

LANARE COMMUNITY PLAN

ADOPTION

FRESNO COUNTY PLANNING COMMISSION	RESOLUTION NO. 7409
NOVEMBER 10, 1977	
FRESNO COUNTY BOARD OF SUPERVISORS	RESOLUTION NO. 77-3091
DECEMBER 20, 1977	

AMENDMENTS

SECTION	FRESNO COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS	
	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
Map and Text	8948	10/21/82	82-529	12/21/82

611 LANARE COMMUNITY PLAN

1.00 INTRODUCTION

The County of Fresno and each city in the County, are responsible for adopting General Plans setting forth long-term objectives and policies that must be adhered to in the development of the area.

Fresno County's General Plan includes objectives and policies applicable Countywide, and others that apply only to certain subareas of the County. This Community Plan deals specifically with the Lanare Community. Based on historical trends and current conditions, the Plan provides for development in the community during the next 20 years.

1.01 PLAN BOUNDARIES

The Lanare Community is one of several unincorporated communities within Fresno County. The Plan area is generally within the sphere of influence of the Lanare Community Service District. The first Community Plan for Lanare was adopted in 1977. Since then no revisions have been made.

611-01 LAND USE ELEMENT

The land use element of this Community Plan is consistent with the land use element of the Fresno County General Plan. This element is, therefore, subject to Countywide goals, objectives, and policies. Section 205 (Intensive Development Policies) of the Fresno County Development Policy. Section 205-03 (Unincorporated Community Areas) is especially critical.

1.00 LAND USE DESIGNATIONS

a. Agriculture

Shall mean 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: Shall mean land designated for residential development at a density not to exceed one dwelling unit per 36,000 square feet. General Plan Sections 611-01:4.01a. and 205-06:4.02 should be reviewed for additional information.

c. Commercial

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

d. Industrial

Limited Industrial: Shall mean land designated for restricted, nonintensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties.

e. Public Facilities

Shall mean land designated for location of services and facilities which are necessary to the welfare of the community. Typical uses include community centers, parks, water well and pump sites.

2.00 OBJECTIVES

2.01 County objectives for development in Lanare reflect management concepts for all unincorporated communities in Fresno County. These objectives are included in General Plan Section 205-03. The primary objectives are:

- a. Restrict urban encroachment onto prime agricultural land.
- b. Concentrate urban development in existing communities.
- c. Preclude urban development that cannot be provided with appropriate urban services.
- d. Phase development in accordance with the adopted community plan.
- e. Accommodate urban population increases through infill of existing urban areas prior to development of planned expansion area.

2.02 The following objectives are the basis for policies in the planning area:

- a. Limit growth to avoid unnecessary encroachment onto agriculturally productive lands.
- b. Develop areas which can be served by the existing public facilities.
- c. Upgrade existing substandard public facilities and services.
- d. Maintain Lanare's rural environment.

2.03 In addition to the foregoing, objectives contained throughout the Fresno County General Plan are applicable wherever pertinent to the Lanare Community.

3.00 DETERMINANTS OF CHANGE

3.01 GROWTH INDICATORS

- a. Population

LANARE POPULATION

Year	Population	Type	Source
1974	315	Count	Fresno County Planning Department, 1974
1982	265	Estimate	Fresno County Planning Department, 1982
1990	220	Projection	Fresno County Planning Department, 1982

b. Land Availability

Land available for development is in large acreages, making it potentially attractive to developers.

c. Services

The Community Services District provides water service to the residents and maintains the community center. Fire protection is provided by the Mid Valley Fire Protection District which maintains a fire station in Riverdale, four miles to the east.

3.02 LIMITS TO DEVELOPMENT

a. Geographic Boundaries

No physical or political boundaries exist which might restrict growth. The Sphere of Influence for the Lanare Community Services District is coterminous with the District's existing boundaries.

b. Agriculture

Agricultural lands surround Lanare and provide most of the economic base for the community. These lands are zoned AE-20 (Exclusive Agriculture) and consist of either Class I or III soils. These soils are a limitation to growth since County policy discourages urban development on productive or potentially productive agriculture land. In addition, several parcels immediately adjacent to District boundaries are under agriculture preserve contract. Consequently, the value of these lands for agriculture purposes limits potential growth.

c. Services

The community lacks a community sewage system. Sewage disposal is accomplished either by individual septic tanks or cesspools. The lack of a community sewage system may hinder any large commercial or residential development.

d. Flooding

There are no major flooding problems in or near Lanare, although local ponding does occur in low areas during the rainy season.

4.00 RESIDENTIAL LAND USE

Limited expansion of residential uses may be accomplished by concentrating development on existing vacant lots. In addition, two areas are designated for residential use at low density. One area is located west of Garfield Avenue and north of Mt. Whitney Avenue. When developed, this area will unify the residential strip along Chateau Fresno Avenue with the rest of the community. The other area is located east of Grantland Avenue and north of Mt. Whitney Avenue. This area will balance residential growth to the south of the community center.

4.01 STANDARDS AND CRITERIA

- a. General Plan policies limit low density residential development to occur at a maximum of one dwelling unit per 12,500 square feet. However, the County minimum lot size for parcels served by community water and individual septic tanks is 36,000 square feet. Therefore, low density for Lanare will be permitted at a maximum of one dwelling unit per 36,000 square feet, subject to Health Department approval. This provides sufficient area for proper functioning of leach lines.
- b. Single mobile home occupancy may be permitted by special permit subject to General Plan policy 205-10:3.04 in areas designated for residential use and zoned to single family districts.

