

AGRICULTURE AND LAND USE ELEMENT



INTRODUCTION

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

LAND USE DIAGRAM AND STANDARDS

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

LAND USE INTENSITY STANDARDS

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

Residential Uses

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

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of person per dwelling unit assumed for the applicable residential designation. Countywide in 1999, there were approximately 3.1 persons per dwelling unit.

Definitions for the Agriculture and Land Use Element

Agricultural Land:

Productive (Prime) Agricultural Land: Soils which are suitable for the production of most climatically adapted irrigated crops. Such land includes the following soils:

1. All land which qualifies for rating as Class I or II soils in the Natural Resources Conservation Service land use capability classifications;
2. Land which qualifies for rating with a Storie index rating of 80 through 100; and
3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one (1) animal unit per acre as defined by the USDA.

Potentially Productive Agricultural Land: Soils which within the realm of economic possibility can be altered using certain reclamation or modification practices to make them more productive for essential food crops such as grain and vegetables. Included are certain Class III and IV soils and soils with a Storie index of 60-80.

Agricultural Commercial Centers: Small commercial centers located primarily in areas designated Agriculture or Rangeland that provide services to the surrounding area.

Agriculturally-Related Uses: Uses that are generally related to agriculture (e.g., commercial processing facilities that serve the agricultural community).

Agricultural Uses: The growing of food and fiber and the raising of livestock and poultry.

Compatible (Zoning): Zone districts that specifically implement the policies of the General Plan.

Conditionally Compatible (Zoning): Zone districts that may be compatible with the land use designations, policies, and standards of the General Plan, depending on certain circumstances which may apply.

Incompatible (Zoning): Zone districts that are inconsistent with the General Plan policies for a particular land use designation.

Overlay Land Use Designation: A land use designation on the General Plan Land Use Diagram that modifies in some specific manner the land uses or development standards of the underlying primary land use designation.

Parcel (Lot): A lot, or continuous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Planned Urban Boundary: A line encompassing all land designated by a city for urban uses within the city's service area boundary, including land designated "Reserve" in a County-adopted community plan for the city. The boundary may be coterminous with or smaller than the Sphere of Influence.

Primary Land Use Designation: A land use designation on the General Plan Land Use Diagram that defines allowable uses and development standards for agricultural, residential, commercial, and industrial development, and other basic categories of land use.

Resource Lands: Lands generally designated and devoted to agriculture, grazing, resource extraction, and other open space uses.

Rural (Non-Agricultural) Development: Development that is generally characterized by very low density residential development (2 to 5 acre parcels) that is not necessarily limited to agricultural or other resource uses.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "granny unit."

Sphere of Influence (SOI): The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission.

Storie Index: A numerical system (0-100) rating the degree to which a particular soil can grow plants and produce crops, based on four (4) factors, including soil profile, surface texture, slope, and soil limitations.

Definitions for the Agriculture and Land Use Element

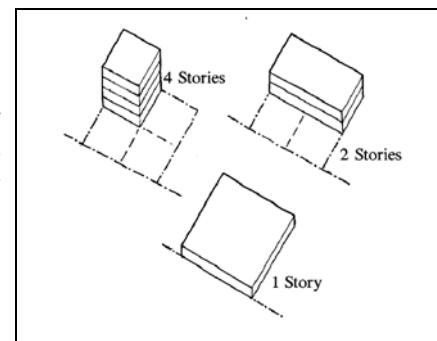
Urban Development: Development generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and supported by public services such as central water and sewer systems.

Value-Added Agricultural Uses (Processing Facilities): Uses or facilities that increase the value of agricultural produce over the cost of raw produce, such as canning, drying, freezing, or packaging agricultural produce for the ultimate sale to consumers.

Non-Residential Uses

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

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



LAND USE DESIGNATIONS

The General Plan includes 30 resource, residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed throughout the unincorporated county. These designations are broken down into two (2) categories: primary and overlay. The 27 primary land use designations consist of standard land use designations that appear on the land use diagram. There are also three overlay designations: Reserve, San Joaquin River Corridor, and Westside Freeway Corridor.

Each primary land use designation is defined in terms of allowable uses and intensity standards. Overlay land use designations modify the policies, standards, or procedures established for the underlying primary land use designation. Allowable uses for each land use designation are set out in the descriptions that follow; intensity standards for the various land use designations are set out in Table LU-1.

The land use designations are implemented largely through zoning. Table LU-2 shows which zoning districts are deemed compatible, conditionally compatible, or incompatible with the various General Plan land use designations.

TABLE LU-1		
FRESNO COUNTY GENERAL PLAN		
LAND USE DESIGNATIONS AND DEVELOPMENT INTENSITY STANDARDS¹		
Land Use Designation	Residential Intensity (in gross acres)²	Non-residential Intensity Floor Area Ratio (FAR)³
Agriculture	1 DU/20 acres	0.10 ⁴
Irrigated Agriculture	1 DU/20 acres	0.10 ⁴
Westside Rangeland	1 DU/40 acres	0.10 ⁴
Eastside Rangeland	1 DU/40 acres	0.10 ⁴
Open Space	1 DU/40 acres	0.10 ⁴
Public Lands and Open Space	1 DU/40 acres	0.10 ⁴
Low Density Residential	0.9-2.8 DU/acre	0.35
Medium Density Residential	2.8-5.8 DU/acre	0.40
Medium High Density Residential	5.8-14.5 DU/acre	0.50
Mountain Residential	1 DU/5 acre to 14.5 DU/acre	0.50
Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Foothill Rural Residential	1 DU/5 acre to 1 DU/2 acres	0.30
Planned Urban Village	4.0-8.0 DU / acre (net)	0.50
Planned Rural Community	1.0-2.0 DU/acre	0.50
Rural Settlement Area	1 DU/2 acres to 1 DU/acre	0.50
Office Commercial	5.8-14.5 DU/acre	0.50
Neighborhood Commercial	n/a	0.50
Community Commercial	n/a	0.50
Central Business Commercial	5.8-14.5 DU/acre	1.00
Regional Commercial	n/a	1.00
Highway Commercial	n/a	1.00
Service Commercial	5.8-14.5 DU/acre	1.00
Special Commercial	n/a	1.00
Mountain Commercial	n/a	1.00
Limited Industry	n/a	1.50
General Industry	n/a	1.50
Public Facilities	n/a	0.50
Mountain Urban	1 DU/5 acres to 14.5 DU/acre	1.00
Reserve Overlay	1 DU/20 acres	0.10 ⁴
San Joaquin River Corridor Overlay	1 DU/20 acres	0.10 ⁴
Westside Freeway Corridor Overlay	n/a	1.00

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

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

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

⁴Does not apply to facilities necessary for resource production.

**TABLE LU-2
FRESNO COUNTY GENERAL PLAN LAND USE/ZONING CONSISTENCY¹**

Land Use Designations	Zone Districts																																		
	R-C	TPZ	O	R-E	AE	AL	AC ²	R-R	RCC ²	RS	R-A	R-1-A	R-1-AH	R-1-E	R-1-EH	R-1-B	R-1-C	R-1	R-2/R-2-A	R-3/R-3-A	T-P	C-P	R-P	C-1	C-2	C-3	C-4	C-6	C-R	C-M	M-1	M-2	M-3	P	P-V
INDUSTRIAL																																			
Limited Industrial		○	○			○																									●	●	○	○	○
General Industrial		○	○			○																								○	●	●	●	○	○
PUBLIC																																			
Public Facilities		○	○			●																													
OVERLAY																																			
Reserve Overlay		○				●																													
Westside Freeway					●																														
San Joaquin River Corridor		○	○	○	●	○	○																												

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

¹ Subject to more detailed zoning compatibility matrices in regional, community, and specific plans, the urban development policies, and the following:

- Zone districts which exist at the time of broadscale rezoning and which are not included as "Compatible" on the matrix may be found to be "Conditionally Compatible" under the following circumstances:
 - The subject property is developed with a permitted and functional use.
 - The existing use and other uses which might be permitted by the zone district will not inhibit or obstruct the development of the surrounding area to its planned future use.
- The provisions of "a" above shall also apply to legally established uses in areas designated for Agriculture which did not have the appropriate zoning for the use at the time of broadscale rezoning. In such cases, conditional zoning should be applied to limit development to the existing uses and limit impacts on surrounding properties.
- Zoning districts in addition to AL (Limited Agriculture) District may be permitted within the "Reserve" land use designation under the following circumstances:
 - The proposed zone district is considered "Compatible" or "Conditionally Compatible" with the underlying urban use reflected on the County Community Plan.
 - The provisions stated in Policies LU-G.15, LU-G.20, and LU-G.22 are met.
- The Mountain Overlay District may be applied to any district which is "Compatible" or "Conditionally Compatible" in the Mountain Urban and Rural Residential designated areas.

² Only for parcels zoned prior to 9/20/90.

Primary Land Use Designations

Resource

Agriculture: This designation provides for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities. (See Table LU-3 for list of typical uses.)

Irrigated Agriculture: This designation provides for the production of crops, necessary agricultural processing facilities, and certain nonagricultural activities. (See Table LU-3 for list of typical uses.) Irrigated agriculture requires a system that delivers at least one (1)-acre foot of water per acre per year.

Westside Rangeland: This designation provides for grazing and other agricultural operations, mining, oil and gas development, wildlife habitat, various recreational activities, and other appropriate open space uses. (See Table LU-4 for list of typical uses.)

Eastside Rangeland: This designation provides for grazing and other agricultural operations, wildlife habitat, various non-intensive recreational activities, and other appropriate open space uses.

Open Space: This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.

