



Resource Management Agency Planning Department

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April 12, 2011

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Annual Housing Element
Progress Report and General
Plan Annual Report

To Whom it May Concern:

Please find enclosed a copy of the annual reports for both the Housing Element and the General Plan for Madera County.

If you have any questions regarding the Housing Element report, please contact Robert Mansfield at (559) 675-7821, extension 3226. If you have any questions regarding the General Plan report, please contact Matt Treber at (559) 675-7821, extension 3224.

HOUSING POLICY
DEVELOPMENT, HCD

APR 15 2011

Sincerely,

Robert Mansfield, AICP, REA
Planner III

Enclosures
Cc: Norman Allinder, Director

**Department of Housing and
Community Development**

Annual Housing Element Progress Report

City or County Name: Madera County, Unincorporated Portion

Mailing Address:

Contact Person: Robert Mansfield, AICP Title Planner III

Phone Number 559-675-7821 FAX 559-675-6573

Email robert.mansfield@madera-county.com

Reporting Period (CY) From: 1/1/2010 To 12/31/2010

These Forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code 65400) at the addresses below.

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

and

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

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

Jurisdiction: Madera County - Unincorporated Portion
Reporting Period: 1/1/2010 - 12/31/2010

Table A

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

1	2	3	4				5	5a	6		7	8
			Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See instructions	Deed Restricted Units See instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions		
			Very Low- Income	Low- Income	Moderate- Income						Above Moderate- Income	
10-0011-SFD APN #034-440-029		O		1		1	1					
10-0021-SFD APN #034-440-022		O		1		1	1					
10-0028-SFD APN #037-111-028		O		1		1	1					
10-0033-SFD APN #034-440-020		O		1		1	1					
10-0042-SFD APN #034-440-044		O		1		1	1					
10-0043-SFD APN #034-440-042		O		1		1	1					
10-0048-SFD APN #034-440-045		O		1		1	1					
10-0049-SFD APN #034-440-035		O		1		1	1					
10-0050-SFD APN #034-440-041		O		1		1	1					
10-0051-SFD APN #034-440-033		O		1		1	1					
10-0052-SFD APN #034-440-032		O		1		1	1					
10-0053-SFD APN #034-440-031		O		1		1	1					
10-0054-SFD APN #031-440-034		O		1		1	1					
10-0068-SFD APN #027-161-013		O	1			1	1					
APN #034-140-014		R	5	43		48	48					

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

Jurisdiction	Madera County - Unincorporated Portion									
Reporting Period	1/1/2010 -		12/31/2010							
10-0069-SFD (1 unit); 10-0005-SFD (duplex) APN #060-520-007									3	
(9) Total of Moderate and Above Moderate from Table A3									0	0
(10) Total by income Table A/A3								9	56	
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Madera County - Unincorporated Portion
 Reporting Period: 1/1/2010 - 12/31/2010

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			3	3	
(2) Preservation of Units At-Risk				0	No housing identified as "at-risk" per the 2009-14 Housing Element
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	3	3	

* Note: This field is voluntary

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction: Madera County - Unincorporated Portion
Reporting Period: 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted Non-deed restricted												2,293
Low	Deed Restricted Non-deed restricted												1,487
Moderate	Deed Restricted Non-deed restricted												1,874
Above Moderate													
Total RHNA by COG. Enter allocation number:											5,654		
Total Units												5,654	
Remaining Need for RHNA Period													

