



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 9 March 15, 2018

SUBJECT: 2017 GENERAL PLAN ANNUAL PROGRESS REPORT

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RECOMMENDATION:

Review the Annual Progress Report (APR) of the Fresno County General Plan for the 2017 calendar year and recommend that the Board of Supervisors adopt a Resolution accepting the APR and authorize submittal of the APR to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

ENVIRONMENTAL DETERMINATION:

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

BACKGROUND/DISCUSSION:

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

The general plan must include seven mandated elements as required by State law (land use, circulation, housing, noise, safety, conservation, and open space). Legislation adopted in 2016, Senate Bill 1000, now requires both cities and counties that have disadvantaged communities to incorporate environmental justice (EJ) policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and programs throughout the other elements. The EJ element or goals and policies must be included in the general plan "upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018."

Additional elements of special and unique concern to a local government, including economic development, air quality, historic resources, parks and trails, and public facilities and finance, may be included as optional elements.

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

State law, Government Code Section 65400, requires that the County submit an APR on the status of implementation of the General Plan, including the housing element, to the Board of Supervisors. Upon its acceptance by the Board, the APR will be forwarded to OPR and HCD. The APR which is attached to this staff report (Attachment 1) contains a report on the status of the County General Plan, including the housing element. The preparation of the APR meets County General Plan Policy LU-H.12, which requires annual review of the General Plan.

The purpose of the APR is to inform the Board of Supervisors and the residents of Fresno County about the status of implementing the County General Plan, as well as other planning activities that have occurred during the previous calendar year. State law requires generalized annual reporting on General Plan implementation, with specific reporting requirements and forms specifically for reporting on the housing element. It is important to note that there is no standardized form, format or required content for the General Plan APR and this has been reconfirmed with OPR. The APR is also not required to incorporate all of the general plan elements and is not intended to be an elaborate or time-consuming endeavor.

The 2017 APR meets the statutory requirements by law, Government Code Section 65400, and reports on key aspects of the County's General Plan implementation during the calendar year 2017. The annual housing element report is prepared according to the standard format prescribed by the State Department of Housing and Community Development and is included in the APR as Appendix B.

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

The 2017 APR addresses the following topics:

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

- Report of the progress of implementing the housing element as prescribed by HCD, including an evaluation of the implementation programs (included in the APR as Appendix B).

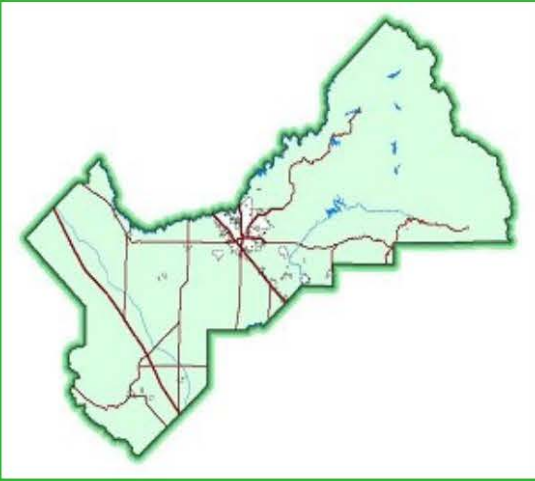
Summary:

The 2017 APR is prepared pursuant to Government Code Section 65400 and the adopted County General Plan that requires a report to be prepared each year regarding the implementation of the County's General Plan. This APR is prepared based on the guidance provided by OPR and reports on key aspects of the County's General Plan implementation during the calendar year 2017. The report on the housing element is prepared according to the standard format prescribed by HCD.

PLANNING COMMISSION MOTIONS:

- Recommend that the Board of Supervisors adopt a Resolution accepting the 2017 APR and authorize transmittal of the APR to the Governor's Office of Planning and Research and the State Department of Housing and Community Development; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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2017 General Plan Annual Progress Report



March 2018



PURPOSE OF THE ANNUAL REPORT

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

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

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

The purpose of this APR is to inform the Board of Supervisors and the residents of Fresno County on the status of implementing the County General Plan, as well as major planning activities undertaken within the unincorporated areas of Fresno County from January 1, 2017 through December 31, 2017.

TABLE OF CONTENTS

Executive Summary	1
State General Plan Guidelines for Annual Progress Report	2
General Plan Overview	2
General Plan Elements and Report on Activities in 2017 Related to Each Element.....	4
Economic Development Element	4
Agriculture and Land Use Element	4
Transportation and Circulation Element	5
Public Facilities and Services Element	5
Open Space and Conservation Element	6
Health and Safety Element	6
Housing Element	6
Status of General Plan Implementation Programs.....	6
General Plan Review and Zoning Ordinance Update Process	7
Planning and Development Activities	8
Discretionary Development Activities	8
General Plan Amendments	12
Zoning Ordinance Amendments	12
Other Planning Activities	14
Appendix A: Evaluation of General Plan Implementation Programs	
Appendix B: 2017 Annual Housing Element Progress Report	

EXECUTIVE SUMMARY

The Department of Public Works and Planning (PW&P) has prepared this 2017 General Plan Annual Progress Report (APR) in accordance with guidance provided by the State Office of Planning and Research (OPR). This APR covers the 2017 calendar year. The information included in this APR has been provided by various County Departments.

This APR covers the status of implementation of the County General Plan for the 2017 calendar year, and provides information on major planning activities and projects that have been processed, or initiated, for the unincorporated areas of the County.

Primary Planning Activities

Key planning efforts that were initiated and/or continued in 2017 include:

- General Plan Review
- Zoning Ordinance Update
- Update of Housing Element for the 5th Cycle
- Audit of Williamson Act Contracts
- Fresno County Water Conservation Ordinance
- Operations of County Landfills and Recycling Programs

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

**STATE OFFICE OF PLANNING AND RESEARCH (OPR) GUIDELINES FOR
PREPARATION OF ANNUAL PROGRESS REPORT**

The OPR provides information on preparation of the Annual Progress Report (APR) for the Housing Element as prescribed by the Department of Housing and Community Development (HCD) as well as suggestions on the topics to be included in the APR. The content provided below is based on the OPR Guidance.

1. <i>Date of presentation to the Board of Supervisors</i> – APR is tentatively scheduled to be presented to the Planning Commission on March 15, 2018 and the Board of Supervisors on May 22, 2018.
2. <i>Measures associated with the implementation of the General Plan with specific reference to individual Elements</i> – Implementation Programs were approved by the Board in October 2000.
3. <i>Housing Element reporting requirements</i> – See Appendix B.
4. <i>The degree to which the General Plan complies with OPR’s General Plan Guidelines</i> – This APR complies with the General Plan guidelines provided by OPR.
5. <i>The date of the last update to the General Plan</i> – October 2000.
6. <i>Priorities for land use decision-making established by the legislative body (e.g., passage of moratoria or emergency ordinances)</i> - On January 10, 2017, the Board considered and adopted extension of Interim Urgency Ordinance No. 16-017 regarding marijuana cultivation or processing to December 5, 2018.
7. <i>List of planning activities initiated, General Plan Amendments, and major development applications processed.</i> – This is provided throughout this report.

GENERAL PLAN OVERVIEW

State law requires every city and county in California to adopt a General Plan that is comprehensive and long term. The Plan outlines policies for the physical development of the county or city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

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

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

The General Plan Policy Document contains the Countywide goals, policies, and implementation programs, and land use and circulation diagrams that collectively constitute the County’s primary policy for land use, development and resource management. The document includes the required Elements: Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services Element, Housing, Conservation, Open Space, Noise, and Safety.

The Conservation and Open Space Elements are combined as one Element for a total of seven. In addition to the mandatory elements, the Policy Document includes an optional Economic Development Element which outlines the County’s goals, polices and strategic initiatives for diversifying Fresno County’s economy and reducing the County’s unemployment rate.

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

Vision Statement

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

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

Key Goals

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

Goal	Description
ED-A	To increase job creation through regional leadership, agricultural productivity, and development of high-value-added processing firms.
ED-B	To diversify the economic base of Fresno County through the expansion of non-agricultural industry clusters and through the development and expansion of recreation and visitor-serving attractions and accommodations.
ED-C	To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of an increasingly diverse business sector in the 21 st century global economy.
LU-A	To promote the long-term conservation of productive and potentially- productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County’s economic development goals.
LU-C	To preserve and enhance the value of the river environment as a multiple-use, open-space resource; maintain the environmental and aesthetic qualities of the

	area; protect the quality and quantity of the surface and groundwater resources; provide for long-term preservation of productive agricultural land; conserve and enhance natural wildlife habitats; and maintain the flood-carrying capacity of the channel at a level equal to the one (1) percent flood event (100-year flood).
LU-D	To promote continued agricultural uses along Interstate 5, protect scenic views along the freeway, promote the safe and efficient use of the freeway as a traffic carrier, discourage the establishment of incompatible and hazardous uses along the freeway, and provide for attractive, coordinated development of commercial and service uses that cater specifically to highway travelers, and of agriculture-related uses at key interchanges along Interstate 5.
LU-F	To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

Implementation Programs

Each Element includes goal statements relating to different aspects of the issues addressed in the Element. Under each Goal Statement, the Plan sets out policies that amplify the Goal Statement. Implementation programs that are listed at the end of each section of the 2000 General Plan describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

GENERAL PLAN ELEMENTS AND REPORT ON ACTIVITIES IN 2017 RELATED TO EACH ELEMENT

- **Economic Development Element**

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

- June 6, 2017, Board of Supervisors approved the formation of a County of Fresno Economic Development Action Team (EDAT) as a one-year pilot program. EDAT is to assemble a team made up of the elected officials, staff of the County, elected officials and staff of the city where a development project is proposed. EDAT is to coordinate economic development activities between the County and cities within the County.

- **Agriculture and Land Use Element**

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

- During 2017, the County continued to implement General Plan policies relating to preservation of agricultural resources by directing growth to cities in the form of Pre-General Plan Amendment consultation and referral of developments for possible annexation.

- **Transportation and Circulation Element**

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

- During the calendar year 2017, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Major activities associated with the Transportation and Circulation Element are included below:

The Lost Lake Trail Project

- The Lost Lake Project was added into the Fresno County Regional Bicycle and Recreational Master Plan in Sept 2013.
- The project is located within the Lost Lake Park near Friant, approximately 1.5 miles downstream of Friant Dam.
- The proposed project would involve improving the existing defined trail by re-grading generally along the existing alignment.
- On June 2, 2015, this project was approved by the Board of Supervisors to proceed with project development and affirm support for the project. The construction of the Lost Lake Trail Project is anticipated for completion in 2018.

Fresno County Road Improvement Program (RIP)

- The RIP is a multi-year maintenance and construction programming plan and reflects the County's efforts to protect and improve the public investment in the County road system and to provide for the safe and efficient movement of people and commodities.
- On August 22, 2017, the Board of Supervisors approved the Fresno County Road Improvement Program (RIP) and Declaration of Projects.

