken within the unincorporated portions of Fresno County from January 1, 2015 to December 31, 2015.

## TABLE OF CONTENTS

Executive Summary .....	1
State General Plan Guidelines for Annual Progress Report .....	2
General Plan Overview .....	3
General Plan Elements and Report on Activities in 2015 Related to Each Element .....	6
Economic Development Element .....	6
Agriculture and Land Use Element .....	7
Transportation and Circulation Element .....	8
Public Facilities and Services Element .....	10
Open Space and Conservation Element .....	12
Health and Safety Element .....	13
Housing Element .....	14
Status of General Plan Implementation Programs .....	15
General Plan Review and Zoning Ordinance Update Process .....	18
Planning and Development Activities .....	19
Discretionary Development Activities .....	19
General Plan Amendments .....	22
Zoning Ordinance Amendments .....	23
Other Planning Activities .....	25
Appendix A: Evaluation of General Plan Implementation Programs	
Appendix B: 2015 Annual Housing Element Progress Report	

## **EXECUTIVE SUMMARY**

The Department of Public Works and Planning (PW&P) has prepared this 2015 General Plan Annual Progress Report (APR) in accordance with guidance provided by the State Office of Planning and Research (OPR). This APR covers the 2015 calendar year. The information included in this APR has been provided by various County Departments.

This APR covers the status of implementation of the County General Plan for the 2015 calendar year, and provides information on major planning activities and projects that have been processed, or initiated, for the unincorporated areas of the County.

### Primary Planning Activities

Key planning efforts that were initiated and/or continued in 2015 include:

- General Plan Five-Year Review
- Zoning Ordinance Update
- Update of Housing Element for 4<sup>th</sup> and 5<sup>th</sup> Cycles
- Friant Corridor Land Use Feasibility Study
- Regional cooperation between Fresno County, Madera County and Cities within the County on issues that are important to local governments
- Williamson Act Audit of Substandard-Size Parcels
- Sustainable Groundwater Management Act Implementation
- Fresno County Road Improvement Program
- Fresno County Water Conservation Ordinance
- Operations of County Landfills and Recycling Programs

A detailed description of the above activities is provided throughout various sections of this APR.



## STATE GENERAL PLAN GUIDELINES FOR ANNUAL PROGRESS REPORT

The OPR Guidance provides suggested content for the APR. The content provided below is based on suggestions from the Guidance.

1. *Date of presentation to the Board of Supervisors* — It is anticipated that the APR will be presented to the Planning Commission on July 21, 2016 and the Board of Supervisors on September 13, 2016. The APR is due to the State Office of Planning and Research and the Department of Housing and Community Development on or before April 1 of each year with a 60-day grace period. This APR will be forwarded to OPR and HCD following its acceptance by the Board.
2. *Measures associated with the implementation of the General Plan with specific reference to individual Elements* — The Board of Supervisors approved an Implementation Plan for the General Plan at the time the General Plan was updated in October 2000. The County General Plan is located on the County website at <http://www.co.fresno.ca.us/DepartmentPage.aspx?id=19705>.
3. *Housing Element reporting requirements* — this is provided in Appendix B.
4. *The degree to which the General Plan complies with OPR's General Plan Guidelines* — The General Plan was comprehensively updated in 2000 using the State General Plan Guidelines (Government Code Section 65040.2), and includes the seven mandatory Elements, four Regional Plans, and ten Unincorporated Community Plans. The Elements of the General Plan include Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services Element, Housing, Conservation, Open Space, Noise, and Safety. The Conservation and Open Space Elements are combined as one Element for a total of seven.

In addition to the mandatory requirements, the County General Plan also includes an optional Economic Development Element/Strategy which outlines the County's goals, policies and strategic initiatives for diversifying Fresno County's economy and reducing the County's unemployment rate.

5. *The date of the last update to the General Plan* — The General Plan was comprehensively updated in October 2000. The 2000 comprehensive update included:

The General Plan Background Report describes existing conditions and trends for all issues being addressed in the General Plan Update. The Background Report provides the factual support for General Plan Policies and serves as the "environmental setting" portion of the Environmental Impact Report (EIR).

General Plan Policy Document - The Policy Document contains the Countywide goals, policies, standards, implementation programs, and land use and circulation



diagrams that collectively constitute the County's primary policy for land use, development and resource management.

**Economic Development Strategy** - The Strategy outlines the County's goals, policies and strategic initiatives for diversifying Fresno County's economy and reducing the County's unemployment rate. The Strategy serves as an overall framework for the General Plan Update and is the basis for the Economic Development Element in the General Plan.

**Environmental Impact Report** - The EIR was prepared to assess the potential environmental impacts on the General Plan Update.

**Fiscal and Financial Analysis** - The Financial Analysis examined the fiscal impacts (costs and revenues), County facility costs and the cost benefits associated with the new development under the General Plan and preparation of the General Plan Background Report.

6. *Priorities for land use decision-making established by the legislative body (e.g., passage of moratoria or emergency ordinances)* – No moratoria or emergency ordinances were adopted during the 2015 calendar year.
7. *List of planning activities initiated, General Plan Amendments, and major development applications processed.* – This is provided throughout this report.

## **GENERAL PLAN OVERVIEW**

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.

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

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

The General Plan Policy Document contains the Countywide goals, policies, standards, implementation programs, and land use and circulation diagrams that collectively constitute the County's primary policy for land use, development and resource



management. The document includes the mandatory Elements: Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services Element, Housing, Conservation, Open Space, Noise, and Safety. The Conservation and Open Space Elements are combined as one Element for a total of seven. In addition to the mandatory elements, the Policy Document includes an optional Economic Development Element/Strategy which outlines the County's goals, policies and strategic initiatives for diversifying Fresno County's economy and reducing the County's unemployment rate.

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

### *Vision Statement*

The General Plan sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County. The County sees its primary role to be the protector of prime agricultural lands, open space, recreational opportunities, and environmental quality, and the coordinator of Countywide efforts to promote economic development. The General Plan is built on the following 12 major themes:

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

### *Key Goals*

The County's General Plan goals 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. The policies assist in carrying out the Plan Goals which require numerous individual actions and on-going programs involving virtually every County department and many other public agencies and private organizations to ensure that the policies and programs of the General Plan are systematically implemented.

The Countywide General Plan Policy Document contains explicit statements of goals, policies, standards, and implementation programs that constitute the formal policy of Fresno County for land use, development, open-space protection, and environmental

quality. The following are some of the more notable Goals listed in the Economic Development and Agricultural Land Use Elements of the General Plan:

- Goal ED-A To increase job creation through regional leadership, agricultural productivity, and development of high-value-added processing firms.
- Goal ED-B To diversify the economic base of Fresno County through the expansion of non-agricultural industry clusters and through the development and expansion of recreation and visitor-serving attractions and accommodations.
- 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 21<sup>st</sup> century global economy.
- 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.
- 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 habitats; and maintain the flood-carrying capacity of the channel at a level equal to the one (1) percent flood event (100-year flood).
- Goal LU-D To promote continued agricultural uses along Interstate 5, protect scenic views along the freeway, promote the safe and efficient use of the freeway as a traffic carrier, discourage the establishment of incompatible and hazardous uses along the freeway, and provide for attractive, coordinated development of commercial and service uses that cater specifically to highway travelers, and of agriculture-related uses at key interchanges along Interstate 5.
- Goal LU-F To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

### Implementation Programs

Each Element includes goal statements relating to different aspects of the issues addressed in the Element. Under each Goal Statement, the Plan sets out policies that amplify the Goal Statement. Implementation programs that are listed at the end of each section of the 2000 General Plan describe briefly the proposed action, the County



agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

## **GENERAL PLAN ELEMENTS AND REPORT ON ACTIVITIES IN 2015 RELATED TO EACH ELEMENT**

### Economic Development Element

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

The 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 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.

In order to improve economic stability, accelerate the pace of job growth, and maintain the quality of life for residents in the County, it is important to diversify the job base in the County.

Opportunities for diversification exist both in old and in new industrial sectors. Newer business opportunities in areas such as information technology have also gained a foothold in the County and should be nurtured and expanded into cornerstones of the future regional economy.

Training and education must be expanded to build a base of skills that would be attractive to firms locating in the area or seeking to expand. A quality work force is a top-ranking requirement for selecting a site according to site location professionals. Employers will be increasingly interested in employees that can be trained to a higher skill level. Therefore, the efforts to meet this need must address employment opportunities across all ages and skill levels.

Since 2011, the County has contracted with the Economic Development Corporation (EDC) for implementation of the policies of the Economic Development Element of the General Plan. The contract is reviewed annually. Most recently (2015) the County tasked EDC to continue marketing employment-ready CalWORKs participants to local businesses, manage and improve the Ready2Hire jobs matching website, identify and coordinate training courses for CalWORKs participants for anticipated industry employment needs, and attract businesses to expand or relocate to Fresno County.

In 2015, the Economic Development Corporation (EDC) worked with business that required relocation due to the High Speed Rail (HSR) project. The Department of Public Works and Planning has utilized its Rapid Response Process to process land use entitlement applications for businesses affected by the High Speed Rail (HSR) project expeditiously. In 2015, the County and EDC worked with the High Speed Rail Authority (Authority) for reimbursement of the cost of land use entitlements to relocate



businesses affected by the HSR project in Fresno County. The Public Works and Planning Department has processed some land use entitlement projects involving relocation of businesses affected by HSR for which the cost of processing land use entitlements have been reimbursed by the Authority.

### Agriculture and Land Use Element

The core concept for the County's Agriculture and Land Use Element is the "Urban-Centered Growth" to direct urban-type developments to cities and unincorporated communities where existing infrastructure and services can support that growth, thus preserving the County's valuable agricultural resources. Central to this land use concept for unincorporated Fresno County is a development pattern that balances the land requirements of residential growth with those of commerce, agriculture, recreation, and wildlife resources.

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

During 2015, the County continued to implement General Plan policies relating to preservation of agricultural resources by directing growth to cities, in the form of annexation referrals, and unincorporated communities by processing land use entitlements. The primary activities associated with implementation of the Land Use Policies are noted below:

#### *Friant Corridor Land Use Feasibility Study*

The purpose of the Friant Corridor Feasibility Study was to identify and assess opportunities and constraints (both physical and economic) for possible land use changes and development activities within the corridor area relating to recreation, resource and cultural awareness, conservation, tourism, and supportive commercial uses. The Corridor Study area is comprised of lands outside of any city Sphere of Influence and covers land on the east and the west sides of Friant Road between the City of Fresno and the unincorporated community of Friant. On May 21, 2013, the Board of Supervisors directed staff to begin the process of initiating discussions with all relevant parties to determine financial and/or study participation.

The first of two public workshops regarding initiating the Feasibility Study for the Friant Corridor was held on August 1, 2014. A second public workshop was held on August 3, 2015. A public review draft of the Study was released in June of 2015, and based on comments received, a revised public review draft was released in October of 2015. Staff also made two presentations to the San Joaquin River Conservancy Board regarding the Study: one in September of 2014 and a second in October of 2015. The Study was presented to the Fresno County Planning Commission on November 19,



2015 and the vote was 6 to 1 to recommend that the Board of Supervisors reject the Study. On May 10, 2016 the Board of Supervisors considered the study and chose to set the study aside.

#### *Regional Cooperation between Fresno County and Surrounding Jurisdictions*

Efforts that began in 2014 resulted in a January 27, 2015 joint meeting between the Madera County Board of Supervisors and the Fresno County Board of Supervisors in Madera County. Topics discussed at the joint meeting included development and land use vision in the Rio Mesa area and Friant Corridor, Fresno County/Madera County Highway 41 Origin-Destination Study, and the Sustainable Groundwater Management Act of 2014 (SGMA).

On June 22, 2015 a joint meeting between the Board of Supervisors and representatives of all 15 incorporated cities within the County was held at the Fresno Council of Governments (Fresno COG). Topics discussed included SGMA, Marijuana Ordinances, land use and preservation and special districts.

On November 17, 2015 a joint meeting between the Board of Supervisors and the representatives from the Cities of Clovis, Fowler, Fresno and Sanger was held at the Fresno COG. Topics discussed included industrial parks, spheres of influence and SGMA.

#### Transportation and Circulation Element

The Transportation and Circulation Element describes the County's transportation network and establishes goals and policies that address the safe and efficient operation, maintenance, and management of the transportation network. The Transportation and Circulation Element reflects the urban and rural nature of Fresno County. The Element establishes standards that guide the development of the transportation system and management of access to the highway system by new development throughout the unincorporated areas of the County.

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

During 2015, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Major activities associated with the Transportation and Circulation Element are included below:



### *Fresno County Regional Bicycle and Recreational Trails Master Plan*

In 2009 the Fresno County Regional Bicycle and Recreational Trails Master Plan (Plan) was created through the coordinated efforts of the Fresno County Department of Public Works and Planning, the Fresno Council of Governments (Fresno COG), the Fresno Cycling Club, the City of Fresno Bicycle Pedestrian Advisory Committee (BPAC), various government and non-profit agencies, and citizens interested in improving the bicycling environment in Fresno County. Without the sustained efforts of these organizations and citizens, the continuing improvements to the cycling environment throughout the County would not be realized. The Plan is one component of the continued effort towards making bicycling an integral part of Fresno County daily life. The Plan was adopted by the Board of Supervisors on March 15, 2011 and most recently amended September 24, 2013.

During 2015, the construction of one bicycle lane project was completed. The project was a cooperative endeavor between the City of Fresno and the County, and resulted in the construction of bicycle lanes on Cedar Avenue from McKinley Avenue to Clinton Avenue. The County's portion of the project was funded from the County's Measure "C" Extension Local Transportation Funds for Bicycle Facilities. Cedar Avenue is designated as a Class II bicycle facility in the City Bike Master Plan and in the Fresno County Regional Bicycle and Recreation Trails Master Plan.

The design of the Francher Creek Bridle Trail Project commenced. The project, once completed, will provide an improved 1.3-mile-long equestrian/pedestrian trail within the Sunnyside neighborhood, located within a County island within the City of Fresno. The County worked extensively with various stakeholders including Tree Fresno and the Sunnyside Property Owners Association to establish parameters for the design of the trail, and the High Sierra Volunteer Trail Crew cleared the existing easement to enable the site to be surveyed. The Project is funded with Measure "C" funds for the construction of urban trails.

### *Fresno County Road Improvement Program*

On April 7, 2015 the Board of Supervisors approved the Fresno County Road Improvement Program (RIP) and Declaration of Projects. The RIP is a multi-year maintenance and construction programming plan and reflects the County's efforts to protect and improve the public investment in the County road system and to provide for the safe and efficient movement of people and commodities. The RIP identifies maintenance funding levels and specific projects expected to be delivered within a defined time frame. The funding in the RIP reflects current and projected budgets and the RIP also identifies, but does not fund, a number of recommended projects that are necessary for an improved County road and bridge system. These prospective projects are described in a series of appendices to the RIP. The types of projects in the RIP include bridge replacement/repair, road reconstruction, traffic signals, shoulder widening, and pavement repair.



The RIP is intended to be a guide to the Board of Supervisors' road priorities and the Department's road program development, as well as for the Administrative Office, businesses, economic development community, utility companies, and the public at large. It should be viewed as a living document that will be adjusted over time to match revenues, and to allow the Board to respond to unforeseen needs or revenues.

### *Roads/Bridges*

In 2015, construction was completed on several federally-funded projects including bridge preventative maintenance of 17 bridges, two shoulder-widening projects on Lassen Avenue and Belmont Avenue, a traffic signal on Belmont and Helm Avenues, a safety striping project on mountain roads, as well as two locally-funded pavement resurfacing projects.

### 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 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. Major activities in 2015 related to this Element are noted below:

### *Continuing Suspension of Public Facilities Impact Fees*

On October 8, 2013, the Board of Supervisors considered potential options to the County's Public Facilities Impact Fee Ordinance and Schedule of Fees and associated Capital Improvement Plan (CIP) and any other actions related to the previously-collected unspent fees, and budgetary impacts resulting from those actions.

The potential options included: 1) Continue the temporary suspension of collecting Public Facilities Impact (PFI) Fees through November 9, 2015, as approved by the Board on June 19, 2012; 2) Engage a consultant to prepare an updated PFI Fee Report and direct staff to prepare an associated CIP; 3) Engage with the consultant to study and prepare a report to reduce the number of categories and areas they serve; and 4) Adopt an ordinance repealing the PFI and adopt a resolution to terminate the associated CIP, and refund resulting funds to the current property owners of record.



