



FRIANT

FRIANT COMMUNITY PLAN



February 2011

Adopted by the Board of Supervisors, 2/01/2011



FRIANT COMMUNITY PLAN



Fresno County

The Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

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INTRODUCTION



The Friant Community Plan, in compliance with the General Plan, is Fresno County's adopted statement of policy for the growth and improvement for the existing Community of Friant. The area within the Friant Community Plan is referred to herein as "the Friant Community Plan Area" or "the Community of Friant". According to the Fresno County General Plan and the 1983 Friant Community Plan, Appendix A, Table A-1, the estimated population growth in the Unincorporated East Valley area (of which the Community of Friant is a part) is 13,800 by 2020, along with anticipated 10,700 job growth. The Friant Community Plan establishes planning goals and policies to guide development of the unincorporated Community of Friant. According to the Fresno County General Plan and the existing Friant Community Plan, it has been the County's desire to enhance the Community of Friant's position as a major recreational area for many years, establishing a framework for well planned developments that responds to the projected growth occurring in the Friant area. The original Friant Community Plan was adopted on July 23, 1964. Subsequently, the first amendment was adopted on September 25, 1975, followed by a second amendment dated June 29, 1978 and a third amendment dated October 20, 1983. This Community Plan is consistent with the General Plan's objective to limit urban encroachment into Prime Agricultural Lands and to concentrate new development in existing communities such as Friant. The Community Plan works to implement the Fresno County General Plan and, as such, is written to be consistent with the policies and recommendations of the General Plan.

Sized at approximately 1,804 acres, the Friant Community Plan Area is bounded by the San Joaquin River and Madera County to the west, Friant Dam and Millerton Lake to the north, and the Friant-Kem Canal to the east as illustrated in Figure 2. The Friant Community Plan designates appropriate areas for agricultural, residential, commercial, public facilities and open space uses. The Plan highlights and protects the natural beauty and open space of Friant through the preservation of natural resources, habitat, and wildlife species. This Plan also recommends road and other infrastructure improvements. In addition, this Plan identifies the goals and policies designed to guide land use planning, expand the community's recreational resources and community services, while conserving environmental resources and natural habitat.

The Friant Community Plan governs development within the Community of Friant, which is one of several unincorporated communities located in central Fresno County. Friant is located approximately five miles north of the cities of Fresno and Clovis. This unique unincorporated community is located at the foot of Friant Dam and Millerton Lake and among the rolling hills of the lower Sierra Nevada.

Friant is Fresno County's "Gateway to Recreation" and is adjacent to such recreational opportunities as Millerton Lake State Recreation Area, the San Joaquin River and Table Mountain Casino. The Community Plan Area includes the Lost Lake Recreation Area. The Community Plan identifies miles of trails and bikeways to facilitate access to recreational opportunities in the region.

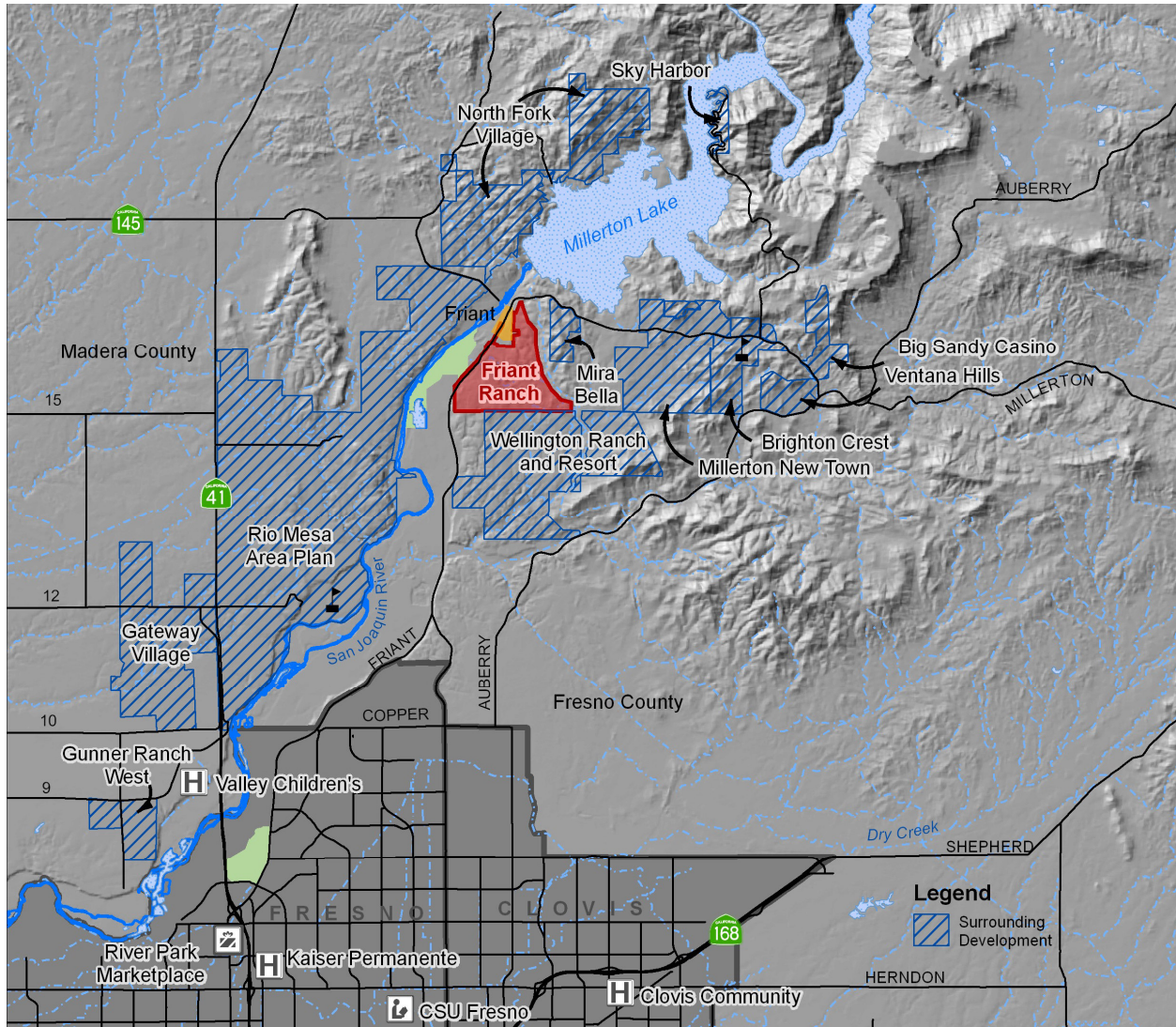
One of the characteristics most treasured by Friant residents is its small-town character. As the unincorporated community grows, it will be important to accommodate development, while preserving the small town character through the use of regional architectural styles.

COMMUNITY PLAN GUIDING PRINCIPLES

To guide development within the Friant Community Plan, a set of guiding principles has been identified that embody the community's values. The guiding principles are results of community meetings and consultation with various County departments. They represent the vision and purpose for the Community of Friant in response to the goals and policies articulated in the General Plan. These guiding principles are further described based on the goals and policies of the County at the end of each chapter (UCP 4-29, UCP 4-37, UCP 4-44, UCP 4-47, UCP 4-54).

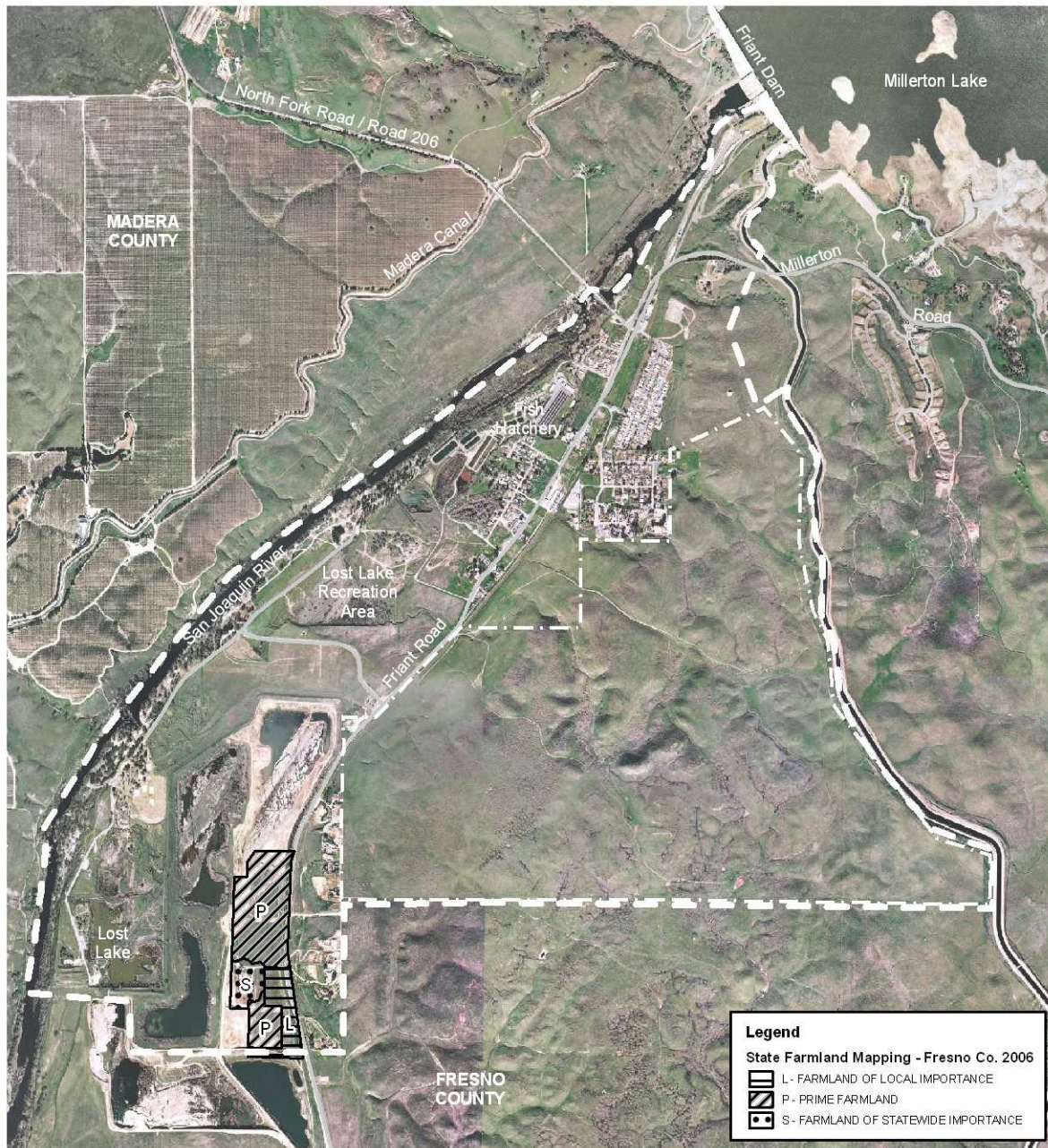
- Maintain and enhance a strong “sense of place” for the Community of Friant.
- Preserve the Community of Friant’s small-town identity, while accommodating growth.
- Support new neighborhood development and maintain the integrity of established neighborhoods in the Friant Community Plan Area.
- Expand housing opportunities for existing and future residents.
- Promote a healthy balance and compatible mix of land uses in the Friant Community Plan Area.
- Revitalize the commercial and employment base of the Friant Community for long-term economic diversity and stability.
- Encourage the development of the Community of Friant as commercial core for the surrounding recreational areas.
- Support efforts to implement the objectives identified in the Friant Redevelopment Plan.
- Establish a framework for new infrastructure including, but not limited to, improvements to Friant Road and a new wastewater treatment plant.
- Provide opportunities for a future local multi-modal transportation linkage, as well as accommodate the use of neighborhood electric vehicles.
- Promote the development of inviting town greens and plazas for public gathering areas for use by community residents, local workers and visitors.
- Encourage the provision of enrichment services including development of nature, cultural, and interpretive centers.
- Reinforce the Community of Friant’s identity as a “Regional Recreational Center.”
- Enhance linkages between commercial and residential areas and the San Joaquin River Corridor, Lost Lake Recreation Area, Millerton Lake, and other regional recreational areas.

Figure 1.2: Context – Vicinity Map



The Community Plan Area is bounded by the San Joaquin River and Madera County to the west, Friant Dam and Millerton Lake to the north, and the Friant-Kern Canal to the east, as depicted in Figure 2, below. Friant and Millerton Roads provide access to surrounding communities in Fresno County, while North Fork Road/Road 206 provides access to Madera County. The Friant Community Plan Area encompasses approximately 1,804 acres, comprising 371 parcels (in 2008) along with County dedicated roadways.

Figure 2: Friant Aerial



FRIANT COMMUNITY HISTORY

Friant is one of Fresno County's oldest communities and was first known as Converse Ferry, named for Charles Converse, who established a ferry crossing on the San Joaquin River in 1852, just a couple of miles downstream from the nearby mining camp of Millerton. The ferry provided a way for miners and those traveling the stage road along the foothills to cross the river. Converse sold the business to James Richardson Jones in 1868. In addition to operating the ferry, Jones ran a store and hotel on the river's north bank. The settlement was popularly called Jonesville.

After Jones' death in 1877, the clerk in Jones' store, William R. Hampton, leased the businesses. Later, Hampton bought land on the south side of the river and built a new hotel and store. He then changed the name of the settlement to Hamptonville. Shortly thereafter, in 1884, the first reinforced concrete bridge in Fresno County, the Jenny Lind Bridge, was built across the San Joaquin River. The ferry was no longer required. In 1891, Marcus Pollasky constructed a railroad on the east side of Fresno. When the line reached Hamptonville, William Hampton sold his interests. Once again the town was renamed – this time to Pollasky. Finally, in the early 1900s, the town's name was changed for the last time to Friant in honor of Thomas Friant, who was a partner in the White-Friant Lumber Company.

Friant's history can also be traced to the town of Millerton, Fresno County's first county seat, which was established in 1856. Millerton was initially settled as a mining camp during the gold rush. Residents started cattle ranching after they realized the region was not rich in gold deposits. Once irrigation canals were dug, this area became known for agriculture yielding bountiful nut, vegetable, and fruit crops. Eventually, Millerton was submerged when Millerton Lake was created to store water collected from the San Joaquin River via the Friant Dam for downstream agricultural interests and flood protection.

The Central Valley Project, a large federal project that harnessed the Valley's rivers in the north to irrigate the Valley to the south, played a defining role for Friant and Fresno County. As major components of the Central Valley Project, Friant Dam, the Friant-Kern Canal, and the Madera Canal are a significant part of the irrigation network that has turned the semi-arid San Joaquin Valley into productive farmland. While Friant briefly grew in population during construction of Friant Dam in the 1930s and 1940s, the area has remained rural with a limited population over the past 60 years.

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

Relationship to the Fresno County General Plan

Government Code sections 65300 et seq. requires the County to prepare and adopt "a comprehensive, long-term general plan for the physical development" of the County and of any land outside its boundaries which in the County's judgment bears relation to its planning. (Gov. Code, § 65300) The General Plan must include certain elements to comply with California law. The County may also include, as part of its General Plan, community plans that provide tailored policies and long-range guidance for development within smaller geographic areas within the County. In Fresno County, community plans are used to implement goals, policies and implementation programs of the general plan in a more detailed and refined manner unique to a smaller area of the County.

The Fresno County General Plan provides for a Community Plan for the unincorporated community of Friant. (Fresno County General Plan Policy LU-C.4.) The County adopted the

original Friant Community Plan on September 1, 1964 and has since updated the plan in 1976, 1978, 1983, and 2010.

The Friant Community Plan must remain consistent with the Fresno County General Plan and any inconsistencies created by a proposed Community Plan Update must be addressed by way of a General Plan amendment.

Relationship to the Friant Redevelopment Plan

The Friant Redevelopment Plan, which covers 597 acres within the Community Plan area, was adopted in 1992 and includes specific projects that are anticipated to encourage redevelopment of the area including but not limited to designing and constructing an improved and expanded sewage treatment and collection system. The Friant Redevelopment Implementation Plan for the years 2005 – 2009 contains as a primary program, “the design and construction of a sewage treatment and collection system for the commercial strip along Friant Road and for new and existing residential development within the Community of Friant.” These improvements have not yet been implemented due to lack of funding sources.

