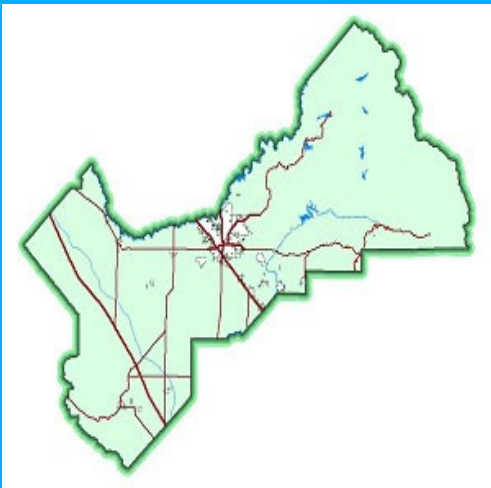




2021 General Plan Annual Progress Report



APRIL 2022



**FRESNO COUNTY
2021 GENERAL PLAN ANNUAL PROGRESS REPORT**



**Submitted to
Fresno County Board of Supervisors**

**Prepared by
The Policy Planning Unit of the Development Services and Capital Projects
Division of the Public Works and Planning Department**

EXECUTIVE SUMMARY

The Department of Public Works and Planning is pleased to present the 2021 General Plan Annual Process Report (APR). The Purpose of this report is to comply with California Government Code section 65400(b)(1), which mandates that all cities and counties submit to their legislative bodies an annual report on the status of their General Plan and progress in its implementation. A copy of this report will, as required under the statute, be provided to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). In fulfillment of this statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs, the APR includes information in a format provided by HCD for the 2021 reporting period. The APR covering the calendar year 2021 has been prepared for the Fresno County Board of Supervisors' consideration and acceptance.

The Department has prepared the 2021 APR per guidance provided by the OPR in its March 1, 2021, advisory memorandum and the HCD's guidance for preparing the 2021 report on the Housing Element. The information included in this APR has been provided by various County Departments and agencies responsible for implementation of the Fresno County General Plan.

California Government Code section 65400 requires jurisdictions to include the degree to which the approved General Plan complies with the state General Plan Guidelines (Guidelines) in the APR. Department staff reviewed the Guidelines and determined that the County's General Plan meets the mandatory requirements described therein.

The Guidelines provide an interpretation of state statutes and case law as they relate to planning. In addition, the Guidelines outline the general framework for the preparation and revision of a General Plan, related Attorney General opinions, and the relationship of the General Plan to State of California Environmental Quality Act requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans (e.g., Housing Element, Land Use Element, Circulation Element, etc.). In general, however, the Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The 2021 APR is comprised of two parts.

The first part of the APR includes the following topics:

- An overview of the General Plan including the Vision Statement key goals, a brief description of elements of the General Plan, and the status of the General Plan Review and Revision process.
- Planning and development activities that occurred in the calendar year 2021, including discretionary permit applications, General Plan Amendments, Zone Code Text Amendments and Zone changes, Environmental Impact Reports associated with discretionary projects, and other notable activities.
- A matrix reflecting the status of implementation programs of all elements of the General Plan (Appendix A).

The second part of the APR includes the following topics:

- An overview of the Fifth-Cycle Housing Element Update.
- Various tables reflecting residential activities, rehabilitation of existing buildings, and loan activities to eligible residents to rehabilitate their residences.
- A matrix reflecting the status of implementation of the Housing Element programs and objectives (Appendix B).

The APR is tentatively scheduled to be presented to the Planning Commission on February 10, 2022, and the Board of Supervisors on March 22, 2022.

Purpose of the General Plan

Government Code Section 65300 et seq. requires that each city and county in California prepare and adopt a comprehensive general plan following the guidelines provided by the Governor's Office of Planning and Research (OPR) to assist local governments to address the requirements of Government Code Section 65300. The General Plan (Plan) is a long-range policy document intended to guide physical development, economic growth, and protection of natural resources and an assessment of current and future needs, and the resources required to implement the established goals and policies. Most General Plans have a planning horizon of 15 to 25 years.

The Fresno County General Plan was adopted by the Board of Supervisors in 2000, it was comprehensively updated based on the State General Plan Guidelines (Government Code Section 65040.2) which included the Background Report, the Policy Document, an Economic Development Strategy, a Fiscal and Financial Analysis, and an Environmental Impact Report (EIR), and contains goals and policies to guide the physical development of the county and to protect productive farmland and other important natural resources. The County's Plan includes a policy that requires a review of the Plan every five years to ensure compliance with recent legislation, reflect change in circumstances and the Board of Supervisors' priorities. The county is currently working on a comprehensive review of its Plan along with a comprehensive update of its Zoning Ordinance to achieve full consistency between the Plan's policies and the county's development regulations, and to bring the Plan into compliance with recent state legislation.

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GENERAL PLAN OVERVIEW

The General Plan Policy Document contains countywide goals, policies, implementation programs, and land use and circulation diagrams that collectively constitute the County's primary policy for land use, development, and resource management. The document includes the required Elements: Agriculture and Land Use, Transportation and Circulation, Public Facilities and Services, Housing, Conservation, Open Space, Noise, and Safety. The Conservation and Open Space Elements are combined as one element for a total of seven. In addition to the required elements, the Policy Document includes an optional Economic Development Element which outlines the County's goals and strategic initiatives for diversifying Fresno County's economy and reducing the County's unemployment rate.

The Fiscal and Financial Analysis examined the fiscal impacts (costs and revenues), County facility costs, and the cost benefits associated with the implementation of the General Plan.

Vision Statement

The General Plan sets out a vision reflected in goals, policies, programs, and diagrams for Fresno County. The County sees its primary role to be the protector of prime agricultural lands, open space, recreational opportunities, and environmental quality, and the coordinator of countywide efforts to promote economic development. The General Plan is built on the following 12 major themes:

- Economic Development
- Agricultural Land Protection
- Growth Accommodation
- Urban-Centered Growth
- Efficient and Functional Land Use Patterns
- Service Efficiency
- Recreation Development
- Resource Protection
- Health and Safety Protection
- Health and Well-Being
- Enhanced Quality of Life
- Affordable Housing

Key Goals

The Countywide General Plan Policy Document contains explicit statements of goals, policies, standards, and implementation programs. The following are some of the more notable Goals listed in the Economic Development and Agricultural Land Use Elements of the General Plan:

Goal	Description
ED-A	To increase job creation through regional leadership, agricultural productivity, and development of high-value-added processing firms.
ED-B	To diversify the economic base of Fresno County through the expansion of non-agricultural industry clusters and through the development and expansion of recreation and visitor-serving attractions and accommodations.
ED-C	To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of an increasingly diverse business sector in the 21 st century global economy.
LU-A	To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally related activities that support the viability of agriculture and further the County's economic development goals.
LU-C	To preserve and enhance the value of the river environment as a multiple-use, open-space resource; maintain the environmental and aesthetic qualities of the area; protect the quality and quantity of the surface and groundwater resources; provide for long-term preservation of productive agricultural land; conserve and enhance natural wildlife habitats; and maintain the flood-carrying capacity of the channel at a level equal to the one (1) percent flood event (100-year flood).
LU-D	To promote continued agricultural uses along Interstate 5, protect scenic views along the freeway, promote the safe and efficient use of the freeway as a traffic carrier, discourage the establishment of incompatible and hazardous uses along the freeway, and provide for attractive, coordinated development of commercial and service uses that cater specifically to highway travelers, and of agriculture-related uses at key interchanges along Interstate 5.
LU-F	To encourage mixed-use pedestrian and transit-oriented development and to establish development standards for residential, commercial, and industrial development in urban and urbanizing areas.

Implementation Programs

Each Element includes goal statements relating to different aspects of the issues addressed in the Element. Under each Goal Statement, the Plan sets out policies that amplify the Goal Statement. Implementation programs that are listed at the end of each section of the 2000 General Plan briefly describe the proposed action, the County departments or agencies that are under contract with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

GENERAL PLAN ANNUAL REPORT AND OPR GUIDELINES

Per the OPR memorandum dated March 1, 2021, that provides guidance on preparing the General Plan Annual Progress Report (APR), there is no mandated, standardized form or format for the preparation of the General Plan APR except for those requirements pertaining to the Housing Element which is prescribed by HCD. OPR does provide recommendations to guide jurisdictions in developing an APR, but the prepared document is not required to incorporate all of the elements suggested by OPR and need not be an elaborate and time-consuming task, instead making use of available sources that contain information pertinent to General Plan annual reporting. OPR's memorandum states that each jurisdiction should determine what locally relevant issues are important to include in the General Plan APR.

Areas that OPR cites as should be considered in the General Plan APR include:

- Measures associated with the implementation of the General Plan with specific reference to individual elements
- Environmental Justice Considerations
- Collaborative Planning with the Military Lands and Facilities
- Consultation with Native American Tribes
- The date of the last update to the General Plan

The implementation programs of the General Plan are intended to implement the overall goals of the General Plan and the relevant policies of each element of that document. These programs are the implementing tools to ensure the policies of the General Plan are carried out continuously. Because the General Plan is so broad ranging, its Goals, Policies, and Implementation Programs are implemented on a continuous basis, and each year represents a continuation of the implementation progress, with some years having greater progress than others. The County of Fresno has continued to implement the 2000 General Plan.