On May 19, 2015, the Board of Supervisors conducted a second public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017 and directed Staff to return to the Board with a workshop on the County's Facility Impact Fees and provide options for the Board to consider.

### *Mello Roos*

On December 9, 2014 the Board of Supervisors considered information presented by staff regarding the process, cost, and timelines associated with Board direction to discontinue the use of the Mello-Roos Community Facilities Act of 1982 to finance police protection services for new development in unincorporated areas of the County. This followed an October 28, 2014 action in which the Board directed staff to return with the process, timeline, and costs necessary to implement amending the County's General Plan to address Policies PF-G.2 and PF-G.4, dissolve existing community facility districts (CFDs), remove conditions of approval/mitigation measures on existing approved subdivision maps, and rescind Board Resolution No. 11-018 relating to Statement of Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982 to finance police protection services.

The action would include a General Plan Amendment to address Policies PF-G.2 and PF-G.4, the elimination of Mello-Roos conditions for existing approved tentative tract maps that currently have the requirement to annex to the Countywide CFD as a condition of approval or mitigation measure, the elimination of existing Board Policy regarding the use of the Mello-Roos Community Facilities Act of 1982 for Police Protection Services, and the dissolution of existing CFDs for Police Protection Services.

At the December Board Hearing staff was directed to incorporate the dissolution of the Mello-Roos Community Facilities Act of 1982 to finance police protection services into the General Plan discussion process.

The Sheriff-Coroner took the Mello-Roos item back to the Board on June 16, 2015. The Board received the Sheriff-Coroner's presentation, approved maintaining the FY 2014-15 appropriations limits for the County's Mello-Roos CFDs for enhanced police protection services in FY 2015-16 and requested further analysis and information on the enhanced services provided. On July 14, 2015 the Board received the Sheriff-Coroner's presentation and approved the County's Mello-Roos CFD's FY 2015-2016 appropriations. No action was taken regarding discontinuing the use of the Mello-Roos Community Facilities Act of 1982 to finance police protection services for new development in unincorporated areas of the County.

On May 24, 2016 the Board directed staff to incorporate the dissolution of the Mello-Roos Community Facilities Act of 1982 to finance police protection services into the General Plan discussion process.



## 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, 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.

The primary focus of the Open Space and Conservation Element is to provide direction for future growth and development with respect to the conservation, management, and utilization of natural and cultural resources; the protection and preservation of open space; and the provision of parks and recreational resources. This Element establishes goals, policies, and programs that value and protect natural resources to ensure they are available for the future. During the 2015 calendar year, Fresno County continued implementing policies of the Open Space and Conservation Element. Major activities related to this Element during 2015 are as follows:

### *Conservation Easements for Cactus Corner*

On July 14, 2015, the Board of Supervisors considered a request from Sequoia Riverlands Trust to adopt a resolution in support of the purchase of an Agricultural Conservation Easement on 56.39 acres of land to be purchased by a Grant from the State Department of Conservation's Farmland Conservancy Program for the purpose of conserving agricultural land resources in perpetuity. The easement consisted of land owned by Cactus Corner Farms.

The Board determined the subject parcels met the eligibility criteria as listed in Public Resources Code 10251 and adopted a resolution, subject to conditions, supporting the filing of an application for funding from the California Farmland Conservancy Program for purchase of the Agricultural Conservation Easement by the Sequoia Riverlands Trust, and the continued agricultural use in compliance with Federal, State and local laws and ordinances which apply in general to the farming operations in Fresno County.

### *State Official Scenic Highway Designation for Segments of State Route 180*



On November 12, 2013, the Fresno County Board of Supervisors submitted a Letter of Intent to the California Department of Transportation (Caltrans) for designation of certain segments of State Route (SR) 180 that traverses Fresno County as an official Scenic Highway and provided direction to staff to continue collaborative efforts with the Sierra Gateway Trust, Inc. (Gateway Trust) and Caltrans in pursuit of a State Official Scenic Highway designation for two segments of SR 180. Staff from the three agencies worked together to prepare the Visual Assessment and Corridor Protection Program which is required by Caltrans for nominating a State Highway for an Official Scenic Highway designation. The segments of SR 180 nominated to be included in Caltrans' Scenic Highway program consisted of approximately 60.7 miles of the eastern segments of SR 180.

On February 10, 2015, the Board adopted a resolution approving the Visual Assessment and Corridor Protection Program prepared for the eastern two segments of SR 180: 1) from Alta Main Canal near Minkler to near the General Grant Grove section of Kings Canyon National Park (post miles 78.6/110.8), and 2) from General Grant Grove section of Kings Canyon National Park to Kings Canyon National Park boundary near Cedar Grove (post miles 112.1/137.9). The Board authorized submittal of the Visual Assessment and Corridor Protection Program to Caltrans in pursuit of obtaining a State Official Scenic Highway designation for the above-described segments of SR 180.

On October 15, 2015 the Director of Caltrans approved the official State Scenic Highway Designation for the segments of SR 180 described above. Granting this designation established the first Officially-Designated Scenic Highway in Caltrans District 6.

### 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.

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of Mitigation Measures in the planning and land use regulation process. This Element outlines Fresno County's strategy for ensuring the maintenance of a healthy and safe physical environment. The Health and Safety Element is divided into seven sections: Emergency Management and Response; Fire Hazards; Flood Hazards; Seismic and Geological Hazards; Airport Hazards; Hazardous Materials; and Noise. The Development Services Division (DSD) of the Department of

Public Works and Planning along with the Department of Public Health continue to review development applications for consistency with the goals and policies of the Safety Element and require mitigation measures when necessary when processing discretionary project applications.

#### Housing Element

The Housing Element Progress Report is included in Appendix B.



## **STATUS OF GENERAL PLAN IMPLEMENTATION PROGRAMS**

### Discussion of Appendix A to the Annual Report

Appendix A provides a discussion of each of the implementation programs of the General Plan and the County's efforts and progress in implementing each of the programs.

### Summary of Programs Implemented

- Programs LU-A.A, LU-D.A, LU-F.B, LU-G.A, and LU-H.F to revise/amend/update the Zoning Ordinance to ensure compliance with policies and standards. Zoning Ordinance Amendments have been processed as needed since adoption of the 2000 Update to ensure compliance. A Comprehensive Zoning Ordinance Update is currently in process.
- Program LU-A.B to evaluate agricultural parcel sizes. The County did evaluate non-prime contracted agricultural parcels for viability in 2008. Ultimately, no changes were adopted. Generally, the County has acknowledged that 20 acres on the valley floor provides a viable operation. The Zoning Ordinance includes minimum agricultural parcel sizes.
- Program LU-C.B to work with agencies to implement the San Joaquin River Parkway Master Plan. The San Joaquin River Conservancy started the process of updating the San Joaquin River Parkway Master Plan in June of 2013 that includes an update of policies and planned facilities, and the preparation of a Master EIR. The County has been participating as a member of the Interagency Project Development Committee. The County also regularly coordinates with the interested agencies/stakeholders with regard to project reviews to discuss and minimize possible project impacts to river resources.
- Program LU-H.D, the Planning Commission shall annually review implementation programs and provide a report to the Board of Supervisors. The 2014 General Plan Annual Progress Report (APR) was reviewed by the Planning Commission on February 26, 2015 and was accepted by the Board on March 24, 2015. The 2015 APR will be reviewed by the Planning Commission on July 21, 2016 and the Board on September 9, 2016.
- Program LU-H.E to conduct a major review of the General Plan, including the General Plan Policy Document and Background Report every five years and revise it as deemed necessary. The County is currently in the process of the General Plan Five-Year Review and comprehensively updating the Zoning Ordinance.
- Program LU-H.F to 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. The Zoning Ordinance is currently being updated



along with the General Plan Review process.

- Program TR-D.A regarding coordination on the Bicycle Plan. This Program is no longer necessary with adoption of the Regional Bicycle and Recreational Trails Master Plan.
- Program PF-C.D to develop tiered water pricing. The Program has been implemented. Due to recent drought conditions, County Service Area (CSA) and Water Works District (WWD) water rate structures are being modified to a flat rate (operational costs) plus a consumption rate (cost of water). Tiered consumption rates are being utilized in CSAs and WWDs where the supply or treatment of water is limited. All new developments are required to provide water rate structures prepared by an engineer and comprised of a flat rate and consumption rate.
- Program OS-G.A to review the Guide for Assessing and Mitigating Air Quality Impacts published by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. The County refers development projects to SJVAPCD for review and comment. County staff will continue to review SJVAPCD comments and require district requirements as warranted as part of the CEQA review process.
- Program OS-I.A to prepare a Recreational Trails Master Plan for a Countywide trail system. This Program has been implemented with the adoption of the Fresno County Regional Bicycle and Recreational Trails Master Plan by the Board of Supervisors on March 15, 2011.
- Program OS-I.B to 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. The Program is being implemented on a continuous basis and is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.
- Program OS-L.A to establish a Landscape Master Plan and Design guideline for SR 99. This Program was implemented with adoption of the Highway 99 Beautification Ordinance on December 9, 2005, and, with establishment of the Highway 99 Beautification Overlay District, is no longer necessary.
- Program OS-L.B to work with the California Department of Transportation to apply for scenic highway designation for the State highway segments. The County in collaboration with Caltrans and Sierra Gateway Trust completed a Visual Assessment and Corridor Protection Program in support of a State Official Scenic Highway designation status for approximately 60.7 miles of segments of

SR 180. On October 15, 2015 the Caltrans Director approved designation of two sections of SR 180 as an official State Scenic Highway.

- Program HS-G.A, the County shall amend and enforce the Fresno County Noise Ordinance, as necessary, consistent with the policies and standards within this Element. The County Environmental Health Division will continue to enforce the Fresno County Noise Ordinance and amend its policies as necessary.

#### Summary of the Implementation Programs Delayed

- Program ED-B.A: the County shall convene a group of the existing service providers to assess the current state of telecommunications infrastructure, the needs for the future, and the role of the County and other agencies in facilitating implementation of services demanded by high-technology firms.
- Program LU-A.C to develop and implement guidelines for design and maintenance of buffers of non-agricultural uses located within agricultural areas. Agricultural buffers have been considered in prior years by the Board, but specific direction to implement buffers Countywide has not been given.
- Program LU-A.I to identify and rank the value of agricultural land in Fresno County and to assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system.

The State Department of Conservation prepares and updates the Important Farmland Map that ranks the agricultural land throughout the State. The County, in its evaluation of impacts on agricultural land, does not utilize the LESA model. However, the impacts are analyzed for projects that may have a potential impact on conversion of agricultural land to non-agricultural uses.

- Program LU-C.A: 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.
- Program LU-H.A to prepare and adopt a Regional Plan for the Friant-Millerton area.
- Program OS-A.C to develop, implement, and maintain a groundwater monitoring program. Groundwater monitoring and reporting will be a key component of the implementation of the Sustainable Groundwater Management Act. By January 31, 2020, Groundwater Sustainability Agencies within the County will be required to adopt a Groundwater Sustainability Plan for implementation.
- Program OS-D.B to adopt an ordinance for Riparian Protection Zones.



- Program HS-G.B: the County shall develop a Noise Control Program. A Noise Control Program has not been developed. However, all land use projects are evaluated for potential noise impacts, as required by the California Environmental Quality Act, and appropriate mitigation measures are incorporated as necessary.

## **GENERAL PLAN REVIEW AND ZONING ORDINANCE UPDATE PROCESS**

In June 2006, the Board of Supervisors directed staff to initiate the Five-Year Review of the General Plan, along with the comprehensive revision of the Zoning Ordinance. The purpose of the Five-Year Review was to evaluate the goals, policies and implementation programs of all the General Plan Elements to reflect the current status of General Plan implementation and to ensure they reflect changing conditions, priorities, and new laws since the adoption of the General Plan in 2000.

A final Draft of the Revised Policy Document was presented to the Board for action at a public hearing that was held on September 30, 2014. At the conclusion of the hearing, the Board directed that a Program Environmental Impact Report (PEIR) be prepared for the project and directed staff to bring an item back to the Board with options regarding preparation of a PEIR and the costs associated with each option.

### Program Environmental Impact Report

On December 9, 2014, the Board considered options presented by staff regarding EIR options for the General Plan Review and the Zoning Ordinance Update and allocated up to \$850,000.00 for preparation of the EIR.

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

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

The kick-off meeting to start work on the project occurred on November 30, 2015. This project is expected to take approximately 18 months to complete.

### Update of Unincorporated Community Plans

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

Since 2003, the Friant Community Plan and the Laton Community Plan have been updated and adopted by the Board. The Friant Community Plan was updated in 2010 as a result of the Friant Ranch project which was an applicant-initiated project. The Laton Community Plan was updated and adopted by the Board in 2012. The funding for the update came out of the allocation for the General Plan Five-Year Review and Zoning Ordinance Update project.

## PLANNING AND DEVELOPMENT ACTIVITIES

### Discretionary Development Applications

Table 1 below provides a summary of discretionary development applications received by the Development Services Division (DSD) during the 2015 calendar year. As shown in the Table, DSD received a total of 234 new applications. The Table provides the status of the applications for the calendar year.

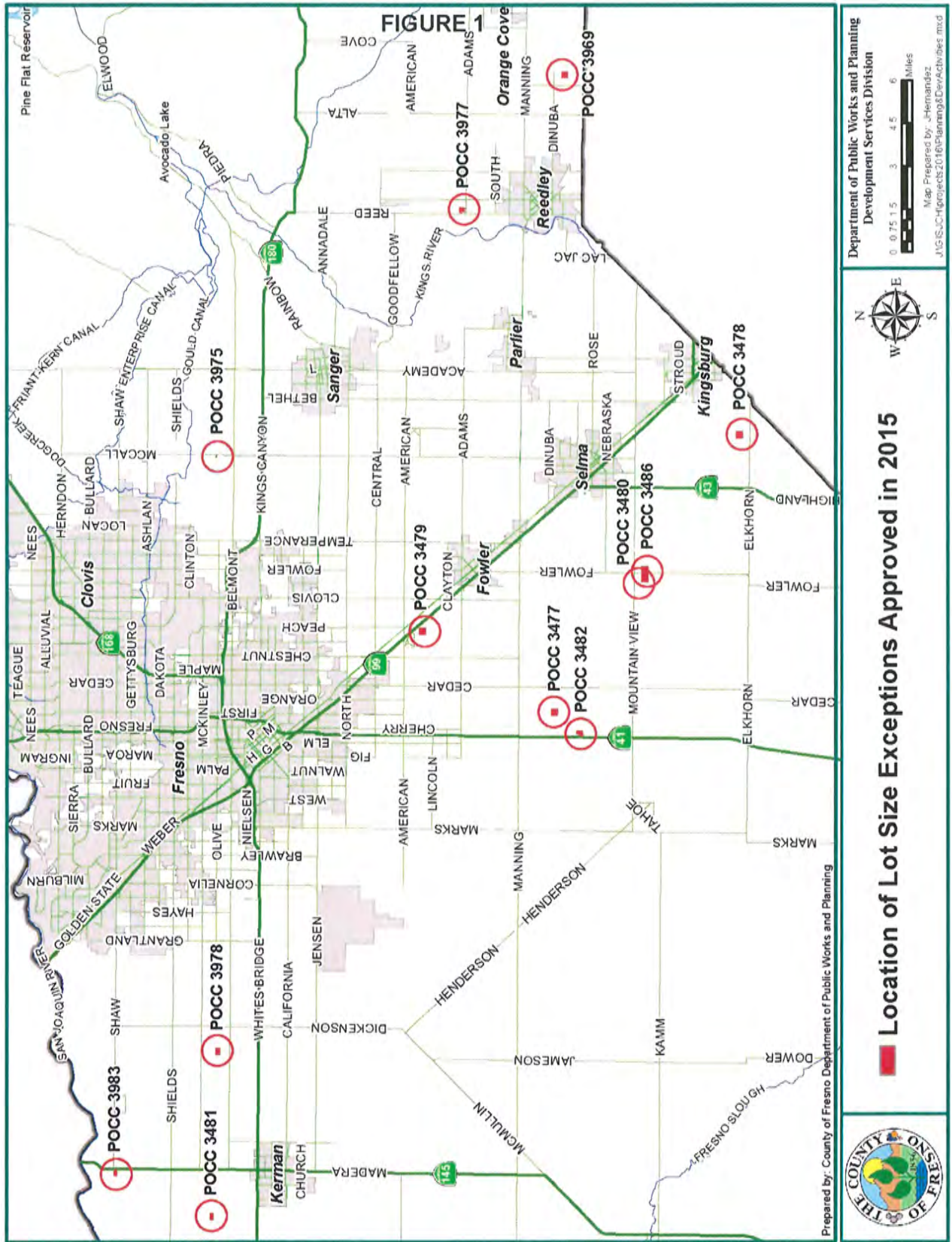
<b>Table 1</b> <b>Applications Submitted in 2015</b>				
Application Type	Total Incoming	Approved	Denied / Withdrawn	Still in Process
Amendment (Rezone)	10	1	0	9
Amendment to Text	1	1	0	0
Conditional Use Permit	39	13	2	24
Director Review & Approval	36	22	3	11
General Plan Amendment	4	1	0	3
General Plan Conformity	0	0	0	0
Merger	4	4	0	0
Pre-Certificate of Compliance	9	8	0	1
Property Line Adjustment	28	24	0	4
Site Plan Review	54	44	1	9
Tentative Parcel Map	17	15	0	2
Tentative Parcel Map Waiver	17	16	0	1
Tentative Tract Map	0	0	0	0
Variance	15	9	2	4
<b>TOTAL</b>	<b>234</b>	<b>158</b>	<b>8</b>	<b>68</b>