The guiding principles and policies set forth in the Friant Community Plan and Fresno County General Plan must be consistent with the Friant Redevelopment Plan.

CHARACTERISTICS OF THE COMMUNITY PLAN AREA

Land Area

Friant is a small community situated at the base of Friant Dam and Millerton Lake with a commercial strip along Friant Road and several established residential neighborhoods. The west side of Friant is bordered by the San Joaquin River and Madera County. Bordering the Friant Community Plan Area to the east is the Friant-Kern Canal, which serves agricultural and other interests to the south. Located approximately three miles east of Friant is the Table Mountain Casino, owned and operated by the Table Mountain Rancheria. The Friant Community Plan encompasses approximately 1,804 acres.

The California Department of Conservation classifies farmland throughout the state based on the quality of the farmland soils. In the Friant Community Plan Area, the California Department of Conservation has designated some lands, all situated west of Friant Road, as prime farmland¹ others as farmland of statewide importance² and some as farmland of local importance³. Figure 2 identifies these designated farmland areas. The 2006 California Department of Conservation mapping identified the undeveloped portion of the Friant Community Plan Area, situated east of Friant Road, as grazing land.

¹ Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production.

² Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.

³ Farmland of Local Importance is defined as important to the local agricultural economy as determined by the county.

Topography

The eastern part of the Friant Community Plan Area is set in the gently rolling foothills of the Sierra Nevada. The topography ranges from plateaus, gently sloping ridgelines and valleys to the floodplains along the San Joaquin River (see Figure 3, Topography).



Friant area topography – gently sloping valleys and rounded hillsides

Soils and Geology

The Fresno County General Plan characterizes the soils in Friant as excessively drained to somewhat poorly drained soils of recent alluvial fans and floodplains. There are two types of soils: Grangeville-Chino and Hanford-Tujunga. Grangeville-Chino association includes deep and very deep, somewhat poorly drained sandy loams to loams. Hanford-Tujunga association includes deep, well-drained to excessively drained, dominantly loamy sands to fine sandy loams (see Figure 4, Soils).

Natural and Recreational Resources

The natural and recreational resources within and surrounding the Friant Community Plan area include the following:

San Joaquin River and Parkway

The San Joaquin River is a component of the San Joaquin River Basin, draining approximately 14,000 square miles of the Central Valley. It is California's second-longest river, and has historically been engineered with dams and other facilities to support agricultural uses and generate power for residents throughout California. Over the years, the quality of the river's natural habitat and wildlife has been a priority and in 1993, the San Joaquin River Conservancy was established. This state agency acquires and manages public lands within the river parkway to provide low-impact recreational and educational opportunities, as well as wildlife protection.



Lost Lake Recreation Area

The San Joaquin River is the fundamental component of the San Joaquin River Parkway. The river has many beneficial uses and functions today as aquatic habitat, a route of travel, a water source, a channel and floodway for transporting floodwaters, a place to engage in recreation, and an outstanding scenic area of the Fresno-Madera metropolitan area. More details on water resources for the community can be found in UCP 4-45 "Water Supply and Conservation."

Figure 3: Topography

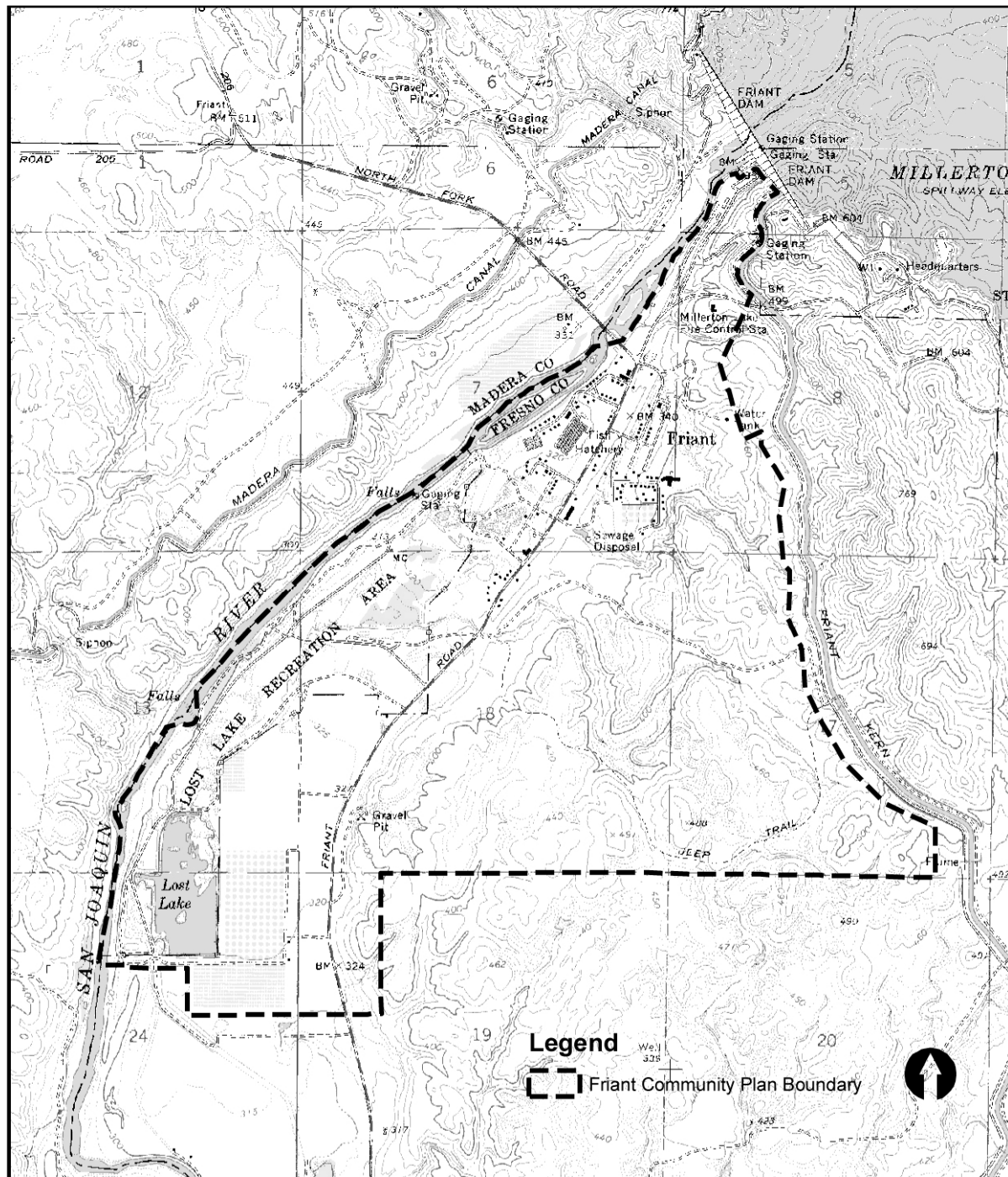
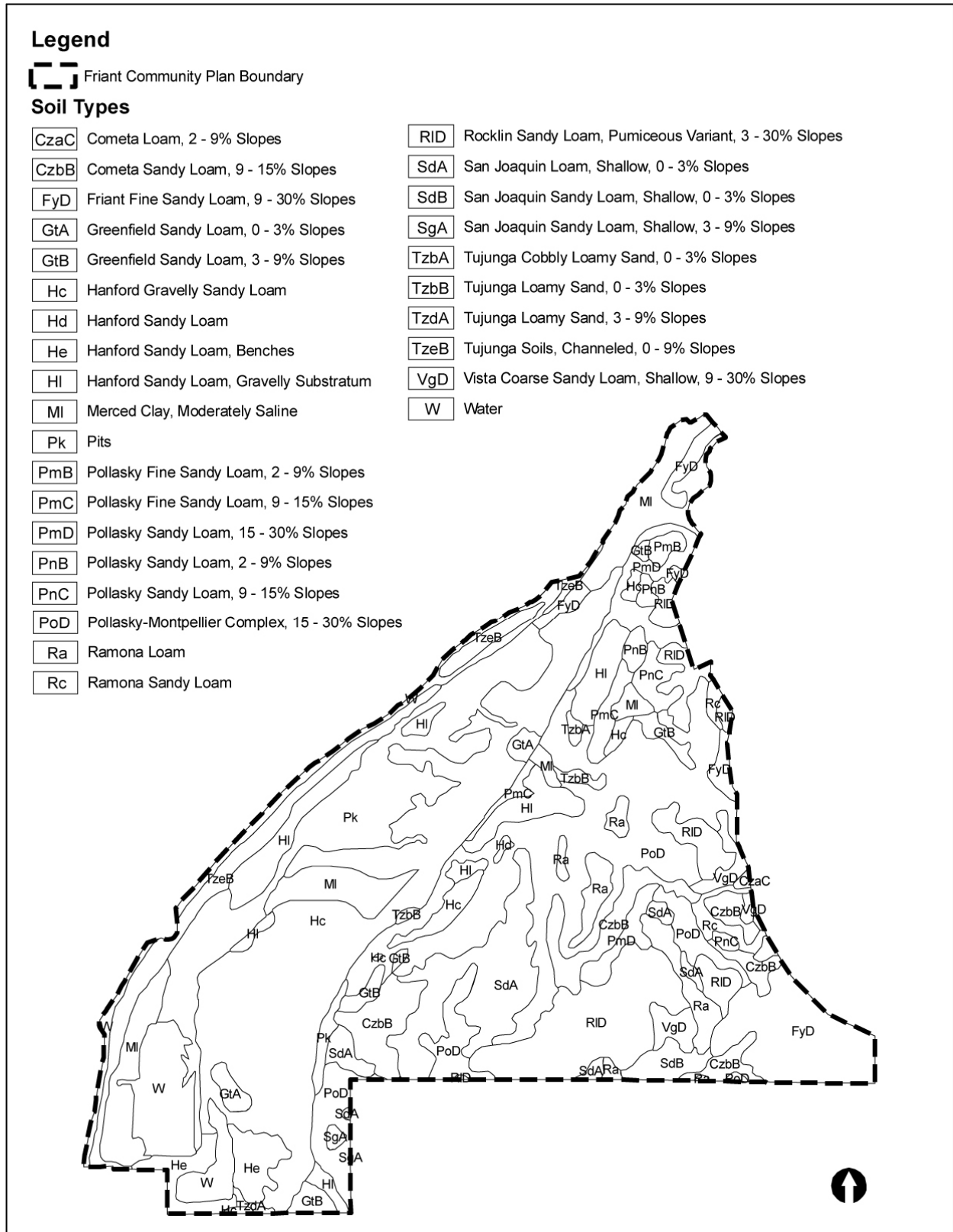


Figure 4: Soils



Portions of the Friant Community Plan Area are located within the confines of the San Joaquin River Corridor Overlay as designated in Figure LU-2 of the General Plan Land Use Element. Policy LU-C.1 of the General Plan states that “within the San Joaquin River Corridor Overlay, the County shall accommodate agricultural activities with incidental homesites, recreational uses, sand and gravel extraction, and wildlife habitat and open space areas.”

Lost Lake Recreation Area

Lost Lake Recreation Area is located within the Community Plan Area on the eastern bank of the San Joaquin River, just west of Friant Road. The park is made up of approximately 273 acres with a day-use park and campground that provide recreational uses including fishing, hiking, picnicking, bird-watching, a boat launch and open wildlife habitat. This Community Plan identifies a series of potential new trail connections linking Lost Lake Park and the San Joaquin River Parkway with the Community of Friant, making the existing trail system in the area more readily accessible to the public.

Millerton Lake State Recreation Area

The Millerton Lake State Recreation Area (SRA) is located just northeast of the Community Plan Area as shown in Figure 1.1: Regional Context. SRA includes more than 40 acres of shore and water recreation opportunities including picnicking, boating, hiking and bicycling, fishing, waterskiing, and camping. In conjunction with the construction of Friant Dam, Millerton Lake was created in 1944 for water reclamation, flood control and irrigation purposes and now provides significant recreation opportunities for the region. With a surface area of up to 4,900 acres, Millerton Lake spans up to three miles at its widest point and has approximately 47 miles of shoreline. The SRA offers water sports including swimming, fishing and boating; adjacent hillsides that provide excellent hiking opportunities; and camping facilities for approximately 600,000 annual visitors. The park contains the original Millerton County Courthouse, which was built in 1867.



Millerton Lake State Recreation Area

San Joaquin Fish Hatchery

The San Joaquin Fish Hatchery is operated by the California Department of Fish and Game. The hatchery is located within the Community Plan Area west of Friant Road, approximately one mile below Friant Dam. Different types of fish are raised at the hatchery including trout and kokanee salmon. Fertilized kokanee salmon eggs are transported from local creeks and rivers to the hatchery because the fertilized eggs are very sensitive to temperature and must be kept in the mid to lower 50 degrees Fahrenheit range. Friant Dam provides a reliable source of cold water for the hatchery that the Department of Fish and Game can manipulate to achieve optimum temperatures. Mature fish are then released into area streams and rivers.

Table Mountain Casino

Table Mountain Casino is located on the Table Mountain Rancheria, northeast of Friant and outside the Community Plan Area. Originally a bingo hall that opened on December 31, 1987, the casino now features mainstream gaming on par with major U.S. gaming jurisdictions such as Nevada and New Jersey. The casino has two restaurants, hundreds of slot machines, and offers a wide range of table games. Bingo is also played. The casino has a store, the Trading Post, which has a wide variety of authentic Native American collectible artwork and handmade crafts.

Habitat

Due to the abundance of water resources, the Friant Community is home to wildlife habitat and species, the details of which are outlined in UCP 4-51 “Biological Resources.” The San Joaquin River provides a variety of habitat types that are important to migratory birds, large mammals, insects, and other wildlife species. The habitats are mostly along the river, west of Friant Road including river channel, riparian woodland, grassland, pond, and freshwater marsh. Vernal pools located within the Friant Community Plan area provide suitable habitat for endangered species and species of special concern such as Vernal Pool Fairy Shrimp and the California Tiger Salamander. Other habitat in the Friant area consists of non-native grasslands, annual grasses, and forbs.

Other Resources

Detailed information in regard to historic resources within the planning area is summarized in UCP 4-53 “Archeological and Historic Resources.” Additionally, agriculture resources in the areas are described in UCP 4-7 “Land Area”.

Housing

The Fresno County General Plan recognizes that while “over the years, conditions and community needs change and new opportunities arise, the plan needs to keep up with these changes and new opportunities” (Section 2-33). One such change and opportunity is the dramatic shift in the senior age demographic. As shown in Table 1, Fresno County Population Growth, within the County, the 55-64 age group is projected to experience an increase of approximately 27% between 2010 and 2020, while the 65-74 age group is expected to increase of approximately 58%, the County is anticipated to experience a total increase of more than 52,000 persons. Corresponding land use acreage breakdown is summarized in UCP 4-23 Table 2, Land Use Acres.

Table 1: Fresno County Population Growth (2010 – 2020)

Age Category	2010	% of Population	2020	% of Population	Increase/Decrease	% Increase	% of Change 2010 - 2020
0 - 14	218,413	23%	271,231	24%	52,818	24%	32%
15 - 24	161,079	17%	148,195	13%	-12,884	-8%	-8%
25 - 34	153,029	16%	173,444	16%	20,415	13%	12%
35 - 44	119,144	13%	159,718	14%	40,574	34%	25%
45 - 54	116,883	12%	121,411	11%	4,528	4%	3%
55 - 64	88,908	9%	112,890	10%	23,982	27%	15%
65 - 74	49,699	5%	78,573	7%	28,874	58%	18%
75+	42,806	5%	49,192	4%	6,386	15%	4%
Total	949,961	100%	1,114,654	100%	164,693	17%	100%

Existing Residential Neighborhoods (in 2008)

According to the 2000 Census, there are 248 housing units and 519 persons in the Community of Friant, with an average household size of 2.27. Approximately 140 of those homes are classified as single-family detached homes and the remainder are mobile homes. Eighty percent of the homes in the Community of Friant are owner-occupied and 20 percent are tenant-occupied. The overall vacancy rate in 2000 was 4.2 percent, with a slightly higher vacancy rate for tenant-occupied units. Eighty percent of the 248 homes were built prior to 1990, while the remaining 20 percent of homes (24 homes) were built between 1990 and 2000. This reflects a slow housing growth rate over the past several decades.