It should be noted that since the adoption date of the General Plan document in October of 2000, there have been several legislative changes which prompted the OPR to prepare the General Plan Guidelines that were released in 2017, guidelines provided to ensure local government General Plans are prepared in compliance with the law. The intent of the General Plan Review and Zoning Ordinance Update is to bring these documents in compliance with the law by using the 2017 General Plan Guidelines as a guide.

As an example, both the Public Review Policy Document and Background Report released in July of 2021 include an Environmental Justice Element and discussion of disadvantaged communities in Fresno County. The documents also incorporate by reference and appendix the County's completed SB 244 Analysis of Unincorporated Disadvantaged Communities, as adopted by the Board of Supervisors in November of 2020. Other General Plan requirements that have been added since 2000, and which will be addressed in the 2022 General Plan Review include:

- Updates to the Circulation Element to address Senate Bill 743 which shifts traffic analysis to Vehicle Miles Traveled
- Updates to the Safety Element to incorporate the County-adopted Local Hazard Mitigation Plan into the General Plan by reference, identifying developments

within hazard areas without at least two emergency evacuation routes, and identify evacuation routes under a range of emergency scenarios

Other areas recommended for discussion by OPR, specifically tribal consultation and military coordination, have been addressed. Specifically, page 18 of this document provides a discussion of the County's Tribal Consultation procedures for projects subject to CEQA. County staff actively engages in consultation on such projects which tribes that have requested to be placed on the County's consultation list. Further, page 19 discusses the County's participation in planning processes with military installations, which for the County is the Lemoore Naval Air Station (NAS).

GENERAL PLAN ELEMENTS AND REPORT ON ACTIVITIES IN 2021 RELATED TO EACH ELEMENT

- **Economic Development Element**

The Economic Development Element is divided into three sections: Job Creation, Economic Base Diversification, and Labor Force Preparedness. The Element includes goals, policies, and programs to address these three areas.

- The Economic Development Corporation (EDC) is the contracted agency working with County staff to implement policies of the Economic Development Element.
- During the 2021 calendar year, County staff participated in monthly meetings with EDC to exchange information regarding economic development activities within Fresno County.
- During the 2021 calendar year, EDC continued to utilize the Economic Development Action Team (EDAT).
- During the 2021 calendar year, EDC contracted with a professional videographer to conduct business and community partner interviews to create a County of Fresno Promotional Video. Footage has been collected and the video is being finalized.
- During the 2021 calendar year, EDC continued to update the County's Comprehensive Economic Development Strategy (CEDS) and a draft update to the existing CEDS was submitted to the County for review and approval. Further, EDC began preparing an Economic Development Administration (EDA) grant application seeking federal funding for 80% of the costs associated with updating the CEDS.
- During the 2021 calendar year, EDC continued its partnership with the Fresno/Clovis Convention Bureau to collaborate on prospective attractions.
- During the 2021 calendar year, EDC continued to work with the Fresno County Department of Social Services (DSS) to conduct workforce/jobs analysis to help inform training needs, programs and partnerships. Further, EDC collaborated with DSS to conduct 12 job fairs and one specialized recruitment event.

- During the 2021 calendar year, EDC continued to update its Ready2Hire portal, which aligns the CalWORKS labor pool with employment opportunities from EDC's client network.
- During the 2021 calendar year, three cohorts of the Truck Drivers Training Program were held, graduating 17 CalWORKS recipients and placing 13 of these graduates into employment.
- During the 2021 calendar year, 19 CalWORKS recipients completed the Valley Apprenticeship Connections program with 13 graduating and finding employment.
- During the 2021 calendar year, the Board directed staff at its August 24, 2021 hearing to begin studying the feasibility of a proposed future Fresno County Business Industrial Campus consisting of approximately 2,940 acres generally located southeast of the City of Fresno and adjacent to State Route 99 to the east. As part of this effort, staff would develop an Initial Infrastructure Assessment assessing infrastructure availability and needs to serve a proposed area. County staff worked collaboratively with EDC staff and interested property owners to present this proposal to the Board for direction.
- **Agriculture and Land Use Element**
The Agriculture and Land Use Element provides diagrams, goals and policies that guide decision makers, planners, property owners, developers, and the general public as to how to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources.
 - During the 2021 calendar year, the County continued to implement General Plan policies related to the preservation of agricultural resources by directing growth to cities by way of Pre-General Plan Amendment consultation for any proposed land use designation change within the Sphere of Influence of cities and two miles beyond, and referral of developments for possible annexation. Staff referred eight potential land use applications to cities within Fresno County.
 - During the 2021 calendar year the County processed or reviewed 142 land use applications ranging from amendments to the Fresno County Zoning Ordinance to variances and applications associated with active Williamson Act Contracts.
 - During the 2021 calendar year, County staff processed five variances for parcel size. Staff's analysis in four of the five variances included an inability to make a finding of General Plan Consistency. However, all five of the variances were ultimately approved either by the Planning Commission or on appeal to the Board of Supervisors.
 - During the 2021 calendar year, County staff continued work on the General Plan Review and Zoning Ordinance Update, which involved a Notice of Preparation (NOP) for the Program Environmental Impact Report (PEIR) and

Public Review Drafts of the Revised General Plan Background Report, the revised General Plan Policy Document, and the updated Zoning Ordinance.

- During the 2021 calendar year, County staff participated in monthly meetings with the Cities of Fresno and Clovis to discuss land use, transportation, and public works projects of joint interest.
- During this APR period, County staff extended the terms of expiring master tax sharing agreements for the following cities: Kerman (extended on May 11, 2021); Reedley (extended on September 7, 2021); Mendota (extended on November 16, 2021); and Sanger (extended on November 16, 2021).
- County staff met with residents of the Squaw Valley area to discuss a Squaw Valley/Dunlap Community Plan proposal and the goals of the East 180 Corridor Development Committee.
- **Transportation and Circulation Element**

The Transportation and Circulation Element is divided into two major parts. The first major part describes the County's Circulation Diagram and functional roadway classification system. The second major part sets out goals, policies, and implementation programs organized into six sections: Streets and Highways; Transit; Transportation System Management; Bicycle Facilities; Rail Transportation; and Air Transportation.
- During the 2021 calendar year, the County continued to implement planning efforts to facilitate a safe and multi-modal road network.
- **Public Facilities and Services Element**

The Public Facilities and Services Element is organized accordingly into ten sections: General Public Facilities and Services; Funding; Water Supply and Delivery; Wastewater Collection, Treatment, and Disposal; Storm Drainage and Flood Control; Landfills, Transfer Stations, and Solid Waste Processing Facilities; Law Enforcement; Fire Protection and Emergency Medical Services; School and Library Facilities; and Utilities.
- During the 2021 calendar year, Fresno County continued implementing policies of the Public Facilities and Services Element.
- Many of the programs and policies associated with this element involve ongoing activities that staff implements when processing discretionary land use applications or reviewing projects submitted by other jurisdictions or agencies for review. Appendix A provides additional discussion of the various programs that are part of this element.
- During the 2021 calendar year, Fresno County awarded funding to three projects in unincorporated areas of Fresno County (Riverdale Memorial Hall Improvements, Caruthers Wastewater Treatment Plant Sludge Bed, and Caruthers Fire Hydrant Improvements) totaling \$750,000 in Community Development Block Grant (CDBG) funds. Additionally, the County awarded CDBG funding to four projects in incorporated cities (Fowler Panzak Park ADA Restroom, Kerman Stanislaus Avenue Park Development, Selma ADA

Sidewalk Improvements, and Mendota Rojas Pierce Park Improvements) totaling \$1,285,740.

- On October 27, 2021, the County applied for the Sustainable Planning Grant for Disadvantaged Communities.
- During the 2021 calendar year, the County of Fresno was approved to receive \$194,000,000 of stimulus funding from the American Rescue Plan Act (ARPA) of 2021. Eligible uses for the ARPA include, but are not limited to, water, sewer, and broadband infrastructure improvements.
- **Open Space and Conservation Element**

The primary focus of the Open Space and Conservation Element is to provide direction for future growth and development with respect to the conservation, management, and utilization of natural and cultural resources; the protection and preservation of open space; and the provision of parks and recreational resources. This Element establishes goals, policies, and programs that value and protect natural resources to ensure they are available for the future generations.

 - During the 2021 calendar year, Fresno County continued implementing policies of the Open Space and Conservation Element.
 - Many of the programs associated with this element represent ongoing activities that have been incorporated into daily practices in processing land use requests. The County continues to coordinate with regional, state and federal resource agencies both out of good practice and as required by the California Environmental Quality Act. Staff continues to rely heavily on their data and expertise and has found efficiencies in incorporating or using their databases rather than establishing databases exclusive to the County.
- **Health and Safety Element**

Many of the health and safety risks associated with development can be avoided through locational decisions made at the planning stages of development, while others may be lessened through the use of Mitigation Measures in the planning and land use regulation process. This Element outlines Fresno County's strategy for ensuring the maintenance of a healthy and safe physical environment. The Health and Safety Element is divided into seven sections: Emergency Management and Response; Fire Hazards; Flood Hazards; Seismic and Geological Hazards; Airport Hazards; Hazardous Materials; and Noise.