- **Public Facilities and Services Element**

The Public Facilities and Services Element is organized accordingly into ten sections: General Public Facilities and Services; Funding; Water Supply and Delivery; Wastewater Collection, Treatment, and Disposal; Storm Drainage and Flood Control; Landfills, Transfer Stations, and Solid Waste Processing Facilities; Law Enforcement; Fire Protection and Emergency Medical Services; School and Library Facilities; and Utilities.

- Major activities in 2017 related to this Element are noted below:

Continuing Suspension of Public Facilities Impact Fees

- October 8, 2013, Board of Supervisors considered potential options to the County's Public Facilities Impact Fee Ordinance and Schedule of Fees and associated Capital Improvement Plan (CIP) and any other actions related to

the previously-collected unspent fees, and budgetary impacts resulting from those actions.

- October 31, 2017, Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. Board voted to continue suspension of the impact fees to November 10, 2018.

- **Open Space and Conservation Element**

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

- During the 2017 calendar year, Fresno County continued implementing policies of the Open Space and Conservation Element.

- **Health and Safety Element**

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

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

Tree Mortality

- December 12, 2017, Board of Supervisors adopted Budget Resolution increasing FY 2017-18 appropriations and estimated revenues for Parks and Grounds Org 7910 Budget in the amount of \$1,303,051 and Budget Transfer No. 11 reallocating appropriations from the FY 2016-17 Interest and Miscellaneous Org 2540 to Parks and Grounds Org 7910 for FY 2017-18 in the amount of \$239,188, to remove dead and dying trees from County parks.

- **Housing Element**

The Housing Element Progress Report is included in Appendix B.

STATUS OF GENERAL PLAN IMPLEMENTATION PROGRAMS

Appendix A attached to the Annual Report

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

GENERAL PLAN REVIEW AND ZONING ORDINANCE UPDATE PROCESS

In June 2006, the Board of Supervisors directed staff to initiate a Review of the General Plan Policy document along with the comprehensive update of the Zoning Ordinance. The purpose of the General Plan Review was to evaluate goals, policies and implementation programs of all the General Plan elements to reflect the current conditions, reflect Board priorities, delete policies and programs that have served their purpose or are obsolete, and add policies and programs to address new laws that affect the General Plan since its adoption in 2000.

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

Program Environmental Impact Report

On December 9, 2014, the Board considered options presented by staff regarding EIR options for the General Plan Review and the Zoning Ordinance Update and allocated up to \$850,000 for preparation of the EIR.

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

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

The kick-off meeting to start work on the project occurred on November 30, 2015.

Progress on the current General Plan Comprehensive Review and Zoning Ordinance Update project

Since the execution of the contract for the new project, the following documents have been prepared in accordance with the scope of work:

- An Administrative Draft Revised General Plan Background Report for County Staff's review and comment.

- A Screencheck Draft Revised Background Report - based on the comments provided by staff, the consultant has prepared a screencheck for County Staff's review to ensure comments provided by various County departments/divisions have been incorporated, before the Public Review Draft Background Report is prepared.
- A Draft Revised General Plan Policy Document for County staff's review and comment.
- A Draft Zoning Ordinance Update for County staff's review and comment.

Staff believed that before the Public Review Draft Policy Document is prepared and made available to the public, and before starting the EIR process, it was important that the new Board members were provided a briefing of the history of the project and the direction changes on some of the key land use policies that occurred in 2015 to confirm Board's concurrence with the direction given to staff in 2015. Therefore, staff presented the project and the most recent direction on certain key land use policies to the Board at a public hearing that was held on May 16, 2017. At the conclusion of the hearing, the Board confirmed the direction that was given by the Board in 2015.

Following Board direction, staff provided comments to the consultant on the documents mentioned above or has revised certain documents internally. As a point of information, the public review draft of the documents mentioned above were released for an advanced review opportunity on January 26, 2018 with the formal close of the comment period to coincide with the close of the yet-to-be-released Notice of Preparation (NOP) 45-day comment period.

Update of Unincorporated Community Plans

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

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

PLANNING AND DEVELOPMENT ACTIVITIES

Discretionary Development Applications

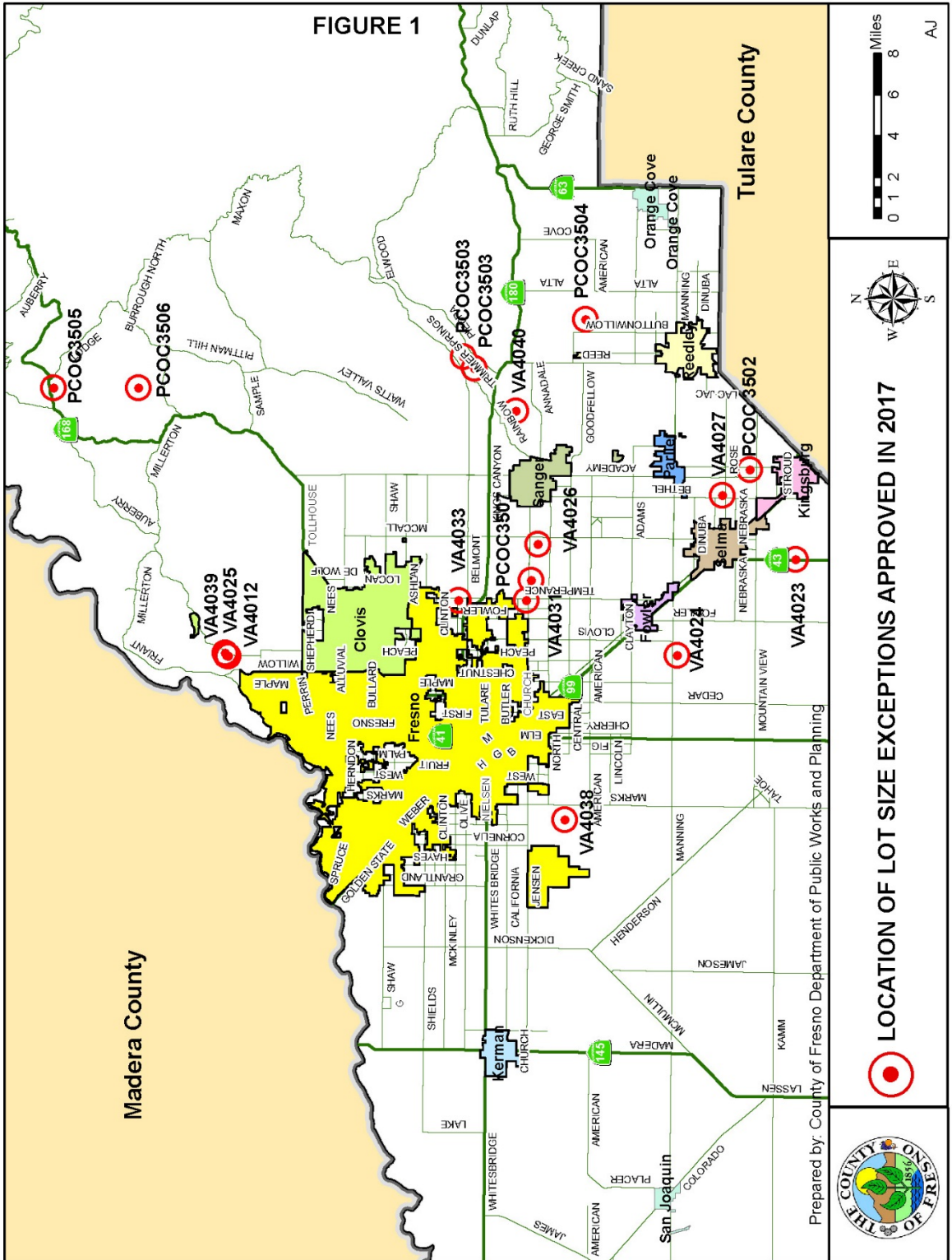
Table 1 below provides a summary of discretionary development applications received by the Development Services and Capital Projects Division (DSCPD) during the 2017 calendar year. As shown in the Table, DSCPD received a total of 268 new applications. The Table provides the status of the applications for the calendar year.

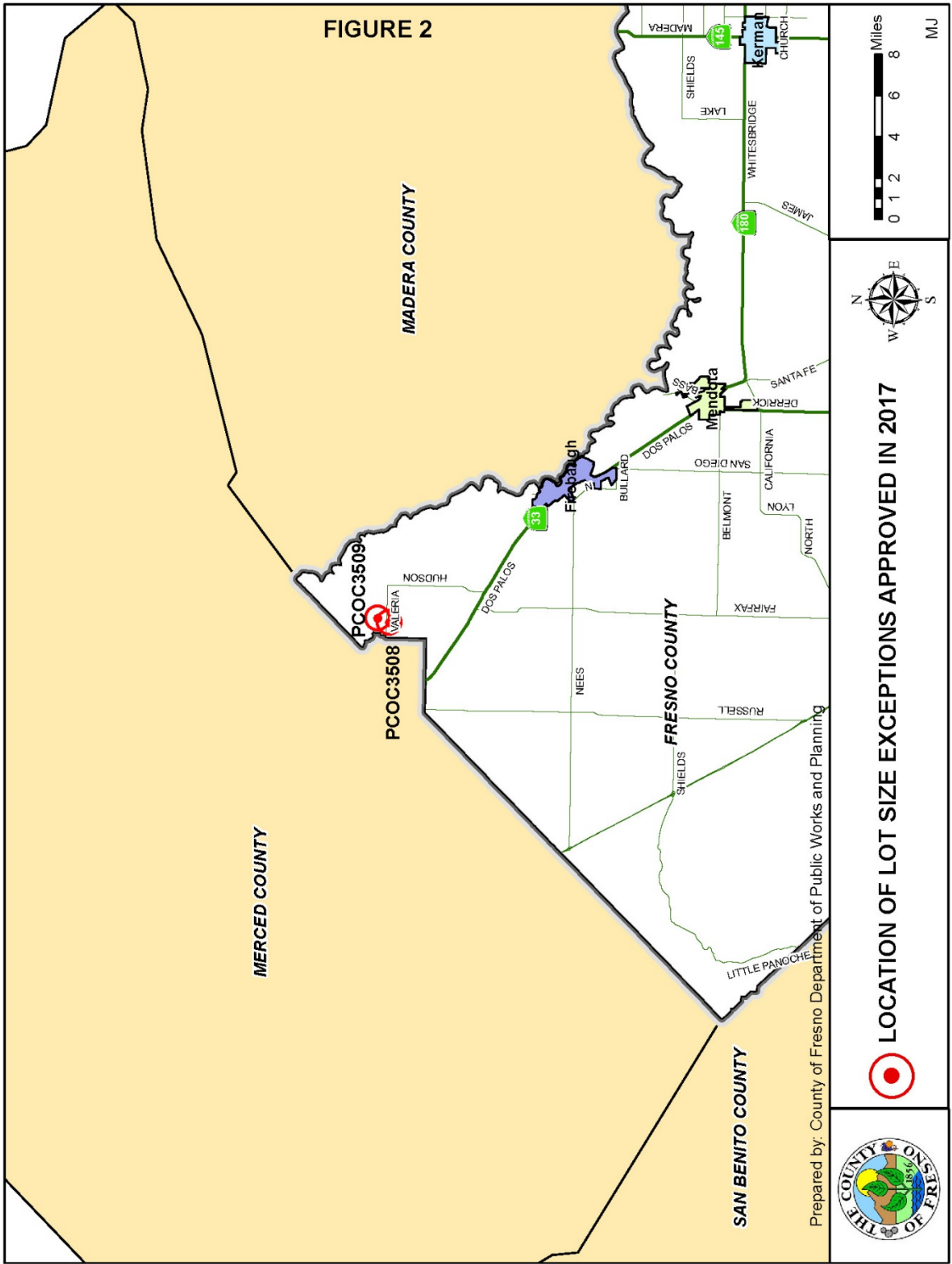
Table 1				
Applications Submitted in 2017				
Application Type	Total Incoming	Approved	Denied / Withdrawn	Still in Process
Amendment (Rezone)	6	1	0	5
Amendment to Text	0	0	0	0
Conditional Use Permit	33	10	0	23
Director Review & Approval	44	13	2	29
General Plan Amendment	1	0	0	1
Environmental Impact Report	5	0	0	5
Merger	8	7	1	0
Pre-Certificate of Compliance	8	8	0	0
Property Line Adjustment	30	29	0	1
Site Plan Review	65	52	0	13
Tentative Parcel Map	30	21	0	9
Tentative Parcel Map Waiver	15	14	0	1
Tentative Tract Map	0	0	0	0
Variance	23	6	3	14
TOTAL	268	161	6	101