As of this 2008 update, there are four identifiable established neighborhoods within the Community of Friant. For the purposes of this Community Plan, these neighborhoods are designated as:

- (1) **Millerton Lake Village Mobile Home Park** – This neighborhood is an existing mobile home park, which is located in the northeastern quadrant of the Community of Friant. There are over 100 dwelling units within this neighborhood. The average density is approximately ten dwelling units per acre.
- (2) **Parker Road Neighborhood** – This existing neighborhood is located in the east-central portion of the Friant Community Plan Area, and includes the streets of Parker Avenue, Marcus Avenue, Converse Avenue, Countryside Lane, Root Avenue (west of Friant Road), and Burroughs Avenue. This neighborhood consists of low density single family detached homes with densities that vary from one to three dwelling units per acre. This neighborhood is situated adjacent to an existing wastewater treatment facility.



Millerton Lake Village



Parker Road Neighborhood

- (3) **Waldby Street Neighborhood** – This is an existing neighborhood of single family detached homes, which consists of Granite Avenue and Granite Circle, Root Avenue (west of Friant Road), and Waldby Street. There are many vacant properties in this area. With approximately 50 dwelling units, the neighborhood density averages approximately six dwelling units per acre.



Waldby Street Neighborhood



Wall Street Neighborhood

- (4) **Wall Street Neighborhood** – This is an existing neighborhood located in the northwestern quadrant of the Friant Community Plan Area, which consists of single family detached homes along Wall Street, Fleming Avenue, and North Fork Road. Fewer than 20 dwelling units exist in this neighborhood with varying residential densities. Several of the properties abut the San Joaquin River.

Commercial Amenities

Friant Road bisects the Community of Friant. Land uses along Friant Road include lodging, convenience stores, gas station, used car lot, post office, several restaurants and bars, boat and jet-ski rentals, and other small miscellaneous commercial uses. Much of the frontage property on Friant Road is currently either vacant or under utilized.



Lodging on Friant Road



Commercial Use on Friant Road

Governmental Activities Within the Friant Community

Federal, state and local agencies have authority over, and/or are otherwise involved with, activities in the Friant Community. This Community Plan identifies policies and implementation measures to ensure an open dialogue and coordination between the County and these various agencies. The following agencies have some responsibilities within the Friant Community Plan Area boundaries:

Federal Agencies

U.S. Department of the Interior. Friant Dam (which is outside the Friant Community Plan Area but stores water used within the Community Plan Area) was constructed and is operated by the U.S. Department of the Interior's Bureau of Reclamation. The Central Valley Project's Friant Division transports surplus water from northern California through Friant Dam, the Friant-Kern Canal, and the Madera Canal.

United States Army Corps of Engineers. The United States Army Corps of Engineers (USACE) is comprised of military and civilian engineers, scientists, and other specialists who provide engineering services to the United States.

One of the major responsibilities of the USACE is administering the wetlands permitting program under Section 404 of the Federal Water Pollution Control Act of 1972 (Clean Water Act). The Friant Community Plan area includes various hydrologic features including wetland channels, non-wetland channels, seasonal wetland swales, and vernal pools. Some of these water features are under the jurisdiction of USACE, such that any excavating, grading, or filling requires permits per the Clean Water Act.

United States Fish and Wildlife Service. The United States Fish and Wildlife Service (USFWS) is a unit of the United States Department of the Interior that is dedicated to managing and preserving wildlife. USFWS is responsible for administering the Endangered Species Act. The act is designed to protect threatened or endangered species from extinction due to the consequences of economic growth and development. Threatened species are any species likely to become an endangered species within the foreseeable future and endangered species are any species which is in danger of extinction.

As of this 2008 Update, the Vernal Pool Fairy Shrimp and the California Tiger Salamander (CTS) are listed as a threatened species under the Endangered Species Act. Further discussion of vernal pools and CTS habitat preservation is contained in the Environmental Resources Management Element.

NOAA National Marine Fisheries Service. NOAA National Marine Fisheries Service is dedicated to the stewardship of living marine resources through science-based conservation and management, and the promotion of healthy ecosystems. NOAA's National Marine Fisheries Service has jurisdiction over most anadromous fish listed under the Endangered Species Act (ESA). Anadromous fish are born in fresh water, migrate to the ocean to grow into adults, and then return to fresh water to spawn. NOAA National Marine Fisheries Service is involved with the 2006 settlement related to restoring the San Joaquin River for anadromous fish habitat.

State Agencies

California Department of Fish and Game. The California Department of Fish and Game (CDFG) is responsible for enforcement of the California Endangered Species Act. CDFG operates the San Joaquin Hatchery in Friant. CDFG also enforces hunting and fishing regulations throughout the Friant Community Plan area, as well as any streambed alteration permits.

California State Parks. The State Parks Department manages and operates the Millerton Lake State Recreation Area, which surrounds Millerton Lake.

California Department of Forestry and Fire Protection

Fire Protection is provided within the Fresno County Fire Protection District by California Department of Forestry and Fire Protection (CAL FIRE) from its Friant Station located at the north end of the Community of Friant, adjacent to Friant Road.

Regional Agencies

Friant Water Users Authority. The Friant Water Users Authority, which is a coalition of 22 water districts, operates and maintains the Friant-Kern Canal.

Central Valley Regional Water Quality Control Board. The Plan area is entirely within the jurisdiction of the Central Valley Regional Water Quality Control Board. Per state law, the Board is responsible for regulating water quality.

San Joaquin Valley Air Pollution Control District. The Plan area is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District that manages regional efforts to meet air quality standards for ozone and particulates.

Local Agency Formation Commission. The Fresno Local Agency Formation Commission is a State mandated local agency that oversees boundary changes to cities and special districts, the formation of new agencies including incorporation of new cities, and the consolidation of existing agencies.

Fresno County

The Board of Supervisors is a five member board of elected officials responsible for making all land use and other types of decision-making in the unincorporated portions of Fresno County. New development within Fresno County must generally be approved by the Board of Supervisors. The Planning Commission serves as an advisory body to the Board of Supervisors.

The Fresno County Public Works and Planning Department manages and regulates use of private lands within the Friant Community Plan Area. The Fresno County Parks Unit of the Department of Public Works and Planning is responsible for maintaining and administering the Lost Lake Recreation Area along the San Joaquin River. The Fresno County Parks Unit is responsible for maintaining the park and its landscaped areas, for the safety of watercraft users, and for enforcement of California Boating Law on the San Joaquin River. Fresno County

Sheriff's Department is responsible for providing public safety services within the Friant Community Plan Area.

ECONOMIC CONDITIONS AND COMMUNITY INFRASTRUCTURE

Economic Conditions

The 2000 census identified 519 persons living in the Community of Friant in 248 dwelling units. The units include traditional subdivisions, mobile homes, and trailers. The condition of these dwelling units varies widely. With the exception of the 100 homes that comprise the Millerton Lake Village Mobile Home Park as of the 2008 update, all existing homes within the Community of Friant utilize septic systems.

Most of Friant is included within the designated 597-acre Friant Redevelopment Project Area (FRPA), the details of which are summarized in UCP 4-34. Blighted conditions are present in various forms throughout the FRPA. A lack of public infrastructure serving the FRPA poses problems.

Wastewater

Construction of a community sewer system will be necessary for extensive new commercial development to occur. As of the 2010 update, only the existing Millerton Lake Village Mobile Home Park is serviced by an outdated wastewater treatment plant.

Storm Water

Storm drain improvements will be necessary to facilitate new development within the Friant Community Plan Area.

Streets

As of the 2010 update, most of the streets west of Friant Road remain unpaved, and widths of public streets serving residential areas differ. Sidewalks are non-existent.

Commercial Buildings

Over the years, many buildings along Friant Road have been demolished and few replacement structures have been built in their place. At the time of the 2010 update, much of the frontage of Friant Road contains vacant lots. Blighted conditions are also evidenced by vacant commercial spaces and employment opportunities in the Community of Friant are low. Commercial activities include stores, several restaurants, service stations, mini marts, and tourism related uses. Several of the commercial structures along Friant Road are currently either vacant or under utilized. The acreage of the undeveloped commercial land within the Redevelopment Project Area is approximately 29 acres. There are approximately 17 acres of operating commercial land and 0.11 acre of commercial land with an abandoned structure.

COMMUNITY PLAN STRUCTURE

The Plan consists of a Community Plan Map, the following six elements and an Implementation Program, which are all consistent with the Fresno County General Plan.

- **Land Use Element** – designates the type, intensity and general distribution of uses of the land for housing, commercial, industrial, open-space and other categories of public and private uses.
- **Economic Revitalization Element** – addresses revitalization, redevelopment, attracting tourism, creating a small-town image, economic development, and employment growth for the Community of Friant.
- **Transportation Element** – identifies the general location and extent of existing major thoroughfares, transportation routes, and other local public transportation facilities. This chapter also addresses roadways, regional transportation, alternative transportation methods, road vacations, parking facilities, trails, and scenic roadways.
- **Public Facilities and Services Element** – addresses public facilities and services in the Community of Friant, including sewer, water, utilities, police and fire, and solid waste. This element also addresses public health and safety including flood hazards, seismic and geological hazards, hazardous materials and noise.
- **Environmental Resources Management Element** – addresses natural resources found in the Friant Community Plan Area, including scenic resources, agricultural resources, watershed management, water conservation, and protection measures for wildlife species, habitat, and night sky.
- **Implementation Program** – The Implementation Program ensures that there is consistency between the Community Plan, the Fresno County General Plan and the Fresno County Zoning Ordinance, and identifies a need to adopt a Specific Plan for development within the new eastern area of the Community Plan.

LAND USE ELEMENT



The Land Use Element addresses the physical development and appearance of the Community of Friant by describing present and planned land uses. As a guide for future development, the Element identifies the general distribution, location, mix, and extent of desired land uses, including residential, commercial, public facilities, and open space uses. A set of goals and policies are established for the Land Use Element, as outlined in UCP 4-29, to guide growth and development where infrastructure and services can be provided, at the same time, protecting open space and minimizing potential impact on natural resources.

LAND USE DESIGNATIONS

As depicted in Figures 5 and 6, the Friant Community Plan utilizes the land use designations established in the County General Plan. These land use designations are established to provide a rational and orderly approach to land use and development. The designations identify the types and nature of development allowed on all properties within the Community Plan Area. The designations are necessarily broad in scope to address the variety of land uses within the Community of Friant.

The term “density” is used to describe the extent of residential development permitted on any given property. Density refers to the number of dwelling units per acre of land. Each category states a permitted range, with the understanding that the maximum can only be achieved where zoning standards and physical and environmental conditions can accommodate the maximum.

A. Agriculture

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

B. Residential

Low Density Residential: This designation provides for residential development that combines the space and privacy of a suburban setting with the amenities and services of urban areas. The predominant residential type is the single family dwelling unit. Low density residential development within the Friant Community Plan Area is permitted at densities ranging from 0.9 to 2.8 dwelling units per acre.

Medium Density Residential: This designation provides for detached single family dwellings and attached single family dwellings at densities ranging from 2.8 to 5.8 dwelling units per acre.

Medium High Density Residential: This designation provides for attached and detached single family dwellings and multi-family dwellings at densities ranging from 5.8 to 14.5 dwelling units per acre within the Friant Community Plan Area. Future Specific Plans and zoning ordinances may permit multi-family dwellings at densities up to 18 dwelling units per acre, pursuant to General Plan Policies, LU-C.4, LU-F.16, LU-G.21, and program LU-G.A

C. Commercial

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

Special Commercial: This designation provides for commercial activities which do not fall within any other commercial land designations. The frequency of occurrence for these activities does not warrant the establishment of additional specific use designations. These commercial uses are not usually located in commercial centers. Typical uses within the Friant Community Plan Area include repair, rental, sales, storage, and overnight lodging.

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

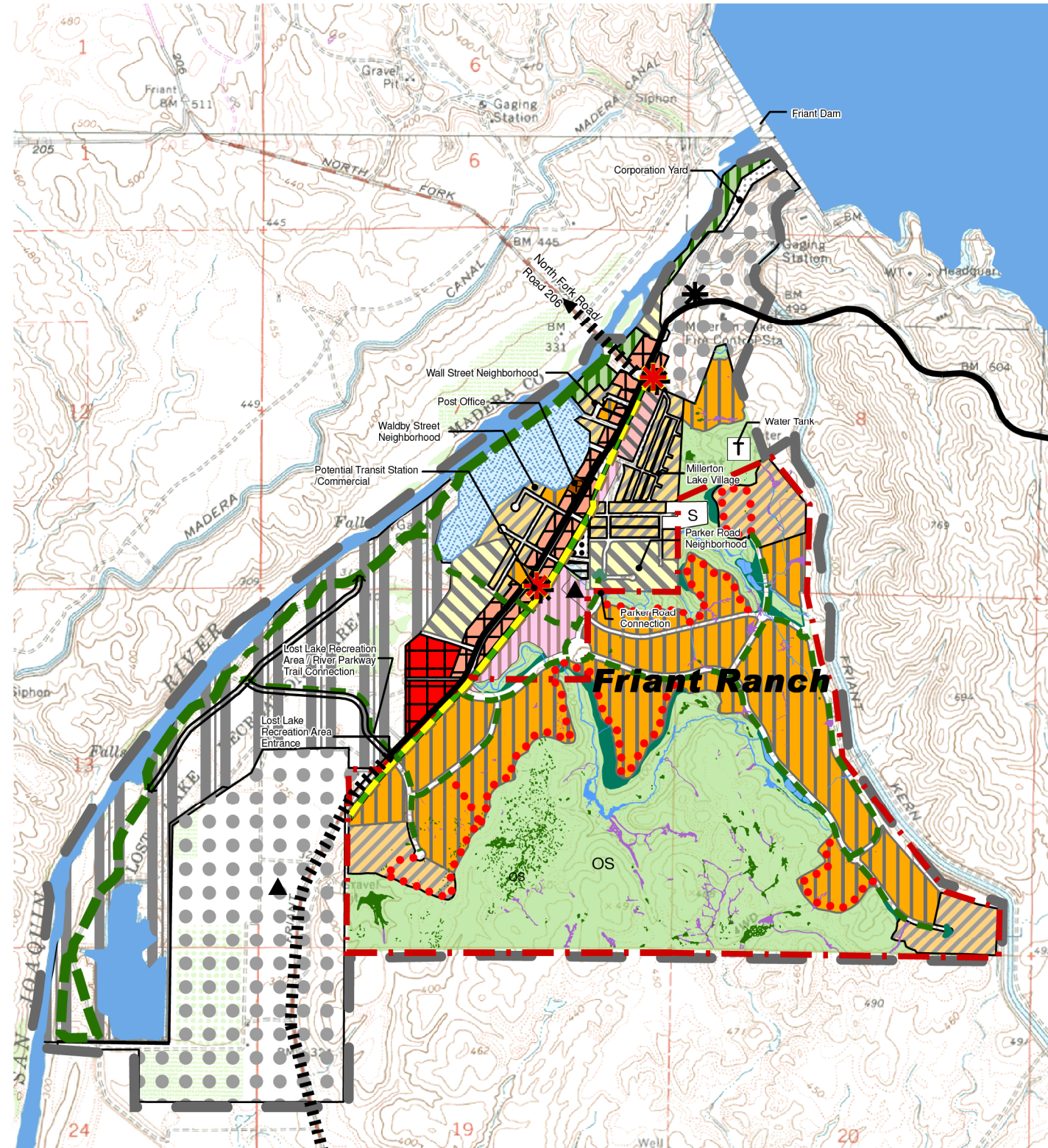
D. Public Facilities

This designation provides for location of services and facilities that are necessary to the welfare of the community. Typical uses within the Friant Community Plan Area include the existing sewage treatment plant, fish hatchery, telephone relay station, schools and corporation yard.

E. Open Space

This designation, which is applied to land or water areas that are essentially unimproved and planned to remain open in character, provides for the preservation of natural resources, the managed production of resources, parks and recreation and the protection of the community from natural and manmade hazards. Typical uses within the Friant Community Plan Area include flood control and recreational parks, such as the Lost Lake Recreation Area.