Table 2 Lot Size Exceptions Approved in 2015		
Exception Type	Size of Parcel Created	APN
Gift Deed (POCC 3486)*	2.00 acres	385-190-415
Gift Deed (PCOC 3482)*	1.66 acres	042-061-02
Gift Deed (PCOC 3481)*	10 acres	015-311-15
Gift Deed (PCOC 3480)*	2.47 acres	385-090-06
Gift Deed (PCOC 3479)*	10 acres	340-080-06
Gift Deed (PCOC 3478)*	1.00 acre	393-140-085
Gift Deed (PCOC 3477)*	10 acres	338-060-62
Variance (VA 3983)	2.50 acres	015-340-81
Variance (VA 3978)	2.2 acres	016-160-31
Variance (VA 3977)	8.59 and 15.2 acres	360-120-05
Variance (VA 3975)	5.00 and 10.77 acres	309-081-29
Variance (VA 3969)	1.68 acres	373-151-09

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

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





## GENERAL PLAN AMENDMENTS

The County's General Plan was written as a macro-level document, which also includes more specific portions, such as the Regional Elements and Land Use Map. As such, some new developments and projects that do not conform to the General Plan may request to amend the General Plan (GPAs), possibly altering specific aspects of the General Plan without altering the overall intention.

### General Plan Amendment No. 540, Beal Developments, General Plan (Approved by the Board)

This Amendment was initiated by Beal Developments, amending the County's General Plan by re-designating a 10.80-acre parcel from Agricultural to Rural Residential; and rezoning the subject parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an R-R (Rural Residential) Zone District.

On October 13, 2015, the Board of Supervisors adopted the Mitigated Negative Declaration prepared for Initial Study Application No. 6781, and approved General Plan Amendment Application No. 540, and Amendment Application No. 3801.

### General Plan Amendment No. 541, Fred Arastoo, Selma Community Plan (In Process)

This Amendment was initiated by Fred Arastoo, proposing to amend the Selma Community Plan by re-designating a 20.00-acre parcel from Agricultural to Medium-High-Density Residential, rezoning the 20.00-acre parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to a T-P (Trailer Park) Zone District, and allowing a Mobile Home Park with RV parking, senior residential units and a market. The application is still being processed.

### General Plan Amendment No. 544, Clovis Cemetery District, General Plan (Recommended for Approval by the Planning Commission)

This Amendment was initiated by the Clovis Cemetery District, proposing to 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) (General Commercial). Unclassified Conditional Use Permit Application No. 3486 was also initiated to allow modification to an existing cemetery and expansion to the 14.06-acre parcel.

On November 19, 2015 the Planning Commission conducted a public hearing and recommended that the Board of Supervisors adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6929 and approve General Plan Amendment Application No. 544 and Conditional Use Permit Application No. 3486. General Plan Amendment Application No. 544 was scheduled to be heard by the Board of Supervisors on February 9, 2016.

### General Plan Amendment No. 545, Colburn R. Thomason, Shaver Lake Community Plan (In Process)

This Amendment was initiated by Colburn R. Thomason to amend the Shaver Lake Community Plan by expanding the existing boundary by changing the land use designation of an 81.29-acre parcel from its Sierra North Regional Plan Designation as Public Lands and Open Space to Mountain Residential. The application is still being processed.

## **ZONING ORDINANCE AMENDMENTS**

The County implements the General Plan primarily through its Zoning Ordinance. While the General Plan identifies general land use designations, zoning identifies specific uses and development standards. The Zoning Ordinance must be consistent with the General Plan designation and changes to the zoning of a property may require a General Plan Amendment. Zoning Ordinance Amendments processed in 2015 are identified below.

### Amendments to the Zoning Ordinance

Amendment to the text:

There was one Amendment to the text of the Zoning Ordinance in 2015 as described below.

### Amendment to Text Application No. 371, Fresno County

This Amendment was initiated by Fresno County to amend multiple sections of the Fresno County Zoning Ordinance to include certain provisions that are required by the Housing Element Law. Proposed amendments included provisions related to emergency shelters, transitional housing, supportive housing, and farmworker housing.

On October 22, 2015, the Planning Commission considered the subject Amendment to Text Application and recommended approval to the Board of Supervisors. On December 8, 2015, the Board of Supervisors conducted a public hearing and determined that the proposed Amendments to the Zoning Ordinance were consistent with the General Plan and adopted amendments to the Zoning Ordinance relating to provisions for emergency shelters, transitional housing, supportive housing, and farmworker housing.

### Amendment Applications (Rezone)

The Zoning Ordinance Amendment Applications (Rezone) processed in 2015 are described below.



#### Amendment Application No. 3805

This application proposed to allow the rezone of two contiguous parcels totaling 38.32 acres from an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to an AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to allow Personal/Recreational Vehicle Storage in the AL-20 Zone District. The application was submitted May 22, 2015, and was recommended for approval by the Planning Commission on September 10, 2015. The application was approved by the Board on October 27, 2015.

#### Amendment Application No. 3806

This application proposed to change the land use designation for a 81.29-acre property from its Sierra-North Regional Plan designation as Public Lands and Open Space to Mountain Residential for inclusion within the County-adopted Shaver Lake Community Plan and to rezone the said property from the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District to an R-1-C(m) (Medium-Density Residential with Mountain Overlay) Zone District for future residential subdivision. The application is still being processed.

#### Amendment Application No. 3807

This application proposed to allow the rezone of a 20-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3 (Heavy Industrial) Zone District. The application is still being processed.

#### Amendment Application No. 3808

This application proposed to allow the rezone of a 22-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3 (Heavy Industrial) Zone District. The application is still being processed.

#### Amendment Application No. 3809

This application proposed to allow the rezone of four contiguous parcels totaling 77.96 acres from an R-1-B(c) (Single-Family Residential, 12,500 square feet minimum parcel size, Conditional) Zone District and R-1-C(c) (9,000 square feet minimum parcel size, Conditional) Zone District to an O (Open Conservation Land Use) Zone District and to irrigate orchards on said parcels with recycled water from an existing wastewater treatment facility. The application is still being processed.

#### Amendment Application No. 3810

This application proposed to allow the rezone of 2.06 acres from the M-1 (Light Manufacturing) and R-1 (Single-Family Residential, 6,000 square-foot minimum parcel size) Zone Districts to a C-M (Commercial and Light Manufacturing) Zone District for a

proposed retail variety store. The application was recommended for approval by the Planning Commission on January 14, 2016 and was reviewed by the Board on March 15, 2016.

#### Amendment Application No. 3811

This application proposed to allow the rezone of a 4.04-acre parcel from the AL-20(nb) (Limited Agricultural, 20-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District to an M-3 (Heavy Industrial) Zone District. The application is still being processed.

#### Amendment Application No. 3812

The application proposed to allow the rezone of a 6.58-acre parcel from an AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1 (Light Manufacturing) Zone District. The application is still being processed.

#### Amendment Application No. 3813

This application proposed to allow the rezone of a five-acre parcel from an AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1 (Light Manufacturing) Zone District. The application is still being processed.

#### Amendment Application No. 3814

This application proposed to allow the rezone of a 9.82-acre parcel from the AE-20(c) (Exclusive Agricultural, 20-acre minimum parcel size, conditional to allow an agricultural dehydrator) Zone District to an R-R (Rural Residential, two-acre minimum parcel size) Zone District. The application is still being processed.

#### Amendment Application No. 3815

This application proposed to allow the rezone of 8.38 acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-3(c) (General Industrial, conditional to allow a truck terminal) Zone District. The application is still being processed.

### **OTHER PLANNING ACTIVITIES**

#### Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA), signed into law in September of 2014, established a new structure for managing California's groundwater resources by local agencies. SGMA requires the formation of groundwater sustainability agencies (GSAs) that will develop and implement a groundwater sustainability plan to ensure that the basin is operated within its sustainable yields without causing undesirable results.



To date, the Department of Public Works and Planning has been coordinating and collaborating with over 50 local agencies within the County who qualify under SGMA to be a GSA with the goal of ensuring all areas subject to SGMA are covered and in compliance. Staff anticipates ten possible GSAs to cover the three high-priority basins within Fresno County.

In 2015, six SGMA working group meetings were held, which were co-chaired by members of the Board of Supervisors. The working group is also comprised of key County and Irrigation District staff and includes representation from other interested and affected Communities. As the regulations are still being developed, there is no clear understanding of all the steps that need to be completed to stay in compliance. Staff believes success will only be possible through the continued communication and collaboration with our local agency partners.

#### Williamson Act Audit of Non-Conforming Parcels

On September 18, 2012, the Board of Supervisors directed staff to audit existing Williamson Act Contracts on an on-going basis for possible removal of lands from the program that do not meet the State or County's eligibility requirements to remain in the program. Currently, there are approximately 7,700 Williamson Act Contracts and Farmland Security Zone (FSZ) Agreements between Fresno County and landowners, involving approximately 15,000 parcels and approximately 1.5 million acres of land. Staff has examined 1245 Williamson Act Contracted parcels (starting with the oldest Contract) and has non-renewed 123 parcels that did not meet the eligibility requirements to remain in the program. In 2015, staff continued to audit the Williamson Act Contracts per the Board's direction. However, this is an activity that is currently being implemented and is undertaken as staff workload permits.

#### Water Conservation Ordinance

On September 30, 2014 the Fresno County Board of Supervisors approved Ordinance Code Chapter 14.01 (Water Conservation Ordinance). The Water Conservation Ordinance affects the 22 County-operated water systems, which are County Service Areas or Waterworks Districts (Districts). The Water Conservation Ordinance became effective on October 31, 2014. On that date all water Districts were placed on "Normal Water Conservation" regulations. The Normal Water Conservation regulations implemented a three-day-per-week outdoor watering schedule for the Districts. The 21 Districts were to remain on Normal Water Conservation regulations until the first Annual Water Conservation Report was presented to the Board in March for the following water year (April 1 through March 31).

The Ordinance is made up of Normal Water Conservation Regulations and 4 Stages. The regulations that make up the conservation stages are more detailed and strict the higher the stage number.



On March 24, 2015, the first Annual Water Conservation Report was presented to the Board of Supervisors which recommended various water conservation stages for 5 of the Districts. The various stages were recommended for the 5 Districts because of regulations by other water-providing agencies imposed on the Districts or water availability shortage concerns. Staff recommended that the remaining 16 Districts maintain Normal Water Conservation regulations. All of Staff's recommendations except those for County Service Areas (CSAs) 44D and 47 were implemented and effective April 2016 through March 31, 2017. For CSAs 44D and 47 staff recommended Stage 2 Water Conservation regulations. The Board implemented Normal Water Conservation regulations with the condition that if these Districts were not able to reduce water usage in the months of March and April of 2016 by 25% compared to the same months in 2013 then staffs' recommendation would be implemented on May 1, 2016. If these Districts were able to reduce water usage by 25% then they would remain on Normal Water Conservation regulations.

#### Progress of District Consolidation Efforts:

The County has undergone efforts to consolidate two County Service Areas (CSAs). CSAs 30 and 32 have individual surface water treatment facilities. During 2015, the County worked with the State Water Resources Control Board (State) to finalize design plans for a consolidated water system. Final State comments are currently being addressed. The anticipated date of completion for the preliminary plans is expected in this calendar year (2016).

The preliminary engineer's report includes the following completed tasks: a ground water study of the CSA 30 and 32 area to identify a location for a backup water supply, a survey of the land on which an additional lateral into the canal is proposed, identification and recommendation of a water supply and treatment for the new consolidated water system.

In 2015, staff also conducted a survey of property owners within the existing CSAs 30 and 32 as well as the areas proposed to be consolidated which are not currently part of either CSA. The results of the survey were predominantly in favor of the consolidation. During the survey process, staff conducted two public outreach meetings to address any questions, comments and/or concerns regarding the proposed consolidation.

#### Operations of County Landfills

Currently there are two landfills that are operating within the County: the American Avenue Disposal Site (AADS) and the Clovis Landfill (CL). AADS is a regional landfill used by the public and waste hauling companies with an estimated closure date of 6/30/2043. CL is used exclusively by the City of Clovis and its contracted waste haulers and has an estimated closure date of 4/30/2047.



## Recycling Programs

The County of Fresno is responsible for administration of management programs for solid waste streams in the unincorporated areas of the County. In addition, the County serves in an administrative capacity for the greater County of Fresno with respect to regional program implementation and reporting. Annual and Biannual reporting detailing for both local and regional programs for solid waste streams is submitted to the California Department of Resources Recycling and Recovery (CalRecycle).

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

- California Global Warming Solutions Act (AB 32)
- Waste Tonnage Reporting for County Cities and Facilities (AB 901)
- Mandatory Recyclable Material Requirement (AB 341)
- Mandatory Organic Waste Material Requirement (AB 1626)
- Waste Reporting Parameters (AB 1594)
- Construction and Demolition Waste Diversion Requirement (SB 1374)

## **APPENDIX A**

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

**Economic Development Element****ED-A****Economic Development Planning and Management**

<b>PROGRAM</b>	<b>RESPONSIBLE DEPARTMENT</b>	<b>TIME FRAME</b>	<b>STATUS</b>
<b>ED-A.A</b> The County shall create an economic development staff position(s) in the County Administrative Office and the Planning & Resource Management Department to serve as liaison/facilitator and support for the economic development implementation program and the Action Team. (See Policy ED-A.2, ED-A.3)	Board of Supervisors  County Administrative Office (CAO)  Public Works & Planning (PW & Planning)	FY 00-01	On August 9, 2011, the Fresno County Board of Supervisors entered into a contract with the Economic Development Corporation which among other things is responsible for implementation of the Economic Development Element programs.
<b>ED-A.B</b> The County shall create, support, and staff an Action Team to coordinate countywide economic development. (See Policy ED-A.3)	Board of Supervisors  CAO	FY 00-01	The County's Developments Services Division works with the Economic Development Corporation serving Fresno County to coordinate countywide economic developments.
<b>ED-A.C</b> The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy. (See Policy ED-A.4)	Board of Supervisors  CAO	FY 05-06; every five (5) years thereafter	On August 9, 2011, the Fresno County Board of Supervisors entered into a contract with the Economic Development Corporation which among other things is responsible for implementation of the Economic Development Element programs. The Economic Development Corporation regularly works to update the County's Economic Development Strategy.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.D The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required. (See Policy ED-A.7)	Board of Supervisors PW & Planning	FY 01-02; 02-03; 03-04	This program has been implemented. The General Plan Policy LU-A.3 allows for the establishment of value added processing facilities in areas designated Agriculture through approval of a discretionary permit subject to established criteria which includes analysis of service requirements for facilities and the capability and capacity of surrounding areas to provide the services required.
ED-A.E The County shall establish guidelines for the analysis of the economic impacts in staff reports of all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies. (See Policy ED-A.11)	Board of Supervisors CAO	FY 00-01	Prior direction from the CAO has indicated that this analysis is not needed and the analysis is no longer included as a section of agenda items.
ED-A.F The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce. (See Policy ED-A.14)	Board of Supervisors CAO	On-going	As previously mentioned, the Economic Development Corporation (EDC) is the contracting agency for implementing policies of the Economic Development Element of the General Plan. EDC has developed several marketing efforts for Fresno County produce.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.G The County shall determine, in cooperation with existing agencies, if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County, in partnership with existing agencies, shall work to access additional funds or redirect existing funds. (See Policy ED-A.18)	Board of Supervisors Department of Agriculture	FY 02-03; 03-04	The EDC that is under contract with the County will identify if capital deficiencies exist for farmers with capital costs of shifting production modes for crops that create higher employment levels.