Public Lands and Open Space: This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation, and the protection of the community from natural and manmade hazards.

Residential

Rural Residential: This designation provides for single family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings. Expansion of this designation is restricted by General Plan policy.

Foothill Rural Residential: This designation provides for single family dwellings, accessory buildings, and small agricultural operations (e.g., greenhouses, fruit trees, nut trees, and vines) in rural settings in the Sierra Foothills. Expansion of this designation is restricted by General Plan policy.

Low Density Residential: This designation provides for residential development that combines the space and privacy of a suburban setting with the amenities and services of urban areas. The predominant residential type is the single family dwelling unit.

Medium Density Residential: This designation provides for single family dwellings, multi-family dwellings, and accessory structures.

Medium High Density Residential: This designation provides for single family dwellings, multi-family dwellings, accessory structures, churches, schools, and libraries.

Mountain Residential: This designation provides for recreation-oriented residential development including single family dwellings, multi-family dwellings, mobilehomes, and accessory structures.

Commercial

Neighborhood Commercial: This designation provides for commercial activities ranging from a single commercial use to a neighborhood shopping center serving a local area. A neighborhood shopping center should provide convenience goods, personal services, and general merchandise for the living needs of neighborhood residents and may offer specialty items.

Office Commercial: This designation provides for the concentration of administrative, business, medical, professional, general offices, and multi-family development in designated locations where development is compatible with surrounding land uses.

Community Commercial: This designation provides for development of unified retail centers that supplement Central Business Commercial. Typical uses include retail shops, services, restaurants, professional and administrative offices, department stores, furniture stores, supermarkets, and similar and compatible uses.

Central Business Commercial: This designation provides for development of commercial centers where the full range of retail services and professional and governmental offices are concentrated in a location that is central to most community residents. Typical uses include specialty shops, retail, entertainment uses, apparel stores, restaurants, hotels/motels, and financial, medical, and professional offices.

Regional Commercial: This designation provides for a large cluster of commercial establishments that serve a defined regional trade area of more than 50,000 people. Typical uses include large-scale shopping centers, wholesale stores, factory outlets, and other commercial uses including retail stores, food and drug stores, apparel stores, specialty shops, motor vehicle sales and service, hotels/motels, theaters, entertainment uses, and other uses that serve a regional market.

Highway Commercial: This designation provides for one-stop concentrated commercial service nodes for the traveling public. Typical uses include hotels, motels, service stations, and restaurants.

Service Commercial: This designation provides for general commercial uses which, due to space requirements or the distinctive nature of the operation, are not usually located in commercial centers. Typical uses include repair, rental, sales, storage, and overnight lodging.

Mountain Commercial: This designation provides for mixed retail, service, heavy commercial, and residential uses in mountain or foothill communities where existing land use patterns preclude the clustering of similar types of uses into unified commercial centers. It is applied primarily to specific sections of major thoroughfares where the combination of uses function as a small central business district.

Special Commercial: This designation provides for commercial activities which do not fall within any other commercial land designation and whose frequency of occurrence does not warrant the establishment of additional specific use designations. Typical uses include drive-in theaters, airport-related and recreation-related commercial uses, and other such uses.

Industrial

Limited Industrial: This designation provides for restricted non-intensive manufacturing and storage activities that do not have detrimental impacts on surrounding properties.

General Industrial: This designation provides for the full range of manufacturing, processing, fabrication, and storage activities. Land designated General Industrial may be developed to a less intense industrial use when in a transitional area adjacent to land designated for non-industrial urban uses.

Multiple Categories

Mountain Urban: This designation provides for concentrations of residential development, various intensities of commercial activities, industrial uses where appropriate, and continued foothill rural residential uses.

Planned Rural Community: This designation provides for a variety of housing types in a semi-rural environment with public services and locally-oriented commercial uses such as grocery stores, restaurants, offices, and small retail shops. Expansion of this designation is prohibited by General Plan policy.

Planned Urban Village: The designation provides for the development of a mixed use Master Planned Community. This designation is only appropriate on large properties which are contiguous to existing city sphere of influence lines where annexation in the future is possible.

Rural Settlement: This designation provides for a non-urban community in the rural areas designated for residential and supportive commercial uses serving the rural settlement and surrounding farm population.

Public

Public Facilities: This designation provides for location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, libraries, penal institutions, and cemeteries.

Overlay Land Use Designations

Reserve Overlay: This overlay is intended to reserve certain lands for future more intensive development by permitting only limited agricultural uses on an interim basis. Typical uses include livestock raising; tree, vine, and field crops; single family dwellings; and accessory buildings. Where such lands are located within a city sphere of influence, development will usually not occur until annexation to the city. Where such lands are peripheral to an unincorporated community, development shall be subject to the provision of public facilities and phasing.

San Joaquin River Corridor Overlay: This overlay provides for agricultural activities with incidental homesites, sand and gravel extraction, various recreational activities, wildlife habitat areas, and uses which serve the San Joaquin River Parkway. This overlay designation does not restrict uses set forth in the Friant Community Plan.

Westside Freeway Corridor Overlay: This overlay provides for uses at designated interchanges that cater to needs of long distance freeway users and agriculture-related enterprises, and prohibits uses which normally cater to the service and convenience needs of urban and rural population centers. Typical permitted uses include hotels, motels, service stations, restaurants and cafes, truck service and repair facilities, rest areas, camper and trailer parks, emergency medical facilities, grocery stores, employee housing facilities, public use airports, agriculture-related uses, and value-added agricultural uses. Areas outside designated interchanges are limited to agricultural uses.

LAND USE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This second major part of the Agriculture and Land Use Element sets out goals, policies, and implementation programs under four main headings: Resource Lands, Rural Development, Urban Development, and General Provisions and Administration.

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

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

The goals, policies, and implementation programs under the third heading, Urban Development, direct intensive development to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available. Topics under this heading include: Incorporated Cities, Unincorporated Communities, Urban Residential, Urban Commercial, and Urban Industrial. These policies reflect a basic commitment to conserving natural and managed resources while directing growth and enhancing economic development.

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

RESOURCE LANDS

A. AGRICULTURE

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

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

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

Policies

Policy LU-A.1 The County shall maintain agriculturally-designated areas for agriculture use and shall direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available.

Policy LU-A.2 The County shall allow by right in areas designated Agriculture activities related to the production of food and fiber and support uses incidental and secondary to the on-site agricultural operation. Uses listed in Table LU-3 are illustrative of the range of uses allowed in areas designated Agriculture.

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

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

2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.
3. New commercial uses should be located within or adjacent to existing centers.
4. Sites should be located on a major road serving the surrounding area.
5. Commercial centers should not encompass more than one-quarter (1/4) mile of road frontage, or one-eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences;
- f. For proposed value-added agricultural processing facilities, the evaluation under criteria "a" above, shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services; and
- g. For proposed churches and schools, the evaluation under criteria LU-A.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- h. When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3b, e2, e4, and e5.

- Policy LU-A.4 The County shall require that the recovery of mineral resources and the exploration and extraction of oil and natural gas in areas designated Agriculture comply with the Mineral Resources Section of the Open Space and Conservation Element. (See Section OS-G)
- Policy LU-A.5 The County shall allow the Agricultural Commercial (AC) center zone district to remain in areas designated Agriculture if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or the addition of new commercial uses shall require a discretionary permit as provided in Policy LU-A.3.
- Policy LU-A.6 The County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.
- Policy LU-A.7 The County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that these parcels are less viable economic farming units, and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The decision-making body shall consider the negative incremental and cumulative effects such land divisions have on the agricultural community.

TABLE LU-3			
TYPICAL USES ALLOWED IN AREAS DESIGNATED AGRICULTURE (Policies LU-A.2 and LU-A.3)			
BY RIGHT	SPECIAL PERMIT USES		
Agricultural Uses	Special Agricultural Uses	Agriculturally-Related & Value-Added Agricultural Uses	Agricultural Commercial Center Uses & Other Non-Agricultural Uses
<p>Crop & livestock production, except as specified under special permit uses</p> <p>Packing, processing & sale of crops produced on premises, or where such activity is carried on in conjunction with or as part of a bonafide agricultural operation under the same ownership, except as specified under special permit uses</p> <p>Sale of livestock produced or raised on the premises</p> <p>Residences</p> <p>Home occupations</p> <p>Certain oil & gas development activities pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element</p>	<p>Cattle feed lots</p> <p>Dairies</p> <p>Goat lots</p> <p>Swine yards</p> <p>Poultry operations</p> <p>Fish farms</p>	<p>Wineries & distilleries</p> <p>Cotton ginning</p> <p>Cottonseed delinting</p> <p>Tree nut hulling & shelling</p> <p>Trucking operations servicing the agricultural community</p> <p>Inspection & weighing services associated with transportation of agricultural products</p> <p>Commercial land leveling & developing establishments</p> <p>Farm labor camps</p> <p>Commercial grain elevators</p> <p>Dehydration operations</p> <p>Commercial soil preparation service establishments</p> <p>Commercial packing & processing of crops</p> <p>Commercial meat processing plants</p>	<p><u>Commercial Centers:</u></p> <ul style="list-style-type: none"> • Veterinary Services & hospitals • Medical & health services • Irrigation systems administration offices • Water-well drilling services • Farm equipment & machinery sales, rental, storage & maintenance • Welding & blacksmith shops • Agricultural employment services • Feed & farm supply sales • Fertilizer sales • Building materials sales • Hardware stores • Grocery stores • Gasoline service stations • Liquefied petroleum gas distribution & storage • Livestock auction market <p><u>Other:</u></p> <ul style="list-style-type: none"> • Organic & inorganic fertilizer manufacturing & mixing • Boarding & training kennels • Home occupations • Sewage treatment plants • Solid waste disposal • Race tracks • Pistol & rifle range • Churches • Schools • Cemeteries • Commercial stables & riding academies • Golf courses • Radio & television broadcasting stations • Wireless communication facilities • Electrical substations • Liquefied petroleum gas distribution & storage • Airports • Detention facilities • Interstate freeway commercial development • Mineral extraction and oil and gas development pursuant to the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element.

