

MADERA COUNTY GENERAL PLAN



POLICY DOCUMENT

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Adopted
October 24, 1995

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AMENDMENTS TO THE GENERAL PLAN SINCE 1995

This section provides a list of General Plan text amendments that have occurred since adoption in 1995. Where each amendment is listed, the page number or diagram in the General Plan is provided for reference.

1. Resolution 99-225
 - + Ahwahnee/Nipinnawasee Area Plan adopted.
2. Resolution 2002-228
 - + Gateway Village Area Plan adopted and added as a General Plan Growth Area. (see figure II-1)
3. Resolution 2004-080
 - + Inserts the following language in Section 3, Public Facilities and Services (see page 48):

3.C.10 The County shall implement policies and procedures stated in the County adopted “AB3030 Groundwater Management Plan” for the Chowchilla, Delta-Mendota, and Madera Basins.
4. Resolution 2005-020
 - + North Fork/South Fork Community Center Area Plan adopted.
5. Resolution 2005-158
 - + Amends Section 6, Health and Safety, including the following language (see page 71):

Implementation Program

6.1. The County shall continue to enforce provisions of the *California Building Code* that address seismic concerns.
Responsibility: Engineering Department, Building Division
Time Frame: Ongoing
Funding: General Fund
 - + Amends Section 7, Noise, including the following language (see page 81):

7.A.1 The County shall enforce the *State Noise Insulation Standards* (California Code of Regulations, Title 24) and Chapter 35 of the *California Building Code* concerning interior noise exposure for multi-family housing, hotels and motels.
6. Resolution 2005-184
 - + Oakhurst Area Plan adopted.
7. Resolution 2006-203
 - + Coarsegold Area Plan adopted.
8. Resolution 2008-115
 - + Land use standards amended to include “Neighborhood Industrial” (NI) designation (see page 10).
9. Resolution 2008-119
 - + Section 2, Circulation and Transportation, amended to include “limited expressway” as a General Plan roadway classification. Avenue 9 and Avenue 12 are classified as limited expressways, except for Avenue 12 between Road 36 and Road 38. General Plan circulation diagram amended to include limited expressways (see figure I-1 and table I-3).

10. Resolution 2008-121
 - + Section 2, Circulation and Transportation, amended to include Highway 65 and Highway 152 extended alignments. General Plan circulation diagram amended to show alignments (see figure I-1).
11. Resolution 2008-170
 - + General Plan amended to identify future area plan boundary designated as “Joaquin Bend”. Section 1, Land Use, amended to include boundaries (see figure I-1).
12. Resolution 2008-240
 - + General Plan amended to include Dairy Element (see Appendix C).
13. Resolution 2009-084
 - + Raymond Area Plan adopted.
14. Resolution 2010-048
 - + Section 7, Noise, amended to include a vibration threshold through the following policies (see page 82):
 - 7.A.9 Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direction means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.
 - 7.A.10 Operation or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at the location where the sensitivity exists such as the property line of a residential development or from the location of residence constructed on agricultural property.
15. Resolution 2010-207
 - + General Plan amended to include updated Air Quality Element (see Appendix B).
16. Resolution 2011-114
 - + General Plan amended to include updated Housing Element, 2009 (Appendix D).
17. Resolution 2015-142
 - + Amends the Background Report to include an analysis of Disadvantaged Unincorporated Communities pursuant to Senate Bill 244 (2011, Wolk).
 - + Amends the Background Report and Safety Element to include an analysis of flood risk and goals, policies, and implementation programs to mitigate flood hazards consistent with Assembly Bill 162 (2007, Wolk) and Senate Bill 5 (2007, Machado).
 - + Amends the Circulation Element to include goals, policies, and implementation programs addressing complete streets pursuant to Assembly Bill 1358 (2008, Leno).

INTRODUCTION

INTRODUCTION

PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, that serves as a community's "constitution" for land use and development. The plan must be a comprehensive, long-term document, detailing proposals for the "physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (*Government Code '65300 et seq.*). Time horizons vary, but the typical general plan looks 10 to 20 years into the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety (*Government Code '65302*). The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the general plan is an activity that sharpens and focuses the many concerns of citizens within the community and provides a framework for forging these often conflicting concerns into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the general plan helps citizens to see their community as a complex system that changes and evolves in response to problems and opportunities, and it helps to guide the community along an agreed-upon course.

More specifically, preparing, adopting, and maintaining a general plan serves the following purposes:

- X To expand the capacity of local government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- X To define the community's environmental, social, and economic goals;
- X To record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- X To provide citizens with information about their community and with opportunities to participate in setting goals and determining policies and standards for the community's development;
- X To foster the coordination of community development and environmental protection activities among local, regional, state, and federal agencies;
- X To guide and coordinate the many actions and day-to-day decisions of local government that are necessary to developing and protecting the community; and
- X To provide local decision-makers and the community with a forum for resolving conflicts among competing interests and values.

While the general plan sets out policies and identifies ways to put these policies into action, the implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interrelated actions according to the direction set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees,

assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials. By virtue of state law and case law, all zoning, subdivision approvals, and public works projects must be consistent with the general plan.

STRUCTURE AND ORGANIZATION OF THE GENERAL PLAN

The Madera County General Plan consists of two types of documents: the countywide *General Plan* and a set of more detailed area plans covering specific areas of the unincorporated county.

The *General Plan* provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the *Policy Document* are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

Area plans, adopted in the same manner as the countywide *General Plan*, provide a more detailed focus on specific geographic areas within the unincorporated county. The goals and policies contained in the area plans supplement and elaborate upon, but do not supersede, the goals and policies of the *Policy Document*.

For each part of the unincorporated county, there is only one applicable land use diagram and circulation plan diagram. All unincorporated territory is subject to the specifications of the *Land Use Diagram* and *Circulation Plan Diagram* contained in this *Policy Document*. Territory within incorporated city limits is, of course, subject to land use and circulation plan diagrams of the applicable city general plan.

The countywide *General Plan* consists of two documents: the *Background Report* and the *Policy Document*. In addition, the adopted *Housing Element* addresses housing issues on a countywide basis. The *Background Report* inventories and analyzes existing conditions and trends in Madera County. It provides the formal supporting documentation for general plan policy, addressing ten subject areas: land use; population; economic conditions and fiscal considerations; transportation and circulation; public facilities; public services; recreational and cultural resources; natural resources; safety; and noise.

This *General Plan Policy Document* includes goals, policies, standards, implementation programs, the *Land Use Diagram*, and the *Circulation Plan Diagram*, which constitute Madera County's formal policies for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs as they are used in this *Policy Document*:

Goal: *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

Policy: *A specific statement in text or diagram guiding action and implying clear commitment.*

Standard: *A specific, often quantified guideline incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.*

Implementation Program: *An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment, and funding source(s), if applicable.*

The *Policy Document* is divided into two main parts. Part I describes the *Land Use Diagram* and allowable uses and standards for each of the designations appearing on the diagram. Part I also describes the *Circulation Plan Diagram* and standards for the roadway classification system portrayed in the diagram.

Part II contains explicit statements of goals, policies, standards, and implementation programs. Part II is divided into the following nine sections, which roughly correspond to the organization of issues addressed in the *Background Report*:

1. Land Use
2. Transportation and Circulation
3. Public Facilities and Services
4. Recreational and Cultural Resources
5. Agricultural and Natural Resources
6. Health and Safety
7. Noise
8. Administration and Implementation

Finally, the *Policy Document* includes several appendices. Appendix A is a glossary of terms used in the *General Plan Policy Document*. Appendix B is the 2010 Air Quality Element. Appendix C is the Dairy Element, adopted in 2008. Appendix D is the 2009 Housing Element, which is the only element required to be amended every five years. Appendix E is a matrix that indicates how the designations used in the existing General Plan translate to the *General Plan* designations.

In addition to the *General Plan Background Report* and *Policy Document*, an *Environmental Impact Report* (EIR) analyzing the impacts and implications of the *General Plan* has been prepared. The *EIR*, prepared to meet the requirements of the California Environmental Quality Act, is not a formal part of the *General Plan*.

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the *Land Use Diagram* and, the allowable uses and standards for the land use designations appearing on the diagram. Part I then describes the *Circulation Plan Diagram* designed to support the land uses depicted on the *Land Use Diagram* and the standards for the roadway classification system appearing on the *Circulation Plan Diagram*.

LAND USE DIAGRAM, DESIGNATIONS, AND STANDARDS

LAND USE DIAGRAM

The *Land Use Diagram* (inserted separately) depicts proposed land uses for Madera County. The *Land Use Diagram* functions as official County policy on the allocation and distribution of different land uses in the unincorporated areas.

LAND USE INTENSITY STANDARDS

State law mandates that the General Plan provide standards of population density and building intensity. The land use designations include standards of building intensity for residential and non-residential uses, and include standards of population density for residential uses. These standards are described below.

RESIDENTIAL USES

Standards of building intensity for residential uses are stated in one of three ways in the land use designations:

- 1) As the allowable range of dwelling units per gross acre.¹ This method is used in the following land use designations: Low Density Residential, Medium Density Residential, High Density Residential, Professional Office, Transit-Oriented Commercial, and Mixed Use Core.
- 2) As the maximum number of dwelling units per gross acre. This method is used in the following land use designations: Open Space, Rural Residential, and Very Low Density Residential.
- 3) As the maximum number of principal dwellings per parcel. This method is used in the following land use designations: Agriculture Exclusive, Agriculture, Agricultural Residential, and Rural Estate Residential.

¹ *Gross acreage* includes all land (including streets and rights-of-way) designated for a particular residential use, while *net acreage* excludes streets and rights-of-way. In urban areas, net acreage is normally about 25 percent less than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations

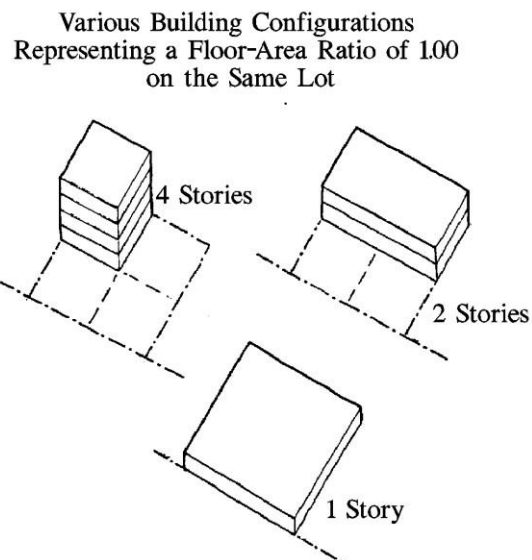
Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. Typically, household sizes are larger in single family homes than in multiple family units; assumed household sizes therefore vary according to the types of housing and densities allowed in each residential designation. The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from estimates by the Department of Finance (DOF) for unincorporated Madera County for 1993.²

NON-RESIDENTIAL USES

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

$$FAR = \frac{\text{Total Floor Area}}{\text{Total Lot Area}}$$

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.



LAND USE DESIGNATIONS

² DOF's 1993 estimate was 3.099 persons per household for unincorporated Madera County

The *General Plan* includes 21 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county. Not all land use designations are depicted on the *Draft Land Use Diagram*. Some are intended for use in future area plans.

The following paragraphs describe each land use designation in terms of typical uses and density and intensity standards.

Agriculture Exclusive (AE): This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 36 to 640 acres. Allowable residential development in areas designated Agriculture Exclusive designation includes one to two single family homes per parcel, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.10 with the following exceptions: the FAR for agriculturally-oriented services shall not exceed 0.25 and the FAR for poultry ranches, greenhouses, and similar uses shall not exceed 0.50. This designation assumes an average of 3.2 persons per dwelling unit.

Agriculture (A): This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 18 acres. Allowable residential development in areas designated Agriculture includes one or two single family homes per parcel, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.10, with the following exceptions: the FAR for agriculturally-oriented services shall not exceed 0.25 and the FAR for poultry ranches, greenhouses, and similar uses shall not exceed 0.50. This designation assumes an average of 3.2 persons per dwelling unit.

Open Space (OS): This designation provides for low-intensity agricultural uses, grazing, forestry, golf courses, recreational and equestrian uses, major electrical and trunk communication transmission lines, habitat protection, irrigation canals, reservoirs, refuse disposal sites, airports and airstrips, watershed management, public and quasi-public uses, mining, and areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Limited residential uses may not exceed 0.05 units per gross acre. The FAR for nonresidential uses shall not exceed 0.10. This designation assumes an average of 3.2 persons per dwelling unit.

Agricultural Residential (AR): This designation provides for single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. The minimum parcel size shall be 10 acres. Residential densities shall be limited to two single family homes per parcel and secondary residential units. The FAR for nonresidential uses shall not exceed 0.10. This designation assumes an average of 3.2 persons per dwelling unit.

Rural Estate Residential (RER): This designation provides for single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. The minimum parcel size shall be 5 acres. Residential densities shall be limited to two single family homes per parcel and secondary residential units. The FAR for nonresidential uses shall not exceed 0.10. This designation assumes an average of 3.2 persons per dwelling unit. NOTE: This designation is not applied on the *Draft Land Use Diagram*.

Rural Residential (RR): This designation provides for single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall not exceed 0.5 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30. This designation assumes an average of 3.2 persons per dwelling unit.

Very Low Density Residential (VLDR): This designation provides for single family detached and attached homes, secondary residential units, bed-and-breakfast establishments, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30. This designation assumes an average of 3.2 persons per dwelling unit.

Low Density Residential (LDR): This designation provides for single family detached and attached homes, secondary residential units, bed-and-breakfast establishments, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 7.5 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30. This designation assumes an average of 3.2 persons per dwelling unit.

Medium Density Residential (MDR): This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, garden apartments, mobilehome parks, group quarters, bed-and-breakfast establishments, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30. This designation assumes an average of 2.9 persons per dwelling unit.

High Density Residential (HDR): This designation provides for multiple-family residential units, group quarters, mobilehome parks, bed-and-breakfast establishments, professional offices, public and quasi-public uses, and similar and compatible uses. Offices may be allowed with discretionary approval. Residential densities shall be in the range of 12.0 to 25.0 units per gross acre. This designation assumes an average of 2.75 persons per dwelling unit. The FAR for nonresidential uses shall not exceed 0.40.

Neighborhood Commercial (NC): This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Community Commercial (CC): This designation provides for retail, wholesale, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60 except within downtown commercial areas or village core areas, where a maximum FAR of 1.00 is allowed.

Highway Service Commercial (HSC): This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Heavy Commercial (HC): This designation provides for land extensive retail (e.g., nurseries, tire stores, automobile sales, auto body and repair shops, lumber yards), warehouses, wholesale commercial uses, offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40.

Professional Office (PO): This designation provides for professional and administrative offices, medical offices and clinics, public and quasi-public uses, and limited retail commercial uses. Multiple family residential uses may be allowed with discretionary approval. The FAR shall not exceed 0.75. Residential densities shall be in the range of 12.0 to 25.0 units per gross acre. This designation assumes an average of 2.75 persons per dwelling unit.

Transit-Oriented Commercial (TOC): This designation provides for a variety of uses focused on and linked to intermodal transit centers. This designation is applied to areas around existing or future transit centers. Allowable uses are multiple family units, retail, restaurants, services, professional and administrative offices, light industrial, research and development, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to an adopted master development plan. Development in transit-oriented commercial centers can focus on residential uses or employment-related uses, depending on the location of the transit center. Transit-oriented commercial centers shall be characterized by the following features:

- X Transit-oriented commercial areas shall be from 2 to 10 acres in size.
- X Transit-oriented commercial centers in residential areas would include a mix of high density residential uses, retail and service uses, civic uses, and institutional uses.
- X Transit-oriented commercial centers in employment areas would include a mix of light industrial, research and development, and retail and service uses.
- X Residential densities shall be in the range of 12.0 to 30.0 units per gross acre. The FAR shall not exceed 1.00 for non-residential uses. This designation assumes an average of 2.50 persons per dwelling unit.