#### ED-B Economic Base Diversification

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.A The County shall convene a group of the existing service providers to assess the current state of telecommunications infrastructure, the needs for the future, and the role of the County and other agencies in facilitating implementation of services demanded by high technology firms. (See Policy ED-B.4)	Board of Supervisors CAO	FY 02-03; 03-04	In July 2002 the Fresno Regional e-Government Taskforce was created to develop a plan for utilizing electronic information technology to improve the delivery of governmental services and to expand the opportunity for economic development. The group was instrumental in improving collaboration and data sharing between the County and the Cities of Fresno and Clovis. In January 2010, regular meetings were suspended due to lack of funding.
ED-B.B The County shall coordinate an initiative to deliver a comprehensive package of technical assistance regarding available technology to local businesses to improve their productivity and make this assistance available as an incentive for business prospects. (See Policy ED-B.9)	Board of Supervisors PW & Planning	FY 02-03; 03-04	EDC works to enhance the stability and growth of Fresno County's existing companies by connecting them with specific resources, information and services with the primary objectives to assist businesses with expansions, survive economic difficulties, and make them more competitive in the wider marketplace.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.C The County shall convene a roundtable of major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to determine the need for improving access to capital for non-agricultural businesses seeking to locate or expand in Fresno County. (See Policy ED-B.10)	Board of Supervisors  CAO  PW & Planning	FY 02-03	EDC, through its Business Expansion, Attraction, and Retention (BEAR) Action Network program, works with businesses seeking to locate or expand in Fresno County and works to assist with financing and microloan programs.
ED-B.D The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where "gateway opportunities" exist. (See Policy ED-B.18)	Board of Supervisors  PW & Planning	FY 01-02	The County recently participated in the Friant Corridor Feasibility Study to identify opportunities and constraints for possible land use changes and development activities related to recreation, resource and cultural awareness, conservation, tourism, and supportive commercial uses. On May 10, 2016 the Board of Supervisors considered the study and chose to set the study aside.
ED-B.E The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the county. (See Policy ED-B.20)	Board of Supervisors  CAO  PW & Planning	FY 00-01	The County has contracted with the Fresno Economic Development Corporation to work with the Visitor and Convention Bureau to develop and implement effective marketing programs that attract business and travel to the county.

## APPENDIX A

### Review of General Plan Implementation Programs

#### ED-C Labor Force Preparedness

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.A The County shall join with the Workforce Development Board, community colleges, and others to develop a countywide workforce preparation system. (See Policy ED-C.1)	Workforce Development Board Department of Social Services	Ongoing	Fresno County is an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs in the County.
ED-C.B The County shall develop a skills inventory on the CalWORKS labor pool for local expansion and new businesses seeking employees. (See Policy ED-C.1)	Department of Social Services	FY 01-02	A skills inventory was developed for positions in local industries. This was used as the basis for a coded skills inventory using the automated Welfare Employment Preparedness Index. The system can be queried and sorted by specific skills to produce a list of clients meeting given criteria.
ED-C.C The County shall improve tracking systems for employment and retention for CalWORKS recipients. (See Policy ED-C.1)	Department of Social Services	FY 00-01	The Department of Social Services uses an automated system developed for use by counties throughout the State to record employment information.
ED-C.D The County shall continue efforts to assist the Fresno EDC, placement agencies, and businesses to assess the availability and work readiness of CalWORKS recipients for employment opportunities. (See Policy ED-C.1)	Department of Social Services	Ongoing	The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>ED-C.E</b> The County shall continue its collaborative planning and funding efforts with agencies such as the County Office of Education, State EDD, local school districts, post-secondary educational institutions, training agencies, and the cities. Such efforts may include education management services, employment placement services, relocation and retention programs, youth employment programs, jobs clubs, and neighborhood jobs services. (See Policy ED-C.1 and ED-C.2)	Department of Social Services	Ongoing	The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.
<b>ED-C.F</b> The County shall continue, on an ongoing basis, efforts initiated through the CalWORKS Job Creation Investment Fund to identify the skills required by the clusters and industries targeted for expansion, attraction, and new enterprise development. (See Policy ED-C.3)	Department of Social Services	Ongoing	The Fresno County Workforce Investment Board, the Employment Development Department and the Economic Development Corporation assist Fresno employers in meeting their labor needs by delivering outplacement, recruitment and training services.

**Agriculture and Land Use Element**

LU-A  
Agriculture

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p><b>LU-A.A</b></p> <p>The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section. (See Policies LU-A.1 through LU-A.21)</p>	<p>Board of Supervisors</p> <p>PW &amp; Planning</p>	<p>FY 00-01; 01-02</p>	<p>The County actively reviews and updates its Zoning Ordinance and Subdivision Ordinance to ensure consistency with the policies of the General Plan. The County completed a text amendment in 2015 to update its Zoning Ordinance to comply with requirements of state law as part of the 4<sup>th</sup>-Cycle Housing Element update. The County is also actively working on a comprehensive Zoning Ordinance Update scheduled to be presented to decision-makers in 2017.</p>
<p><b>LU-A.B</b></p> <p>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.)</p>	<p>PW &amp; Planning</p>	<p>FY 03-04</p>	<p>Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10 and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.</p>



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p><b>LU-A.C</b></p> <p>The County shall develop and implement guidelines for design and maintenance of buffers to be required when new non-agricultural uses are approved in agricultural areas. Buffer design and maintenance guidelines shall include, but not be limited to, the following:</p> <p>a) Buffers shall be physically and biologically designed to avoid conflicts between agriculture and non-agricultural uses. b) Buffers shall be located on the parcel for which a permit is sought and shall protect the maximum amount of farmable land. c) Buffers generally shall consist of a physical separation between agricultural and non-agricultural uses. The appropriate width shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation. d) Appropriate types of land uses for buffers include compatible agriculture, open space and recreational uses such as parks and golf courses, industrial uses, and cemeteries. e) The County may condition its approval of a project on the ongoing maintenance of buffers. f) A homeowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems. g) Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased. (See Policy LU-A.16)</p>	PW & Planning	FY 03-04	<p>The County requires buffers for certain land uses with the potential to hinder agricultural uses. For discretionary land use proposals including tentative tract maps, buffers are taken into consideration as part of project conditions. This has also been applied to utility-scale photovoltaic solar facilities with a general policy of 50 feet between panels or structures and surrounding agricultural properties.</p>

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p><b>LU-A.D</b></p> <p>The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policy LU-A.13 and LU-A.16)</p>	PW & Planning	Ongoing	<p>The Department of Public Works and Planning actively reviews the Williamson Act Program including proactively reviewing (auditing) contracts for conformity with the State and County requirements and processing non-renewals for those contracts that do not meet the eligibility to remain in the Williamson Act Program. Staff also communicates with the State Department of Conservation on petitions for cancellations of contract and the County continues to utilize the Agricultural Land Conservation Committee to review cancellation petitions and forwards the Committee's recommendations to the Board of Supervisors.</p>
<p><b>LU-A.E</b></p> <p>The County shall continue to implement the County's Right-to-Farm Ordinance, and will provide information to the local real estate industry to help make the public aware of the right-to-farm provisions in their area. (See Policy LU-A.15)</p>	Department of Agriculture	Ongoing	<p>County staff utilizes the Right-to-Farm Ordinance notification process on many types of discretionary land use permits to insure that applicants or future property owners are aware of ongoing agricultural activities within the vicinity of discretionary projects. Further, County staff actively communicates with the Agricultural Commissioner's Office on discretionary projects proposed in agricultural areas and seeks comments from that Department.</p>
<p><b>LU-A.F</b></p> <p>The County, in cooperation with UC Cooperative Extension, resource conservation districts, and other industry agencies, shall develop and implement a public outreach program to inform agriculturists and the public of the advantages of participation in land trust agreements, conservation easements, dedication incentives, Williamson Act contracts, Farmland Security Act contracts, and the Agricultural Land Stewardship Program Fund. (See Policies LU-A.16 through LU-A.21)</p>	PW & Planning Department of Agriculture	Ongoing	<p>The Board of Supervisors has adopted Resolutions of Support for land owners who wish to place their land under conservation easement. In 2015, the Board adopted one Resolution to place a 56-acre parcel in a conservation easement and in 2014 the Board adopted two Resolutions to place a total of 309 acres in a conservation easement.</p>



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-A.G</b> The County shall actively pursue grant funds under provisions of the Agricultural Land Stewardship Program Act of 1995 to assist interested farmers and ranchers in obtaining funds for conservation easements. (See Policy LU-A.16)	PW & Planning	Ongoing	The Board of Supervisors has adopted Resolutions of Support for land owners who wish to place their land under conservation easement. In 2015, the Board adopted one Resolution to place a 56-acre parcel in a conservation easement and in 2014 the Board adopted two Resolutions to place a total of 309 acres in a conservation easement. The Resolutions adopted by the Board in 2014 and 2015 were in support of obtaining grants from the Department of Conservation for placing certain parcels under conservation easement.
<b>LU-A.H</b> The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements. (See Policy LU-A.16)	PW & Planning	FY 02-03	The County uses the State's criteria in its review of proposals for support of landowners' requests for a Resolution of Support to obtain grants to place agricultural land under conservation easements.
<b>LU-A.I</b> The County shall assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system, and the Tulare County Rural Valley Lands Plan, 1975 amendment, to determine the potential for developing a similar process for identifying and ranking the value of agricultural land in Fresno County. If appropriate, the County shall establish an agricultural quality scale system to assist the Planning Commission and Board of Supervisors in agricultural land use conversion decisions. (See Policy LU-A.16)	PW & Planning Department of Agriculture	FY 03-04	The County has not yet assessed utilizing an agricultural quality scale system similar to LESA to establish a threshold as part of evaluation of converting agricultural land to non-agricultural uses. However, the impacts of projects on ag land are analyzed for projects that may have a potential impact on conversion of agricultural land to non-agricultural uses as part of the environmental assessment of discretionary projects.

# **APPENDIX A** Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p><b>LU-A.J</b></p> <p>The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including number of exceptions, size of the lots, and their location, shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-A.9, LU-A.10, and LU-A.11)</p>	<p>PW &amp; Planning Board of Supervisors</p>	<p>Annually</p>	<p>During 2015 seven lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, five lot size exceptions, specific to agricultural zoning, were granted through variance applications approved by the decision-making bodies. A list of the exceptions granted is included on Page 19 of the 2015 General Plan Annual Progress Report.</p>

## **LU-B** Westside Rangelands

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p><b>LU-B.A</b></p> <p>The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including numbers of exceptions, size of the lots, and their location shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-B.7, LU-B.9, and LU-B.10)</p>	<p>PW &amp; Planning</p>	<p>Annually</p>	<p>During 2015 seven lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, five lot size exceptions, specific to agricultural zoning, were granted through variance applications approved by the decision-making bodies. A list of the exceptions granted is included on Page 19 of the 2015 General Plan Annual Progress Report.</p>



# Annual Report

## APPENDIX A

### Review of General Plan Implementation Programs

#### LU-C

##### River Influence Areas

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-C.A The County will update and maintain the Kings River Regional Plan to guide County decision making concerning land use and environmental quality within the Kings River influence area. (See Policies LU-C.1 and OS-H.10)	Board of Supervisors PW & Planning	FY 02-03 (first update); subsequently as needed	Due to budgetary constraints and timing of other plan updates, implementation of this program has been delayed. Some renewed interest in updating the plan has arisen with public interest in surface mining projects on the Kings River.
LU-C.B The County shall work with the San Joaquin River Parkway and Conservancy Trust, San Joaquin River Conservancy, City of Fresno, and other interested agencies and organizations to implement the San Joaquin River Parkway Master Plan.	Board of Supervisors PW & Planning	Ongoing	The Recompiled San Joaquin River Parkway Master Plan was approved and adopted by the San Joaquin River Conservancy Governing Board on July 20, 2000. The San Joaquin River Conservancy started the process of updating the San Joaquin River Parkway Master Plan in June of 2013 that includes an update of policies and planned facilities, and the preparation of a Master EIR. The County has been participating as a member of the Interagency Project Development Committee. The County also regularly coordinates with the interested agencies/stakeholders with regard to project reviews to discuss and minimize possible project impacts to river resources.

#### LU-D

##### Westside Freeway Corridor

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-D.A The County shall revise its Zoning Ordinance to implement the revised provisions of this section concerning the Westside Freeway Corridor. (See Policies LU-D.1 through LU-D.7)	Board of Supervisors PW & Planning	FY 01-02	Revisions to the County Zoning Ordinance were approved March 27, 2001 by the Board of Supervisors to implement the revised provisions of this section concerning the Westside Freeway Corridor with approval of Amendment to Text (AT) No. 337 and subsequently amended with AT No. 352 in 2004. Therefore, this program has been implemented.

## APPENDIX A

### Review of General Plan Implementation Programs

#### LU-F Urban Development Patterns

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-F.A</b> The County shall work with the Cities of Clovis and Fresno and other cities as appropriate to adopt incentives and disincentives that will lead to compact urban development and infill of vacant and under-utilized land. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	Ongoing	The County partnered with twelve of the fifteen cities within Fresno County, including the City of Clovis, to create a multi-jurisdictional Housing Element that includes incentives and disincentives that encourage compact urban development. The MOUs between the County and the cities provide a check and balance system to ensure that development of annexed land is imminent. Also, the cost of providing urban services to suburbs is a disincentive that has motivated several cities to pursue infill development over annexation of new territory. County staff continues to refer to General Plan policies that direct intensive urban growth to the cities (and unincorporated communities) and reviews relevant policies when processing discretionary land use permits.
<b>LU-F.B</b> The County shall review its Zoning Ordinance and Subdivision Ordinance to incorporate amendments that will implement the policies for pedestrian and transit-oriented development. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	FY 01-02	The County has reviewed the Zoning Ordinance and has initiated an Ordinance Update. On October 13, 2015, the Board of Supervisors considered and approved the scope of work prepared for the General Plan Five-Year Review, Zoning Ordinance Update and the associated Environmental Impact Report. The updated Zoning Ordinance will include provisions for mixed uses and pedestrian and transit-oriented developments.



## APPENDIX A

### Review of General Plan Implementation Programs

#### LU-G

##### Incorporated City, City Fringe Area, and Unincorporated Community Development

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-G.A</b> The County shall review and revise, as appropriate, its Zoning Ordinance to facilitate moderate increases in density of housing in unincorporated urban communities. (See Policies LU-G.21 through LU-G.23)	PW & Planning	FY 01-02	The County is in the process of reviewing the General Plan Policy document and updating its Zoning Ordinance. As part of the revision and update process the allowable density in the R2, R2-A, R3, R3-A, R4, C4 and RP Zone Districts is proposed to be increased to 20 units per acre. The update is expected to be completed in 2017 and to be presented before decision-makers.
<b>LU-G.B</b> The County shall review all annexation proposals submitted to the Local Agency Formation Commission and prepare a recommendation to LAFCo for each proposal. The County shall formally protest when the annexation is inconsistent with city's adopted general plan or with the County's General Plan or applicable community plan. (See Policies LU-G.1 through LU-G.20)	PW & Planning Board of Supervisors	As Needed	The Department of Public Works and Planning reviews annexation proposals submitted by LAFCo to ensure consistency of the proposals with the City and County General Plans and the Memorandum of Understanding between the County and each City. A consistency determination letter is provided for each annexation proposal found to be consistent. During 2015 the County reviewed 14 annexation proposals submitted by LAFCo.