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Madera County - Unincorporated Portion
 Reporting Period 1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program implementation
	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
<u>Program 1.1.1 -- Infill Housing</u>	Acquisition of sites for construction of 400 affordable housing units	By 2014	
<u>Program 1.1.2 - Transitional and Supportive Housing</u>	Support construction of 150 transitional housing units during planning period	By 2014	
<u>Program 1.1.3 - Very-low income large family single/multi family housing</u>	Support funding applications and help produce 400 large family units	By 2014	
<u>Program 1.1.4 - Extremely Low-income to Low-income Senior Housing</u>	Seek and provide funding to assist with the production of 300 senior housing units	By 2014	
<u>Program 1.1.5 - Other Extremely Low and Very Low Income Housing</u>	Provide financial assistance for the construction of 1,000 units	By 2014	
<u>Program 1.1.6 - Development of Farmworker Housing</u>	Provide priority processing for affordable and farm worker	annually	
<u>Program 2.1.1 -- Maintain a current and adequate land inventory</u>	Establish procedures to maintain sufficient sites to accommodate, at a minimum, Madera County's remaining share of regional housing needs through 2014 (as calculated in May 2008)	procedures by 2011; update inventory within 1st year of HCD Element approval and annually thereafter	
<u>Program 2.1.2 - Density</u>	comply with State density law	By 2014	
<u>Program 2.1.3 - Increase Housing Yields</u>	Review State regulations and change County plans and policies as needed	annually	
<u>Program 2.1.4 - Multi-family land supply</u>	Monitor and institute measures as needed	30-Jun-11	
<u>Program 2.1.5 - Single Room Occupancy Housing</u>	amend zoning ordinance to comply with state law	By 2014	

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

Jurisdiction	Reporting Period			
Madera County - Unincorporated Portion	1/1/2010 - 12/31/2010			
<u>Program 2.1.6</u> - Inclusionary Housing		investigate alternative and comparable housing policies to increase affordable housing	By 2014	
<u>Program 2.1.7</u> - Proposition 1C Program		Review notices of funding availability and submit qualified applications	annually	
<u>Program 2.1.8</u> - Home Buyer Assistance Program		First-time home buyer program to assist 600 households	annually	
<u>Program 2.1.9</u> - Provide relocation services as needed		provide relocation assistance as needed and required	as needed	
<u>Program 2.1.10</u> - Intergovernmental cooperation		cooperate with cities within the County on land use	annually	
<u>Program 2.1.11</u> - Preventing and Alleviating Foreclosures		Monitor available funding programs, partner with housing counseling agencies, and update applicable ordinances to prevent and/or alleviate foreclosures	annually	
<u>Program 2.1.12</u> - Small Lot Consolidation Program		Maintain sufficient sites to accommodate, at a minimum, Madera County's remaining share of regional housing needs through	by 2011	
<u>Program 2.1.13</u> - Infrastructure Development Program		Develop sufficient infrastructure to meet remaining share of regional housing needs through 2014 (as calculated in May 2008)	annually	
<u>Program 2.1.14</u> - Large Sites for Housing for Lower Income Households		Coordinate with developers to allow for housing development for affordable housing on less than 10 acres of large lots	annually	
<u>Program 2.1.15</u> - Amendments to the Parking Requirements		Amend the County Parking Ordinance	by 2011	
<u>Program 2.1.16</u> - Consistency Zoning		Rezoning sites to ensure consistency with the General Plan	by 2014	
<u>Program 3.1.1</u> - Housing Rehabilitation		Rehabilitate at least 200 single family units and 100 multi family units	by 2014	
<u>Program 3.1.2</u> - Housing Replacement		Replace or reconstruct at least 50 delapidated housing units	by 2014	
<u>Program 3.1.3</u> - Redevelop Housing Sites		Acquire 10 properties for redevelopment	by 2014	

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

Jurisdiction	Reporting Period	Complete a Housing Quality Survey	by 2012
Madera County - Unincorporated Portion	1/1/2010 - 12/31/2010	Complete a Housing Quality Survey	by 2012
		Monitor notices, participate with local housing providers, and contact agencies interested in acquisition	by 2014
		Support farmworker housing through available funding sources and seek partnership opportunities with local and state non-profit farmworker housing developers	by 2014
		Review applications and provide funds to 20 agencies	by 2014
		Review and revise Zoning Ordinance for consistency with special needs housing	by 2012
		Implement Government Code 17021.5 and 17021.6 as required	11/1/11 and annually thereafter
		Adopt a reasonable accommodation ordinance	by 11/1/11
		Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4)	by end of 2011 and monitor annually thereafter
		Provide certified Housing Element to all County Departments and Responsible Agencies	within one month of adoption
		Monitoring institutional barriers and act on the findings	ongoing
		Work with the Fair Housing Center to disseminate information on tenants' rights information, credit references, and deposit assistance programs throughout Madera County	annually
		Neighborhood infrastructure to accommodate at least 1,000 households	annually