 - The Development Services and Capital Projects Division of the Department of Public Works and Planning along with the Department of Public Health continues to review development applications for consistency with the goals and policies of the Safety Element and require mitigation measures when necessary during the course of processing discretionary project applications.
 - The County continues to implement the programs and evaluate land use proposals relevant to this element on an ongoing basis. The Department of Public Works and Planning also continues to coordinate with other relevant departments, such as the Department of Public Health, and state and federal agencies for land use matters that impact this element.

- During the 2021 calendar year, the County of Fresno was approved to receive \$194,000,000 of stimulus funding from the American Rescue Plan Act (ARPA) of 2021. Eligible uses for the ARPA include, but are not limited to, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and public health and safety staff.
- **Housing Element**
The Fifth-Cycle Housing Element Update Progress Report is included as a separate report.
- During the 2021 calendar year, County staff participated in meetings led by the Fresno Council of Governments to develop a methodology for distribution of regional housing allocation to local governments in Fresno County.
- During the 2021 calendar year, County staff participated in a meeting to discuss the possibility of preparing a Multi-Jurisdictional Housing Element for the 6th- Cycle update.

GENERAL PLAN REVIEW AND ZONING ORDINANCE UPDATE PROCESS

In June 2006, the Board of Supervisors directed staff to initiate a Review of the General Plan Policy Document along with the comprehensive update of the Zoning Ordinance. The purpose of the General Plan Review was to evaluate goals, policies, and implementation programs of all General Plan elements to retain policies and programs that still serve a purpose and delete policies and programs that have been implemented or are obsolete and add policies and programs to address new laws that affect the General Plan since its adoption in 2000.

A final Draft of the Revised Policy Document was presented to the Board for action at a public hearing that was held on September 30, 2014. At the conclusion of the hearing, the Board directed the following:

- Update the General Plan Background Report
- Continue work on the Policy Document
- Continue work on the Zoning Ordinance Update
- Prepare a Program Environmental Impact Report (PEIR) to address potential environmental impact associated with implementation of the Revised General Plan and the updated Zoning Ordinance.

Program Environmental Impact Report

On September 30, 2014, the Board considered options presented by staff regarding PEIR options for the General Plan Review and the Zoning Ordinance Update and allocated up to \$850,000 for updating the Background Report, continued work on the Policy Document and the Zoning Ordinance and preparation of the PEIR. A subsequent consultant agreement including a revised Scope of Work was approved by the Board of Supervisors on April 14, 2020, due to change in circumstances for the continued work on the General Background Report and the Policy Document, the PEIR, and the Comprehensive Zoning Ordinance update.

Progress on General Plan Review, Update of the Background Report, Zoning Ordinance Update and PEIR

Since the approval of the consultant agreement and the scope of work for the project, Public Works and Planning staff, with the assistance of the consultant, has been working on preparing the following documents:

An administrative Draft Revised General Plan Background Report, which addresses demographics, employment, land use, community character, housing, transportation, mobility, public facilities, services and infrastructure, natural resources, hazards, safety, climate change, and noise.

A public review Draft Revised General Plan Policy Document which includes revised policies and programs, enhanced graphics, a new format, and necessary/relevant changes to the text was released in July of 2021. This revised document also addresses required legislative changes to the General Plan including Senate Bill (SB) 244 (disadvantaged unincorporated communities) and Senate Bill 1000 (Environmental Justice Element).

Administrative Draft Zoning Ordinance Update which includes a new format and provisions to implement General Plan policies. The current Zoning Ordinance, which is the principal tool for implementing the County's General Plan, was adopted in 1960 and has been amended several times, but the document has never been comprehensively updated. The updated Zoning Ordinance makes the Ordinance consistent with the General Plan and the State law.

The Notice of Preparation for the new PEIR was published in a newspaper of general circulation on January 15, 2021, with a response period commencing on January 15, 2021, and ending on March 1, 2021. A virtual scoping meeting for the preparation of the PEIR was conducted on January 27, 2021, to further inform the public and the agencies of the scope of the work for the PEIR and to solicit comments from the public and the agencies.

Release of the General Plan and Zoning Ordinance Documents for Public Review

The Public Review Drafts of the Revised General Plan Background Report, the revised General Plan Policy Document and the updated Zoning Ordinance were provided for public and agency review on July 27, 2021.

Public Requests Following Release of Public Review Documents and Board Direction

Following the release of the public review drafts, on September 21, 2021 staff presented to the Board a series of public requests related to the General Plan Review and requested direction on matters related to: 1) an approximately 7,000-acre area located north of the State Route 180/Trimmer Springs Road interchange for future study of mixed educational/residential uses (Harris Farms); 2) further explore the extension of the lifespan of conditional use permits authorized within County approved specific plan areas; 3) request the County prepare a future Squaw Valley and Dunlap Community Plan; 4) and a request by the Shaver Lake Citizens Advisory Committee (CAC) to direct staff to conduct a review of relevant Shaver-area planning documents and request that the Fresno County Local Agency Formation Commission (LAFCo) undertake updates to

the 2011 Municipal Service Reviews for CSA 31 and WWD 41 following the County's review and adoption of portions of the General Plan related to Shaver Lake.

Staff provided the Board the following recommendations to these requests:

1. The Department recommended that the Board direct staff to include the proposed Harris Farms proposal as a Future Study Area designation in the Draft Policy Document.
2. The Department recommended that the Board direct staff to include provisions in the Draft Zoning Ordinance Update establishing longer timelines to implement health and safety related infrastructure improvements (sewer, water, utilities, roadway improvements) as authorized by special use permit within a County-adopted specific plan area.
3. The Department recommended that the Board direct staff to continue to work with the East 180 Corridor Development Committee to refine their proposal and/or seek opportunities to address their needs within the framework of the existing Sierra-South Regional Plan, and report back when the Board considers and prioritizes the preparation and updating of the County's various regional, specific, and community plans.
4. The Department recommended that the Board direct staff to continue to work with the Shaver CAC to seek opportunities to address their request within the framework of the existing Sierra-North Regional Plan, the Shaver Lake Community Plan, and the various specific plans within the Shaver Lake Area, and report back when the Board considers and prioritizes the preparation and updating of the County various regional, specific, and community plans. Should staff be directed to initiate a review and update to any of these plans, Department staff could then engage LAFCo staff early in that process to consider and request they initiate updates to the Municipal Service Reviews for those special districts serving the Shaver Lake Community.

The Board acted unanimously to approve staff's recommendations and directed staff to return to the Board on the Squaw Valley and Shaver Lake items at a later date with options and estimated costs to address these community requests.

Consultant Modifications and Amended Scope of Work

On December 14, 2021, the Board authorized assignment and amendment of the existing consultant agreement to Rincon Consultants Inc. for the completion of work associated with the General Plan Review and Zoning Ordinance Update. Rincon was previously the primary subconsultant to this effort, and the primary lead on preparation of the environmental document.

Outreach and Engagement

On October 23, 2021, the Board received correspondence from a group of community-based organizations including Leadership Counsel for Justice and Accountability and the League of Women Voters recommending approaches to expand community outreach and engagement for the General Plan Review and Zoning Ordinance Update. In part, as a response to this request, staff arranged for meetings with these organizations to discuss strategies to expand community engagement. During 2021, staff met (virtually)

with representatives of these organizations on November 18th and December 15th. Meetings will continue into 2022 ahead of the next series of community meetings and/or events to reintroduce the draft documents and staff's efforts on the General Plan Review.

On July 21, 2021, Public Works and Planning staff conducted a virtual meeting with residents within and adjacent to the Reno Road/Auberry Road area to discuss a proposed General Plan Policy to allow for future redesignation of the area to a Rural Residential designation with a minimum parcel size of five acres. This was initiated in response to prior Board direction to address non-conforming parcel sizes in the area.

PLANNING AND DEVELOPMENT ACTIVITIES

Discretionary Development Applications

Table 1 below provides a summary of discretionary development applications received by the Development Services and Capital Projects Division (DSCPD) during the 2021 calendar year. As shown in the Table, DSCPD received a total of 254 new applications. The Table provides the status of the applications for the calendar year 2021.

