



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 4 February 10, 2022

SUBJECT: 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

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RECOMMENDATION:

Receive Fresno County General Plan Annual Progress Report (APR) for the 2021 calendar year and recommend that the Board of Supervisors accept the 2021 APR.

ENVIRONMENTAL DETERMINATION:

The General Plan Annual Progress Report is not a project subject to the California Environmental Quality Act (CEQA) per Section 15378(b)(4) of CEQA Guidelines. It is a governmental activity which does not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

BACKGROUND/DISCUSSION:

Per the California Government Code Section 65300, cities and counties are required to adopt a comprehensive long-term general plan to guide the physical development of land under their jurisdiction.

The Fresno County General Plan (Plan) was last comprehensively updated and adopted by the Board of Supervisors in 2000. It includes a Background Report, a Policy Document, an Economic Development Strategy, a Fiscal and Financial Analysis, and an Environmental Impact Report (EIR). The Plan contains goals, policies, and implementation programs to guide the County's physical development, economic growth and to protect productive agricultural land and other natural resources. The County is currently working on a comprehensive review of its Plan along with a comprehensive update of its Zoning Ordinance to bring the Plan into compliance with recent state legislation and to achieve consistency between the Plan and the Zoning Ordinance.

Implementation of the Plan is the responsibility of various County Departments, as well as agencies that are not part of the County's structure but are under contract with the County for implementation of goals, policies, and programs of the Plan. The information included in the

2021 APR is provided by County Departments and Divisions, as well as the Economic Development Corporation, the agency that is under contract with the County to assist in implementation of policies and programs of the Economic Development Element of the Plan.

California Government Code Section 65400(a)(2) requires that cities and counties submit an APR on the status of their Plan, including the Housing Element, and progress in its implementation to the local government 's legislative body, the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year.

Per the Plan's policy, staff is presenting this APR to the Planning Commission prior to presenting the item to the Board of Supervisors given the role of the Commission as advisory to the Board in planning matters, including implementation of the General Plan.

The 2021 APR that is attached to this staff report (Attachment 1) is comprised of two parts. The first part is a report on implementation of the Plan and the second part is a report exclusively on implementation of the Housing Element of the Plan which is prepared per requirements of the State Housing and Community Development Department.

The 2021 APR has been prepared in coordination with the County Counsel's Office.

Report on implementation of the General Plan:

The report on implementation of the Plan provides information on implementing the County's Plan for the previous calendar year including notable planning activities that occurred during the calendar year. The report includes a matrix that addresses implementation of the Plan's implementation programs, except for the Housing Element which is addressed in the report for the Housing Element.

The report on implementation of the General Plan provides information on the following:

- Status of the General Plan Review and Zoning Ordinance Update;
- Notable planning activities that occurred in calendar year 2021;
- Information on various types of development applications that were received and processed;
- Description of the general plan amendments that were received and processed;
- Description of zone code text amendments and zone changes that were received and processed;
- Status of preparation of Environmental Impact Reports for various projects; and
- A matrix that describes the status of implementing programs of each element of General Plan Policy Document.

Report on implementation of the Housing Element of the General Plan:

HCD requires the reporting of Housing Element implementation on specific state reporting forms. The reporting on implementation of the Housing Element is prepared on forms developed by HCD to include building permit activities for the previous calendar year and the county's progress toward meeting its regional housing needs assessment (RHNA) allocation. The report for the Housing Element includes a matrix addressing the Implementation of the Housing Element Programs.

The Housing Element portion of the APR provides the following information:

- Permit activities for residential units for very-low, low, moderate, and above-moderate income populations in 2021;
- Rehabilitation of existing residential units;
- Report on Regional Housing Needs Allocation (RHNA) progress (number of permits issued, by affordability, since adoption of the Fifth-Cycle update); and
- A matrix that describes the status of Implementation Programs of the Fifth-Cycle Update.

Summary:

The 2021 APR meets the requirement of Government Code Section 65400 regarding reasonable and practical means for implementing the General Plan so that it will serve as an effective guide for orderly growth and development. The Housing Element part of the APR that is prepared per HCD's requirement, provides information on building permit activities in the 2021 calendar year and progress toward the County's share of the Fifth-Cycle Regional Housing Needs Allocation (RHNA).

PLANNING COMMISSION MOTIONS:

Recommended Motion:

- Receive the 2021 General Plan Annual Progress Report; and
- Recommend that the Board of Supervisors accept the 2021 General Plan Annual Progress Report; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion:

- Receive the 2021 General Plan Annual Progress Report; and
- Recommend that the Board of Supervisors not accept the 2021 Annual Progress Report; and
- Direct the secretary to prepare a Resolution documenting the Commission's Action.

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