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

Jurisdiction Madera County - Unincorporated Portion
Reporting Period 1/1/2010 - 12/31/2010

General Comments:

MADERA COUNTY
GENERAL PLAN ANNUAL REPORT
PLANNING YEAR 2010
PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2011

BOARD OF SUPERVISORS
Frank Bigelow, Chairman
Ronn Dominici, Vice-Chairman
David Rogers
Max Rodriguez
Tom Wheeler

INTRODUCTION

California law requires each county to adopt a comprehensive, long-term General Plan to guide the physical development of the county. The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each county to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the County's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

This report looks at the County's process towards implementing its General Plan during the 2010 planning year (January-December).

LEGAL FRAMEWORK AND CONTENT

As provided in the General Plan, and required by State law, the General Plan is reviewed annually to ensure that the objectives, policies, and standards of the Plan are being implemented. Specifically, Government Code section 65400 requires the County to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the County's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

TIMEFRAME FOR REPORTING

State law requires that the General Plan Annual Report must be completed and submitted to the Office of Planning and Research and the Department of Housing and Community Development by April of each year. The report would cover the previous calendar year for which it is being completed. This Annual Report covers the 2010 calendar year and has been completed for the April, 2011 deadline.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

The last comprehensive update to the County of Madera General Plan was adopted in 1995. The General Plan for Madera includes not only the seven mandated elements of a

General Plan as required by State law (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) but also an optional Agricultural Element, Public Facilities and Services, and Dairy Element, which covers an additional topic of special and unique concern to the community. The General Plan combines several elements into one for example the Agricultural and Conservation element is combined.

The General Plan also contains an Air Quality Element, which satisfies the requirements of Assembly Bill (AB) 170. As the basis for local government decision-making, the General Plan establishes the overall vision for the community and includes objectives, policies, and standards by which projects are analyzed against.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan objectives, policies, and standards is the responsibility of the numerous departments and teams in the County. County departments responsible for implementation of the General Plan include the:

- County Administrative Office;
- Resource Management Agency;
- Planning Department;
- Engineering Department;
- Road Department; and
- Environmental Health Department.

There are also several other governmental agencies that provide services within the County. While these agencies are not part of the County's operational structure and not directly responsible for implementation of the General Plan, the County does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Madera County School Districts;
- CALFIRE;
- Caltrans District 6;
- City of Madera; and
- City of Chowchilla.

AMENDMENTS TO THE GENERAL PLAN

State law allows the County to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and Board of Supervisors and evaluation of the environmental impacts as required by the California Environmental Quality Act.

The County adopted six amendments to the General Plan during the 2010 calendar year, as follows:

- GP #2009-005 Madera County Text Change to adopt an updated noise vibration level to be in compliance with the latest California Department of Transportation Earthborne Vibration study.
- GP #2006-017 By Bard Investment Company, LP to develop 537.6 acres into a 315 lot residential subdivision.
- GP #2009-009 Madera County General Plan Text Change allowing for a fire station mitigation measure to be located at Avenue 12 and Highway 41 in Madera.
- GP #2010-001 Almond Tree Hulling Company amending the General Plan from HI (Heavy Industrial) to A (Agriculture) to allows a almond hulling and shelling facility.
- GP #2010-002 Linda Verbryke amending the General Plan shown as AR (Agriculture, Rural) Designation to RR (Rural, Residential) to allow a parcel map dividing a 19.7 acre parcel into four separate parcels.
- GP #2010-003 Madera County Air Quality Element adoption in compliance with AB 170. The County added a new element and Appendix A to the General Plan to satisfy the requirements of AB 170. The Board of Supervisors approved the Air Quality Element on August 30, 2010.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

Land Use Element

The land use element identifies the proposed general distribution and intensity of uses of the land for housing, business, industry, open space, natural resources, public facilities, and other categories of public and private uses. This element serves as the central framework for the entire General plan and serves as a guide to planners, the general public, and decision makers. It correlates all land use issues into a set of coherent development policies. Its goals, objectives, policies, programs, diagrams, and maps relate directly to the other six mandatory elements of a General Plan.