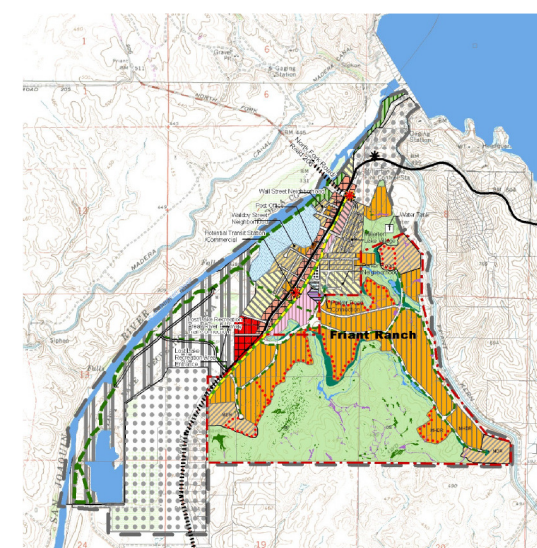
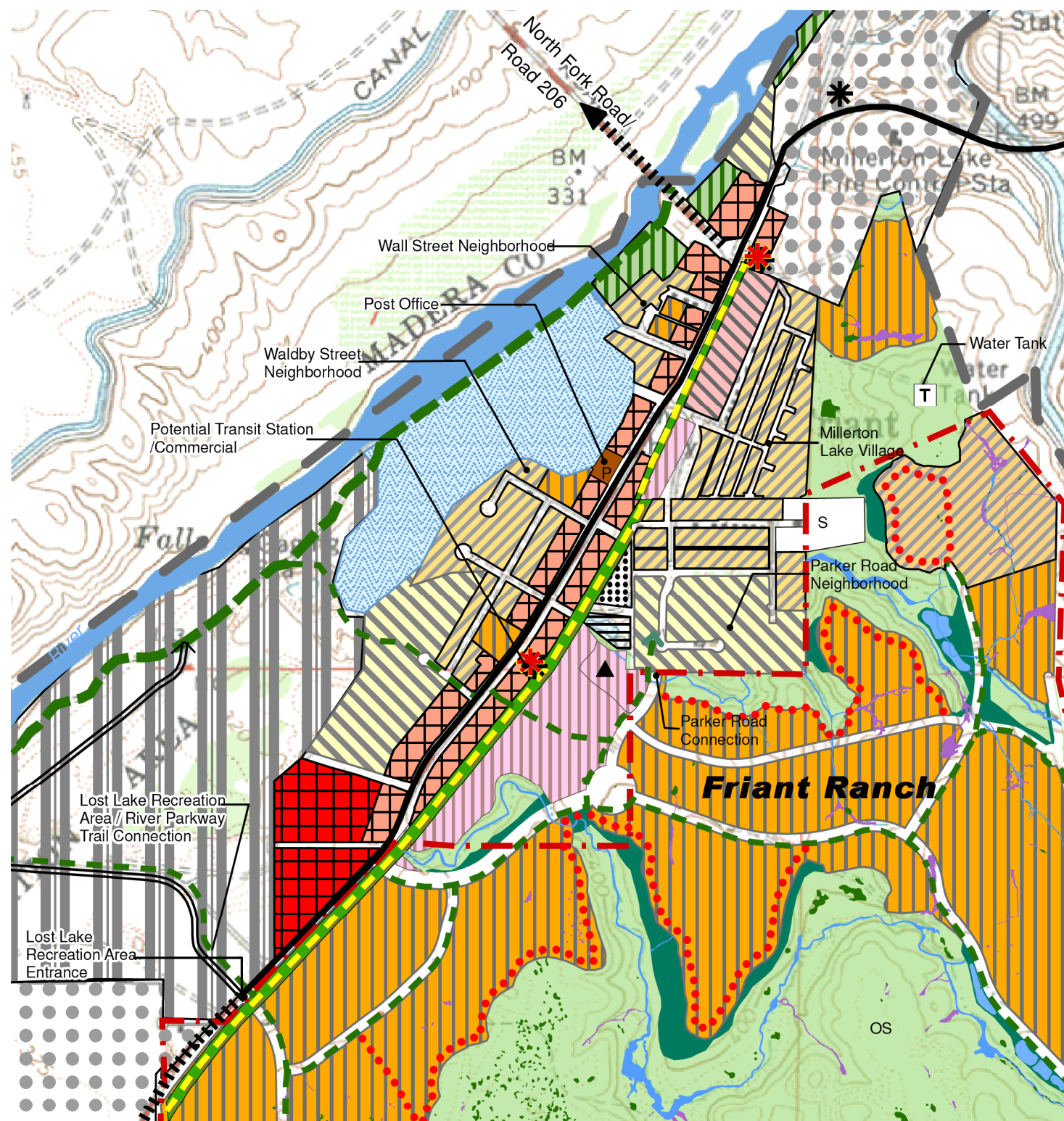
Figure 5: Friant Community Plan Land Use Map



Legend

- Agriculture**
- Residential**
 - Low Density
 - Medium Density
 - Medium High
- Commercial**
 - Highway
 - Special
 - Community
- Public Facilities**
 - Sewage Treatment Plant
 - Fish Hatchery
 - Telephone Relay Station
 - Corporation Yard
 - School
 - Post Office
 - Water Treatment Plant (WWD #18)
 - Potable Water Tank (WWD #18)
 - Proposed Sewage Treatment Plant
* Two potential locations proposed
- Open Space**
 - Lost Lake Regional Park
 - Floodplain
 - Undisturbed Open Space
 - Revegetated Slopes
 - Vernal Pools
- Circulation**
 - Multi-Modal Transportation Easement
 - Potential Future Transit Station
 - Expressway
 - Park Drive
 - Arterial
- Trails**
 - Nature Trail
 - Bike and Pedestrian Trail
 - Multi-Purpose Trail
 - River Parkway Trail
- Friant Community Plan Boundary**
- Area Added Through 2010 Update**
 - Indicates change from Low Density Residential to Highway Commercial

Figure 6: Friant Community Plan - Enlargement of Downtown Friant Area



Legend

- Agriculture**
- Residential**
 - Low Density
 - Medium Density
 - Medium High
- Commercial**
 - Highway
 - Special
 - Community
- Public Facilities**
 - Sewage Treatment Plant
 - Fish Hatchery
 - Telephone Relay Station
 - Corporation Yard
 - School
 - Post Office
 - Water Treatment Plant (WWD #18)
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 - Multi-Modal Transportation Easement
 - Potential Future Transit Station
 - Expressway
 - Park Drive
 - Arterial
- Trails**
 - Nature Trail
 - Bike and Pedestrian Trail
 - Multi-Purpose Trail
 - River Parkway Trail
- Friant Community Plan Boundary**
- Area Added Through 2010 Update**
 - Indicates change from Low Density Residential to Highway Commercial

F. Land Use Acres

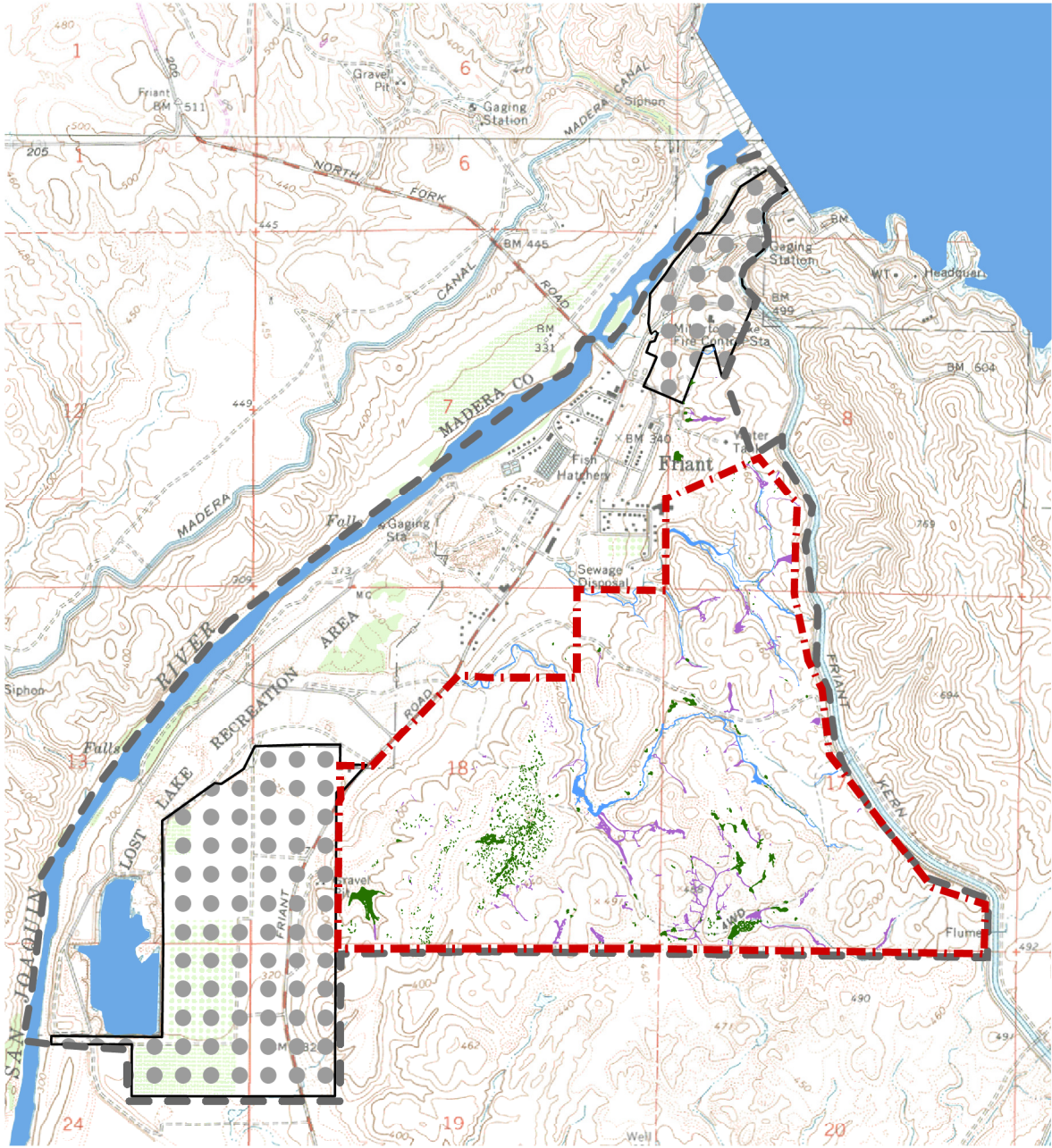
Table 2 summarizes the approximate land use acreages for the Friant Community Plan as of the 2010 Update. The summary table below reflects adopted land use designations for the Community of Friant as of the 2010 Update.

Table 2: Land Use Acres

Land Use	Total Acreage	Percent of Total Community Plan Acreage	Developable Land Acreage (2010) ¹	Percent Developable Land (2007)
Agriculture ⁴	337	18.7%	--	--
Residential				
Low Density	43	2.4%	18	41.9%
Medium Density ³	118	6.5%	75	63.6%
Medium High Density ³	314	17.4%	309	98.4%
Commercial				
Highway	42	2.3%	31	73.8%
Community ^{3,4}	37	2.0%	37	100.0%
Special	17	1.0%	17	100.0%
Public Facilities				
Sewage Treatment Plant	2	0.1%	--	--
Fish Hatchery	49	2.7%	--	--
Telephone Relay Station	2	0.1%	--	--
Corporation Yard	4	0.2%	--	--
School ²	5	0.3%	--	--
Open Space				
Lost Lake Regional Park	273	15.1%	--	--
San Joaquin River Zone at LLP	24	1.3%	---	--
Floodplain (Not a FEMA SFHA)	7	0.4%		
Open Space Undisturbed (Conservation)	460	25.6%		
Revegetated Open Space Slopes (Conservation)	22	1.2%		
Roads	48	2.7%		
Total Community Acreage	1,804	100%	483	26.8%

1. Developable Land Acreage excludes lands designated as Agriculture, Public Facilities and Open Space including Lost Lake Regional Park, floodplain, and open space as these areas are not subject to future to potential private development. The public facilities lands may, however, be developed for public uses such as new wastewater treatment systems. Further, the General Plan allows limited development on agricultural lands.
2. Closed school site that is privately owned since 2008.
3. Includes acreage devoted to accessory parks and parkways.
4. Agriculture includes acreage for existing Water Treatment Plant. Agriculture or Community Commercial will include acreage for the new Waste Water Treatment Plant.

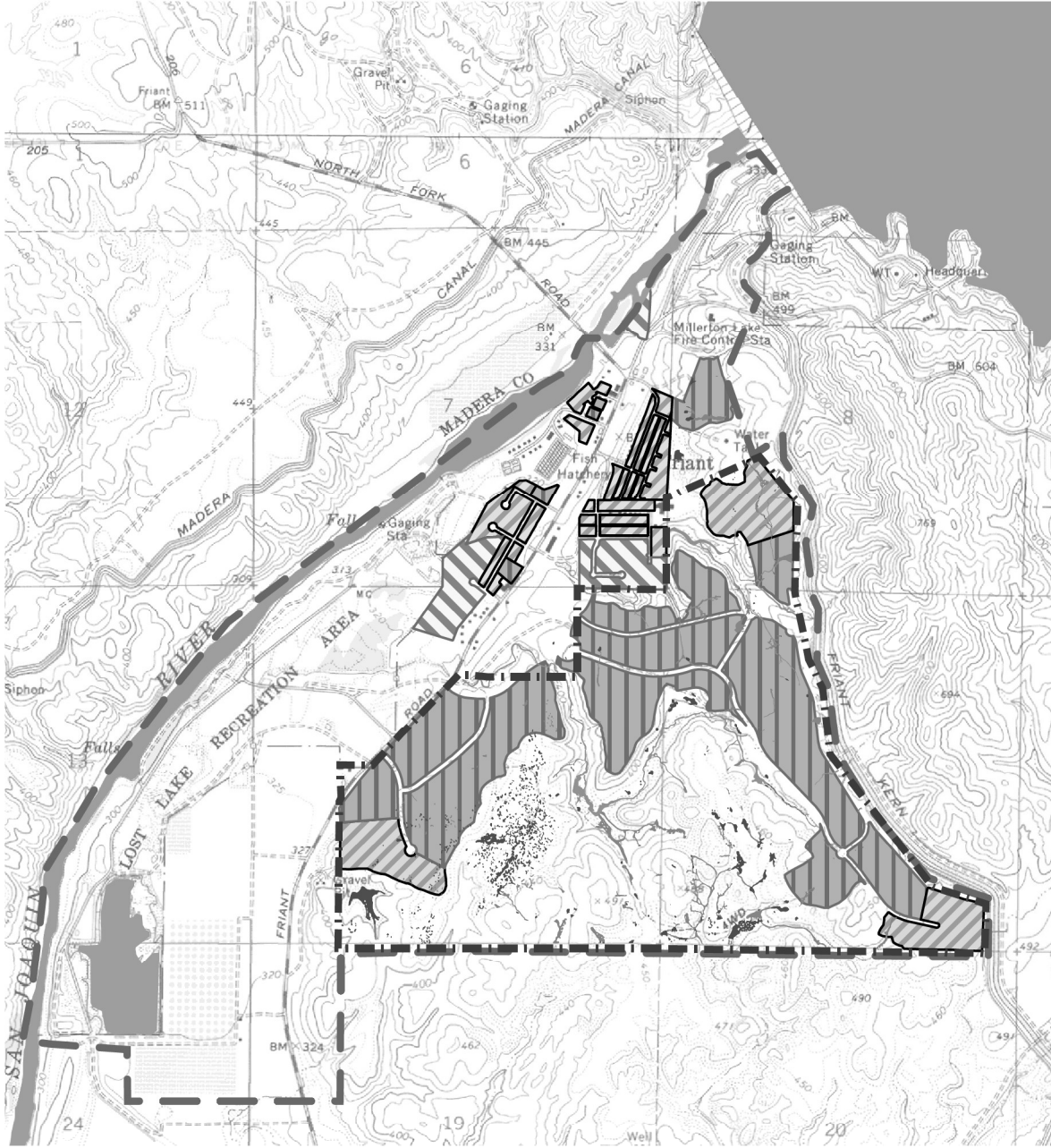
Figure 7: Agricultural Use



Legend




-  Agriculture
-  Friant Community Plan Boundary
-  Area Added Through 2010 Update