Table 1				
Applications Submitted in 2021				
Application Type	Total Incoming	Approved	Denied / Withdrawn	Still in Process
Zone Map Amendment (Rezone)	4	0	0	4
Amendment to Text of the Zoning Ordinance	2	0	0	2
Conditional Use Permit	34	5	1	28
Director Review & Approval	30	17	2	11
General Plan Amendment	0	0	0	0
Environmental Impact Report	1	0	0	1
Merger	8	5	1	2
Pre-Certificate of Compliance	9	6	0	3
Property Line Adjustment	37	28	4	5
Site Plan Review	57	36	1	20
Tentative Parcel Map	15	7	1	7
Tentative Parcel Map Waiver	7	4	0	3
Tentative Tract Map	1	0	0	1
Variance	25	7	2	16
Cancellation of Williamson Act Contract	8	0	1	7
Nonrenewal of Williamson Act Contract	15	15	0	0
Revision to Williamson Act Contract	2	0	0	2
TOTAL	254	129	13	112

Table 1.1 Planning Commission Action in 2021			
Application Type	Approved / Recommended Approval	Denied / Withdrawn	Subtotal
Zone Map Amendment (Rezone)	1	1	2
Amendment to Text of the Zoning Ordinance	1	0	1
Conditional Use Permit	15	3	18
Director Review & Approval	2	0	2
General Plan Amendment	1	0	1
Environmental Impact Report	2	0	2
Tentative Tract Map	0	0	0
Variance	10	2	12
Time Extensions (TT, CUP or VA)	13	0	13
General Plan Conformity Findings	1	0	1
Site Plan Review	0	0	0
Total:	46	6	52

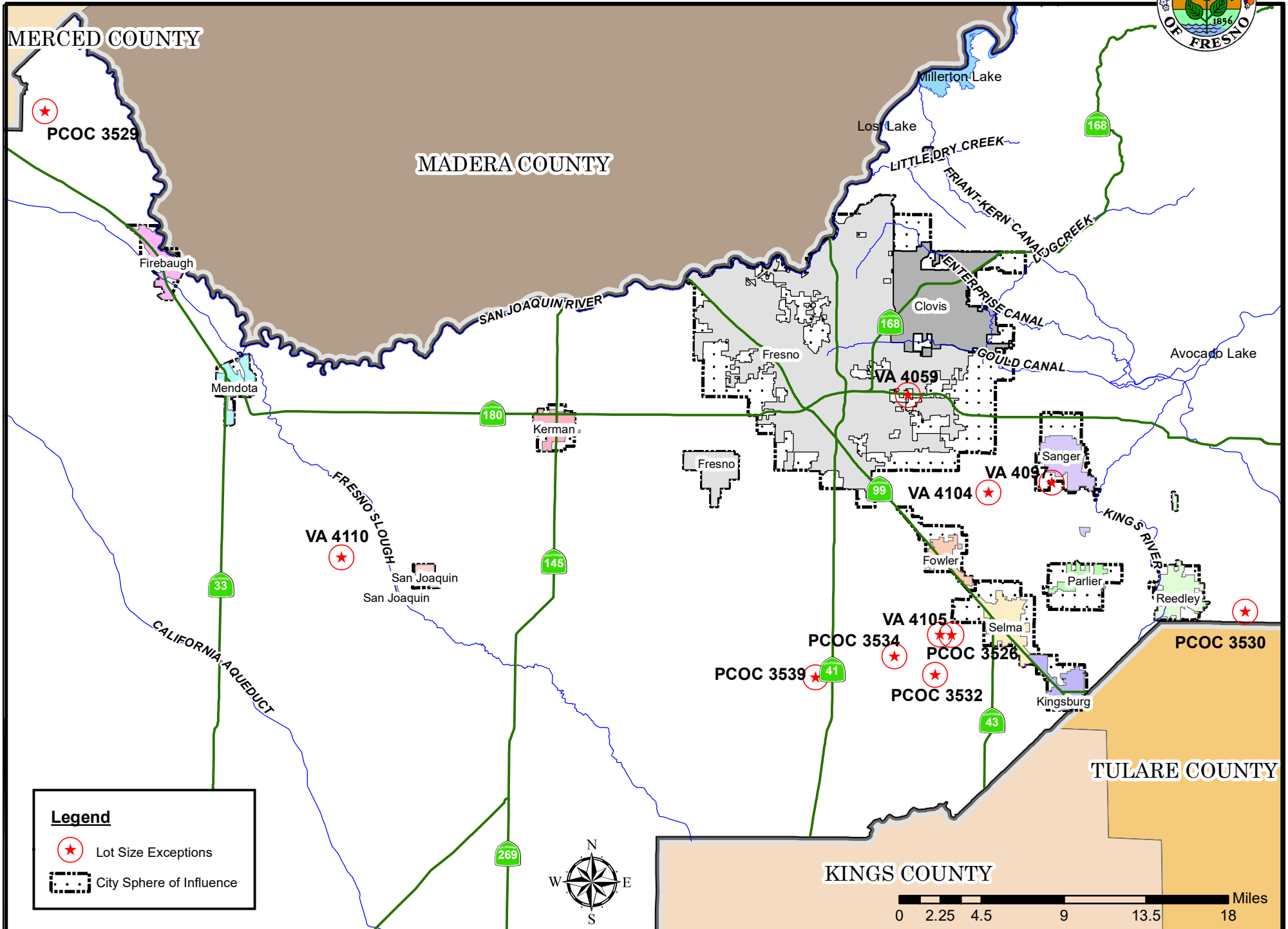
Table 2 Lot Size Exceptions Approved in 2021		
Exception Type	Size of Parcel Created	APN
Gift Deed (PCOC 3526) *	1.50 acres	385-031-34
Gift Deed (PCOC 3529) *	1.50 acres	001-280-14
Gift Deed (PCOC 3530) *	2.50 acres	373-141-21
Gift Deed (PCOC 3532) *	1.60 acres	385-120-76
Gift Deed (PCOC 3534) *	2.00 acres	385-081-06s 385-081-09s
Gift Deed (PCOC 3539) *	2.50 acres	043-180-41
Variance 4059	16,186 square feet 7,075 square feet	456-184-06
Variance 4097	1.03 acres 17.75 acres	332-110-36 332-110-37
Variance 4104	5.37 acres 11.55 acres	331-061-74
Variance 4105	2.00 acres 17.00 acres	385-031-31
Variance 4110	0.88 acres	030-210-80

Figure 1 depicts the location of the parcels referenced in Table 2.

*Gift deeds and homesites are permitted per Section 816.5.A.2.b.(2) of the Zoning Ordinance.

2021 APR

LOT SIZE EXCEPTIONS



GENERAL PLAN AMENDMENTS

The following are the General Plan Amendments that were submitted for processing in 2021 or were submitted in prior years and continued to be processed, or were concluded in the 2021 calendar year:

General Plan Amendment (GPA) Application	Description
553	Applicant Leo Gonzales proposing to amend the General Plan by re-designating 8.38 acres from Agricultural to Limited Industrial – withdrawn by applicant March 10, 2021.
555	Applicant Roger Van Groningen proposing to amend the Selma Community Plan by re-designating 27.85 acres from Agricultural to General Industrial – in process.
557	Applicant C&A Farms, LLC proposing to amend the General Plan by re-designating 156.38 acres from Agricultural to Heavy Industrial – in process.
558	Applicant Harbans Lehra proposing to amend the General Plan by re-designating 1.76 acres from Agricultural to Community Commercial – in process.
560	Applicants Akhavi, LLC and Britz Fertilizers, Inc. proposing to amend the General Plan by re-designating 14.71 acres from Agricultural to Service Commercial – in process.
561	Applicant Clarksfield Company proposing to amend the Millerton Specific Plan to remove Hotel, Conference Center and Par-3 Golf Course uses from the White Fox Creek Sub-Unit Plan and replace said uses with a 210-unit multiple-family residential development – in process.
562	Applicant Fig Garden Investments, LLC proposing to amend the Bullard Community Plan by re-designating 131.84 acres from Recreational Open Space (Golf Course) to a designation compatible with the AL-20 Zone District – in process.
564	This amendment was approved by the Board July 13, 2021. Applicant Assemi Group, Inc. proposed to amend the Millerton Specific Plan by re-designating 5.17 acres from Open Space and Medium Density Residential to Public Facilities.
565	Applicant Willow Partners, LLC proposing to amend the Riverdale Community Plan by re-designating 7.5 acres from Medium Density Residential to Medium High Density Residential – in process.

ZONING ORDINANCE AMENDMENTS

The County implements the General Plan primarily through its Zoning Ordinance. Zoning Ordinance Amendments processed in 2021 are identified below.

Amendments to the Text of the Zoning Ordinance

The following are the Amendments to the Text of the Zoning Ordinance (ATs) that were submitted for processing in 2021 or were submitted in prior years and continued to be processed, or were concluded in the 2021 calendar year:

Amendment to Text (AT) Application	Description
379	This text amendment was approved by the Board February 9, 2021. Applicant Fresno County proposed to amend the Zoning Ordinance to provide new fencing requirements and restrictions in residential Zone Districts.
381	A Fresno County-initiated text amendment proposing to amend the Zoning Ordinance to expand zone districts which permit farmworker housing and adjust requirements for farmworker housing. Proposed text changes were presented to the Fresno County Planning Commission on July 15, 2021; the Commission recommended that the Board of Supervisors approve staff's recommended changes. The text amendment was scheduled to be heard by the Board of Supervisors on September 7, 2021, but the item was pulled by County staff based on feedback received from a local advocacy organization. Staff anticipates bringing revised text language back to the Planning Commission for a recommendation and then to the Board for final action in early 2022.
382	Applicant Assemi Group, Inc. proposing to amend the Zoning Ordinance to allow the use of tertiary treated effluent for irrigation purposes in the R-1 and R-2 Zone Districts – in process.

Rezone Applications

The following are the Zoning Ordinance Amendment (Rezone) Applications that were submitted for processing in 2021 or were submitted in prior years and continued to be processed, or were concluded in the 2021 calendar year:

Amendment (Rezone) Application	Description
3828	Applicant G4 Properties, Ltd proposing to rezone 124.17 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to M-3 (Heavy Industrial) – in process.
3830	Applicant Leo Gonzales proposing to rezone 8.38 acres from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to M-1 (Light Manufacturing) – withdrawn by applicant March 10, 2021.
3832	Applicant Roger Van Groningen proposing to rezone 27.85 acres from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to M-3 (Heavy Industrial) – in process.