Table 2		
Lot Size Exceptions Approved in 2017		
Exception Type	Size of Parcel Created	APN
Gift Deed (PCOC 3502)*	2.46 acres	393-081-19
Gift Deed (PCOC 3503)*	10 and 10 acres	333-031-02, 158-300-12
Gift Deed (PCOC 3504)*	1.96 acres	333-310-36
Gift Deed (PCOC 3505)*	5 acres	128-780-34
Gift Deed (PCOC 3506)*	37.24 acres	138-040-62
Gift Deed (PCOC 3507)*	4.41 acres	331-006-58
Gift Deed (PCOC 3508)*	1.38 acres	001-270-02
Gift Deed (PCOC 3509)*	1.37 acres	001-190-24S
Variance (VA 4012)	2.43 and 2.74 acres	580-010-30S
Variance (VA 4023)	1.70 acres	393-280-77S
Variance (VA 4024)	17.47 acres	348-020-76
Variance (VA 4025)	2.30 and 2.55 acres	580-010-25S
Variance (VA 4026)	2.50 acres	332-021-22
Variance (VA 4027)	2.50 acres	393-031-27S
Variance (VA 4031)	2.0 and 17.0 acres	316-022-41
Variance (VA 4033)	1.72 and 2.50 acres	310-180-14
Variance (VA 4038)	2.50 acres	327-061-27S
Variance (VA 4039)	5.0 and 5.0 acres	580-010-24
Variance (VA 4040)	5.0 and 14.0 acres	333-041-33

Figures 1 and 2 depict the location of the parcels referenced in Table 2.

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





GENERAL PLAN AMENDMENTS

The following are the General Plan Amendments that were submitted for processing in 2017 or were submitted in prior year(s) and continued to be processed, or were concluded in the 2017 calendar year:

General Plan Amendment (GPA) Application	Description
GPA No. 541 (Withdrawn)	Fred Arastoo, amend the Selma Community Plan by re-designating a 20-acre parcel from Agricultural to Medium-High-Density Residential and rezone from the AE-20 to a T-P Zone District, and allowing a Mobile Home Park with RV parking, senior residential units and a market.
GPA No. 545 (In Process)	Colburn R. Thomason, amend the Shaver Lake Community Plan boundary by changing the land use designation of an 81.29-acre parcel from Public Lands and Open Space Designation to Mountain Residential – in process.
GPA No. 548 (Approved)	Gabrielson Ranch, amend the General Plan by re-designating a .45-acre piece of land from Agricultural to Limited Industrial and rezone from the AE-20 to the M-1 Zone District, to allow conversion of an ag-exempt metal building to a storage building for non-ag-related products - recommended for approval by Planning Commission on February 16, 2017 - approved by Board of Supervisors on April 25, 2017.
GPA No. 549 (In Process)	Art Weldon, amend the Fresno High-Roeding Community Plan by re-designating a 6.5-acre parcel from Rural Residential to Limited Industrial and rezone from RR to the CM(c) Zone District, to allow a mini-storage facility - in process.
GPA No. 551 (In Process)	Larry and Shelly Rompal, amend the Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Residential to Limited Industrial and rezone from RR to the M-1(c) Zone District, conditionally limited to Contractor Storage Yard - in process.
GPA No. 552 (In Process)	Fresno Humane Animal Services, amend the General Plan by re-designating approximately 4.15 acres from Rural Residential to Limited Industrial and rezone the subject property from to M-1 Zone District - in process.

ZONING ORDINANCE AMENDMENTS

The County implements the General Plan primarily through its Zoning Ordinance. Zoning Ordinance Amendments processed in 2017 are identified below.

Amendments to the Zoning Ordinance

One amendment to the text of the zoning Ordinance was submitted in 2017.

Amendment to Text Application No.	Description
377 (In Process)	Amend the Zoning Ordinance for Wholesale, Minor, and Micro Wineries. File created November 28, 2017 - in process.

Rezone Applications

The Zoning Ordinance Amendment (Rezone) Applications processed in 2017 are described below.

Amendment (Rezone) Application No.	Description
3806 (In Process)	Rezone an 81.29-acre property from the RC-40 to R-1-C(m) Zone District for future residential subdivision - in process.
3807 (In Process)	Rezone of a 20-acre parcel from the AL-20 to an M-3 Zone District - in process.
3808 (Approved)	Rezone of a 22-acre parcel from the AL-20 to an M-3 Zone District - recommended approval by Planning Commission on July 20, 2017 - approved by Board of Supervisors on September 12, 2017.
3812 (In Process)	Rezone of a 6.58-acre parcel from an AL-20 to an M-1 Zone District - in process.
3813 (Approved)	Rezone of a five-acre parcel from an AL-20 to an M-1 Zone District - recommended approval by Planning Commission on May 18, 2017 - approved by Board of Supervisors on July 11, 2017.
3815 (In Process)	Rezone of 8.38 acres from the AL-20 to an M-3(c) (General Industrial, conditional to allow a truck terminal) Zone District - in process.
3816 (Approved)	Rezone a 30.05-acre parcel from the AL-20 to an M-3 Zone District to allow the relocation of a trucking yard displaced by the High-speed Rail project - recommended approval by Planning Commission on December 14, 2017 - approved by Board of Supervisors on February 6, 2018.
3818 (Approved)	Rezone a 2-acre parcel from the AE-20 to M-1 Zone District to allow conversion of an ag-exempt metal building to a storage building for non-ag-related products - recommended approval by Planning Commission on February 16, 2017 - approved by Board of Supervisors on April 25, 2017.
3820 (In Process)	Rezone a 6.5-acre parcel from the R-R to a C-M(c) Zone District to allow a mini-storage facility - in process.
3821 (In Process)	Rezone an 8.46-acre parcel from the R-R to C-6 Zone District (with no specified use indicated at the time of application submittal) - in process.
3822 (Approved)	Rezone a 7.22-acre portion of a 32.93-acre parcel (APN 300-542-14S) from the R-1-C(c) to 'O' Zone District and to allow the use of tertiary-treated recycled water from an existing Wastewater Treatment Facility to irrigate the said acreage for farming within the Millerton Specific Plan as permitted by Conditional Use Permit No. 2942 – recommended approval by Planning Commission on July 20, 2017 - approved by Board of Supervisors on September 12, 2017.
3823 (In Process)	Rezoning a 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard) - in process.
3824 (In Process)	Rezone a 14.21-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District to an M-3 (c) (Heavy Industrial; Conditional) Zone District - in process.
3825 (In Process)	Rezone a 2.09-acre and a 2.06-acre property from Rural Residential to Limited Industrial and to rezone the adjacent parcels from the RR (Rural Residential)

3826 (In Process)	Amend previously approved Amendment Application No 3620 to include additional uses in the M-1 (c) (Light Manufacturing; Conditional) Zone District - in process.
3827 (In Process)	Rezone a 1.00-acre parcel from the R-2 (Low Density Multiple Family Residential) to the R-P(c) (Residential and Professional Office, Conditionally Limited to Medical Office) Zone District in order to allow development of a proposed medical office - in process.

OTHER PLANNING ACTIVITIES

Environmental Impact Reports (EIR)

EIR 7257 (Fifth Standard Solar)

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

- The Draft EIR is anticipated for release in January 2018.

EIR 7225 (Little Bear Solar)

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

- The Draft EIR is anticipated for release in February 2018.

EIR 7180 (Coalinga Oilfield Improvements)

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

- County staff is working with the applicant or finalizing EIR agreement.

EIR 7398 South Lake Solar

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

- County staff is working with the applicant or finalizing EIR agreement.

EIR 7230 Scarlet Solar

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

- County staff is working with the applicant or finalizing EIR agreement.

Other Activities

Tribal Consultation

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

As of December 2017, there are three federally-recognized tribes (Santa Rosa Rancheria, Picayune Rancheria, and Table Mountain Rancheria) and one State-recognized Tribe (Dumna Wo Wah) who have requested participation with Fresno County under AB 52. During the 2017 calendar, staff has consulted with tribal governments on various projects subject to CEQA, with one tribe requesting consultation on the majority of AB 52-applicable projects submitted to and in process with the County.

Williamson Act contract Audit

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

In 2017, due to limited staff resources, staff's audit of the Williamson Act Contracts was limited to contracted land on which a development was proposed.

Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA), signed into law in September of 2014, established a new structure for managing California's groundwater resources by local agencies.

In 2017, the Department of Public Works and Planning worked collaboratively with other local agencies in completing phase one of four that are required by the SGMA regulations, resulting in the formation of multiple GSAs located within Fresno County, with two exclusively managed by the County, Fresno County Management Areas A and B.

Members of the Fresno County Board of Supervisors have been actively serving on several of the GSA Boards within the subbasins, in addition to staff from the Department of Public Works and Planning participating in a number of GSAs steering committees. The County continues to work collaboratively with local GSAs, whom are currently developing GSPs with a mandatory completion date of January 31, 2020. In several of the Subbasins, multiple GSPs are under development, which require coordination agreements between the GSAs prior to concurrent submittal.

