

EASTON COMMUNITY PLAN

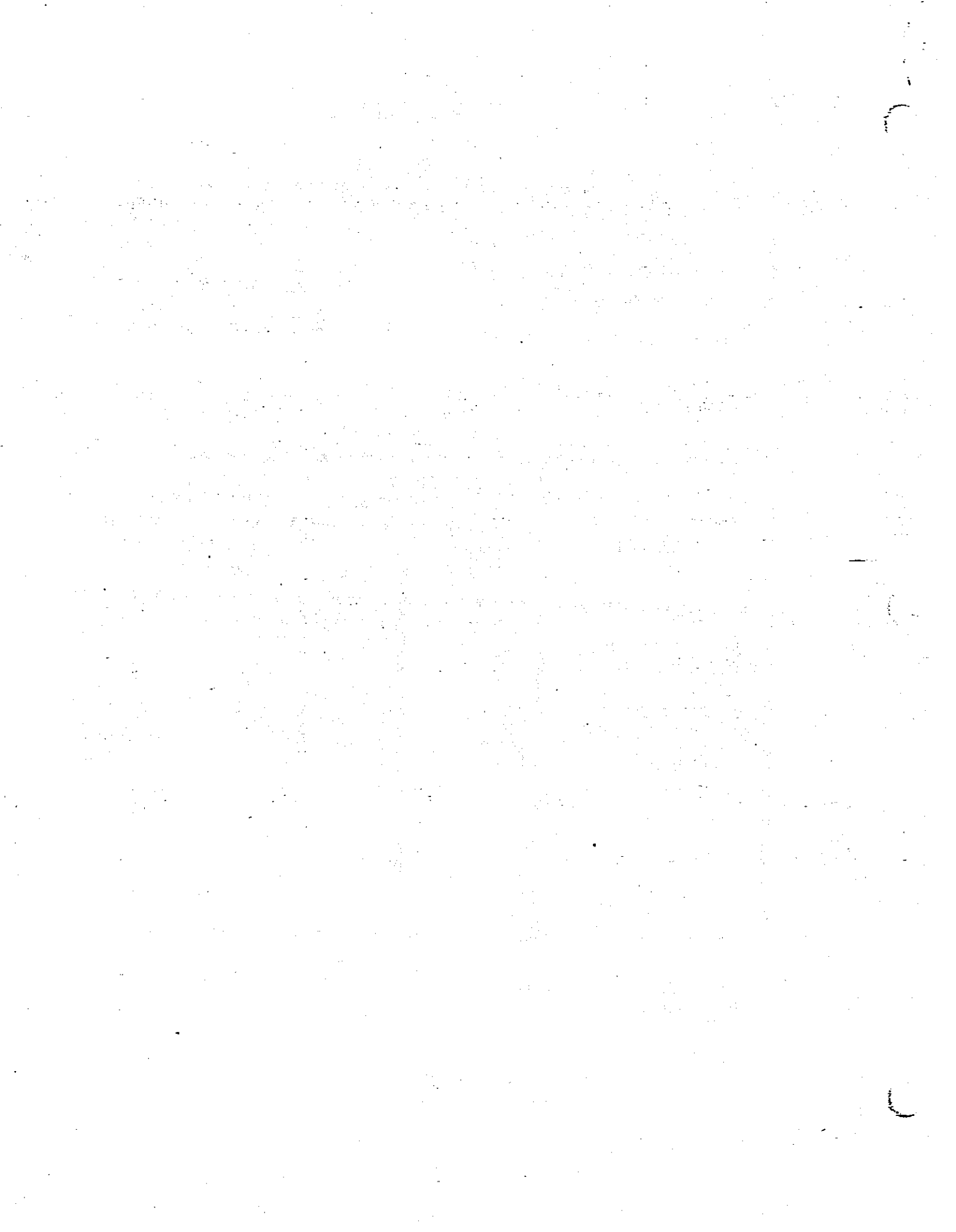
ADOPTION

FRESNO COUNTY PLANNING COMMISSION FEBRUARY 27, 1964	RESOLUTION NO. 3009
FRESNO COUNTY BOARD OF SUPERVISORS MARCH 24, 1964	RESOLUTION NO. *

AMENDMENTS

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
771 AMEND 771-02 & MAP AMEND MAP & 771-02, & 03 LAND USE & TEXT CIRCULATION & TEXT Land Use CIRCULATION	6714 & 6714a	9/25/75	76-350	2/18/76
	7159	3/3/77	77-1636	7/5/77
	7838	10/18/78	78-2737	12/4/78
	8254	2/7/80	80-372	4/7/80
	9492	3/19/85	85-210	5/21/85
	10278	5/25/89	89-357	6/27/89
	10341	11/2/89	89-613	12/19/89

*County Board of Supervisors Resolutions did not include numbers on the dates specified.