- Policy LU-A.8 The County shall allow by right on each parcel designated Agriculture and zoned for agricultural use one (1) single family residential unit. One (1) additional single family residential unit shall be allowed for each twenty (20) acres in excess of twenty (20) acres where the required minimum parcel size is twenty (20) acres. One (1) additional single family residential unit shall be allowed for each forty (40) acres in excess of forty (40) acres where the required minimum parcel size is forty (40) acres. The County may, by discretionary permit, allow a second unit on parcels otherwise limited by this policy to a single unit.
- Policy LU-A.9 The County may allow creation of homesite parcels smaller than the minimum parcel size required by Policy LU-A.6, if the parcel involved in the division is at least twenty (20) acres in size, subject to the following criteria:
- a. The minimum lot size shall be sixty thousand (60,000) square feet of gross area, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre; and
 - b. One of the following conditions exists:
 1. A lot less than twenty (20) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property; or
 2. The lot or lots to be created are intended for use by persons involved in the farming operation and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per twenty (20) acres; or
 3. The present owner owned the property prior to the date these policies were implemented and wishes to retain his/her homesite and sell the remaining acreage for agricultural purposes.
- Each homesite created pursuant to this policy shall reduce by one (1) the number of residential units otherwise authorized on the remainder parcel created from the original parcel. The remainder parcel shall be entitled to no less than one residential unit.
- Policy LU-A.10 The County may allow by discretionary permit creation of substandard lots when necessary for the development of an agricultural commercial center pursuant to Policy LU-A.3 or in conjunction with development within a designated commercial interchange within the Westside Freeway Corridor Overlay. Approval of such parcels shall take into consideration the proposed use of the property, surrounding uses, and the potential for abandonment of the planned commercial use at a future date. Appropriate conditions shall be applied to minimize adverse impacts on surrounding agricultural operations. Parcels for agricultural commercial centers shall in no case be less than one (1) gross acre.
- Policy LU-A.11 The County may allow by discretionary permit creation of substandard size lots when such action is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration and extraction of oil and gas in accordance with the policies of Section OS-C, Mineral Resources, of the Open

Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size.

- Policy LU-A.12 In adopting land uses policies, regulations and programs, the County shall seek to protect agricultural activities from encroachment of incompatible land uses.
- Policy LU-A.13 The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.
- Policy LU-A.14 The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.
- Policy LU-A.15 The County shall generally condition discretionary permits for residential development within or adjacent to agricultural areas upon the recording of a Right-to-Farm Notice, which is an acknowledgment that residents in the area should be prepared to accept the inconveniences and discomfort associated with normal farming activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area.
- Policy LU-A.16 The County should consider the use of agricultural land preservation programs that improve the competitive capabilities of farms and ranches, thereby ensuring long-term conservation of viable agricultural operations. Examples of programs to be considered should include: land trusts; conservation easements; dedication incentives; new and continued Williamson Act contracts; Farmland Security Act contracts; the California Farmland Conservancy Program Fund; agricultural education programs; zoning regulations; agricultural mitigation fee program; urban growth boundaries; transfer of development rights; purchase of development rights; and agricultural buffer policies.
- Policy LU-A.17 The County shall accept California Land Conservation contracts on all designated agricultural land subject to location, acreage, and use limitations established by the County.
- Policy LU-A.18 The County shall encourage land improvement programs to increase soil productivity in areas containing lesser quality agricultural soils.
- Policy LU-A.19 The County shall encourage landowners to participate in programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other agencies and organizations.
- Policy LU-A.20 The County shall adopt and support policies and programs that seek to protect and enhance surface water and groundwater resources critical to agriculture. (See Section OS-A, Water Resources; and Section PF-C, Water Supply and Delivery)

Policy LU-A.21 The County shall support and participate in on-going public education programs by organizations such as the County Agricultural Commissioner's Office, UC Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

Implementation Programs

Program LU-A.A The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section. (See Policies LU-A.1 through LU-A.21)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 00-01; 01-02

Program LU-A.B The County shall evaluate minimum parcel sizes necessary for sustained agricultural productivity on land designated for agriculture throughout the county, and, as appropriate, amend the Zoning Ordinance according to the results of that analysis. (See Policy LU-A.6.)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 03-04

Program LU-A.C 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:

- 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)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 03-04

Program LU-A.D The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policy LU-A.13 and LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: Ongoing

Program LU-A.E 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)

Responsibility: Department of Agriculture
Time Frame: Ongoing

Program LU-A.F 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)

Responsibility: Planning & Resource Management Department
Department of Agriculture
Time Frame: Ongoing

Program LU-A.G 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)

Responsibility: Planning & Resource Management Department
Time Frame: On-going

Program LU-A.H The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Time Frame: FY 02-03

Program LU-A.I The County shall assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system, and the Tulare County Rural Valley Lands Plan, 1975 amendment, to determine the potential for developing a similar process for identifying and ranking the value of agricultural land in Fresno County. If appropriate, the County shall establish an agricultural quality scale system to assist the Planning Commission and Board of Supervisors in agricultural land use conversion decisions. (See Policy LU-A.16)

Responsibility: Planning & Resource Management Department
Department of Agriculture
Time Frame: FY 03-04

Program LU-A.J 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)

Responsibility: Planning & Resource Management Department
Board of Supervisors

Time Frame: Annually

B. WESTSIDE RANGELANDS

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

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

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

Policies

Policy LU-B.1 The County shall maintain areas designated Westside Rangeland for grazing and other appropriate open space uses and shall direct development to areas specifically planned for more intensive uses.

Policy LU-B.2 The County shall allow by right in areas designated Westside Rangeland grazing and other agricultural activities related to the production of food and fiber and support uses incidental and secondary to the onsite agricultural operations. Uses listed in Table LU-4 are illustrative of the range of uses allowed in areas designated Westside Rangeland. Other uses consistent with the intent of the grazing policies may be permitted by amendment of the Zoning Ordinance.

Policy LU-B.3 The County may allow by discretionary permit in areas designated Westside Rangeland special agricultural uses and agriculturally-related activities, and certain non-agricultural uses listed in Table LU-4. Approval of these or similar uses in areas designated Westside Rangeland shall be subject to the following criteria:

- a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or requires location in a non-urban area because of unusual site requirements or operational characteristics.

- b. The use should not be sited on productive agricultural lands if less productive land is available in the vicinity.
- c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one quarter (1/4) mile radius.
- d. A probable workforce should be located nearby or be readily available.
- e. For proposed commercial uses the following additional criteria shall apply:
 - 1. Commercial uses should be clustered in centers instead of single uses.
 - 2. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of four (4) miles from any existing or approved agricultural or rural residential commercial center or designated commercial area of any city or unincorporated community.
 - 3. New commercial uses should be located within or adjacent to existing centers.
 - 4. Sites should be located on a major road serving the surrounding area.
 - 5. Commercial centers should not encompass more than one quarter (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved, and should not provide potential for developments exceeding ten (10) separate business activities, exclusive of caretakers' residences.
- f. For proposed churches and schools, the evaluation under criteria LU-B.3a above shall include consideration of the size of the facility. Such facilities should be no larger than needed to serve the surrounding agricultural community.
- g. When approving a discretionary permit for an existing use, the criteria listed above shall apply except for LU-B.3b, e2, e4, and e5.

Policy LU-B.4 The County shall require that the recovery of mineral resources and the exploration and extraction of oil and natural gas in areas designated Westside Rangeland comply with Section OS-C, Mineral Resources, of the Open Space and Conservation Element. (See Section OS-C, Mineral Resources)

Policy LU-B.5 The County shall maintain forty (40) acres as the minimum permitted parcel size in areas designated Westside Rangeland, except as provided in Policies LU-B.7, LU-B.9, and LU-B.10. The County may require parcel sizes larger than forty (40) acres based on zoning, local conditions, and to help ensure the viability of grazing and agricultural operations.

Policy LU-B.6 The County shall allow by right on each parcel designated Westside Rangeland and zoned for agricultural use one (1) single family residential unit. One (1) additional single family residential unit shall be allowed for each forty (40) acres in excess of forty (40) acres where the minimum parcel size is forty (40) acres. The County may by discretionary permit, allow a second unit on parcels otherwise limited to a single unit.

Policy LU-B.7 The County may allow creation of homesites smaller than the minimum parcel size required by Policy LU-B.5 in areas designated Westside Rangeland if the parcel involved in the division is at least forty (40) acres in size and subject to the following criteria:

- a. The minimum lot size shall be sixty thousand (60,000) square feet of gross area, except that a lesser area shall be permitted when the owner submits evidence satisfactory to the Health Officer that the soils meet the Water Quality Control Board Guidelines for liquid waste disposal, but in no event shall the lot be less than one (1) gross acre, and
- b. One of the following conditions exists:
 1. A lot less than forty (40) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property, or
 2. The lot or lots to be created are intended for use by persons involved in the farming or ranching operations and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, there is only one (1) lot per related person, and there is no more than one (1) gift lot per each forty (40) acres, or
 3. The present owner owned the property prior to the date that these policies were implemented by adoption of the exclusive agriculture zone district and wishes to retain his homesite and sell the remaining acreage for grazing or other agricultural purposes.

