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DEVELOPMENT DEPARTMENT**

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March 25, 2016

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Housing Policy Department  
Received on:  
MAR 30 2016

RE: Merced County General Plan Annual Progress Report

To Whom It May Concern:

Enclosed is the County of Merced General Plan Annual Progress Report, as required by Government Code Section 65400.

The report was reviewed and accepted by the Merced County Board of Supervisors at their regularly scheduled March 22, 2016 meeting.

If you have any questions, please contact me at (209) 385-7654, ext. 4415.

Sincerely,

  
Oksana Newmen  
Deputy Director, Planning



MERCED COUNTY GENERAL PLAN ANNUAL PROGRESS REPORT  
2015/2016

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## 1. Introduction

This annual report on the Merced County General Plan has been prepared pursuant to California Government Code Section 65400(a)(2). The purpose is to update the Planning Commission, Board of Supervisors, Governor’s Office of Planning and Research (OPR), and the State Department of Housing and Community Development of the County’s progress in implementing the General Plan and on progress meeting regional housing needs.

Merced County initiated a comprehensive update of its 1990 General Plan in September 2005. The outreach program included three series of community workshops, stakeholder interviews, focus group meetings, a General Plan website, and printed and electronic newsletters.

Merced County completed the update of the General Plan, which was adopted on December 13, 2013. The 2030 General plan sets the direction for the future of the county over the next 20 years. The Plan includes eleven topical chapters, or “elements” to include:

- Economic Development Element
- Land Use and Community Character Element

- Agricultural Element
- Transportation and Circulation Element
- Housing Element (adopted in 2010)
- Public Facilities and Services Element
- Natural Resources Element
- Recreation and Cultural Resources Element
- Health and Safety Element
- Air Quality Element
- Water Element

The report will be presented to the Planning Commission on March 9, 2016, and subsequently to the Board of Supervisors on March 22, 2016 for final review and possible acceptance, before forwarding to the State. It should be noted that the General Plan Implementation cycle includes programs to be implemented in years 2016-2020. However, because the report is due so early in 2016, programs slated for 2016-2020 may not have started yet.

## **2. Implementation Measures by Element**

The County has begun the implementation process of the new General Plan. Some measures are ongoing, with others having implementation date goals. The comprehensive list of all implementation measures is attached to this annual report.

### **Economic Development Element**

There are four implementation measures under economic development, all of which have been implemented in 2015 and/or are ongoing:

ED-A: Economic Development Strategy – The County prepared and adopted the Comprehensive Economic Development Strategy (CEDS) at the end of 2014, and this was subsequently approved by the Economic Development Administration. In 2015/2016 the CEDS has been implemented with Merced County’s Community and Economic Development Department (CED) providing their own reports to the state on the effectiveness of the CEDS.

ED-B: Capital Resource Allocation Program – The County, in conjunction with the 6 incorporated cities, adopted a Memorandum of Understanding (MOU) outlining the responsibilities of each jurisdiction with respect to the County being lead in all matters pertaining to economic development in Merced County.

ED-C: Financial Incentives – The County maintains a list of available incentives, which is regularly included in “pitch-packets” sent to prospective businesses.

ED-D: Zoning Code Update – The Board of Supervisors approved contracts with a consultant to start the Zone Code Update in the middle 2015. Staff has met with the consultants in an initial kickoff meeting and the consultants have briefed the Planning Commission and Board of Supervisors on tentative timelines and expectations during a workshop held towards the end of 2015. This process is ongoing with significant milestones to be reached during the 2016 calendar year.

### **Land Use Element**

There are 10 implementation programs for Land Use, four of which have been implemented and are ongoing in 2016:

LU-A: Zoning Code and Zoning Map Consistency – As noted above, the County has selected and contracted with a consultant to update the County's Zoning Code, with an anticipated adoption in early 2017. Other codes will be amended as needed on an ongoing basis.

LU-C: City-County Sphere of Influence Agreements – The County is in negotiations with the various jurisdictions, and continues working toward finalization of the agreements.

LU-E: Community Plan Updates – The County has recently contracted with RRM Design Group to complete the Planada Community Plan in 2016, the Le Grand Community Plan in either late 2016 or early 2017, and the Winton Community Plan in mid-2017. The work is ongoing.

LU-G: General Plan Consistency – As noted above, the County has commenced work on updating the Zoning Code. Other codes will be amended as needed on an ongoing basis.

The remaining six implementation programs have anticipated completion dates into 2016 and beyond, and if not listed here, have yet to begin implementation and will not be detailed in this annual report.

### **Agricultural Element**

There are twelve implementation programs for Agriculture, all of which have begun implementation in 2015 or will begin implementation in 2016:

AG-A: Right-to-Farm Ordinance: - This is an ongoing program.

AG-B: Agricultural Land Mitigation Program - The County is in negotiations with the various jurisdictions with efforts on-going.

AG-C: Public Outreach Program – The County is currently working with the Merced County Farm Bureau and the Central Valley Agricultural Farmland Trust. There will be future opportunities to participate in forums and workshops beginning March 2016.

AG-D: Conservation Easements Funding – In 2015, efforts from the County were underway to develop a program coordinating easement criteria with the Central Valley Agricultural Farmland Trust.

AG-E: Agricultural Buffer Guidelines – While a specific set of guidelines has not yet been drafted and/or implemented, this is an on-going consideration during project and development review. These considerations are also often reflected in existing Community Plans.

AG-F: Legislative Advocacy – Merced County regularly reviews and comments on various legislative issues which could impact agriculture in Merced County. This is an ongoing effort.

AG-G: Agricultural Information Database – The County maintains an existing Geographic Information Systems (GIS) which includes a variety of information related to spatial distribution of different aspects relating to agriculture. Additional data is anticipated to be added on an on-going basis.

AG-H: Zoning Ordinance Update - As noted above, the County will continue work on the Zoning Code that was started in mid-2015. As part of this update, the County has begun the process of creating standards for agricultural tourism sites in the County.

AG-I: Agricultural Tourist Center Identification and Standards – The County has updated the Williamson Act to accommodate Agricultural Tourism sites. Part of this effort involves the amendment to the Land Conservation Act (Williamson Act) Rules to allow agricultural tourism on land in the agricultural preserve. The County is working with the Department of Conservation in relation to amendments to the rules which might allow these uses. The County has begun the process of creating standards or identifying potential locations for agricultural tourism sites in the County.

AG-J: Agricultural Conservation Easement Program – The County has released a draft mitigation ordinance for public review and a public hearing for adoption will be set for May or June of 2016.

AG-K: MCAC Consultation to Establish Residential Setbacks – The Community and Economic Development Department has consulted with the Agricultural Commissioner, and recommendations are being developed as of February 2016.

AG-L: Program to Permit the Construction of Residences on Non-Residential Minor Subdivisions – As noted above, the County is in the process of updating the Zoning Code, which will fully develop the process for housing in the agricultural zone. In the interim, the County has applied map restrictions for restricting houses within agricultural subdivisions, and the review process is being developed with Program AG-K.

Additionally, in July of 2015, the Board of Supervisors approved an amendment to the Williamson Act Rules of Procedure to bring the rules into consistency with the General Plan (Policy AG-2.15).

### **Transportation and Circulation Element**

There are 13 implementation programs for Transportation and Circulation, five of which are slated for activity in the 2015/2016 timeframe:

CIR-A: Traffic Impact Study – The County is currently evaluating the best way of coordinating this program. At this time, Public Works is beginning work on an impact study for the community of Franklin-Beachwood to consider impact fees for that community. Additionally, Public Works is analyzing ways to begin working on an impact study for the McSwain area.

CIR-H: Bicycle Facility Funding Study – The County participated in an environmental justice grant in conjunction with Caltrans for the communities of Franklin-Beachwood and Planada. The Planada Pedestrian Improvement Plan and the Franklin-Beachwood Safe Routes to School plans were adopted by the Board in December 2014. As feasible, the County has been and will continue to incorporate the plan recommendations into future bicycle and pedestrian considerations.

CIR-I: Airport Land Use Compatibility Plan – The County completed a comprehensive update of the Airport Land Use Compatibility Plan, which was adopted by the Airport Land Use Commission in June 2012. Another update is not presently warranted, and is therefore not anticipated.

CIR-J: Modify Regional Transportation Improvement Fees – The County is working with the Merced County Association of Governments (MCAG), along with Caltrans and the six incorporated cities in coordinating changes to the regional transportation impact fees.

CIR-K: Buildout Right-of-Way Reservation and Fee Program - The County is working with the Merced County Association of Governments (MCAG), along with Caltrans and the six incorporated cities in coordinating this program.

The remaining eight implementation programs have anticipated completion dates into 2017 and beyond, and if not listed here, have yet to begin implementation and will not be detailed in this annual report.

### **Housing Element**

The Housing Element is further discussed in Section 3 of this Annual Report.

### **Public Facilities and Services**

There are 8 implementation programs for Public Facilities and Services, three of which are slated for activity in the 2015/2016 timeframe:

PFS-A: Infrastructure Improvements and Funding Mechanisms – Coordination with the Department of Public Works is being initiated for identifying levels of service needs for their annual Capital Improvement Program. This program is ongoing.

PFS-B: Alternative Rural Wastewater Systems – The County Environmental Health Division is coordinating on policies relating to Onsite Wastewater Treatment Systems (OWTS), and anticipates policies in draft form by spring of 2017.

PFS-C: Wastewater System Standards – The County Environmental Health Division is coordinating on policies relating to Onsite Wastewater Treatment Systems (OWTS), and anticipates policies in draft form by spring of 2017.

The remaining five implementation programs have anticipated completion dates into 2016 and beyond, and if not listed here, have yet to begin implementation and will not be detailed in this annual report.

### **Natural Resources Element**

There are 9 implementation programs for Natural Resources, eight of which are slated for activity in the 2015/2016 timeframe:

NR-B: Oak Woodland Ordinance – The County has begun preliminary research into the ordinance, and anticipates additional activity later in 2016.

NR-C: GIS Mapping - The County maintains an existing Geographic Information Systems (GIS) which includes a variety of information related to spatial distribution of different aspects relating to natural resources. Additional data is anticipated to be added on an on-going basis.

NR-D: Sensitive Habitat Guidelines – The County anticipates moving forward with these

Guidelines in the later part of 2016.

NR-E: Biological Resources Review Requirements – The County anticipates moving forward with these Requirements later in 2016.

NR-F: Ongoing Inventory of Open Space Resources – The County maintains an existing Geographic Information Systems (GIS) which includes a variety of information related to spatial distribution of different aspects relating to natural resources. Additional data is anticipated to be added on an on-going basis.

NR-G: Open Space Development Review System – The County has an informal system in place as part of the normal permit review process, and anticipates moving forward to establish a more formal program beginning in 2016.

NR-H: Open Space Acquisition Consideration as Part of the County Annual Capital Improvement Program – The County will be coordinating activities on this program later in 2016.

NR-I: Agricultural Education Program – The County will be coordinating activities on this program later in 2016.

The remaining implementation program has an anticipated completion date into 2017 and beyond, and if not listed here, has yet to begin implementation and will not be detailed in this annual report.