#### LU-H

##### General and Administrative Provisions

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-H.A</b> The County shall prepare and adopt a regional plan for the Friant-Millerton area consistent with the directives of Policy LU-H.8. (See Policy LU-H.8)	Board of Supervisors PW & Planning	FY 02-03	This program has been suspended pending additional Board direction.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-H.B</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.	PW & Planning	Ongoing	<p>Efforts that began in 2014 culminated into a January 27, 2015 joint meeting between the Madera County Board of Supervisors and the Fresno County Board of Supervisors at the Fresno Council of Governments (Fresno COG). Topics discussed at the joint meeting included development and land use vision in the Rio Mesa area and Friant Corridor, Fresno County/Madera County Highway 41 Origin-Destination Study, and the Sustainable Groundwater Management Act of 2014 (SGMA).</p> <p>On June 22, 2015 a joint meeting between the Board of Supervisors and representatives of all 15 incorporated cities within the County was held at the Fresno COG. Topics discussed included SGMA, Marijuana Ordinances, land use and preservation and special districts.</p> <p>On November 17, 2015 a joint meeting between the Board of Supervisors and the representatives from the cities of Clovis, Fowler, Fresno and Sanger was held at the Fresno COG. Topics discussed included industrial parks, spheres of influence and SGMA.</p>
<b>LU-H.C</b> The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan. (See Policy LU-H.10)	PW & Planning	FY 02-03	The County has prepared a format and guideline for updating existing plans and preparing new regional and community plans.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>LU-H.D</b> The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission's report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program. (See Policy LU-H.12)	Planning Commission  Board of Supervisors  PW & Planning	FY 02-03; annually thereafter	The Public Works and Planning Department presented the 2014 General Plan Annual Progress Report to the Planning Commission on February 26, 2015 and to the Board on March 24, 2015. The preparation of this Annual Report which focuses principally on actions undertaken during 2015 to carry out the implementation programs of the General Plan meets the requirements of this program and is being presented to the Planning Commission and Board of Supervisors.
<b>LU-H.E</b> The County shall conduct a major review of the General Plan, including General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (See Policy LU-H.14)	Board of Supervisors  PW & Planning	FY 05-06; every five (5) years thereafter	The County initiated the General Plan review in 2006 and has been working on this effort since that time. On September 22, 2015 the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Plan Five-Year Review and Comprehensive Zoning Ordinance Update.
<b>LU-H.F</b> The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update. (See Policy LU-H.15)	PW & Planning	FY 02-03; 03-04	The Zoning Ordinance has been amended to incorporate the policies of the 2000 General Plan Update. The County initiated the Zoning Ordinance Update in 2006 and has been working on this effort since that time. On September 22, 2015 the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Plan Five-Year Review and Comprehensive Zoning Ordinance Update.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>LU Mitigation Measure 4.16-2</p> <p>In approving new development, the County shall require that lighting standards be designed and constructed to minimize the project contribution to ambient light production and to preclude "spillover" light onto adjacent light-sensitive (e.g., residences, hospitals) properties.</p>	PW & Planning	Ongoing	The Public Works and Planning Department currently conditions discretionary projects that exterior lighting to be hooded and directed so as to avoid glare onto adjacent roads or properties. A Mitigation Measure is included to reduce ambient light as well as glare impacts when an environmental assessment is required.

### Transportation and Circulation Element

#### TR-A

#### Streets and Highways

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>TR-A.A</p> <p>The County shall prepare and adopt a priority list of street and highway improvements for the Road Improvement Program (RIP) based on a horizon of at least seven (7) years. The Board of Supervisors shall update the RIP every five (5) years, or more frequently as recommended by the responsible departments. The RIP shall program maintenance and rehabilitation, reconstruction, capacity, operational, safety improvements, and specific plan lines on a prioritized basis. The RIP shall be coordinated with the five (5) year major review of the General Plan and shall be included in the annual General Plan review. (See Policies TR-A.4 and TR-A.11)</p>	PW & Planning Board of Supervisors	FY 00-01; every five years thereafter	On April 7, 2015 the County Board of Supervisors approved the Fresno County Road Improvement Program (RIP). The RIP identified anticipated revenues and defined the areas of road program emphasis as well as specific planned projects over a five-year period



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>TR-A.B</b> <p>The County shall consider adopting a traffic impact fee ordinance for areas outside the spheres of influence of cities in the county. The traffic fees should be designed to achieve the adopted LOS and preserve structural integrity based on a twenty (20)-year time horizon. The traffic mitigation fees should be updated at least every five years, or concurrently with the approval of any significant modification of the land use allocation used to develop the fees. The County shall require new development within the spheres of influence of cities in the county to pay the traffic impact fees of those cities. (See Policy TR-A.8)</p>	PW & Planning Board of Supervisors	FY 01-02	A traffic impact fee has been adopted by the Board of Supervisors. However, on February 2, 2015, the Board of Supervisors conducted a second public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees and directed Staff to return to the Board in two years.
<b>TR-A.C</b> <p>The County shall continue to identify and pursue appropriate new funding sources for transportation improvements. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-A.10)</p>	PW & Planning	Ongoing	The County continues to pursue funding for transportation improvements through the Fresno Council of Governments.
<b>TR-A.D</b> <p>The County shall coordinate its transportation planning with the Council of Fresno County Governments, Caltrans, cities within the county, and adjacent jurisdictions. (See Policy TR-A.6)</p>	PW & Planning	Ongoing	During 2015, the County continued coordinating its transportation planning with Fresno COG, Caltrans, Cities and adjacent jurisdictions.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-A.E The County shall update and maintain the Improvement Standards for other County development improvements, including private roads dedicated to public use. (See Policy TR-A.1)	PW & Planning	Ongoing	The County implements this program/policy on a continuous basis. The County is currently undergoing a comprehensive update of the County Improvement Standards.

#### TR-B Transit

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-B.A The County shall work with the Council of Fresno County Governments (COFCG) and transit providers in the county to periodically review and update the short-range transit plans in the county at least as often as required by State law. (See Policy TR-B.1)	PW & Planning	FY 01-02; every five years thereafter	The County implements this policy on a continuous basis. The Short-Range Transit Plan for the Rural Fresno County Area 2016-2020 was adopted by Fresno COG on June 25, 2015.
TR-B.B The County shall encourage transit providers and the COFCG to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the county. The master plan shall review the transit corridors in this Policy Document and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. The plan(s) shall be reviewed and updated on a regular basis. (See Policy TR-B.1)	PW & Planning	Ongoing	The Fresno-Clovis Metropolitan Area Public Transportation Strategic Service Evaluation project was completed by Fresno COG on May 28, 2014. Fresno COG continues to prepare, adopt, and implement long-range strategic transit master plans for the County or sub-areas of the County.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>TR-B.C</b> Through its representation on the COFCG Board and the FCRTA (a joint powers agency), the County shall work with these agencies to identify and pursue funding for transit. (See Policy TR-B.4)	PW & Planning	Ongoing	Fresno County continues to work with Fresno COG to identify and pursue funding for transit.
<b>TR-B.D</b> The County shall work with the COFCG and other agencies to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way, including abandoned rights-of-way and track structures. (See Policy TR-B.3)	PW & Planning	Ongoing	Fresno County continues to work with Fresno COG 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.
<b>TR-B.E</b> The County shall work with the cities in the county to prepare and adopt land use and design standards for areas within designated urban transit corridors to promote transit accessibility and use. (See Policy TR-B.3)	PW & Planning	After FY 01-02 (if initiated by County)	In 2011, Fresno COG prepared the Public Transportation Infrastructure Study (PTIS). The PTIS makes recommendations for investments, the timing of those investments, and funding sources augmenting Measure C sales tax revenue to pay for them. In addition, the PTIS makes policy recommendations that will be important to be adopted by City- and County-elected officials and implemented by planning department and public works administrators in order to shape future growth in such a way that it supports the transit investments. Fresno County continues to work with Fresno COG to promote transit accessibility and use.
<b>TR-B.F</b> The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots. (See Policy TR-B.2)	PW & Planning	Ongoing	Caltrans is the primary provider of Park and Ride lots on State highways. Fresno County continues to work with Caltrans and Fresno COG to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.

**TR-D**  
Bicycle Facilities

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>TR-D.A</b> The County shall work with the Council of Fresno County Governments, Caltrans, and cities within the county to update the Regional Bikeways Plan to ensure consistency with the Circulation Diagram and Standards section. (See Policy TR-D.1)	PW & Planning	FY 00-01	The Regional Bikeways Plan was updated as part of the non-motorized section of the Regional Transportation Plan that was last updated by Fresno COG on June 26, 2014. The Regional Bikeways Plan is consistent with the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.
<b>TR-D.B</b> The County shall encourage implementation and use of bikeways by use of Transportation Development Act Article III bicycle and pedestrian funds to implement and maintain bikeways or bike trails. The County shall continue to identify and pursue appropriate new funding sources for bikeway implementation. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-D.1)	PW & Planning	Ongoing	The County continues to encourage implementation and use of bikeways by implementing the goals and policies in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.
<b>TR-D.C</b> The County shall require that sufficient pavement width for bikeways shown on the Regional Bikeway Plan be constructed in conjunction with road construction projects, and that adequate right-of-way and/or pavement width for bicycle facilities be included in frontage improvements required of new development. Implementation through signing and striping is an operational decision, and may not coincide with initial construction. (See Policies TR-D.4 and TR-D.5)	PW & Planning	Ongoing	The County requires sufficient pavement width for bikeways shown on the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.D			
The County shall use California Department of Transportation (Caltrans) bikeway design standards as guidelines for construction of Class I, II, III bicycle facilities. (See Policies TR-D.1 and TR-D.3)	PW & Planning	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011 specifies California Department of Transportation (Caltrans) bikeway design standards as guidelines for the construction of Class I, II, and III bicycle facilities.
TR-D.E			
The County shall work with other agencies to provide facilities that help link bicycles to other modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. (See Policy TR-D.8)	PW & Planning	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011 provides information on facilities that help link bicycle riders to other modes, including the provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals.

## TR-E

## Rail Transportation

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-E.A			
The County shall work with other agencies to plan line-designated railroad corridors to facilitate the preservation of important railroad rights-of-way for future rail expansion or other appropriate transportation facilities. (See Policies TR-E.3 and TR-E.4)	PW & Planning	Ongoing	The County continues to work with other agencies including the California High Speed Rail Authority for rail expansion to facilitate the railroad rights-of-way for railroads and other transportation facilities.
TR-E.B			
The County shall use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. (See Policy TR-E.4)	PW & Planning	Ongoing	The County continues to use appropriate zoning classifications in designated rail corridors.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>TR-E.C</b> The County shall participate in the Council of Fresno County Governments Rail Committee to support improvement, development, and expansion of rail service in Fresno County. (See Policies TR-E.1 through TR-E.6)	PW & Planning	Ongoing	The Fresno COG Rail Committee was dissolved in 2012 when the San Joaquin Valley Joint Powers Authority (SJVJPA) was formed. A Board of Supervisors member represents Fresno County by participating in the SJVJPA.

### Public Facilities and Services Element

#### PF-A General Public Facilities and Services

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>PF-A.A</b> 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.	CAO PW & Planning	Annually	Where specific plan amendments or updates are required as part of a proposed development project, analysis is performed on the adequacy of existing plans to ensure adequacy of infrastructure to accommodate the proposed development.



## APPENDIX A

### Review of General Plan Implementation Programs

#### PF-B Funding

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>PF-B.A</b> 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.	CAO Board of Supervisors PW & Planning	FY 01-02; every five years thereafter	The CIP was last updated in 2006. However, updates of the CIP have been suspended by the Board with the suspension of impact fees until November 9, 2017 based on Board action which occurred February 2, 2015.
<b>PF-B.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)	CAO Board of Supervisors PW & Planning	FY 01-02; 02-03	On October 8, 2013, the Board of Supervisors considered potential options to the County's Public Facilities Impact Fee Ordinance and Schedule of Fees and associated Capital Improvement Plan (CIP) and any other actions related to the previously collected, unspent fees, and budgetary impacts resulting from those actions. The potential options included: 1) Continue the temporary suspension of collecting Public Facilities Impact (PFI) Fees through November 9, 2015, as approved by the Board on June 19, 2012; 2) Engage a consultant to prepare an updated PFI Fee Report and direct staff to prepare an associated CIP; 3) Engage with the consultant to study and prepare a report to reduce the number of categories and areas they serve; and, 4) Adopt an ordinance repealing the PFI Fees and adopt a resolution to terminate the associated CIP and refund fees collected to the property owners of record. On February 2, 2015, the Board of Supervisors conducted a second public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees until November 9, 2017 and directed Staff to return to the Board in two years.

## Review of General Plan Implementation Programs

## PF-C

## Water Supply and Delivery

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.A The County shall develop a process for resolution of water supply problems and apply the process when areas of need are identified.	PW & Planning	FY 01-02	The Water Geology Section of the Department of Public Works and Planning reviews all discretionary permits and provides recommendation for requirements and mitigation measures as necessary. The County, prior to consideration of any discretionary project related to land use, requires a water supply evaluation as outlined in General Plan Policy PF-C.17. In addition, the County is currently working to implement the requirements of the Sustainable Groundwater Management Act (SGMA) which will further address the resolution of water supply problems. In 2015, six SGMA working group meetings were held, which were co-chaired by members of the Board of Supervisors. The working group is also comprised of key County and Irrigation District staff and includes representation from other interested and affected Communities.
PF-C.B The County shall adopt a well construction and destruction ordinance that will include among other requirements the mapping of location information on abandoned wells in the County GIS database and which includes a procedure for ensuring that abandoned wells are properly destroyed.	PW & Planning, Community Health Dept.	FY 02-03	The County Environmental Health Division has developed a procedure to ensure the abandoned wells are properly destroyed.
PF-C.C The County shall prepare or cause to be prepared water master plans for water delivery systems for areas undergoing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-C.8)	PW & Planning including Surveyor's Office	As Needed	Updates of water master plans and implementation schedules are required for areas experiencing urban-type growth. Millerton Specific Plan area, Shaver Lake area and Friant Specific Plan area have approved plans. As an example, in 2010, a Water Supply Assessment was completed for the Millerton Specific Plan as part of the approval process for Tentative Tract Map No. 5430.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.D The County shall develop and implement a tiered water pricing structure for County Service Areas and Waterworks Districts. (See Policy PF-C.29)	PW & Planning	FY 02-03	Tiered water rate structures have been implemented in recent developments. Due to recent drought conditions, CSA and WWD water rate structures are being modified to a flat rate (operational costs) plus a consumption rate (cost of water). Tiered consumption rates are being utilized in CSAs and WWDs where the supply or treatment of water is limited. All new developments are required to provide water rate structures prepared by an engineer and comprised of a flat rate and consumption rate.
PF-C.E The County shall establish water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development. (See Policy PF-C.14)	PW & Planning	FY 01-02	Although specific standards have not been established, water supply and proposed water use are evaluated on a per-project basis by Public Works and Planning staff to determine adequate water supply. Further, in regards to landscaping, the County is implementing the State required Model Water Efficient Landscape Ordinance (MWELO) which applies to both residential and commercial projects. MWELO was part of the Governor's Drought Executive Order of April 1, 2015. The revised ordinance was approved on July 15, 2015.
PF-C.F The County shall establish a review and/or regulatory process for proposed transfers of surface water to areas outside of the county and for substitution of groundwater for transferred surface water. (See Policy PF-C.23)	PW & Planning	FY 00-01	This program has been implemented with the adoption of the Groundwater Transfer Ordinance.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>PF-C.G</b> The County shall develop a list of water conservation technologies, methods, and practices that maximize the beneficial use of water resources. The County shall review and update the list periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. (See Policy PF-C.28)	PW & Planning	FY 01-02	The County enforces the State Model Water Efficient Landscape Ordinance as a means to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible, to establish a structure for planning, designing, installing maintaining and managing water efficient landscapes in new and rehabilitated projects, to establish provisions for water management practices and water waste prevention for established landscapes, and to use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount. These standards are enforced for any residential, commercial, or industrial projects that require a permit, plan check or design review and that have a 500 square-foot or more landscaping area.