Figure 8: Residential Uses



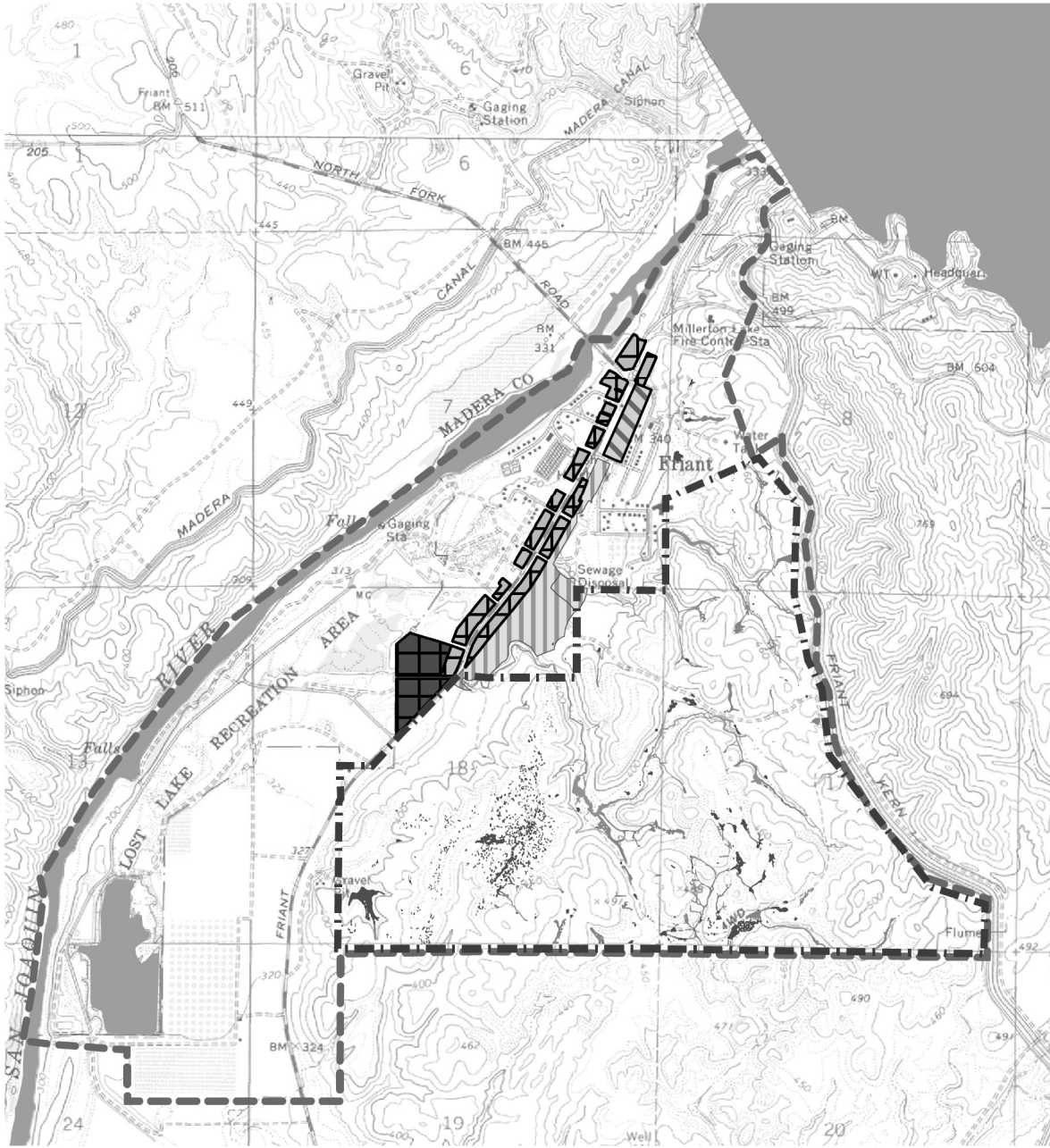
Legend

Residential

-  Low Density
-  Medium Density
-  Medium High

-  Friant Community Plan Boundary
-  Area Added Through 2010 Update

Figure 9: Commercial Uses



Legend

Commercial






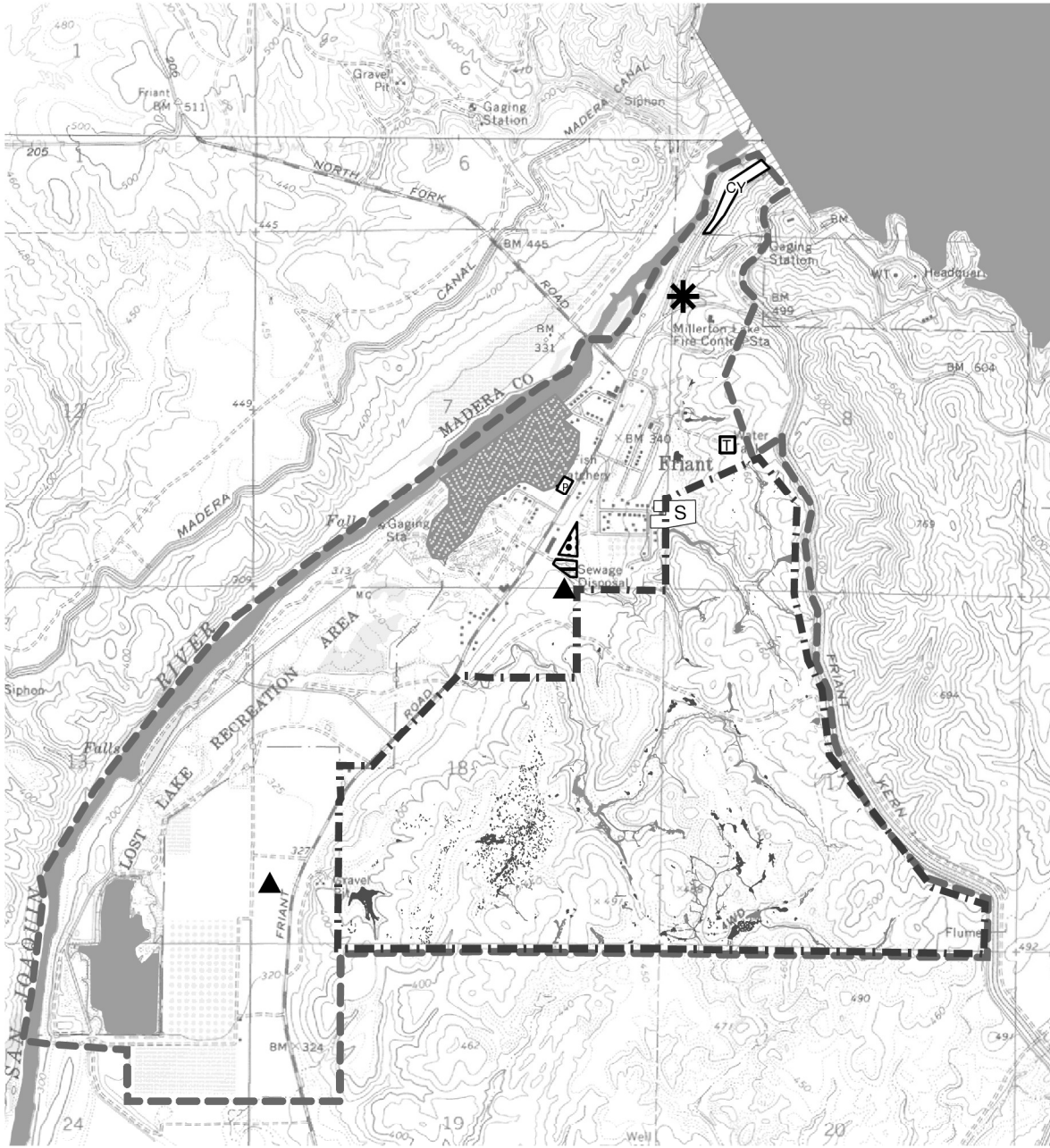
-  Highway
-  Indicates change from Low Density Residential to Highway Commercial
-  Friant Community Plan Boundary
-  Area Added Through 2010 Update
-  Community

Figure 10: Public Facilities



Legend

Public Facilities












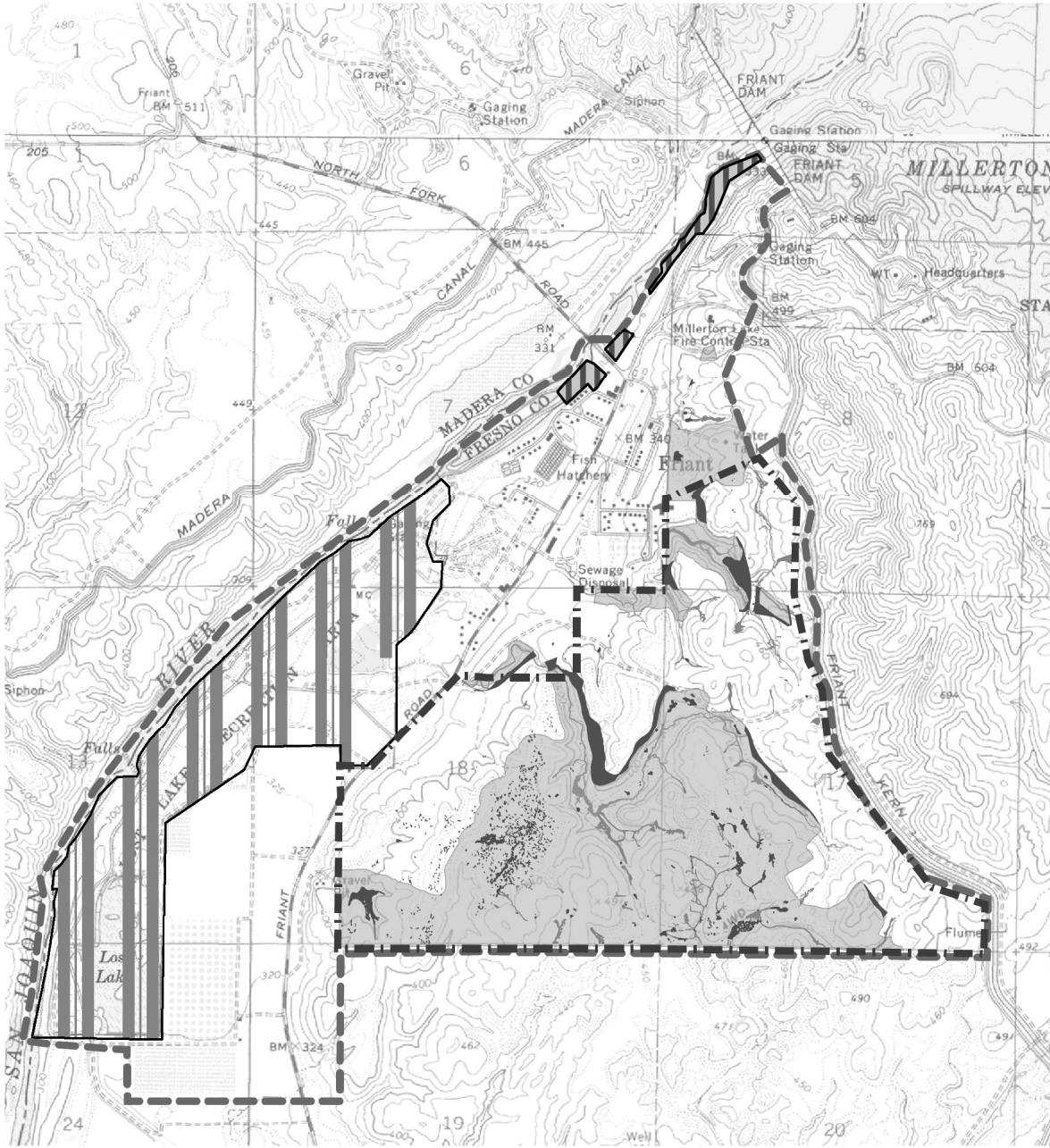
-  Existing Sewage Treatment Plant
-  Fish Hatchery
-  Telephone Relay Station
-  Corporation Yard
-  School
-  Post Office
-  Water Treatment Plant (WWD #18)
-  Potable Water Tank (WWD #18)
-  Proposed Sewage Treatment Plant
*Two potential locations proposed
-  Friant Community Plan Boundary
-  Area Added Through 2010 Update

Figure 11: Open Space



Legend

Open Space

-  Lost Lake Regional Park
-  Floodplain
-  Undisturbed Open Space
-  Revegetated Slopes
-  Vernal Pools
-  Friant Community Plan Boundary
-  Area Added Through 2010 Update

GOALS AND POLICIES

The Community of Friant values its small town character within a rural setting. These goals and policies identify how the County will use proactive land use planning with an emphasis on quality design, neighborhoods, and environment preservation, and the creation of places that benefit all Community of Friant residents.

Goal 1 Enhance Friant’s position as the “Regional Recreational Center”.

Policy 1.1 Encourage new commercial development, such as lodging, restaurant and food services, commercial retail, and other services that accommodate regional tourism, to locate along Friant Road.

Policy 1.2 Facilitate opportunities for recreation-oriented development such as sports and recreation related retailing, boat storage and service facilities, golf, and other services related to lake and river destinations within the region.

Policy 1.3 Enhance the Community of Friant's position as a recreation area of regional significance through the development of new recreational opportunities.

Policy 1.4 Promote walkability within Friant Community Plan Area for access to regional recreation areas through provision of pedestrian amenities such as benches, sidewalks, crosswalks and trails.

Policy 1.5 Recommend, if appropriate, that new projects connect with established or planned trails to access the San Joaquin River Parkway and Lost Lake Recreation Area as new development projects are submitted for Site Plan Review.

Policy 1.6 Create pedestrian linkages across Friant Road that will allow pedestrian trail connections between Lost Lake Recreation Area/San Joaquin River Parkway and new development east of Friant Road.

Goal 2 Enhance the Community of Friant’s small-town character and image.

Policy 2.1 For projects requiring Site Plan Review, encourage development that is pedestrian-friendly with a village-like character.

Policy 2.2 For new projects requiring Site Plan Review, promote the use of neighborhood crafting techniques such as enhanced architecture and high-quality landscaping that reinforce the Community of Friant's small-town character.

Policy 2.3 Encourage the development of an overall town signage and wayfinding system that establishes a positive impression and awareness of the Community of Friant, as well as an identity that promotes the area as a “Regional Recreational Center”, include gateway monument signs at community entrance on Friant Road.

Policy 2.4 As new projects are proposed, encourage providing street and pedestrian lighting that is thematic, decorative and emits minimal “spill over” light.

- Policy 2.5 Encourage new development projects to underground utilities, as feasible.
- Policy 2.6 When approving new development, encourage that new uses be compatible with the existing adjacent uses or support the provision of adequate buffers (e.g., landscape buffers, fences, walls, etc.) between the uses.
- Policy 2.7 Support the preservation of cultural and historic resources that provide ties to the Community of Friant's past.
- Policy 2.8 For new development projects requiring Site Plan Review, require that the projects incorporate hardscape elements and landscaping that create a unified character that is pleasing, attractive and complements the natural beauty of the area.
- Goal 3 Strengthen and support the Community of Friant's neighborhood areas.**
- Policy 3.1 Condition new development projects, as appropriate, to provide streetscaping, sidewalks, and adequate lighting with a rustic/rural character in order to create more pedestrian-friendly areas that connect established residential neighborhoods to commercial areas along Friant Road.
- Policy 3.2 Preserve the residential character of the four existing neighborhoods in Friant Community Plan Area through the Site Plan Review process by requiring that new infill development is consistent with existing uses in each neighborhood:
- Millerton Lake Village Mobile Home Park
 - Parker Road Neighborhood
 - Waldby Street Neighborhood
 - Wall Street Neighborhood
- Policy 3.3 Prior to specific project approvals, require that new development demonstrate the ability to provide infrastructure and emergency response capabilities to support new development.
- Policy 3.4 Create appropriate buffers and screening between the wastewater treatment plant Friant Road at the proposed Beck property location or from the Parker Road Neighborhood at the proposed Community Commercial location within the Friant Ranch Specific Plan that is adjacent to the existing facilities.
- Policy 3.5 Require that new development provide pedestrian linkages to existing neighborhoods, where feasible, to facilitate pedestrian movement between neighborhoods.