### **Recreation and Cultural Resources Element**

There are no implementation programs for Recreation and Cultural Resources in the 2016 timeframe, and as such are not detailed for this annual report. No activity has occurred that would enable reporting.

### **Health and Safety Element**

There are 12 implementation programs for Health and Safety, five of which have been implemented in 2015 or will be implemented in 2016.

HS-A: Floodplain Mapping – The County maintains flood-related mapping and continues to participate in the Federal Flood Insurance Program, updating information as State and Federal data is updated. This program is ongoing.

HS-B: Floodplain Management Ordinance – Various County departments are coordinating on changes to floodplain regulations, especially the State's new 200 year floodplain legislation. Efforts are at the initial development stage. Efforts for this program are ongoing.

HS-I: Climate Change Adaptation Analysis – The County has begun preparation of its Climate Action Plan, and anticipates adoption of the document in late 2016 or early 2017.

HS-J: Agricultural Crop Identification Study – The County anticipates coordinating activities on this program further in 2016.

HS-K: Noise Control Standards – As noted above, the County has proceeded with the Zoning Code update since mid-2015. Other codes will be amended as needed on an ongoing basis.

The remaining seven implementation programs have anticipated completion dates into 2016 and beyond, and if not listed here, have yet to begin implementation and will not be detailed in this annual report.

### **Air Quality Element**

There are 3 implementation programs for Air Quality, all of which have begun or will begin implementation in 2015 or 2016:

AQ-A: Climate Action Plan - The County has begun preparation of its Climate Action Plan, and anticipates adoption of the document in late 2016 or early 2017.

AQ-B: County Telecommuting Updates – The County has infrastructure and programs in place and currently in use for telecommuting.

AQ-C: Transit Incentives – The County anticipates coordinating activities on this program later in 2016.

### **Water Element**

There are 3 implementation programs for the Water element, two of which have begun implementation in 2015 or will begin in 2016:

W-A: Water Conservation Plan – Various efforts are underway including two Integrated Regional Water Management Plans (IRWMPs) on both sides of the county and a Groundwater Ordinance addressing groundwater supply and impacts was adopted in March of 2015, and going into effect in April 2015, regulating well permitting and water transfers.

W-C: Countywide Water Supply Study – The water supply studies are partially included in the ongoing IRWMP processes covering all four water basins in the county.

The remaining implementation program has an anticipated completion date into 2017 and beyond, and if not listed here, has yet to begin implementation and will not be detailed in this annual report.

## **3. Housing Element Reporting**

The Housing Element was adopted on June 22, 2010, and is required by the California Department of Housing and Community Development to be updated by March 31, 2016 (Estimated date by HCD). Tables A, A2, A3, and B in the HCD provided “Annual Element Progress Report: Housing Element Implementation” Forms provided in compliance with California Code of Regulations Title 25, Section 6202. However, in Table C “Program Implementation Status” the information provided includes some grant activity information since adoption of the Housing Element in 2010.

A more complete assessment of the progress in meeting the 2010 Housing Element affordable housing targets will be presented in the 2016 Housing Element update, which is currently well underway

#### 4. Priorities for Land Use Decision Making

At this time, Merced County does not have any pending land use decision making (i.e. passage or moratoria or emergency ordinances), though there is extensive effort focused on agricultural mitigation in the County, and the evaluation of the medicinal marijuana policies in keeping with State law. In general, priorities are related to urban development in communities with updated community plans and rural area protection in regard to agriculture and open space.

#### 5. General Plan Compliance

Because the General Plan was completed so recently, it was prepared in full compliance with OPRs General Plan Guidelines, including environmental justice considerations, and consultation with Native American tribes.

#### 6. Changes to the General Plan

In terms of goals, policies, objectives, standards or other plan proposals that might have been added or were deleted, amended, or otherwise adjusted, there was no activity, as the General Plan has only just been adopted. It is anticipated that the programs and projects being worked on in 2016 will result in General Plan updates, primarily the Housing Element.

#### 7. Planning Activities

The County is in the process of updating three community plans at this time, and anticipates completion of at least one by the end of 2016. The plan closest to completion, for the community of Planada, focused primarily on furthering goals relating to circulation and transportation, particularly in reference to maintaining an efficient roadway system, and bicycle and pedestrian facilities. The County has also retained a consultant to begin work on the Le Grand Community Plan.

In regards to General Plan amendments, the County did not process any in 2015.

The County processed one major development applications in 2015, a summary of which is found below:

- CUP12-017, Wright Solar Park – 200 MW solar generation facility – this project was approved in March 2015. The primary General Plan Elements that were furthered included Land Use, which allows rural energy production; the Agricultural element, which encourages the installation of solar and wind energy production facilities; the Transportation and Circulation element, which encourages maintenance of a safe and efficient roadway system; the Public Facilities element, which seek to ensure adequate funding for new emergency facilities, as well as providing adequate fire facilities to protect county residents; the Natural Resources element which promotes development and use of renewable energy resources, as well as encouraging utility-scale solar power projects in rural locations, as well as avoiding and minimizing impacts to open space, natural resources, and productive agricultural land.

In addition, the County began the process of updating its Zoning Code, which is a major task in

its own right. A joint public hearing between the Planning Commission and Board of Supervisors was held in November 2015 to discuss what the approval bodies would like to see fixed in the zone code. Additional workshops and study sessions are anticipated in 2016 as part of the update process.

The County approved the following types and numbers of permits:

Permit Type	Total Number
Administrative Applications (AA)	45
Conditional Use Permit (CUP)	7
General Plan Amendment (GPA)	0
Home Occupation (Home-Based Business) (HM)	91
Major Subdivision (MAS)	0
Minor Deviation (MD)	3
Minor Modification to Permit (MM)	28
Minor Subdivision (MS)	14
Property Line Adjustment (PLA)	28
Plot Plan Review (PPR)	32
Voluntary Parcel Merger (VM)	3
Zone Change (ZC)	1

Attachments: Merced County General Plan Implementation Programs Summary Tables  
Annual Housing Element Implementation Reports

## IMPLEMENTATION PROGRAMS

Economic Development Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>ED-A: Economic Development Strategy (MPSP)</b> Prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan, as well as fulfilling Federal Economic Development Administration (EDA) requirements for a Comprehensive Economic Development Strategy (CEDS) to receive grant funding. The strategy should identify industry-specific goals and actions that build on the existing agricultural economy and industries.		✓				✓
Implements Which Policies	All Economic Development Element Policies, AG-1.3					
Responsible Department	Commerce, Aviation, and Economic Development					
Supporting Department	Planning and Community Development					
<b>ED-B: Capital Resource Allocation Program (MPSP, JP)</b> Develop a capital resource allocation program, in cooperation with the six cities and applicable regional agencies that efficiently and equitably distributes the cost and benefits of economic development to local government jurisdictions in the County.		✓				✓
Implements Which Policies	ED-5.1 through ED-5.7					
Responsible Department	Commerce, Aviation, and Economic Development					
Supporting Department	Community and Economic Development					
<b>ED-C: Financial Incentives (MPSP, JP)</b> Identify financial incentives that can be used to help attract new investments and retain existing businesses. This should include private and venture capital funding and promoting enterprise and redevelopment zones.		✓				
Implements Which Policy	ED-4.3					
Responsible Department	Commerce, Aviation, and Economic Development					
Supporting Department	Community and Economic Development					
<b>ED-D: Zoning Code Update (MPSP)</b> Update the County Zoning Code with provisions and incentives to help encourage agritourism in the county.		✓				
Implements Which Policy	ED-7.4					
Responsible Department	Community and Economic Development					
Supporting Department	Board of Supervisors, Planning Commission					

## IMPLEMENTATION PROGRAMS

Land Use Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program LU-A: Zoning Code and Zoning Map Consistency (RDR)</b> Update the Zoning Code and Zoning District Maps to ensure consistency with the General Plan.						
Implements Which Policies	LU-11.6	✓				✓
Responsible Department	Community and Economic Development					
Supporting Department						
<b>Program LU-B: Hillside Development Standards (RDR)</b> Adopt and implement hillside development standards and illustrated design guidelines addressing viewshed protection for all hillside development.						
Implements Which Policy	LU-1.11		✓			
Responsible Department	Community and Economic Development					
Supporting Department	Public Works					
<b>Program LU-C: City-County Sphere of Influence Agreements (IGC)</b> Adopt and implement City-County Resolutions of Agreement to guide decision-making for all discretionary applications and building permits on unincorporated property located within city sphere of influence areas. The City-County Agreements shall be periodically reviewed and renegotiated as necessary.						
Implements Which Policies	LU-7.2, LU-7.3, LU-7.4, LU-7.5, LU-7.6, LU-7.8	✓				
Responsible Department	County Counsel					
Supporting Departments	County Executive Officer Community and Economic Development					
<b>Program LU-D: Energy Efficiency Incentives (JP) </b> Prepare, in coordination with the local energy providers and developers, a voluntary incentive-based program(s) to encourage the use of energy-efficient design and equipment.						
Implements Which Policies	LU-9.1, LU-9.2, LU-9.3, LU-9.4, LU-9.5, LU-9.6, LU-9.7		✓			
Responsible Department	Community and Economic Development					
Supporting Departments	Public Works Environmental Health					
<b>Program LU-E: Community Plan Updates (RDR)</b> Review and periodically update Community Plans for each Urban Community in order to ensure they reflect community needs and expectations. This will include, as necessary, updates to the design guidelines sections of each Community Plan.						✓

Land Use Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Implements Which Policies	LU-5.A.4, LU-5.B.1, LU-5.B.2					
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors					
Implements Which Policies	LU-4.A.4, LU-4.B.1					
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors					
<b>Program LU-F: Highway Interchange Center Design Guidelines (RDR)</b> Prepare and adopt design guidelines for all Highway Interchange Centers which will include landscaping, signage, height, and bulk requirements.						
Implements Which Policies	LU-6.6		✓			
Responsible Department	Community and Economic Development					
Supporting Departments	Planning Commission Board of Supervisors					
<b>Program LU-G: General Plan Consistency</b> Review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: Zoning Code, Subdivision Code, Building Code, and Development Standards.						
Implements Which Policies	LU-11.6	✓				✓
Responsible Department	Community and Economic Development					
Supporting Departments	Public Works Environmental Health County Counsel					
<b>Program LU-H: Annual General Plan Reviews (RDR)</b> Review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. A report to the Board of Supervisors shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.						
Implements Which Policy	LU-11.1				✓	
Responsible Department	Community and Economic Development					
Supporting Departments	Public Works Environmental Health County Executive Officer					

Land Use Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program LU-I: Major Five-Year General Plan Reviews (RDR)</b> Conduct a major review of the General Plan, including the Policy Document and Existing Conditions Report, beginning every five years from the date of final approval of this General Plan.						
Implements Which Policy	LU-11.5		✓	✓		
Responsible Department	Community and Economic Development					
Supporting Departments	Public Works Environmental Health Department County Administrative Office					
<b>Program LU-J: Major Five-Year General Plan Review Funding (PSR)</b> Continue to implement, as appropriate, an impact fee on new development applications that will be used to fund five-year updates to the General Plan.						
Implements Which Policies	LU-11.5		✓	✓		
Responsible Department	County Executive Officer					
Supporting Departments	Community and Economic Development Public Works					