3834	Applicant C&A Farms, LLC proposing to rezone 156.38 acres from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to M-3 (Heavy Industrial) – in process.
3836	Applicant Vincent Palacios proposing to rezone 5.5 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to C-M (Commercial and Light Manufacturing) – in process.
3838	This rezone was denied by the Board May 11, 2021. Applicant Harpreet Pawar proposed to rezone 1.74 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to M-1 (Light Manufacturing).
3839	Applicant Harbans Lehra proposing to rezone 1.76 acres from AC (Agricultural Commercial Center) to C-2 (Community Shopping Center) – in process.
3840	Applicants Akhavi, LLC and Britz Fertilizers, Inc. proposing to rezone 14.71 acres from AC (Agricultural Commercial Center) and AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to C-6 (General Commercial) – in process.
3842	Applicants Angelo Paolucci and Rosanna Dilallo proposing to rezone 23.6 acres from AL-20 (Limited Agricultural, 20-acre minimum parcel size) to M-3 (Heavy Industrial) – in process.
3843	Applicant Willow Partners, LLC proposing to rezone 7.5 acres from R-1 (Single Family Residential, 6,000 square-foot minimum parcel size) to R-2 (Low Density Multiple Family Residential, 6,600 square-foot minimum parcel size) – in process.

OTHER PLANNING ACTIVITIES

Environmental Impact Reports (EIRs)

The following are the Environmental Impact Reports (EIRs) that were submitted for processing in 2021 or were submitted in prior years and continued to be processed, or were concluded in the 2021 calendar year:

EIR 5481 (Friant Ranch)

Update to Friant Ranch Specific Plan Project by preparing a partially recirculated EIR in response to litigation, *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, and a State Supreme Court decision upholding a lower court decision that the project must address impacts to air quality. The California Supreme Court determined that portions of the County's air quality analysis violated the California Environmental Quality Act ("CEQA"). On remand from the State Supreme Court, the Superior Court entered judgment in favor of the Petitioners and issued a writ of mandate on March 19, 2019. The project entails construction of 2,500 age-restricted (ages 55 and above) residential units and a commercial center on 942 acres located within the unincorporated community of Friant and was originally approved by the Board of Supervisors on February 1, 2011. On April 13, 2021, the Board acted to repeal and rescind prior project approvals granted by the Board of Supervisors on February 1, 2011, and May 20, 2014, pursuant to the Amended Preemptory Writ of Mandate ("Writ of Mandate") issued by the Fresno County Superior Court on February 16, 2021. The Writ of Mandate requires the County to repeal and rescind all Project Approvals, as defined below. As stated in the Writ of Mandate, approval of the proposed project is possible only after the preparation, circulation, and certification of further environmental work.

<p><u><i>EIR 6245 (Fresno County General Plan Review and Zoning Ordinance Update)</i></u></p> <p>Administrative Draft Program EIR to be prepared for review and comment by County staff. Preparation of the Draft Program EIR is underway and will be modified based on a revised scope of work. In January of 2021, staff held another updated NOP scoping meeting to solicit additional comments from interested agencies, organizations and individuals on the pending draft environmental document, anticipated to be released in the Spring of 2022.</p>
<p><u><i>EIR 7180 (Coalinga Oil Field)</i></u></p> <p>Unclassified Conditional Use Permit Application Nos. 3538, 3539, and 3548 to allow ongoing oil and gas exploration, drilling, and production on 17,600 acres located within the Coalinga Oil Field six miles west of Interstate 5 (I-5) and 0.5 mile west of the City of Coalinga. This project is ongoing and a specific release date for the Draft EIR is not known at this time.</p>
<p><u><i>EIR 7230 (Scarlet Solar)</i></u></p> <p>The EIR was certified and the project was approved by the Planning Commission on September 9, 2021, Unclassified Conditional Use Permit No. 3555 allows construction and operation of a 400 megawatt photovoltaic solar power generation facility and a 400 megawatt energy storage facility on 4,089 acres located east of State Route 33 (SR-33; Derrick Avenue) between South Avenue and Dinuba Avenue, approximately four miles southwest of the unincorporated community of Tranquility.</p>
<p><u><i>EIR 7524 (Malaga Rezone)</i></u></p> <p>Zoning Ordinance Amendment (Rezone) Application No. 3834 proposing to rezone 156.38 acres from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to M-3 (Heavy Industrial). The subject property is located south of North Avenue between Minnewawa Avenue and Clovis Avenue, approximately one mile east of the unincorporated community of Malaga. This project is ongoing and a specific release date for the Draft EIR is not known at this time.</p>
<p><u><i>EIR 7564 (Heartland Solar and Hydrogen Plant)</i></u></p> <p>Unclassified Conditional Use Permit Application No. 3630 to allow construction and operation of two photovoltaic solar power generation facilities and a hydrogen production facility on 2,498 acres located west of State Route 33 (SR-33; Derrick Avenue) between American Avenue and Manning Avenue, approximately 6.5 miles south of the City of Mendota. The project applicant has been communicating with County staff regarding potential project changes and a specific release date for the Draft EIR is not known at this time.</p>
<p><u><i>EIR 7763 (Cemex Rockfield Quarry)</i></u></p> <p>Unclassified Conditional Use Permit Application Nos. 3666 and 3667 to allow the continuation and modification of current aggregate (rock, sand and gravel) mining and processing operations on 475.73 acres located between Friant Road and the San Joaquin River, approximately one mile north of the City of Fresno. This project is ongoing and a specific release date for the Draft EIR is not known at this time.</p>
<p><u><i>EIR 7813 (Luna Valley Solar)</i></u></p> <p>The EIR was certified and the project was approved by the Planning Commission on November 18, 2021, Unclassified Conditional Use Permit No. 3671 allows construction and operation of a 200 megawatt photovoltaic solar power generation facility and a 200 megawatt energy storage facility on 1,300 acres located west of State Route 33 (SR-33; Derrick Avenue) between South Avenue and Dinuba Avenue, approximately nine miles south of the City of Mendota.</p>

EIR 7869 (Sonrisa Solar)

Unclassified Conditional Use Permit Application No. 3677 to allow construction and operation of a 200 megawatt photovoltaic solar power generation facility and a 60 megawatt energy storage facility on 1,700 acres located east of State Route 33 (SR-33; Derrick Avenue) between Adams Avenue and Manning Avenue, approximately six miles south of the City of Mendota. This project is ongoing and a specific release date for the Draft EIR is not known at this time.

EIR 7896 (Kamm Avenue Pistachio Plant)

Classified Conditional Use Permit Application No. 3685 to allow construction and operation of a pistachio processing facility on 316 acres located south of Kamm Avenue between San Bernardino Avenue and State Route 33 (SR-33; Derrick Avenue), approximately one mile northwest of the unincorporated community of Three Rocks. The project applicant has been communicating with County staff regarding changes to the project description and a specific release date for the Draft EIR is not known at this time.

EIR 8077 (Stamoules Pistachio Plant)

Classified Conditional Use Permit Application No. 3709 to allow construction and operation of a pistachio processing facility on a 316-acre property located on the northwest corner of Newcomb Avenue and Muscat Avenue, approximately 9.7 miles south of the City of Firebaugh. This project is ongoing and a specific release date for the Draft EIR is not known at this time. At this time, an NOP Scoping Meeting has not been scheduled.

Other Activities

Tribal Consultation

AB 52 (Gatto), amended provisions of the California Environmental Quality Act (CEQA) approved by the Governor on September 25, 2014. AB 52 requires that within 14 days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency must provide formal notification to the designated contact or tribal representative of traditionally and culturally affiliated California Native American tribes that have requested notice. In turn, the tribe must respond, in writing, within 30 days of receipt of the formal notification to request consultation. The requirements of AB 52 apply to any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015.

In 2021, staff consulted with tribal governments on projects subject to CEQA.

Collaborative Planning with the Military Lands and Facilities

SB 1468, passed in 2002, requires cities and counties to consider the impact of growth on military readiness activities when preparing or updating their general plan for lands adjacent to military facilities or underlying designated military aviation routes and airspace. Naval Air Station Lemoore straddles the Fresno County and Kings County line. NAS Lemoore, with two parallel runways and covering 30,000 acres, is the Navy's prime West Coast Tactical Naval Air Station, providing support for the US Pacific Fleet. NAS Lemoore averages approximately 210,000 flight operations annually, making it one of the Navy's busiest airfields. The base has more than 7,200 active-duty military and 1,300 civilian workers. Approximately 11,000 dependents live and work on and around the base. The US military has classified much of the air space above Fresno County as special use airspace or low-level flight paths, restricting their use by civilian aircraft.

In 2011 the County participated with the City of Lemoore, Kings County, and Lemoore NAS on the Lemoore Naval Air Station Joint Land Use Study (JLUS). The County continues to send discretionary land use permit applications for comment to NAS should they fall within a specified boundary. In 2021, County staff also engaged with NAS representatives on the General Plan Review and Zoning Ordinance Update.

Land use projects that could have a potential impact on airport facilities throughout the County as well as Lemoore Naval Air Station are referred to the Fresno Council of Governments to be considered by the Airport Land Use Commission for consistency with the Fresno County Airport Land Use Compatibility Plan.