Water Conservation Ordinance

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

March 7, 2017, County staff presented the 2017-18 Annual Water Conservation Report for the water year (April 1, 2017 through March 31, 2018). Staff recommended all service areas with the exception of four CSA's and one District be placed in Normal Water Conservation status. CSA 30, 32, and 49 were placed in Stage Four Water Conservation status due to their water provider's (Westlands Water District) reduction in water allocation. County staff has been working with CSA's 30, 32, and 49 to identify new/additional sources of water for each community. CSA 39AB was placed in Stage Two and Three Water Conservation status to comply with their water provider's (City of Fresno) water regulation. Waterworks District (WWD) 40 was placed in Stage Four Water Conservation status as the community has experienced water capacity issues. County staff has been working with WWD 40 to identify new/additional sources of water.

Operations of County Landfills

Currently there are two landfills that are operating within the County: the American Avenue Disposal Site (AADS) and the Clovis Landfill (CL). AADS is a regional landfill used by the public and waste hauling companies with an estimated closure date of June 30, 2044. CL is used exclusively by the City of Clovis and its contracted waste haulers and has an estimated closure date of April 30, 2047.

Recycling Programs

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

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

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

- California Global Warming Solutions Act (AB 32)
- California Solid Waste Law – Diversion Requirements (AB 939)
- Waste Tonnage Reporting for County Cities and Facilities (AB 901)
- Mandatory Recyclable Material Requirement (AB 341)
- Mandatory Organic Waste Material Requirement (AB 1826)
- Waste Reporting Parameters (AB 1594)
- Construction and Demolition Waste Diversion Requirement (SB 1374); including Title 15 Building Standards Code related to diversion requirements.
- SB 1383 California Air Resources Board's Short-lived Climate Pollutant Reduction Strategy
- SB 1274 Mattress Recycling and Recovery Act

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APPENDIX A

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

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APPENDIX A
Review of General Plan Implementation Programs

Economic Development Element

ED-A
Economic Development

Appendix A - Page 3

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.A			
The County shall create an economic development staff position(s) in the County Administrative Office and the Planning & Resource Management Department to serve as liaison/facilitator and support for the economic development implementation program and the Action Team. (See Policy ED-A.2, ED-A.3)	Board of Supervisors CAO PW & Planning	FY 00-01	As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised. With respect to this Program, a new policy and program are proposed for development of an Economic Development Action Team consisting of members of the Board of Supervisors, County staff and city representatives.
ED-A.B			
The County shall create, support, and staff an Action Team to coordinate countywide economic development. (See Policy ED-A.3)	Board of Supervisors CAO	FY 00-01	As part of the General Plan Review process, a new policy and program are proposed for development of an Economic Development Action Team consisting of members of the Board, of supervisors, County staff and city representatives to coordinate countywide economic development.

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 4

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-A.C</p> <p>The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy. (See Policy ED-A.4)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">CAO</p>	<p>FY 05-06; every five (5) years there-after</p>	<p>The Economic Development Corporation works with the County to update the County's Economic Development Strategy (CEDS). As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.</p>
<p>ED-A.D</p> <p>The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required. (See Policy ED-A.7)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">PW & Planning</p>	<p>FY 01-02; 02-03; 03-04</p>	<p>This program has been implemented. The General Plan Policy LU-A.3 allows for the establishment of value-added processing facilities in areas designated Agriculture through approval of a discretionary permit subject to established criteria which includes analysis of service requirements for facilities and the capability and capacity of surrounding areas to provide the services required.</p>
<p>ED-A.E</p> <p>The County shall establish guidelines for the analysis of the economic impacts in staff reports of all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies. (See Policy ED-A.11)</p>	<p>Board of Supervisors</p> <p style="text-align: center;">CAO</p>	<p>FY 00-01</p>	<p>Per direction from the CAO's office the analysis of economic impacts are no longer required in the staff report for discretionary permits.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.F The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce. (See Policy ED-A.14)	Board of Supervisors CAO	Ongoing	The EDC has developed several marketing efforts for Fresno County produce. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.
ED-A.G The County shall determine, in cooperation with existing agencies, if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County, in partnership with existing agencies, shall work to access additional funds or redirect existing funds. (See Policy ED-A.18)	Board of Supervisors Department of Agriculture	FY 02-03; 03-04	The EDC in working with the County will identify if capital deficiencies exist for farmers with capital costs of shifting production modes for crops that create higher employment levels. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.

Appendix A - Page 5

APPENDIX A
Review of General Plan Implementation Programs

ED-B
Economic Base Diversification

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>ED-B.A</p> <p>The County shall convene a group of the existing service providers to assess the current state of telecommunications infrastructure, the needs for the future, and the role of the County and other agencies in facilitating implementation of services demanded by high technology firms. (See Policy ED-B.4)</p>	<p>Board of Supervisors</p> <p>CAO</p>	<p>FY 02-03; 03-04</p>	<p>In July 2002 the Fresno Regional e-Government Taskforce was created to develop a plan for utilizing electronic information technology to improve the delivery of governmental services and to expand the opportunity for economic development. The group was instrumental in improving collaboration and data sharing between the County and the Cities of Fresno and Clovis. In January 2010, regular meetings were suspended due to lack of funding. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.B			
The County shall coordinate an initiative to deliver a comprehensive package of technical assistance regarding available technology to local businesses to improve their productivity and make this assistance available as an incentive for business prospects. (See Policy ED-B.9)	Board of Supervisors PW & Planning	FY 02-03; 03-04	The Economic Development Corporation (EDC) works to enhance the stability and growth of Fresno County's existing companies by connecting them with specific resources, information and services with the primary objectives to assist businesses with expansions, survive economic difficulties, and make them more competitive in the wider marketplace. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.
ED-B.C			
The County shall convene a roundtable of major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to determine the need for improving access to capital for non-agricultural businesses seeking to locate or expand in Fresno County. (See Policy ED-B.10)	Board of Supervisors CAO PW & Planning	FY 02-03	The Economic Development Corporation (EDC) through its Business Expansion, Attraction, and Retention (BEAR) Action Network program works with businesses seeking to locate or expand in Fresno County and works to assist with financing and microloan programs. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.
ED-B.D			
The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where "gateway opportunities" exist. (See Policy ED-B.18)	Board of Supervisors PW & Planning	FY 01-02	The County recently participated in the Friant Corridor Feasibility Study to identify opportunities and constraints for possible land use changes and development activities related to recreation, resource and cultural awareness, conservation, tourism, and supportive commercial uses. On May 10, 2016, the Board of Supervisors considered the study and chose to set the study aside.

Appendix A - Page 7

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.E			
The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the County. (See Policy ED-B.20)	Board of Supervisors CAO PW & Planning	FY 00-01	The Fresno Economic Development Corporation in cooperation with the Visitor and Convention Bureau works on developing effective marketing programs that attract business and travel to the County. As part of the General Plan Review process, policies and programs of the Economic Development Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.

ED-C
Labor Force Preparedness

Appendix A - Page 8

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

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 9

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

APPENDIX A
Review of General Plan Implementation Programs

Agriculture and Land Use Element

LU-A
Agriculture

Appendix A - Page 10

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.A			
The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section. (See Policies LU-A.1 through LU-A.21)	Board of Supervisors PW & Planning	FY 00-01; 01-02	The County actively reviews and updates its Zoning Ordinance and Subdivision Ordinance to ensure consistency with the policies of the General Plan. The County is working on a comprehensive Zoning Ordinance Update to ensure consistency of the Ordinance with the policies of the General Plan.
LU-A.B			
The County shall evaluate minimum parcel sizes necessary for sustained agricultural productivity on land designated for agriculture throughout the County, and, as appropriate, amend the Zoning Ordinance according to the results of that analysis. (See Policy LU-A.6.)	PW & Planning	FY 03-04	Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10 and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 11

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

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.D			
The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policies LU-A.13 and LU-A.16)	PW & Planning	Ongoing	The Department of Public Works and Planning actively reviews the Williamson Act Program including reviewing (auditing) contracts for conformity with the State and County requirements and processing non-renewals for those contracts that do not meet the eligibility to remain in the Williamson Act Program. Staff also communicates with the State Department of Conservation on petitions for cancellations of contract and the County continues to utilize the Agricultural Land Conservation Committee to review cancellation petitions and forwards the Committee's recommendations to the Board of Supervisors.
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)	Department of Agriculture	Ongoing	The County staff utilizes the Right-to-Farm Ordinance notification process on many types of discretionary land use permits to insure that applicants or future property owners are aware of ongoing agricultural activities within the vicinity of discretionary projects. Further, County staff actively communicates with the Agricultural Commissioner's Office on discretionary projects proposed in agricultural areas and seeks comments from that Department.
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)	PW & Planning Department of Agriculture	Ongoing	The Board of Supervisors has adopted Resolutions of Support for land owners who wish to place their land under conservation easement. In 2017, the Board adopted a Resolution to place 642 acres in a conservation easement. In 2015, the Board adopted one Resolution to place a 56-acre parcel in a conservation easement and in 2014 the Board adopted two Resolutions to place a total of 309 acres in a conservation easement. As part of the General Plan Review process, policies and programs of the Land Use Element are being reviewed to determine which policies still serve a purpose and should be kept and which ones have served their purpose or are no longer relevant and should be deleted or revised.

Appendix A - Page 12

APPENDIX A
Review of General Plan Implementation Programs

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

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	PW & Planning Board of Supervisors	Annually	During the 2017 calendar year, six lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, nine lot size exceptions, specific to agricultural zoning, were granted through variance applications approved by the decision-making bodies. A list of the exceptions granted is included on Page 9 of the 2017 General Plan Annual Progress Report.

LU-B
Westside Rangelands

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	PW & Planning	Annually	During the 2017 calendar year, six lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, nine lot size exceptions, specific to agricultural zoning, were granted through variance applications approved by the decision-making bodies. A list of the exceptions granted is included on Page 9 of the 2017 General Plan Annual Progress Report. Also, a map showing the location of the granted lot size exceptions are included in the body of the 2017 Annual Report.