771 EASTON COMMUNITY PLAN

1.00 INTRODUCTION

The County of Fresno is responsible for adopting a General Plan setting forth long-term objectives and policies that must be adhered to in the development of the area.

Fresno County's General Plan includes objectives and policies applicable County-wide, and others that apply only to a certain subarea of the County. The content of this Community Plan deals specifically with the Easton Community. Based on historical trends and current conditions, the plan identifies expectations regarding development in the community during the next twenty years.

1.01 PLAN BOUNDARIES

The Easton Community is one of several unincorporated communities within Fresno County. It is bounded generally by the Jefferson Avenue on the north, Cherry Avenue on the east, Clayton Avenue on the south, and Fig Avenue on the west.

1.02 PLANNING HISTORY

The first community plan for Easton was adopted in 1964, based on a design population of 6,000. In 1976, that plan was substantially revised as part of the overall revision of the County General Plan. Based on information available in 1976, the population is expected to be 1,950 in 1995.

771-01 LAND USE ELEMENT

The land use element of this community plan is consistent with the land use element of the Fresno County General Plan. This element is, therefore, subject to County-wide goals, objectives, criteria, and standards. Section 205 of the County General Plan (Intensive Development Policies) should be reviewed to accurately determine County urban development policy. Section 205-03 (Unincorporated Community Areas) is especially critical, and is attached to this Plan.

1.00 LAND USE DESIGNATIONS

a. Agriculture

Shall mean land designated for the production of crops and livestock and for the location of necessary agricultural commercial centers, agricultural processing facilities, and certain nonagricultural industries.

b. Reserve

Shall mean land designated for limited agriculture with an indicated future urban use. Development of the indicated use will usually not occur until annexation to the Easton Community Services District.

c. Residential

Rural Density Residential: Shall mean land designated for residential homesites at a density not to exceed one dwelling unit per two acres.

Low Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 36,000 square feet. Section 205-06:4.02 should be reviewed for additional explanation of this density.

Medium Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 6,000 square feet. Section 771-01:4.01d should be reviewed for additional explanation of this density.

Medium High Density Residential: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 2,400 square feet. Section 771-01:4.01d should be reviewed for additional explanation of this density.

d. Commercial

Central Business Commercial: Shall mean land designated for development of commercial centers where the full range of retail services and professional and governmental offices is concentrated in a location that is central to most community residents.

Community Commercial: Shall mean land designated for development of unified retail centers which is located outside of or peripheral to the center core of a community.

Service Commercial: Shall mean land designated for general commercial activities which, due to space requirements or the distinctive nature of the operation, are not usually located within commercial centers.

e. Public Facilities

Shall mean land designated for location of services and facilities which are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, and cemeteries.

2.00 OBJECTIVES

2.01 County objectives for development in Easton reflect management concepts for all unincorporated communities in Fresno County. These objectives are included in General Plan Section 205-03 and are attached to this plan. The primary objectives are:

- a. Restrict urban encroachment onto prime agricultural land.
- b. Concentrate urban development in existing communities.