Williamson Act Contract Audit

On September 18, 2012, the Board of Supervisors directed staff to audit existing Williamson Act Contracts on an ongoing basis for possible removal of lands from the program that do not meet the State or County's eligibility requirements to remain in the program.

In 2021, staff audited Williamson Act Contracts and recorded Notices of Nonrenewal on 15 parcels that did not meet State or County eligibility requirements.

Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA), signed into law in September of 2014, established a new structure for managing California's groundwater resources at the local level by local agencies. SGMA required the formation of locally controlled Groundwater Sustainability Agencies (GSAs) in the State's higher priority groundwater basins by June 30, 2017. Each GSA was required to develop and implement a Groundwater Sustainability Plan (GSP) to meet a sustainability goal of the basin that ensures that it is operated within a sustainable yield without causing undesirable results. Failure to form a GSA and implement a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.

Each GSP does/will include projects and management actions (mitigations) that are determined necessary to reach sustainability within the boundaries of each of the GSAs and the subbasin as a whole. These mitigations may require a reduction in groundwater pumping and changes to the current water use practices utilized by residents of those areas. Members of the Board of Supervisors, or their department designees, actively participate on six (6) of the GSAs governing boards within the four high-priority basins within Fresno County, as well as county staff's annual participation in over 100 Board, policy, technical, and outreach committee meetings. Fresno County staff will continue working in coordination with the various GSAs to develop strategies and options to achieve the required sustainability goals and will present to the Board of Supervisors for possible direction and implementation once finalized.

Water Conservation Ordinance

On September 30, 2014, the Fresno County Board of Supervisors approved Ordinance Code Chapter 14.01 (Water Conservation Ordinance) which went into effect on October 31, 2014.

On March 9, 2021, County staff presented the 2021-22 Annual Report for the water year (April 1, 2021, through March 31, 2022). Staff's recommendation was that all Community Service Areas (CSAs) and Waterworks Districts (WWDs), with the exception of one CSA and one WWD, remain on Normal Water Conservation. The recommendation was made for the Board to implement Stage 2 and Stage 3 Water Conservation for CSA 39AB to comply with the water regulations of their water provider (City of Fresno). The recommendation was also made for the Board to implement Stage 4 Water Conservation for WWD 40 due to water capacity issues with their water system. County staff has been working with WWD 40 to identify funding for new/additional sources of water and/or water treatment. The Board accepted the 2021-22 Annual Report and implemented all recommendations made by staff for the 2021-22 water year.

Operations of County Landfills

There are two landfills currently operating within the County: the American Avenue Disposal Site (AADS) and the Clovis Landfill (CL). The estimated closure date for AADS has been revised to June 7, 2038, from the August 3, 2036, estimated closure date reported in the 2020 APR. The estimated closure date for CL has been revised to June 2055 from the April 30, 2047, estimated closure date reported in the 2020 APR.

Recycling Programs

The County of Fresno is responsible for administration of management programs for solid waste streams in the unincorporated areas of the County. In addition, the County serves in an administrative capacity for the greater County of Fresno with respect to regional program implementation and reporting.

Annual and Biannual reporting for both local and regional programs for solid waste streams is submitted to the California Department of Resources Recycling and Recovery (CalRecycle).

Programs and reporting requirements that are currently administered by the County relating to solid waste and recycling include:

- California Global Warming Solutions Act (AB 32)
- California Solid Waste Law – Diversion Requirements (AB 939)
- Waste Tonnage Reporting for County Cities and Facilities (AB 901)
- Mandatory Recyclable Material Requirement (AB 341)
- Mandatory Organic Waste Material Requirement (AB 1826)
- Waste Reporting Parameters (AB 1594)
- Construction and Demolition Waste Diversion Requirement (SB 1374), including Title 15 Building Standards Code related to diversion requirements

APPENDIX A

This appendix includes a matrix showing the status of General Plan Implementation Programs for the Economic Development Element, Agriculture and Land Use Element, Transportation Element, Public Facilities and Services Element, Open Space and Conservation Element and the Health and Safety Element.