APPENDIX A
Review of General Plan Implementation Programs

LU-C
River Influence Areas

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-C.A			
The County will update and maintain the Kings River Regional Plan to guide County decision-making concerning land use and environmental quality within the Kings River influence area. (See Policies LU-C.1 and OS-H.10)	Board of Supervisors PW & Planning	FY 02-03 (first update); subsequently as needed	Due to budgetary constraints and timing of other plan updates, implementation of this program has been delayed. There has been some renewed interest in updating the plan, which has arisen with public interest in surface mining projects on the Kings River.
LU-C.B			
The County shall work with the San Joaquin River Parkway and Conservation Trust, San Joaquin River Conservancy, City of Fresno, and other interested agencies and organizations to implement the San Joaquin River Parkway Master Plan.	Board of Supervisors PW & Planning	Ongoing	<p>The Recompiled San Joaquin River Parkway Master Plan was approved and adopted by the San Joaquin River Conservancy Governing Board on July 20, 2000. The San Joaquin River Conservancy started the process of updating the San Joaquin River Parkway Master Plan in June of 2013 that includes an update of policies and planned facilities, and the preparation of a Master EIR. The County has been participating as a member of the Interagency Project Development Committee.</p> <p>The County also regularly coordinates with the interested agencies / stakeholders with regard to project reviews to discuss and minimize possible project impacts to river resources.</p> <p>In 2017, County staff provided comments on the Draft EIR for the San Joaquin River Conservancy's River West project. In the comments provided, staff emphasized support for public access at the intersection of Palm and Nees Avenues and EIR alternatives that encouraged such access.</p>

APPENDIX A
Review of General Plan Implementation Programs

LU-D
Westside Freeway Corridor

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

LU-F
Urban Development Patterns

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
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)	Board of Supervisors	Ongoing	The County's General Plan and the General Plan of the cities of Fresno and Clovis include polices that promote infill of vacant and underutilized land. Also, the cost of providing urban services to suburbs is a disincentive that has motivated several cities to pursue infill development over annexation of new territory. County staff continues to refer to General Plan policies that direct intensive urban growth to the cities and unincorporated communities and reviews relevant policies when processing discretionary land use permits.
LU-F.B			
The County shall review its Zoning Ordinance and Subdivision Ordinance to incorporate amendments that will implement the policies for pedestrian and transit-oriented development. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	FY 01-02	The County is in the process of updating its Zoning Ordinance which will include provisions for mixed uses and pedestrian and transit-oriented developments.

APPENDIX A
Review of General Plan Implementation Programs

LU-G
Incorporated City, City Fringe Area, and Unincorporated Community Development

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-G.A			
The County shall review and revise, as appropriate, its Zoning Ordinance to facilitate moderate increases in density of housing in unincorporated urban communities. (See Policies LU-G.21 through LU-G.23)	PW & Planning	FY 01-02	The County is in the process of reviewing the General Plan Policy document and updating its Zoning Ordinance. As part of the revision and update process the allowable density in the R2, R2-A, R3, R3-A, R4, C4 and RP Zone Districts is proposed to be increased to 20 units per acre.
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 a city's adopted general plan or with the County's General Plan or applicable community plan. (See Policies LU-G.1 through LU-G.20)	PW & Planning Board of Supervisors	As Needed	The Department of Public Works and Planning reviews annexation proposals submitted by cities to ensure consistency of the proposals with the City and County General Plans and the Memorandum of Understanding between the County and each City. A consistency determination letter is provided for each annexation proposal found to be consistent. During 2017 the County reviewed 15 annexation proposals submitted by cities.

LU-H
General and Administrative Provisions

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

APPENDIX A
Review of General Plan Implementation Programs

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

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 19

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H.C			
The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan. (See Policy LU-H.10)	PW & Planning	FY 02-03	The County has prepared a format and guideline for new and updates to existing plans. This program has been implemented and will be deleted.
LU-H.D			
The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission's report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program. (See Policy LU-H.12)	Planning Commission Board of Supervisors PW & Planning	FY 02-03; annually thereafter	The Public Works and Planning Department prepares and presents the General Plan Annual Progress Report for the previous calendar year to the Planning Commission and the Board. The preparation of the Annual Report focuses principally on actions undertaken during the previous calendar year to carry out the implementation of the General Plan.
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)	Board of Supervisors PW & Planning	FY 05-06; every five (5) years thereafter	The County is currently working on the Review of the General Plan. On September 22, 2015 the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Plan Review and Comprehensive Zoning Ordinance Update.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H.F			
The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update. (See Policy LU-H.15)	PW & Planning	FY 02-03; 03-04	The Zoning Ordinance has been amended to incorporate the policies of the 2000 General Plan Update. The County is currently working on the update of the Zoning Ordinance along with the General Plan Review. On September 22, 2015, the Board of Supervisors accepted the scope of work and authorized the Chairman to execute a Consultant Agreement with the consulting firm of Mintier-Harnish to provide planning and environmental consulting services for the preparation of an Environmental Impact Report (EIR) for the General Review and Comprehensive Zoning Ordinance Update.
LU Mitigation Measure 4.16-2			
In approving new development, the County shall require that lighting standards be designed and constructed to minimize the project contribution to ambient light production and to preclude "spillover" light onto adjacent light-sensitive (e.g., residences, hospitals) properties.	PW & Planning	Ongoing	The Public Works and Planning Department currently conditions discretionary projects that exterior lighting to be hooded and directed so as to avoid glare onto adjacent roads or properties. A Mitigation Measure is included to reduce ambient light as well as glare impacts when an environmental assessment is required.

Appendix A - Page 20

APPENDIX A
Review of General Plan Implementation Programs

Transportation and Circulation Element

TR-A
Streets and Highways

Appendix A - Page 21

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>TR-A.A</p> <p>The County shall prepare and adopt a priority list of street and highway improvements for the Road Improvement Program (RIP) based on a horizon of at least seven (7) years. The Board of Supervisors shall update the RIP every five (5) years, or more frequently as recommended by the responsible departments. The RIP shall program maintenance and rehabilitation, reconstruction, capacity, operational, safety improvements, and specific plan lines on a prioritized basis. The RIP shall be coordinated with the five (5) year major review of the General Plan and shall be included in the annual General Plan review. (See Policies TR-A.4 and TR-A.11)</p>	<p>PW & Planning Board of Supervisors</p>	<p>FY 00-01; every five years thereafter</p>	<p>On August 22, 2017, the Board of Supervisors approved the Fresno County Road Improvement Program (RIP) and Declaration of Projects. The RIP is a multi-year maintenance and construction programming plan and reflects the County's efforts to protect and improve the public investment in the County road system and to provide for the safe and efficient movement of people and commodities. The RIP identifies maintenance funding levels and specific projects expected to be delivered within a defined time frame. The funding in the RIP reflects current and projected budgets and the RIP also identifies, but does not fund, a number of recommended projects that are necessary for an improved County road and bridge system. These prospective projects are described in a series of appendices to the RIP. The types of projects in the RIP include bridge replacement/repair, road reconstruction, traffic signals, shoulder widening, and pavement repair.</p>

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 22

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-A.B			
<p>The County shall consider adopting a traffic impact fee ordinance for areas outside the spheres of influence of cities in the County. The traffic fees should be designed to achieve the adopted LOS and preserve structural integrity based on a twenty (20)-year time horizon. The traffic mitigation fees should be updated at least every five years, or concurrently with the approval of any significant modification of the land use allocation used to develop the fees. The County shall require new development within the spheres of influence of cities in the County to pay the traffic impact fees of those cities. (See Policy TR-A.8)</p>	<p>PW & Planning Board of Supervisors</p>	<p>FY 01-02</p>	<p>A traffic impact fee has been adopted by the Board of Supervisors. However, on May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017 and directed Staff to return to the Board with a workshop on the County’s Facility Impact Fees and provide options for the Board to consider. On October 31, 2017, the Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 10, 2018.</p>
TR-A.C			
<p>The County shall continue to identify and pursue appropriate new funding sources for transportation improvements. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-A.10)</p>	<p>PW & Planning</p>	<p>Ongoing</p>	<p>The County continues to pursue funding for transportation improvements in working with the Fresno Council of Governments.</p>
TR-A.D			
<p>The County shall coordinate its transportation planning with the Council of Fresno County Governments, Caltrans, cities within the County, and adjacent jurisdictions. (See Policy TR-A.6)</p>	<p>PW & Planning</p>	<p>Ongoing</p>	<p>During 2017, the County continued coordinating its transportation planning with FCOG, Caltrans, Cities and adjacent jurisdictions.</p>

APPENDIX A
Review of General Plan Implementation Programs

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

TR-B
Transit

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-B.A			
The County shall work with the Fresno Council of Governments (FCOG) and transit providers in the County to periodically review and update the short-range transit plans in the County at least as often as required by State law. (See Policy TR-B.1)	PW & Planning	FY 01-02; every five years thereafter	The County works with FCOG on review and update of the Short-Range Transit Plan on a continuous basis. The Short-Range Transit Plan for the Rural Fresno County Area was last approved by the FCOG Policy board on June 25, 2015. FCOG staff is working on the plan that will be presented to the FCOG Policy Board for consideration in June of 2017.
TR-B.B			
The County shall encourage transit providers and the FCOG to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the County. The master plan shall review the transit corridors in this Policy Document and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. The plan(s) shall be reviewed and updated on a regular basis. (See Policy TR-B.1)	PW & Planning	Ongoing	The Fresno-Clovis Metropolitan Area Public Transportation Strategic Service Evaluation project was completed by FCOG on May 28, 2014. FCOG continues to prepare, adopt, and implement long-range strategic transit master plans for the County or sub-areas of the County.

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 24

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

APPENDIX A
Review of General Plan Implementation Programs

TR-D
Bicycle Facilities

Appendix A - Page 25

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.A			
The County shall work with the Fresno Council of Governments, Caltrans, and cities within the County to update the Regional Bikeways Plan to ensure consistency with the Circulation Diagram and Standards section. (See Policy TR-D.1)	PW & Planning	FY 00-01	The Regional Bikeways Plan was updated as part of the non-motorized section of the Regional Transportation Plan that was last updated by FCOG on June 26, 2014. The Regional Bikeways Plan is consistent with the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013.
TR-D.B			
The County shall encourage implementation and use of bikeways by use of Transportation Development Act Article III bicycle and pedestrian funds to implement and maintain bikeways or bike trails. The County shall continue to identify and pursue appropriate new funding sources for bikeway implementation. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-D.1)	PW & Planning	Ongoing	The County continues to encourage implementation and use of bikeways by implementing the goals and policies of the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013.
TR-D.C			
The County shall require that sufficient pavement width for bikeways shown on the Regional Bikeway Plan be constructed in conjunction with road construction projects, and that adequate right-of-way and/or pavement width for bicycle facilities be included in frontage improvements required of new development. Implementation through signing and striping is an operational decision, and may not coincide with initial construction. (See Policies TR-D.4 and TR-D.5)	PW & Planning	Ongoing	The County requires sufficient pavement width for bikeways shown on the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013.

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 26

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.D			
The County shall use California Department of Transportation (Caltrans) bikeway design standards as guidelines for construction of Class I, II, III bicycle facilities. (See Policies TR-D.1 and TR-D.3)	PW & Planning	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013, specifies California Department of Transportation (Caltrans) bikeway design standards as guidelines for the construction of Class I, II, III bicycle facilities.
TR-D.E			
The County shall work with other agencies to provide facilities that help link bicycles to other modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. (See Policy TR-D.8)	PW & Planning	Ongoing	The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013, provides information on facilities that help link bicycle riders to other modes, including the provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals.