## IMPLEMENTATION PROGRAMS

Agricultural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program AG-A: Right-to-Farm Ordinance (RDR)</b> Periodically review and update the Right-to-Farm Ordinance and provide information to the local real estate industry to help make the public aware of the right-to-farm provisions in their area.						
Implements Which Policies	AG-3.1					✓
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner UC Cooperative Extension					
<b>Program AG-B: Agricultural Land Mitigation Program (MPSP)</b> Develop an agricultural land mitigation program in cooperation with the six incorporated cities.						
Implements Which Policy	AG-2.2	✓				
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner UC Cooperative Extension					
<b>Program AG-C: Public Outreach Program (MPSP, IGC)</b> Develop and implement a public outreach program to inform farmers, ranchers, and the public of the advantages of participation in land trust agreements, conservation easements, dedication incentives, Williamson Act contracts, and the Agricultural Land Stewardship Program Fund, in cooperation with the University of California Cooperative Extension, resource conservation districts, and other industry agencies.						
Implements Which Policies	AG-4.1, AG-4.2, AG-4.3, AG-4.6	✓				
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner County Assessor UC Cooperative Extension					
<b>Program AG-D: Conservation Easements Funding (MPSP)</b> Develop a program establishing criteria to prioritize the location for establishment of agricultural conservation easements.						
Implements Which Policy	AG-2.9	✓				
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner UC Cooperative Extension					

Agricultural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program AG-E: Agricultural Buffer Guidelines (MPSP)</b>                      Develop and implement guidelines for design and maintenance of buffers to be required when new non-agricultural uses are approved in agricultural areas. Buffer design and maintenance guidelines shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Buffers shall be located on the parcel for which a permit is sought and shall protect the maximum amount of farmable land.</li> <li>b. Buffers shall be physically and biologically designed to avoid conflicts between agriculture and non-agricultural uses.</li> <li>c. Buffers generally should consist of a physical separation between agricultural and non-agricultural uses. The appropriate width shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation.</li> <li>d. Appropriate types of land uses for buffers include compatible agriculture, open space and recreational uses such as parks and golf courses, industrial uses, and cemeteries.</li> <li>e. The County may condition the approval of a project on the ongoing maintenance of buffers.</li> <li>f. A homeowners association, agricultural land trusts, or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems.</li> <li>g. Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased.</li> </ul>		✓				
Implements Which Policies	AG-3.2, AG-3.3, AG-3.4					
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner UC Cooperative Extension					
<p><b>Program AG-F: Legislative Advocacy (JP, PI)</b>                      Actively monitor, review, comment, and advocate on pending major State and Federal legislation and executive orders which could have an impact on agriculture in Merced County. The County will also coordinate position statements with the Farm Bureau and other agricultural interest groups in the County.</p>						✓
Implements Which Policy	AG-1.8					
Responsible Department	Agricultural Commissioner					
Supporting Departments	Community and Economic Development County Counsel UC Cooperative Extension					

Agricultural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program AG-G: Agricultural Information Database (PSR)</b> Maintain a database that includes information on the spatial distribution and value of different agricultural commodities, Williamson Act parcels, land values, conservation easement locations, agricultural production processing links, natural resource attributes, urban-agricultural edge patterns, residential fragmentation of farmland, and other policy-related items.		✓				✓
Implements Which Policies	AG-2.6, AG-2.7, AG-2.8, AG-2.9, AG-4.5					
Responsible Department	Community and Economic Development					
Supporting Department	Agricultural Commissioner County Assessor UC Cooperative Extension					
<b>Program AG-H: Zoning Ordinance Update (RDR)</b> Update the County Code to rename the Agricultural Residential (AR) zone to Rural Residential.		✓				✓
Implements Which Policy	AG-4.5					
Responsible Department	Community and Economic Development					
Supporting Department	Board of Supervisors UC Cooperative Extension					
<b>Program AG-I: Agricultural Tourist Center Identification and Standards (RDR, SP)</b> Establish and adopt criteria for the creation of new agricultural tourism centers and visitor tourist centers located along Interstate 5, State Route 99, State Route 152, and other State highways within the County. Criteria should address: <ul style="list-style-type: none"> <li>a. Require legitimate agriculture commercial activities only, and encourage local grown or produced commodities;</li> <li>b. Ensure new centers are compatible with adjacent land uses, using buffers where necessary to avoid conflicts;</li> <li>c. Require adequate and safe vehicle access to site;</li> <li>d. Require adequate water and wastewater facilities and other sanitation;</li> <li>e. Allow, in very limited situations, ancillary uses, such as gas stations, mini markets, motels, or restaurants;</li> <li>f. Include farm-stays, farm tours, and trails in order to promote tourism;</li> <li>g. Include incentives and promote broad based agritourism;</li> <li>h. Establish appropriate functions, such as fundraises, barn dances, weddings parties; and</li> <li>i. Establish location criteria such as minimum parcel size, existing uses, proximity to cities, and capability with surrounding agricultural, residential, and animal confinement uses.</li> </ul>		✓				

Agricultural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Implements Which Policy	AG-5.2, AG-5.3					
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors UC Cooperative Extension					
<p><b>Program AG-J: Agricultural Conservation Easement Program (MPSP)</b>                      In conjunction with the Policies AG-2.2, AG 2.4, and AG 2.8 and Program AG-B, the County shall develop and adopt and Agricultural Land Mitigation Program ordinance. The ordinance shall ensure that agricultural mitigation is required for the conversion or change from an agricultural use to a predominantly non-agricultural use prior to, or concurrently with, approval of a zone change from agricultural to non-agricultural zoning designation, or other discretionary action by the County. Additionally, the ordinance shall require that for each acre of agricultural land changed or converted, one acre of equivalent agricultural land shall be preserved (1:1 ratio). The ordinance shall define the term "equivalent agricultural land." The ordinance shall provide for mitigation via a conservation easement. The ordinance shall outline that where a conservation easement is funded or dedicated, an endowment for the on-going monitoring and maintenance of the agricultural conservation easement must also be required. Finally, the ordinance shall require that prior to the approval of a final subdivision map, or issuance of the first building permit, whichever comes first, a project proponent shall provide written evidence to the County that a conservation easement and endowment has been secured (by the County or other qualifying entity) to mitigate for the permanent loss of agricultural land.</p>		✓				
Implements Which Policy	AG-2.2, AG 2.4, AG 2.8					
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors					
<p><b>Program AG-K: MCAC Consultation to Establish Residential Setbacks (MPSP)</b>                      Establish a process to consult with the Merced County Agricultural Commissioner during the discretionary review of minor subdivisions or other urban development where the right to construct residences has not been waived within or adjacent to agriculturally zoned areas to determine the historic cropping and pesticide application patterns on the affected parcel and adjacent parcels. Establish residential setbacks from onsite and adjacent farming operations sufficient to minimize health risks and maintain historic farming practices and cropping patterns, including the application of pesticides.</p>		✓				
Implements Which Policy	AG-3.2, AG-3.3, AG-3.4					

Agricultural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors					
<b>Program AG-L: Program to Permit the Construction of Residences on Non-Residential Minor Subdivisions (MPSP)</b> Establish a process to consider permitting the construction of residences consistent with the requirements of Section 18.02.020 A of the Merced County Code for parcels within subdivisions where the right to construct residences has previously been waived. The process shall include provisions to consult with the MCAC and establish any required residential setbacks as set forth in Program AG-K.		✓				
Implements Which Policy	AG-2.12, AG-2.14, AG-3.12					
Responsible Department	Community and Economic Development					
Supporting Department	Planning Commission Board of Supervisors					

## IMPLEMENTATION PROGRAMS

Transportation and Circulation Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program CIR-A: Traffic Impact Study (MPSP/PSR)</b> Prepare a Traffic Impact Study that includes an estimate of the required funding necessary to develop circulation improvements necessary to support the general plan, including environmental studies, permit acquisition, environmental mitigation, design, right-of-way acquisition, construction, and construction management. Develop and adopt Traffic Impact Study Guidelines that identify the significance of traffic impacts when background traffic conditions, existing or in the future, exceed the County's minimum Level of Service goals.		✓				
Implements Which Policies	CIR-1.1, CIR-1.5					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development Board of Supervisors					
<b>Program CIR-B: Bridge and Thoroughfare Fees (FB)</b> Continue to collect Bridge and Major Thoroughfare Fees, and other fees adopted pursuant to law, to assist in financing improvements necessary to maintain an adequate level-of-service on roadways within the County.						✓
Implements Which Policies	CIR-1.5, CIR-1.6					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program CIR-C: Improvement Requirements (RDR, SO)</b> Use the Improvement Requirements specified in Title 16 of the County Code to determine appropriate right-of-way dedication and improvement requirements necessary for various entitlements.						✓
Implements Which Policies	CIR-1.16, CIR-1.17, CIR-1.18, CIR-1.19, CIR-1.20, CIR-1.21					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program CIR-D: LAFCO Right-of-Way Approvals (IGC)</b> Continue to request the Local Agency Formation Commission (LAFCO) to require entire right-of-way to be included or excluded in proposed annexation boundaries.						✓
Implements Which Policies	CIR-1.16, CIR-1.17, CIR-1.18, CIR-1.19, CIR-1.20, CIR-1.21					
Responsible Department	Public Works					

Transportation and Circulation Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Supporting Department						
<b>Program CIR-E: Complete Streets Program (MPSP) ☺</b> Prepare best design criteria and guidelines for creating complete streets within Urban Communities, while recognizing the need for flexibility in balancing user needs, during the community plan preparation/update process. This includes developing performance standards with measurable outcomes.						
Implements Which Policy	CIR-1.23					✓
Responsible Department	Public Works					
Supporting Department	Community and Economic Development Planning Commission Board of Supervisors					
<b>Program CIR-F: Regional Transportation Plan Development (RDR, IGC)</b> Provide input into the development of the Regional Transportation Plan by the Merced County Association of Governments to ensure County roads and facilities are adequately addressed.						
Implements Which Policy	CIR-1.1, CIR-1.2, CIR-1.3, CIR-1.16					✓
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program CIR-G: Parking and Bicycle Standards (MPSP) ☺</b> Prepare and adopt comprehensive parking and bicycle programs for each Community Plan area that encourages shared parking, walking, biking, and public transportation use in Urban Communities during the community plan preparation/update process. The programs shall also include standards for bicycling parking and related facilities.			✓			
Implements Which Policies	CIR-2.1, CIR-2.2, CIR-2.3, CIR-2.4, CIR-2.5					
Responsible Department	Community and Economic Development					
Supporting Department	Public Works					
<b>Program CIR-H: Bicycle Facility Funding Study (MPSP) ☺</b> Prepare a Bicycle Facility Funding Study that identifies available local, regional, State, and Federal funding sources for the construction and maintenance of bicycle facilities within Urban Communities during the community plan preparation/update process.		✓		✓		
Implements Which Policies	CIR-4.7					
Responsible Department	Public Works					