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

Policy LU-B.8 The County shall allow the Agricultural Commercial (AC) center zone district to remain in areas designated Westside Rangeland if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or the addition of new commercial uses shall require a discretionary permit as provided in Policy LU-B.3.

Policy LU-B.9 The County may allow by discretionary permit creation of substandard lots when necessary for the development of an agricultural commercial center pursuant to Policy LU-B.3 or in conjunction with development within a designated commercial interchange within the Westside Freeway overlay. Approval of such parcels shall take into consideration the proposed use of the property, surrounding uses, and the potential for abandonment of the planned commercial use at a future date. Appropriate conditions shall be applied to minimize adverse impacts on surrounding agricultural operations. Parcels for agricultural commercial centers shall in no case be less than one (1) gross acre.

TABLE LU-4				
TYPICAL USES ALLOWED IN AREAS DESIGNATED WESTSIDE RANGELAND (Policies LU-B.2 and LU-B.3)				
BY RIGHT	SPECIAL PERMIT USES			
Agricultural Uses	Special Agricultural Uses	Agriculturally-Related & Non-Agricultural Uses		Agricultural Commercial Centers
<p>Crop & livestock production except as specified under Special Permitted Uses</p> <p>Packing, processing, & sale of crops produced on the premises, or where such activity is carried on in conjunction with, or as part of a bonafide agricultural operation under the same ownership except as specified under Special Permitted Uses</p> <p>Sale of livestock produced or raised on the premises</p> <p>Residences</p> <p>Home occupations</p> <p>Non-intensive recreation such as hiking, rockhounding, and hunting</p> <p>Certain oil and gas activity pursuant to policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element</p>	<p>Cattle feed lots</p> <p>Sheep lots</p> <p>Goat lots</p> <p>Swine lots</p> <p>Poultry operations</p> <p>Mushroom growing</p>	<p>Trucking operations servicing the agricultural community</p> <p>Inspection & weighing services associates with transportation of agricultural products</p> <p>Boarding & training kennels</p> <p>Commercial meat processing plants</p> <p>Commercial packing & processing of crops</p> <p>Specialty animal raising</p> <p>Feed & farm supply sales</p> <p>Veterinarian offices</p> <p>Public buildings & yards, fire stations</p> <p>Churches</p>	<p>Flood control</p> <p>Sewage treatment plants</p> <p>Solid waste disposal</p> <p>Schools</p> <p>Cemeteries</p> <p>Commercial stables & riding academies</p> <p>Radio & television broadcasting stations</p> <p>Wireless communication facilities</p> <p>Substations</p> <p>Liquified petroleum gas distribution & storage</p> <p>Airports</p> <p>Detention facilities</p> <p>Intensive recreation such as golf courses, dude ranches, off-road vehicle parks, recreational vehicle camp sites, & campgrounds</p> <p>Mineral extraction and oil and gas development pursuant to policies in Section OS-C, Mineral Resources of the Open Space and Conservation Element</p>	<p>Veterinary services & hospitals</p> <p>Medical & health services</p> <p>Public bldgs. and yards, fire stations</p> <p>Irrigation systems, administration offices</p> <p>Water-well drilling service</p> <p>Farm equipment & machinery sales, rental, storage, & maintenance</p> <p>Welding & blacksmith shops</p> <p>Agricultural employment services</p> <p>Farm labor contractor service</p> <p>Feed & farm supply sales</p> <p>Fertilizer sales</p> <p>Bldg. materials sales</p> <p>Hardware stores</p> <p>Misc. general merchandise stores</p> <p>Grocery stores</p> <p>Gasoline service station</p> <p>Liquefied petroleum gas distribution & storage</p> <p>Livestock auction markets</p> <p>Eating & drinking establishments</p> <p>Beauty & barber shops</p> <p>Caretaker's residence</p> <p>Churches</p> <p>Trucking operations servicing the agricultural community</p>

- Policy LU-B.10 The County may allow by discretionary permit creation of substandard size lots when such is deemed necessary by the Board of Supervisors for the recovery of mineral resources and the exploration of oil and gas in accordance with the policies in Section OS-C, Mineral Resources, of the Open Space and Conservation Element. In no case shall such action result in creation of lots less than five (5) gross acres in size.

- Policy LU-B.11 The County shall require that new development requiring a County discretionary permit be planned and designed to maintain the scenic open space character of rangelands including view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible, and use design, construction and maintenance techniques that minimize the visibility of structures on hillsides, ridgelines, steep slopes, and canyons.

- Policy LU-B.12 The County shall require a preliminary soils report for discretionary development projects when the project site is subject to moderate or high risk landslide potential and has slopes in excess of fifteen (15) percent.

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

- Policy LU-B.13 In conjunction with environmental reviews under CEQA, the County shall require applicants to identify biological resources to determine if there are sensitive and/or important flora and fauna that require special protection measures.

- Policy LU-B.14 The County shall accept California Land Conservation contracts on all land designated Westside Rangeland subject to location, acreage, and use limitations established by the County.

Implementation Programs

Program LU-B.A 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)

Responsibility: Planning & Resource Management Department
Time Frame: Annually

C. RIVER INFLUENCE AREAS

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

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

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

Policies

- Policy LU-C.1 The County shall regulate land use along the Kings River in accordance with policies of the Kings River Regional Plan.
- Policy LU-C.2 Within the San Joaquin River Corridor Overlay, the County shall accommodate agricultural activities with incidental homesites, recreational uses, sand and gravel extraction, and wildlife habitat and open space areas. (See Figure LU-2)
- Policy LU-C.3 The County may allow by discretionary permit commercial activities needed to serve San Joaquin River Parkway visitors, such as sales of food and beverages, camper's grocery items, books, guides, and educational materials, consistent with the objectives and policies of the San Joaquin River Parkway Master Plan.
- Policy LU-C.4 The policies of the Friant Community Plan shall remain applicable in the Friant Community Plan area.
- Policy LU-C.5 The County may allow the extraction of rock, sand, and gravel resources along the Kings River consistent with the Kings River Regional Plan policies and Section OS-C, Minerals Resources, of the Open Space and Conservation Element. (See Policy OS-C.11)
- Policy LU-C.6 The County may allow the extraction of rock, sand, and gravel resources along the San Joaquin River consistent with the Minerals Resources section policies of the Open Space and Conservation Element.
- Policy LU-C.7 The County, in approving recreational facilities in the San Joaquin River Parkway adjacent to residential uses, shall require a buffer of at least 150 feet and screening vegetation as necessary to address land use compatibility issues.
- Policy LU-C.8 Fresno County shall take into consideration the presence of the regulatory floodway or other designated floodway, the FEMA-designated 100-year floodplain, estimated 250-year floodplain, the Standard Project Flood, and the FMFCD Riverine Floodplain Policy in determining the location of future development within the San Joaquin River Parkway area. Any development sited in a designated 100-year floodplain shall comply with regulatory

requirements at a minimum and with the FMFCD Riverine Floodplain Policy criteria, or requirements of other agencies having jurisdiction, where applicable.

Policy LU-C.9 The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to preserve and protect identified wildlife corridors along the San Joaquin River. The County shall administer these regulations in consultation with the San Joaquin River Conservancy.

Policy LU-C.10 The County shall administer its land use regulations in the San Joaquin River Corridor Overlay to protect natural reserve areas in the San Joaquin River Parkway, principally in those areas adjoining the wildlife corridor along the river where the largest acreage's of highest quality habitat exist. The County shall administer these regulations in consultation with the San Joaquin River Conservancy.

Implementation Programs

Program 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)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 02-03 (first update); subsequently as needed

Program LU-C.B The County shall work with the San Joaquin River Parkway and Conservation Trust, San Joaquin River Conservancy, City of Fresno, and other interested agencies and organizations to implement the San Joaquin River Parkway Master Plan.

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: Ongoing

D. WESTSIDE FREEWAY CORRIDOR

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

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

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

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.

Policies

- Policy LU-D.1 The County may designate interchanges along Interstate 5 as either major or minor commercial centers in its Zoning Ordinance. Existing designated major commercial centers at the Panoche Road, Dorris Avenue, and Jayne Avenue interchanges, and existing designated minor commercial centers at the Nees Avenue and Derrick Avenue interchanges will continue to be designated as such. (See Figure LU-3)
- Policy LU-D.2 The County designates areas surrounding the major and minor commercial interchanges as interchange impact areas as delineated in the Zoning Ordinance, Section 816.7. The County shall allow only limited agricultural uses as a matter of right within interchange impact areas. The County may allow other agriculture uses by discretionary permit.
- Policy LU-D.3 The County shall allow only agricultural uses with a minimum lot size of forty (40) acres at all interchanges not designated commercial interchanges or interchange impact areas in the Zoning Ordinance, and in all other lands bordering the freeway for a lateral distance of one (1) mile. (See Figure LU-3)
- Policy LU-D.4 The County shall generally limit development at major or minor commercial interchanges to one-square mile of land centered on the freeway interchange structure.
- Policy LU-D.5 The County shall allow commercial uses only in the areas designated as major and minor commercial interchange subject to the provisions of the County Zoning Ordinance Section 860, entitled "Regulations for Inter-State Freeway Interchange Commercial Development." Both types of commercial interchanges shall allow a range of commercial, service, agriculturally-related, and value-added agricultural uses serving the needs of freeway users and the agricultural community, with major commercial centers allowing a broader range of uses than minor commercial centers.
- Policy LU-D.6 The County shall require commercial interchange development to be designed to achieve aesthetic excellence and incorporate considerations for noise contours abutting traffic ways, architectural cohesiveness, and signing restraints.