Mixed Use Core (MUC): This designation provides for a variety of uses, including residential, commercial, office, and public and quasi-public uses. This designation is applied to areas planned for new downtown and community hub areas of planned new communities. Allowable uses are attached single family homes, multiple family units, retail, restaurants, services, commercial recreation, administrative and professional offices, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to an adopted master development plan. Two types of mixed use cores are designated: community core and village core. Designated Mixed Use Cores shall be characterized by the following features:

- X Community Core must be from 60 to 75 acres in size and Village Core must be from 30 to 40 acres in size.
- X Land use and circulation pattern that facilitates transit and bicycle use and pedestrian accessibility (including provision of transit stops and reservation of right-of-way for future transit service). Where transit centers are planned, the area should be designated as a transit-oriented commercial area.
- X A mix of high density residential, retail shops and commercial services, restaurants, offices, and public/institutional uses such as post offices, parks, libraries, and schools.

Master development plans shall provide for development according to a general policy goal of maintaining the following mix of land uses for community and village cores:

- X Community Core: 25 percent Medium and High Density Residential, 50 percent Community Commercial, 17 percent Professional Office, 5 percent Public Institutional, and 3 percent Open Space (for parks and recreation).
- X Village Core: 50 percent Medium and High Density Residential, 40 percent Community Commercial, 7 percent Public Institutional, and 3 percent Open Space (for parks and recreation).

Residential densities shall be in the range of 12.0 to 30.0 units per gross acre. The FAR shall not exceed 1.00 for non-residential uses. This designation assumes an average of 2.75 persons per dwelling unit.

Neighborhood Industrial (NI): This designation provides for single family detached and attached homes, neighborhood and locally-oriented industrial/retail and service uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall not exceed one dwelling unit per parcel. The FAR for nonresidential uses shall not exceed 0.15. (Res. No. 2008-115)

Light Industrial/Business Park (LI): This designation provides for industrial parks, research and development, warehouses, light manufacturing, general commercial uses, professional offices, airports and airstrips, outdoor theaters, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Heavy Industrial (HI): This designation provides for industrial parks, warehouses, manufacturing, airports and airstrips, outdoor theaters, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Public Institutional (PI): This designation provides for institutional uses such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, government offices and courts, churches, meeting halls, cemeteries and mausoleums, public or institutional laboratories, and similar and compatible uses. The FAR shall not exceed 0.90.

New Growth Area (NGA): This designation applies to areas where extensive new developments are planned to serve as significant new growth areas in Madera County. All development under this designation shall be approved pursuant to an adopted area plan. As these area plans are approved, the New Growth Area designation shall be replaced by other land use designations. Prior to adoption and implementation of an area plan, allowable uses shall include those specified under the Agriculture (A) and Open Space (OS) designations.

Table I-1 specifies for each land use designation the standards for minimum lot size, the allowable range or maximum number of dwelling units per gross acre, and the maximum allowable floor-area-ratio for non-residential uses.

TABLE I-1 SUMMARY OF DEVELOPMENT STANDARDS by Land Use Designation			
Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Gross Acre or Maximum DUs per Parcel	Maximum Non-residential FAR
Agriculture Exclusive (AE)	36 to 640 acres (as determined by zoning)	Maximum 2 DUs per parcel*	0.10 except agricultural services where maximum is 0.25 and poultry ranches, greenhouses where maximum is 0.50
Agriculture (A)	18 acres or as determined by zoning	Maximum 2 DUs per parcel*	0.10 except agricultural service uses where maximum is 0.25 and poultry ranches, greenhouses where maximum is 0.50
Open Space (OS)	None	Maximum 0.05 DUs per gross acre	0.10
Agricultural Residential (AR)	10 acres	Maximum 2 DUs per parcel*	0.10
Rural Estate Residential (RER)	5 acres	Maximum 2 DUs per parcel	0.10
Rural Residential (RR)	As determined by zoning	Maximum 0.5 DUs per gross acre	0.30
Very Low Density Residential (VLDR)	As determined by zoning	Maximum 2 DUs per gross acre	0.30
Low Density Residential (LDR)	As determined by zoning	1 to 7.5 DUs per gross acre	0.30
Medium Density Residential (MDR)	As determined by zoning	5 to 12 DUs per gross acre	0.30
High Density Residential (HDR)	As determined by zoning	12 to 25 DUs per gross acre	0.40
Neighborhood Commercial (NC)	As determined by zoning	n/a	0.40
Community Commercial (CC)	As determined by zoning	n/a	0.60 except in down-town areas where maximum is 1.00
Highway Service Commercial (HSC)	As determined by zoning	n/a	0.40
Heavy Commercial (HC)	As determined by zoning	n/a	0.40
Professional Office (PO)	As determined by zoning	12 to 25 DUs per gross acre	0.75
Transit-Oriented Commercial (TOC)	2 to 10 acres	12 to 30 DUs per gross acre	1.00
Mixed Use Core (MUC)	Community core-- 60 to 75 acres; Village core--30 to 40 acres	12 to 30 DUs per gross acre	1.00
Neighborhood Industrial (NI)	As determined by zoning	1 DU per gross acre	0.15
Light Industrial/Business Park (LI)	As determined by zoning	n/a	0.50
Heavy Industrial (HI)	As determined by zoning	n/a	0.50
Public Institutional (PI)	As determined by zoning	n/a	0.90
New Growth Area (NGA)	Will be based on adopted State Center Community College area plan not to exceed maximums in Table I-2		

*Not including secondary residential units, caretaker/employee housing, or farmworker housing

TABLE I-2 MAXIMUM DEVELOPMENT STANDARDS FOR DESIGNATED NEW GROWTH AREA			
New Growth Area	Maximum Number of Dwelling Units	Maximum Population	Maximum Number of Employees
State Center Community College Area	4,500	14,000	6,800

CIRCULATION PLAN DIAGRAM AND STANDARDS

ROADWAY SYSTEM

The *Circulation Plan Diagram* (Figures I-1, I-2, and I-3) for the *General Plan* depicts the proposed circulation system for unincorporated Madera County to support development under the *Land Use Diagram*. This circulation system is shown on the diagram by means of a set of roadway classifications. The roadway classification system has been developed to guide Madera County's long-range planning and programming. Roadways are classified in this system based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Roadways have two functions, which conflict from a design standpoint: to provide mobility and to provide property access. High and constant speeds are desirable for mobility, while low speeds are more desirable for property access. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the *General Plan*. Local streets emphasize property access; highways, expressways, and arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

Table I-3 describes the roadway classification definitions. Figure I-1, the *Circulation Plan Diagram*, presents the official functional classification of existing and proposed streets, roadways, and highways in Madera County. This diagram depicts the freeways, highways, and the arterial and collector roadway system in Madera County. All other roadways are classified as local streets.

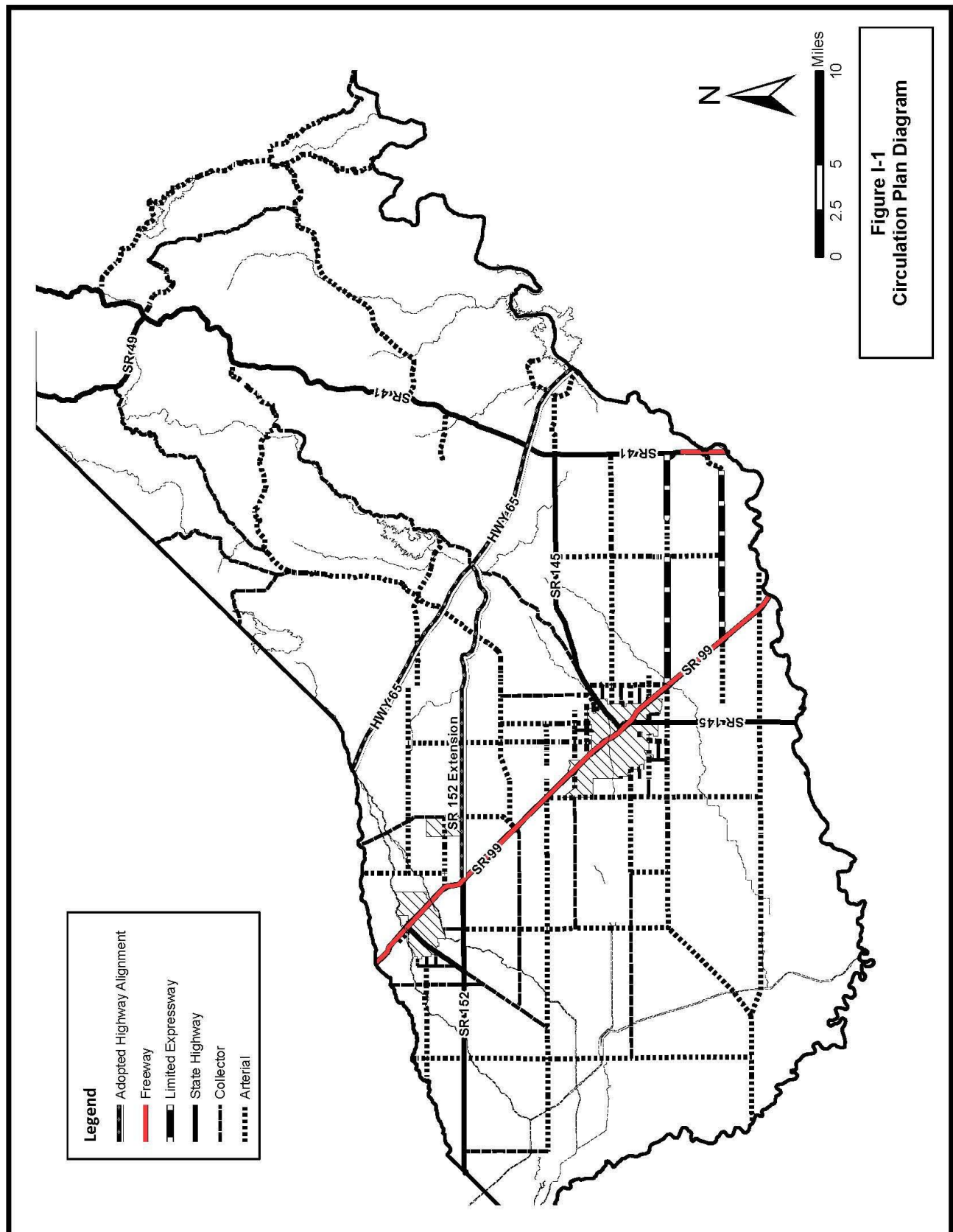


TABLE I-3
ROADWAY CLASSIFICATION DEFINITIONS

Roadway Type	Function	Access	Typical Spacing	Typical Cross-section	Discussion
Freeway	Provides for inter- and intra-regional mobility	Provided at intervals of 1-3 miles at interchanges only	5-10 miles	4-8 lanes	Includes SR 99 and proposed SR 41 between San Joaquin River and Avenue 12
Highway 16	State Highways: serve long-distance trips with lower demand than freeway	Should be limited to inter-sections with freeways, expressways and arterials; in rural areas, may have some direct access to parcels	2-5 miles	2-6 lanes	Includes all State Highways not classified as freeway
Limited Expressway	Provides for high speed connections to existing highways through new urbanizing centers of Madera County.	Intersections should not occur closer than ½ mile together. New local drive ways should be prohibited on limited expressways. Existing driveways outside of developed communities shall be abandoned upon the submission of any form of development entitlement or land division.	1 to ½ mile	4-6 lanes	Includes Avenue 9 and Avenue 12 from Highway 41 to Highway 99.
Expressway	Provides for intra-county or inter-city connectivity between major activity centers	Limited to intersections with highways, arterials and major traffic generators	2-5 miles (primarily in urbanizing areas)	4-6 lanes	Not currently proposed in Madera County. Traffic signals typically spaced at one mile increments
Arterial	Provides moderate volume connections between activity centers and connections from	Can intersect with any facility, though access to local roads and driveways should be minimized	1 mile	2-6 lanes	Traffic signals typically spaced at 3 to 2 mile intervals

	collectors to freeways, highways and expressways				
Collector	Serves as low-volume connector between local streets and arterials; also provides access to parcels	Access to other roadways not restricted; driveways should be no closer than 50 feet to major intersections	2 mile	2 lanes	Controlled by two- or four-way stop signs or signals at 3 mile intervals
Local	Provides access to parcels	Access is not restricted	200-500 feet	2 lanes	Not depicted on <i>Circulation Plan Diagram</i>

PART II

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

SECTION 1

LAND USE

A. GENERAL LAND USE

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Madera County land to meet the present and future needs of Madera County residents and businesses.

Policies

- 1.A.1. The County shall promote the efficient use of land and natural resources.
- 1.A.2. The County shall designate sufficient land to accommodate projected population and employment growth in Madera County.
- 1.A.3. New development should be centered in existing communities and designated new growth areas.
- 1.A.4. The County shall encourage infill development and development contiguous to existing cities and unincorporated communities to minimize premature conversion of agricultural land and other open space lands.
- 1.A.5. The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 1.A.6. The County shall promote patterns of development that facilitate the efficient and timely provision of infrastructure and services.
- 1.A.7. The County shall address local land use and public facility issues of existing and new unincorporated communities through the preparation and adoption of area plans.
- 1.A.8. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the county.
- 1.A.9. New residential development in the North Fork and O'Neals Areas shall be limited to three-acre-lot minimums unless served by community water or sewer systems.

Implementation Programs

- 1.1. The County shall initiate updates of existing area plans and preparation of new area plans to address local planning and public facility issues surrounding existing communities. Existing area plans to be updated include the following:
 - a. Oakhurst-Ahwahnee Area
 - b. Coarsegold Area
 - c. North Fork Area
 - d. O'Neals Area

Until these area plans are updated, provisions of the existing plans will remain in effect.

New area plans may be adopted for the following planning areas:

- e. Madera Ranchos-Bonadelle Ranchos Area
- f. Raymond Area
- g. Fairmead Area

The County shall review the planning issues in each planning area and determine a schedule and priority for preparing and/or updating each area plan. Area plans should generally follow the boundaries shown in Figures II-1 and II-2. Adjustments to planning area boundaries can be made based upon needs and constraints identified during the preparation and/or update of each area plan.

Responsibility:	Planning Department Community advisory committees Planning Commission Board of Supervisors
Time Frame:	FY 96-97; ongoing
Funding:	General Fund

- 1.2. The County shall amend the *Zoning Ordinance* to establish a new residential zone with a 3-acre-minimum lot size to be applied in the North Fork and O'Neals Areas.

Responsibility:	Planning Department Planning Commission Board of Supervisors
Time Frame:	FY 96-97
Funding:	General Fund

- 1.3 The County, in cooperation with the cities of Madera and Chowchilla, shall examine existing and proposed land uses within the unincorporated spheres of influence of the two cities to identify appropriate land use designation changes as appropriate to reflect existing land uses. The County and cities shall also identify issues of joint concern and appropriate criteria for the timing of annexations of prime farmland.

Responsibility:	Planning Department Planning Commission Board of Supervisors Madera County Local Agency Formation Commission
Time Frame:	FY 96-96; 97-98
Funding:	General Fund

B. NEW GROWTH AREAS

Goal 1.B: To ensure that new growth areas are comprehensively planned and developed as well-balanced, independent communities.