#### PF-D Wastewater Collection, Treatment and Disposal

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>PF-D.A</b> The County shall prepare or cause to be prepared a sewer master plan for wastewater treatment facilities for areas experiencing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-D.7)	PW & Planning including the Surveyor's Office	As Needed	Areas that experience urban growth are required to prepare a sewer master plan or update the current master plan. The Public Works and Planning Department is responsible for implementing the policies and implementation programs in the plan. This program is implemented as needed.



## Review of General Plan Implementation Programs

## PF-E

## Storm Drainage and Flood Control

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-E.A The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary and appropriate to implement required actions under State and Federal storm water quality programs. (See Policy PF-E.13)	PW & Planning Board of Supervisors	Ongoing	The County coordinates with the Fresno Metropolitan Flood Control District (FMFCD) who is the Lead Agency for the Municipal Storm Water Permit held by FMFCD, the cities of Fresno and Clovis, Fresno County, and California State University Fresno. The County also requires development to file storm water permits with the State Water Resources Control Board when the project meets the minimum threshold for permitting.

## PF-F

## Landfills, Transfer Stations, and Solid Waste Processing Facilities

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-F.A The County shall require new commercial, industrial, and multi-family residential uses to provide adequate areas on site to accommodate the collection and storage of recyclable materials. (See Policy PF-F.1)	PW & Planning	FY 01-02	Public Works and Planning staff review and comment on Initial Studies/Environmental Assessments and, when appropriate, provide comments recommending that new commercial, industrial, and multi-family residential uses provide adequate areas on site for the collection and storage of recyclable materials. The County implemented a mandatory hauler program in the mid-2000s to mandate refuse and recycling collection for all unincorporated areas. .

## Review of General Plan Implementation Programs

PF-G  
Law Enforcement

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-G.A The County shall prepare and adopt a master plan to identify locations for sheriff substations and community offices. The County should further evaluate these locations in the regional and unincorporated community plan updates. (See Policy PF-G.1)	Sheriff's Department PW & Planning	As Needed	<p>Sheriff's Department has established substations in unincorporated County areas to be able to provide faster response to service calls. Although no master plan has been prepared, when Community Plans are updated, a location is identified for a Sheriff's substation. Further, the Sheriff's Department actively works with Public Works and Planning staff on land use matters pertinent to their facilities.</p> <p>As an example, during the Laton Community Plan Update, Public Works and Planning Department staff worked with Sheriff's Department staff to identify a potential location for a future Sheriff's substation.</p>



## APPENDIX A

### Review of General Plan Implementation Programs

## PF-H

## Fire Protection and Emergency Medical Services

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-H.A If a Fire Protection Master Plan has not been prepared for the area and the County Director of Planning & Resource Management determines that additional fire protection facilities are needed, the County shall not approve discretionary development until such time as a Master Plan has been adopted or other facilities acceptable to the Director are provided, with appeal rights as provided by County Ordinance. The Fire Protection Master Plan must contain the following information: identification of water supply; delineation of the service area boundary; designation of an appropriate fire protection entity; determination of structural, equipment, and personnel needs and costs; and a financing plan based on shared benefit. (See Policy PF-H.2)	PW & Planning	As Needed	The Public Works and Planning staff routes all projects to the appropriate fire district for review and comment. The District then identifies appropriate fire protection measures to accommodate the project. Upon consultation with the District, Staff will include the conditions for each project.
PF-H.B The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources. (See Policy PF-H.1)	CAO  County Fire Departments	Ongoing	The County works cooperatively with the California Department of Forestry and Cal Fire on various land use and permit matters. The County contracts with the California Department of Forestry/Cal Fire for the Amador Plan during the non-fire season to provide additional protection.

## Review of General Plan Implementation Programs

## PF-I

## School and Library Facilities

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>PF-I.A</b> The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable school districts to identify the need for and potential location of new or expanded school facilities. (See Policies PF-I.3, PF-I.4, and PF-I.5)	PW & Planning	Ongoing	The County involves the respective school district in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing facilities. Further, through the General Plan Conformity (GPC) findings process, potential school site acquisitions are evaluated for consistency with the General Plan. This is required per Public Resources Code 21151.2 and Government Code 65402. No GPC requests were processed for school sites in 2015.
<b>PF-I.B</b> The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable library districts and library interest groups to identify the need for and potential location of new or expanded library facilities. (See Policy PF-I.9)	PW & Planning	Ongoing	The County involves library administration in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing facilities.



## Review of General Plan Implementation Programs

## Open Space and Conservation Element

OS-A  
Water Resources

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-A.A The County shall develop, implement and maintain a water sustainability plan (see Policy OS-A.1).	PW & Planning	FY 01-02; Ongoing	In June 2006 the County adopted a Fresno Area Regional Groundwater Management Plan. Also with the passage of the Sustainable Groundwater Management Act, local agencies within the Kings, Westside, and Delta Mendota basins in the County will be required to form Groundwater Sustainability Agencies that will in turn create Groundwater Sustainability Plans. The plans are required to be adopted by January 31, 2020.
OS-A.B The County shall establish and maintain a centralized water resource database for surface and groundwater that includes the water budget, groundwater monitoring data, and the groundwater recharge site inventory. (See Policies OS-A.7 through OS-A.10)	PW & Planning	FY 01-02; Ongoing	Water budget development and maintenance will be required through the implementation of the Sustainable Groundwater Management Act in areas with aquifers identified as being in a condition of critical overdraft. The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding, to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information to attempt to preserve those areas identified as prime recharge.
OS-A.C The County shall develop, implement and maintain a groundwater monitoring program. Information from this program shall be provided to the Board of Supervisors during the annual General Plan review. (See Policy OS-A.9)	PW & Planning	FY 01-02; Ongoing	Groundwater monitoring and reporting will be a key component of the implementation of the Sustainable Groundwater Management Act. By January 31, 2020, Groundwater Sustainability Agencies within the County will be required to adopt a Groundwater Sustainability Plan for implementation.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-A.D The County shall develop, implement, and maintain land use plans to preserve for recharge purpose those lands identified as suitable for groundwater recharge in the water resource database inventory. (Policy OS-A.10)	PW & Planning	FY 02-03	The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information in efforts to preserve those areas identified as prime recharge.

## OS-B

### Forest Resources

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-B.A The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to: clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Fresno County. If the Forest Practice Rules are determined to be inadequate, a compilation of Special Forest Practice Rules for Fresno County shall be proposed to the Board of Forestry to address those inadequacies. (See Policies OS-B.2 and OS-B.3)	PW & Planning	FY 03-04	The Department of Forestry and Fire Protections enforcement authority granted under the Forest Practice Act and Rules is only applicable when conversion of land from a use other than growing a commercial crop of trees, or commercialization of forest products occurs and is only applicable on private land. Forested stands within Fresno County that may be characterized as "Old Growth" may exist in extremely limited acreages and most likely exist exclusively on national forest land.



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>OS-B.B</b> The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of existing and residual stands of ancient and old growth forest on private timberlands in Fresno County. The results of this inventory shall be incorporated into the County's biological resources database for use in future land use planning decisions. (See Policy OS-B.2)	PW & Planning	FY 03-04	The Department of Forestry and Fire Protection has no mandate or authority to enter private timber lands unless enforcement of the Forest Practice Act and rules have been triggered.  Forested stands within Fresno County that may be characterized as "Old Growth" may exist in extremely limited acreages and most likely exist exclusively on national forest land.
<b>OS-B.C</b> The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify potential impacts on, and the need for preservation of, old growth forest in Fresno County. (See Policy OS-B.2)	PW & Planning	FY 03-04	The California Department of Forestry and Fire Protection is required by law to identify potential impacts to a wide variety of natural and cultural resources when engaging in a discretionary project that warrants compliance with the California Environmental Quality Act (CEQA).  Forested stands within Fresno County that may be characterized as "Old Growth" may exist in extremely limited acreages and most likely exist exclusively on national forest land.
<b>OS-B.D</b> The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry and Fire Protection Timber Harvest Plan review process. (See Policy OS-B.2)	PW & Planning	FY 03-04	A "Notice of Intent to Harvest Timber" (NOI) is a specific requirement of the Forest Practice Act and Rules and is required for a wide variety of timber harvest documents. A modification of the NOI would require rule change by the Board of Forestry (BOF).

## APPENDIX A

### Review of General Plan Implementation Programs

#### OS-D Wetland and Riparian Areas

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>OS-D.A</b> <p>The County shall work toward the acquisition by public agencies or private non-profit conservation organizations of creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature as public open space where such areas cannot be effectively preserved through the regulatory process. Such protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, State, and Federal agencies and private entities. Acquisition shall include provisions for maintenance and management in perpetuity. (See Policies OS-D.2 and OS-D.8)</p>	PW & Planning	Ongoing	The County continues to coordinate with the San Joaquin River Conservancy for projects in the vicinity of their resources. Further, through discretionary land use permits, the County will review requests by the California Department of Fish and Wildlife (CDFW) for offsetting habitats, consider mitigation and review and formal proposal for mitigation banking to CDFW.
<b>OS-D.B</b> <p>The County shall adopt an ordinance for riparian protection zones identifying allowable activities in riparian protection zones and allowable mitigation techniques. (See Policy OS-D.4)</p>	PW & Planning	FY 02-03	Due to budgetary constraints, a specific ordinance has not been adopted. The County continues to coordinate with resource agencies for projects located within sensitive habitat and applies policies for those proposals within river influence areas.



# **APPENDIX A** Review of General Plan Implementation Programs

## OS-E Fish and Wildlife Habitat

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-E.A</p> <p>The County shall compile inventories of ecologically-significant resource areas, including unique natural areas, wetlands, riparian areas, and habitats for special-status plants and animals from existing data sources. The inventories shall be presented when area plans, specific plans, or other project development proposals are considered by the County. The classification system shall be based on the California Wildlife Habitats Relationships (WHR) system and shall identify appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps shall be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes. (See Policies OS-E.1, OS-E.2, and OS-E.5)</p>	PW & Planning	Ongoing	<p>Development projects that may have a potential impact on wetlands, riparian areas and habitats for special-status plants and animals are referred to the California Department of Fish and Wildlife and United States Fish and Wildlife Service for review and comments. Recommended mitigation measures proposed by these agencies will be considered during the environmental review of development projects.</p>

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-E.B</p> <p>The County shall maintain current maps that indicate the extent of significant habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed area plans, specific plans, and any other project development proposals to determine the compatibility of development with maintenance and enhancement of important fish and game species. (See Policy OS-E.2)</p>	PW & Planning	Ongoing	<p>The County refers development projects to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comment as to any potential impact on sensitive species of plants or animals. County staff also has access to State-maintained software which provides updated maps containing biological data in an electronic mapping database (Rare Final 5, etc.).</p>



## Review of General Plan Implementation Programs

## OS-F

## Vegetation

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-F.A The County shall prepare and maintain an updated list of State and Federal rare, threatened, and endangered plant species known or suspected to occur in the county. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) Plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; and 2) species of special concern as designated by California Department of Fish and Game. In addition to updating the list, as new information becomes available, the list should be reviewed and amended at least once every two years. (See Policy OS-F.5)	PW & Planning	FY 00-01; every two years thereafter	The County refers development projects to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife for review and comment as to any potential impact on sensitive species of plants or animals. County staff also has access to State-maintained software which provides updated maps containing sensitive species of plants and animal data in an electronic mapping database (Rare Final 5, etc.).
OS-F.B The County shall make the Fresno County Oak Management Guidelines and other educational resources available to landowners located in oak woodland habitat. (See Policy OS-F.11)	PW & Planning	Ongoing	The boundaries of the oak woodland habitat area have yet to be established; when they are, a handout will be prepared and distributed with every permit that is issued within these areas. Individual projects in oak woodland areas are evaluated for buffering or tree preservation requirements depending on the sensitivity of the habitat and relative health of tree growth as indicated by independent studies provided by project applicants. Further, Policy OS-F.11 which contains the County's Oak Woodlands Management Guidelines is considered.

## APPENDIX A

### Review of General Plan Implementation Programs

#### OS-G Air Quality

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



## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G.C The County shall amend its Subdivision and Grading Ordinances and Development Standards to address dust control measures for new development, access roads, and parking areas. (See Policies OS-G.13 and OS-G.14)	PW & Planning	FY 02-03	All development projects must comply with the SJVAPCD regulations for dust control and project conditions or mitigation for discretionary land use permits may require additional levels of dust control.

#### OS-H Parks and Recreation

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-H.A The County shall work with local, State, and Federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development as funds permit. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies. (See Policies OS-H.1 through OS-H.3)	PW & Planning	FY 01-02; 02-03	Funds have not been available to prepare a comprehensive inventory of all parks and recreation areas and to identify other areas suitable for park acquisition and development.
OS-H.B As new development occurs, the County shall consider contracting with existing entities or forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, and maintenance of parks; open space; and riding, hiking, and bicycle trails. (See Policy OS-H.4)	PW & Planning	Ongoing	Public Works and Planning staff considers the need for an entity to hold and maintain parkland, open space, and trails as a part of the project review. The Department considers these service needs when a CSA is being formed or expanded. It should be noted that due to limitations of the Proposition 218 process, which allows residents within a CSA to vote on or consider discontinuation of service, the use of CSAs for Services beyond basic services (i.e., sewer and water) can become problematic and has limited the use of CSAs in more recent developments.

## Review of General Plan Implementation Programs

OS-I  
Recreational Trails

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-I.A The County shall prepare a Recreational Trails Master Plan for a countywide trail system that identifies appropriate corridors and the design of the trails in the corridors based on the criteria listed in the policies of this section. The Recreational Trail Corridor Map (Figure OS-1) and Conceptual Recreational Trail List shall be used as a starting point for the master plan process. (See Policies OS-I.1 and OS-I.10)	PW & Planning	FY 02-03	This program has been implemented; the Fresno County Regional Bicycle and Recreational Trails Master Plan was adopted by the Board of Supervisors on March 15, 2011.
OS-I.B The County shall investigate the potential of various land use controls for reserving areas for trails such as the acquisition of easements, open space and floodplain zoning, and subdivision control. (See Policies OS-I.3 and OS-I.4)	PW & Planning	FY 02-03	This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011.
OS-I.C The County shall enact an ordinance to prohibit the use of recreational trails by all motorized vehicles except maintenance vehicles, regulate users on multiple purpose paths, and protect the interests of property adjacent to trails. (See Policy OS-I.5)	PW & Planning	FY 01-02	This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011. The County uses the California Department of Transportation (Caltrans) Manual on Uniform Traffic Control Devices (MUTCD) approved sign R44A on Class I bike paths.



**APPENDIX A**  
Review of General Plan Implementation Programs

**OS-J**  
Historical, Cultural, and Geological Resources

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-J.A The County shall adopt and implement an ordinance to protect and preserve significant archaeological, historical, and geological resources. The ordinance shall provide for implementation of applicable development conditions, open space easements, tax incentives, related code revisions and other measures as needed. (Policy OS-J.1)	PW & Planning	FY 02-03	Development projects are referred to the State Historic Preservation Officer, the Fresno County Historical Landmarks and Records Advisory Commission and the Fresno County Historical Society for potential impact on significant archeological and historical and geological resources. However, no ordinance has been developed.