Policy LU-D.7 The County shall require development of the proposed Coalinga Air Cargo Port, adjacent to Interstate 5, to be in accordance with the provisions specified in the Coalinga Regional Plan.

Implementation Programs

Program 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)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 01-02

RURAL DEVELOPMENT

E. NON-AGRICULTURAL RURAL DEVELOPMENT

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

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

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

Policies in this section provide for appropriate development in rural areas by directing development away from productive and potentially productive agricultural areas, limiting expansion of existing designated rural residential areas, and minimizing the environmental and service impacts of continued development within areas already designated for rural development. Related policies are included in Section LU-A, Agriculture; Section LU-B, Westside Rangeland; Section PF-C, Water Supply and Delivery; and Section PF-D, Wastewater Collection, Treatment, and Disposal.

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

Rural Residential Development

- Policy LU-E.1 The County shall allow by right in areas designated Rural Residential single family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit certain other agricultural uses and non-agricultural uses, including rural commercial centers. For proposed rural commercial centers, the following criteria shall apply:
- a. Commercial uses should be clustered in centers instead of single uses.
 - b. The use shall provide a needed service to the surrounding rural residential community which cannot be provided more efficiently within urban centers.
 - c. To minimize proliferation of commercial centers and overlapping of trade areas, commercial centers should be located a minimum of two (2) miles from any existing or approved commercial use.
 - d. New commercial uses should be located within or adjacent to existing centers.
 - e. Commercial centers should not encompass more than one quarter (1/4) mile of road frontage, or one eighth (1/8) mile if both sides of the road are involved, and should not provide potential for development exceeding ten (10) separate business activities, exclusive of caretakers' residences.
 - f. The center should be a minimum of two (2) miles from any agricultural commercial center, or designated rural settlement area, or the nearest existing or designated commercial area of any city or community, or newly established rural residential commercial centers.
 - g. The center should be located at the corner of an intersection where at least one of the roads is classified as an arterial road on the Transportation and Circulation Element of the General Plan.
 - h. Distance from other existing commercial zoning and uses should be considered when siting commercial centers.
- Policy LU-E.2 The County shall permit the Rural Commercial (RCC) zone district to remain in areas designated Rural Residential if the land was so zoned prior to September 20, 1990. Commercial uses legally established prior to that date shall be deemed conforming, but expansion or addition of new commercial uses shall require a discretionary permit subject to the criteria in Policy LU-E.1.
- Policy LU-E.3 The County shall maintain two (2) acres as the minimum permitted lot size, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies, and public or quasi-public common use areas, except as provided for in policies LU-E.6 and LU-E.7.
- Policy LU-E.4 The County shall recognize legal lots of less than two (2) acres that existed under separate ownership at the time of zone adoption within the rural residential zone districts.
- Policy LU-E.5 The County may allow planned residential developments in areas designated Rural Residential subject to Policies LU-H.6 and LU-H.7b (for developments permitted under Policy LU-E.7), and Policies LU-H.7e through LU-H.7k.

- Policy LU-E.6 The County shall allow planned residential developments consisting of a minimum two (2) acre lot in areas designated for rural residential development subject to the following conditions:
- a. The buildable portion of the lot shall be a minimum of thirty-six thousand (36,000) square feet.
 - b. Dwellings shall be limited to single family structures.
 - c. The ratio of lot depth to width shall not exceed four (4) to one (1).
 - d. Individual wells and septic systems shall be required.
 - e. The size and configuration of the buildable portion of the lot shall be based on sufficient geological and hydrological investigations.
 - f. Common open space areas that provide a portion of the two-acre lot should not include road and canal rights-of-way, reservations, permanent water bodies, and common use areas that are occupied by buildings, streets, maintenance sheds, tennis courts, parking lots, and similar uses that are not of an open character.
 - g. Common open space areas that provide a portion of the two-acre lot shall be vested in fee title ownership to each individual property owner, but may be used for common use purposes.
- Policy LU-E.7 The County shall allow, under special circumstances to be determined by the Board of Supervisors, planned residential developments of at least one hundred (100) acres that incorporate a golf course or permanent water body(ies) where the minimum lot size is thirty six thousand (36,000) square feet and the overall project density is one (1) dwelling unit per two (2) acres. The following standards shall apply:
- a. Community sewers may be utilized.
 - b. The golf course or permanent water body(ies) may be included in the calculation of the required one (1) unit per two (2) acre density.
 - c. The golf course or permanent water body(ies) shall be considered as common area and maintained through means acceptable to the County. The lake(s) or pond(s) should be permanently filled with water, except for periods when surface water is not available, or maintenance requires temporary drainage.
 - d. The golf course or permanent water body(ies) shall constitute a minimum of twenty-five (25) percent of the open space of the project.
 - e. Common open space areas that provide a portion of the two (2) acre density shall be designated as open space and zoned to the Open Conservation (O) District.
 - f. Use of a permanent water body shall only be approved consistent with the water policies of this plan.
- Policy LU-E.8 The County shall not allow further parcelization of uncommitted Rural Residential areas lying northeast of the Enterprise Canal due to potential groundwater supply problems. These areas shall be zoned to a Limited Agricultural Zone District. However, rezoning and development for Rural Residential use may be permitted subject to the following criteria:
- a. The parcel to be developed is not productive agricultural land, and agricultural use of the property is not feasible.

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

Policy LU-E.9 The County shall limit development of the thirty (30)-acre Friant Rural Residential area to twelve (12) housing units.

Policy LU-E.10 The County shall require new subdivisions within areas designated Rural Residential be designed to utilize individual on-site sewer and water systems. All proposals shall be reviewed by the County Geologist and the County Health Officer to determine the appropriate minimum lot size based on local hydrogeological conditions. Community systems and lots less than two (2) acres may be permitted only in conjunction with a Planned Residential Development pursuant to Policy LU-E.7; where consistent with the policies of the Sierra-North and Sierra-South Regional Plans; or where a graduated transition of density is needed to protect existing rural residential developments from land use conflicts at the interface with urban development on land outside and adjacent to the sphere-of-influence of a city.

Policy LU-E.11 The County shall require subdividers of rural residential lots to install, provide, or participate in an effective means for utilization of available surface water entitlements for the area included in the subdivision, such as:

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

Policy LU-E.12 The County shall ensure through discretionary permit approvals and other development regulations that development within areas designated Rural Residential does not encroach upon natural water channels or restrict natural

water channels in such a way as to increase potential flooding damage. Land divisions shall not render inoperative any existing canal.

- Policy LU-E.13 The County shall allow agricultural preserves to be established within areas designated Rural Residential. Within the preserve, California Land Conservation contracts will be accepted subject to the use and acreage limitations established by the County.

Special Commercial Development in Rural Residential Areas

- Policy LU-E.14 Although located within a predominately Rural Residential area, the 14.15 acre parcel located at the northwest corner of East Shaw Avenue and the North Bethel Avenue Alignment (APN 308-210-35) is designated Special Commercial limited to a meeting hall, wedding chapel and gift shop.
- Policy LU-E.15 The Special Commercial designation comprising approximately 150 acres on the south side of Shaw Avenue at the Indianola alignment recognizes an existing recreational facility and provides for consideration of potential future expansion of the facility and the development of additional compatible commercial recreational uses. Application of consistent zoning, which may include conditional zoning, and approval of any subsequent discretionary permit(s) shall include a finding that expansion of the facility will be compatible with the surrounding land uses.

Rural Residential Development Restrictions

- Policy LU-E.16 The County shall not designate additional land for Rural Residential or Foothill Rural Residential development, except for unique circumstances to be determined by the Board of Supervisors.
- Policy LU-E.17 The County shall consider the current inventory of undeveloped parcels when reviewing rezoning and subdivision proposals involving lands currently designated Rural Residential or Foothill Rural Residential. Such proposals shall generally not be considered appropriate until such time as at least sixty (60) percent of the available lots in the area have been developed.
- Policy LU-E.18 The County shall consider redesignating undeveloped parcels ten (10) acres or larger in size to the Reserve designation if such parcels are located within the sphere of influence of a city and designated for future urban use on the city's general plan.
- Policy LU-E.19 In areas outside the sphere of influence of a city, the County shall encourage owners of parcels twenty (20) acres or larger in size to seek redesignation of their land for agricultural uses by establishing procedures that allow the related General Plan Amendment and rezoning applications to be processed without cost to the property owner provided that the property owner concurrently executes a California Land Conservation contract with the County.

Foothill Rural Residential

- Policy LU-E.20 Except as provided in this section, development within areas designated Foothill Rural Residential shall comply with the policies and standards of the Sierra-North Regional Plan and the Sierra-South Regional Plan.