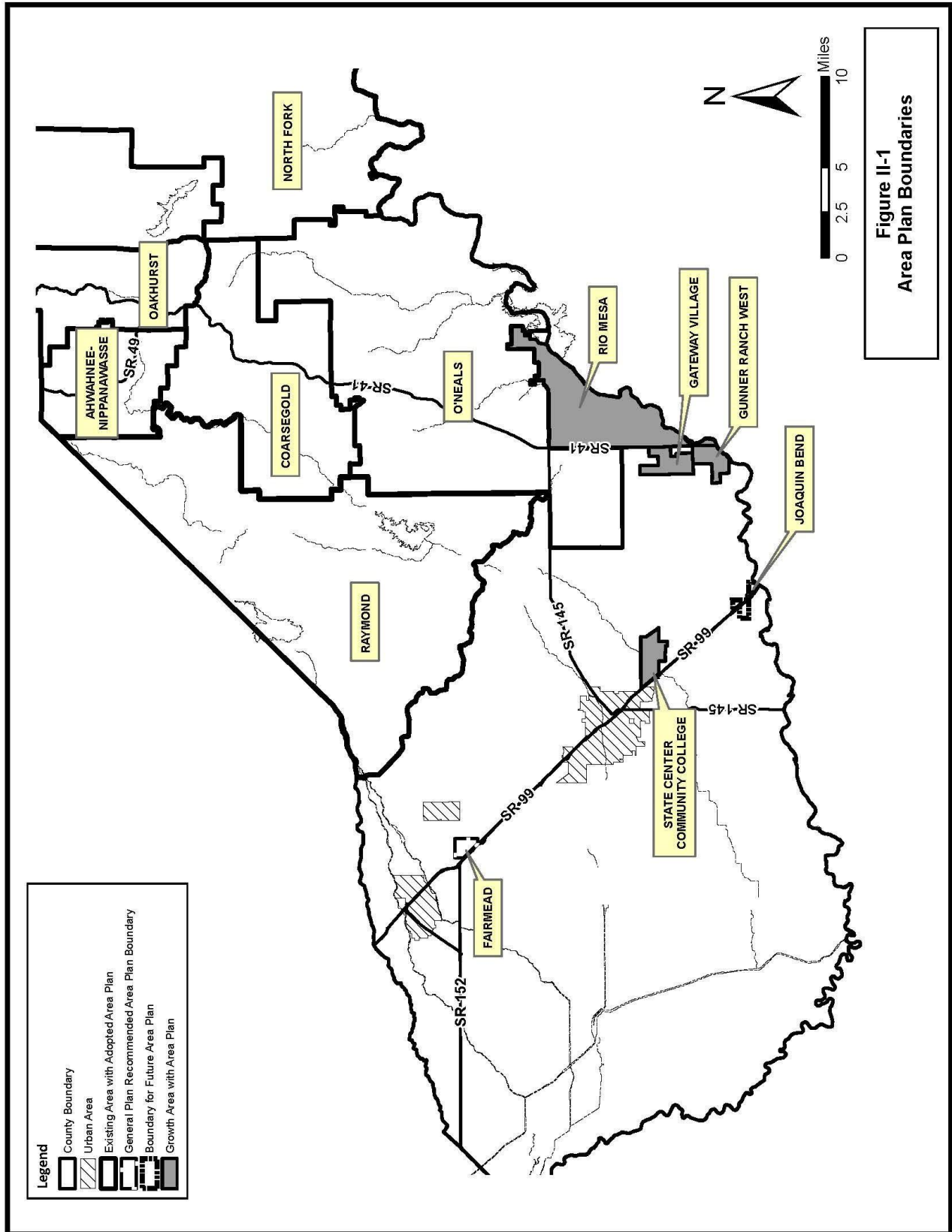
Policies

- 1.B.1. The County shall require that designated new growth areas be comprehensively planned as single units rather than as individual property ownerships. Each designated new growth area shall be developed according to an adopted area plan. New growth areas include Gunner Ranch West Area, Rio Mesa Area, and State Center Community College Area (see Figure II-1).
- 1.B.2. The County shall require that the planning and design of new growth areas carries out the following objectives:
 - a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and possible transit connections to the remainder of the region;
 - b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses near existing or future transit stops along trunk lines of major transportation systems;
 - c. Support the development of integrated mixed-use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile; and
 - d. Provide buffers between residential and incompatible non-residential land uses.

Implementation Programs

- 1.3. The County shall review and adopt an area plan for the State Center Community College new growth area that meets the goals and policies of the General Plan, provides for adequate infrastructure and public facilities and services, provides for design guidelines for new development, and addresses the environmental impacts of such development.

Responsibility:	Planning Department Planning Commission Board of Supervisors
Time Frame:	FY 94-95; 95-96
Funding:	General Fund Property owner funding



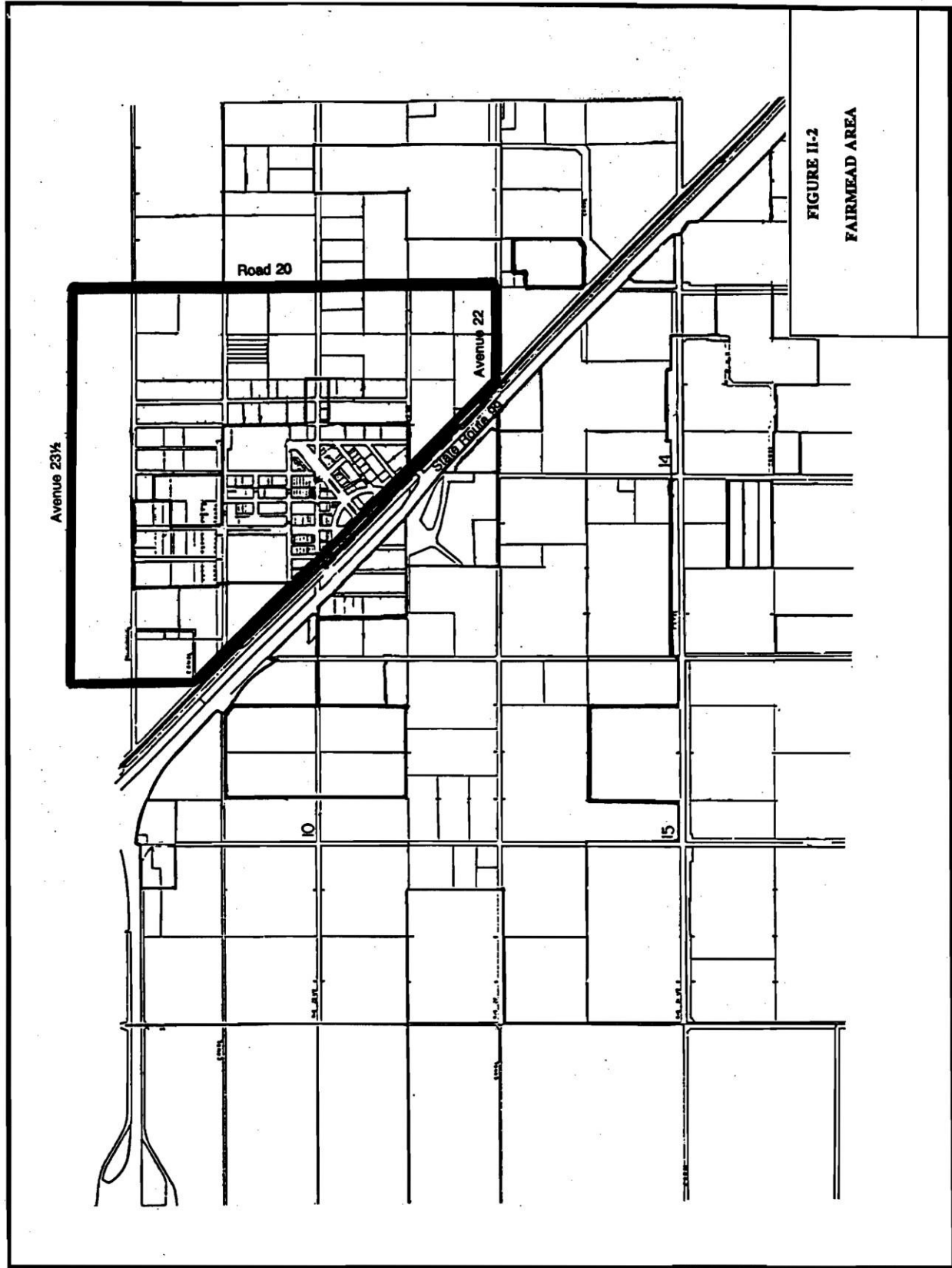


FIGURE II-2
FAIRMEAD AREA

C. RESIDENTIAL LAND USE

Goal 1.C: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Madera County.

Policies

- 1.C.1. The County shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth, maintain normal vacancy rates, and minimize residential land costs.
- 1.C.2. The County shall promote the development of higher-density residential development along major transportation corridors and transit routes.
- 1.C.3. The County shall promote the development of affordable housing in areas served by adequate public facilities and services.
- 1.C.4. The County shall encourage the concentration of multi-family housing in and near downtowns, major commercial areas, community and village cores, and neighborhood commercial centers.
- 1.C.5. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.
- 1.C.6. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.
- 1.C.7. The County shall require residential project design to reflect and consider natural features, noise exposure of residents, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.
- 1.C.8. The County shall require residential subdivisions to be designed to provide well-connected internal and external street, bikeway, and pedestrian systems.

Implementation Programs

- 1.4. The County shall monitor the supply of available land for residential and nonresidential development to identify any excesses or deficiencies in any type or density of land use designation. If any such imbalance exists, the County shall initiate General Plan amendments to address it.

Responsibility:	Planning Department Planning Commission Board of Supervisors
Time Frame:	Annually
Funding Source:	General Fund

D. COMMERCIAL LAND USES

Goal 1.D: To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Madera County residents and visitors and maintain economic vitality.

Policies

- 1.D.1. The County shall require that new community commercial centers locate adjacent to major activity nodes and major transportation corridors.
- 1.D.2. The County shall encourage existing and new commercial centers to provide a variety of goods and services, both public and private.
- 1.D.3. The County shall promote new commercial development that is designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed only to serve vehicular circulation.
- 1.D.4. The County shall promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists and travelers. The scale and character of such commercial development should be compatible with and complement the surrounding area.
- 1.D.5. The County shall encourage significant new office developments to locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

Implementation Programs

- 1.5. The County shall review the location and amount of land zoned for commercial uses in residential areas. The County shall initiate redesignation and rezoning to address excesses, deficiencies, or inappropriately-located commercial land.

Responsibility:	Planning Department Planning Commission Board of Supervisors
Time Frame:	Ongoing in connection with area plan preparation and updates
Funding:	General Fund

E. INDUSTRIAL LAND USE AND ECONOMIC DEVELOPMENT

Goal 1.E: To designate adequate land for and promote development of industrial uses to meet the present and future needs of Madera County residents for jobs and maintain economic vitality.

Industrial Development Policies

- 1.E.1. The County shall promote new industrial development that has the following characteristics:
 - a. Adequate infrastructure and services;

- b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation;
 - c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors, and the potential release of hazardous materials;
 - d. Mitigable environmental impacts; and
 - e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 1.E.2. The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.

Economic Development Policies

- 1.E.3. The County shall encourage the retention, expansion, and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.
- 1.E.4. The County shall endeavor to protect the natural resources upon which the county's basic economy (e.g., agriculture, forestry, recreation, and tourism) is dependent, and shall promote economic expansion based on Madera County's unique recreational opportunities and natural resources.
- 1.E.5. The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- 1.E.6. The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.
- 1.E.7. The County shall support the development of primary wage-earner job opportunities in Madera County to provide residents an alternative to commuting to Fresno.

Implementation Programs

- 1.6. The County shall support the continued efforts of the Madera County Economic Development Commission to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the county and the region.

Responsibility:	Board of Supervisors County Administrative Office
Time Frame:	Ongoing
Funding:	General Fund

- 1.7. The County shall pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.

Responsibility:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund

- 1.8. The County shall prepare and submit applications to the State Department of Housing and Community Development for Community Development Block Grant Planning and Technical Assistance Grants for economic development studies. Such studies may be used in connection with the preparation of area plans.

Responsibility: Planning Department
 Time Frame: FY 97-98; as needed
 Funding: General Fund

F. JOBS-HOUSING BALANCE

Goal 1.F: To work toward a jobs-housing balance in existing urban areas and new growth areas.

Policies

- 1.F.1. The County shall concentrate most new growth within existing communities and designated new growth areas and shall emphasize infill development, intensified use of existing development, and expanded services so individual communities become more complete, diverse, and balanced.
- 1.F.2. The County shall designate and encourage the development of employment-generating uses in appropriate areas near existing and designated residential development.

Implementation Programs

- 1.9. The County shall establish and maintain a program to monitor the jobs-housing balance in Madera County. The monitoring program should include the following elements:
- a. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.
 - b. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.
 - c. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

Responsibility: Planning Department
 Time Frame: FY 97-98; annually
 Funding Source: General Fund

G. PUBLIC AND QUASI-PUBLIC FACILITIES

Goal 1.G: To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

Policies

- 1.G.1. The County will encourage the clustering of public and quasi-public facilities such as schools, parks, child care facilities, and community activity centers. Joint use of public facilities shall be promoted and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.

- 1.G.2. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.
- 1.G.3. The County shall encourage the maintenance and expansion of hospital and medical facilities to meet the needs of Madera County residents, employees, and visitors.
- 1.G.4. The County shall encourage new regional facilities (e.g., stadiums, schools) to locate within urban cores of communities, provide adequate on-site parking, and to use materials and methods of construction that are reflective of the community in which they are located and exhibit continuity of history and culture, as symbols of local character and community identity.

H. VISUAL AND SCENIC RESOURCES

Goal 1.H: To protect the visual and scenic resources of Madera County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism.

Policies

- 1.H.1. The County shall require that new development in scenic rural areas is planned and designed to avoid locating structures along ridgelines, on steep slopes, or in other highly-visible locations, except under the following conditions:
 - a. Such a location is necessary to avoid hazards; or
 - b. The proposed construction will incorporate design and screening measures to minimize the visibility of structures and graded areas.
- 1.H.2. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:
 - a. Limit cuts and fills;
 - b. Limit grading to the smallest practical area of land;
 - c. Limit land exposure to the shortest practical amount of time;
 - d. Replant graded areas to ensure establishment of plant cover before the next rainy season;
 - e. Create grading contours that blend with the natural contours on site or look like contours that would naturally occur; and
 - f. Prohibit overgrazing.
- 1.H.3. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:
 - a. Preserve and enhance the hillsides;
 - b. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - c. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
 - d. Minimize risk to life and property from slope failure, landslides, and flooding; and
 - e. Maintain the character and visual quality of the hillside.
- 1.H.4. The County shall work with federal and state agencies to conserve forest wilderness and recreation areas.

I. SCENIC ROUTES

Goal 1.I: To develop a system of scenic routes serving the needs of residents and visitors to Madera County and to preserve, enhance, and protect the scenic resources visible from these scenic routes.

Policies

- 1.I.1. The County shall designate scenic routes within the county in order to preserve outstanding scenic quality within different geographic settings.
- 1.I.2. The County shall encourage the provision of public access to significant natural and cultural resources and scenic vistas through scenic routes, scenic highways, and scenic byways.
- 1.I.3. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.
- 1.I.4. The County shall coordinate scenic route programs among local, regional, and state jurisdictions, recognizing that scenic routes are a resource of more than local importance.

Implementation Programs

- 1.10. The County shall identify routes of scenic eligibility and formally designate and adopt a system of scenic routes. The County shall work with Caltrans in identifying highways of scenic eligibility.

Responsibility: Planning Department
Time Frame: FY 97-98
Funding: General Fund

- 1.11. The County shall review the standards and requirements of the Scenic Overlay Zone of the *Zoning Ordinance* and make necessary revisions.

Responsibility: Planning Department
Time Frame: FY 97-98
Funding: General Fund

J. INTERJURISDICTIONAL COORDINATION

Goal 1.J: To foster cooperative planning and to address regional concerns on a regional basis.

Policies

- 1.J.1. The County will coordinate land use, infrastructure, and public facility planning with cities in the county, regional planning agencies, neighboring jurisdictions, and state and federal agencies, and shall comment on land use and transportation plans concerning Madera County.

- 1.J.2. The County shall inform cities in a timely manner when applications for development within their spheres of influence are filed with the County and shall consider the city's ultimate plans for the relevant area during project review.
- 1.J.3. The County shall coordinate its policies regarding conversion of agricultural lands with the County Local Agency Formation Commission (LAFCO) and the cities of Madera and Chowchilla.

SECTION 2

TRANSPORTATION AND CIRCULATION

A. MULTIMODAL TRANSPORTATION SYSTEM

Goal 2.A To maintain a comprehensive and coordinated multimodal transportation system that enhances the mobility of people, improves the environment, and is safe, efficient, and cost effective.

Multimodal Transportation System Policies

- 2.A.1. The County shall encourage, where appropriate, development of an integrated, multi-modal transportation system that offers attractive choices among modes including pedestrianways, public transportation, roadways, bikeways, rail, and aviation.
- 2.A.2. The County shall develop the transportation system to reduce vehicle miles traveled, conserve energy resources, minimize air pollution, and reduce greenhouse gas emissions.
- 2.A.3. The County shall work with Caltrans, the Madera County Transportation Commission, and the cities in the County where appropriate to plan, develop, and maintain regional transportation facilities, and to identify existing and future transportation corridors that should be linked across jurisdictional boundaries so that sufficient right-of-way may be preserved.
 - a. The County shall design Highway 41 north to its intersection with Highway 65 as a multi-modal road network allowing for carpool lanes, buses, and light rail. (Resolution No. 2008-120)
 - b. The County shall investigate the development of a Highway 65 corridor and begin the environmental work for a route adoption along the lower foothill region of eastern Madera County, along with protecting the necessary right-of-way needed for construction. (Resolution No. 2008-121)
 - c. The County shall investigate the development of a Highway 152 extension to connect into Highway 65 and begin environmental work for a route adoption along the lower foothill region of eastern Madera County, along with protecting the necessary right-of-way needed for construction. (Resolution No. 2008-121)
 - d. The County shall investigate the development of a high-speed corridor between Eastern Madera County and the city of Madera greater metropolitan area.)
 - e. The County shall consider acquiring abandoned railroad rights-of-way for use in the County's circulation system, where appropriate.
- 2.A.4. The County shall, based on available resources, effectively operate and maintain transportation facilities and infrastructure to preserve the quality of the system.