TR-E
Rail Transportation

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

APPENDIX A
Review of General Plan Implementation Programs

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

Public Facilities and Services Element

PF-A
General Public Facilities and Services

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-A.A			
The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any new or expanded community or specific plans and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement time lines.	CAO PW & Planning	Annually	Where specific plan amendments or updates are required as part of a proposed development project, analysis is performed on the adequacy of existing plans to ensure adequacy of infrastructure to accommodate the proposed development.

APPENDIX A
Review of General Plan Implementation Programs

PF-B
Funding

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>PF-B.A</p> <p>The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.</p>	<p style="text-align: center;">CAO</p> <p>Board of Supervisors</p> <p style="text-align: center;">PW & Planning</p>	<p>FY 01-02; every five years thereafter</p>	<p>The CIP was last updated in 2006. However, updates of the CIP have been suspended by the Board with the suspension of impact fees until November 9, 2017 based on Board action which occurred on February 2, 2015. On October 31, 2017, the Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 10, 2018.</p>

Appendix A - Page 28

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>PF-B.B</p> <p>The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, county service areas, and community facilities districts. (See Policies PF-B.1 and PF-B.3)</p>	<p>CAO</p> <p>Board of Supervisors</p> <p>PW & Planning</p>	<p>FY 01-02; 02-03</p>	<p>On October 8, 2013, the Board of Supervisors considered potential options to the County's Public Facilities Impact Fee Ordinance and Schedule of Fees and associated Capital Improvement Plan (CIP) and any other actions related to the previously collected, unspent fees, and budgetary impacts resulting from those actions. The potential options included: 1) Continue the temporary suspension of collecting Public Facilities Impact (PFI) Fees through November 9, 2015, as approved by the Board on June 19, 2012; 2) Engage a consultant to prepare an updated PFI Fee Report and direct staff to prepare an associated CIP; 3) Engage with the consultant to study and prepare a report to reduce the number of categories and areas they serve; and, 4) Adopt an ordinance repealing the PFI and adopt a resolution to terminate the associated CIP and refund fees collected to the property owners of record. On February 2, 2015, the Board of Supervisors conducted a second public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees until November 9, 2017 and directed Staff to return to the Board in two years. On October 31, 2017, the Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 10, 2018.</p>

APPENDIX A
Review of General Plan Implementation Programs

PF-C
Water Supply and Delivery

Appendix A - Page 30

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.A			
<p>The County shall develop a process for resolution of water supply problems and apply the process when areas of need are identified.</p>	<p>PW & Planning</p>	<p>FY 01-02</p>	<p>The Water and Natural Resources Division of the Department of Public Works and Planning reviews all discretionary permits and provides recommendation for requirements and mitigation measures as necessary. The County, prior to consideration of any discretionary project related to land use, requires a water supply evaluation as outlined in General Plan Policy PF-C.17. In addition, the County is currently working to implement the requirements of the Sustainable Groundwater Management Act (SGMA) which will further address the resolution of water supply problems. In 2015, six SGMA working group meetings were held, which were co-chaired by members of the Board of Supervisors. The working group is also comprised of key County and Irrigation District staff and includes representation from other interested and affected Communities. In 2017, the Department of Public Works and Planning worked collaboratively with other local agencies in completing phase one of four that are required by the SGMA regulations, resulting in the formation of multiple GSAs located within Fresno County, with two exclusively managed by the County, Fresno County Management Areas A and B.</p>
PF-C.B			
<p>The County shall adopt a well construction and destruction ordinance that will include among other requirements the mapping of location information on abandoned wells in the County GIS database and which includes a procedure for ensuring that abandoned wells are properly destroyed.</p>	<p>PW & Planning, Community Health Dept.</p>	<p>FY 02-03</p>	<p>The County Environmental Health Division has developed a procedure to ensure the abandoned wells are properly destroyed.</p>

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 31

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>PF-C.C</p> <p>The County shall prepare or cause to be prepared water master plans for water delivery systems for areas undergoing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-C.8)</p>	<p>PW & Planning including Surveyor's Office</p>	<p>As Needed</p>	<p>Updates of water master plans and implementation schedules are required for areas experiencing urban-type growth. Millerton Specific Plan area, Shaver Lake area and Friant Specific Plan area have approved plans. As an example, in 2010, a Water Supply Assessment was completed for the Millerton Specific Plan as part of the approval process for Tentative Tract Map No. 5430.</p>
<p>PF-C.D</p> <p>The County shall develop and implement a tiered water pricing structure for County Service Areas and Waterworks Districts. (See Policy PF-C.29)</p>	<p>PW & Planning</p>	<p>FY 02-03</p>	<p>Tiered water rate structures have been implemented in recent developments. Due to recent drought conditions, CSA and WWD water rate structures are being modified to a flat rate (operational costs) plus a consumption rate (cost of water). Tiered consumption rates are being utilized in CSAs and WWDs where the supply or treatment of water is limited. All new developments are required to provide water rate structures prepared by an engineer and comprised of a flat rate and consumption rate.</p>
<p>PF-C.E</p> <p>The County shall establish water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development. (See Policy PF-C.14)</p>	<p>PW & Planning</p>	<p>FY 01-02</p>	<p>Although specific standards have not been established, water supply and proposed water use are evaluated on a per-project basis by Public Works and Planning staff to determine adequate water supply. Further, in regards to landscaping, the County is implementing the State required Model Water Efficient Landscape Ordinance which applies to both residential and commercial projects. The MWELO was part of the Governor's Drought Executive Order of April 1, 2015. The revised ordinance was approved on July 15, 2015.</p>

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 32

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.F			
The County shall establish a review and/or regulatory process for proposed transfers of surface water to areas outside of the County and for substitution of groundwater for transferred surface water. (See Policy PF-C.23)	PW & Planning	FY 00-01	This program has been implemented with the adoption of the Groundwater Transfer Ordinance and should be deleted.
PF-C.G			
The County shall develop a list of water conservation technologies, methods, and practices that maximize the beneficial use of water resources. The County shall review and update the list periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. (See Policy PF-C.28)	PW & Planning	FY 01-02	The County enforces the State Model Water Efficient Landscape Ordinance as a means to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible, to establish a structure for planning, designing, installing maintaining and managing water efficient landscapes in new and rehabilitated projects, to establish provisions for water management practices and water waste prevention for established landscapes, and to use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount. These standards are enforced for any residential, commercial, or industrial projects that require a permit, plan check or design review and that have a 500 square feet or more landscaping area.

APPENDIX A
Review of General Plan Implementation Programs

PF-D
Wastewater Collection, Treatment and Disposal

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

PF-E
Storm Drainage and Flood Control

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

Appendix A - Page 33

APPENDIX A
Review of General Plan Implementation Programs

PF-F
Landfills, Transfer Stations, and Solid Waste Processing Facilities

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

PF-G
Law Enforcement

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

APPENDIX A
Review of General Plan Implementation Programs

PF-H
Fire Protection and Emergency Medical Services

Appendix A - Page 35

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

APPENDIX A
Review of General Plan Implementation Programs

PF-I
School and Library Facilities

Appendix A - Page 36

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-I.A			
The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable school districts to identify the need for and potential location of new or expanded school facilities. (See Policies PF-I.3, PF-I.4, and PF-I.5)	PW & Planning	Ongoing	The County involves the respective school district in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing facilities. Further, through the General Plan Conformity (GPC) findings process, potential school site acquisitions are evaluated for consistency with the General Plan. This is required per Public Resources Code 21151.2 and Government Code 65402. No GPC requests were processed for school sites in 2017.
PF-I.B			
The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable library districts and library interest groups to identify the need for and potential location of new or expanded library facilities. (See Policy PF-I.9)	PW & Planning	Ongoing	The County involves library administration in the update of each regional, community and specific plan to identify the need for and potential location of new or expansion of existing libraries.

APPENDIX A
Review of General Plan Implementation Programs

Open Space and Conservation Element

OS-A
Water Resources

Appendix A - Page 37

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

APPENDIX A
Review of General Plan Implementation Programs

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

OS-B
Forest Resources

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

Appendix A - Page 38

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 39

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

APPENDIX A
Review of General Plan Implementation Programs

OS-D
Wetland and Riparian Areas

Appendix A - Page 40

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

APPENDIX A
Review of General Plan Implementation Programs

OS-E
Fish and Wildlife Habitat

Appendix A - Page 41

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

APPENDIX A
Review of General Plan Implementation Programs

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

Appendix A - Page 42

APPENDIX A
Review of General Plan Implementation Programs

OS-F
Vegetation

Appendix A - Page 43

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

APPENDIX A
Review of General Plan Implementation Programs

OS-G
Air Quality

Appendix A - Page 44

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G.A			
The County shall review the Guide for Assessing and Mitigating Air Quality Impacts published by the SJVAPCD and adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. (See Policy OS-G.1)	PW & Planning	FY 02-03	The County refers development projects to the SJVAPCD for review and comment on potential air quality impacts and requires development projects to comply with SJVAPCD rules to mitigate any impact on air quality. For Discretionary projects, County staff will review SJVAPCD comments and require district requirements as warranted (i.e., indirect source review, etc.) as part of the CEQA review process.
OS-G.B			
The County shall adopt a package of programs to reduce its employees' work-related vehicular trips.	CAO PW & Planning	FY 02-03	The County commonly promotes and utilizes telephone conference calling in lieu of physical meetings so as to minimize travel-related impacts. The County has begun to use video conferencing for both inter-County and intra-county meetings, with the resultant reduction in employee work-related vehicular trips. The County is also in the planning and development stages of countywide e-government programs that will impact the number of vehicular trips required to conduct business. Additionally, given the increasing quality of current aerial photos and the available historical imagery which allows comparative analysis, County staff can in some instances use aerial information rather than conducting field visits. The County encourages employee participation in FCOG's car and van pool program.
OS-G.C			
The County shall amend its Subdivision and Grading Ordinances and Development Standards to address dust control measures for new development, access roads, and parking areas. (See Policies OS-G.13 and OS-G.14)	PW & Planning	FY 02-03	All development projects must comply with the SJVAPCD regulations for dust control and project conditions or mitigation for discretionary land use permits may require additional levels of dust control.