Rural Settlement Area

- Policy LU-E.21 The County shall apply the Rural Settlement Area designation only to those areas where a small concentration of housing and commercial or industrial uses serve the surrounding agricultural area. The following locations are designated as Rural Settlements: Bowles, Centerville, Monmouth, Dos Palos-East, and Cantua Creek. (See Figure LU-1e)
- Policy LU-E.22 The County shall allow by right in areas designated Rural Settlement Area single family dwellings and limited agricultural uses related to the production of food and fiber. The County may allow by discretionary permit non-agricultural uses that provide a needed service to the surrounding rural area. Other uses consistent with the intent and purpose of these rural settlement policies may be added by amendment of the Rural Settlement Area zone district.
- Policy LU-E.23 The County may approve land divisions in areas designated Rural Settlement Area when the following criteria are met:
- a. The minimum net lot size shall be two (2) acres, except as allowed by LU-E.23c below.
 - b. The ratio of lot depth width shall not exceed four (4) to one (1).
 - c. A minimum of thirty-six thousand (36,000) square feet per lot shall be permitted if community water facilities are available and soils are suitable for individual septic systems.
- Policy LU-E.24 The County may allow expansion of existing Rural Settlement Areas to include vacant parcels, parcels wholly or partially committed to existing industrial uses, or parcels currently devoted to agricultural use if all of the following conditions are satisfied:
- a. The parcel is less than eighty (80) acres in area;
 - b. The parcel is contiguous to properties in the Rural Settlement Area;
 - c. Productive agricultural use of the parcel is not economically feasible because incompatible non-agricultural uses on contiguous properties severely restrict normal agricultural practices; and
 - d. The parcel is needed for the expansion of an existing use within the Rural Settlement Area or to establish an essential service for the Settlement and/or the surrounding agricultural area.
- Policy LU-E.25 The County shall require that the development of new commercial uses in Rural Settlement Areas be guided by the following criteria:
- a. The total number of existing and proposed commercial uses should not exceed fifteen (15), exclusive of caretaker's residences.

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

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

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

Planned Rural Community

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

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

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

URBAN DEVELOPMENT

F. URBAN DEVELOPMENT PATTERNS

The fundamental policy directive of this General Plan is to direct intensive development to cities, unincorporated communities, and other areas where public facilities and infrastructure are available (see page 8, Agricultural Land Protection Vision Statement). The County has a direct role in shaping the character of urban development as it continues to manage growth in the existing unincorporated communities and specific plan areas. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future residents of the county.

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

Goal LU-F 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.

Policies

Pedestrian and Transit-Oriented Development

- Policy LU-F.1 The County shall encourage mixed-use development that locates residences near compatible jobs and services.
- Policy LU-F.2 The County shall encourage the combination of residential, commercial, and office uses in mixed use configurations on the same site.
- Policy LU-F.3 The County shall promote development of higher-density housing in areas located along major transportation corridors and transit routes and served by the full range of urban services, including neighborhood commercial uses, community centers, and public services.
- Policy LU-F.4 The County shall selectively redesignate vacant land for higher density uses or mixed uses to facilitate infill development.
- Policy LU-F.5 The County shall encourage subdivision designs that site neighborhood parks near activity centers such as schools, libraries, and community centers.
- Policy LU-F.6 The County shall encourage the creation of activity centers including schools, libraries, and community centers in existing neighborhoods.

- Policy LU-F.7 The County shall seek to reduce the amount of land devoted to parking in new urban non-residential development and encourage the use of shared parking facilities.

- Policy LU-F.8 The County shall adopt transit- and pedestrian-oriented design guidelines and incorporate them into community plans and specific plans. The County shall review development proposals for compliance with its adopted transit- and pedestrian-oriented design guidelines to identify design changes that can improve transit, bicycle, and pedestrian access.

- Policy LU-F.9 The County shall plan adequate pedestrian-oriented neighborhood commercial shopping areas to serve residential development.

- Policy LU-F.10 The County shall encourage school districts to site new schools in locations that allow students to safely walk or bicycle from their homes, and to incorporate school sites into larger neighborhood activity centers that serve multiple purposes.

Urban Residential Development Standards

- Policy LU-F.11 The County shall allow the following within designated residential areas:
 - a. Public and semi-public uses and open recreational uses by discretionary permit.
 - b. Office Commercial uses within unincorporated communities when there are no designated office commercial areas.

- Policy LU-F.12 The County shall require a minimum of thirty-six thousand (36,000) square feet per dwelling unit in low density residential areas with community water, but with no community sewer systems. This policy applies only to the communities of Lanare, Friant, and Easton.

- Policy LU-F.13 The County may permit land designated Low and Medium Density Residential to develop to the next higher density when such development will not have an adverse impact on surrounding land uses. This density increase is intended to be used to facilitate development of by-passed remnant parcels in substantially developed areas.
 - a. The circumstances where more intensive development may be permitted include the following:
 - 1. Property which is contiguous to a higher density residential or other intensive non-residential urban uses.
 - 2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
 - b. If either of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
 - 1. The building height should not exceed the height of surrounding structures.

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

Policy LU-F-14 The County may permit land designated Medium Density Residential to develop with less than six thousand (6,000) square foot lots and reduced development standards, subject to a discretionary permit. This increase in density and flexibility is intended to lower development costs and accommodate smaller homes than normally built in this designation. The following requirements shall apply:

- a. Minimum lot sizes shall not be less than four thousand five hundred (4,500) square feet if developed as part of a conventional subdivision. The development shall be compatible with existing and planned uses on adjacent properties.
- b. Small lot single family residential subdivisions require more attention to planning details related to siting units, exterior and interior design, parking, outdoor space, and privacy.
Criteria to be considered include:
 1. A minimum of thirty (30) percent of each lot's net area shall be designed for usable yard areas and setbacks for garage openings facing the access street and shall not be less than twenty (20) feet. If roll-up garage doors are provided, the required setback for garage openings facing the access street may be reduced to eighteen (18) feet for projects located within the City of Fresno's Sphere of Influence.
 2. Front yard setbacks should be staggered with varied roofline treatment and housing styles. The street pattern should utilize curving streets, cul-de-sacs, and parking bays to improve the appearance of the neighborhood.
 3. A minimum of two (2) parking spaces in addition to the required covered parking should be required on each lot to compensate for reduce street frontages.
- c. Maximum density shall not exceed one (1) dwelling unit per four thousand five hundred (4,500) square feet for Planned Residential Developments.

Policy LU-F.15 The County shall permit land designated Medium High Density Residential to develop to a lower urban residential density when contiguous to, or across the street from, a lower density residential area.

Policy LU-F.16 The County may permit land designated Medium High Density Residential to develop to a density of one (1) dwelling unit per one thousand five hundred (1,500) square feet when such development will not have an adverse impact on surrounding land uses. This density increase is intended to be used to facilitate development of by-passed remnant parcels in substantially developed areas.

- a. The circumstances where more intensive development may be permitted include the following:
 1. Property which is contiguous to a higher density residential or other intensive non-residential urban uses.

2. Property which has a shape or size that would make it difficult to be developed in a manner similar to other surrounding property having the same land use designation.
 3. Property with a County commitment for allowing higher density than one (1) dwelling unit per two thousand four hundred (2,400) square feet at the time of plan adoption. For purposes of this sub-section, "County commitment" is limited to approved site plan reviews, conditional use permits, and fully developed R-3 zoned parcels.
- b. If any of these circumstances exists, development of multiple-family and planned residential developments should be guided by the following criteria:
1. Community water and sewer facilities should be available.
 2. The building height should not exceed the height of surrounding structures.
 3. The site development of residential units or a residential complex should be compatible with existing and planned uses on adjacent properties.
 4. Off-street parking should be sufficient for residents of the development and their guests, and should be designed to minimize the impact on neighboring development.

Policy LU-F.17 The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.

Policy LU-F.18 The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

Policy LU-F.19 The County shall require residential project design to consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.

Policy LU-F.20 The County shall require residential subdivisions to be designed to provide interconnected internal and external street and pedestrian systems.

Policy LU-F.21 The County shall require community sewer and water services for urban residential development in accordance with the Fresno County Ordinance Code or as determined by the State Water Quality Control Board.

Urban Commercial Development

Policy LU-F.22 The County shall generally require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

Policy LU-F.23 The County shall require community sewer and water services for commercial development in accordance with the provisions of the Fresno County Ordinance Code, or as determined by the State Water Quality Control Board.

Policy LU-F.24 The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses.

Policy LU-F.25 The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.

Policy LU-F.26 The County may allow land designated Community Commercial to develop with urban residential, office commercial, or neighborhood commercial uses or a combination of these uses where:

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

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

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

Policy LU-F.27 The County may allow land designated Central Business Commercial to develop with office commercial and urban residential uses or a combination of these uses where:

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

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

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

- Policy LU-F.28 The County may allow land designated Service Commercial to develop with non-intensive industrial uses if the applicable community plan does not designate any areas within the planned urban boundary of that community for industrial use. In this case, development should be guided by the following criteria:
- a. No more than fifty (50) percent of a designated Service Commercial area should be zoned for other than Service Commercial uses.
 - b. Any non-intensive industrial development permitted should be local in nature, serving primarily the community and environs where it is located.
 - c. Any non-intensive industrial uses permitted should not be offensive or undesirable to the residents of the area, and should not adversely impact the surrounding properties.
 - d. The building height should not exceed the height of structures permitted in the Service Commercial area.
 - e. The site development should be compatible with existing and planned uses on adjacent properties.
 - f. Off-street parking should be sufficient for customer, employee, and company vehicles. It should be designed to minimize the impact on neighboring development.

Urban Industrial Development

- Policy LU-F.29 The County may approve rezoning requests and discretionary permits for new industrial development or expansion of existing industrial uses subject to conditions concerning the following criteria or other conditions adopted by the Board of Supervisors:
- a. Operational measures or specialized equipment to protect public health, safety, and welfare, and to reduce adverse impacts of noise, odor, vibration, smoke, noxious gases, heat and glare, dust and dirt, combustibles, and other pollutants on abutting properties.
 - b. Provisions for adequate off-street parking to handle maximum number of company vehicles, salespersons, and customers/visitors.
 - c. Mandatory maintenance of non-objectionable use areas adjacent to or surrounding the use in order to isolate the use from abutting properties.
 - d. Limitations on the industry's size, time of operation, or length of permit.
- Policy LU-F.30 The County shall generally require community sewer and water services for industrial development. Such services shall be provided in accordance with the provisions of the Fresno County Ordinance, or as determined by the State Water Quality Control Board.
- Policy LU-F.31 To the extent feasible, the County shall require that all industrial uses located adjacent to planned non-industrial areas or roads carrying significant non-industrial traffic be designed with landscaping and setbacks comparable to the non-industrial area.
- Policy LU-F.32 Since access to industrial areas by way of local roads not designed for industrial traffic is generally inappropriate, the County may require facility design, traffic control devices, and appropriate road closures to eliminate this problem.