**OS-L**  
Scenic Roadways

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-L.A The County, in cooperation with the Council of Fresno County Governments and the Association for the Beautification of Highway 99, shall participate in establishing a landscape master plan and design guidelines for the Highway 99 corridor. The plan and guidelines shall unify the design features of the Highway 99 corridor while recognizing the individuality of each community. (See Policies OS-L.7 and OS-L.8)	PW & Planning  CAO	FY 03-04	This program has been implemented via adoption of Amendment to Text (AT) No. 361 on July 8, 2008, and has been incorporated into the Zoning Ordinance.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>OS-L.B</p> <p>The County shall work with the California Department of Transportation to apply for scenic highway designation for the State highway segments eligible for such designation, and take necessary steps for approval, including adoption of scenic corridor protection programs for eligible segments. (See Policy OS-L.9)</p>	PW & Planning	FY 03-04	<p>County staff collaborated with the Sierra Gateway Trust, Inc. and Caltrans in pursuit of a State Official Scenic Highway designation for segments of SR 180. Staff of the County and Caltrans with the Sierra Gateway Trust have worked together to complete the proposed Visual Assessment and Corridor Protection Program in support of a State Official Scenic Highway designation status for approximately 60.7 miles of the eastern segments of SR 180. On October 15, 2015, the Caltrans Director approved designation of the two sections of eastern SR 180 from the Alta Main Canal near Minkler to near the General Grant Grove section of Kings Canyon National Park, and the General Grant Grove section of Kings Canyon National Park to Kings Canyon National Park boundary near Cedar Grove as a State Scenic Highway.</p>



## Review of General Plan Implementation Programs

## Health and Safety Element

## HS-A

## Emergency Management and Response

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

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-A.C</p> <p>The County shall continue to periodically evaluate County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or seismic or geologic hazards and implement corrective actions should problems be identified. (See Policies HS-A.2 and HS-A.3)</p>	<p>PW &amp; Planning</p> <p>County Office of Emergency Services</p>	Ongoing	<p>The County Department of Internal Services will evaluate County facilities in conjunction with concerns raised by the occupying department. Facility issues or damage resulting from events are inspected with the assistance of Risk Management staff and qualified consultants or sub-consultants. Modifications, improvements or construction of new structures to replace existing facilities are also evaluated with the assistance of staff from the Department of Public Works and Planning (Capital Projects Division). A more comprehensive inventory of existing facilities is targeted as budgeting and staffing permit.</p>
<p>HS-A.D</p> <p>The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (See Policy HS-A.4)</p>	<p>County Office of Emergency Services</p>	Ongoing	<p>The County Office of Emergency Services (OES) implements this program on an ongoing basis. The County OES maintains contact and emergency information on the County's website. The Fresno County Multi-Hazard Mitigation Plan provides additional details regarding County hazards and responses to mitigate damage or injury. In addition, the Public is also encouraged to obtain family and business preparedness information at websites maintained by The American Red Cross and Federal Emergency Management Agency (FEMA).</p>



## APPENDIX A

### Review of General Plan Implementation Programs

#### HS-B Fire Hazards

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-B.A The County shall review the design of all buildings and structures to ensure they are designed and constructed to State and local regulations and standards as part of the building permit plan check process. (See Policy HS-B.2)	PW & Planning	Ongoing	The Department of Public Works and Planning continues to review all proposed development to ensure it is designed and constructed to State and local regulations as part of the building permit and plan check process.

#### HS-C Flood Hazards

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-C.A The County shall continue to participate in the Federal Flood Insurance Program. The County shall maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available. In the County's review of applications for building permits and discretionary permits and proposals for capital improvement projects, the County shall determine whether the proposed project is within the 100-year floodplain based on these maps. (See Policy HS-C.7)	PW & Planning	Ongoing	The Department of Public Works and Planning maintains the most current FEMA flood hazard maps and updates the information as necessary or as new data/maps are released by FEMA. All submitted projects are reviewed to determine proximity to the 100-year floodplain during the grading permit process.
HS-C.B The County shall continue to implement and enforce its Floodplain Management Ordinance. (See Policy HS-C.8)	PW & Planning	Ongoing	The Department of Public Works and Planning reviews all submitted projects for conformance with floodplain requirements through the grading permit process.

## APPENDIX A

### Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>HS-C.C</b> The County shall continue to develop and review relevant dam failure evacuation plans and continue to provide public information on dam failure preparedness. (See Policy HS-C.13)	PW & Planning County Office of Emergency Services	Ongoing	There are 23 dams within Fresno County that pose a significant risk to people and/or property. The Fresno County Office of Emergency Services has developed dam failure evacuation plans for each of these 23 dams. The Fresno County Multi-Hazard Mitigation Plan (2009) Section 4.2.9 evaluates dam failure in Fresno County. According to this document, there were 14 dam failures between 1976 and 1983, but all were earthen dams on private property. Although there remains a risk of dam failure in Fresno County, there have not been any failures of major dams.

#### HS-D Seismic and Geological Hazards

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>HS-D.A</b> The County shall regularly review readily available information published by the California Division of Mines and Geology and other agencies and use the information to update County maps and the General Plan Background Report. (See Policies HS-D.1 and HS-D.2)	PW & Planning	Ongoing	The County reviews material published by the California Division of Mines and Geology and updates the maps and the General Plan Background Report as necessary. Further, County staff actively engages with and discusses proposed mining projects with State Mining and Geology Board staff.
<b>HS-D.B</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.	PW & Planning	FY 02-03; 03-04	A survey was conducted in 1991 to identify all unreinforced masonry buildings in the unincorporated areas of Fresno County. The survey did not identify any building to be below acceptable standards. Since unreinforced masonry buildings are not allowed within the unincorporated areas, this program will be deleted as part of the ongoing General Plan Review process.



**APPENDIX A**  
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-D.C</p> <p>The County shall develop a public awareness program to aid in the identification and mitigation of unreinforced masonry structures. (See Policy HS-D.6)</p>	PW & Planning	FY 02-03	Because no unreinforced masonry buildings have been located within the unincorporated areas of the County, a public awareness program has not been developed.

HS-E  
Airport Hazards

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>HS-E.A</p> <p>The County shall refer to the Fresno County Airport Land Use Commission for review projects within the Airport Review Area requiring amendments of general, community and specific plans, airport master plans, rezoning applications, zoning ordinance text amendments, and building code amendments for consistency with the appropriate Airport Land Use Policy Plan.</p>	<p>PW &amp; Planning</p> <p>Fresno County Airport Land Use Commission</p>	Ongoing	All applicable land use applications are referred to the Airport Land Use Commission (ALUC) that is administered by Fresno COG for evaluation of consistency with the appropriate Airport Land Use Policy Plan. Recommendations of the ALUC are incorporated into staff's evaluation and forwarded to the Planning Commission and the Board of Supervisors.

## APPENDIX A

### Review of General Plan Implementation Programs

#### HS-F Hazardous Materials

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<b>HS-F.A</b> The County shall review discretionary uses which involve use of hazardous materials or generate hazardous wastes in regulated quantities. (See Policy HS-F.2)	PW & Planning Dept. of Public Health, Community Health Division	Ongoing	The County Department of Public Health continues to review discretionary uses that generate hazardous materials. The Department of Public Works and Planning routes discretionary permit applications to the Health Department for review and comment. Any proposed project that may generate hazardous material will be required to comply with the recommended conditions or mitigation measures.
<b>HS-F.B</b> The County shall investigate funding alternatives for site acquisition, development, and operation for a permanent household waste facility.	PW & Planning	FY 01-02	On March 14, 2013 the County received Planning Commission approval to permit the establishment of a 15,000 square-foot household hazardous waste facility at the American Avenue Landfill. This Facility has since been constructed and is operational.
<b>HS-F.C</b> The County shall review the plans to mitigate soil or groundwater contamination for redevelopment or infill projects. (See Policy HS-F.4)	PW & Planning Dept. of Public Health, Community Health Division	Ongoing	Development projects are referred to Environmental Health for review and comments. If the subject site is identified as a contaminated site, Environmental Health recommends mitigation measures to address soil or groundwater contamination. Further, as part of the environmental review process, staff has the ability to access State and Federal databases for contaminated sites and can apply appropriate mitigation to discretionary land use projects via comments from State, Federal or local agencies.



HS-G  
Noise

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-G.A The County shall amend and enforce the Fresno County Noise Ordinance as necessary, consistent with the policies and standards within this element. (See Policies HS-G.1 through HS-G.9)	PW & Planning Dept. of Public Health, Community Health Division	FY 01-02	The County Environmental Health Division will continue to enforce the Fresno County Noise Ordinance and amend its policies as necessary. Discretionary land use permits which may generate excessive noise levels are often required to complete a noise analysis, and proposals within designated noise areas of airports are evaluated or limited to avoid conflicts with General Plan noise standards.
HS-G.B The County shall develop an effective noise control program that includes: A) An ordinance (1) defining acceptable noise levels based on land use, (2) setting forth monitoring methodology and determination of violations, (3) defining exemptions and variance procedures, and (4) delineating enforcement and abatement procedures; and B) A public information program to inform county residents of the impact of noise on their lives.	PW & Planning Dept. of Public Health, Community Health Division	FY 01-02	All land use projects are evaluated for potential noise impacts as required by the California Environmental Quality Act (CEQA) and appropriate mitigation measures are incorporated as necessary. As stated in response to HS-G.A above, staff coordinates with the Health Department regarding discretionary land use permits, and additional evaluation may be required for excessive noise-generating uses. However, a noise control program that addresses all components of this Implementation Program has not been developed.

## **APPENDIX B**

### **GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT FOR THE 2015 CALENDAR YEAR**



## **Appendix B**

### **Housing Element Progress Report**

#### Fourth-Cycle Update

The County initiated the update of the Fourth-Cycle Housing Element in 2006. However, due to budgeting issues during the recession, in 2008 the Update was defunded and the project was placed on hold. In August 2014, the Fourth-Cycle Update was re-initiated. The Development Services Division of the Department of Public Works and Planning retained a consultant to complete the Fourth-Cycle Update effort.

On July 14, 2015 the Board conducted a study session on the Fourth-Cycle Update and authorized the transmittal of the document to the State Department of Housing and Community Development (HCD) for 60-day statutory review.

On December 8, 2015 the Fresno County Board of Supervisors adopted the Fourth-Cycle Housing Element and the document was forwarded to HCD for certification. On January 19, 2016 staff received a letter from HCD indicating that the adopted Fourth-Cycle Update was in full compliance with State housing element law.

#### Fifth-Cycle Update

In February 2013, Fresno COG assembled a Regional Housing Needs Allocation (RHNA) Technical Committee, consisting of representatives of Fresno County local governments, to discuss the methodology by which the total allocation of housing units for the Fresno County region, determined by HCD, will be distributed among the cities and the County. The development of the methodology was in anticipation of preparation of the Fifth-Cycle Housing Element for the 2015-2023 Planning Period.

The idea for preparation of a Joint Housing Element for Fresno County governments was discussed at the RHNA Technical Committee meetings based on the experiences of Kings and Marin Counties in preparing a joint Housing Element for their jurisdictions. The idea was favorably received by all jurisdictions in Fresno County and with the exception of the Cities of Fresno, Orange Cove and Firebaugh, all of the other 12 cities and the County agreed on preparing a Joint Housing Element. A committee consisting of representatives of participating local governments (Committee) was formed to oversee the process of preparation of the Multi-Jurisdictional Housing Element (MJHE) for the Fifth-Cycle planning period (2015-2023).

At the January 17, 2014 meeting, the Fresno COG Policy Board authorized Fresno COG staff to administer the contract with the consultant for the project. A Request for Proposal (RFP) for the project was prepared and released on March 11, 2014 with a response deadline of April 11, 2014. A consultant selection sub-committee was appointed by the Committee to select a consultant for the project. On May 7, 2014, the

sub-committee selected the consulting firm of Mintier-Harnish in association with the consulting firms of Veronica Tam and Associates, and MIG to prepare the Joint Fifth-Cycle Housing Element for the Fresno County region.

The Committee worked with the consulting team and prepared a draft MJHE that was made available for public review in May of 2015.

The Draft MJHE was presented to the Planning Commission at a study session that was held on June 4, 2015 and to the Board of Supervisors at a study session that was held on July 14, 2015. At the conclusion of the study session, the Board authorized submittal of the document to HCD for a 60-day statutory review.

On October 9, 2015 County staff received comments from HCD on the draft Update. Revisions to the draft document were made to address comments received from HCD and were submitted to HCD for review on December 10, 2015. On January 19, 2016 staff received a letter from HCD indicating that the revised Fifth-Cycle Update will comply with State housing element law when adopted and submitted to the Department.

On March 15, 2016 the Fresno County Board of Supervisors adopted the Fifth-Cycle Housing Element and the document was forwarded to HCD for certification on April 29, 2016.

The following pages include various forms for reporting housing development activities that occurred in 2015 on forms prescribed by HCD and evaluation of the Fourth-Cycle Programs.



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

Jurisdiction	Fresno County
Reporting Period	1/1/2015 - 12/31/2015

**Table A**

**Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
None												
(9) Total of Moderate and Above Moderate from Table A3			▲	102	162	264						
(10) Total by income Table A/A3			▲	102	162	264						
(11) Total Extremely Low-Income Units*												

\* Note: These fields are voluntary

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

Jurisdiction	Fresno County
Reporting Period	1/1/2015 - 12/31/2015

Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	2	2	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	2	2	

\* Note: This field is voluntary



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

Jurisdiction	Fresno County
Reporting Period	1/1/2015 - 12/31/2015

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	66	0	0	25	11	102	NA
No. of Units Permitted for <b>Above Moderate</b>	162	0	0	0	0	162	NA

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Fresno County

Reporting Period 1/1/2015 - 12/31/2015

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Dead												
	Restricted Non-deed restricted	943	22									22	921
Low	Dead												
	Restricted Non-deed restricted	518	199									199	319
Moderate	Dead												
	Restricted Non-deed restricted	518	690									690	-172
Above Moderate		808	1,418									1,418	-610
Total RHNA by COG. Enter allocation number.		2,787	2,329									2,329	458
Total Units													
Remaining Need for RHNA Period													

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



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	Reporting Period
Fresno County	1/1/2015 - 12/31/2015

## Table C

[illegible]

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

Jurisdiction	Fresno County		
Reporting Period	1/1/2015	-	12/31/2015

General Comments:



Program		Status	Evaluation	Recommendation
1	<b>Housing Assistance Rehabilitation Program (HARP)</b> This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.	Ongoing	Housing Assistance Rehabilitation Program (HARP) is implemented through a variety of venues. HARP is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. County staff continues to meet with community groups, including senior and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents. Fliers about the program are provided in the Development Services Division at the counter where the public can access them.  The County's Housing Assistance Rehabilitation Program (HARP) has assisted 21 families in the unincorporated County with low-interest loans for the rehabilitation of their primary residence since 2008.	Continue to the 2015-2023 Regional Housing Element
	<b>Relevant Policies:</b> Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8			
2	<b>Rental Rehabilitation Program (RRP)</b> This program provides no-interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.	Ongoing	Approximately 1,250 flyers are mailed monthly to areas found to have substandard housing. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County Community Development Block Grant (CDBG) housing funds are specifically used for activities in Fresno County's unincorporated areas. Home Investment Partnership Program (HOME) funds may be used in unincorporated areas and in the County's six partner cities.  Since 2008, one rental housing unit has been rehabilitated through the Affordable Housing Programs in the unincorporated County. The County will continue to promote these programs to residents.	Continue to the 2015-2023 Regional Housing Element
	<b>Relevant Policies:</b> Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8			
3	<b>Code Enforcement</b> The Department of Public Works and Planning is responsible for the enforcement of County and State	Ongoing	The County continues to enforce zoning and building codes to assure compliance with land use ordinances and safety codes. Staff may	Continue to the 2015-2023 Regional Housing Element

Program	Status	Evaluation	Recommendation
<p>Ordinances and codes relating to parking, signs, weed abatement, health and housing codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.</p> <p><b>Relevant Policies:</b> Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.2, Policy H-G.3, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8</p>		<p>initiate cases in some instances, and will respond to complaints as well. Staff reviews building permits, zoning requests, and applications for rehabilitation. The County Zoning Ordinance includes fines and other punitive measures for those found in violation of established codes.</p> <p>Since 2006, 1,919 building and zoning code cases were opened and 1,474 cases were closed.</p>	
<p>4</p> <p><b>Homebuyer Assistance Program (HAP)</b></p> <p>This program assists lower-income families with purchasing their first home by providing a zero-interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single-family residence (plus loan closing costs). Households earning up to 80 percent Annual Median Income (AMI) in unincorporated Fresno County and participating cities are eligible for this program.</p> <p><b>Relevant Policies:</b> Policy H-A.2, Policy H-A.4, Policy H-C.1, Policy H-C.2, Policy H-C.7</p>	Ongoing	<p>The County receives an annual allocation of HOME funds which are used to provide homeownership assistance to low- and moderate-income households. Since 2008, the County has provided assistance to 22 households in the unincorporated County through the Homebuyer Assistance Program.</p>	Continue to the 2015-2023 Regional Housing Element
<p>5</p> <p><b>Housing Choice Voucher Rental Assistance</b></p> <p>The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.</p>	Ongoing	<p>The County supports the efforts of the City and County of Fresno Housing Authority (Agency) in offering Section 8 and other rental assistance programs. In addition to displaying notices when Section 8 applications are open, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly through programs administered by the Department.</p>	Continue to the 2015-2023 Regional Housing Element