- 2.A.5. The County shall require that land use form and transportation systems in designated new growth areas be designed to provide residents and employees with the opportunity to accomplish many of their trips within the new growth area by walking, bicycling, and using transit.
- 2.A.6. The County shall require that transportation systems and improvements planned and constructed in designated new growth areas provide links to transportation systems outside the new growth area and address impacts on transportation facilities outside the new growth area.
- 2.A.7. The County shall support public and private efforts where appropriate to provide alternative choices to single occupant driving.
- 2.A.8. The County shall manage the transportation system to ensure safe operating conditions.
- 2.A.9. The County shall coordinate the development and maintenance of all transportation facilities with emergency service providers to ensure continued emergency service operation and service levels.

Regional Coordination Policies

- 2.A.10. The County shall provide input into the development of the Madera County Transportation Commission Regional Transportation Plan as appropriate to ensure County roads and facilities are adequately addressed.
- 2.A.11. The County shall encourage “smart growth” and sustainable planning principles where appropriate, including the development of high-density and commercial development near transit facilities. (RDR/PSP)
- 2.A.12. The County shall support, as appropriate, the Madera County Transportation Commission efforts to monitor multimodal corridors within the County as part of the Regional Congestion Management Program. The County shall also encourage the consideration of additional multimodal corridors, where appropriate, as part of future updates to the Regional Congestion Management Program.

Transportation System Improvements Policies

- 2.A.13. The County shall ensure that transportation system investments and improvements support existing and future sustainable land use patterns.
- 2.A.14. The County shall schedule transportation improvements to coordinate with land use development and transportation demand. Transportation investments and service capacity shall be planned to correspond to the development and travel demand identified by plans of local communities.
- 2.A.15. The County shall strive to eliminate “gaps” in roadways, bikeways, and pedestrian networks by planning and seeking funding to construct grade-separated crossings of rail lines, canals, creeks, and other barriers to improve connectivity and encourage construction of new bikeways and pedestrianways in and between existing communities where appropriate.
- 2.A.16. The County shall minimize social and economic disruptions to communities resulting from the maintenance and construction of the transportation system. Appropriate erosion control measures shall be included in driveway and roadway design. These measures shall be subject to approval by the County Public Works Department.

Financing of Improvements Policies

- 2.A.17. The County shall maintain a Transportation Capital Improvement Program consistent and commensurate with developer fees established as part of the County's AB1600 compliant traffic impact mitigation fee program.
- 2.A.18. The County shall pursue all appropriate Federal, State, regional, and local funding sources for street and highway improvements.
- 2.A.19. The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities, opportunities for active transportation) and when alternative sources of funding can be identified to offset foregone revenues.
- 2.A.20. The County shall require proposed new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address the increase and provide for alternative transportation modes.
- 2.A.21. The County shall require all new developments to provide their fair share of roadway facilities for alternative transportation modes to serve the development and to reduce automobile demand.
- 2.A.22. The County shall support transportation system improvements supporting ballot measures to maintain existing and/or establish new sales tax revenue for the maintenance and improvement of transportation infrastructure, and applying for Federal and State discretionary transportation funds.
- 2.A.23. The County shall support efforts to fund transit agencies and improvements for public transit systems, bicycle and pedestrian routes, and other alternative modes of transportation.
- 2.A.24. The County shall strive to secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.

Implementation Programs

- 2.1. The County shall work with the Madera County Transportation Commission in periodically reviewing and updating the *Regional Transportation Plan* (RTP) at least as often as required by State law. The County will maintain a list of regionally significant transportation improvements and programs for inclusion in the RTP.

Responsibility:	Public Works Department
Time Frame:	Every three years
Funding:	General Fund

- 2.2. The County shall review and update, as necessary, its traffic impact mitigation and road improvement fees per AB 1600.

Responsibility:	Public Works Department
Time Frame:	Every five years
Funding:	General Fund

B. COMPLETE STREETS

Goal 2.B To improve County roadways to include pedestrian, bicycle, and transit facilities to better serve all users, including drivers, pedestrians, bicyclists, and transit passengers of all ages and abilities.

Complete Streets Policies

- 2.B.1. The County shall require new streets within unincorporated communities to be designed and constructed to serve all users. This includes:
- a. creating multi-modal street connections in order to establish a comprehensive, integrated, and connected transportation network for all modes of travel;
 - b. minimizing curb cuts along non-local streets to improve safety and capacity;
 - c. planting street trees adjacent to curbs and between the street and sidewalk to provide a buffer between pedestrians and vehicular traffic, where appropriate;
 - d. constructing sidewalks and bike lanes on both sides of streets, where feasible;
 - e. including parking options to provide a buffer between pedestrians and vehicular traffic, where appropriate;
 - f. coordinating with local jurisdictions and the Madera County Transportation Commission to ensure multimodal connections are established and maintained between jurisdictions; and
 - g. incorporating traffic-calming devices such as roundabouts, bulb-outs at intersections, and traffic tables into the transportation system where appropriate to improve safety and encourage travel by active transportation modes.
- 2.B.2. The County may require, based on community support and financial feasibility, reconstructed streets to accommodate pedestrians and bicyclists, except where pedestrian or bicycle facility improvements are not feasible or determined to be cost prohibitive. New and reconstructed streets shall be designed to create an environment that provides opportunities for pedestrian and bicycle activity and complementary development and land uses.
- 2.B.3. The County shall encourage the development of uses that support the use of public transit, bicycling, walking, and other alternatives to the automobile.
- 2.B.4. The County shall strive to serve all users on rural roadways in the County and shall design and construct rural roadways to serve safely bicyclists, transit passengers, and agricultural machinery operators. This includes:
- a. constructing wide shoulders to provide a safe space for bicyclists, and agricultural machinery vehicles;
 - b. removing visual barriers along rural roads, particularly near intersections, to improve the visibility of bicyclists; and
 - c. coordinating with local jurisdictions and the Madera County Transportation Commission to ensure multimodal connections are established and maintained between jurisdictions.

- 2.B.5. The County may require, based on community support and feasibility, reconstructed streets in rural areas to accommodate bicyclists and agricultural machinery, except where facility improvements are determined to be cost prohibitive.
- 2.B.6. The County shall ensure the installation of signals, signs, lighting, and other traffic safety and operation improvements necessary for the safe and efficient movement of automobiles, trucks, farm equipment, bicyclists, and pedestrians.
- 2.B.7. The County shall encourage large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal complete streets that connect to the existing roadway system.
- 2.B.8. The County shall require that plans for road improvements give maximum consideration to the preservation of existing landscaping to the extent that it will be consistent with road system safety.
- 2.B.9. The County shall require that all medians on local streets be landscaped. Landscaping shall not interfere with public safety. The developer, in cooperation with the County, shall provide a mechanism for landscaping maintenance.

Implementation Programs

- 2.3. The County shall review and update its Roadway Standards within as necessary to reflect the multimodal and complete streets policies of the General Plan.

Responsibility:	Public Works Department
Time Frame:	FY 16/17 and every five years thereafter
Funding:	General Fund

C. STREETS AND HIGHWAYS

Goal 2.C To provide for the long-range planning and development of the county's roadway system, ensure the safe and efficient movement of people and goods, and provide sufficient access to existing and new development.

Levels of Service Policies

- 2.C.1. The County shall provide for improvements to street and highway facilities as necessary to serve new development and to meet the traffic demands of the county.
- 2.C.2. The County shall develop and manage its roadway system to maintain a minimum Level of Service D on all State and County Roadways. For planning applications, Level of Service shall be measured for roadway segments and shall be based on the capacities shown in Table 2.A.8. The facility classification in this table shall correspond to Table I-3 and Figure I-1, the Circulation Plan Diagram. The County may also require analysis of specific intersections when intersections are deemed to be critical for specific projects or locations; in those cases, Level of Service shall be computed according to the planning methodology as documented in the Transportation Research Board Highway Capacity Manual.

TABLE 2.A.8						
CAPACITIES PER HOUR PER LANE FOR VARIOUS HIGHWAY FACILITIES						
LOS	Freeways	Two-Lane Rural Highway	Multi-lane Rural Highway	Express- way	Arterial	Collector
A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

2.C.3. To identify the potential impacts of new development on traffic service levels, the County shall require the preparation of traffic impact analyses for developments determined to be large enough to have potentially significant traffic impacts. The County may allow exceptions to the level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing any exception to the standards, the County shall consider the following factors:

- a. The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- b. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- c. The incorporation of complete streets improvements that promote walking, biking, and transit use.
- d. The right-of-way needs and the physical impacts on surrounding properties.
- e. The visual aesthetics of the required improvement and its impact on community identity and character.
- f. Environmental impacts including air quality and noise impacts.
- g. Construction and right-of-way acquisition costs.
- h. The impacts on general safety.
- i. The impacts of the required construction phasing and traffic maintenance.
- l. The impacts on quality of life as perceived by residents.

Exceptions to the standards should be allowed only after all feasible measures and options are explored, including creation of complete streets and/or inclusion of alternative forms of transportation. (Source: Existing Policy, modified)

2.C.4. The County shall strive to meet roadway level of service standards through a balanced transportation system that provides alternatives to the automobile.

2.C.5. The County shall work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on roadways that cross county boundaries.

- 2.C.6. The County shall plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this *Policy Document* and reflected in the *Circulation Plan Diagram*.
- 2.C.7. The County shall require existing and new streets and roads to be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Part I of this *Policy Document*. Exceptions to these standards may be necessary, but should be kept to a minimum. Exceptions shall be permitted only upon determination by the County Public Works Director that safe and adequate public access and circulation are preserved where such exceptions are permitted.
- 2.C.8. The County shall ensure that through-traffic is accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life. Where feasible, the County shall seek to develop alternate routes around urban centers to accommodate through-traffic.

Parking Policies

- 2.A.25. The County shall identify appropriate areas for public parking lots.
- 2.A.26. The County shall require that new nonresidential development provide for off-street parking, either on-site or through contributions to consolidated lots or structures, particularly where these facilities are located in or near residential areas.
- 2.A.27. The County shall ensure that new automobile parking facilities are designed to facilitate safe and convenient pedestrian access, including clearly defined corridors and walkways connecting parking areas with buildings.

Implementation Programs

- 2.4. The County shall review and revise as necessary its roadway design standards to ensure consistency with Part I of this *Policy Document*. (Source: Existing Program)

Responsibility:	Public Works Department
Time Frame:	FY 96-97
Funding:	Road Fund
- 2.5. Based on the California Environmental Quality Act (CEQA) guidelines amendments adopted for the implementation of SB 743 (Steinberg, 2013) or other future State legislation, the County shall consider the applicability of using transportation performance metrics and thresholds for measuring transportation system impacts provided in the approved guidelines amendments, as well as for making General Plan consistency determinations and developing transportation financing programs. Based on this consideration, the County shall review and update if needed, the General Plan LOS standards and policies and the County's traffic impact analysis requirements and fees to be consistent with the approved CEQA Guidelines amendments.

Responsibility:	Public Works Department
Time Frame:	FY 16/17
Funding:	Road Fund

- 2.6. The County shall maintain and update its Capital Improvement Program (CIP) at least every 5 years, or concurrently with the approval of any significant modification of the land use allocation assumed in the Madera County traffic model. The CIP should be closely coordinated with the *Regional Transportation Plan* and *Transportation Improvement Program* prepared and maintained by the Madera County Transportation Commission.

Responsibility: Planning Department
Public Works Department
Time Frame: Every five years
Funding: General Fund

- 2.7. The County shall prepare and adopt a traffic fee allocation ordinance implementing traffic mitigation fees for the Capital Improvement Program. The fee structure may incorporate or replace existing local traffic fees.

Responsibility: Planning Department
Public Works Department
Time Frame: FY 94-95
Funding: General Fund

- 2.2. The County shall continue to identify and pursue appropriate new funding sources for transportation improvements and to coordinate such activities with the Madera County Transportation Commission.

Responsibility: County Administrative Office
Madera County Transportation Commission Road Department
Time Frame: Ongoing
Funding: General Fund

- 2.8. The County will forward copies of all traffic counts to the Madera County Transportation Commission for incorporation into the countywide traffic model.

Responsibility: Public Works Department
Time Frame: Every two years
Funding: General Fund

- 2.9. The County shall work with adjacent counties to share land use and transportation information and transportation modeling results. The County shall coordinate its transportation planning with the Madera County Transportation Commission, Caltrans, cities within the county, and adjacent jurisdictions to develop a consistent methodology to determine the impacts of new development; the transportation system components necessary to mitigate those impacts; the capital, operating, and maintenance costs of the components; and the costs covered by established funding sources.

Responsibility: Road Department
Planning Department
Time Frame: Ongoing
Funding: General Fund

- 2.10. The County shall review the off-street parking standards of the *Zoning Ordinance* to evaluate their effectiveness in reducing reliance on on-street parking. As necessary, the County will initiate revisions to the off-street parking standards of the *Zoning Ordinance*.

Responsibility: Planning Department
 Time Frame: FY 97-98
 Funding: General Fund

- 2.11. The County shall develop a system to monitor building permits by geographic area to maintain and update land use inputs for the traffic model.

Responsibility: Public Works Department
 Planning Department
 Time Frame: Ongoing
 Funding: General Fund
 Grants

D. TRANSIT

- Goal 2.D** To promote a safe and efficient mass transit system, including both rail and bus, to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Madera County.

Transit Policies

- 2.D.1. The County shall work with transit providers to plan and implement additional transit services within and to the county that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- 2.D.2. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development and roads and highways. Planning for new growth areas should incorporate features to encourage transit and should reserve rights-of-way for future transit access. Rights-of-way may either be exclusive or shared with other vehicles.
- 2.D.3. The County shall pursue all available sources of funding for capital and operating costs of transit services.
- 2.D.4. The County shall undertake, as funding permits, and participate in studies of inter-regional recreational transit services to Yosemite.
- 2.D.5. The County shall consider the transit needs of senior, disabled, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- 2.D.6. The County shall encourage the development of facilities for convenient transfers between different transportation systems. (e.g., train-to-bus, bus-to-bus).
- 2.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts. The County will also consider development of turnouts in existing developed areas when roadway improvements are made or as deemed necessary for traffic flow and public safety.

Passenger Rail Policies

- 2.D.8. The County shall encourage and promote the use of passenger rail.

- 2.D.9. The County shall support additional connecting services and service additions to rail service in the San Joaquin Valley. To this end, the County will encourage Amtrak to provide direct service from Madera County to the Sacramento and Los Angeles metropolitan areas.
- 2.D.10. The County shall support the relocation of Amtrak service to the Southern Pacific Railroad lines to more directly serve the cities of Madera and Chowchilla.
- 2.D.11. The County shall support the relocation of the Amtrak station to an intermodal station in the city of Madera or other appropriate location.
- 2.D.12. The County shall coordinate with the California High Speed Rail Authority, cities, and other local agencies to locate High Speed Rail corridors in Madera County in a manner that minimizes disruptions.
- 2.D.13. The County shall ensure all at-grade rail crossings with roads have appropriate safety equipment.