Transportation and Circulation Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Supporting Department	Community and Economic Development					
<b>Program CIR-I: Airport Land Use Compatibility Plan (MPSP)</b> Encourage the Merced County Airport Land Use Commission to periodically update the Airport Land Use Compatibility Plan for all public airports in Merced County.						
Implements Which Policies	CIR-6.1, CIR-6.2, CIR-6.3, CIR-6.4, CIR-6.5, CIR-6.6, CIR-6.7, CIR-6.8, CIR-6.9	✓		✓		
Responsible Department	Community and Economic Development					
Supporting Department	Public Works Commerce, Aviation, and Economic Development					
<b>Program CIR-J: Modify Regional Transportation Improvement Fees (MPSP/FB/SO/IGC)</b> Work with MCAG, cities within the county and Caltrans to create a regional approach to addressing the costs of improvements needed to roads and highways as described in Tables 19-6, 19-8, 19-13, and 19-18 of the Draft Program EIR through implementation of an expanded regional fee program.		✓				✓
Implements Which Policies	CIR-1.5, CIR-1.9, CIR-1.10, CIR-1.16, CIR-1.19					
Responsible Department	Public Works/MCAG/Cities/Caltrans					
Supporting Department	Community and Economic Development					
<b>Program CIR-K: Buildout Right of Way Reservation and Fee Program (MPSP/FB/SO/IGC)</b> Work with MCAG, cities within the county and Caltrans to create a regional approach to address the preservation of right of way, and the funding for such rights of way, needed to improve roads and highways under buildout conditions as described in Tables 19-9, 19-14, and 19-19 of the Draft PEIR through implementation of an expanded regional fee program.		✓				✓
Implements Which Policies	CIR-1.5, CIR-1.9, CIR-1.10, CIR-1.16, CIR-1.19					
Responsible Department	Public Works/MCAG/Cities/Caltrans					
Supporting Department	Community and Economic Development					

Transportation and Circulation Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program CIR-L: Rail Crossing Safety Program (RDR/MPSP/SO/IGC)</b>                      Develop a rail crossing safety program consisting of monitoring, safety standards, CPUC consultation, and facility funding as set forth below:</p> <ol style="list-style-type: none"> <li>For development projects adding substantial traffic to existing at-grade crossings (defined as 2,000 or more daily trips), the development shall submit a traffic analysis to the County for review. The analysis and report shall estimate daily and peak hour traffic at the crossing and adjoining intersections, as well as collision history data and estimates of train, vehicle, bicycle and pedestrian travel on the crossing and will describe existing, planned and funded equipment at at-grade crossings.</li> <li>The County will review traffic data in consultation with the California Public Utilities Commission (PUC) to identify improvements needed to ensure public safety.</li> <li>The County shall condition approval of development projects and community plans that add substantial traffic across at-grade crossings to participate in the funding for improvements needed to ensure the public safety as determined by the County. Such improvements may include coordinated highway / rail traffic signals, enhanced signing, warning equipment, markings and/or grade separations.</li> <li>Depending on the outcome of these studies, the County may include crossing improvements in future updates to its Capital Improvement Program or to Bridge &amp; Major Thoroughfare fee programs.</li> </ol>		✓				
Implements Which Policies	CIR-1.23					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<p><b>Program CIR-M: County Regional Bicycle Transportation Plan (MPSP/IGC)</b>                      Prepare a Regional Bicycle Transportation Plan for the unincorporated area of the county for both existing and planned improvements and facilities, that compliments, links to wherever feasible, and integrates with bike routes and policies contained in bike plans for adjacent urban areas.</p>			✓			
Implements Which Policies	CIR-4.1, CIR-4.3, CIR-4.4, CIR-4.6, CIR-4.7, CIR-4.11					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					

## IMPLEMENTATION PROGRAMS

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>New Construction</b>						
<b>Program 1-1: Vacant and Underutilized Land Inventory</b> The County shall maintain an updated inventory of vacant and underutilized, residentially designated land. The County shall make this information available to the public by providing the inventory at the Planning and Community Development Department and on the County's website.		✓				✓
Responsibility	Community and Economic Development, County Assessor, County Tax Collector					
Funding	Staff Time, General Fund					
Timeframe	FY 2009-2010, ongoing					
Quantified Objective	N/A					
<b>Program 1-2: Community Plan Updates</b> The County shall continue to review and update its Community Plans to ensure adequate land is available for various housing types at all income levels. The County shall continue to zone and designate adequate sites during the Community Plan updates to meet the various housing needs of each community.						✓
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund, Development Fees					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 1-3: Innovative Housing Types</b> To encourage development of innovative housing designs and building materials that may emerge during the buildout of all new communities, the County shall consider modifications of building and subdivision codes, where appropriate, that would facilitate the development of new types of affordable units, while maintaining the public's health, safety, and quality of life. The County shall also work closely with local builders and potential developers to create new experimental housing prototypes.				✓		
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					
Timeframe	FY 2011-2012					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<p><b>Program 1-4: Infrastructure Financing Assistance in New Communities</b> To reduce the “up-front” infrastructure improvement and development costs in new communities, the County shall investigate the feasibility of providing assistance in developing long-term infrastructure financing. Such financing might include formation of a Mello-Roos or special assessment district to support a long-term, low-interest revenue bond to fund infrastructure improvements.</p>			✓			
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<p><b>Program 1-5: Water Study</b> The County shall conduct a county-wide water study that examines future demand compared with existing and planned supply and identifies ways to meet unmet projected demand. The study will consist of the following components:</p> <ul style="list-style-type: none"> <li>▪ A summary of existing water resources in the county;</li> <li>▪ Water demand and capacity projections for a 20-year time horizon for the eastern, western, and northern regions of the county;</li> <li>▪ An estimation of groundwater and surface water available to support future urban development, including new towns;</li> <li>▪ A description of water supply systems to satisfy the urban demands for each region;</li> <li>▪ An analysis of groundwater and surface water source availability during drought years;</li> <li>▪ A list of strategies for augmenting groundwater and surface water supplies through non-potable water sources, recycled water practices, water conservation programs, and new storage facility construction opportunities.</li> </ul>		✓				
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	FY 2009-2010					
Quantified Objectives	N/A					
<p><b>Program 1-6: Child Care</b> The County shall encourage the development of childcare facilities within all housing developments, with specific the specific emphasis on affordable housing, through the use of incentives determined to be appropriate. The County shall review incentive options to develop a plan or policy relating to this issue in cooperation with childcare providers and intermediaries.</p>			✓			
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	FY 2010-2011					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Quantified Objectives	N/A					
<b>Program 1-7: Rezone Sites to Meet RHNA</b> The County shall rezone adequate sites for higher-density development within the University Community Plan to accommodate at least the remaining need of 974 lower-income units (48.7 acres, assuming 20 units per acre). The County shall ensure that at least 50 percent of the unmet lower-income RHNA need be accommodated on housing sites designated exclusively for residential use, permit owner-occupied and rental multi-family uses by-right, allow at least 16 units per site, and allow at least 20 units per acre.				✓		
Responsibility	Planning Department					
Funding	General Fund					
Timeframe	2012					
Quantified Objectives	N/A					
<b>Program 1-8: Planning for Large Sites</b> The County shall provide opportunities for further subdivision or specific plan development of large sites identified in the Housing Element to encourage a variety of housing types, including affordable housing, and site plan concepts that achieve the maximum housing potential of large sites. The County shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, to encourage development of these sites.						✓
Responsibility	Planning Department					
Funding	General Fund					
Timeframe	As necessary					
Quantified Objectives	N/A					
<b>Program 1-9: Sufficient Capacity for Vacant Sites</b> The County shall work with water and sewer service providers to ensure that sufficient capacity exists for sites identified in the Housing Element vacant sites inventory to facilitate development of these sites within the planning period.						✓
Responsibility	Planning Department					
Funding	General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 1-10: Modifying the Permitting Process for Multi-family Housing</b> The County shall amend the Zoning Code to allow multi-family developments with 21 units or more with an Administrative Permit (AP) instead of a Conditional Use Permit (CUP), consistent with the current requirements for multi-family developments with 5-20 units.			✓			
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<b>Affordable Housing</b>						
<b>Program 2-1: San Joaquin Valley Housing Trust</b> The County shall continue to work with the California Partnership for the San Joaquin Valley and San Joaquin Valley Housing Trust in developing a housing trust fund to provide a dedicated source of revenue to build new affordable housing units. The County shall investigate the formation of a county-level housing trust to provide a variety of assistance for low-income housing projects, including, but not limited to, land acquisition, deferred loans for homebuyers, rental loan funds, low-interest financing for the construction, incentives to private developers (e.g., density bonuses), leveraging government programs and private loans, front-end master planning, and other assistance.		✓				✓
Responsibility	Board of Supervisors, Community and Economic Development					
Funding	Federal, State (Proposition 1C), and local (Real Estate Transfer Tax, General Fund, Sales Tax, RDA Set Aside) Funds					
Timeframe	FY 2009-2010, ongoing					
Quantified Objectives	288 units (30 extremely low-, 70 very low-, 70, low-, and 58 moderate-income units)					
<b>Program 2-2: First Time Homebuyer Program</b> The County shall continue to partner with other public agencies and non-profit organizations in providing loans to qualified low-income, first-time homebuyers.						✓
Responsibility	Community and Economic Development					
Funding	HOME and CDBG Funds					
Timeframe	Ongoing					
Quantified Objectives	40 low-income households					
<b>Program 2-3: Density Bonus Ordinance Amendment</b> The County shall amend the Zoning Ordinance so that the density bonus requirements are consistent with changes to State law (i.e., SB 1818 and SB 435).			✓			
Responsibility	Community and Economic Development, Planning Commission, Board of Supervisors					
Funding	Staff Time, General Fund					
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<b>Program 2-4: "Fast Track" Processing</b> The County shall continue to provide "fast track" processing for extremely-low, very low-, low-, and moderate-income housing project applications.						✓
Responsibility	Public Works, Community and Economic Development					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 2-5: Expedited Plan Checks and Building Inspections</b>						
The County shall continue to expedite plan checks and building inspections to meet construction deadlines associated with the award of Federal tax credits.						
Responsibility	Public Works, Community and Economic Development					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 2-6: Impact Fees Reduction</b>						
The County shall waive or reduce some or all processing and impact fees for affordable multi-family developments.						
Responsibility	All County Departments, Board of Supervisors					✓
Funding	Staff Time, General Fund					
Timeframe	Determined at time of project application					
Quantified Objectives	N/A					
<b>Program 2-7: Housing Choice Voucher Program</b>						
The County shall provide assistance to the County Housing Authority for the continuation of Section 8 (Housing Choice Voucher Program) rental housing program. The County shall assist the Housing Authority in providing translation services (e.g., Spanish, Hmong) to residents that speak English as a second language.						
Responsibility	Community and Economic Development, Housing Authority					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 2-8: Housing Choice Voucher Program Outreach</b>						
The County shall continue to work with the Housing Authority in providing outreach to landlords about the benefits of Housing Choice Vouchers and other available rental programs.						
Responsibility	Community and Economic Development, Housing Authority					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<p><b>Program 2-9: Assistance to At-Risk Units</b>                      The County shall continue to work with other local agencies and non-profit organizations (e.g., California Housing Partnership) in identifying and assisting existing subsidized, affordable housing developments that are at risk of converting to market-rate housing. The County shall maintain and update, as needed, the inventory of housing units or projects at risk of converting to market rate (See Table 5-51 in the Background Report).</p>						✓
Responsibility	Community and Economic Development, Housing Authority					
Funding	Federal and State Funds					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<p><b>Program 2-10: Inclusionary Housing Program Study</b>                      The County shall consider applying for a CDBG technical assistance grant to develop workshops with the Cities, Planning Commission, and Board of Supervisors in order to discuss the need for a countywide inclusionary ordinance. The workshops shall consider various topics including integration of inclusionary requirements with employment/housing balance requirements to discourage impaction of areas, and methods to ensure firm commitment from the Cities for its implementation (e.g., City/County revenue sharing agreements).</p>				✓ (2013-2014)		
Responsibility	Community and Economic Development, County Counsel, Planning Commission, Board of Supervisors, Participation with Cities					
Funding	CDBG Technical Assistance Funds					
Timeframe	FY 2013-2014					
Quantified Objectives	N/A					
<p><b>Program 2-11: Housing Program Information</b>                      The County shall continue to disseminate information to the public about its available housing programs. The County shall continue to use its website as an information/referral source.</p>						✓
Responsibility	Community and Economic Development, Governmental Affairs					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>Program 2-12: Legislative Relief</b> The County shall, through its State and Federal representatives, advocate for higher State and Federal financial commitments to low and moderate income housing programs to allow provide local governments with greater financial resources to meet Federal and State housing mandates. The County shall pursue housing legislation that establishes a permanent statewide fund to address the county's housing need. The County shall write letters of support or opposition as warranted.				✓		
Responsibility	All County Departments					
Funding	Staff Time, General Fund					
Timeframe	FY 2011-2012					
Quantified Objectives	N/A					
<b>Program 2-13: Pursue State and Federal Funding for Affordable Housing</b> The County shall pursue appropriate State and Federal funding sources, including HOME, CDBG, and Proposition 1-C funds, to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of lower-income households, especially extremely low-income households. The County shall periodically update and review available housing programs to identify additional funding sources.			✓		✓	
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					
Timeframe	FY 2010-2011, at least annually thereafter					
Quantified Objectives	50 extremely low-, 25 very low-, 25 low-income units					
<b>Forclosure</b>						
<b>Program 3-1: Foreclosure Prevention Resources</b> The County shall continue to promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by non-profit organizations.						✓
Responsibility	Community and Economic Development, Government Affairs					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<p><b>Program 3-2: Homebuyer Education Promotion</b>                      The County shall continue to coordinate meetings in appropriate communities between relevant participants (Building Industry Association, mortgage lenders, Association of Realtors, Housing Authority, etc.) to educate the public on options that exist for potential homebuyers. The program shall include workshops and/or the distribution of information regarding readiness to purchase a home, money management, understanding credit, obtaining a loan, shopping for a home, home maintenance, financial management, and foreclosure prevention. The County shall promote the program on the County website, through brochures available at the County offices, and/or in local newspaper advertisements, as well as through partnerships with local realtors. To assist residents where English is their second language, the County shall provide translations of written materials and translation services at public meetings.</p>						✓
Responsibility	Community and Economic Development, Governmental Affairs					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<p><b>Program 3-3: Nuisance Abatement in Impacted Neighborhoods</b>                      To help secure and maintain vacant, foreclosed properties, the County shall expand code enforcement in the areas most impacted by foreclosures. The County shall strive to effectively follow up on zoning code violations to ensure that problems are addressed. The County shall investigate creation of a nuisance abatement fund through measures, such as the annual licensing of properties of two or more units to fund the maintenance of abandoned properties and consider recouping costs by charging property owners and/or placing liens on the properties.</p>		✓				
Responsibility	Community and Economic Development, Public Works, Environmental Health Division, District Attorney					
Funding	General Fund, Neighborhood Stabilization Program Funds					
Timeframe	FY 2009-2010					
Quantified Objectives	N/A					
<p><b>Program 3-4: Foreclosure Registration Ordinance</b>                      To ensure that foreclosed homes are not a source of blight, the County shall investigate adoption of an ordinance that require property owners of foreclosed homes, including banks, mortgage lenders, or any other holder of a deed of trust, to register their properties with the Public Works Building Division and pay a fine if the properties fall into disrepair. The County shall expand the electronic complaint system through the County's website that would allow neighboring homeowners to report problem homes in the community.</p>			✓			✓