APPENDIX A
Review of General Plan Implementation Programs

OS-H
Parks and Recreation

Appendix A - Page 45

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

APPENDIX A
Review of General Plan Implementation Programs

OS-I
Recreational Trails

Appendix A - Page 46

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-I.A			
The County shall prepare a Recreational Trails Master Plan for a countywide trail system that identifies appropriate corridors and the design of the trails in the corridors based on the criteria listed in the policies of this section. The Recreational Trail Corridor Map (Figure OS-1) and Conceptual Recreational Trail List shall be used as a starting point for the master plan process. (See Policies OS-I.1 and OS-I.10)	PW & Planning	FY 02-03	This program has been implemented; the Fresno County Regional Bicycle and Recreational Trails Master Plan was adopted by the Board of Supervisors on September 24, 2013. This program will be deleted.
OS-I.B			
The County shall investigate the potential of various land use controls for reserving areas for trails such as the acquisition of easements, open space and floodplain zoning, and subdivision control. (See Policies OS-I.3 and OS-I.4)	PW & Planning	FY 02-03	This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013. This program will be deleted.
OS-I.C			
The County shall enact an ordinance to prohibit the use of recreational trails by all motorized vehicles except maintenance vehicles, regulate users on multiple purpose paths, and protect the interests of property adjacent to trails. (See Policy OS-I.5)	PW & Planning	FY 01-02	This program has been implemented. It is included in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on September 24, 2013. The County uses the California Department of Transportation (Caltrans) Manual on Uniform Traffic Control Devices (MUTCD) approved sign R44A on Class I bike paths. This program will be deleted.

APPENDIX A
Review of General Plan Implementation Programs

OS-J
Historical, Cultural, and Geological Resources

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

OS-L
Scenic Roadways

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

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 48

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

Health and Safety Element

HS-A
Emergency Management and Response

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-A.A			
The County shall maintain agreements with other local, State, and Federal agencies to provide coordinated disaster response.	Sheriff's Depart. CAO PW & Planning County Fire Dept. Co. Office of Emergency Services	Ongoing	On November 14, 1995, the Fresno County Board of Supervisors adopted the State's Standardized Emergency Management System (SEMS), established the geographic area of the County of Fresno as the Fresno County Operational Area, and designated Fresno County as the Operational Area Lead Agency. In the County's role as the Operational Area lead agency, the County Office of Emergency Services (OES) maintains ongoing communication with local government agencies (County Departments, Incorporated Cities, Special Districts, and Public School Districts), as well as many State and Federal agencies and nonprofit organizations to maintain and enhance the communities capability to respond to and recover from disasters.

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 49

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-A.B			
The County shall continue to monitor and periodically evaluate County emergency planning, operations, and training capabilities. (See Policy HS-A.1)	County Office of Emergency Services	Ongoing	The County Office of Emergency Services (OES) implements this program on an ongoing basis. OES is located within the Department of Public Health, Environmental Health Division and coordinates planning, preparedness, response and recovery efforts for disasters occurring within the unincorporated areas of Fresno County. Fresno County OES coordinates the development and maintenance of the Fresno County Operational Area Master Emergency Services Plan, which is updated periodically.
HS-A.C			
The County shall continue to periodically evaluate County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or seismic or geologic hazards and implement corrective actions should problems be identified. (See Policies HS-A.2 and HS-A.3)	PW & Planning Co. Office of Emergency Services	Ongoing	The County Department of Internal Services evaluates County facilities in conjunction with concerns raised by the occupying department. Facility issues or any damage resulting from events are inspected with the assistance of Risk Management staff and qualified consultants or sub-consultants. Modifications, improvements or construction of new structures to replace existing facilities are also evaluated with the assistance of staff from the Department of Public Works and Planning. A more comprehensive inventory of existing facilities is targeted as budgeting and staffing permit.
HS-A.D			
The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (See Policy HS-A.4)	County Office of Emergency Services	Ongoing	The County Office of Emergency Services (OES) implements this program on an ongoing basis. The County OES maintains contact and emergency information on the County's website. The Fresno County Multi-Hazard Mitigation Plan provides additional details regarding County hazards and responses to mitigate damage or injury. In addition, the Public is also encouraged to obtain family and business preparedness information at websites maintained by The American Red Cross and FEMA.

APPENDIX A
Review of General Plan Implementation Programs

HS-B
Fire Hazards

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

HS-C
Flood Hazards

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

APPENDIX A
Review of General Plan Implementation Programs

Appendix A - Page 51

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

HS-D
Seismic and Geological Hazards

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-D.A			
The County shall regularly review readily available information published by the California Division of Mines and Geology and other agencies and use the information to update County maps and the General Plan Background Report. (See Policies HS-D.1 and HS-D.2)	PW & Planning	Ongoing	The County reviews material published by the California Division of Mines and Geology and updates the maps and the General Plan Background Report as necessary. Further, County staff actively engages with and discusses proposed mining projects with State Mining and Geology Board staff.
HS-D.B			
The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single-family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.	PW & Planning	FY 02-03; 03-04	A survey was conducted in 1991 to identify all unreinforced masonry buildings in the unincorporated areas of Fresno County. The survey did not identify any building to be below acceptable standards. Since unreinforced masonry buildings are not allowed within the unincorporated areas, this program will be deleted as part of the ongoing General Plan Review process.

APPENDIX A
Review of General Plan Implementation Programs

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

HS-E
Airport Hazards

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

APPENDIX A
Review of General Plan Implementation Programs

HS-F
Hazardous Materials

Appendix A - Page 53

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

APPENDIX A
Review of General Plan Implementation Programs

HS-G
Noise

Appendix A - Page 54

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

APPENDIX B

GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT FOR THE 2017 CALENDAR YEAR

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Appendix B

Housing Element Progress Report

Fifth-Cycle Update

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

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

At the January 17, 2014 meeting, the Fresno COG Policy Board authorized Fresno COG staff to administer the contract with the consultant for the project. A Request for Proposal (RFP) for the project was prepared and released on March 11, 2014 with a response deadline of April 11, 2014. A consultant selection sub-committee was appointed by the Committee to select a consultant for the project. On May 7, 2014, the sub-committee selected the consulting firms of Mintier-Harnish and Veronica Tam and Associates to prepare the Joint Fifth-Cycle Housing Element for the Fresno County region.

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

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

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

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

The Multi-Jurisdictional Fifth-Cycle Update received the 2016 Outstanding Planning Award in the Planning Best Practices Category from the American Planning Association Central Section of the California Chapter. The Multi-Jurisdictional Fifth-Cycle Housing Element Update also

received the American Planning Association California Chapter 2016 Award of Merit for Best Practices Award.

The following pages include various forms for reporting housing development activities that occurred in 2017 on forms prescribed by HCD and evaluation of the Fifth-Cycle Program.

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

Jurisdiction Fresno County
Reporting Period 1/1/2017 - 12/31/2017

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low - Income	Low - Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
APN 312-400-24; 130-920-30; 580-030-21s; 334-300-32; 335-240-35; 308-081-59s	MH	O	6				6				
APN 553-052-19; 185-340-26s; 055-240-70s; 340-020-60; 313-082-39 & 308-340-02	MH	O	6				6				
APN 385-072-36; 138-371-12; 310-143-40; 334-400-16; 363-061-29, 363-280-04	SU	O		5			5				
APN 335-170-12, 13, 335-140-23s; 332-200-21; 310-220-22; 333-120-61; 360-120-01, 360-010-11s	SU	O		5			5				
APN 335-040-10; 348-180-28; 308-380-04s; 434-073-01; 327-150-20s, 21s; 055-450-26s	SU	O		6			6				
APN 150-081-22; 327-210-23; 340-160-26s; 334-250-47; 385-042-17s	SU	O		5			5				
APN 553-030-26; 309-410-23; 566-021-19s; 042-061-15 & 393-121-31	SU	O		5			5				
(9) Total of Moderate and Above Moderate from Table A3 ▶				54	71		125				
(10) Total by income Table A/A3 ▶ ▶			12	26	54	71	163				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Fresno County
Reporting Period 1/1/2017 - 12/31/2017

Appendix B - Page 7

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low - Income*	Very Low - Income	Low - Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	1	0	1	Owner-Occupied units receiving a Housing Assistance Rehabilitation Program (HARP) loan from the County of Fresno for housing rehabilitation
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	1	0	1	

* Note: This field is voluntary

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

Jurisdiction Fresno County
Reporting Period 1/1/2017 - 12/31/2017

Appendix B - Page 9

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	44	0	0	0	10	54	NA
No. of Units Permitted for Above Moderate	71	0	0	0	0	71	NA

* Note: This field is voluntary

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

Jurisdiction Fresno County
Reporting Period 1/1/2017 - 12/31/2017

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	460										34	426
	Non-deed restricted		22	12									
Low	Deed Restricted	527										225	302
	Non-deed restricted		199	26									
Moderate	Deed Restricted	547										747	-200
	Non-deed restricted		693	54									
Above Moderate		728	1,418	71								1,489	-761
Total RHNA by COG. Enter allocation number:		2,262	2,332	163								2,495	-233
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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

Jurisdiction Fresno County
Reporting Period 1/1/2017 - 12/31/2017

General Comments:

SEE ATTACHED

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	Program	Status	Evaluation	Recommendation
1	<p>Regional Collaboration on Housing Opportunities.</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings. 2. Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing. 3. The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs. 4. The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding. 5. The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. 6. The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements. 7. Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees 		<p>Staff of the local governments who participated in the Fifth-Cycle Update met biannually in 2017 to discuss implementation of the housing element and regional housing issues.</p> <p>Staff of the participating local governments also met with representatives of the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementing their programs.</p> <p>Staff of the participating local governments met with staff of the Fair Housing of Central California to discuss fair housing issues and opportunities for education.</p> <p>Staff of the participating local governments seek opportunity to partner with other jurisdictions in the region and other agencies to explore viable options for increasing the availability of farmworker housing in suitable locations in the region on an ongoing basis.</p>	

Program	Status	Evaluation	Recommendation
<p>to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</p>			
<p>Relevant Policies: Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6</p>			
<p>2 Review Annexation Standards in Memorandum of Understanding</p> <p>Action to be taken: During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.</p>		<p>In the calendar year of 2017, Fresno County and City of Reedley staff worked together and proposed an amendment to the MOU between the County and the City of Reedley which was approved by the Board of Supervisors on September 26, 2017. The amendment, among other things, revised Exhibit "A"- Standards of Annexation of the MOU to include the following provision to the list of acceptable annexations:</p>	
<p>Relevant Policies: Policy 1.1, Policy 1.3, Policy 1.4</p> <p>"The annexation is to fulfill the City's Regional Housing Needs Allocation (RHNA) obligation which otherwise cannot be accommodated on lands currently within the city's incorporated boundary.</p> <p>The County will work with other cities in the County for any proposed revision to the Standards for Annexation contained in the Memorandum of Understanding (MOU) either at the time of renewal of MOUs or upon a request by a city.</p>			

	Program	Status	Evaluation	Recommendation
3	<p>Adequate Sites Program.</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency. 2. Maintain and annually update the inventory of residential land resources. 3. Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need. 4. Continue to designate and zone adequate sites to meet special housing needs as required. 5. Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities. 6. Direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas. 		<p>The General Plan Review and Zoning Ordinance Update projects are moving forward. The public review draft of the General Plan documents and the Zoning Ordinance have been released for public review and the project is anticipated to be completed in 2019.</p> <p>The County monitors inventory of lands identified in the Housing Element to accommodate County's Fifth-Cycle RHNA allocations. County staff monitors database to ensure changes to land use designations, annexations, or other proposed removal of land identified in the inventory does not diminish land identified in the inventory to accommodate County's Fifth-Cycle RHNA obligations</p> <p>The County continues to designate and zone adequate sites to meet special housing needs as needed.</p> <p>The County continues to direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity to accommodate developments.</p> <p>The County will meet with interested developers to discuss constraints and opportunities on TP</p>	

Program	Status	Evaluation	Recommendation
<p>7. Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures or other mechanism by 2017 to promote development</p> <p>8. Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.</p> <p>Relevant Policies: Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9</p>		<p>zoned sites and address constraints and establish incentives, procedures or other mechanism on continual basis to promote development</p> <p>The County will participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.</p>	
<p>4 Monitoring of Residential Capacity (No Net Loss)</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016. 2. Annually monitor the effectiveness of non-residential zones to facilitate residential development. 3. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years. 			