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Economic Development Element			
ED-A Economic Development			
ED-A.A			
The County shall create an economic development staff position(s) in the County Administrative Office and the Planning & Resource Management Department to serve as liaison/facilitator and support for the economic development implementation program and the Action Team. (See Policy ED-A.2, ED-A.3)	Board of Supervisors County Administrative Office (CAO) Public Works & Planning (PW&P)	FY 00-01	<p>The County is currently contracting with EDC for assistance with implementation of the Economic Development Element Programs of the County General Plan.</p> <p>In 2021, the Fresno County Economic Development Corporation (EDC) continued to utilize the Economic Development Action Team (EDAT) to review priority projects. During 2021, EDC and County of Fresno staff met monthly to discuss prospective and existing client projects.</p> <p>Previously on September 12, 2017, the Board of Supervisors approved the formation of an Economic Development Action Team (EDAT) Standing Committee with Structure, Objectives, and Composition.</p>
ED-A.B			
The County shall create, support, and staff an Action Team to coordinate countywide.	Board of Supervisors CAO	FY 00-01	See ED-A.A.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.C			
The County shall retain an independent and qualified institution to conduct an evaluation at least every five (5) years of success in achieving the goals and targets of the Economic Development Strategy. (See Policy ED-A.4)	Board of Supervisors CAO	FY 05-06; every five (5) years thereafter	In 2021, the EDC continued to update the 5 Year CEDS with County of Fresno staff. A draft update to the existing 5-year plan was submitted to the County of Fresno for review and approval. Moreover, EDC staff has initiated the planning for the next 5-year update due in 2022. The EDC is preparing an EDA grant application request to seek federal funding for 80% of the costs, providing the County of Fresno and it's 15 cities the resources necessary to carry out an updated and inclusive plan.
ED-A.D			
The County, working in cooperation with the cities, shall develop criteria for the location in the unincorporated areas of value-added agricultural processing facilities that are compatible with an agricultural setting. Such criteria shall take into account the service requirements of facilities for processing agricultural products and the capability and capacity of the cities to provide the services required. (See Policy ED-A.7)	Board of Supervisors PW&P	FY 01-02; 02-03; 03-04	This program has been implemented.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.E			
The County shall establish guidelines for the analysis of the economic impacts in staff reports of all discretionary decisions by the Board of Supervisors, Planning Commission, and other County decision-making bodies. (See Policy ED-A.11)	Board of Supervisors CAO	FY 00-01	This General Plan requirement expired at the end of 2001.
ED-A.F			
The County shall contract with the Fresno EDC to develop marketing programs for Fresno County produce. (See Policy ED-A.14)	Board of Supervisors CAO	Ongoing	<p>In 2021, the EDC contracted with a professional videographer to conduct business and community partner interviews to create a County of Fresno Promotional Video. Footage has been collected and the video is finalizing its design in Quarter 4 of 2021.</p> <p>In addition, the EDC regularly develops and updates marketing collateral for Fresno County to use during tradeshows, targeted missions, and direct business outreach.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-A.G			
The County shall determine, in cooperation with existing agencies, if capital deficiencies exist for farmers with the capital costs of shifting production modes to crops that create higher employment levels. If such deficiencies are identified, the County, in partnership with existing agencies, shall work to access additional funds or redirect existing funds. (See Policy ED-A.18)	Board of Supervisors County Department of Agriculture	FY 02-03; 03-04	<p>In 2021, the EDC contracted with a professional videographer to conduct business and community partner interviews to create a County of Fresno Promotional Video. Footage has been collected and the video is finalizing its design in Quarter 4 of 2021.</p> <p>In addition, the EDC regularly develops and updates marketing collateral for Fresno County to use during tradeshow, targeted missions, and direct business outreach.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B Economic Base Diversification			
ED-B.A			
The County shall convene a group of the existing service providers to assess the current state of telecommunications infrastructure, the needs for the future, and the role of the County and other agencies in facilitating implementation of services demanded by high technology firms. (See Policy ED-B.4)	Board of Supervisors CAO	FY 02-03; 03-04	<p>EDC has not reported any new activity regarding this program in 2021</p> <p>EDC President/CEO serves as a member of the California Partnership for the San Joaquin Valley. Telecommunication infrastructure has been a top priority for the Partnership and its members have been actively working on this issue with the state with a focus on infrastructure deficiencies in rural Fresno County and the Central Valley.</p> <p>In July 2002 the Fresno Regional e-Government Taskforce was created to develop a plan for utilizing electronic information technology to improve the delivery of governmental services and to expand the opportunity for economic development. The group was instrumental in improving collaboration and data sharing between the County and the Cities of Fresno and Clovis. In January 2010, regular meetings were suspended due to a lack of funding.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.B			
The County shall coordinate an initiative to deliver a comprehensive package of technical assistance regarding available technology to local businesses to improve their productivity and make this assistance available as an incentive for business prospects. (See Policy ED-B.9)	Board of Supervisors PW&P	FY 02-03; 03-04	<p>This program is ongoing. EDC works with local businesses throughout Fresno County in providing technical assistance.</p> <p>The Economic Development Corporation (EDC) works to enhance the stability and growth of Fresno County's existing companies by connecting them with specific resources, information, and services with the primary objectives to assist businesses with expansions, survive economic difficulties, and make them more competitive in the wider marketplace.</p> <p>The EDC updates its Ready2Hire jobs platform to serve its New Employment Opportunities program in partnership with the County of Fresno Department of Social Services. The Ready2Hire online portal provides employers with hiring needs an intuitive platform to identify potential candidates based on unique hiring requirements and skillsets.</p> <p>EDC is also a member of Fresno4Biz which serves as a digital business resource clearinghouse to address technical assistance needs.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.C			
The County shall convene a roundtable of major financial institutions, venture capital firms, and business finance agencies, such as the California Public Employees Retirement System (CALPERS), to determine the need for improving access to capital for non-agricultural businesses seeking to locate or expand in Fresno County. (See Policy ED-B.10)	Board of Supervisors CAO PW&P	FY 02-03	<p>This program is ongoing; EDC works with local financial institutions as part of EDC's business outreach and technical assistance. In addition, the EDC's CEO and Vice President serve on the Access Plus Capital Board of Directors.</p> <p>The EDC through its Business Expansion, Attraction, and Retention (BEAR) Action Network program works with businesses seeking to locate or expand in Fresno County and works to assist with financing and microloan programs.</p>
ED-B.D			
The County shall initiate a planning process to identify additional recreation opportunities in the coast range foothills and other areas where "gateway opportunities" exist. (See Policy ED-B.18)	Board of Supervisors PW&P	FY 01-02	<p>In 2021, the County of Fresno and EDC staff have been actively involved with the citizen-led "Friends of Scenic 180", a locally organized group of local property and business owners who are dedicated to supporting the growth in recreation, tourism, community, and commercial activities within the Squaw Valley area.</p> <p>The County continues to identify recreational opportunities in the coast range foothills and other areas of the County.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-B.E			
The County shall regularly evaluate the marketing programs of the Visitor and Convention Bureau and provide funding assistance as appropriate to support effective marketing programs that attract business travel to the County. (See Policy ED-B.20)	Board of Supervisors CAO PW&P	FY 00-01	<p>The EDC in cooperation with the Visitor and Convention Bureau works on developing effective marketing programs that attract business and travel to the County. EDC coordinates with the Fresno/Clovis Convention and Visitors Bureau to ensure messaging continuity as needed.</p> <p>In 2021, the EDC continued to partner with the Fresno/Clovis Convention Bureau to collaborate around attractions prospects, such as data and demographic sharing. The two agencies coordinated to support the attraction of Southwest Airlines at Fresno International Airport, which enhances the County's promotion of increased business travel and tourism.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C Labor Force Preparedness			
ED-C.A			
The County shall join with the Workforce Development Board, community colleges, and others to develop a countywide workforce preparation system. (See Policy ED-C.1)	Workforce Development Board Social Services	Ongoing	Fresno County is an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs in the County. EDC staff works alongside the Department of Social Services to conduct routine workforce/jobs analysis to help inform training needs, programs, and partnerships.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.B			
The County shall develop a skills inventory on the CalWORKS labor pool for local expansion and new businesses seeking employees. (See Policy ED-C.1)	Social Services	FY 01-02	<p>The EDC routinely updates its Ready2Hire portal, which aligns the CalWORKS labor pool with employment opportunities from the EDC's client network. In 2021, EDC continued comprehensive quarterly jobs analysis using EMSI.</p> <p>A skills inventory was developed for positions in local industries. This was used as the basis for a coded skills inventory using the automated Welfare Employment Preparedness Index. The system could then be queried and sorted by specific skills and can produce a list of clients meeting given criteria.</p> <p>The quarterly jobs report outlines top occupations in demand by the number of unique job postings, employers that are hiring, and job postings ranked by wage level and growth. The analysis is also prepared at the city level, providing DSS Job Specialists and EDC Economic Development Specialists updated insights on key industries, employers, and occupations actively hiring within Fresno County.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.C			
The County shall improve tracking systems for employment and retention for CalWORKS recipients. (See Policy ED-C.1)	Social Services	FY 00-01	<p>This program is ongoing; EDC reported no specific activities for 2021.</p> <p>The Department of Social Services uses an automated system developed for use by counties throughout the State to record employment information.</p> <p>EDC has dedicated Retention Specialists who are focused on the successful retention of CalWORKS recipients participating in the New Employment Opportunities program (NEO). Once CalWORKS participants have been placed into employment through NEO, Retention Specialists conduct monthly face-to-face outreach to client businesses to evaluate the performance of the employee and relay any concerns to DSS Job Specialists to proactively address challenges. Retention services are provided for one year following the conclusion of a NEO contract.</p> <p>Moreover, EDC utilizes its pool of participating businesses and placed CalWORKS recipients to carryout program evaluation of NEO. The program evaluation allows EDC to determine the efficacy of the program, which positions, and industries have experienced the most success (e.g., retention), and which are best positioned to experience growth, thus presenting additional hiring needs.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.D			
The County shall continue efforts to assist the Fresno EDC, placement agencies, and businesses to assess the availability and work readiness of CalWORKS recipients for employment opportunities. (See Policy ED-C.1)	Social Services	Ongoing	<p>During FY 2020-2021, three cohorts of the Truck Drivers Training Program were held, graduating 17 CalWORKS recipients and placing 13 into employment. Moreover, 19 CalWORKS recipients completed the Valley Apprenticeship Connections program with 13 graduating and finding employment (some graduates from the previous year were also placed into employment).</p> <p>The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education, and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.</p> <p>The EDC worked collaboratively with the County of Fresno to prepare CalWORKS recipients for employment opportunities. Twelve job fairs were attended on behalf of DSS, and one specialized recruitment event was carried out on behalf of companies with hiring needs.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
ED-C.E			
The County shall continue its collaborative planning and funding efforts with agencies such as the County Office of Education, State EDD, local school districts, post-secondary educational institutions, training agencies, and the cities. Such efforts may include education management services, employment placement services, relocation and retention programs, youth employment programs, job clubs, and neighborhood jobs services. (See Policy ED-C.1 and ED-C.2)	Social Services	Ongoing	<p>The County Department of Social Services through the CalWORKS program provides services such as job clubs, job fairs, participant assessments, adult basic education, and vocational training. The County is also an active participant on the Fresno Regional Workforce Investment Board which serves to mobilize and integrate all private and public partners to effectively educate, train and place individuals with the necessary resources and skills to fulfill employer needs.</p> <p>In addition to EDC staff's participation on behalf of the County on the Workforce Development Board, EDC staff serves on Fresno Unified School District's Career Technical Advisory Board where they help share industry insights and hiring needs. Moreover, EDC staff remains an active participant with the San Joaquin Valley Manufacturing Alliance which aims to upskill and train future workers for key manufacturing-based jobs.</p>
ED-C.F			
The County shall continue, on an ongoing basis, efforts initiated through the CalWORKS Job Creation Investment Fund to identify the skills required by the clusters and industries targeted for expansion, attraction, and new enterprise development. (See Policy ED-C.3)	Social Services	Ongoing	<p>No specific activity was reported for the year 2021.</p> <p>This program is an ongoing effort. The Fresno County Department of Social Services prepares an annual overview of programs. The following was taken from the Programs Overview 2020:</p> <p>The Case Management branch of the Fresno County Department of Social Services administers The California Work Opportunity & Responsibility to Kids (CalWORKs) Welfare to Work program to support families with a variety of services available to approved CalWORKs applicants.</p> <p>The Welfare to Work program is the employment and training aspect of CalWORKs. Welfare to Work clients participate in educational and work- related activities. Clients presenting with barriers to employment may receive assistance such as Child Care, Mental Health, and Substance Abuse services. The Department partners with agencies and employers in the community to deliver educational, training and employment</p>