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Responsibility	Public Works, Community and Economic Development, Planning Commission, Board of Supervisors, County Counsel					
Funding	General Fund, Neighborhood Stabilization Program Funds					
Timeframe	FY 2010-2011, ongoing					
Quantified Objectives	N/A					
<b>Program 3-5: Foreclosure Acquisition</b> The County shall continue its work with qualified non-profit partners using Federal and State Neighborhood Stabilization Program funds to acquire foreclosed properties for private ownership, rehabilitate properties if necessary, and redevelop properties as affordable housing for renters or first time homebuyers. The County may use other housing programs, such as the first time homebuyer down-payment assistance program, in conjunction with this program.						✓
Responsibility	Community and Economic Development					
Funding	Neighborhood Stabilization Program Funds, CDGB Funds, other State and Federal Funds					
Timeframe	Ongoing					
Quantified Objectives	50 very low-, low-, and moderate-income units					
<b>Program 3-6: Foreclosure Eviction Ordinance</b> The County shall investigate the need for a Foreclosure Eviction Ordinance, which would ensure that banks or lenders who foreclose on a single-family or multi-family residence cannot evict tenants merely because property owners have been foreclosed on the property.		✓				
Responsibility	Community and Economic Development, Public Works, County Counsel, Planning Commission, Board of Supervisors					
Funding	General Fund					
Timeframe	FY 2009-2010					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>Special Needs Housing</b>						
<b>Program 4-1: Zoning Code Amendments</b>						
The County shall amend to the Zoning Code to reflect changes to State law since the previous Housing Element was adopted in 2003: <ul style="list-style-type: none"> <li>▪ Permit "by right" farm labor camp housing for up to 36 employees through the "plot plan" review process</li> <li>▪ Permit "by right" family day care homes for eight or fewer children consistent with the Merced County Health and Safety Code.</li> <li>▪ Allow transitional and supportive housing as a permitted use in residential zoning districts subject only to those restrictions that apply to other residential uses of the same type in the same zone; and</li> <li>▪ Ensure that various special needs housing types, such as single room occupancy housing, are defined and listed as permitted uses in appropriate zoning districts and specify the conditions and process required to develop such housing.</li> </ul>			✓			
Responsibility	Community and Economic Development, County Counsel, Public Works, Planning Commission, Board of Supervisors					
Funding	General Fund					
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<b>Program 4-2: Farmworker Housing Plan</b>						
The County shall establish a committee or task force to oversee development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include a representative from the County Planning and Community Development Department, Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.				✓		
Responsibility	Community and Economic Development, Public Works, Environmental Health Division, County Counsel, Planning Commission, Board of Supervisors					
Funding	General Funds					
Timeframe	FY 2011-2012					
Quantified Objectives	N/A					
<b>Program 4-3: Reasonable Accommodation</b>						
The County shall amend the County Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.			✓			
Responsibility	Public Works, Community and Economic Development, County Counsel, Board of Supervisors					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Funding	General Fund					
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<b>Program 4-4: Publicizing Reasonable Accommodation</b>						
The County shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the County's website.						
Responsibility	Public Works, Community and Economic Development, Governmental Affairs			✓		
Funding	Staff Time, General Fund					
Timeframe	FY 2011-2012					
Quantified Objectives	N/A					
<b>Program 4-5: Universal Design</b>						
The County shall investigate the feasibility of adopting specific universal design standards for all new construction to encourage accessibility to the greatest extent possible.						
Responsibility	Public Works, Community and Economic Development			✓		
Funding	General Fund					
Timeframe	FY 2011-2012					
Quantified Objectives	N/A					
<b>Program 4-6: Funding for Senior Citizen Projects</b>						
The County shall continue to work with the County Housing Authority and private entities in acquiring grants for senior citizen projects in the unincorporated communities where they are needed.						
Responsibility	Public Works, Community and Economic Development					✓
Funding	Federal and State Grants					
Timeframe	Ongoing, as funds are available					
Quantified Objectives	N/A					
<b>Program 4-7: Senior Housing Incentives</b>						
The County shall allow a 50 percent density bonus for senior housing and explore revisions to the parking standards for senior housing to allow a reduced standard from that of typical single and multi-family housing.						
Responsibility	Community and Economic Development, Public Works, Planning Commission, Board of Supervisors					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>Program 4-8: Priority Permit Processing</b> The County shall provide priority permit processing for projects that are targeted toward special needs groups and key facilities (including childcare) that service groups such as seniors, the disabled, and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.		✓				✓
Responsibility	Community and Economic Development, Public Works Building Division, Public Works Roads Division, Environmental Health Division					
Funding	Staff Time, General Fund					
Timeframe	FY 2009-2010, ongoing					
Quantified Objectives	N/A					
<b>Program 4-9: Zoning for Emergency Shelters</b> The County shall amend to the Zoning Code to allow emergency shelters in at least one of the following zones by right (i.e., without a conditional use permit or other discretionary approval): Light Industrial (M-1) and General Commercial (C-2). The County shall establish development and management standards for emergency shelters that are consistent with State law and encourage and facilitate the development of emergency shelters.			✓			
Responsibility	Community and Economic Development, County Counsel, Planning Commission, Board of Supervisors					
Funding	General Fund					
Timeframe	Within one year of adoption of the Housing Element					
Quantified Objectives	N/A					
<b>Program 4-10: Farmworker Housing Permitting Process</b> The County shall continue the additional dwelling occupancy monitoring permit (ADOMP) program to facilitate the provision of private farmworker housing in agricultural zones.						✓
Responsibility	Community and Economic Development, Building Department					
Funding	General Fund					
Timeframe	Ongoing					
Quantified Objectives	100 farmworker housing units (extremely low- and very low-income units)					
<b>Program 4-11: Assist in Obtaining Funding for Farmworker Housing</b> The County shall apply for or support applications for funding for farmworker housing, including the Joe Serna Jr. Farmworker Housing Grant Program. The County shall periodically review available funding programs to identify additional funding sources for farmworker housing.			✓			
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					
Timeframe	FY 2010-2011, annually thereafter					

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Quantified Objectives	50 farmworker housing units (extremely low-income)					
<b>Neighborhood Preservation/Rehabilitation</b>						
<b>Program 5-1: Owner-Occupied Housing Rehabilitation</b> The County shall continue to work with other public agencies and non-profit organizations in implementing the Owner-Occupied Housing Rehabilitation Program, which provides assistance to eligible low-income homeowners for correction of health, safety, and/or sanitation issues and code violations..						✓
Responsibility	Community and Economic Development, Public Works					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	500 units (100 units per year)					
<b>Program 5-2: Funding for Housing Rehabilitation</b> The County shall continue to apply for Community Development Block Grant and HOME Program funding for housing rehabilitation in Merced County unincorporated communities with the greatest need.						✓
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund, CDBG and HOME Grants					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 5-3: CDBG Funding for Code Enforcement</b> The County shall continue to utilize "set-aside" funds from CDBG grants for code enforcement to aid in property clean-up and substandard housing enforcement, and community/neighborhood preservation.						
Responsibility	Community and Economic Development, Environmental Health Division				✓	
Funding	Staff Time, General Fund					
Timeframe	Annually					
Quantified Objectives	N/A					
<b>Program 5-4: Housing Conditions Survey</b> To get an accurate assessment of Merced County's existing housing stock, the County shall pursue State and Federal grants to assist in funding a housing conditions survey.						
Responsibility	Community and Economic Development		✓			
Funding	State and Federal Funds					
Timeframe	FY 2010-2011					
Quantified Objectives	N/A					
<b>Program 5-5: State Housing Code Enforcement</b> The County shall continue to enforce the State Housing Code by either the repair or demolition of substandard housing units that are health and safety hazards.						✓