The land use element identifies and annually reviews those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency or the Department of Water Resources.

Madera County's land use element was adopted October 24, 1995, as a part of the overall General Plan update. The land use element has been amended several times over the last 15 years on a project specific basis, however, there has not been a countywide General Plan land use element revisions since the previous General Plan update in 1995.

Circulation Element

The circulation element identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. It serves as an infrastructure plan and must correlate with the remaining elements of the plan, including the land use element. The circulation element determines the pattern and extent of development. This element contains detailed maps, standards for operation (i.e., level of services), policies (i.e., promoting pedestrian

accessibility), and financing plans. Specific circulation components addressed within the circulation element include public transit, bicycle facilities, parking, truck routes, transmission lines, drainage facilities, and waterways.

The Madera County circulation element was adopted October 24, 1995 as a part of the overall General Plan update. Most recent modifications made to the element in 2009 revised designations for Avenue 12 and Avenue 9 adding the Limited Expressway designation, making highway 41 as a multimodal transportation corridor along with reinstating the Foothill Freeway (Highway 65) and Highway 152 extension to the circulation diagram.

Housing Element

The housing element unlike any other mandatory element must comply with the statutory provisions of article 10.6 of the Government Code. Government Code section 65583 establishes the required contents of a housing element. Among other things, the housing element contains an assessment of Madera County's existing and projected housing needs. The needs assessment includes Madera County's fair share of regional housing needs in accordance with Government Code section 65584. It also contain a land inventory, and identifies adequate sites to provide for the needs of households at all income levels.

In some respects, the housing element has been elevated above other required elements of the General Plan. Under Government Code section 65589.5(d) a County may not deny specific types of affordable housing projects or condition approval of such a project in a manner that makes the project infeasible unless certain findings are made, such as the project would have a specific adverse impact upon the public health and safety that cannot be satisfactorily mitigated without rendering it unaffordable.

The most recent Madera County housing element was adopted August 11, 2009 in accordance with Government Code section 65588(a). The housing element must be updated a minimum of once every five years in accordance with California State law. Madera County is currently in the process of having the Housing Element certified by the California Department of Housing and Urban Development.

Conservation Element

The conservation element of the general plan addresses the identification, conservation, development, and use of natural resources including water, forests, soils, waterways, wildlife, and mineral deposits. This element considers issues such as flood control, water and air pollution, erosion, conversion of farmland, endangered species, and timing and impact of mining and logging activities. The latest flood control legislation enacted in 2007 requires any revisions to the conservation element that occurs after January 1, 2009 to identify the following: rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for the purposes of groundwater recharge and storm water management. The conservation elements primary focus is on protecting natural resources.

The conservation element includes mineral resource management policies to address the conservation and development of identified mineral deposits designated by the state geologist as being of statewide or regional significance.

The Madera County conservation element was adopted October 24, 1995 as a part of the overall general plan update.

Open Space Element

The open space element is the plan for the comprehensive and long-range preservation and conservation of open space land within Madera County. In accordance with Government Code section 65563 "open space" includes open space for the preservation of natural resources, for the managed production of resources, for outdoor recreation, for public health and safety, and protection of Native American artifacts, sites, and remains.

The open space element contains an action program consisting of specific programs the legislative body intends to pursue. The action program includes the adoption of an open space zoning ordinance consistent with the element. The open space element contain goals and policies for preserving and managing open space and an inventory of all open space property whether privately or publicly owned within Madera County.

The primary purpose of the open space element is to assure that Madera County residents recognizes that open space land is a limited and valuable resource which must be conserved wherever possible and to discourage premature and unnecessary conversion of open space land to urban uses.

The Madera County open space element was adopted October 24, 1995 as a part of the overall general plan update.