Implementation Programs

- 2.12. The County shall work with the Madera County Transportation Commission in periodically reviewing and updating its short-range transit plan at least as often as required by State law.
 - Responsibility: Public Works Department
Planning Department
 - Time Frame: Every two years
 - Funding: Transportation Development Act funds
- 2.13. The County shall continue to participate in planning for and implementing improved passenger rail service to Madera County.
 - Responsibility: Public Works Department
Planning Department
 - Time Frame: Ongoing
 - Funding: Transportation Development Act funds
- 2.14. 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.
 - Responsibility: Public Works Department
Planning Department
 - Time Frame: Ongoing
 - Funding: Transportation Development Act funds Grants
- 2.15. The County shall assist transit planning agencies and transit providers in assessing transit demand and the adequacy of existing services.
 - Responsibility: Public Works Department
Planning Department
 - Time Frame: Ongoing
 - Funding: Transportation Development Act funds

- 2.16. The County shall work with other agencies to identify and pursue funding for transit.
- | | |
|-----------------|--|
| Responsibility: | Planning Department
Public Works Department |
| Time Frame: | Ongoing |
| Funding: | Transportation Development Act funds |
- 2.17. As appropriate, the County shall adopt resolutions in support of local, state, and federal legislation and funding for rail service.
- | | |
|-----------------|----------------------|
| Responsibility: | Board of Supervisors |
| Time Frame: | Ongoing |
| Funding: | N/A |
- 2.18. The County shall assist and participate in a project study with Caltrans and FCOG involving the possibility of using State Highway 41 for public transit purposes (e.g., light rail).
- | | |
|-----------------|--|
| Responsibility: | Public Works Department |
| Time Frame: | FY 95-96; 96-97 |
| Funding: | General Fund
Air Pollution Control District Grant |

E. NON-MOTORIZED TRANSPORTATION

Goal 2.E To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation to meet the needs of commuters and recreational users.

Non-motorized Transportation Policies

- 2E.1. The County shall promote the development of a comprehensive and safe system of bicycle routes for short-range commuting and shopping trips and recreational uses. Bikeways should be constructed that will serve the greatest number of users.
- 2E.2. The County shall encourage bicycle facilities and routes in unincorporated areas to interface with city bicycle routes and provide for inter- and intra-county bicycle circulation.
- 2E.3. The County shall work with cities and neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions.
- 2E.4. New bikeways should be linked with other bikeways, bicycle rest stops, and parks to provide safe and continuous routes.
- 2E.5. The County shall encourage the provision for bicycle routes along state highways. Where feasible, automobile and bicycle facilities should be separated.
- 2E.6. The County shall require that bikeways recommended in the *Bicycle Master Plan* be developed when roadway projects are constructed and when street frontage improvements are required of new development.
- 2E.7. The County shall consider the safety and accessibility of pedestrians when producing transportation plans, studies, and reports.

- 2E.8. The County shall continue to enhance pedestrian safety at intersections in unincorporated communities by providing safe, well-placed pedestrian crossings, bulb-outs that reduce crossing widths, and/or audio sound warnings, where applicable, warranted, and financially feasible.
- 2E.9. The County shall require that sidewalks in unincorporated communities be developed at sufficient width to accommodate pedestrians in accordance with the Americans with Disabilities Act.
- 2E.10. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
- 2E.11. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information, including through the school system and local media.
- 2E.12. The County shall require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
- 2E.13. The County shall encourage bicycle storage facilities (i.e., bicycle racks, lockers) at all new major transportation terminals and employment centers.
- 2E.14. The County shall support the development of parking areas near access to hiking and equestrian trails.
- 2E.15. The County shall strive to implement current California Vehicle Codes for uses as speed management policies that support driving speeds on all streets within that are safe for pedestrians and bicyclists.
- 2E.16. The County shall support bicycle safety programs for children and commuters in the County.

Implementation Programs

- 2.19. The County shall develop and adopt standards for bicycle, pedestrian, and equestrian facilities. These standards should vary by types of land use and terrain. Until such standards are adopted, the County shall continue to use state standards as guidelines for construction of bicycle lanes and bicycle trails. (Source: Existing Program)

Responsibility:	Public Works Department
Time Frame:	FY 96-97
Funding:	General Fund

F. GOODS MOVEMENT

Goal 2.F To maintain a balanced freight transportation system to provide for the safe and efficient movement of goods.

Goods Movement Policies

- 2.F.1. The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Madera County and provides for connections between truck and rail movements.

- 2.F.2. The County shall require new development to provide adequate access to facilities critical to goods movement, including railroad yards, intermodal facilities, and Interstate highways.
- 2.F.3. The County shall work with Caltrans, cities, and major shipping entities to improve and enhance the STAA Terminal Access routes and connections between and among goods movement modes and facilities (e.g., truck routs/terminals, railroads/yards, shipping lanes/ports, and air-transport/airports). This will include at a minimum adequate STAA Terminal “T” and “S” signage as appropriate.
- 2.F.4. The County shall coordinate with Caltrans to identify appropriate truck routes consistent with the Surface Transportation Assistance Act (STAA) of 1982 and shall assist with future planning/programming of truck routes and signage within the County.
- 2.F.5. The County shall promote efficient inter-regional goods movement in the State Route 99 corridor.
- 2.F.6. The County shall encourage continued freight service on the Southern Pacific and Santa Fe (AT&SF) rail lines.
- 2.F.7. The County shall encourage State or Federal programs designed to expand short-haul rail lines within the County as a way of reducing the number of trucks on County roads.
- 2.F.8. The County should assist public and private agencies in integrating railroad freight services into regional transportation and economic development strategies.
- 2.F.9. The County shall strive to minimize traffic conflicts among automobiles, trucks, and trains, and shall strive to ensure adequate safety measures are in place to protect residents from truck and rail hazards.
- 2.F.10. The County shall seek to minimize noise and other impacts of truck traffic, deliveries, and staging in residential neighborhoods.

Implementation Programs

- 2.20. The County shall maintain and periodically review and update truck routes in the county and identify needed roadway and bridge improvements to facilitate the use of these routes for trucks.

Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding:	Road Fund
- 2.21. The County will post signs on bridges that have been determined unsafe for overweight vehicles at locations that allow trucks to alter their routes prior to crossing the bridges.

Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding:	Road Fund

G. AIR TRANSPORTATION

- Goal 2.G** To promote the maintenance and improvement of general and commercial aviation facilities that are compatible with surrounding land uses.

Air Transportation Policies

- 2.G.1. The County shall support the continued use of the Madera Municipal Airport and the Chowchilla Municipal Airport as general purpose airports.

- 2.G.2. The County shall provide for adequate ground access to the Madera and Chowchilla municipal airports in its transportation planning and improvements.
- 2.G.3. The County shall work with the Airport Land Use Commission in the planning of land uses around the Madera Municipal Airport and the Chowchilla Municipal Airport to ensure protection of airport operations from urban encroachment.
- 2.G.4. The County shall prohibit development in the existing Runway Protection Zones as identified in the Airport Land Use Commission *Airport Land Use Compatibility Plan*.
- 2.G.5. The County shall require discretionary approval of all new private landing strips and helicopter landing sites.
- 2.G.6. The County should support the development of an eastern county mountain airport in an acceptable location if proven to be feasible. At such time as the airport is determined to be feasible, the County shall pursue federal, state, local, and private funding sources for its construction.

Implementation Programs

- 2.22. The County shall submit applications for new development within a two-mile radius of the Madera and Chowchilla Municipal Airports to the Airport Land Use Commission for its review for compatibility with airport operations, unless such development is found to be consistent with the *Airport Land Use Compatibility Plan*.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: General Fund

- 2.23. The County shall submit applications for new private landing strips and helicopter landing sites to the Airport Land Use Commission, Caltrans Division of Aeronautics, and Federal Aviation Administration for their review.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: General Fund

- 2.24. The County shall submit applications for construction or alteration of structures taller than 150 feet to the Airport Land Use Commission for its review.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: General Fund

H. TRANSPORTATION CONTROL MEASURES (TCM)

- Goal 2.H** To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the county's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

TCM Policies

- 2.H.1. The County shall promote the use of transportation control measures (TCM) that divert automobile trips to transit, walking, and bicycling, through planning and provision of appropriate facilities and incentives. TCM programs shall include the following:
- a. Passenger rail
 - b. Trip reduction programs
 - c. Telecommunications
 - d. Traffic flow improvements
 - e. Park-and-ride lots
 - f. Ride-share programs
 - g. Parking management
 - h. Bicycling programs
 - i. Short-range transit
 - j. Alternative work schedules
 - k. Fleet operators alternative fuel program
- 2.H.2. The County shall continue to investigate and promote feasible land use and transportation strategies that will result in fewer automobile trips. To this end, the County shall encourage the concentration of urban development to maximize the feasibility of transit.
- 2.H.3. The County shall promote the use, by both the public and private sectors, of TCM programs that increase the average occupancy of vehicles.
- 2.H.4. The County shall encourage major traffic generators to develop and implement trip reduction measures.
- 2.H.5. The County should require major development projects to prepare transportation studies that address potential use of bicycle routes and facilities and the use of public transportation.
- 2.H.6. The County shall work with other responsible agencies, including the Madera County Transportation Commission and the San Joaquin Valley Unified Air Pollution Control District, to develop other measures to reduce vehicular travel demand and meet air quality goals.

Implementation Programs

- 2.25. The County shall investigate the feasibility of various TCM programs in the county and shall identify possible incentives to promote the use of such measures.

Responsibility:	Public Works Department
	Planning Department
Time Frame:	FY 96-97
Funding:	Air pollution control district grants

I. EMERGING TECHNOLOGIES AND SERVICES

Goal 2.I To use emerging transportation technologies and services to increase transportation system efficiency.

- 2.I.1. The County shall continue to develop and implement the latest technology in road construction.
- 2.I.2. The County shall support the development of alternative fueling stations (e.g., electric and hydrogen) for emerging technologies.

- 2.I.3. The County shall encourage the use of parking lots of major employers, commercial shopping centers, and truck stops for alternative fueling stations (e.g., electric) for automobiles and goods movement trucks.

SECTION 3

PUBLIC FACILITIES AND SERVICES

A. GENERAL PUBLIC FACILITIES AND SERVICES

Goal 3.A: To ensure the timely development of public facilities and to maintain an adequate level of service to meet the needs of existing and future development.

Policies

- 3.A.1. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the applicant can demonstrate that all necessary public facilities will be installed or adequately financed and maintained (through fees or other means).
- 3.A.2. The County shall ensure that public facilities and services are developed and operational as they are needed to serve new development.
- 3.A.3. The County shall require new urban development to be served by community sewer and water systems where such systems are available or can feasibly be provided.
- 3.A.4. The County shall discourage expansion of rural communities unless necessary services can be provided.
- 3.A.5. The County shall require detailed public facility planning as part of the area plans for designated new growth areas.
- 3.A.6. The County shall encourage the placement of irrigation canals underground as urban development takes place.

Implementation Programs

- 3.1. The County shall establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

Responsibility:	County Administrative Office Engineering Department Road Department Planning Department School Districts
Time Frame:	Ongoing
Funding Source:	County Service Areas Community Facilities Districts General Fund School Districts Developer Funding

- 3.2. The County shall ensure that capital improvement programs (CIPs) or area facilities plans are prepared in conjunction with new *area plans* and *specific plans* and are reviewed annually and updated as needed. These CIPs should identify improvement needs for the succeeding five-year period.

Responsibility: County Administrative Office
 Engineering Department
 Road Department
 Planning Department
 Time Frame: Annually
 Funding Source: Permit Fees
 General Fund

B. PUBLIC FACILITIES AND SERVICES FUNDING

Goal 3.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

- 3.B.1. The County shall require that new development pay its fair share of the cost of developing new facilities and services and upgrading existing public facilities and services subject to the requirements of *California Government Code* Section 66000, et seq. (AB 1600); exceptions may be made when new development generates significant public benefits (e.g., low income housing) and when alternative sources of funding can be identified to offset foregone revenues.
- 3.B.2. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.

Implementation Programs

- 3.3. The County shall prepare and adopt a Capital Improvement Program (CIP) that includes County facilities improvements required based on a horizon of at least 15 years. The CIP should be updated at least every 5 years, or concurrently with the approval of any significant amendments to the *General Plan*.

Responsibility: Planning Department
 County Administrative Office
 Board of Supervisors
 Time Frame: FY 96-97; every five years thereafter
 Funding: General Fund

- 3.4. 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.

Responsibility: Engineering Department
 Road Department

Planning Department
 County Administrative Office
 County Counsel
 Board of Supervisors
 Time Frame: FY 95-96; 96-97
 Funding Source: General Fund

- 3.5. The County shall adopt and periodically update fee schedules for new development to fund needed public facilities and services.

Responsibility: Engineering Department
 Road Department
 Planning Department
 County Administrative Office
 County Counsel
 Board of Supervisors
 Time Frame: FY 96-97
 Funding Source: General Fund

C. WATER SUPPLY AND DELIVERY

Goal 3.C: To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic and agricultural water supply.

Domestic Water Supply Policies

- 3.C.1. The County shall approve new development only if an adequate water supply to serve such development is demonstrated.
- 3.C.2. The County shall approve new development based on the following guidelines for water supply:
- a. Urban and suburban development should rely on community water systems
 - b. Rural communities should rely on community water systems. Individual wells may be permitted in cases where no community water system exists or can be extended to the property but development will be limited to densities which can be safely developed with wells.
 - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 3.C.3. The County shall limit development in areas identified as having severe water table depression to uses that do not have high water usage or to uses served by a surface water supply.
- 3.C.4. The County shall require that water supplies serving new development meet state water quality standards.
- 3.C.5. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies.
- 3.C.6. The County shall promote efficient water use and reduced water demand by:

- a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging use of recycled or grey water for landscaping.
- 3.C.7. The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- 3.C.8. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- 3.C.9. The County shall promote the use of surface water for agricultural use to reduce groundwater table reductions.
- 3.C.10. The County shall implement policies and procedures stated in the County adopted “AB3030 Groundwater Management Plan” for the Chowchilla, Delta-Mendota, and Madera Basins. (Resolution No. 2004-080)

Agricultural Water Supply Policies

- 3.C.11. The County shall encourage water conservation by farmers. To this end, the County support efforts to provide information on irrigation practices through the Agricultural Commissioner and U. C. Cooperative Extension. The County shall also support conservation efforts of the California Farm Bureau, U. S. Soil Conservation Service, resource conservation districts, and irrigation districts.
- 3.C.12. The County shall support programs for the agricultural re-use of reclaimed water.
- 3.C.13. The County shall work with local irrigation districts to preserve local water rights. The County shall oppose public and private sales of water rights to users outside Madera County.

[See also policies/programs under 5.C. Water Resources, starting on page 53]

D. WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL

Goal 3.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

- 3.D.1. The County shall limit the expansion of urban communities to areas where community wastewater treatment systems can be provided. In areas with no public wastewater treatment systems, the County shall limit development to densities that can safely be developed with on-site systems.
- 3.D.2. The County shall promote efficient water use and reduced wastewater system demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging retrofitting with water-conserving devices; and
 - c. Designing wastewater systems to minimize inflow and infiltration, to the extent economically feasible.

- 3.D.3. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met; where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards; and where community sewer service is not available and cannot be provided.
- 3.D.4. The County shall require that the development, operation, and maintenance of on-site disposal systems complies with the requirements and standards of the County Department of Environmental Health.

E. STORM DRAINAGE AND FLOOD CONTROL

Goal 3.E: To provide efficient, cost-effective, and environmentally-sound storm drainage and flood control facilities.

Policies

- 3.E.1. The County shall provide for expansion and development of storm drainage systems to meet the needs of existing and planned development.
- 3.E.2. The County shall require new development to pay its fair share of the costs of Madera County storm drainage and flood control improvements.
- 3.E.3. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.
- 3.E.4. The County shall preserve creeks and rivers, as feasible, to maintain existing floodplain capacity. The County shall continue to require a drainage permit for any project that would potentially alter a watercourse.
- 3.E.5. Future drainage system discharges shall comply with applicable State and Federal pollutant discharge requirements.
- 3.E.6. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.
- 3.E.7. The County shall consider recreational opportunities and aesthetics in the design of stormwater ponds and conveyance facilities.

[See also policies/programs under 6.B. Flood Hazards]

Implementation Program

- 3.6. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs. [Existing Program 3.6]

Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding:	Development Fees General Fund

F. LANDFILLS, TRANSFER STATIONS, AND SOLID WASTE RECYCLING

Goal 3.F: To ensure the safe and efficient disposal or recycling of solid waste generated in Madera County.