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
Responsibility	Community and Economic Development, Environmental Health Division					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Program 5-6: Outreach to Landlords</b>						
The County shall continue work with the Housing Authority and other housing agencies and organizations in providing outreach to landlords about the benefits of improving rental units.						
Responsibility	Community and Economic Development, Housing Authority, Environmental Health Division					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Equal Opportunity Housing &amp; Discrimination Prevention</b>						
<b>Program 6-1: Fair Housing Information</b>						
The County shall distribute to public locations throughout the county and continue to display in County offices brochures and pamphlets from the Fair Employment & Housing Practices Commission that explain the requirement of employers to provide adequate housing for employees. The County shall also post information on the County's website about fair housing practices with links to appropriate investigative or enforcement agencies that can resolve housing complaints.						
Responsibility	Community and Economic Development, Governmental Affairs					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					
<b>Energy Conservation</b>						
<b>Program 7-1: Renewable Energy Resources Information</b>						
The County shall continue to display brochures illustrating the use of solar, wind, and other renewable energy resources in housing maintenance and repair and information on "Leadership in Energy and Environmental Design" (LEED) certification programs.						
Responsibility	Community and Economic Development, Public Works					✓
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

Housing Element Implementation Programs					
	2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>Program 7-2: Energy Conservation for Affordable Housing</b>					
The County shall target local funds and community development block grant resources to assist affordable housing developers in providing the use of solar, wind, other renewable energy resources, and use of water recycling water systems for residential and other building applications.					
Responsibility	Community and Economic Development, Public Works				
Funding	Staff Time, General Fund				
Timeframe	FY 2011-2012				
Quantified Objectives	N/A				
			✓		
<b>Program 7-3: Green Building Code Regulations</b>					
The County shall enforce State regulations related to green building as the State enacts laws in accordance with the Building Energy Efficiency Standards, Part 11 of Title 24 of California's new Green Building Standards Code to establish mandatory green building standards for all new construction by 2010.					
Responsibility	Building				
Funding	General Fund				
Timeframe	2010				
Quantified Objectives	N/A				
	✓	✓			
<b>Program 7-4: Energy Efficiency Retrofit</b>					
The County shall continue to promote energy efficiency retrofit and preventative maintenance programs such as the Merced County Community Action Agency Weatherization Program and PG&E Residential Energy Efficiency Rebate Programs. The County shall display brochures advertising these programs, as well as flyers and brochures illustrating the beneficial use of solar and other renewable energy resources in housing maintenance and repair.					
Responsibility	Community and Economic Development, Public Works				
Funding	Staff Time, General Fund				
Timeframe	FY 2010-2011				
Quantified Objectives	N/A				
		✓			
<b>Implementation Monitoring</b>					
<b>Program 8-1: Implementation Tracking Matrix</b>					
The County shall use the Implementation Tracking Matrix to continually track the progress of Housing Element programs.					
Responsibility	Community and Economic Development, Public Works				
Funding	Staff Time, General Fund				
Timeframe	FY 2009-2010, ongoing				
Quantified Objectives	N/A				
	✓				✓

Housing Element Implementation Programs						
		2009-2010	2010-2011	2011-2012	Annual	Ongoing
<b>Program 8-2: Housing Element Implementation Reporting</b> The County shall annually review and report on the implementation of Housing Element programs and the County's effectiveness in meeting the programs' objectives.					✓	
Responsibility	Community and Economic Development					
Funding	Staff Time, General Fund					
Timeframe	Annually					
Quantified Objectives	N/A					
<b>Program 8-3: Annual Real Estate Market Housing</b> The County shall establish and implement a comprehensive annual monitoring program to document the sales prices or rental rates for all new units constructed or rehabilitated in the previous year and to determine housing affordability levels. The County shall also regularly monitor housing sales price trends of existing units along with a report on the amount of vacant designated land for residential development.					✓	
Responsibility	Community and Economic Development, Assessor's Office, County Tax Collector					
Funding	Staff Time, General Fund					
Timeframe	Ongoing					
Quantified Objectives	N/A					

## IMPLEMENTATION PROGRAMS

Public Facilities and Services Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program PFS-A: Infrastructure Improvements and Funding Mechanisms (MPSP, FB, IGC)</b>                      Prepare and adopt capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level-of-service. Coordinate with cities and special districts to identify and find solutions to key infrastructure deficiencies in existing communities. Require new development to fund infrastructure improvements necessary to mitigate the impacts of the development.</p>		✓				✓
Implements Which Policies	PFS-1.1 through PFS-1.10					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development, Sheriff, Parks and Recreation, Public Health, Library					
<p><b>Program PFS-B: Alternative Rural Wastewater Systems (PSR)</b>                      Prepare a study to evaluate alternatives for rural wastewater systems. Alternatives that could be evaluated include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units, and holding tanks. For larger generators or group of users, alternative systems include communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment.</p>		✓				
Implements Which Policies	PFS-1.5, PFS-2.1 through PFS-2.10					
Responsible Department	Environmental Health					
Supporting Department	Community and Economic Development					
<p><b>Program PFS-C: Wastewater System Standards (MPSP)</b>                      Update onsite wastewater system standards consistent with guidelines proposed by the State Water Resources Control Board under Assembly Bill 885.</p>		✓				
Implements Which Policies	PFS-2.1 through PFS-2.9					
Responsible Department	Environmental Health					
Supporting Department	Community and Economic Development					

Public Facilities and Services Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program PFS-D: Private Sewage Disposal Standards (PI)</b> Prepare and distribute information on the care and maintenance of private sewage disposal systems.						
Implements Which Policies	PFS-1.5, PFS-2.1 through PFS-2.10		✓			
Responsible Department	Environmental Health					
Supporting Department	Community and Economic Development					
<b>Program PFS-E: Integrated Waste Management Plan (MPSP, IGC)</b> Coordinate with local agencies to prepare an update to the County's Integrated Waste Management Plan to determine existing and projected waste disposal needs, methods of disposable land characteristics suited for disposable sites, and anticipated locations.						
Implements Which Policies	PFS-4.1 through PFS-4.6					✓
Responsible Department	Public Works					
Supporting Department	Environmental Health					
<b>Program PFS-F: Capital Improvement Plan (MPSP)</b> Regularly update and implement a Capital Improvement Plan that identifies impacts to County services and facilities from new development at both cumulative and project levels. The plan shall include, at a minimum, maintaining current (2010) fee structure for fire and Sheriff stations and equipment, road improvements, parks, libraries, and court facilities. Other possible funding sources for ongoing staffing and maintenance costs of these facilities will be investigated, including special benefit assessment districts, Mello-Roos or Marks-Roos community facility districts, and development agreements.						
Implements Which Policies	PFS-1.1 through PFS-1.10		✓			
Responsible Department	County Administration					
Supporting Department	Public Works					
<b>Program PFS-G: Childcare Facility Incentives (MPSP)</b> Develop a formula for granting a bonus in density or intensity of use for commercial, industrial, and residential projects that provide child care facilities.						
Implements Which Policies	PFS-9.3, PFS-9.4, PFS-9.5, PFS-9.6		✓			
Responsible Department	Community and Economic Development					
Supporting Department	Child Support Services					

Public Facilities and Services Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program PFS-H: Regional OWTS Suitability Evaluation (MPSP/PSR/RDR/SO)</b>                      Conduct an evaluation of the general suitability of OWTS within areas known or suspected to contain contaminated groundwater or surface water from such systems based on groundwater and surface water sampling, soil capabilities, depth to groundwater, and the intensity of existing and future development. Develop standards for such areas to avoid continued or future contamination, which could include a prohibition on new OWTS, a requirement that new development install an alternative system that would reduce the potential for contamination over that provided by a standard OWTS, or mandatory connection to a community wastewater treatment plant.</p>			✓			
Implements Which Policies	PFS-2.5, PFS-2.6, PFS-2.10					
Responsible Department	Environmental Health					
Supporting Department	Community and Economic Development/County Counsel					

## IMPLEMENTATION PROGRAMS

Natural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program NR-A: Habitat Conservation Plan (MPSP)</b> In consultation with an established formal State or Federal program involving the cities within the County, the County will participate in a countywide Habitat Conservation Plan or regional plans that identify areas for natural resource conservation (including greenbelts) and describes standards for habitat blocks, fees, and compensation. This shall include:						
a. Conducting a countywide comprehensive habitat identification and mapping program for use in future policy determinations.			✓			
b. Developing a conservation strategy to preserve, restore, and enhance the unique vernal pool habitats and associated special-status species in Merced County.						
Implements Which Policies	NR-1.1 and NR-1.2					
Responsible Department	Community and Economic Development					
Supporting Department	Board of Supervisors, County Counsel					
<b>Program NR-B: Oak Woodland Ordinance (RDR)</b> Prepare an Oak Woodland Ordinance that establishes standards and mitigation for the protection of valuable oak resources in the County.						
Implements Which Policies	NR-1.1, NR-1.3, NR-1.15	✓				
Responsible Department	Community and Economic Development					
Supporting Department	Board of Supervisors, County Counsel					
<b>Program NR-C: GIS Mapping (PSR, PI)</b> Update the existing Geographical Information System to include current protected or designated habitat spatial information, including wildlife refuges, Grasslands Focus Area (GFA) and Grasslands Ecological Area (GEA) boundaries, mitigation banks, Williamson Act parcels, Habitat Connectivity Corridors, priority riparian corridors, and habitat preserves.						
Implements Which Policies	NR-1.1, NR-1.2, NR-1.5	✓				✓
Responsible Department	Information Technology Department					
Supporting Department	Community and Economic Development					