Program	Status	Evaluation	Recommendation
<p>Relevant Policies: Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6</p>		<p>The County monitor its inventory of vacant sites available for residential developments on an ongoing basis to ensure sufficient lands are available to accommodate the County's share of the Fifth-Cycle RHNA allocations.</p>	
<p>5</p>	<p>Lot Consolidation and Lot Splits</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. 2. Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews. 3. Annually monitor lot consolidation activities as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation. 	<p>The County continues to facilitate lot consolidation and lot splits to promote the efficient use of land for residential development. There were no residential development project requiring lot consolidation or lot split process in 2017.</p> <p>The County will encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.</p>	

Program	Status	Evaluation	Recommendation
<p>4. Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.</p>			
<p>Relevant Policies: Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6</p>			
<p>6 Coordination of Infrastructure and Services</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County’s RHNA, consistent with housing development trends. 2. As part of coordination and communication with CSDs, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies (see Table 2A-6 in the Appendix). 3. Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County’s General Plan and Community Plan policies. 4. As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. 		<p>The County continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services, and plans for expansion of services to meet the county’s RHNA allocations.</p> <p>No major development project was proposed during the calendar year 2017 in the unincorporated areas of the County.</p> <p>The County encourages water and sewer service providers to improve infrastructure improvements in communities with infrastructure and service deficiencies</p> <p>As funding permits, the County continues consideration of CDBG and/or HOME funds as gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements.</p> <p>The County Continues on an ongoing basis to explore and pursue funding opportunities for community plan updates.</p> <p>Copies of the adopted Fifth-Cycle Housing Element Update have been provided to the</p>	

Program	Status	Evaluation	Recommendation
<p>5. Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.</p> <p>6. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.</p>		<p>various service providers serving the unincorporated communities.</p>	
Relevant Policies: Policy 1.7			
<p>7 Affordable Housing Incentives The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.</p> <p>Actions to be taken:</p> <p>1. Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.</p>	<p>Ongoing</p>	<p>In 2017, Fresno County did not utilize any HOME Investment Partnerships Program (HOME) funds as gap financing loans for the development of affordable housing in the unincorporated area. The County completed two HOME-funded affordable housing projects during 2017 but both were in partner cities (Selma and Reedley). The County also had two HOME-funded affordable housing projects under construction as of the end of 2017 (not yet completed), but both were in partner cities (Sanger and Fowler).</p> <p>The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated area and its partner cities, as its Federal HOME funding permits.</p> <p>To County continues to monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites for Notices of Funding Ability (NOFA) for affordable housing for lower-income households.</p>	

Program	Status	Evaluation	Recommendation
<ol style="list-style-type: none"> 2. Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing 3. Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness. 4. Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available. 5. Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service. 6. Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020. 		<p>The County supports the efforts of other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</p> <p>The County continues its efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.</p> <p>The County continuously explores opportunities to accommodate submittal and issuance of certain permits via the Internet, where feasible.</p>	
<p>Relevant Policies: Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7</p>			

	Program	Status	Evaluation	Recommendation
8	<p>Farmworker Housing The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016. 2. Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available. 3. Annually monitor the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development. 	Ongoing	<p>The County continues to seek partnerships with other agencies to discuss opportunities for farmworker housing.</p> <p>The participating local governments plan on meeting with representatives of the Housing Authority and agricultural employers to discuss opportunities for farmworker housing.</p> <p>The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</p>	
<p>Relevant Policies: Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5</p>				

Program	Status	Evaluation	Recommendation
<p>9 Preserving Assisted Housing The County has few affordable rental housing projects in the unincorporated areas, and none are considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).</p> <p>Actions to be taken: Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing:</p> <ol style="list-style-type: none"> 1. Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units. 2. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units. 3. Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. 4. Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. 		<p>The Housing Authority of Fresno County (HAFC) manages, monitors, improves, and creates assisted housing in the unincorporated area. No affordable housing rental projects in the unincorporated area are considered at risk of converting to market rate housing.</p>	
<p>Relevant Policies: Policy 3.6</p>			

	Program	Status	Evaluation	Recommendation
10	<p>Zoning Ordinance Amendments</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R2, R2-A, R3, R3-A, R4, C4 and RP to 20 units per acre. 2. Address the provision of Single-Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016. 3. Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications. 4. Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner. 5. Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing. 		<p>As part of the General Plan Review and the Zoning Ordinance Update that is underway, the County has addressed the density bonus, Single-Room Occupancy, multi-family housing in C-4 Zone , farm labor housing, and increasing density for R2, R2A, R3, R3A, R4, C4 and RP zones.</p>	
	<p>Relevant Policies: Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6</p>			

Program		Status	Evaluation	Recommendation
11	<p>Monitoring of Planning and Development Fees</p> <p>Action to be taken: Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.</p> <p>Relevant Policies: Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6</p>		<p>On May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017 and directed Staff to return to the Board with a workshop on the County's Facility Impact Fees and provide options for the Board to consider. On October 31, 2017, the Board of Supervisors conducted the second public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 10, 2018.</p>	
12	<p>Housing Assistance Rehabilitation Program (HARP)</p> <p>This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.</p> <p>Action to be taken:</p>	Ongoing		

Program	Status	Evaluation	Recommendation
<p>Provide rehabilitation assistance to households in the unincorporated area as federal funding is available and applications are received.</p> <p>Relevant Policies: Policy 3.2, Policy 4.1</p>		<p>Fresno County provided a HARP loan to one very low income household in the unincorporated area during 2017. The County provided two HARP loans to one extremely low income household and one very low income household in participating cities during 2017. These loans are no-interest affordable payment loans for eligible housing rehabilitation.</p> <p>The County continues to market HARP to all unincorporated area homeowners, and continues to meet with community groups to provide information on the program.</p>	
<p>13 Rental Rehabilitation Program (RRP) This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.</p> <p>Action to be taken: Provide assistance for the rehabilitation of four rental housing units as federal funding is available and applications are received.</p>	Ongoing	<p>Fresno County did not provide any Rental Rehabilitation Program loans for housing rehabilitation projects in the unincorporated area during 2017.</p> <p>The County continues to market the Rental Rehabilitation Program to eligible rental property owners.</p>	
<p>Relevant Policies: Policy 3.2, Policy 4.1</p>			

	Program	Status	Evaluation	Recommendation
14	<p>Code Enforcement The Department of Public Works and Planning is responsible for the enforcement of County Zoning Ordinance and Building Code violations and applicable State codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.</p> <p>Action to be taken: Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.</p>		<p>The County continues to enforce zoning and building codes to ensure compliance with land use regulations and safety codes. Code enforcement staff will respond to complaints and pursue each case to abate the violation. The County Ordinance includes fines and other punitive measures for those who do not abate the violations.</p>	
	<p>Relevant Policies: Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1</p>			
15	<p>Homebuyer Assistance Program (HAP) This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent Area Median Income (AMI) in unincorporated Fresno County and participating cities are eligible for this program.</p> <p>Action to be taken: Provide assistance to income eligible households to purchase a home in the unincorporated areas as federal funding is available and applications are received.</p>	Ongoing	<p>The County provided HAP loans to two low income homebuyers to purchase a home in the unincorporated area during 2017. An additional two HAP loans were made (one very low income homebuyer and one low income homebuyer) for purchases in participating cities during this period.</p> <p>The County continues to market HAP to eligible first time homebuyers, and works closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants.</p>	
	<p>Relevant Policies: Policy 2.8</p>			

	Program	Status	Evaluation	Recommendation
16	<p>First-Time Homebuyer Resources Fresno County residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):</p> <p>Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.</p> <p>CalPLUS Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.</p> <p>CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Promote available homebuyer resources on County website and public counters by 2016. 2. Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. 	Ongoing	<p>The County continues to provide information on its Homebuyer Assistance Program to first time homebuyers via flyers and its website, as well as through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. During meetings with lenders and community groups, other non-County sources of available financing are also discussed.</p> <p>The County continues to review funding resources available from the State and Federal government to pursue as appropriate to provide homebuyer assistance. There were no new funding sources available to the County from these or other sources during 2017.</p>	
Relevant Policies: Policy 2.8				

	Program	Status	Evaluation	Recommendation
17	<p>Housing Choice Voucher Rental Assistance</p> <p>The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Continue to support and encourage the provision of vouchers to qualifying Fresno County households. 2. Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. 3. Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents. 		<p>The County supports the efforts of the Housing Authority of Fresno County (H AFC) in offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the H AFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly.</p>	
<p>Relevant Policies: Policy 2.2</p>				

	Program	Status	Evaluation	Recommendation
18	<p>Energy Conservation</p> <p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Continue to promote and implement the County's Go Green initiatives. 2. Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality. 3. Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades. 4. Continue to incorporate conservation measures in housing rehabilitation programs. 5. Expedite review and approval of residential alternative energy devices. 		<p>The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client. The County continues to promote and implement the County's Go Green initiatives and is considering inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.</p>	
Relevant Policies: Policy 6.1, Policy 6.2, Policy 6.3				
19	<p>Fair Housing</p> <p>Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. It was most recently reviewed in May 2015, and was found to continue to reflect accurate fair housing conditions in the County. The geographic area covered by this document includes the unincorporated areas and partner cities participating with the County in its HUD grant programs.</p>	Ongoing	<p>Fresno County focuses available resources toward mitigating obstacles through its affordable housing programs and services. Information on fair housing rights and responsibilities is available at public counters, and is provided during outreach efforts around the County. During 2017, nine outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and</p>	

Program	Status	Evaluation	Recommendation
<p>Actions to be taken:</p> <ol style="list-style-type: none"> 1. Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large. 2. Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016. 3. Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies. 4. Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years). 		<p>the community at large. No complaints were received regarding fair housing during 2017.</p>	
<p>Relevant Policies: Policy 5.1, Policy 5.2</p>			