- Policy LU-F.33 The County shall require that permanent parking facilities permitted within designated industrial areas be designed to be compatible with the surrounding land use patterns.
- Policy LU-F.34 The County shall require a specific plan for the development of the Coalinga Air Cargo Port as indicated in the Coalinga Regional Plan.
- Policy LU-F.35 The General Industrial designation of the 184.45 acre parcel near the unincorporated community of Helm is to allow production of non-agriculturally related inorganic chemicals in order to make the facility more economically viable as a supplier of agricultural chemicals. This designation is in recognition of the large capital investment in the facility and its importance to the agricultural economy, and should not be construed as setting a precedent for considering additional urban designations in agricultural areas.
- Policy LU-F.36 The County may approve rezonings and discretionary permits within the Golden State Industrial Corridor (see Figure LU-4) subject to the following criteria and consideration of Implementation Program OS-L.A addressing beautification of Highway 99:
- a. All persons whose proposal for development is within a city's sphere of influence shall be referred to the appropriate city and sanitation district for annexation. If the city does not respond to the proposal expressing an intent to annex within a reasonable time, the County shall accept the application.
 - b. The County shall refer to the appropriate city all applications for industrial and commercial development within a city's sphere of influence for review and recommendation.
 - c. The County may approve zoning or discretionary permits where the sanitation district stipulates that it will provide service or the Fresno County Health Officer and/or State Water Quality Control Board determines that service is necessary.
 - d. Properties lying easterly of the U.P.R.R. are planned for industry specifically because of railroad access potential. Development in this area shall be designed to provide railroad spur access or provide for future railroad extensions. The County may require any applicant for rezoning to provide communication from the railroad establishing an agreement to provide rail service.
 - e. Where proposed industrial zoning or development is adjacent to existing non-industrial uses or to land designated by the General Plan for non-industrial uses, policies contained in LU-F.29a, b, c, and d concerning development standards for general industry shall apply.
 - f. Access to properties between Highway 99 and Golden State Boulevard will be controlled to preserve the roadway capacity of Golden State Boulevard which is a super arterial. Dedication and improvement of frontage roads may be required as a condition of development.

- Policy LU-F.37 Within the Golden State Industrial Corridor, the County shall allow agricultural preserves to be established. Within the preserve, the County shall accept California Land Conservation contracts subject to the acreage and use limitations established by the County.
- Policy LU-F.38 Within the Golden State Industrial Corridor, the County may protest the installation of any additional spur tracks crossing Golden State Boulevard. The County shall permit the extension of existing spur tracks in the area west of Golden State Boulevard insofar as they do not cross any roadway intersecting with Highway 99.

Planned Urban Village

- Policy LU-F.39 The County shall apply the "Planned Urban Village" designation subject to the following criteria:
- a. Property designated "Planned Urban Village" shall be outside but contiguous to established Spheres of Influence.
 - b. Sites must be of a size and shape which can be logically and economically developed as a "Planned Urban Village." Generally, a property of 500 acres is necessary to accommodate the variety of uses in this designation.
 - c. If more than half of the site is under active agricultural production and is capable of sustainable and economically viable agricultural production, then a determination should be made that designating the site as a "Planned Urban Village" would generally reduce the pressure to convert for urban use land which has a higher probability of remaining in sustainable and economically viable agricultural production on a long-term basis. Among the factors that may be considered in making such determinations are: soils quality; water quality, quantity, dependability, and efficiency of use; existing or potential for urban development onto surrounding or adjacent lands; historical growth pressure and direction of growth; and desirable direction of further growth.
 - d. Property designated "Planned Urban Village" shall be adjacent to a major transportation corridor having the capability to accommodate, or be improved to accommodate, project-related and cumulative traffic.
- Policy LU-F.40 The County shall require all development within the "Planned Urban Village" designation be subject to an approved specific plan or a development plan approved as part of a development agreement. The specific plan or development plan will also specify the intensity of all land uses within the project site and provide detail of major infrastructure components. The specific plan or development plan must also demonstrate the following:
1. The uses within the "Planned Urban Village" are compatible with surrounding land uses.
 2. The public improvements within the "Planned Urban Village" are designed and constructed in a manner that would not preclude future annexation to the adjacent city.
 3. Impacts on Fresno County and other providers of services including but not limited to police, fire protection, schools, and other essential public services are adequately mitigated.

4. The development will not have a net adverse fiscal effect on Fresno County.
5. A Service Delivery Plan and a maintenance and operation program are proposed which will assure delivery of services and funding measures for the development.

Policy LU-F.41 The topics to be addressed in a specific plan or development plan shall include but not be limited to the following:

1. Distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. Proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the matters listed above.
5. Specific standards for development of the project area to include building height, setbacks, landscaping, lot coverage, trails, and any other physical components of the "Planned Urban Village."
6. Other topics deemed to be necessary by Fresno County and the developer to provide for a safe, attractive environment for future "Planned Urban Village" residents.

Policy LU-F.42 The County shall require all development within the "Planned Urban Village" to be in conformance with the following standards and criteria:

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

P-V Planned Village

- b. Development standards shall be consistent with the adopted specific plan or the development plan implementing the "Planned Urban Village." The development standards shall provide the basis for creating a community of superior design.
 1. Traditional County Development Standards for roadways, curbs, gutters, sidewalks, trails, street lighting, building setbacks and other development requirements may be modified.
 2. Setbacks, landscape buffers, the trail network, and open space shall be used to enhance the character and theme of the "Planned Urban Village."
 3. The specific plan or development plan shall address alternative transportation systems which will link community open space features to shopping, schools, recreation and residential areas.
- c. Commercial uses shall meet the following criteria:
 1. Goods and services offered at any and all shopping areas should be primarily geared to the needs of residents of the "Planned Urban Village."

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

Implementation Programs

Program LU-F.A The County shall work with the Cities of Clovis and Fresno and other cities as appropriate to adopt incentives and disincentives that will lead to compact urban development and infill of vacant and under-utilized land. (See Policies LU-F.1 through LU-F.10)

Responsibility: Board of Supervisors
Time Frame: Ongoing

Program LU-F.B The County shall review its Zoning Ordinance and Subdivision Ordinance to incorporate amendments that will implement the policies for pedestrian and transit-oriented development. (See Policies LU-F.1 through LU-F.10)

Responsibility: Board of Supervisors
Time Frame: FY 01-02

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

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

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

Goal LU-G To direct urban development within city spheres of influence to existing incorporated cities and to ensure that all development in city fringe areas is well planned and adequately served by necessary public facilities and infrastructure and furthers countywide economic development goals.

Policies

Incorporated City and City Fringe Areas

- Policy LU-G.1 The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.
- Policy LU-G.2 Fresno County shall work cooperatively with all cities of the county to encourage each city to adopt and maintain its respective plan consistent with the Fresno County General Plan. The County shall adopt complementary planning policies through a cooperative planning process to be determined by the respective legislative bodies.
- Policy LU-G.3 The County shall encourage the cities to adopt policies consistent with urban development policies LU-F.1 through LU-F.10 of this General Plan.
- Policy LU-G.4 The County shall encourage orderly outward expansion of urban development by supporting only those city sphere of influence expansion proposals where the city has demonstrated a need for additional territory after documenting a good faith effort to implement an infill development program and minimize conversion of productive agricultural lands.
- Policy LU-G.5 The County shall encourage the cities to incorporate in their general plans County land use policies for neighborhoods that were established under County jurisdiction.
- Policy LU-G.6 The County shall encourage cities to incorporate in their general plans land use policies that minimize potential land use conflicts with agriculturally-related industrial operations and other agricultural activities at the urban interface through the provision of appropriate buffers or other measures.
- Policy LU-G.7 Within the spheres of influence and two (2) miles beyond, the County shall promote consultation between the cities and the County at the staff level in the early stages of preparing general plan amendments and other policy changes that may impact growth or the provision of urban services. Staff consultations, particularly concerning community plans, shall provide for meaningful participation in the policy formulation process and shall seek resolution of issues prior to presentation to the decision-making bodies.
- Policy LU-G.8 Following city adoption of a general or community plan, the County shall update the applicable County-adopted community plan. Any unresolved conflicts between the County and city plans shall be identified for the decision-making bodies. The County shall establish and maintain land use controls on unincorporated lands within the spheres of influence consistent with the policies of the County community plan and this countywide Agriculture and Land Use Element.