Goal 4 Strengthen and support Friant’s commercial areas.

Policy 4.1 Encourage commercial development, including but not limited to, retail commercial, commercial services, and tourism-related uses to locate along Friant Road.

Policy 4.2 Promote a variety of uses within the commercial districts in the Friant Community Plan Area that will serve both residents and tourists.

Goal 5 Expand opportunities for maintaining and improving health and wellness.

Policy 5.1 Encourage medical facilities to locate in commercial areas within the Community of Friant.

Policy 5.2 Encourage the development of a trail system that provides linkages between Lost Lake Recreation Area and the commercial and residential areas within the Friant Community Plan Area.

Goal 6 Enhance education and life-long learning in Friant.

Policy 6.1 Encourage development and construction of an interpretive center and/or meeting facility in conjunction with the local fish hatchery, which is operated by the Department of Fish and Game.

Policy 6.2 Encourage the creation of environmental and ecological interpretive trails and educational stations within the Friant Community Plan Area.

Policy 6.3 Encourage additional cultural and civic attractions such as cultural centers, interpretive centers, plazas and gathering areas to locate along Friant Road.

Goal 7 Expand housing opportunities for existing and future residents.

Policy 7.1 Encourage the development of attached and multi-family housing within the Friant Community Plan Area to provide alternatives to detached single family housing.

Policy 7.2 Allow for the development of a wide variety of housing types in Friant including large-lot single family, moderate-lot single family, small-lot single family, apartments, townhomes and condominiums.

Policy 7.3 Promote development of new housing to serve the retirement population of 55 years and older in proximity to commercial uses, community recreation centers and open space areas.

Policy 7.4 Promote development of housing types that provide variety in terms of affordability and attainability.

Policy 7.5 Through future Specific Plans and zoning ordinances, facilitate moderate increases in density for multi-family units within Medium High Density Residential areas.

Goal 8 Protect and preserve open spaces.

Policy 8.1 Encourage clustering of housing within the Friant Community as a means of protecting natural resource areas and areas of environmental significance.

Policy 8.2 Encourage preservation of sensitive open space areas and natural resources, including vernal pools and other types of wetlands.

Goal 9 Maximize the distribution of open space and public spaces in community areas.

Policy 9.1 As new development projects are approved along Friant Road, require the projects to provide landscaping and street trees along the project frontage.

Policy 9.2 Encourage the establishment of open space corridors along drainageways, slopes, in valleys and in other constrained areas, whenever possible.

Policy 9.3 Require new development to create parks and parkways within residential neighborhoods, public, and commercial areas.

Goal 10 Foster new and existing recreational opportunities in the vicinity of Friant.

Policy 10.1 Encourage the location of new recreation activities and facilities within the Community Plan area to enhance recreational opportunities at Millerton Lake and the San Joaquin River.

Goal 11 To preserve productive prime agricultural land within the Friant Community Plan Area.

Policy 11.1 To the extent practicable, direct urban growth away from prime agricultural land.

Policy 11.2 Encourage growth on non-prime agricultural land in close proximity to existing development or with potential connectivity to existing public facilities and infrastructure.

Policy 11.3 Encourage agricultural activities related to the production of food and fiber within the Friant Community Plan Area and support uses incidental and secondary to the on-site agricultural operation.

Policy 11:4 Maintain appropriate buffers between prime agricultural lands and new growth within the Friant Community Plan Area.

LAND USE STANDARDS AND CRITERIA

A. Residential Land Use

Residential development should occur in and adjacent to the existing residential areas and within the new eastern growth area. The Community Plan includes a balanced mix of low density, medium density, and medium high density residential uses.

1. Fresno County General Plan Land Use Intensity Standards for residential uses are applicable to development in the Community of Friant.
2. Residential development within a Specific Plan area may vary from the broad Fresno County General Plan Land Use Intensity Standards for residential uses to the extent consistent with General Plan policies and narrowly proscribed through specific standards, guidelines, and criteria within a Specific Plan.

B. Commercial Land Use

This Community Plan concentrates commercial activity along the frontage of Friant Road. Nearly all of this commercial development will be arterial oriented. A small area of recreationally oriented commercial activity is proposed for the south end of town, west of Friant Road.

1. Fresno County General Plan Land Use Intensity Standards for non-residential uses are applicable to development in the Community of Friant.
2. Commercial development within a Specific Plan area may vary from the general Fresno County General Plan Land Use Intensity Standards for commercial uses to the extent consistent with General Plan policies and narrowly proscribed through specific standards, guidelines, and criteria within a Specific Plan and any appropriate zoning actions and/or conditional use permits.

C. Public Land Use

Unless otherwise indicated on the Friant Community Plan Map, existing public facilities depicted on the Plan map have no underlying land use designation. In the event public uses of lands designed as public facilities are terminated, an appropriate designation should be applied as an amendment to the Friant Community Plan. Future public facilities with multiple potential locations depicted on the plan map have underlying land use designations. Both locations have been analyzed in the Friant Community Plan Update and Friant Ranch Specific Plan Draft Environmental Impact Report with impact results of less than significant.

ECONOMIC DEVELOPMENT ELEMENT



A healthy, sustainable economy in Friant will involve attracting new local businesses and services, tourism, and developing a recreational gateway identity. Redevelopment can be used to help encourage new development, expand existing infrastructure, and improve the overall environment. Along with redevelopment, the goals and policies in this element can set the course for economic revitalization in Friant. These goals and policies are consistent with the goals and policies of the Fresno County General Plan, Economic Development Element.

FRIANT REDEVELOPMENT PLAN

Redevelopment is a process created by the State of California to assist local and county governments in eliminating blight and revitalizing designated "project areas." Figure 12 depicts the boundary of the Friant Redevelopment Project Area. Redevelopment provides the opportunity for Friant to obtain funding to make infrastructure improvements and otherwise bring about desired development, reconstruction, and rehabilitation. In addition, California Community Redevelopment Law requires that no less than 20 percent of tax increment revenue derived from a redevelopment project area be used to increase, improve, and preserve the supply of affordable housing for a range of low income residents.

At the time of the 2010 update, a good amount of the properties fronting onto Friant Road are vacant, so the potential for new development is available. Many properties that have commercial structures are either in poor physical condition or experience high vacancy rates. Inadequate infrastructure is a major factor deterring new investment in the area, hindering economic development.

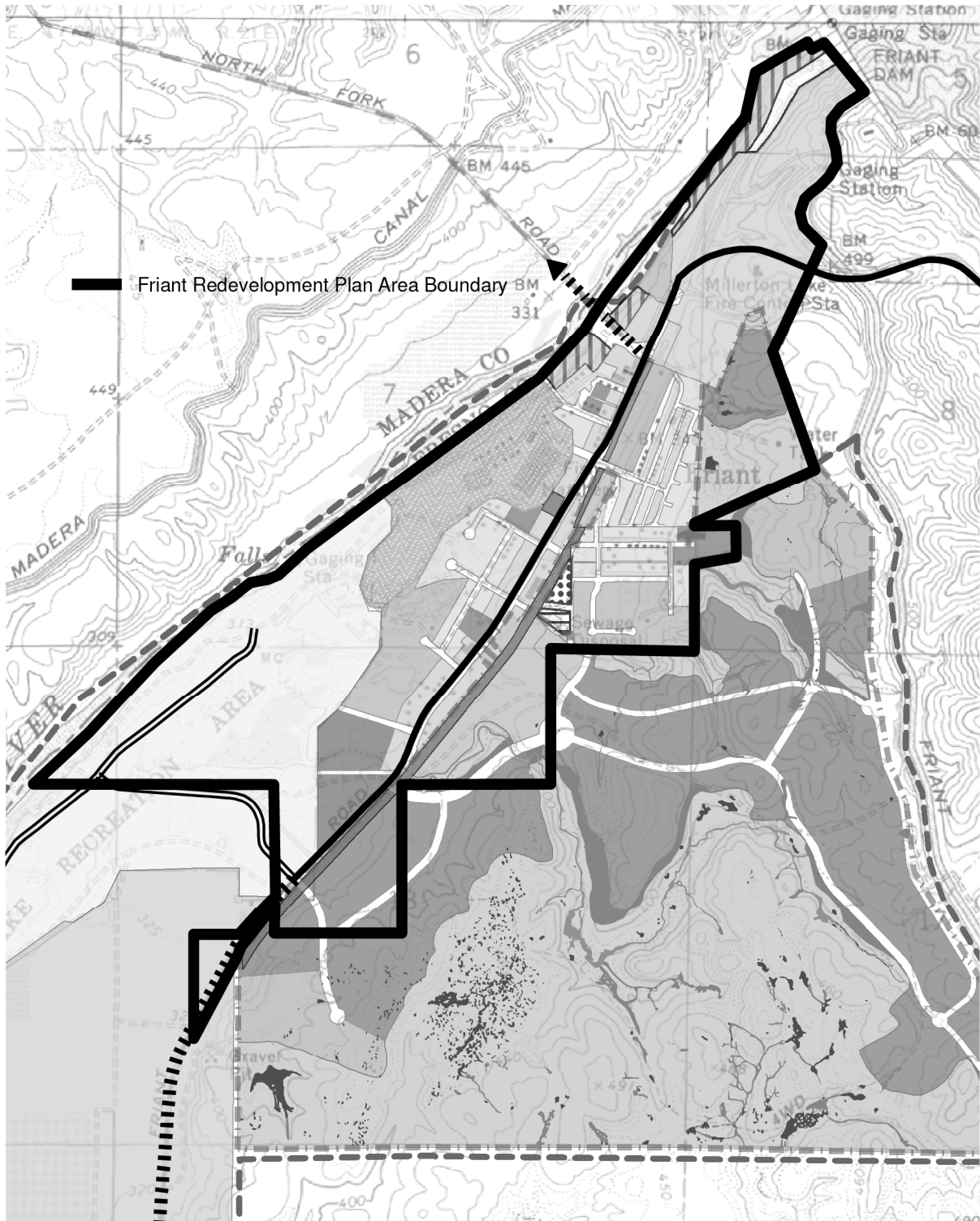


Vacant lot on Friant Road



Vacant building on Friant Road

Figure 12: Friant Redevelopment Plan Area Boundary



The Friant Redevelopment Plan, adopted in 1992, includes specific projects that are anticipated to encourage redevelopment of the area including but not limited to the design and construction of a sewage treatment and collection system. The Friant Community Plan is consistent with the Friant Redevelopment Plan. It overrides the existing requirements outlined in the Friant Redevelopment Plan.

REGIONAL RECREATIONAL CENTER

The concept of Friant as a regional recreational center presents opportunities for economic revitalization in the Community of Friant. It is also consistent with the 1983 Friant Community Plan, Section C: “The economy of Friant is largely dependent upon tourist traffic focusing upon Millerton Lake State Park. ... Projected increases in the Fresno-Clovis Metropolitan Area population, Statewide population, and available leisure time will all tend to increase tourist traffic in the Friant area.”

Recreational development related to lake, river, and casino assets within the region can and should act as a catalyst for economic development in the community. Friant can draw regional visitors and outdoor enthusiasts from throughout Fresno County and neighboring cities and counties to enjoy the various recreational and entertainment areas the Community of Friant and Surrounding area has to offer, such as Millerton Lake State Recreation Area, Lost Lake Recreational Area, the San Joaquin River, and Table Mountain Casino.

The opportunity exists for small business to engage in commercial development that includes amenities and accommodations for visitors. Amenities can include visitor centers, banks, cafes and coffee shops, restaurants, and shopping and retail opportunities. Accommodations such as motels, lodges, cabins, and campground sites can be developed to support the influx of visitors during peak periods and for special events.

CONCENTRATION OF PUBLIC/CIVIC USES

The County recognizes that additional public and civic oriented uses are likely to locate within the Community of Friant over time. This Community Plan encourages, but does not require, that public and civic uses locate in the vicinity of the existing post office and along Friant Road. While the actual types of uses are not known at this time, typical uses could include a new library (should an additional library be required in conjunction with the planned library in Millerton New Town), a potential fish hatchery interpretive center, museums and cultural centers, a town green, and other similar uses that would benefit the entire community.



Example of town green and central plaza element

GOALS AND POLICIES

Goal 1 Implement the Friant Redevelopment Plan as a tool to revitalize Friant.

- Policy 1.1 Use tax revenue generated by new development to benefit the Friant Redevelopment Area.
- Policy 1.2 Continue the strategic and judicious use of Fresno County Redevelopment Agency resources and tax increment to support infrastructure improvements, wastewater treatment plant collection system, landscaping, streetscape, and enhanced commercial façades.
- Policy 1.3 Use tax increment revenue to increase, improve, and preserve the supply of affordable housing for low income residents as required by state law.

Goal 2 Revitalize the economic base for Friant.

- Policy 2.1 Re-establish the Community of Friant as the hub of activity for the Millerton Lake region by encouraging recreation-related and tourism-related uses to locate within the Friant Community Plan Area.
- Policy 2.2 Encourage development of businesses within the Community of Friant, particularly along Friant Road.
- Policy 2.3 Encourage retail and civic/public uses to develop concurrently with residential development, wherever feasible.
- Policy 2.4 Support strategies that encourage a mix of housing types within the Friant Community Plan Area.

Goal 3 Promote job growth within Friant.

- Policy 3.1 Encourage businesses that provide jobs for local residents, especially jobs that enhance existing and proposed businesses.
- Policy 3.2 Promote the development of tourism-related jobs, as feasible, that reinforce the Community of Friant as a gateway to recreation and tourism.

Goal 4 Support infrastructure development within the Friant Community Plan.

- Policy 4.1 Require new development to demonstrate provision of adequate water supplies to serve the proposed development.
- Policy 4.2 Require new development to demonstrate provision of adequate wastewater service.
- Policy 4.3 Support construction of paved curbs, gutters, sidewalks, and landscaping on Friant Road and on Converse, Root, and Waldby Streets as redevelopment funds and other funding sources become available.
- Policy 4.4 Encourage street lighting improvements within the Friant Community Plan Area in conjunction with approvals for new development.

Goal 5 Develop a stronger visitor and tourism base and promote regional recreational center as an economic generator.

- Policy 5.1 Encourage the development of tourism-related services such as hotel, motel, other lodging, food services, sports and recreation related retailing, golf, and boat storage and service facilities.
- Policy 5.2 Promote tourism development within the Friant Community Plan Area that relate to lake, river and casino destinations within the region.
- Policy 5.3 Support the development of a visitor's center to help familiarize the public with the existing natural resources and recreational features found in the Community of Friant and surrounding areas.
- Policy 5.4 Support, when feasible, the establishment of additional public recreational opportunities at Lost Lake Recreation Area.
- Policy 5.5 Encourage the expansion of the San Joaquin Hatchery complex operated by the California Department of Fish and Game, including the development of an interpretive center, additional parking, trailhead development, and a "facelift" to the existing buildings.
- Policy 5.6 Support the development of cultural centers and interpretive centers within the Friant Community Plan Area.
- Policy 5.7 Support efforts to deploy technology that enables water reuse, conservation, energy efficiency, and innovation.

Goal 6 Support job creation in the Friant area.

Policy 6.1 Allow new development to locate within the Community of Friant that will result in the generation of local jobs and an increase in local taxes and other revenue.

Policy 6.2 Encourage medical services and facilities to locate within the commercial areas of the Community of Friant.

TRANSPORTATION ELEMENT



This Transportation Element addresses the anticipated long-term transportation and circulation needs for the Community of Friant. It addresses established and planned roadways, bicycle and trail routes, alternative modes of transportation, pedestrian facilities, and the potential for light rail transit. The Transportation Element is consistent with the Fresno County General Plan.

STREET CLASSIFICATIONS

The Friant 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.

Streets and highways as depicted on Figure 13, Circulation Plan, are described and classified according to their primary function. The current hierarchal system of roadways consists of four basic classifications as follows, listed from highest to lowest capacity:

Expressways. Expressways are high-speed facilities with partial limited access, with both grade separations and at-grade intersections. Expressways carry high volumes of traffic from region to region. Portions of Friant Road and North Fork Road are designated as Expressways.

Arterials. Arterials are major highways with at least partial control of access to improve traffic movement. Arterial roadways are generally divided by direction and have multiple through lanes with turn lanes. Arterials have limited access to adjacent land uses and provide a linkage between expressways, collectors, and local streets. Adjacent land uses should, where possible, avoid relying on arterials for parking.