- c. Preclude urban development that cannot be provided with appropriate urban services.
 - d. Phase development in accordance with the adopted community plan.
 - e. Accommodate urban population increases through infill of existing urban areas prior to development of planned expansion areas.
- 2.02 In addition to the foregoing primary objectives, County objectives contained throughout the Fresno County General Plan are applicable wherever pertinent to the Easton Community.
- 2.03 The following objectives are the basis for recommendations in the planning area:
- a. Future residential growth should occur thorough subdivision design, rather than lot splitting, with the exception of rural density and some low density areas.
 - b. A full range of shopping facilities should be provided on sites that permit safe access and convenient parking. An integrated center with ample parking is preferred to reduce the necessity of lengthy trips to reach convenience goods and services.
 - c. The community should pursue the development of a community water system, and periodically review the quality of groundwater to determine the adequacy of individual septic systems or indicate the need for a community water system.
 - d. Schools should be located so that a maximum number of collector roads can provide adequate vehicular access which does not conflict with residential uses.
 - e. Neighborhood recreation areas and parks should be integrated with the public schools.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

a. Population

EASTON POPULATION

Year	Population	Type	Source
1960	871	Count	U.S. Census, 1960
1970	1,065	Count	U.S. Census, 1970
1974	1,363	Count	Special U.S. Census, 1974
1980	1,400	Projection	Fresno County Planning Dept.*
1990	1,750	Projection	Fresno County Planning Dept.*
1995	1,950	Projection	Fresno County Planning Dept.*

*Subject to periodic change pending revised data from the State Department of Finance.

b. Land Availability

Areas shown on the land use plan can accommodate expansion based on population projections.

c. Services

Aside from school districts, the major public agencies in Easton are (1) the Community Services District, which provides street lighting services, and (2) the Mid-Valley Fire District. Water is provided by private wells or, in the case of Easton Village, by a private water company. Sewage disposal depends on private septic tanks. Parcels in the Easton Village subdivision are designed to connect to a system once one is constructed.

3.02 LIMITS TO DEVELOPMENT

a. Agriculture

The northeast, northwest, and southeast quadrants of the community are predominantly Class I and II soils. No agricultural preserve contracts are located within one-half mile of the present Easton Community Services District boundary.

b. Lot Parceling

The major limitation to low density residential development is the irregular pattern of one to ten-acre parcels which exists west of Clara and north of Fantz. Commercial development is hampered due to the shallow lot depth along Elm Avenue, particularly on the west side where a highway plan line reserves an additional 20 feet for future roadway needs.

c. Public Facility Limitations

The lack of a public sewer system is a critical limiting factor to urban development in Easton from an environmental health standpoint. Low Density development may occur with individual sewage disposal systems.

If conditions change and intense development becomes desirable for community development and growth, the need for public sewers should be reconsidered.

d. Flooding

No severe flooding problems exist in or near the community of Easton. Facilities for handling storm drainage from the Easton Village subdivision include a ponding basin at the northeast corner of Cherry and Fantz. Curbs and gutters to transport storm waters are generally lacking throughout the community.

3.03 DEVELOPMENT PHASING

The Easton Community Plan map depicts areas suitable for development at the present time with appropriate graphic symbols. Areas proposed for future development are designated "Reserves."

The County's policies regarding development phasing are contained in General Plan Section 205-03, and are attached to this plan. These policies are intended to maintain compact urban boundaries, minimize intrusion of urban development into productive agricultural areas and create the optimum situation for provision of services.

4.00 RESIDENTIAL LAND USE

The predominant residential designations are Rural Residential, Medium Density Residential, and Low Density Residential. Two small areas near the high school are shown for medium high density residential use. These designations reflect existing land use and zoning patterns. All planned residential development is within the Easton Community Services District Boundary, except for the rural residential area west of Fig Avenue.

Several areas are designated reserve to provide for future residential growth. A wider choice of housing densities and locations is limited by the absence of a community water and sewer systems; such systems could accommodate higher density development.

4.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Sections 205-05 (Rural Residential) and 205-06 (Urban Residential) are applicable to development in Easton.
- b. Residential reserves are expected to develop within the Community Services District. All reserves are designated for low density residential development, which in Easton allows parcels of 36,000 square feet or larger if served by a community water system.
- c. New subdivisions in areas designated for urban density residential uses shall be approved only when they can be served by a community water system.
- d. Any proposal to develop residential uses will be subject to review by Environmental Health to insure the adequacy of water and sewage disposal provisions.
- e. The residential reserves south of Jefferson Avenue should be developed prior to those to the north. Previously bypassed areas are most favorable for immediate development.

5.00 COMMERCIAL LAND USE

The plan delineates separate areas along Elm Avenue for central business, community and service commercial uses, reflecting the existing

pattern of development. The community commercial area shown for the northwest corner of Elm and Fantz responds to the need expressed by the community for a compact shopping center with safe access and convenient parking.