5.00 COMMERCIAL LAND USES

Planned service commercial development is limited to the northeast and southeast corners of Mt. Whitney and Garfield Avenues. Some commercial uses already exist on these two corners. New commercial uses should develop around existing commercial uses.

5.01 STANDARDS AND CRITERIA

- a. Section 205-07 (Urban Commercial) of the Fresno County General Plan is applicable to commercial development.

6.00 INDUSTRIAL LAND USES

No new industrial areas are planned in the community. The only area designated for industrial uses is at the southwest corner of Mt. Whitney and Garfield Avenues. Agricultural-related industrial uses are permitted in areas designated for agriculture.

6.01 STANDARD AND CRITERIA

- a. Section 205-08 (Urban Industrial) of the Fresno County General Plan is applicable to industrial development in the Lanare Community.

7.00 PUBLIC LAND USE

Existing public facilities depicted on the Plan Map have no underlying land use designation. In the event the public use is terminated, an appropriate designation should be applied as an amendment to the Community Plan.

Proposed public facility sites generally have the same underlying land use designation as surrounding property.

7.01 PUBLIC FACILITIES AND SERVICES

The Community Plan identifies existing and proposed public uses. To a major extent these uses reflect policies of the Lanare Community Services District. The County has minimal involvement with the location or operation of these facilities.

a. Schools

The Plan area is served by the Riverdale Joint Union Elementary and High School Districts which operate one high school and two elementary schools in Riverdale.

b. Parks and Recreation

The Lanare Community Service District operates a community center located on Grantland Avenue. A park is proposed for an area north and east of the community center.

c. Fire Protection

Fire protection is provided by the Mid Valley Fire Protection District from its station located in Riverdale.

d. Sewage Disposal and Water Supply Facilities

The area planned for residential uses does not justify the construction of a community sewage system. The Plan calls for continued use of septic tanks, provided no health hazards develop.

The Lanare Community Service District provides water service to the community.

7.02 STANDARDS AND CRITERIA

Standards for the provision of public services and facilities are determined by the servicing agency.

611-02 TRANSPORTATION ELEMENT

The Transportation Element of this Community Plan is consistent with the Transportation Element of the Fresno County General Plan. It is subject to Countywide goals, objectives and standards. Section 303 (Transportation Element) of the Fresno County General Plan should be consulted for further clarification of Countywide policy.

1.00 CIRCULATION SYSTEM (Streets and Highways)

The Lanare Community Circulation System is an integral part of the Countywide system. Many of the streets and highways extend beyond the community providing continuity with the rural circulation network.

1.01 COUNTYWIDE CIRCULATION SYSTEM

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

Using the State freeways and highways and the County's system of highways as its basic framework, the circulation system brings together the Circulation Plans of the cities and unincorporated communities into a unified, functionally integrated Countywide system which is correlated with the land use element of the General Plan. The County's Circulation System is based on a functional system providing for six levels of service:

a. Freeways

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

b. Expressways

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

c. Super Arterials

Provide for mobility within the County and its cities, carrying through traffic on continuous routes and joining major traffic generators, freeways, expressways, and other arterials. Access to abutting private property and intersecting local streets will generally be less restricted than on an expressway, but more restricted than on an arterial.

d. Arterials

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

e. Collectors

Provide for internal traffic movement within communities and connect local roads to arterials super arterials and expressways. Access to abutting property and intersecting local streets will generally be permitted.

f. Local Roads

Provide direct access to abutting property and connect with collectors, arterials, super arterials, and expressways.

1.02 OBJECTIVES-COUNTYWIDE

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

1.03 COMMUNITY OBJECTIVES

- a. The circulation system should function safely and efficiently and with a minimum of friction.
- b. Promote safety and convenience of access within the residential portions of the community.

1.04 STREET AND HIGHWAY CLASSIFICATIONS

The Community Plan Map depicts Mt. Whitney Avenue as an expressway. All other streets in the planning area are local roads.

2.00 AIR TRANSPORTATION SYSTEM

There is no air transportation service in the Lanare area. The Fresno Air Terminal provides the nearest commercial freight and passenger service, as well as the full range of general aviation services.

3.00 PUBLIC TRANSIT SYSTEM

Public transit service is available in Riverdale, four miles to the east, provided by Coalinga Transit. 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.

611-03 APPENDIX

1.00 ZONING COMPATIBILITY

The State requires that consistency exist between the General Plan, which represents long-range public policy, and the Zoning Ordinance, a

set of specific legal regulations. The Zoning Compatibility Matrix is a method of defining consistency by comparing each zone district with 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.

The matrix which follows applies three degrees of compatibility to land use designation and zoning:

- a. Compatible: Zones which specifically implement the policies in the General Plan.
- b. Conditionally Compatible: Zone which may be compatible with the policies of the General Plan under certain circumstances.
- c. Not Compatible: Zones which are inconsistent with the General Plan policies for a particular land use designation.

1.01 ZONING COMPATIBILITY MATRIX

Land Use Designations

Zone Districts	Land Use Designations				
	Agriculture	Low Density Residential	Service Commercial	Limited Industrial	Public Facilities
AE-20	●				
AE-40	●				
AL	0	0	0	0	0
AC	0				
RA		0			
C-6			●		
C-M				●	
M-1				●	
M-2				0	
M-3				0	
P			0	0	0
0	0	0	0	0	0

●	Compatible
0	Conditionally Compatible
	Not Compatible