Entering the Community of Friant via Friant Road (Prior to 2007 expansion of the Roads)

Primary Roads. Primary roads are designed to collect and distribute traffic from Collector and Local roads. Primary roads provide access to adjacent land uses, the local street system, and accommodate NEVs (Neighborhood Electrical Vehicles).

Collectors. Collectors are secondary highways that provide for internal traffic movement within communities and connect local roads to arterials or primary roads. Collectors provide access to adjacent land uses and the local street system, and generally will accommodate on-street parking.

Local Roads. Local Roads are designed exclusively for property access, typically with a single travel lane in each direction. They are intended to carry low volumes of traffic and support unrestricted on-street parking. They also connect with collector roads, arterial roads, and expressways. The vast majority of streets within the Community of Friant are designated as local roads.

PUBLIC TRANSIT AND ALTERNATIVE TRANSPORTATION

Although public transit services are not available in Friant, this Community Plan provides future opportunities for local alternative transportation and shuttle services. The County supports transit planning and implementation efforts of the Council of Fresno County Governments. The County will continue to support transit services in a manner consistent with the Regional Transportation Plan as adopted by the Council of Fresno County Governments.

Transportation and Transit Stations

The Community Plan recommends protecting the existing railroad right-of-way that parallels the east side of Friant Road for future use as a multi-modal transportation corridor. Portions of this corridor could be used for bus and shuttle service, pedestrian and bicycle trails, and Neighborhood Electric Vehicle (NEV) access. Future regional transportation could potentially connect Friant with the City of Fresno and other destinations within the County, and provide residents with an alternative method of travel. This multi-modal corridor will allocate potential space for two future transit stations. NEV trails and other types of trails will connect to the transit station. Park and ride facilities and shuttle and bus stops may also serve the stations.

Neighborhood Electric Vehicles

Neighborhood Electric Vehicles (NEVs) are small, enclosed passenger vehicles powered by rechargeable batteries and an electric motor. NEVs are designed to be used in a neighborhood setting, with low density traffic and slower speed zones. They can be used to run local errands, commute to and from work or school, and make small, local deliveries. NEVs are intended to be a lower cost, environmentally-friendly alternative to larger gasoline automobiles and traditional utility vehicles. The



Neighborhood Electric Vehicle (NEV)

The Community Plan accommodates NEVs within the primary roads proposed with the Friant Ranch Specific Plan. NEVs will be permitted on all local and collector streets.

PEDESTRIAN AND BICYCLE TRAIL SYSTEMS

An integrated system of pedestrian and bicycle trails is proposed to connect many areas throughout the Friant Community Plan Area. This trail system will link together parks, open space, community facilities, retail commercial centers, and residential neighborhoods. The Friant trail system will consist of three types of trails: River Parkway, Multi-Purpose Trails, and Natural Trails. These trails are described below:

River Parkway

The River Parkway is a trail located along the banks of the San Joaquin River. This trail traverses the entire length of the Lost Lake Recreation Area with a loop at the southern end. This trail will connect to other multi-purpose trails within the Friant Community Plan Area that connect to other Community Plan areas. The River Parkway will be implemented as part of the San Joaquin River Parkway Master Plan.

Multi-Purpose Trails

Multi-purpose Trails are designated for bicycles and pedestrians. Multi-Purpose Trails will connect new development to the Lost Lake Recreation Area and San Joaquin River Parkway. Multi-purpose trails are paved roads suitable for all-weather use.

Nature Trails

Nature trails are pedestrian pathways that allow enjoyment of the natural environment. They are separated from major roadways and automobile travel. These trails are dirt or decomposed granite trails intended to traverse open spaces within new development areas and connect to paved multi-purpose trails. They allow access into open space and provide recreational activities for the avid hiker, mountain biker, and naturalist.



Example of a nature trail

GOALS AND POLICIES

- Goal 1 Provide for a unified and coordinated street and highway system.**
- Policy 1.1 Plan for a street and highway system that moves people and goods in an orderly, safe and efficient manner.
- Policy 1.2 Encourage the development of the County's system of streets and highways in a manner that is cost effective.
- Policy 1.3 Promote safe and convenient access to commercial development along Friant Road without undue conflicts to through traffic.
- Policy 1.4 Promote a street and highway system that can accommodate alternative modes of travel.
- Policy 1.5 Promote safe and convenient access within the residential portions of the community including use of lighting and crosswalks.
- Policy 1.6 Identify key locations for safe pedestrian access across Friant Road and install crosswalks, signage, lighting, traffic signals, and/or pedestrian signals, as warranted.
- Goal 2 Provide multi-modal transportation linkages to Fresno, within the region and town.**
- Policy 2.1 Support efforts to establish multiple forms of transit within the Community of Friant, including utilizing the existing rail right-of-way for trails for bicycles and pedestrians, Neighborhood Electric Vehicle access and a potential future light rail route.
- Policy 2.2 Promote the establishment of a town-wide pedestrian walkway and trail network that promotes the safe movement of people throughout the Community of Friant.
- Policy 2.3 Encourage the development of multi-use trails throughout the Friant Community Plan Area for bicyclists and pedestrians.
- Goal 3 Provide enhancement and linkages to the San Joaquin River and Lost Lake Recreation Area.**
- Policy 3.1 Encourage the provision of pedestrian and bicycle linkages to Lost Lake Recreation Area and along the San Joaquin River.
- Policy 3.2 Support efforts to implement the San Joaquin River Parkway Master Plan.

PUBLIC FACILITIES AND SERVICES ELEMENT



The Community of Friant is located at the northern tip of the Fresno/Clovis Metropolitan Area. The majority of Friant does not have access to an area-wide sewer system to provide wastewater collection, disposal, and treatment. Providing adequate infrastructure is a priority for Friant. Reliable water storage and delivery systems and wastewater collection lines are critical facilities that need to be addressed before more development can occur within the Friant Community Plan area.

The Public Facilities and Services Element pertains to sewage and septic tanks, water supply and distribution, solid waste disposal, utilities, law enforcement, emergency response, and fire protection, schools and libraries, and telecommunication and technology. The policies of this element are consistent with the goals and policies of the Fresno County General Plan, Public Facilities and Services Element.

INFRASTRUCTURE SERVICES

Sewage and Septic Systems

The majority of buildings in the Community of Friant are serviced by individual septic systems. The Millerton Lake Village mobile home park is the only portion of Friant that is currently on a sewer system, and it is in need of replacement or improvements. A new wastewater treatment plant is needed to provide adequate capacity for existing Community Plan Area needs and accommodate new development within the Community Plan Area. Currently, the lack of a wastewater treatment plant prevents large commercial or residential development from occurring and also prevents growth and hinders economic development.

Water Supply and Conservation

The San Joaquin River is the largest source of surface water for residents, agriculture, and industries in Friant. Water from the river is regulated by Friant Dam, stored in Millerton Lake, and used for irrigation purposes via the Friant-Kern Canal, all of which are owned and operated by the Bureau of Reclamation. Fresno County Waterworks District (WWD) No. 18 receives water from the Friant Division of the Central Valley Project (CVP), and has a water treatment plant at the base of Friant Dam. Releases from Friant Dam provide water to Friant residents.

Water conservation represents the most cost-effective and environmentally sound way to reduce current and future demand. There are many actions homeowners and businesses can take to reduce water use, such as using water-conserving toilets and washers, fixing leaks, planting drought-tolerant landscaping, and avoiding over-watering plants. Landscaping with drought-tolerant plants represents a very effective method of conserving water. Drought-tolerant

plants, shrubs, and trees are specially adapted to grow well in regions that get little, or infrequent, amounts of normal rain. These plants require less water to live in Friant's climate and soil and tend to be more pest and disease resistant.

Solid Waste Disposal

Most of Friant's solid waste is transferred to the County owned and operated American Avenue Landfill. The 440-acre waste management facility is located approximately 40 miles southeast of Friant and five miles southwest of the City of Kerman. The 440-acre waste management facility consists of an unlined waste management unit covering 30 acres (Phase I) and a 160-acre composite-lined waste management unit (Phase II). There is a proposal to expand the waste management facility by constructing Phase III (250 acres) upon completion of Phase II. This expansion is necessary to provide service to Fresno's expanding population base. Waste management in Friant is contracted to a private waste hauler company, Ponderosa Solid Waste.

Utilities

Friant is serviced by Pacific Gas and Electric (PG&E) for electricity. Currently, there is no natural gas service available in Friant, although PG&E recently constructed a line in Friant Road from just east of Willow Avenue to Lost Lake Park. This new line is not yet connected to the PG&E gas distribution system. The closest existing gas main terminates at Willow Avenue and Friant Road. An electric distribution line runs along the PG&E easement located on the eastern portion of the Plan Area, generally parallel to the Friant-Kern Canal. The Community Plan encourages providing adequate utility services to all residential and business uses in Friant. Ponderosa Communications provides telephone and internet services to Friant through their existing utility lines. As the Community of Friant continues to develop, Ponderosa Communications will continue to provide telephone and internet services.

Schools

Friant is served by the Clovis Unified School District. Students in Friant attend Liberty Elementary School (K-6), Kastner Intermediate School (7-8), and Clovis West High School (9-12). The county anticipates that the existing schools will accommodate future growth.

Law Enforcement, Emergency Response, and Fire Protection

Fresno County Sheriff's Department polices the County's unincorporated areas, which are divided among three service zones. Friant is located within Area II, and is served by field training officers, deputies, and detectives. Area II is headquartered in Fresno, approximately 20 miles southeast of Friant. The Sheriff's Department utilizes community oriented policing in Area II, which entails community oriented governing and monthly meetings where residents address problems related to crime and the quality of life.

Fire Protection is provided within the Fresno County Fire Protection District by California Department of Forestry and Fire Protection (CAL FIRE) from its Friant Station located at the north end of the community of Friant, adjacent to Friant Road.

GOALS AND POLICIES

Goal 1 Provide adequate wastewater treatment facilities.

- Policy 1.1 Explore financing and methods for construction of public sewage systems, and plan for such systems in areas slated for new development, as well as in existing developments experiencing repeated septic system failures.
- Policy 1.2 Provide new sewer service to promote commercial expansion and economic and recreation development, where feasible.
- Policy 1.3 Allow connections to new sewer service as a collector system and service becomes available.
- Policy 1.4 Locate the wastewater treatment facility away from incompatible land uses and screen the facility with landscaping.
- Policy 1.5 Minimize odors by requiring that the wastewater treatment facility incorporate effective odor-reduction and containment technologies.
- Policy 1.6 Encourage utilization of wastewater treatment facilities that provide for the reuse of wastewater for uses such as landscape watering, etc.

Goal 2 Provide adequate and safe water supply and distribution.

- Policy 2.1 Ensure that water purveyors provide sufficient water storage, treatment, and transmission facilities to meet the existing and projected water needs of the Community of Friant, while emphasizing water conservation.
- Policy 2.2 Encourage the combining of small water systems, including coordination of San Joaquin River water usage, to provide adequate community, domestic, and agricultural water needs.
- Policy 2.3 Encourage water conservation, including landscaping with drought-tolerant plants and use of reclaimed water in new development.
- Policy 2.4 Ensure a sustainable water supply for the Friant Community Plan Area by identifying water supplies with more specificity at each level of planning and entitlement to integrate land use planning with water supply planning.
- Policy 2.5 Support efforts by public utility providers to educate the public about the importance of water conservation.
- Policy 2.6 Support all appropriate uses of reclaimed water.

Goal 3 Encourage recycling to reduce material sent to local landfills.

- Policy 3.1 Promote the use of source reduction, recycling and other appropriate measures to reduce the amount of solid waste sent to and disposed of in landfills.

Goal 4 Provide adequate utility services.

Policy 4.1 Cooperate with utility service providers in their long-range planning efforts in the Community of Friant.

Policy 4.2 Encourage the use of solar energy systems in homes and commercial businesses as a form of renewable and sustainable energy.

Goal 5 Support law enforcement, emergency response and fire protection that respond to the needs of Friant.

Policy 5.1 Ensure that new development does not create a burden on adequate levels of law enforcement services, emergency response services, and fire protection services.

Policy 5.2 The County shall require that adequate police and fire protection be provided to all existing Community of Friant residents.

Goal 6 Support policies to safeguard the public's health, safety and welfare within the Friant Community Plan Area.

Policy 6.1 Ensure conformance with all applicable goals and policies relating to flood hazards as contained in the Fresno County General Plan Health and Safety Element.

Policy 6.2 Ensure conformance with all applicable goals and policies relating to seismic and geological hazards as contained in the Fresno County General Plan Health and Safety Element.

Policy 6.3 Ensure conformance with all applicable goals and policies for handling, disposing of or abatement of hazardous materials as identified in the Fresno County General Plan Health and Safety Element.

Policy 6.4 Protect residential and other noise-sensitive land from exposure to harmful or annoying noise levels by requiring that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT



The Environmental Resources Management Element highlights the natural beauty and open space of Friant through the preservation of natural resources, habitat, and wildlife species. The goals and policies in this element are aimed at protecting and preserving water resources, biological resources, scenic resources, and cultural resources, while emphasizing sustainable development practices. Effective resource management for the Friant Community Plan Area can be achieved through proper planning and collaborative efforts between many stakeholders, the County, and the residents and property owners of Friant.



Community of Friant

WATER RESOURCES

Water is an important resource in Fresno County and for San Joaquin Valley farmers and ranchers who depend on fresh water supplies for irrigation. Friant is located at the base of Friant Dam and Millerton Lake, which supply water from the Sierra Nevada for farmland and rangeland via the Kern-Friant Canal and Madera Canal. Along with the importance of supplying fresh water for irrigation purposes, Friant is also close to several natural water resources that local wildlife depends on including the San Joaquin River.

The San Joaquin River

The San Joaquin River is 330 miles long and is the second longest river in California. The river originates high on the western slopes of the Sierra Nevada and drains most of the area from the southern border of Yosemite, south to Kings Canyon National Park. The San Joaquin River's tributaries include the Stanislaus, Tuolumne, Merced, Calaveras, and Mokelumne Rivers. The San Joaquin River is a valuable natural resource in the San Joaquin Valley. The segment of the river between Friant Dam and Highway 99 contains some significant natural habitat areas. The river is also a source of irrigation water for highly productive farmland on the east side of the

Central Valley. Portions of the river corridor are managed by the San Joaquin River Parkway and Conservation Trust.



Friant Dam

Friant Dam and Millerton Lake

Friant Dam and Millerton Lake are located immediately outside of the Friant Community Plan boundary, but their presence plays a pivotal role regarding the natural environment, recreation, and economic aspects of Friant and Fresno County. Friant Dam, a 319-foot concrete gravity dam, is located on the San Joaquin River. It was constructed in 1942 by the United States Bureau of Reclamation, who now own and operate the dam. Millerton Lake, which was created as a result of

damming the San Joaquin River, has a total capacity of approximately 520,500 acre-feet and is approximately 15 miles long. The primary use for Millerton Lake is for delivering irrigation water to a million acres of agricultural land in Fresno, Kern, Madera, and Tulare Counties in the San Joaquin Valley, which is distributed by the Madera and Friant-Kern Canals. Secondly, the dam and lake are used for municipal and industrial water supply and flood control and recreation purposes. Millerton Lake contains 45 miles of shoreline with varying topography and provides boating, fishing, picnicking, and swimming opportunities.

Friant-Kern Canal

The Friant-Kern Canal transports water over 150 miles south, from Millerton Lake to the Kern River, to a point four miles west of Bakersfield. The water is used for municipal and industrial irrigation supplies in the San Joaquin Valley, including Fresno, Tulare, and Kern Counties. The canal has been used since 1951 and conveys water with a variable capacity starting with 5,000 cubic feet per second at Friant Dam and gradually decreasing to 2,000 cubic feet per second at its terminus at the Kern River.



Friant-Kern Canal

Jurisdictional Waters and Vernal Pools

Waters of the United States (also referred to as jurisdictional waters) are navigable surface waters and all tributary waters that connect to other navigable waters, including waters currently being used or previously used. Jurisdictional waters include hydrologic features such as drainage channels, their impoundments, and wetlands that connect to waters of the United States. Pursuant to Section 404 of the Clean Water Act, these waters are

subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) and the filling, grading or excavation of any jurisdictional waters in the Friant Community Plan Area will require a USACE permit.