5.01 STANDARDS AND CRITERIA

- a. Fresno County General Plan Section 205-07 (Urban Commercial) is applicable to development in Easton.
- b. Commercial expansion should occur through the conversion of property currently vacant or in residential use.
- c. Commercial development should not extend north along Elm Avenue farther than the location of existing uses.
- d. Since there are no areas in Easton designated for industry, some nonintensive industrial uses may be permitted within areas designated service commercial. These uses, should, however, be local in nature, and primarily serve the community of Easton and its environs. These uses should also not be offensive to or have an adverse impact on either the residents of the areas or surrounding properties.

6.00 INDUSTRIAL LAND USE

No areas are designated in the plan for industrial uses since considerable industrial activity exists or is planned for the area four to five miles to the northeast, in accordance with the Fresno-Clovis Metropolitan Area General Plan.

7.00 PUBLIC LAND USE

Existing public facilities depicted on the plan map have no underlying land use designation. In the event the public use is terminated, the Board of Supervisors should determine the appropriate designation as an amendment to the General Plan.

Proposed public facility sites generally have the same underlying land use designation as surrounding property. The underlying designation for each site is depicted on the map.

7.01 PUBLIC FACILITIES AND SERVICES

The public land uses identified in the plan are, to a major extent, managed by the local school districts, Mid-Valley Fire District, and the County Board of Supervisors acting as the governing body of County Service Area No. 4. There is a minimal County involvement with the location or operation of these facilities.

The Easton Community Services District is currently providing only street lighting service, but intends to eventually provide the following additional services: public water, solid waste collection, recreational facilities, and storm water disposal.

Within the planned Rural Residential areas both liquid waste disposal and water service will continue to be provided primarily on-site by individual property owners.

a. Sewage

There is no community sewage system in the community, nor is one contemplated at this time, based on recent studies which indicate no imminent need for such a system. Demands for urban expansion or intensification above that shown on the plan will require a community sewer system, which would connect the City of Fresno's collection and treatment system.

b. Water Supply

A community water system exists in the Easton Village area and is designed to serve only that subdivision. Because this vast majority of Easton has no community water system, individual wells are required on each lot. A community-wide water system is being considered. Such a system will allow low density residential growth, inasmuch as the use of on-site septic systems for sewage disposal will continue. Groundwater degradation will be avoided because of the dispersed, low intensity development.

c. Fire Protection

The Mid-Valley Fire District provides fire protection to the urbanized areas of Easton, as well as the surrounding rural area. The fire station is located on Cherry between Fantz and Lincoln Avenues.

d. Schools

Easton is served by two school districts--Washington Colony Elementary and Washington Union High School. Each district has responsibility for development of appropriate school facilities. The plan recommends an additional ten-acre school site at the southwest corner of Jefferson and Cherry Avenues.

e. Parks and Recreation

There are no parks in Easton at this time. A five-acre park site is designated for the southwest corner of Lincoln and Clara. This site reflects the advantage of locating complimentary facilities, such as a swimming pool, near the high school.

f. Storm Drainage

County Service Area No. 4 operates the ponding basin located at the southeast corner of Cherry and Fantz. The basin collects storm water from most of the urban area lying east of Cherry Avenue. Additional storm drainage facilities could be provided in the future by either County Service Area No. 4 or the Easton Community Services District.

7.02 STANDARDS AND CRITERIA

- a. Existing public facilities depicted on the Plan map have no underlying land use designation. In the event the public use is terminated, the Board of Supervisors should determine the appropriate designation as an amendment to the General Plan.
- b. Standards for the provision of public services and facilities are determined by the servicing agency.

771-02 TRANSPORTATION ELEMENT

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Easton community circulation system is an integral part of the County-wide system. Many of the streets and highways extend beyond the community providing rural area continuity.

1.01 COUNTY-WIDE CIRCULATION SYSTEM

The Fresno County circulation system is a plan for streets and highways designed to provide for the safe and efficient movement of people and goods and for safe access to properties.

Using the State freeways and highways and the County's system of highways as its basic framework, the County circulation system brings together the circulation plans of the cities and unincorporated communities into a unified, functionally integrated County-wide system which is correlated with the land use element of the General Plan.