- Policy LU-G.9 The County shall, during the update of its community plans pursuant to Policy LU-G.8, evaluate the alternative of re-designating undeveloped rural-residential areas to the Reserve designation to support the efforts of the affected city to achieve more efficient use of land within its existing sphere of influence.
- Policy LU-G.10 The County shall minimize potential land use conflicts at the interface between urban development and existing developed rural-residential areas. Provision for a graduated transition in density/lot size from higher to lower density between the two respective areas shall generally be required unless significant buffers or other measures are determined adequate to protect established rural residential developments. The County, while recognizing the cities' need to optimize use of land within their sphere boundaries, shall encourage cities to require buffering measures when urban development is proposed adjacent to existing developed rural-residential areas within their spheres-of-influence.
- Policy LU-G.11 The County shall promote consultation between the cities and the County at the staff level when cities are developing proposed annexation boundaries or proposed sphere of influence expansions.
- Policy LU-G.12 The County shall encourage cities to generally include in their annexation proposals only those properties that are proposed for immediate development.
- Policy LU-G.13 The County will oppose any annexation proposal that creates an island, peninsula, corridor, or irregular boundary.
- Policy LU-G.14 The County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and provisions of any applicable city/county memorandum of understanding.
- Policy LU-G.15 Within the cities' planned urban boundary which the County has designated Reserve on its community plan, the County shall:
- a. Establish a limited agricultural zone district prohibiting creation of lots less than twenty (20) acres in area.
 - b. Consider contracts in accordance with the California Land Conservation Program or some other similar program, subject to location, acreage, and use limitations established by the County after consultation with the cities.
- Policy LU-G.16 Where a property is designated Reserve (limited agriculture) on the County's community plan, the County may, at the request of the city council, approve an urban development proposal consistent with the underlying urban use reflected on the County's community plan. Such action shall not require an amendment to the General Plan. In support of this recommendation, the city council will be requested to provide supporting documentation justifying the request.
- Policy LU-G.17 Within that portion of a city's planned urban boundary which the County has identified on its community plan as existing urban and which is within one-half (2) mile of the city, the County shall:
- a. Maintain zoning on existing fully-developed properties consistent with the County's community plan.

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

Policy LU-G.18 Within that portion of a city's planned urban boundary which the County has identified on its community plan as existing urban and which is more than one-half (2) mile from the city, the County shall:

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

Policy LU-G.19 On land that is not within a city's planned urban boundary but is within a city's sphere of influence, the County shall:

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

Policy LU-G.20 The County may designate Special Commercial areas within one-half (2) mile of a city's sphere of influence at intersections of major roads where substantial existing commercial development at the intersection has rendered continued

agricultural use of the corner portion of the subject property difficult or infeasible. The following standards and criteria shall apply:

- a. The Special Commercial designation should be allowed only where at least two (2) corners at the intersection are developed with permanent, legally established commercial uses.
- b. The Special Commercial designation should be limited to a maximum total road frontage of one-eighth (1/8) mile and a maximum size of two (2) acres per corner.
- c. The implementing zone for Special Commercial designations granted under this Section shall be the C-6(c) District, limited to uses which provide convenience goods or services to the surrounding area.
- d. Neither the operation nor the physical characteristics of the commercial development or any individual uses shall have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (3) mile radius.

Unincorporated Communities

Policy LU-G.21 The County shall administer those unincorporated areas identified in the community plan as urban as follows:

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

Policy LU-G.22 The County shall administer those areas designated Reserve (limited agriculture) in the community plan as follows:

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

Policy LU-G.23 The County shall ensure that the expansion of unincorporated communities can be provided with necessary public services and such expansion is consistent with other General Plan policies.

Implementation Programs

Program LU-G.A The County shall review and revise, as appropriate, its Zoning Ordinance to facilitate moderate increases in density of housing in unincorporated urban communities. (See Policies LU-G.21 through LU-G.23)

Responsibility: Planning & Resource Management Department
Time Frame: FY 01-02

Program LU-G.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)

Responsibility: Planning & Resource Management Department
Board of Supervisors
Time Frame: As needed

ADMINISTRATION

H. GENERAL AND ADMINISTRATIVE PROVISIONS

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

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

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

Goal LU-H To provide for mobilehome development, home occupations, second dwellings, and planned development in appropriate locations under specified conditions and to provide for the effective and systematic implementation of the General Plan.

Policies

Mobilehomes

Policy LU-H.1 The County shall provide for use of various dwelling types, including mobile homes, in a manner that enhances the stability of neighborhoods and the value

of the housing stock. In urban communities, mobilhomes shall be accommodated within mobilehome parks and mobilehome subdivision planned residential developments. Further, within the communities of Biola, Del Rey, Lanare, Laton and Del Rio, mobilehomes shall be accommodated on individual lots by special permit where compatibility with the neighborhood is achieved through site design measures such as landscaping and setbacks, and architectural design elements including permanent foundations, roof overhangs, and roofing and exterior siding materials. Community plans may include provisions for mobilhomes on individual lots when such provisions are found to be appropriate to address the need for affordable housing and/or in-fill development.

Policy LU-H.2 The County shall, under appropriate circumstances, accommodate use of mobilehomes for caretaker's occupancy in conjunction with permitted uses in areas designated for industrial or commercial development.

Home Occupations

Policy LU-H.3 The County shall provide for home occupations in areas where dwellings are an allowed use as long as the work is clearly incidental and secondary to the use of the site for residential purposes and is harmonious with the appearance and character of the surrounding area.

Second Unit Dwellings

Policy LU-H.4 The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low, medium, and medium high density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.

Planned Developments

Policy LU-H.5 The County shall allow the following uses in Planned Residential Developments greater than twenty (20) acres:

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

Policy LU-H.6 The County may allow Planned Developments subject to a discretionary permit as follows:

- a. Planned residential developments may be permitted in areas designated for low, medium, medium-high, "Planned Urban Village" or in rural residential areas subject to the Rural Residential section.
- b. Planned office developments may be permitted in areas designated for office commercial use.

- c. Planned commercial developments may be permitted in areas designated for commercial use.

Policy LU-H.7 The County shall apply the following general principles to Planned Development proposals:

- a. Planned Developments may include any combination of single detached or attached units.
- b. District property development standards, except as related to population density, may be modified or waived where it is determined that such modification or waiver will produce a more functional, and desirable site or building environment, and no adverse impact to adjacent properties will result therefrom.
- c. Population density shall be calculated on gross acreage.
- d. Community sewer and water facilities shall be provided except as specified in the rural residential policies.
- e. The design of a Planned Development shall insure compatibility and harmony with existing and planned uses on adjacent properties. Design elements to be considered include, but are not limited to, architecture, distance between buildings, building setbacks, building height, off-street parking, lot design and size, fencing and walls, access, circulation, signing, open space, privacy, screening, and landscaping (to include shade trees in the parking areas).
- f. Off-street parking facilities shall provide parking sufficient for occupants of the development and their guests or patrons, and shall be integrated into the development and minimize adverse impacts on neighboring development.
- g. Planned residential developments shall provide common open space free of buildings, streets, driveways or parking areas. The common open space shall be designed and located to be easily accessible to all the residents of the project and usable for open space and recreational uses.
- h. The developer shall provide for perpetual maintenance of all common land and facilities through means acceptable to the County.
- i. Conservation of natural site features, such as topography, vegetation, and water courses shall be considered in project design.
- j. Energy conservation, and utilization of renewable resources should be given prominent consideration.
- k. Streets serving the development must be adequate to accommodate the traffic generated by the proposed project.

Friant-Millerton Regional Plan

Policy LU-H.8 The County shall prepare a regional plan for the Friant-Millerton area. The preliminary study area boundaries for the new regional plan depicted in Figure LU-5 are designed to encompass the area's major recreation facilities and open space resources, include the area's existing and potential residential growth areas, but exclude most productive agricultural land. In the near-to-mid-term, planning and development in the area should focus on expanding and enhancing the area's recreational activities and resources. In the long-term, the area may be suitable for urban development as the unincorporated county's largest remaining area without productive agricultural soils near the Fresno-Clovis Metropolitan Area and recreational and scenic resources.

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

- a. Expansion and enhancement of recreation activities and facilities centered on Millerton Lake and the San Joaquin River.
- b. Open space and natural resource protection.
- c. Implementation of appropriate policies of the San Joaquin River Parkway Master Plan.
- d. Groundwater and surface water availability.
- e. Wastewater disposal limitations and options.
- f. Development of affordable housing, particularly for workers at recreational and related tourist facilities in the area.
- g. Suitability of the area for future long term urbanization and options for how this might occur (e.g., County specific plan, city annexation, or city incorporation).
- h. Provision of an adequate circulation/transportation systems, including mass transit.

Regional Coordination

Policy LU-H.9 The County shall coordinate with cities and adjacent counties to address regional planning and growth issues.

Guidelines for Updating General Plan

Policy LU-H.10 The County shall 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.

Policy LU-H.11 The County shall periodically update regional, community, and specific plans to ensure consistency with the countywide General Plan.

Countywide General Plan Review

Policy LU-H.12 The County shall review the General Plan annually and revise it as deemed necessary.

Policy LU-H.13 The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes.

Policy LU-H.14 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.

Policy LU-H.15 The County shall review and amend as necessary applicable ordinances and regulations to ensure consistency with the General Plan.

Implementation Programs

Program LU-H.A The County shall prepare and adopt a regional plan for the Friant-Millerton area consistent with the directives of Policy LU-H.8. (See Policy LU-H.8)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 02-03

Program LU-H.B County Staff shall meet regularly with cities and adjacent counties to address planning and growth issues of common interest and concern. Staff shall report annually on cooperative planning efforts of the previous year and the planned schedule of meetings with local jurisdictions to address regional planning issues in the upcoming year.

Responsibility: Planning & Resource Management Department
 Time Frame: Ongoing

Program LU-H.C The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan. (See Policy LU-H.10)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03

Program LU-H.D The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission’s report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program. (See Policy LU-H.12)

Responsibility: Planning Commission
 Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 02-03, annually thereafter

Program LU-H.E 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)

Responsibility: Board of Supervisors
 Planning & Resource Management Department
 Time Frame: FY 05-06, every five years thereafter

Program LU-H.F The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update. (See Policy LU-H.15)

Responsibility: Planning & Resource Management Department
 Time Frame: FY 02-03; 03-04