Other state and regional authority applies to the water and drainages in the plan area. The Regional Water Quality Control Board must issue a certification (or waiver of such certification) that the proposed activity will meet the state water quality standards. In addition, the bed and bank of natural drainages are under the jurisdiction of the California Department of Fish and Game (CDFG). Any activity that would disturb drainages under the CDFG jurisdiction will be regulated via a Streambed Alteration Agreement, which will implement measures for habitat protection of the drainage.

Several types of wetlands are found within the Friant Community Plan Area, including vernal pools, wetland swales, wetland channels, and upland channels. A vernal pool is a shallow depression that fills with water during the wet winter and early spring months. Such pools are seasonal in nature and are dry for much of each year. Vernal pools provide a vibrant habitat for frogs, toads, fairy shrimp, and specialty adapted plants, but not for fish. This Community Plan places an emphasis on protecting vernal pools.



Vernal Pools within the Community Plan Area

BIOLOGICAL RESOURCES

Due to the abundance of water resources, the Community of Friant is home to many wildlife species and habitats. The species depend on lake and river environments, and seasonally-flooded depressions and wetlands for their survival.

Wildlife Species

The San Joaquin River provides a variety of habitat types that are important to a variety of migratory birds, large mammals, insects, and other wildlife species. Wildlife species that benefit from river resources include, but are not limited to, numerous raptors, herons and egrets, breeding ducks, wintering Canada geese, mule deer, bobcat, coyote and the San Joaquin pocket mouse. Many other migratory waterfowl and passerine birds make use of this habitat on a seasonal basis.¹

Vernal pools located within the Friant Community Plan area are known to provide suitable habitat for endangered species and species of special concern such as Vernal Pool Fairy Shrimp and California Tiger Salamander (Live Oak Associates, 2006). Fairy shrimp are branchiopods that often appear in vernal pools and other ephemeral pools. They are

¹ San Joaquin River Conservancy. Adopted July 20, 2000. San Joaquin River Parkway Master Plan, 2000.

well-adapted to living in arid areas where water is present for only part of the year. Their eggs will survive drought for several years and hatch about 30 hours after rains fill the pools where they live. Some eggs may not hatch until going through several wet/dry cycles, ensuring the animals' survival through times that the pools don't last long enough for the shrimp to reproduce.

Habitat

The San Joaquin River provides a diversity of habitat types along the river which includes river channel, riparian woodland, grassland, pond, and freshwater marsh, which provide valuable habitat for wildlife species.

Other habitat in the Friant area consists of non-native annual grasslands, annual grasses, and forbs typical of this widespread habitat founds in much of the Central Valley and Sierra Foothills. Most of these annual grasses and forbs area are European in origin.

SUSTAINABLE DEVELOPMENT AND BUILDING PRACTICES

Sustainable development creates a means for the community to meet the needs of the present without compromising the ability of future generations to meet their own needs. The development of the Friant Community Plan Area using sustainable practices will further protect the environment and provide a foundation for resource management.

Benefits include:

- Efficient use of water, energy, lumber, and other resources, which also minimize maintenance and operation costs to homeowners;
- Designs that are site, climate, and context specific;
- Site planning to promote a sense of community; and
- Pollution prevention and reducing waste.

New development within the Friant Community Plan Area is encouraged to incorporate sustainable building practices, where feasible.

A discussion and policies related to water conservation are included in the Public Facilities and Services Element.

SCENIC RESOURCES

Friant contains many natural and scenic resources that create a picturesque natural setting. These resources are also valuable to the identity of Friant. They enhance the visual character of the local community and provide distinguishing characteristics.

Friant is located within a rural area, away from the Fresno urbanized area, which makes it easier to view dark skies and starry nights. The main detriment to dark skies is light pollution. To help preserve dark skies, it is desirable that new nighttime lighting incorporate reflectors and/or shielding, low wattage, and other similar measures, as applicable, to help mitigate potential impacts to dark skies, conserve energy, and limit the effects on ecosystems.

ARCHEOLOGICAL AND HISTORIC RESOURCES

Fresno County like most of California has a diverse past that includes evidence of Native American, Spanish, Mexican, and American period historic sites and cultural resources. Prehistoric archeological sites associated with Native American activity have been found in the Friant Community Plan Area. Along the San Joaquin River are several large outcroppings of granite in the Lost Lake Recreation Area. Similar outcroppings have been observed in the eastern portion of the Community Plan Area. Evidence of Native American activity along the river includes several grinding holes (metates) for grinding acorns to make flour found at the eastern bank of the river.² Evidence of Native American activity has also been found in the developed area of Community of Friant and in the eastern portion of the Friant Community Plan Area.

GEOLOGIC AND MINERAL RESOURCES

Friant is characterized by geologic formations consisting of alluvial sand, silt, and gravel mixtures and bedrock of consisting of sandstone or granite. Local soils in the Friant Community Plan Area have varying amounts of plasticity, but are generally only slightly plastic.

The Friant Community Plan Area is a relatively low seismic region and considering the age and relative density of the subsurface sediments, bearing loss to liquefaction or seismically induced settlement is considered unlikely. Groundwater is not expected to impact the design or construction of Friant, as groundwater was not encountered during field explorations with a maximum depth of approximately 35 feet below grade. No significant areas of mineral resources are known to be feasible for extraction within the plan area. Mineral resources in the form of aggregate rock exist below portions of the Fresno County Lost Lake Park, it is unlikely that the park in current use would be closed for the extraction of aggregate. The southern portion of Lost Lake Park and the adjacent agricultural parcels have already been mined for their mineral resources.

² Mount Diablo Audubon Society. May 2006, Volume 51, Number 8. The Quail.

GOALS AND POLICIES

- Goal 1 Maintain unique and diverse water and open space resources throughout Friant for purposes of resource and habitat protection.**
- Policy 1.1 To the extent feasible and appropriate, preserve unique or high quality examples of rock outcroppings, area terrain, drainages, and/or wetlands within open space, greenbelts or parks.
- Policy 1.2 Encourage use of drainage improvements, designed with native vegetation where possible, to retain or detain storm water run-off, minimizing volume and pollutant concentrations.
- Policy 1.3 Minimize the alteration of natural drainage areas. Require development plans to include necessary mitigation to stabilize runoff and silt deposition through utilization of grading and flood-protection ordinances.
- Policy 1.4 To the extent appropriate and consistent with applicable improvement standards, encourage new development to create “bio-swales” for reducing storm water velocities and for transporting and capturing storm water runoff, to the extent feasible and appropriate, rather than using storm water catch basins and mains.
- Policy 1.5 Require that discretionary projects be consistent with watershed regulations as required by the U.S. Fish and Wildlife Service, Regional Water Quality Control Board, Environmental Protection Agency, and the U.S. Army Corps of Engineers.
- Goal 2 Protect and preserve wildlife and habitat in community areas.**
- Policy 2.1 Protect threatened and endangered plant and wildlife species in accordance with State and federal laws.
- Policy 2.2 To the extent feasible and appropriate, encourage new development to preserve on-site natural elements that contribute to the community’s aesthetic character.
- Policy 2.3 Minimize impacts to vernal pools, including upland areas, by educating the public of these environmentally sensitive resources, kiosks, interpretative trails, and other appropriate resource management tools.
- Policy 2.4 Emphasize protecting and restoring sensitive habitat and wildlife corridors along the San Joaquin River.
- Goal 3 Conserve and properly manage natural resources for future generations.**
- Policy 3.1 Support the development of a visitor’s center in to help educate the public on the existing natural resources and recreational features found in the Friant Community Plan Area.

- Policy 3.2 Support the development of an interpretive center at the San Joaquin Hatchery, which is operated by the California Department of Fish and Game, to help educate the public on the purpose and operations of the hatchery.
- Policy 3.3 Implement land use patterns and policies that incorporate smart growth practices, including placement of higher densities near transit centers, providing alternative modes of transportation, and encouraging and accommodating pedestrian-friendly environments.
- Policy 3.4 Promote the use of public/private partnerships to upgrade existing buildings, as well as encourage for new buildings energy efficiency, water conservation, and storm water run-off pollution reduction.
- Policy 3.5 Encourage the use of domestic and commercial solar energy uses to conserve fossil fuels and improve air quality.
- Policy 3.6 Encourage drainage designs which retain or detain storm water runoff to minimize volume and pollutant concentrations.
- Policy 3.7 Provide pedestrian access to public recreational lands throughout Friant by creating new trails and walkways that link existing and planned development in the Community of Friant to Lost Lake Recreation Area and the San Joaquin River Parkway Corridor.

Goal 4 Incorporate green building and other sustainable building practices into development projects.

- Policy 4.1 Facilitate the use of green building standards and Leadership in Energy and Environmental Design (LEED) in both private and public projects, where feasible.
- Policy 4.2 Promote sustainable building practices that go beyond the requirements of Title 24 of the California Administrative Code, and encourage energy-efficient design elements, as appropriate.
- Policy 4.3 Support sustainable building practices that integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment, where feasible.
- Policy 4.4 Encourage the use of domestic and commercial solar energy in the Friant Community Plan Area in an effort to conserve fossil fuels and improve air quality.

Goal 5 Preserve and protect scenic resources.

- Policy 5.1 Preserve areas with scenic qualities and natural beauty in open space or as farmland, to the extent feasible and appropriate.
- Policy 5.2 Encourage development within the Community of Friant that maximizes existing scenic resources in open space, including natural drainage ways and vernal pools.

Policy 5.3 Work with federal, state, regional, and other appropriate public agencies, non-profit organizations, and landowners to conserve, protect, and enhance natural resources in the Friant Community Plan Area.

Policy 5.4 Protect “dark skies” by ensuring light and glare is minimized by using low-level lighting.

Goal 6 Preserve historic and archeological resources for future generations.

Policy 6.1 Protect and preserve historic and archeological sites in open space easements, where feasible, and document such sites when preservation is not feasible.

IMPLEMENTATION PROGRAM



LAND USE/ZONING CONSISTENCY TABLE

A. Zoning Compatibility

The State requires consistency between the General Plan and Community Plan, which represent long range public policy, and the Zoning Ordinance, a set of specific legal regulations. The Community Plan Update must be consistent with the Fresno County General Plan. A new zoning ordinance may be required to accompany a future specific Plan for the new eastern growth area within the Friant Community Plan Area. The Zoning Compatibility Matrix on the following page is a method of defining consistency by comparing each existing zone district with the land use categories set forth in the General Plan. The matrix illustrates the suitability of the specific zoning districts with the policies specified in the text of the General Plan, as amended.

The matrix located on the next page identifies land use designations and zoning as either compatible or not compatible:

1. **Compatible:** Zones which specifically implement the policies in the General Plan (including this Community Plan) either by allowing designated uses as a right or through director approval or conditional use permit.
2. **Not Compatible:** Zones which are inconsistent with the General Plan policies (including policies within this Community Plan) for a particular land use designation.

B. Reference

Policy LU-G.23 (Unincorporated Communities) of the Fresno County General Plan Agriculture and Land Use Element is fully applicable within the Community of Friant. This policy reads as follows:

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

Table 3: Zoning and General Plan Land Use Compatibility Matrix

Zone District	LAND USE - RESOURCE		LAND USE - RESIDENTIAL			LAND USE - COMMERCIAL			LAND USE - PUBLIC	Notes:
	Agriculture	Open Space	Low Density Residential	Medium Density Residential	Medium High Density Residential	Highway Commercial	Special Commercial	Community Commercial	Public Facilities	
R-C		●								
TPZ	●	●	●			●	●	●	●	
O	●	●	●			●	●	●	●	
R-E		●					●			
AE	●									
AL	●	●	●			●	●	●	●	
AC	●									A
R-R										
RCC										A
RS										
R-A			●					●		
R-1-A			●					●		
R-1-AH			●					●		
R-1-E			●					●		
R-1-EH			●					●		
R-1-B			●	●				●		
R-1-C			●	●	●			●		
R-1			●	●	●			●		
R-2/R-2-A				●	●			●		
R-3/R-3-A					●			●		
T-P			●	●	●					
C-P								●		
R-P			●	●	●			●		
C-1								●		
C-2								●		
C-3										
C-4										
C-6						●	●			
C-R							●			
P						●	●	●		
P-V										

● = Compatible Use; □ = Not Compatible Use

A. Applies only to parcels zoned prior to 9/20/90.

IMPLEMENTATION

This Community Plan is part of the Fresno County General Plan. To help implement this Community Plan on an ongoing basis, the County may use one or more of the following procedures, programs or techniques to implement the Friant Community Plan policy:

A. Specific Plan

To help implement this Community Plan Update, Fresno County may choose to adopt Specific Plans for development projects within the Community of Friant. Specific Plans will need to be consistent with the policies set forth in this Community Plan, as well as with the Fresno County General Plan. Specific Plans shall be prepared in accordance with state law governing Specific plan preparation (i.e., California Government Code Sections 65450 to 65456). The specific project applications will carry the primary responsibility for implementing the Specific Plan.

B. Friant Redevelopment Plan Amendment and Funding Sources

The Friant Redevelopment Plan was created in 1992 to address conditions of blight and revitalize the Project Area pursuant to Redevelopment Law. The Plan primarily aims to serve residents and business owners in the Project Area by providing necessary public improvements, particularly for water and sewer infrastructure. The Plan also encourages rehabilitation and repair of deteriorating structures, and fostering the expansion and development of the Project Area. The Fresno County Redevelopment Agency will carry the primary responsibility for implementing the Specific Plan.

Redevelopment projects and activities are financed primarily through tax increment. Tax increment is the amount of property taxes levied by each taxing entity in the Project Area in excess of general tax revenues levied in the frozen Base Year, which is determined by the date on which the Redevelopment Plan is adopted. The taxing entities receive their proportionate share of property taxes from the Base Year value throughout the term of the Redevelopment Plan.

In addition to tax increment financing, there are other funding sources maybe available including:

- Development Impact Fees
- Mello-Roos Districts
- Federal Sources of Funding
- Measure “C” Funds
- Local Transportation Fund
- Environmental Enhancement and Mitigation Program
- Issuance of Bonds and Notes
- Loans and Grants
- Low and Moderate Income Housing Fund

C. Capital Improvement Program

The Capital Improvement Program (CIP) is the County's multi-year planning instrument used to facilitate the timing and financing of capital improvements. The CIP identifies the sources of funds available for capital improvements projects. Capital Improvements are projects which generally do not recur annually and may include:

- Lease or purchase of land and rights-of-way;
- Construction of buildings or facilities;
- Public infrastructure construction;
- Purchase of major equipment and vehicles;
- Studies and plans associated with capital projects; and
- Projects requiring debt obligation and borrowing.

D. Special Assessment Districts/Community Facilities Districts

Special assessment districts are used to fund capital facilities such as roads, water, sewer and flood control. Special assessment districts requirement assessments on property owners in proportion to the benefit received. Community Facility Districts (CFDs), or Mello-Roos Districts, can be used for the same improvements, as well as schools, libraries, and government facilities. However, CFD assessments are levied on an allocation formula and not necessarily in proportion to the benefit received.

E. County Service Area

Fresno County may elect to create a new County Service Area (CSA), or annex areas into an existing CSA, that will provide services such as wastewater and water to all or portions of the Community of Friant. CSA's have a range of powers available to them under the law including responsibility for maintenance and operations of water, sewer and storm drainage systems; street lighting and landscaping, public parks, including trails, trail heads and commons; and public parking areas not deeded to private parties.

F. Community Service District

Community Services Districts may be established under California Government Code Section 61000, et. seq., for the purposes of achieving local governance, providing needed public facilities, and supplying public services. All or portions of the Community of Friant may choose to establish a Community Service District to provide needed public facilities or supply important public services.

G. Waterworks District

A waterworks district supplies the inhabitants of the district with water for irrigation, domestic, industrial or fire protection purposes; acquires and conserves water from any source; and treats or reclaims saline water and sewage. For the Community of Friant, the waterworks district is District No. 18.

H. Benefit Assessment Districts

Benefit assessment districts assess a defined constituency and provide benefits to those residents, such as roads, water, parks, and recreational facilities. Unlike special assessment districts, these districts lack a partnership, structure, or separate governmental body with management responsibilities.

I. Development Impact Fees

Development impact fees are paid by developers to defray all or a portion of the costs of any public facility that benefits the project. Fees may be levied to fund either capital facilities or ongoing services.

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