Natural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program NR-D: Sensitive Habitat Guidelines (MPSP)</b>                      Prepare and adopt guidelines and thresholds of significance pursuant to State CEQA Guidelines Section 15064.7 for evaluating project impacts to identified sensitive habitat, including a significance criterion for potential effects on habitat values within Grasslands Focus Area (GFA) boundaries. The guidelines shall be made available for public comment prior to final adoption.                      For discretionary projects within the boundaries of the GFA, the guidelines shall require the preparation of an appropriate project-level CEQA document with a review and evaluation of biological resources impacts at a level of detail commensurate with the proposed project's effects to such resources in addition to implementation of the Open Space Development Review System. For non-discretionary or ministerial projects within the GFA boundaries, the Guidelines shall require the County to implement the Open Space Development Review System, including referral to GRRWG (Grasslands Resources Regional Working Group) as appropriate. The guidelines shall recommend measures such as buffers, clustered development, project design alterations, and transferable development rights, sufficient to protect sensitive habitats from encroachment.</p>		✓				
Implements Which Policies	NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.7, NR-1.10, NR-1.12, NR-1.13, NR-1.14, NR-1.17, NR-1.21					
Responsible Department	Community and Economic Development					
Supporting Department	Board of Supervisors/County Counsel					
<p><b>Program NR-E: Biological Resources Review Requirements (RDR/MPSP/IGC)</b>                      County biological resources review requirements should identify state and federal biological significance thresholds and species-specific survey guidelines, and should include types of survey reports, surveyor qualifications, countywide habitat classifications, foraging crop habitat values, approved mitigation banks, and procedures to facilitate pre-consultation with state and federal agencies. State and federal mitigation standards should be considered as minimum County standards.                      Submit results of biological resources assessments, surveys and proposed mitigation measures to the appropriate state and federal agency as early in the review process as practicable, to expedite and ensure regulatory consistency among local, regional, state, and federal agencies with jurisdiction over such resources.</p>		✓				
Implements Which Policies	NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.7, NR-1.10, NR-1.12, NR-1.13, NR-1.14, NR-1.17, NR-1.21					

Natural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Responsible Department	Community and Economic Development					
Supporting Department	County Counsel					
<b>Program NR-F: Ongoing Inventory of Open Space Resources (MPSP/PSR/SO)</b> The County shall maintain an open space and conservation inventory to delineate those areas that have significant open space or conservation value. Those areas include agricultural lands, native pasture lands, parks and recreation areas, historic resources, scenic highways, wetland, wildlife and vegetation habitat resources, mineral and energy resource areas, fire hazard areas, geologic and flood hazard areas, noise impacted areas and other resource and hazard areas.		✓				✓
Implements Which Policies	AG-2.1, AG-2.8, AG-2.9, AG-4.5, NR-1.1, NR-1.2, NR-1.7, NR-1.11, NR-3.4, NR-4.1, NR-4.2, HS-1.1, HS-1.3, HS-1.6, HS-1.7, HS-2.6, HS-2.7, HS-2.9, HS-2.10, HS-2.13, HS-3.8, HS-7.1, HS-7.3					
Responsible Department	Community and Economic Development					
Supporting Department	Information Technology Department					

Natural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program NR-G: Open Space Development Review System (RDR/IGC)</b>                      The Open Space Development Review System (OSDRS) is one of the primary implementing tools of the County's Open Space Action Plan. Through such a review system, daily planning and permit approval decisions should reflect and implement the adopted policies and development standards of the 2030 General Plan.                      Other federal, state and local agencies also have responsibility for the protection, maintenance and development of Open Space resources. The referral of projects and consultation with appropriate responsible and trustee agencies is part of the program.                      The system is intended for utilization both by developers in the design and building of projects, and by planners and decision makers in review of projects for conformance with County policy. The system is basically a process for assessing the appropriateness of proposed developments, including their compatibility with surrounding environmental constraints and resources. The general review system will be organized in a five step process. This process will be implemented in conformance with the Sensitive Habitat Guidelines developed under Implementation Program NR-D of this Element.                      This system of review will be required of all projects for which a building permit or other entitlement is necessary such as a land division or use permit, as well as during policy and ordinance amendment. The Community and Economic Development Department has developed a five-step process consisting of:</p> <ol style="list-style-type: none"> <li>1. Basic Land Use Category, Zone Code Consistency, and Community Service Availability Determination</li> <li>2. Open Space Inventory Map and Data Base Review</li> <li>3. Demonstration by the permit applicant of consultation with the California Department of Fish and Wildlife, the Central Valley Regional Water Quality Control Board, the State Water Resources Control Board, the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Army Corps of Engineers, and any water purveyor serving the project area, as appropriate, to evaluate resources that could be affected by the proposed action; and proof of issuance of permits by these agencies, as required</li> <li>4. Environmental Determination</li> <li>5. Land Use and Sensitive Resource Compatibility Determination</li> </ol>		✓				✓
Implements Which Policies	NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.7, NR-1.10, NR-1.12, NR-1.13, NR-1.14, NR-1.17, NR-1.21					
Responsible Department	Community and Economic Development					
Supporting Department	Information Technology Department					

Natural Resources Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<p><b>Program NR-H: Open Space Acquisition Consideration as Part of the County Annual Capital Improvement Program (MPSP/FB/SO)</b>                      The County annually prepares a Capital Improvement Program (CIP) as part of the budgetary process. Under the Government Code, the Planning Commission is required to determine if the CIP is consistent with the County General Plan, including the Open Space related policies. As a component of this process, acquisition of open space lands and resources will be considered.                      The final approval of the CIP is by the Board of Supervisors.</p>		✓				✓
Implements Which Policies	NR-4.2, NR-4.4					
Responsible Department	Department of Public Works					
Supporting Department	Community and Economic Development					
<p><b>Program NR-I: Agricultural Education Program (SO/IGC/PI)</b>                      In a coordinated effort between the Department of Community and Economic Development and the County Agricultural Commissioner, the County shall produce a brochure or publication outlining the responsibilities of landowners in managing and preserving sensitive environmental resources on their properties. The brochure shall set forth state and federal regulatory requirements and permitting procedures, state and federal agency contact information, and statutory penalties for noncompliance, including the loss of commodity support and other assistance offered through the USDA. The brochures will be made available at the offices of the County departments cited above, the County Building Division counter, posted on the County's website, and provided to the various Resource Conservation Districts throughout the county for additional distribution.</p>		✓				
Implements Which Policies	AG-1.10, AG-4.6, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.7, NR-1.10, NR-1.12, NR-1.13, NR-1.14, NR-1.17, NR-1.21					
Responsible Department	Agricultural Commissioner					
Supporting Department	Community and Economic Development					

## IMPLEMENTATION PROGRAMS

Health and Safety Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program HS-A: Floodplain Mapping (RDR, IGC, PSR)</b> Continue to participate in the Federal Flood Insurance Program and maintain flood hazard maps and other relevant floodplain data and revise/update this information as new State and Federal information becomes available.		✓				✓
Implements Which Policy	HS-2.11					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program HS-B: Floodplain Management Ordinance (RDR)</b> Update and periodically review the Special Flood Hazard Areas provisions contained in the County Code to ensure adequate protection for structures located within identified flood zones.		✓				
Implements Which Policies	HS-2.1 through HS-2.19					
Responsible Department	Community and Economic Development					
Supporting Department	Public Works					
<b>Program HS-C: Countywide Flood Emergency Plan (RDR, MPSP)</b> Prepare, maintain, and implement a Countywide Flood Emergency Plan that is consistent with city adopted general plans. The plan should be prepared in coordination with cities in Merced County and address the requirements of Senate Bill 5.			✓			
Implements Which Policies	HS-2.2					
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program HS-D: Countywide Flood Control Authority (MPSP/IGC)</b> Establish, in coordination with cities in Merced County, a Countywide Flood Control Authority that will be responsible for coordinating local flood control efforts and identifying opportunities for additional Federal funding.			✓			
Implements Which Policies	HS-2.3					
Responsible Department	Board of Supervisors					
Supporting Department	County Administration					

Health and Safety Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program HS-E: Dam Failure Evacuation Plan (MSPS)</b> Prepare and implement Dam Failure Evacuation Plan(s) and provide public information on dam failure preparedness.						
Implements Which Policies	HS-2.18, HS-2.19		✓			
Responsible Department	Fire Departments					
Supporting Department	Community and Economic Development Public Works					
<b>Program HS-F: Critical Area Flooding and Drainage Plan (MSPS)</b> Continue to implement the Critical Area Flooding and Drainage Plan.						
Implements Which Policies	HS-2.1 through HS-2.19					✓
Responsible Department	Public Works					
Supporting Department	Community and Economic Development					
<b>Program HS-G: Noise Sensitive Land Uses Near Airports (PS, MPSP)</b> The County shall review all noise sensitive land uses, including but not limited to hospitals, schools and residential dwellings, at the building permit or discretionary review stage for compatibility with noise exposure from any public use airport as identified in the current Airport Land Use Compatibility Plan.						
Implements Which Policies	HS-4.1, HS-4.2, HS-7.1 through HS-7.12					✓
Responsible Department	Community and Economic Development					
Supporting Department	Public Works					
<b>Program HS-H: Household Hazardous Waste (PI)</b> Prepare, maintain, and implement a program to educate the public about household hazardous waste and the proper method of disposal. This can include updates to the County website, newsletters, and other informational materials.						
Implements Which Policies	HS-5.5		✓			
Responsible Department	Environmental Health Division					
Supporting Department	Community and Economic Development					
<b>Program HS-I: Climate Change Adaptation Analysis (RDR)</b> Prepare an analysis that monitors the impacts of climate change and use adaptive management to develop new strategies and modify existing strategies to respond to the impacts of climate change.						
Implements Which Policies	HS-6.2	✓				
Responsible Department	Community and Economic Development					

Health and Safety Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
Supporting Department						
<b>Program HS-J: Agricultural Crop Identification Study (RDR/PSR)</b> Prepare an analysis that identifies new agricultural crop choices and varieties that accommodate a longer growing season and are resistant to heat, insects, and disease. Also identify agricultural production methods such as planting dates and irrigation methods to adapt to changes in the climate and protect the local economy.		✓				
Implements Which Policies	HS-6.3					
Responsible Department	University of California Cooperative Extension (through a contract with Merced County)					
Supporting Department	Agricultural Commissioner					
<b>Program HS-K: Noise Control Standards (RDR)</b> Update and enforce the Noise Control standards contained in the County Zoning Code as necessary to be consistent with the policies and standards within this element.						✓
Implements Which Policies	HS-7.1 through HS-7.12					
Responsible Department	Community and Economic Development					
Supporting Department	Environmental Health, Building Division					
<b>Program HS-L: Noise Sensitive Land Uses Near Major Transportation Noise Sources (RDR/MPSP/SO)</b> For roadways, railways, and other sources of transportation noise estimated to produce noise levels in excess of General Plan standards, document the locations of all existing noise sensitive land uses, including but not limited to hospitals, schools, and residential dwellings. Predict noise levels at the noise sensitive land uses. If noise levels exceed General Plan standards, identify feasible mitigation measures, including a funding source for implementation of the measures. The mitigation program could include, but should not be limited to, the following specific elements for noise abatement consideration where reasonable and feasible: noise barrier retrofits; truck usage restrictions; reduction of speed limits; use of quieter paving materials; building façade sound insulation; traffic calming; additional enforcement of speed limits and exhaust noise laws; and signal timing.						✓
Implements Which Policies	HS-7.1 through HS-7.12					
Responsible Department	Community and Economic Development					
Supporting Department	Environmental Health, Building Division					