Noise Element

The noise element identifies and appraises noise problems in the County. To the extent practicable, current and projected noise levels are calculated and mapped for roadways, railroads, airports, industrial plants, and other major noise sources in accordance with Government Code section 65302(f).

Projected noise levels are used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. Implementation measure and possible solutions to noise problems are included within the noise element. Those measures may involve sound barriers to shield noise-sensitive land uses (i.e., schools, hospitals, and housing), restricted operating hours for stationary noise generators, protective building design, and location of new roadways.

The Madera County noise element was adopted October 24, 1995 as a part of the overall general plan update done in 1995. The noise element was revised on March 2, 2010, to bring it into compliance with the latest California Department of Transportation adopted standards.

Safety Element

The safety element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. Known seismic and other geologic hazards (i.e., landslide areas) must be mapped, and issues such as emergency evacuation routes and water supply for firefighting must be addressed.

Concerns regarding vulnerability within the San Joaquin Valley related to flooding resulted in new flood legislation in 2007, adding a number of requirements. In addition to identifying various hazards, the safety element establishes a set of comprehensive goals, policies, and objectives that protects Madera County from the unreasonable risks of flooding.

The safety element is the major tool for identifying hazards that should be considered in preparing the land use element and other elements of the general plan, and should be consulted before making any land use decisions.

The Madera County safety element was initially adopted in the 1970's. The element was included in the 1995 general plan update.

Air Quality Element

California Government Code Section 65302.1 states that acceptable air quality guidelines and policies adopted as part of the Air Quality Element should do all the following: integrate land use plans, transportation plan and air quality plans; plan land uses in ways that support a multimodal transportation system; reduce particulate matter emissions from sources under local jurisdiction; and support district and public utility programs to reduce emissions from energy consumption and area sources. GC §65302.1 further states that the result of all the previously listed suggestions should result in lower infrastructure and public service costs, more efficient transportation and transit options for residents, decreased costs for comprehensive planning, streamlining of the permitting and entitlement process and improved mobility for the general public. The Madera County Board of Supervisors adopted the Air Quality Element into the General Plan on August 30, 2010 in compliance with Government Code Section 65302.1.

Dairy Standards Element

The element was developed under a grant from the State of California's Department of Water Resources and was adopted on October 27, 2008 along with development standards that will be applied to new and expanding dairies in the County. This newly adopted standard will be rolled into our proposed Countywide General Plan update, and will be a standalone element with the general plan.

STATUS OF COMPREHENSIVE GENERAL PLAN UPDATE

On March 23, 2010 the Madera County Board of Supervisors directed the Planning Department to do the following items:

1. Receive a detailed background report on the 1995 Madera County General Plan;
2. Direct staff to prepare a work program including a detailed fiscal analysis for preparing an update of the 1995 General Plan to bring before your Board for approval.
3. Direct staff to prepare an analysis related to the 1995 General Plan EIR population estimates and determine if thresholds have been met.

4. Direct staff to prioritize all long-range planning efforts, and identify the General Plan Update as the number one priority for planning staff.

The Planning Department has been working towards completion of those identified items. We have completed a working draft background element for the Land Use, Agriculture, and Circulation Elements of the General Plan Update. The work program for the comprehensive general plan update is in draft form and should be completed by the second quarter of 2011.

STATUS OF IMPLEMENTATION OF THE GENERAL PLAN

The General Plan relies on implementation of the objectives, policies, and standards contained in the Plan through a variety of processes including: review of entitlements proposed for consistency with goals and policies, focused updates to the Zoning Ordinance to ensure consistency with the General Plan objectives, policies, and standards, and development of programs to promote the stated objectives of the General Plan.

The newly adopted Air Quality does have specific action items identified. Implementation of these action items occurs on a project-by-project basis as well as through projects undertaken by the County of Madera.

It is recommended that the County develop an Implementation Matrix during the 2011 Planning Year that identifies the policy for implementation, the related action item to achieve implementation, timing of the action item, and the responsible party or parties for implementation. This Implementation Matrix will help to ensure that the objectives, policies, and standards of the General Plan are being achieved.