The County's circulation system provides for five levels of roadway functions.

a. Freeways

Provide for high speed through traffic on continuous routes with full access control. Freeways connect points within the County and link the County to other areas of the State.

b. Expressways

Provide for rapid through traffic on continuous routes which connect the cities and communities within the County with each other, with freeways and other expressways, and with communities adjoining counties. Expressways provide a high degree of access control.

c. Arterials

Provide for through traffic on continuous routes joining major traffic generators, other arterials, expressways, and freeways. Access to abutting property and intersecting local streets will generally be restricted.

d. Collectors

Provide for internal traffic within an area and connect local roads to the arterial system. Direct access to abutting property will generally be permitted.

e. Locals

Provide direct access to abutting property and connect with collector and arterial roads.

1.02 OBJECTIVES

The County objectives for circulation are County-wide in application:

- a. Plan and provide a street and highway system which moves people and goods in an orderly, safe, and efficient manner.
- b. Provide for a unified and coordinated County-wide street and highway system.
- c. Establish policies and standards for the regulation of access to streets and highways from abutting properties and from intersecting roads.
- d. Develop the system of streets and highways in a cost effective manner.
- e. Plan and develop a street and highway system which can accommodate alternative modes of travel.
- f. Maximize the compatibility of streets and highways with adjacent land uses and with the environment of the County.

1.03 STREET AND HIGHWAY CLASSIFICATIONS

The Community Plan map depicts those streets and highways which are classified as freeways and collectors. All other streets in the planning area are local roads.

1.04 PROBLEM

Elm Avenue is currently designated State Highway 41. However, right-of-way has been purchased for freeway construction along the Lily Avenue Alignment although it is doubtful that the freeway will be constructed within the time frame of this plan. If funding for construction of the freeway on the proposed alignment does not develop, it is possible that the proposed freeway will be dropped from the State system. If this were to happen, it would be necessary to upgrade Elm Avenue to an arterial or possibly expressway, depending on traffic volumes.

The State-owned right of way reserved for future construction of Freeway 41 is designated Open Space. In the event the freeway is deleted from the State Highway Plan, and the State releases the land for private use, the Board of Supervisors should hold public hearings to amend the Plan and determine the appropriate use for the land.

1.00 ZONING COMPATIBILITY

The zoning compatibility matrix is intended to define consistency between the Community Plan and the Zoning Ordinance. The matrix illustrates the suitability of specific zone districts with the policies contained in the Community Plan. Section 902 of the Fresno County General Plan should be consulted for a complete discussion of definitions and exceptions.

The matrix applies three degrees of compatibility to land use designations and zoning:

- a. Compatible: Zones which specifically implement the policies in the Community Plan.
- b. Conditionally Compatible: Zones which may be compatible with the policies of the Community Plan, depending on certain circumstances which may apply.
- c. Not Compatible: Zones which are inconsistent with the Community Plan policies for a particular land use designation.

LAND USE DESIGNATIONS

ZONE DISTRICTS	Agriculture	Reserve	Rural Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	Central Business Commercial	Service Commercial	Community Commercial	Public Facilities
AE-20	●									
AE-40	●									
AL	0	●	0	0	0	0	0	0	0	●
AC	0									
RR			●							
RR-5			●							
RCC			0							
R-A				0						
R-1-E				0			0		0	
R-1-EH				0			0		0	
R-1-A				0			0		0	
R-1-AH				0			0		0	
R-1-B				0	0		0		0	
R-1-C				0	0	0	0		0	
R-1				0	0	0	0		0	
R-2					0	0	0		0	
R-2-A					0	0	0		0	
R-3						0	0		0	
R-3-A						0	0		0	
T-P				0	0	0				
R-P				0	0	0				
C-P							0		0	
C-1									0	
C-2									●	
C-4							●			
C-6								●		
C-M								0		
P							0	0	0	
0	0	0	0	0	0	0	0	0	0	0

●	Compatible
0	Conditionally Compatible
	Not Compatible

3.00 UNINCORPORATED COMMUNITY AREA POLICIES

The attached Section 205-03 of the Fresno County General Plan is fully applicable within the Easton Community.