Policies

- 3.F.1. The County shall require waste collection in all new urban and suburban development.
- 3.F.2. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- 3.F.3. The County shall ensure that solid waste disposal facilities do not violate state standards for contamination of surface or groundwater.
- 3.F.4. The County shall promote the siting of new solid waste collection and transfer facilities in locations as close as practical to the areas they serve.
- 3.F.5. The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- 3.F.6. The County shall require that all new development complies with applicable provisions of the *Madera County Integrated Waste Management Plan*.
- 3.F.7. The County shall encourage the development of regional and community-based recycling facilities in heavy commercial and industrial areas.
- 3.F.8. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

Implementation Programs

- 3.7. The County shall develop and adopt an ordinance requiring solid waste collection in all new urban and suburban development.
 - Responsibility: Engineering Department
 - Time Frame: FY 96-97
 - Funding: General Fund
- 3.8. The County shall monitor landfills during operation and after closure to detect groundwater contamination and gas mitigation.
 - Responsibility: Engineering Department
Department of Environmental Health
 - Time Frame: Ongoing
 - Funding: General Fund

- 3.9. The County shall prepare, adopt, and regularly review and revise as necessary an *Integrated Waste Management Plan*.

Responsibility: Engineering Department
 Time Frame: Ongoing; as necessary
 Funding: General Fund

G. LAW ENFORCEMENT, FIRE, AND EMERGENCY MEDICAL SERVICES

Goal 3.G. To ensure the prompt and efficient provision of law enforcement, fire, and emergency medical facility and service needs.

Policies

- 3.G.1. The County shall ensure the provision of effective law enforcement, fire, and emergency medical services to unincorporated areas.
- 3.G.2. The County shall reserve adequate sites for sheriff, fire, and emergency medical facilities in unincorporated locations in Madera County.
- 3.G.3. The County shall require new development to pay its fair share of the costs for providing law enforcement, fire, and emergency medical facilities, subject to the requirements of *California Government Code* Section 66000 et seq. (AB 1600).
- 3.G.4. The County shall require that new development is designed to maximize safety and security and minimize fire hazard risks to life and property.
- 3.G.5. The County shall limit development to very low densities in areas where emergency response times will average more than 20 minutes.

H. FIRE PROTECTION SERVICES

Goal 3.H: To protect residents of and visitors to Madera County from injury and loss of life and to protect property and watershed resources from fires.

Policies

- 3.H.1. The County shall encourage local fire protection agencies in Madera County to maintain the following as minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):
- a. ISO 4 in urban areas
 - b. ISO 6 in suburban areas
 - c. ISO 8 in rural areas
- 3.H.2. The County shall encourage local fire protection agencies in the county to maintain the following as minimum standards (expressed as average first alarm response times to emergency calls):

- a. 10 minutes in urban areas
 - b. 15 minutes in suburban areas
 - c. 20 minutes in rural areas
- 3.H.3. The County shall require that new fire stations be located to achieve a service level capability consistent with existing and planned land uses.
- 3.H.4. The County shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.
- 3.H.5. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other state and local ordinances.
- 3.H.6. The County shall work with local fire protection agencies to eliminate structurally unsafe and fire-hazardous housing structures that are beyond repair or rehabilitation.
- 3.H.7. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public.

[See also the policies/programs under 6.C. Fire Hazards, starting on page 67]

I. SCHOOLS

Goal 3.I To provide for the educational needs of Madera County residents.

Schools Siting Policies

- 3.I.1. The County shall work cooperatively with school districts in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist school districts in locating appropriate sites for new schools.
- 3.I.2. The County's land use planning should be coordinated with the planning of school facilities and should involve school districts in the early stages of the land use planning process.
- 3.I.3. The County should plan and approve residential uses in those areas that are most accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.
- 3.I.4. The County shall include schools among those public facilities and services that are considered an essential part of the infrastructure and shall work with local school districts to see that facilities and services are provided to meet educational needs.
- 3.I.5. The County shall encourage the location of schools in areas with safe pedestrian and bicycle access.
- 3.I.6. The County shall forward all general plan, area plan, specific plan, zoning, subdivision and annexation applications, and related environmental documents to the school district(s) which may be affected by the applications for review at the earliest possible stage in the application review process.

- 3.I.7. Specific plan and area plans shall identify school facilities required to serve the development encompassed by the plans and shall provide a mechanism to ensure that the school facilities will be available concurrent with the need for the facilities.

School Financing Policies

- 3.I.8. Where legally permissible, the County shall provide a mechanism which, along with State and local sources, requires development projects to fully mitigate their impacts on school facilities if the affected school district documents to the Planning Commission and Board of Supervisors that adequate school facilities cannot be made available concurrent with the need for such facilities. The documentation shall include, but is not necessarily limited to, all of the following:
- a. The school district has imposed school mitigation fees pursuant to *Government Code* Section 53080 and said fees are not adequate to address school facility impacts;
 - b. The school district has filed a copy of its adopted School Facilities Master Plan with the Planning Department; and
 - c. The school district demonstrates that it has pursued and exhausted all other legally permissible means of providing adequate facilities to serve the development project.
- 3.I.9. The County shall support the use of special school funding mechanisms such as local fees, assessment districts, and bond issues.
- 3.I.10. The County shall encourage school districts to take actions necessary to qualify for state school funds. The County shall support enactment of state legislation to finance the construction of new schools and shall support the modification of state laws and regulations to improve the funding of new school sites and facilities.
- 3.I.11. Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 3.I.12. The County and the school districts should work together in using existing school facilities for non-school-related and child care activities.

Higher Education Policies

- 3.I.13. The County shall support and promote the development of higher education facilities in Madera County.

J. UTILITIES

Goal 3.J: To provide efficient and cost-effective utilities.

Policies

- 3.J.1. The County shall facilitate the provision of adequate gas and electric, communications, and telecommunications service and facilities to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.
- 3.J.2. The County shall work with local gas and electric utility companies to design and locate appropriate expansion of gas and electric systems.
- 3.J.3. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.

SECTION 4

RECREATIONAL AND CULTURAL RESOURCES

A. PUBLIC RECREATION AND PARKS

Goal 4.A: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

- 4.A.1. The County shall ensure that a mechanism is in place to assure the development of new recreational facilities as new residential development occurs.
- 4.A.2. The County shall promote the continued and expanded use of national forest, national park, and wilderness areas to meet the recreational needs of Madera County residents.
- 4.A.3. The County shall support and participate in the development of the San Joaquin River Parkway.
- 4.A.4. The County shall strive to achieve and maintain a standard of three acres of improved parkland per 1,000 population.
- 4.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with local authority and state law (e.g., Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 4.A.6. The County shall consider the creation of assessment districts, county service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development of parkland and/or historical properties as development occurs in the county.
- 4.A.7. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- 4.A.8. The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- 4.A.9. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.

Implementation Programs

- 4.1. 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. 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.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: As funds are available

- 4.2. As new development occurs, the County shall consider 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.

Responsibility: Engineering Department
 Time Frame: Ongoing
 Funding: Various

B. PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 4.B: To encourage development of private recreational facilities.

Policies

- 4.B.1. The County shall encourage development of private recreation facilities to reduce demands on public agencies.

C. RECREATIONAL TRAILS

Goal 4.C: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

- 4.C.1. The County shall support development of a countywide trail system
- 4.C.2. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.
- 4.C.3. The County shall promote the development of a public trail system in connection with development of the San Joaquin River Parkway.

Implementation Programs

- 4.3. The County should prepare and periodically update a trails plan in conjunction with each area plan and/or specific plan. Trails plans should designate trail components for equestrians, hikers,

and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

Responsibility: Madera County Transportation Commission
Planning Department
Time Frame: FY 96-97; ongoing as funds are available
Funding: General Fund

D. HISTORICAL AND CULTURAL RESOURCES

Goal 4.D: To identify, protect, and enhance Madera County's important historical, archaeological, paleontological, and cultural sites and their contributing environment.

Policies

- 4.D.1. The County shall solicit the views of the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- 4.D.2. The County shall coordinate with the cities and advisory councils in the county to promote the preservation and maintenance of Madera County's paleontological, archaeological, and historical resources.
- 4.D.3. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment.
- 4.D.4. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts. If significant archaeological and cultural resources are open to the public, the County shall control public access to prevent damage or vandalism.
- 4.D.5. The County shall provide for the placement of historical markers or signs on adjacent county roadways and major thoroughfares to attract and inform visitors of important historic resource sites.
- 4.D.6. The County shall encourage the preservation of the original architectural character of significant historic structures and districts. To this end, the County shall use the State *Historic Building Code*.
- 4.D.7. The County will use existing legislation and propose local legislation for the identification and protection of cultural resources and their contributing environment.
- 4.D.8. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property.

Implementation Programs

- 4.4. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older.

Responsibility: Planning Department
Board of Supervisors
Time Frame: FY 97-98; ongoing
Funding: Mitigation fees
Permit fees

- 4.5. The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

Responsibility: Planning Department
Board of Supervisors
Assessor
Time Frame: FY 97-98
Funding: Grants
General Fund

- 4.6. The County shall appoint a County Landmarks Commission to establish archival standards, prepare an inventory of all historic, cultural, and archaeological resources in the county, and promote their preservation.

Responsibility: Board of Supervisors
Time Frame: FY 96-97
Funding: Grants
General Fund

- 4.7. The County shall adopt a historic district overlay zone to apply to areas containing significant historic structures.

Responsibility: Planning Department
Board of Supervisors
Time Frame: FY 97-98
Funding: General Fund

SECTION 5

AGRICULTURAL AND NATURAL RESOURCES

A. AGRICULTURE

Goal 5.A: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Madera County's agricultural economy.

Agricultural Land Use Policies

- 5.A.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated new growth areas, existing communities, and/or cities.
- 5.A.2. The County shall discourage the conversion of prime agricultural land to urban uses unless an immediate and clear need can be demonstrated that indicates a lack of land for non-agricultural uses.
- 5.A.3. The County shall seek to ensure that new development and public works projects do not encourage further expansion of urban uses into designated agricultural areas.
- 5.A.4. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into parcels smaller than permitted by the zoning.
- 5.A.5. The County shall allow the conversion of existing agricultural land to urban uses only within designated urban and rural residential areas, new growth areas, and within city spheres of influence where designated for urban development on the General Plan *Land Use Diagram*.
- 5.A.6. The County shall encourage continued and, where possible, increased agricultural activities on lands designated for agricultural uses.
- 5.A.7. The County shall encourage agricultural soil conservation practices such as crop rotation, cover crops, and coordinated disking times to reduce wind erosion. The County shall also encourage farmers and ranchers to develop farm or ranch plans with the appropriate U.S. Soil Conservation Service district office.
- 5.A.8. The County shall encourage land improvement programs to increase soil productivity in those agriculturally-designated areas containing lesser quality soils.
- 5.A.9. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agriculturally-designated areas.
- 5.A.10. The County shall support merging or reversion to acreage of substandard lots in "paper subdivisions" in agriculturally-designated areas under the same ownership and not being used as separate parcels.

- 5.A.11. The County shall facilitate agricultural production by allowing agricultural service uses (i.e., commercial and industrial uses) to locate in agriculturally-designated areas if they relate to the primary agricultural activity in the area. The County shall use the following guidelines to analyze the suitability of a proposed agricultural service use:
- a. The use will not adversely affect agricultural production in the area;
 - b. The use supports local agricultural production; and
 - c. It is compatible with existing agricultural activities and residential uses in the area.
- 5.A.12. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program, particularly on the edges of new growth areas.

Land Use Conflict Policies

- 5.A.13. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.
- 5.A.14. The County shall continue to enforce the provisions of its *Right-to-Farm Ordinance* and of the existing state nuisance law.
- 5.A.15. The County shall encourage educational programs to inform Madera County residents of the importance of protecting farmland.

Economic Viability of Agriculture Policies

- 5.A.16. The County shall support opportunities to promote and market agricultural products grown or processed within Madera County (such as farmers' markets) as a part of the economic development activities of local agencies.
- 5.A.17. The County shall permit a wide variety of promotional and marketing activities for county-grown products in all agricultural zone districts.
- 5.A.18. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Madera County. Secondary and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals.
- 5.A.19. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators.

B. FOREST RESOURCES

Goal 5.B: To conserve Madera County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

Policies

- 5.B.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.
- 5.B.2. The County shall discourage development that conflicts with timberland management.
- 5.B.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.
- 5.B.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.
- 5.B.5. The County shall encourage and promote the productive use of wood waste generated in the county.
- 5.B.6. The County shall encourage and support conservation programs to reforest private timberlands.

C. WATER RESOURCES

Goal 5.C: To protect and enhance the natural qualities of Madera County's streams, creeks and groundwater.

Policies

- 5.C.1. The County shall protect preserve areas with groundwater recharge capabilities and minimize placement of potential sources of pollution in such areas.
- 5.C.2. The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.
- 5.C.3. The County shall require new development of facilities near rivers, creeks, reservoirs, or substantial groundwater recharge areas to mitigate any potential impacts of release of pollutants in flood waters, flowing river, stream, creek, or reservoir waters.
- 5.C.4. The County shall require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities, and shall encourage that storm drainage systems use BMPs.
- 5.C.5. The County shall approve only wastewater disposal facilities that will not contaminate groundwater or surface water.
- 5.C.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.
- 5.C.7.

- 5.C.8. The County shall protect groundwater resources from contamination and further overdraft by encouraging water conservation efforts and supporting the use of surface water for urban and agricultural uses wherever feasible.
- 5.C.9. The County shall support the policies of the San Joaquin River Parkway Plan to protect the San Joaquin River as an aquatic habitat and a water source.

[See also policies/programs under 3.C. Water Supply and Delivery, starting on page 39; 3.E. Stormwater Drainage and Flood Control and 6.B. Flood Hazards]

Implementation Programs

- 5.1. The County shall inform the public and prospective developers about those sections of the *California Fish and Wildlife Code* that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding:	Permit fees

D. WETLAND AND RIPARIAN AREAS

Goal 5.D: To protect wetland communities and related riparian areas throughout Madera County as valuable resources.

Policies

- 5.D.1. The County shall comply with the wetlands policies of the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.
- 5.D.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands through any combination of avoidance, minimization, or compensation. The County shall support mitigation banking programs that can provide the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.
- 5.D.3. The County shall require development to be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.
- 5.D.4. The County shall require riparian protection zones around natural watercourses. Riparian protection zones shall include the bed and bank of both low and high flow channels and associated riparian vegetation, the band of riparian vegetation outside the high flow channel, and buffers of 100 feet in width as measured from the top of bank of unvegetated channels and 50 feet in width as measured from the outer edge for the canopy of riparian vegetation. Exceptions may be made in existing developed areas where existing development and lots are located within the setback areas.

- 5.D.5. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the feeding or nesting of wildlife species associated with these wetland and riparian areas.
- 5.D.6. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for creating new riparian habitats within or near the project area at a ratio of 3:1 acres of new habitat for every acre destroyed.
- 5.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored, where possible.
- 5.D.8. The County shall support the goals and policies of the San Joaquin River Parkway Plan to preserve existing habitat and maintain, enhance, or restore native vegetation to provide essentially continuous riparian and upland habitat for wildlife along the river between Friant Dam and the Highway 145 crossing.

Implementation Programs

- 5.2. The County shall work toward the acquisition by public 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 should include provisions for maintenance and management in perpetuity.

Responsibility:	Public Works Department Planning Department
Time Frame:	Ongoing
Funding:	Mitigation fees State and federal grants

- 5.3. The County shall adopt an ordinance for riparian protection zones identifying allowable activities in riparian protection zones and allowable mitigation techniques.

Responsibility:	Planning Department
Time Frame:	FY 97-98
Funding:	General Fund

E. FISH AND WILDLIFE HABITAT

Goal 5.E: To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

Policies

- 5.E.1. The County shall identify and protect critical nesting and foraging areas, important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife movement corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.
- 5.E.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained.
- 5.E.3. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by the California Department of Fish and Game officials and the U.S. Fish and Wildlife Service.
- 5.E.4. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. The County shall consider developing a formal habitat conservation plan in consultation with federal and state agencies, as well as other resource conservation organizations. Such a plan would provide a mechanism for the acquisition and management of lands supported by threatened and endangered species.
- 5.E.5. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife through maintenance of habitat diversity.
- 5.E.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife, if this preservation does not threaten the economic well-being of the county.
- 5.E.7. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within the county, whenever possible.
- 5.E.8. The County shall ensure close monitoring of pesticide use in areas adjacent to habitats of special status plants and animals.
- 5.E.9. The County shall promote effective methods of ground squirrel control on croplands bordering sensitive habitat that do not place kit foxes and other special-status species at risk.
- 5.E.10. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a qualified biologist. The evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources and will either identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible.
- 5.E.11. The County shall provide for a minimum 200 foot wildlife corridor along the San Joaquin River between Friant Dam and the Highway 145 crossing, consistent with the San Joaquin River

Parkway Plan. The County shall require a buffer with a minimum width of 150 feet between existing or planned urban or suburban uses. Exceptions may be necessary where the minimum width is infeasible due to topography or other physical constraints. In these instances, an offsetting expansion on the opposite side of the river should be provided.