Program	Status	Evaluation	Recommendation
<p><b>Relevant Policies:</b> Policy H-A.2, Policy H-E.2, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p> <p>6 <b>Affordable Housing Development</b> The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower income households, including extremely-low-income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, State, and Federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.</p>	Ongoing	<p>In 2005, HOME funds were used to develop the 48-unit Villa Del Rey Apartments. The 44-unit Biola Village Apartments were also completed in 2007. Since 2007, the County has not funded any affordable housing projects in the unincorporated County. However, the following housing developments in partner cities have been assisted with HOME funds:</p> <ul style="list-style-type: none"> <li>• Kearney Palms II Senior Apartments (20 units) in 2009 (City of Kerman)</li> <li>• Granada Commons Apartments (16 units) in 2010 (City of Kerman)</li> <li>• Cordova Apartments (81 units) in 2011 (City of Selma)</li> <li>• Kearney Palms III Senior Apartments (44 units) in 2012 (City of Kerman)</li> <li>• Hacienda Heights (69 units) in 2013 (City of Kerman)</li> </ul>	Continue to the 2015-2023 Regional Housing Element
<p><b>Relevant Policies:</b> Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p> <p>7 <b>Farmworker Housing</b> The farming industry is the foundation of the County's economy base. According to the United States Department of Agriculture (USDA), National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.</p>	Ongoing	<p>The County continues to seek partnership with other agencies to discuss opportunities for farmworker housing.</p>	Continue to 2015-2023 Regional Housing Element
<p><b>Relevant Policies:</b> Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3</p>			

Program	Status	Evaluation	Recommendation
<p><b>8</b></p> <p><b>Preservation of At-Risk Housing</b> The County has a few affordable rental housing projects in the unincorporated areas, and none is considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).</p> <p><b>Relevant Policies:</b> Policy H-A.3, Policy H-A.5, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.3</p>	Ongoing	No units were at risk of converting to market-rate housing.	Continue to the 2015-2023 Regional Housing Element
<p><b>9</b></p> <p><b>Adequate Sites Program</b> The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA). In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the County's current and future residents. Currently, technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of a comprehensive review of its General Plan and Zoning Ordinance update to bring consistency between the land use policies and development regulations.</p> <p><b>Relevant Policies:</b> Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3</p>	Ongoing	The County has successfully developed a system to maintain residential land inventory for any land that can be considered for housing development. Data are stored electronically, and can be reviewed on a semi-annual basis to assure that any changes to land use, annexations, and other removal or addition to the inventory is current.	Continue to the 2015-2023 Regional Housing Element
<p><b>10</b></p> <p><b>Sites Inventory Monitoring for "No Net Loss"</b> The County has identified residential capacity within its non-residential zones to accommodate 744 units for lower-income households. To ensure sufficient</p>	Ongoing	The County continues to monitor its inventory of vacant sites available for residential development.	Continue to the 2015-2023 Regional Housing Element



Program	Status	Evaluation	Recommendation
<p>residential capacity is maintained within the non-residential zones to accommodate the identified need, the County will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of commercial development result in a reduction of capacity within the non-residential zones below the residential capacity needed to accommodate the remaining need for lower-income households, the County will identify and zone sufficient sites to accommodate the shortfall. If rezoning/up zoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites would be of adequate size and sufficient to accommodate at least 16 units per site, at a minimum density of 20 units per acre according to State law (i.e., Government Code Section 65583.2(h) and (i)). As part of this effort, the County will annually monitor the effectiveness of non-residential zones to facilitate multi-family development, such as gathering developer interest and feedback and examining regional trends.</p> <p>Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3</p>			
<p><b>11 Lot Consolidation and Lot Split</b> The County's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half an acre to large lots of over 20 acres; either case presents unique challenges to residential development, especially to multi-family housing development. The County will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development.</p> <p><b>Relevant Policies:</b> Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy</p>	Ongoing	The County continues to facilitate lot consolidation and the use of specific/community plans to promote the efficient use of land.	Continue to the 2015-2023 Regional Housing Element

Program	Status	Evaluation	Recommendation
<p><b>12</b></p> <p><b>Coordination of Infrastructure and Services</b>  Fresno County does not provide the infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and/or sewer services to specific small or large developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for agriculture. Fresno County General Plan directs urban growth away from valuable agricultural lands to cities and unincorporated communities where urban services are available or are planned to support such developments.</p> <p><b>Relevant Policies:</b> Policy H-B.2, Policy H-B.3, Policy H-B.7, Policy H-C.3, Policy H-G.1, Policy H-I.3</p>	Ongoing	The County continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services, and plans for expansion.	Continue to the 2015-2023 Regional Housing Element
<p><b>13</b></p> <p><b>Zoning Ordinance</b>  The County is in the process of updating its Zoning Ordinance. The update is expected to be completed in 2016. As part of the update, the County will address the following:</p> <ul style="list-style-type: none"> <li>• <b>Density Bonus:</b> Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.</li> <li>• <b>Conditional Use Permit:</b> The County, as part of the Zoning Ordinance update, will examine alternatives to requiring a Conditional Use Permit (CUP) for development of multi-family housing in the C-4 Zone District and amend zoning and/or permit procedures as appropriate by 2016 to promote certainty and streamlining in the approval process.</li> </ul>	Ongoing	The County amended the Zoning Ordinance on December 8, 2015 to address the following: emergency shelters, transitional housing, supportive housing, reasonable accommodation, and farmworker housing consistent with State law. As part of the comprehensive Zoning Ordinance update in 2016, the County will address additional issues such as density bonus, discretionary approval requirement for multi-family housing, SRO housing, and increased density for R2, R2A, R3, R3A, R4, C4 and RP zones.	Modified and continue to the 2015-2023 Regional Housing Element



Program	Status	Evaluation	Recommendation
<p>Options may include director or other staff-level review and approval of multi-family housing applications.</p> <ul style="list-style-type: none"> <li>• Allowable Density for R2, R2-A, R3, R3-A, R4, C4, and RP: Increase the allowable density at these zones to 20 units per acre.</li> <li>• Single Room Occupancy: Single room occupancy units (SROs) are not defined in the Fresno County Zoning Ordinance.</li> </ul>			
<p><b>Relevant Policies:</b> Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7</p>			
<p>14 <b>Monitoring of Planning and Development Fees</b> The County charges various fees to review and process development applications.</p>	Ongoing	Prior to September 2015, the County was charging development impact fees. On September 15, 2015, the Board of Supervisors directed staff to return with amendments to eliminate the capital facilities fee imposed by the County.	Continue to 2015-2023 Regional Housing Element
<p><b>Relevant Policies:</b> Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7</p>			
<p>15 <b>Energy Conservation</b> Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as County policy on July 8, 2008. The 'Go Green' policy includes seven components:</p> <ul style="list-style-type: none"> <li>• Power Green: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFLs); by attaining leadership in energy and environmental design certification for all new county facilities; and, by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&amp;E's climate smart program to make Fresno County a "climate neutral" operation.</li> <li>• Build Green: Foster a unified, regional approach to green design and construction and instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan</li> </ul>	Ongoing	The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client.	Continue to the 2015-2023 Regional Housing Element

Program	Status	Evaluation	Recommendation
<p>review.</p> <ul style="list-style-type: none"> <li>Commute Green: A comprehensive employee commute program intended to mitigate congestion on Fresno County's roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative work schedules.</li> <li>Purchase Green: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including: biodegradable, carcinogen-free, reusable, low toxicity and more.</li> <li>Operate Green: Procure fuel-efficient and low-emission vehicles, including community service officer vehicles.</li> <li>Work Green: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures.</li> <li>Share Green: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.</li> </ul>			
<p><b>Relevant Policies:</b> Policy H-D.1, Policy H-D.2, Policy H-D.3, Policy H-I.1, Policy H-I.2, Policy H-I.3, Policy H-I.4, Policy H-J.1, Policy H-J.2, Policy H-J.3, Policy H-J.4, Policy H-J.5</p>			



16	Program	Status	Evaluation	Recommendation
	<p><b>Equal Housing Opportunity</b></p> <p>Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by HUD in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.</p> <p>Impediments to fair housing choice in Fresno County's Urban County HUD program area included in the AI are: Affordability, Accessibility, Education, Public Policies, and Language Barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. For Accessibility and Affordability, the County continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable housing, and toward direct assistance to low- and moderate-income first-time homebuyers to purchase an affordable home.</p> <p>For Education, the County supports and provides its housing program participants with home ownership education training, including information regarding credit, budgeting, realtors, appraisal, home inspection, and a hands-on session on basic home repairs. The County also undertakes efforts to affirmatively further fair housing, which include conducting workshops with area lenders, realtors and property owners to discuss fair housing laws and policies along with information on the County's housing programs.</p> <p>For Language/Public Policies, the County makes every</p>	Ongoing	The County focuses available resources toward mitigating obstacles through its housing programs and services. Information on fair housing rights and responsibilities is available at public counters.	Continue to the 2015-2023 Regional Housing Element

Program	Status	Evaluation	Recommendation
<p>effort to provide material regarding its housing programs in the language of the intended population (English/Spanish), including marketing materials, educational materials and public hearing notifications and publishing. Staff of the County's Affordable Housing Programs are bilingual in English/Spanish and public meetings on housing issues are frequently conducted in both languages.</p> <p>These programs and services provide opportunities for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home, and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials presented at workshops include publications of the Fair Housing Council of Central California. These programs and services are all intended to help mitigate impediments to fair housing as directed by HUD.</p> <p>The County refers complaints on fair housing to the Fair Housing Council of Central California which is the local regional agency which investigates and litigates fair housing issues.</p> <p><b>Relevant Policies:</b> Policy H-H.1, Policy H-H.2, Policy H-H.6</p>			



## Exhibit D

July 20, 2016

Fresno County Planning Commission  
2220 Tulare Street, 6th floor  
Fresno, CA 93721

Dear Members of the Planning Commission:

As you know, Annual Progress Reports (APRs) are the primary way that counties are able to evaluate how well they are meeting the goals and policies of their general plans.

Accordingly, the Office of Planning and Research gives this advice: "APRs should provide enough information to identify necessary 'course adjustments' or modifications to the General Plan, and means to improve local implementation."

In the spirit of improving plan implementation, the Planning Commission back in 2003, in adopting the very first APR for the 2000 General Plan, included the following nine components in its report:

- The status of the implementation of every program in the General Plan
- Recommendations for amending the General Plan Policy Document
- Recommendations for amending the Zoning Ordinance
- Recommendations for adjusting time frames for implementing certain programs
- Recommendations for prioritizing the update of regional and community plans
- Recommendations for the format and content of updated land use plans
- A description of an "indicators" program to measure successful implementation of goals and policies
- A list of economic development activities undertaken by the County at the time
- A list of collaborative projects, programs and partnerships covering Fresno County as a region

These components of the 2003 APR were prepared in an effort to assist staff and the Board of Supervisors in the very difficult task of implementing the General Plan.

I recommend that you also pass on to the Board your suggestions for improving the County's ability to implement its General Plan programs.

Thank you,

Radley Reep  
[radleyreep@netzero.com](mailto:radleyreep@netzero.com)  
(559) 326-6227



## First Seven Programs in the Fresno County Economic Development Element

General Plan Programs	2003 APR	2015 Draft APR	Planning Commission Recommendations
<p>ED-A.A</p> <p>The County shall create an economic development staff position(s) in the County Administrative Office and the Planning &amp; Resource Management Department to serve as liaison/facilitator and support for the economic development implementation program and the <u>Action Team</u>.</p>	<p>Designations Completed and Work Ongoing</p> <p>On April 23, 2002, the Board of Supervisors was designated as the Economic Development Action Team to implement the Economic Development Element of the County General Plan. The Board also created the position of Assistant County Administrative Officer for Economic Development. Additionally, the Community Development Division's Economic Development program staff collaborate and coordinate activities with the new Assistant CAO as well as cities, communities, economic development agencies and other partners to implement the Economic Development Strategy and Element.f</p>	<p>On August 9, 2011, the Fresno County Board of supervisors entered into a contract with the Economic Development Corporation which among other things is responsible for implementation of the Economic Development Element programs.</p>	
<p>ED-A.B</p> <p>The County shall create, support, and staff an Action Team to coordinate countywide economic development.</p>	<p>The Board of Supervisors, as the Economic Development Action Team has initiated and continued to support several regional economic development projects/initiatives of countywide significance. Refer to Appendix B Part I b for a listing of those projects.</p>	<p>The County's Developments Services Division works with the Economic Development Corporation serving Fresno County to coordinate countywide economic developments.</p>	
<p>ED-A.C</p> <p>The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy.</p>	<p>Future year</p>	<p>On August 9, 2011, the Fresno County Board of Supervisors entered into a contract with the Economic Development Corporation which among other things is responsible for implementation of the Economic Development Element programs. The Economic Development Corporation regularly works to update the County's Economic Development Strategy.</p>	
<p>ED-A.D</p> <p>The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required.</p>	<p>Work will be occurring in FY 02-03.</p> <p>[The policy below is not part of the 2003 APR but is reproduced here for informational purposes.</p> <p>Policy LU-A.3</p> <p>The County may allow by discretionary permit in areas designated Agriculture... agriculturally-related activities, including value-added processing facilities....</p> <p>f. For proposed value-added agricultural processing facilities, the evaluation... shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.]</p>	<p>This program has been implemented. The General Plan Policy LU-A.3 allows for the establishment of value added processing facilities in areas designated Agriculture through approval of a discretionary permit <u>subject to established criteria</u> which includes analysis of service requirements for facilities and the capability and capacity of surrounding areas to provide the services required.</p>	



<p>ED-A.E</p> <p>The County shall establish guidelines for <u>the analysis of the economic impacts in staff reports</u> of all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies.</p>	<p>Currently, agenda items presented to the Board of Supervisors relating to economic development projects contain the appropriate economic analysis. In light of current limitations on staffing resources, <u>County staff is in the process of reevaluating this requirement and preparing a policy recommendation</u> that would define the type of agenda items where this economic analysis would be required. The emphasis would be on requiring this type of analysis on projects that have a significant impact on the local economy.</p>	<p>Prior direction from the CAO has indicated that <u>this analysis is not needed</u> and the analysis is no longer included as a section of agenda items.</p> <p>[The policy below is not part of the 2015 Annual Progress Report but is reproduced here for informational purposes.</p> <p>Policy ED-A.11: The County shall routinely review the economic impacts of all policy, budgetary, and discretionary project decisions. To that end, <u>staff reports</u> for all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies <u>shall include an analysis of economic impacts along with fiscal impacts.</u>]</p>	
<p>ED-A.F</p> <p>The County shall contract with the <u>Fresno EDC to develop marketing programs for Fresno County produce.</u></p>	<p>The EDC has developed several marketing efforts for Fresno County produce as follows:</p> <ol style="list-style-type: none"> <li>1) Food Processing Cluster* formation,</li> <li>2) Water Cluster* formation,</li> <li>3) Skill Set Analysis and Labor Study,</li> <li>4) EDC Branding with the use of produce in graphics and giveaways,</li> <li>5) Site Visit thank you gifts and promotional mailings.</li> </ol> <p>*Clusters are defined as collections of competing and collaborating companies networked into horizontal and vertical relationships, involving strong common buyer-supplier linkages.</p>	<p>As previously mentioned, the Economic Development Corporation (EDC) is the contracting agency for implementing policies of the Economic Development Element of the General Plan. EDC has developed several marketing efforts for Fresno County produce.</p>	
<p>AD-A.G</p> <p>The County shall determine, in cooperation with existing agencies, <u>if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels.</u> If such deficiencies are identified, the County, in partnership with existing agencies, shall work to access additional funds or redirect existing funds.</p>	<p><u>Progress has been stalled</u> due to the very weak agricultural economy and State business climate. Lending institutions are not investing in California agriculture at the present time.</p>	<p>The EDC that is under contract with the County <u>will identify</u> if capital deficiencies exist for farmers with capital costs of shifting production modes for crops that create higher employment levels.</p>	