## IMPLEMENTATION PROGRAMS

Air Quality Element Implementation Programs						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program AQ-A: Climate Action Plan (MPSP) ☺</b> Prepare, maintain, and implement a Climate Action Plan (CAP) for the County that identifies strategies the County can take to reduce greenhouse gas emissions through land use and transportation planning. The plan shall also address economic and social adaptation to the effects of global and local climate change. The plan shall include: <ol style="list-style-type: none"> <li>a baseline analysis to determine 1990 and 2010 (or most appropriate base year) greenhouse gas emission levels in the County;</li> <li>actions necessary to reduce Countywide greenhouse gas emissions consistent with State requirements.</li> <li>implementation strategies to help the County adapt to the effects of global and local climate change; and</li> <li>a program to regularly monitor emissions and verify results a minimum of every five years starting in 2010.</li> <li>A provision to amend the General Plan to include the policies and programs of the Climate Action Plan.</li> <li>A requirement that County operations and actions, as well as land use approvals, are consistent with the Climate Action Plan.</li> </ol>		✓				
Implements Which Policies	All AQ policies, specifically AQ-1.5 and AQ-1.8					
Responsible Department	Community and Economic Development					
Supporting Department	Public Works, Environmental Health, Planning Commission, Board of Supervisors Health Department					
<b>Program AQ-B: County Telecommuting Upgrades (RDR) ☺</b> Purchase and regularly update state-of-the-art communication infrastructure and software programs to allow telecommuting by County employees.		✓				
Implements Which Policies	AQ-3.3					
Responsible Department	Information Technology					
Supporting Department						
<b>Program AQ-C: Transit Incentives (PSR) ☺</b> Establish incentives and programs to encourage the use of public transit in order to decrease automotive vehicle miles traveled.		✓				
Implements Which Policies	AQ-3.1, AQ-4.3, AQ-4.4					
Responsible Department	Community and Economic Development					
Supporting Department	Public Works					

## IMPLEMENTATION PROGRAM

Water Element Implementation Program						
		2014-2015	2016-2020	2021-2030	Annual	Ongoing
<b>Program W-A: Water Conservation Plan (MPSP, IGC)</b> Prepare a countywide Water Conservation Plan, in coordination with the six incorporated cities and special districts, which identifies water sources and outlines ways of conserving water resources.		✓				
Implements Which Policies	W-1.1 through W-1.11					
Responsible Department	Public Works, Cities, Special Districts					
Supporting Department	Community and Economic Development					
<b>Program W-B: Agricultural Water Study (MPSP, IGC)</b> Prepare, adopt, and regularly update, in cooperation with local water agencies, a detailed study of Countywide water use and needs for agriculture with periodic updates and with information that can be widely shared and publicized.			✓			
Implements Which Policies	W-1.3					
Responsible Department	Public Works, Cities, Special Districts					
Supporting Department	Community and Economic Development					
<b>Program W-C: Countywide Water Supply Study (RDR, MPSP, PSR)</b> Prepare, adopt, and regularly update a comprehensive water supply study that includes all four groundwater basins and three hydrologic zones, and takes into consideration activities in neighboring counties and the region. The plan shall consider reductions in Federal and State water deliveries in the western part of the County and anticipated reductions in water supplies due to climate change.		✓				
Implements Which Policies	W-5.1					
Responsible Department	Public Works, Cities, Special Districts					
Supporting Department	Community and Economic Development					



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: Merced County  
Reporting Period: 1/1/2015 - 1/1/2016

**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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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

Jurisdiction Merced County  
 Reporting Period 1/1/2015 - 1/1/2016

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					10	10	
No. of Units Permitted for Above Moderate	45					45	

\* Note: This field is voluntary

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

Jurisdiction Merced County  
Reporting Period 1/1/2015 - 1/1/2016

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.	RHNA Allocation by Income Level										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													1,648
	Deed Restricted Non-deed restricted													
Low	Deed Restricted Non-deed restricted													1,241
	Deed Restricted Non-deed restricted													
Moderate	Deed Restricted Non-deed restricted	27	10										37	1,393
	Deed Restricted Non-deed restricted													
Above Moderate		92	45										137	2,908
Total RHNA by COG. Enter allocation number.		119	55										174	7,190
Total Units														
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 Merced County  
Reporting Period 1/1/2015 - 1/1/2016

Table C1

### Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
1-1 Vacant/Underutilized Land Inventory		Help public find suitable land	Ongoing	County GIS Mapping tool used on regular basis with public
1-2 Community Plan Updates		Ensure adequate land for housing	Ongoing	7 of 10 Plans updated during 2000s/3 updates in progress
1-3 Innovative Housing Types		Achieve design flexibility	2011-12	No code modifications have been completed to date.
1-4 Infrastructure Financing-New Community		Reduce up front costs to housing	2010-11	No code modifications have been completed to date.
1-5 Water Study		Help meet unmet demand	2009-10	Ongoing: General Plan Water Element & IRWMP process
1-6 Child Care		Encourage facilities & incentives	2010-11	General Plan update includes incentives (Goal PFS-9)
1-7 Rezone Sites to Meet RHNA		New Housing in University CP	2012	Has not been implemented
1-8 Planning for Large Sites		Encourage housing development	As Needed	Numerous meetings with developers on master plan sites
1-9 Sufficient Capacity for Vacant Sites		Adequate sewer/water for housing	Ongoing	Ongoing interaction with special districts supporting capacity
1-10 Modify Pmt. Process for MF Housing		Simplify permit process for MF	2010-11	County working on Zone Code update w/consultant
2-1 San Joaquin Valley Housing Trust		Work with State on housing fund	2009-10	Housing Trust was not active in 2015
2-2 First-Time Homebuyer Program		Acquire CDBG&HOME funds	Ongoing	Ineligible for CDBG funds in 2015, however seeking other sources
2-3 Density Bonus Ordinance Amendment		Amend Zoning Code Re: bonus	2010-11	County working on Zone Code update w/consultant
2-4 Fast Track Processing		Prioritize affordable housing apps.	Ongoing	Ongoing with CDBG/HOME and other subsidized housing permits

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

Jurisdiction Merced County  
Reporting Period 1/1/2015 - 1/1/2016

**General Comments:**

Table C Income Level Assumptions: 45 single family units considered above moderate and 10 mobile homes considered moderate income. Only Year 2015 reported. In reality, some mobile homes were placed on rural parcels for farmworkers that would be low income, and some single family may have been granny units for elderly who also would be low income.

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Merced County  
Reporting Period 1/1/2015 - 1/1/2016

Table C2

### Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	<p style="text-align: center;"><b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.</p>			
2-5 Expedited Plan Checks & Inspections		Permits using Fed. Tax Credits	Ongoing	Implemented as permits submitted
2-6 Impact Fee Reduction		MF Homes Waived/Reduced fees	Ongoing	No multi-family projects submitted in 2015
2-7 Housing Choice Voucher Program		Work with Housing Authority	Ongoing	Ongoing, vouchers used
2-8 Housing Choice Voucher Outreach		County support Housing Auth.	Ongoing	Ongoing support provided
2-9 Assistance to At-Risk Units		Maintaining affordable units	Ongoing	Housing Authority and Self-Help projects monitored
2-10 Inclusionary Housing Program Study		Countywide inclusionary ord.	2013-14	No workshops or coord conducted/No subdivisions approved
2-11 Housing Program Information		Disseminate info. on programs	Ongoing	Ongoing by various County organizations.
2-12 Legislative Relief		Promote funds/grants for County	2011-12	Part of County legislative platform each year
2-13 Pursue State/Fed. Grant Funds		Apply for funding as available	Annually	\$1 Mill CDBG & \$700K HOME received for Homebuyer & Rehab
3-1 Foreclosure Prevention Resources		Promote info. To homeowners	Ongoing	Issue has been reduced, not an issue at this time.
3-2 Homebuyer Education Promotion		Inform citizens of housing issues	Ongoing	Website and workshops held
3-3 Nuisance Abatement Program		Maintain vacant foreclosed units	2009-10	Staff enforcement ongoing/no abatement fund established
3-4 Foreclosure Registration Ordinance		Establish ord. for foreclosed units	2010-11	Covered by State law
3-5 Foreclosure Acquisition		Use NSP funds for resale/rehab	Ongoing	County has exhausted target area and will be expanding in 2016



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Merced County  
Reporting Period 1/1/2015 - 1/1/2016

Table C3

Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
3-6 Foreclosure Eviction Ordinance		Protect tenants from foreclosure	2009-10	Determined State and Fed. Law was adequate protection
4-1 Zoning Code Amendments		Reflect state law re: housing	2010-11	County is embarking on Zone Code update effort with consultant
4-2 Farmworker Housing Plan		Task-force to encourage housing	2011-12	Task-force not established yet/Housing Authority administrators
4-3 Reasonable Accommodation		Code mod. Re:disabilities	2010-11	Code contains flexibility to accommodate disabilities
4-4 Publicizing Reasonable Accommodation		Code mod. Re:disabilities	2011-12	Not completed to date
4-5 Universal Design		Universal stds. For all units	2011-12	Updated to reflect International Building Code standards
4-6 Funding for Senior Citizen Projects		Construction of Seniors units	Ongoing	No funding available or obtained
4-7 Senior Housing Incentives		50% density bonus/less parking	Ongoing	County is embarking on Zone Code update effort with consultant
4-8 Priority Permit Processing		Prioritize special needs housing	Ongoing	Priority is available as projects submitted for review
4-9 Zoning for Emergency Shelters		Allow by right in some zones	2010-11	Zone Code Text Amendment being taken to Board March 1, 2016
4-10 Farmworker Housing Permitting		Continue ADOMP program	Ongoing	Additional Dwelling Occupancy Monitoring Program continues
4-11 Assist in Obtaining Farm Housing Fund		Support apps. for new housing	Ongoing	Ongoing with Housing Authority
5-1 Owner Occupied Rehab. Program		Support assistance for rehab.	Ongoing	\$700,000 in HOME funds awarded; Homebuyer assist./Rehab
5-2 Funding for Housing Rehabilitation		Support assistance for rehab.	Ongoing	\$700,000 in HOME funds awarded; Homebuyer assist./Rehab



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Merced County  
 Reporting Period 1/1/2015 - 1/1/2016

**Table C4**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	<b>Housing Programs Progress Report - Government Code Section 65583.</b>			
	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.			
5-3 CDBG Funding for Code Enforcement	Clean-up and substd. Housing	CDBG grant obtained; no enforcement funds included	Annually	
5-4 Housing Conditions Survey	Assessment of housing stock	Grants didn't include housing survey funds	2010-11	
5-5 State Housing Code Enforcement	Enforce State Housing Code	Performed annually by Building and Env. Health Divisions	Ongoing	
5-6 Outreach to Landlords	Maintain rental units	Housing Authority performs with Voucher program	Ongoing	
6-1 Fair Housing Information	Info. on fair housing resources	Pamphlets and web info available	Ongoing	
7-1 Renewable Energy Resources Info.	Info. on renewable energy/LEED	Building Division posts and distributes	Ongoing	
7-2 Energy Conservation for Afford. Housing	Funding for renewable energy	County awarded HERO program funds for solar power assistance	2011-12	
7-3 Green Building Code Regulations	Enforce State Green Bldg. Code	Building Division implements annually	2010	
7-4 Energy Efficiency Retrofit Programs	Promote retrofit programs	County supports Comm. Action Agency/PG&E programs	2010-11	
8-1 Implementation Tracking Matrix	Monitor progress on Housing Ele.	Housing Element Table 5-61 used annually	Ongoing	
8-2 Housing Element Implementation Rept.	Annually report on progress	2014 first annual report-Housing Element Update initiated for 2016	Annually	
8-3 Annual RE Market Monitoring	Monitor housing prices/vac. Land	Ongoing effort by staff, with identification of available sites.	Ongoing	