Implementation Programs

- 5.4. The County shall initiate detailed inventories of ecologically significant resource areas, including unique natural areas, wetland areas, riparian areas, habitats of rare, threatened, endangered, and other uncommon and special-status species. The inventory should be conducted as area plans, specific plans, planned unit developments (PUDs), or other planning projects are considered by the County. The inventory should 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 should be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes.

Responsibility: Planning Department
 Time Frame: FY 96-97; ongoing
 Funding: General Fund

- 5.5. The County shall maintain current maps that indicate the extent of critical habitat for important fish and game species, as these maps are made available by the California Department of Fish and Game (CDFG). The relative importance of these game species shall be determined by the County, in consultation with CDFG, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed *area plans*, *specific plans*, and any project development proposals to determine compatibility of development with maintenance and enhancement of important fish and game species.

Responsibility: Planning Department
 Time Frame: Ongoing
 Funding: General Fund

- 5.6. The County shall investigate costs and possible funding sources for development of a habitat conservation plan.

Responsibility: Planning Department
 Time Frame: FY 96-97
 Funding: General Fund

F. VEGETATION

Goal 5.F: To preserve and protect the valuable vegetation resources of Madera County.

Policies

- 5.F.1. The County shall encourage landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.

- 5.F.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permit approval or for project mitigation.
- 5.F.3. The County shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.
- 5.F.4. The County shall ensure that landmark trees are preserved and protected.
- 5.F.5. The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects. The County shall consider developing a formal habitat conservation plan in consultation with federal and state agencies, as well as other resources conservation organizations. Such a plan would provide a mechanism for the acquisition and management of land supporting threatened and endangered species
- 5.F.6. The County shall require that new development preserve natural woodlands to the maximum extent possible.
- 5.F.7. The County shall require that development on hillsides be limited to maintain valuable natural vegetation, especially forests and open grasslands, and to control erosion.
- 5.F.8. The County shall support the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.

Implementation Programs

- 5.7. 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; 2) species of special concern as designated by California Department of Fish and Game; and 3) California Fully Protected animals as defined by *California Fish and Game Code*. In addition to updating the list as new information becomes available, the list should be reviewed and amended at least once every two years.

Responsibility:	Planning Department
Time Frame:	FY 96-97; every two years thereafter
Funding:	General Fund

G. GEOLOGIC RESOURCES

Goal 5.G: To preserve and enhance unique geologic sites within Madera County.

Policies

- 5.G.1. The County shall protect unique geologic resources from incompatible development.

- 5.G.2. The County shall support the nomination of unique geologic sites in the county for inclusion in the National Register of Geologic Landmarks.

Implementation Programs

- 5.8. The County shall conduct an inventory of unique geologic resources in Madera County and nominate or assist in their nomination for inclusion in the National Register of Geologic Landmarks.

Responsibility:	Planning Department
Time Frame:	FY 97-98
Funding:	General Fund

H. OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Goal 5.H: To preserve and enhance open space lands to maintain the natural resources of the county.

Policies

- 5.H.1. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space. To the extent feasible, the County shall permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.
- 5.H.2. The County shall require that new development be designed and constructed to preserve the following types of areas and features as open space to the maximum extent feasible:
- a. High erosion hazard areas;
 - b. Scenic and trail corridors;
 - c. Streams and streamside vegetation;
 - d. Wetlands;
 - e. Other significant stands of vegetation;
 - f. Wildlife corridors; and
 - g. Any areas of special ecological significance.
- 5.H.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.
- 5.H.4. Recognizing the importance of both public and privately-owned open space, the County shall encourage both private and public ownership and maintenance of open space.
- 5.H.5. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design.

Implementation Programs

- 5.9. The County will review and revise the planned zoning districts of the *Zoning Ordinance* to add provisions for the protection of significant natural, open space, and cultural resources.

Responsibility: Planning Department
Time Frame: FY 96-97
Funding: General Fund

I. MINERAL RESOURCES

Goal 5.I: To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated, and to provide for the timely rehabilitation and appropriate reuse of mining sites.

Policies

- 5.I.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts. The buffer area shall be zoned Agricultural, Rural, Exclusive-20 Acre or -40 Acre (ARE-20 and ARE-40) .
- 5.I.2. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources, except where the California Department of Mines and Geology agrees that economic or environmental considerations make mineral extraction infeasible.
- 5.I.3. The County shall discourage the development of any uses that would be incompatible with adjacent mining operations or would restrict future extraction of significant mineral resources.
- 5.I.4. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations.
- 5.I.5. The County shall coordinate its mineral extraction policies and regulations with Fresno County, the City of Fresno, and Merced County. The County shall refer applications for mining operations in locations near or adjacent to a city or another county to the affected city or county for review and comment.
- 5.I.6. The County shall require that all mining operations prepare and implement mining plans and reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

SECTION 6

HEALTH AND SAFETY

A. SEISMIC AND GEOLOGICAL HAZARDS

Goal 6.A: To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

Policies

- 6.A.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils).
- 6.A.2. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes. Areas of known landslides should be designated for open space uses.
- 6.A.3. The County shall limit development in areas of steep or unstable slopes to minimize hazards from landslides. Development will be prohibited in areas with slopes of 30 percent or more unless it can be demonstrated by a registered engineer or registered engineering geologist that such development will not present a public safety hazard.
- 6.A.4. The County shall continue to support scientific geologic investigations that refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, and other hazardous conditions in Madera County.

Implementation Programs

- 6.1. The County shall continue to enforce provisions of the California Building Code that address seismic concerns.

Responsibility:	Engineering Department, Building Division
Time Frame:	Ongoing
Funding:	General Fund

- 6.2. The County shall undertake an inventory of all buildings in the county which are unsound under moderate seismic activity, including unreinforced masonry structures. Depending on the extent of the such structures, the County will establish a program to provide for the repair or replacement of identified hazardous structures.

Responsibility:	Engineering Department, Building Division
Time Frame:	FY 97-98
Funding:	General Fund

B. FLOOD HAZARDS

Goal 6.B: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

Policies

Land Use and Development

- 6.B.1. The County shall prohibit uses in designated floodways except those that do not adversely affect flood elevations or velocities, and are tolerant of occasional flooding, such as agriculture, outdoor recreation, mineral extraction, and natural resource areas.
- 6.B.2. The County shall require evaluation of potential flood hazards prior to approval of development projects and shall regulate development in urban and urbanizing areas per State law addressing 100-year and 200-year level of protection consistent with the current Central Valley Flood Protection Plan or the Federal Emergency Management Agency (FEMA) standard of flood protection.
- 6.B.3. The County shall not approve any new development agreement, building permit or entitlement, or tentative or parcel map, or any other entitlement, unless it finds one of the following:
 - (1) The flood control facilities provide a 100-year level of protection consistent with the current Central Valley Flood Protection Plan or the Federal Emergency Management Agency (FEMA) standard of flood protection;
 - (2) Conditions imposed on the development will protect the property at a 100-year level of protection consistent with the current Central Valley Flood Protection Plan or the Federal Emergency Management Agency (FEMA) standard of flood protection.; or
 - (3) The local flood management agency has made “adequate progress” on the construction of a flood protection system which will result in protection equal or greater than the a 100-year level of protection consistent with the current Central Valley Flood Protection Plan or the Federal Emergency Management Agency (FEMA) standard of flood protection.
- 6.B.4. The County shall require, for areas protected by levees, all new developments to include a notice within the deed that the property is protected from flooding by a levee and that the property can be subject to flooding if the levee fails or is overwhelmed.
- 6.B.5. The County shall require project applicants to secure an encroachment permit from the Central Valley Flood Protection Board for any project that falls within the jurisdiction regulated by the Board (e.g., levees, designated floodways).

Project Design

- 6.B.6. The County shall require flood-proofing of structures in areas subject to flooding and shall require that all development within special flood hazard areas (SFHA) be designed and constructed in a manner that will not cause floodwaters to be diverted onto adjacent property or increase flood hazards to other areas.

- 6.B.7. The County shall require adequate setbacks from flood control levees consistent with Federal, State, and local design and management standards, and for new development adjacent to an existing or planned levee to dedicate the levee footprint and necessary setback areas in a manner acceptable to the appropriate levee maintaining agency. The County shall prohibit new development from using levees as a primary access point.
- 6.B.8. The County shall provided verbal assistance or other cost-effective measures for reducing flood risk to existing structures located in Federal, State, and/or local determined special flood hazard areas.

Flood Protection Facilities and Plans

- 6.B.9. The County shall strive to ensure that all levees protecting urban or urbanizing areas provide a minimum of 100-year flood protection in accordance with the Madera County Code (Title 14, Section IV. Flood Damage Prevention) and the Federal Emergency Management Agency (FEMA) standard of flood protection.
- 6.B.10. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.
- 6.B.11. The County shall develop strategies to improve and maintain flood control facilities to withstand seismic and geologic impacts.
- 6.B.12. The County shall require new flood control projects within areas subject to any flood event to be constructed in a manner that will not cause floodwaters to be diverted onto adjacent property or increase flood hazards to property downstream and/or upstream.
- 6.B.13. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.
- 6.B.14. The County shall periodically update the Land Use Element to reflect current floodplain mapping data.
- 6.B.15. The County shall support Federal and State reservoir management practices and reservoir improvements that increase Madera County's level of flood protection.
- 6.B.16. The County shall ensure that all County flood plans and regulations are consistent with the Central Valley Flood Protection Plan.
- 6.B.17. The County shall support inspection and maintenance programs for dams protecting the county from flooding, such as the California Department of Water Resources Dam and Safety Program.
- 6.B.18. The County shall restrict uses in designated floodways to those that are tolerant of occasional flooding and do not restrict or alter flow of flood waters. Such uses may include agriculture, outdoor recreation, mineral extraction, and natural resource areas.
- 6.B.19. The County shall require that areas protected from flooding by levees be designed to provide multiple escape routes for residents and access for emergency services in the event of a levee or dam failure.

- 6.B.20. The County shall participate in the National Flood Insurance Program and the Community Rating System, including:
- maintaining at least the minimum National Flood Insurance Program requirements, and adopt more stringent standards to further promote sound flood plain management when appropriate;
 - promoting the purchase of flood insurance;
 - undertaking outreach campaigns to inform the public of the risk of flooding; and
 - coordinating with Federal, State, and local agencies on efforts to enhance the effectiveness of the implementation of the National Flood Insurance Program.
- 6.B.21. The County shall maintain and implement the following plans for dam failure and flood evacuation:
- Madera County Emergency Action Plan; and
 - Madera County Local Hazard Mitigation Plan

Coordination

- 6.B.22. The County shall coordinate with local, regional, State, and Federal agencies to define existing and potential flood problem areas associated with expected impacts from climate change and develop strategies to improve and maintain flood control facilities accordingly.
- 6.B.23. The County shall collaborate with State and local flood management agencies to provide relocation assistance or other cost-effective measures for reducing flood risk to existing economically disadvantaged communities located in non-urbanized areas.
- 6.B.24. The County shall continue cooperative working relationships with public agencies with responsibility for flood protection, including but not limited to the cities within Madera County, the USACE, CalEMA, DWR, FEMA, and the Central Valley Flood Protection Board.

[See also policies/programs under 3.E. Storm Drainage and Flood Control]

Implementation Programs

- 6.3. The County shall continue to 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 will determine whether the proposed project is within the 100-year floodplain based on these maps.

Responsibility:	Public Works Department Planning Department
Time Frame:	Ongoing
Funding:	General Fund

- 6.4. The County shall review, on an annual basis, those portions of the unincorporated area that are subject to flooding, based on mapping prepared by the Federal Emergency Management Agency and/or the Department of Water Resources, and amend the General Plan as appropriate to reflect any changes.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.5. The County shall review and update the General Plan, as necessary, to maintain consistency with the Central Valley Flood Protection Plan, which is updated by the California Department of Water Resources (DWR) every five years. Upon any update of the General Plan to address changes in the Central Valley Flood Protection Plan, the County shall review and update, as necessary County codes, the local Emergency Action Plan, and Local Hazard Mitigation Plan to be consistent with the General Plan.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.6. The County shall review and update, as necessary, the Madera County Emergency Action Plan, Checklist, and Madera County Local Hazard Mitigation Plan every five years.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.7. The County shall develop, maintain, and implement a floodplain management programs in Federal, State, and locally determined special flood hazard areas that give priority to regulation of land uses over development of structural controls as a method of reducing flood damage.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.8. The County shall review and update, as needed, the Federal, State and local defined Special Flood Hazard Areas provisions contained in the Madera County Code (Title 14, Section IV. Flood Damage Prevention) when required to ensure adequate protection for structures located within identified flood zones.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.9. The County shall monitor its eligibility to participate in the FEMA Community Rating System Score.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.10. In conjunction with the annual General Plan report, the County shall prepare and annually submit to the California Department of Water Resources and the Central Valley Flood Protection Board a flood management report on project or non-project levees that benefit land within protected by the levees.

Responsibility: Public Works Department
Planning Department
Time Frame: 2015/16; Ongoing
Funding: General Fund

- 6.11. The County shall provide information to inform the general public and potentially affected property owners about flood hazards, potential dam failure inundation, and evacuation plans. The County shall provide the public with information related to Federal Emergency Management Agency floodplain and Flood Insurance Rate Maps.

Responsibility: Public Works Department
Planning Department
Time Frame: Ongoing
Funding: General Fund

C. FIRE HAZARDS

- Goal 6.C:** To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

Policies

- 6.C.1. The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards. In areas with high or extreme wildfire hazards, the County shall limit parcel sizes to 22 acres or larger or encourage clustered or planned residential development with on-site fire suppression measures.
- 6.C.2. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.
- 6.C.3. New development shall be required to have water systems that meet County fire flow requirements. Where minimum fire flow is not available to meet County standards, alternate fire protection measures, including sprinkler systems, shall be identified and may be incorporated into development if approved by the appropriate fire protection agency.
- 6.C.4. The County shall review project proposals to identify potential fire hazards and prevent or mitigate such hazards to acceptable levels of risk.

- 6.C.5. The County shall require development to have adequate access for fire and emergency vehicles and equipment. All major subdivisions shall have two points of ingress and egress.
- 6.C.6. The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.
- 6.C.7. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county.
- 6.C.8. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.
- 6.C.9. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 6.C.10. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.
- 6.4. The County shall periodically evaluate fire protection services in the county to determine if fire protection resources are being effectively and efficiently used.

Responsibility: County Administrative Office
Fire Department
Time Frame: Periodically
Funding: General Fund

- 6.5 The County shall review all buildings and structures during the building permit stage to ensure that they are constructed according to county and state fire safety standards.

Responsibility: Engineering Department, Building Division
Fire Department
Time Frame: Ongoing
Funding: General Fund
Building permit fees

- 6.6. The County shall develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

Responsibility: Fire Department
Time Frame: Ongoing
Funding: General Fund

[See also policies/programs under 3.H. Fire Protection Services, starting on page 43]

D. AIRPORT HAZARDS

Goal 6.D: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport hazards.

Policies

- 6.D.1. The County shall ensure that new development around airports does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.
- 6.D.2. The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.
- 6.7. The County shall review all development projects within the overflight zones of Madera County airports for consistency with applicable airport comprehensive land use plans (CLUPs).

Responsibility:	Planning Department Planning Commission
Time Frame:	Ongoing
Funding:	Permit fees

E. EMERGENCY MANAGEMENT

Goal 6.E: To ensure the maintenance of an emergency action plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or technological disasters.

Policies

- 6.E.1. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation. Additionally, the County shall require that these facilities are designed to ensure access during the occurrence of a flood.
- 6.E.2.
- 6.E.3. The County shall continue to maintain, periodically update, and test the effectiveness of its *Emergency Action Plan*.
- 6.E.4. The County shall coordinate emergency preparedness, response, recovery, and mitigation activities with special districts, service agencies, voluntary organizations, cities within the county, surrounding cities and counties, and state and federal agencies.
- 6.E.5. The County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, and explosions.

Implementation Programs

- 6.12. The County shall develop and maintain agreements with other local, state, and federal agencies to ensure coordinated disaster response.

Responsibility: County Administrative Office
 Sheriff's Office, Emergency Services
 Time Frame: Ongoing
 Funding: General Fund

- 6.13. The County shall periodically conduct emergency exercises to evaluate the County's emergency planning, operations, and training.

Responsibility: County Administrative Office
 Public Works Department
 Sheriff's Office, Emergency Services
 Time Frame: Ongoing
 Funding: General Fund

F. PUBLIC SAFETY AND EMERGENCY MANAGEMENT FACILITIES

- Goal 6.F:** To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services.

Policies

- 6.F.1. The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural hazards, such as earthquakes or floods.
- 6.F.2. The County shall, within its authority, ensure that emergency dispatch centers, emergency operations centers, communications systems, vital utilities, and other essential public facilities necessary for the continuity of government be designed in a manner that will allow them to remain operational during and following an earthquake, flood, or other disaster.

Implementation Programs

- 6.14. The County shall conduct an evaluation of County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or geological or seismic hazards, and shall analyze the extent of acceptable risk of the effects of such flooding or ground failure.

Responsibility: Public Works
 Office of Emergency Services
 Time Frame: FY 96-97
 Funding: General Fund

G. HAZARDOUS MATERIALS

Goal 6.G: To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

Policies

- 6.G.1. The County shall ensure that the use and disposal of hazardous materials in the county complies with local, state, and federal safety standards
- 6.G.2. The County shall encourage source reduction, recycling, and on-site treatment of hazardous wastes to reduce hazardous waste generation and disposal.
- 6.G.3. The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- 6.G.4. The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).
- 6.G.5. The County shall strictly regulate the storage of hazardous materials and wastes.
- 6.G.6. The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- 6.G.7. The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- 6.G.8. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- 6.G.9. The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.
- 6.G.10. The County shall identify sites as specified in the *County Hazardous Waste Management Plan* that are appropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
- 6.G.11. The County shall work with local fire protection and other agencies to ensure an adequate countywide response capability to hazardous materials emergencies.

Implementation Programs

- 6.11. The County shall maintain and implement the *County Hazardous Waste Management Plan* (CHWMP). The plan addresses the following: hazardous waste generators; emergency response programs; transportation, storage, collection, treatment, and disposal of hazardous wastes generated within Madera County; the siting of hazardous waste facilities; and enforcement activities. Any proposed hazardous waste facility or expansion of an existing hazardous waste facility shall be consistent with the CHWMP.

Responsibility: Engineering Department
Environmental Health Department
Planning Department
Time Frame: Ongoing
Funding: Tipping fees
General Fund

- 6.12. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.

Responsibility: County Administrative Office
Fire Department
Sheriff's Department
Time Frame: Ongoing
Funding: General Fund

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SECTION 7

NOISE

Goal 7.A: To protect County residents from the harmful and annoying effects of exposure to excessive noise.

Transportation Noise Source Policies

- 7.A.1 Development of new noise-sensitive land uses, including residential uses, schools, hospitals and convalescent homes, shall not be permitted in areas exposed to existing or projected future noise levels from transportation noise sources which exceed 60 dB L_{dn} in outdoor activity areas and 45 dB L_{dn} in interior spaces with the exception that in areas adjacent to State Route 99 and the mainlines of the Southern Pacific Railroad and the Santa Fe Railway an exterior noise level standard of 65 dB L_{dn} will be applied. Transportation noise sources include vehicular traffic on public roadways, aircraft in flight, and railroad line operations.
- 7.A.2 Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB L_{dn} within the outdoor activity areas of existing or planned noise-sensitive land uses and 45 dB L_{dn} in interior spaces of existing or planned noise-sensitive land uses.
- 7.A.3 The County shall request the California Highway Patrol, the sheriff's office, and local police departments to actively enforce the *California Vehicle Code* sections relating to adequate vehicle mufflers and modified exhaust systems.

Non-transportation Noise Source Policies

- 7.A.4 Development of new noise-sensitive land uses shall not be permitted where the noise level from existing non-transportation noise sources exceeds the noise level standards of Table 7.A.4.

TABLE 7.A.4**MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES¹**

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

¹As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers at the property line.

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

- 7.A.5 Noise which will be created by new non-transportation noise sources, or existing non-transportation noise sources which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards of Table 7.A.4 on lands designated for noise-sensitive uses. This policy does not apply to noise levels associated with agricultural operations.
- 7.A.6 The County shall enforce the *State Noise Insulation Standards* (California Code of Regulations, Title 24) and Chapter 35 of the California Building Code concerning interior noise exposure for multi-family housing, hotels and motels.
- 7.A.7 Where the development of a project may result in land uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies of the noise section of the *General Plan*, the County shall require an acoustical analysis early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. The requirements for the content of an acoustical analysis are given in Table 7.A.7.

TABLE 7.A.7
REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to Policy 7.A.7 shall:

- A. Be the financial responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described. When the use being studied is a commercial use, all noise sources related to the service and maintenance of the facility shall be considered, including parking lot and landscape maintenance, refuse collection and truck loading/unloading activities.
- D. Estimate existing and projected (20 years) noise levels and compare those levels to the adopted policies of the noise section of the *General Plan*. Projected future noise levels shall take into account noise from planned streets, highways and road connections.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies of the noise section of the *General Plan*, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.
- G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

7.A.8 [Blank]

7.A.9 Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direction means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz. (Resolution No. 2010-043)

7.A.10 Operation or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at the location where the sensitivity exists such as the property line of a residential development or from the location of residence constructed on agricultural property. (Resolution No. 2010-043)

Implementation Measures

- 7.1. The County shall review new public and private development proposals to determine conformance with the policies of the noise section of the *General Plan*.

Responsibility: Planning Department
Department of Environmental Health
Engineering Department, Building Division
Time Frame: Ongoing
Funding: Permit fees

- 7.2. The County shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.

Responsibility: Planning Department
Department of Environmental Health
Engineering Department, Building Division
Time Frame: Ongoing
Funding: General Fund
Permit fees

- 7.3. The County shall develop and employ procedures to monitor compliance with the policies of the noise section of the *General Plan* after completion of projects where noise mitigation measures have been required.

Responsibility: Planning Department
Department of Environmental Health
Engineering Department, Building Division
Time Frame: Ongoing
Funding: General Fund
Permit fees

- 7.4. The County shall periodically review and update the noise section of the *General Plan* to ensure that noise exposure information and specific policies are consistent with changing conditions within the county and with all new noise control regulations or policies.

Responsibility: Planning Department
Department of Environmental Health
Engineering Department, Building Division
Time Frame: Ongoing
Funding: General Fund
Permit fees

SECTION 8

ADMINISTRATION AND IMPLEMENTATION

Goal 8.A: To provide for the ongoing administration and implementation of the *General Plan*.

Policies

- 8.A.1. The County shall review the *General Plan* annually and revise it as deemed necessary.
- 8.A.2. The *General Plan*, including *area plans*, shall be amended no more than four times per year. Each amendment, however, may include multiple changes.
- 8.A.3. The County shall conduct a major review of the *General Plan*, including the *General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.
- 8.A.4. The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the *General Plan*.

Implementation Programs

- 8.1. 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.

Responsibility: Planning Commission
Planning Department
Time Frame: FY 96-97; annually thereafter
Funding: General Fund

- 8.2. The County shall conduct a major review of the *Countywide General Plan*, including the *General Plan Policy Document* and *Background Report*, every five years and revise it as deemed necessary.

Responsibility: Board of Supervisors
Planning Commission
Planning Department
Time Frame: FY 2000-2001; every five years thereafter
Funding: General Fund

8.3. The County shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the *General Plan*. These shall include the following:

- a. *Zoning Ordinance*
- b. *Subdivision Ordinance*
- c. *Grading Ordinance*
- d. *Environmental Review Ordinance*
- e. *Building Code*

Responsibility: Planning Department
Engineering Department
Building Division
Planning Commission
Board of Supervisors
Time Frame: FY 96-97; as necessary
Funding: General Fund

8.4. The County shall implement the provisions of this *General Plan* through its ongoing project review process.

Responsibility: Planning Department
Planning Commission
Board of Supervisors
Time Frame: FY 96-97; as necessary
Funding: General Fund

APPENDICES

APPENDIX A

POLICY DOCUMENT GLOSSARY

Affordable housing - Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

Agricultural buildings - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products.

Area plan - A geographically-specific element of the Madera County *General Plan*.

Best management practices (BMPs) - Any program, technology, process, siting criteria, operating method, measure, or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem and physical and geopolitical setting.

Buffer - Areas or bands of land that serve to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture.

California Environmental Quality Act (CEQA) - A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvement Program (CIP) - A plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Community Water and Sewer Systems - Water treatment and distribution systems and sewer collection, treatment, and disposal systems that serve multiple residential, commercial, industrial, and/or other uses, are usually operated by public agencies, where property owners served usually pay fees for the service.

CNEL - Community Noise Equivalent Level; 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Db - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Development - The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Discretionary Development- Development project which requires the exercise of judgment or deliberation when the County decides to approve or disapprove a particular activity, as distinguished from situations where the County has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Fire hazard area - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Floor-Area-Ratio (FAR) - The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Forest practice rules - The provisions that govern commercial timber production as regulated by the state Board of Forestry and administered by the California Department of Forestry and Fire Protection (CDF). Special forest practices rules may be proposed by counties to modify the general rules and address local concerns.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Implementation program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action, a time frame for its accomplishment, and funding source(s), if applicable.

L_{dn} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Landmark trees - a tree or grove of trees designated by resolution of the Madera County Board of Supervisors to be of historic or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

Level of service (LOS) standard - A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic) - A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

Level of Service A Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO) - A statutorily-required five-member commission in Madera County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Net acreage - The developable area of a lot or parcel, excluding streets and rights of way.

New growth area - An area designated in the *General Plan* for extensive new mixed-use development for which an area plan must be prepared and adopted.

Noise sensitive uses - Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

100-year floodplain - Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Policy - A specific statement in text or diagram guiding action and implying a clear commitment.

Principal dwelling - A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Public water system - a water distribution system that serves multiple properties, and is operated or approved, regulated, and licensed by public agencies. Public water systems are usually operated by water districts, irrigation districts, cities, Madera County, or other special districts.

Riparian habitat - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Rural - Areas generally characterized by agricultural, timberland, open space, and very low density residential development (e.g., less than one dwelling unit per acre).

Rural community - A community which is not served by community water or sewer service or other urban services.

Significant ecological resource area - Habitat where state- or federally-listed threatened or endangered species, or other special status species, could occur.

Specific plan - A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan and/or area plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of influence (SOI) - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard - A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

State responsibility areas (SRA) - Areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the state Board of Forestry to be primarily the responsibility of the state.

Suburban - Areas generally characterized by low density residential development (e.g., 1 to 5 dwelling units per acre) and limited commercial uses.

Surface water - Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Timberland production zone (TPZ) - A classification that identifies nonfederal timber producing lands for special county tax assessments, as required by the state Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

Transportation control measures (TCM) - Any strategy to reduce vehicle trips, vehicle miles traveled, vehicle idling, or traffic congestion.

Urban - Areas generally characterized by moderate and higher density residential development (e.g., 5 or more dwelling)

Vernal pools - Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands - Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wildlife Habitat Relationships (WHR) System - A classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see *A Guide to Wildlife Habitats of California*, published by the California Department of Forestry and Fire Protection, 1988).

APPENDIX E

GENERAL PLAN DESIGNATION CORRESPONDENCE

Former County General Plan and City of Madera General Plan and City of Chowchilla General Plan

Madera County General Plan Land Use Designation	Corresponding Former Madera County General Plan Designation*	Corresponding City of Madera General Plan Designation	Corresponding City of Chowchilla General Plan Designation
Agriculture Exclusive (AE)	RM-20 AF (parcels > 36 ac) AG RCA I/A RDA in O'Neals Area (where underlying zoning is ARF/ARE-40)	Resource Conservation, Open Space, and Recreation	Agricultural Open Space Agricultural and Rural Uses
Agriculture (A)	RM-20 AF (parcels > 10 ac) RDA (where underlying zoning is ARF/ARE-40)	Resource Conservation, Open Space, and Recreation Residential Reserve	Agricultural Open Space Agricultural and Rural Uses Urban Reserve
Open Space (OS)	OS RCA (where publicly-owned land) AF in Coarsegold Area where publicly-owned land	Resource Conservation, Open Space, and Recreation	
Agricultural Residential (AR)	AF		
Rural Estate Residential (RER)	Not applied to Draft Land Use Diagram		
Rural Residential (RR)	RDA (North Fork Area) RM-10 RM-5 RMM RMS SF-22 AF (RM zoning) in Coarsegold Area MS		
Very Low Density Residential (VLDR)	SF-1 SF-2	Very Low Density (0.5-1.5 du/ac)	
Low Density Residential (LDR)	RUS	Low Density (2.0-5.5 du/ac)	Low Density Residential (3.0-6.0 du/ac) Medium Density Residential (3.0-7.0 du/ac)
Medium Density Residential (MDR)		Medium Density (6.0-12.0 du/ac)	Medium-High Density Residential (3.0-11.0 du/ac)
High Density Residential (HDR)	RUM	High Density (12.0-19.0 du/ac)	High Density Residential (?-22.0 du/ac)
Madera County General Plan Land Use Designation	Corresponding Former Madera County General Plan Designation*	Corresponding City of Madera General Plan Designation	Corresponding City of Chowchilla General Plan Designation
Neighborhood Commercial (NC)	CL	Neighborhood Commercial (FAR 0.35)	Community Commercial
Community Commercial (CC)	CM	Central Commercial (FAR 0.35, 1.0) Regional Commercial (AR 0.40)	Central Business Commercial

Highway Service Commercial (HSC)	CH	Highway Commercial (FAR 0.60)	Service Commercial
Heavy Commercial (HC)	CG	Service Commercial (FAR 0.60)	
Professional Office (PO)		Professional Office (FAR 0.65)	
Transit-oriented Commercial (TOC)			
Mixed Use Core (MUC)		Central Commercial Mixed Use	
Light Industrial/ Business Park (LI)	IL	Industrial (FAR 0.50)	Light Industrial
Heavy Industrial (HI)	IH	Industrial (FAR 0.50)	Heavy Industrial
Public Institutional (PI)	IA	Community Facilities Other Public and Semi-Public	Public Land Uses
Note: This table provides a general indicator only; for land use designations for specific properties, contact Madera County Planning Department			

*Former General Plan Designations

Residential

- MF Multiple Family
- MS Rural Mountain Single Family
- RM 5 Rural Mountain, 5 Acre (Rural residential use, minimum 5-acre parcel size, 1 dwelling per parcel allowed), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RM 10 Rural Mountain, 10 Acre (Rural residential use, minimum 10-acre parcel size, 2 dwellings per parcel allowed), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RM 20 Rural Mountain, 20 Acre (Rural residential use, minimum 20-acre parcel size, 2 dwellings per parcel allowed), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RMM Residential Mountain Median (Median residential use, one-acre minimum parcel size, partial urban services), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RMS Residential Mountain, Single Family (Single family residential use, 22 -acre minimum parcel size), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RUM Residential, Urban, Multiple Family (Multiple family residential use, full urban services), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- RUS Residential, Urban, Single Family (Single family residential use, full urban services), used in the *Oakhurst-Ahwahnee Area Growth Management Plan* area only
- SF-1 Residential, Single Family, 1 or more dwellings per acre

SF-2 Residential, Single Family, 1 or more dwelling per 2 acres

SF-2½ Residential, Single Family, 1 or more dwelling per 2½ acres

Commercial

CG Commercial, Heavy
CH Commercial, Highway
CL Commercial, Local
CM Commercial, Median (Light commercial uses), used in *Oakhurst-Ahwahnee Area Growth Management Plan* area only

Agricultural

AF Agriculture, Foothill Agriculture and Rural Mountain
AG Agriculture Preserve (Agricultural lands under Williamson Act contract), used in *Oakhurst-Ahwahnee Area Growth Management Plan* area only
A/I Agricultural, Industrial

Industrial

IH Industrial, Heavy
IL Industrial, Light

Open Space

OS Open Space and Public Open Space

Institutional

IA Institutional Area

Other

RCA Resource Conservation and Public Land
RDA Rural Development Area (Minimum 3 Acres Gross)