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			<p>opportunities that provide our clients with the support to achieve self-sufficiency through higher education and gainful employment.</p> <p>Pregnant or parenting teens receiving CalWORKs are required to participate in the Cal-Learn program, designed to encourage graduation from high school or its equivalent, and support teens to become independent, and form healthy families.</p>
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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Agriculture and Land Use Element			
LU-A Agriculture			
LU-A.A			
The County shall review and amend its Zoning and Subdivision Ordinances to ensure consistency with policies and standards of this section. (See Policies LU-A.1 through LU-A.21)	Board of Supervisors PW&P	FY 00-01; 01-02	In 2021, the County continued working on the comprehensive update of its Zoning Ordinance to ensure consistency between the Zoning Ordinance and the General Plan which is also going under a review and revision process. A revised Scope of Work was approved by the Board of Supervisors on April 14, 2020, due to change in circumstances for the continued work on the General Background Report and the Policy Document, the PEIR, and the Comprehensive Zoning Ordinance update. The County continues to amend its Subdivision Ordinance to ensure consistency between the Subdivision Ordinance and the General Plan.
LU-A.B			
The County shall evaluate minimum parcel sizes necessary for sustained agricultural productivity on land designated for agriculture throughout the County, and, as appropriate, amend the Zoning Ordinance according to the results of that analysis. (See Policy LU-A.6.)	PW&P	FY 03-04	No changes occurred regarding this program in 2021. Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
<p>LU-A.C</p> <p>The County shall 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 not be limited to, the following:</p> <p>a) Buffers shall be physically and biologically designed to avoid conflicts between agriculture and non-agricultural uses. b) Buffers shall be located on the parcel for which a permit is sought and shall protect the maximum amount of farmable land. c) Buffers generally shall 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. 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. e) The County may condition its approval of a project on the ongoing maintenance of buffers. f) A homeowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems. g) Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased. (See Policy LU-A.16)</p>	PW&P	FY 03-04	<p>During 2021 calendar year, the County continued to evaluate land use applications, such as proposed tract maps and photovoltaic solar facilities, for their proximity to existing agricultural activities.</p> <p>The County requires buffers for certain land uses with the potential to hinder agricultural uses. For discretionary land use proposals including tentative tract maps, buffers are taken into consideration as part of the conditions imposed on the project.</p> <p>This has also been applied to utility-scale photovoltaic solar facilities with a general buffer area of 50 feet between panels or structures and surrounding agricultural properties to be maintained by the solar company.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.D			
The County shall periodically review agricultural land preservation programs and assess their effectiveness in furthering the County's agricultural goals and policies. (See Policies LU-A.13 and LU-A.16)	PW&P	Ongoing	<p>This program is ongoing; there were no notable comprehensive evaluation of land preservation programs in 2021.</p> <p>Williamson Act Program and placing farmland under conservation easements provide financial benefits to the landowners for continued utilization of their land for agricultural uses, which furthers the County's goals and policies for the preservation of productive agricultural land.</p> <p>They are effective methods for the preservation of agricultural land in Fresno County. The Department of Public Works and Planning audits the Williamson Act contracts for conformity with the State and County requirements when an applicant or a landowner submits a development application or a building permit proposal. County staff works with the State Department of Conservation on petitions for cancellation of contracts, continues to utilize the Agricultural Land Conservation Committee to review cancellation petitions, and forwards the Committee's recommendations to the Board of Supervisors (see Policy LU-A.F).</p>
LU-A.E			
The County shall continue to implement the County's Right-to-Farm Ordinance, and will provide information to the local real estate industry to help make the public aware of the right-to-farm provisions in their area. (See Policy LU-A.15)	County Department of Agriculture	Ongoing	As an ongoing program, County staff utilizes the Right-to-Farm Ordinance notification process on many types of discretionary land use permits to ensure that applicants or future property owners are aware of ongoing agricultural activities in the vicinity of developments approved via a discretionary approval process. Further, County works with the Agricultural Commissioner's Office on discretionary projects proposed in agricultural areas and seeks comments from that Department.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.F			
The County, in cooperation with UC Cooperative Extension, resource conservation districts, and other industry agencies, shall develop and implement a public outreach program to inform agriculturists and the public of the advantages of participation in land trust agreements, conservation easements, dedication incentives, Williamson Act contracts, Farmland Security Act contracts, and the Agricultural Land Stewardship Program Fund. (See Policies LU-A.16 through LU-A.21)	PW&P County Department of Agriculture	Ongoing	<p>No request for support of placing land under conservation easement was received in 2021.</p> <p>The County is not accepting new Williamson Act contracts because the State of California stopped paying subvention funding to the County in 2009.</p> <p>No formal public outreach program has been developed or implemented to inform agriculturists and the public of the advantages of participation in land trust agreements or conservation easements. However, the State Department of Conservation webpage promotes participation in land conservation programs. The Board of Supervisors has adopted Resolutions of Support for landowners who wished to place their land under conservation easement. In 2014, 2015, and 2017, the Board adopted Resolutions supporting placing a total of 1000 acres of farmland under conservation easement.</p>
LU-A.G			
The County shall actively pursue grant funds under provisions of the Agricultural Land Stewardship Program Act of 1995 to assist interested farmers and ranchers in obtaining funds for conservation easements. (See Policy LU-A.16)	PW&P	Ongoing	<p>No request for support of placing land under conservation easement was received in 2021.</p> <p>The State Department of Conservation is the State agency that provides funding for placing land under conservation easement.</p> <p>The Board of Supervisors continues to support landowners who wish to place their land under conservation easement, provided that the proposals meet certain required criteria.</p> <p>The Board of Supervisors has adopted Resolutions of Support for landowners who wished to place their land under conservation easement. In 2014, 2015, and 2017, the Board adopted Resolutions supporting placing a total of 1000 acres of farmland under conservation easement.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.H			
The County shall develop a program establishing criteria to prioritize funding for agricultural conservation easements. (See Policy LU-A.16)	PW&P	FY 02-03	<p>No notable change to the implementation of this program, as discussed below, occurred in 2021.</p> <p>The State Department of Conservation is the State agency that provides funding for placing land under conservation easement.</p> <p>The County uses the State's criteria in its review of proposals submitted by landowners requesting a Resolution of Support to obtain grants to place agricultural land under conservation easements.</p>
LU-A.I			
The County shall assess the approaches to determining agricultural land values in the 1981 Farmland Protection Policy Act land evaluation and site assessment (LESA) system, and the Tulare County Rural Valley Lands Plan, 1975 amendment, to determine the potential for developing a similar process for identifying and ranking the value of agricultural land in Fresno County. If appropriate, the County shall establish an agricultural quality scale system to assist the Planning Commission and Board of Supervisors in agricultural land use conversion decisions. (See Policy LU-A.16)	PW&P County Department of Agriculture	FY 03-04	<p>No notable change to the implementation of this program, as discussed below, occurred in 2021.</p> <p>The County has not assessed utilizing an agricultural quality scale system similar to LESA as part of the evaluation process of converting agricultural land to non-agricultural uses. However, the impact of projects on agricultural lands are analyzed for projects that may have a potential impact on the conversion of agricultural land to non-agricultural uses as part of the environmental assessment of discretionary projects.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-A.J			
The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including number of exceptions, size of the lots, and their location, shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-A.9, LU-A.10, and LU-A.11)	PW&P Board of Supervisors	Annually	During the 2021 calendar year, six lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, five lot size exceptions were granted through variance applications.
LU-B			
Westside Rangelands			
LU-B.A			
The County shall maintain an inventory of lot size exceptions granted by discretionary permit. This inventory, including numbers of exceptions, size of the lots, and their location shall be presented to the Board of Supervisors during the annual review of the General Plan. (See Policies LU-B.7, LU-B.9, and LU-B.10)	PW&P	Annually	During the 2021 calendar year, six lot size exceptions were granted through provisions outlined in Policy LU-A.9. In addition, five lot size exceptions were granted through variance applications.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-C River Influence Areas			
LU-C.A			
The County will update and maintain the Kings River Regional Plan to guide County decision-making concerning land use and environmental quality within the Kings River influence area. (See Policies LU-C.1 and OS-H.10)	Board of Supervisors PW&P	FY 02-03 (first update); subsequently as needed	No notable changes to the implementation of this program, as discussed below, occurred in 2021. Due to budgetary constraints and the timing of other plan updates, the implementation of this program has been delayed. There has been some renewed interest in updating the plan, which has arisen with the public interest in surface mining projects on the Kings River.
LU-C.B			
The County shall work with the San Joaquin River Parkway and Conservation Trust, San Joaquin River Conservancy, City of Fresno, and other interested agencies and organizations to implement the San Joaquin River Parkway Master Plan.	Board of Supervisors PW&P	Ongoing	The County continues to coordinate with the interested agencies and stakeholders. As in example, the County coordinated and/or notified the San Joaquin River Parkway and Conservation Trust, San Joaquin River Conservancy, and the City of Fresno regarding the Notice of Preparation for CEMEX's Rockfield Quarry expansion project located along the San Joaquin River in June of 2020. The SJRC will be working with the Department of Public Works and Planning, Resources Division, Parks (County Parks) for the completion of the Lost Lake Master Plan. The County has been participating as a member of the Interagency Project Development Committee. The Recompile San Joaquin River Parkway Master Plan was approved and adopted by the San Joaquin River Conservancy Governing Board on July 20, 2000. The San Joaquin River Conservancy (SJRC) started the process of updating the San Joaquin River Parkway Master Plan in June of 2013 that includes an update of policies and planned facilities, and the preparation of a Master EIR. The SJRC Board approved the Master Plan update and the Final EIR (State Clearinghouse No. 2013061035) on April 11, 2018.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-D Westside Freeway Corridor			
LU-D.A			
The County shall revise its Zoning Ordinance to implement the revised provisions of this section concerning the Westside Freeway Corridor. (See Policies LU-D.1 through LU-D.6)	Board of Supervisors PW&P	FY 01-02	Revisions to the County Zoning Ordinance were approved March 27, 2001 by the Board of Supervisors to implement the revised provisions of this section concerning the Westside Freeway Corridor with approval of Amendment to Text (AT) No. 337, and subsequently amended with AT No. 352 in 2004. The General Plan Review and Revision and the Comprehensive Zoning Ordinance Update that are underway will make modification for establishment of Highway Interchanges along the Westside Freeway Corridor.
LU-F Urban Development Patterns			
LU-F.A			
The County shall work with the Cities of Clovis and Fresno and other cities as appropriate to adopt incentives and disincentives that will lead to compact urban development and infill of vacant and underutilized land. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	Ongoing	In 2021, County staff continued to coordinate with staff of both the cities of Fresno and Clovis on development projects to promote compact urban development and infill of vacant and underutilized land. The County's General Plan and the updated General Plan of the Cities of Fresno and Clovis include policies that promote the infill of vacant and underutilized land. Also, the cost of providing urban services to suburbs is a disincentive that has motivated several cities to pursue infill development over the annexation of new territory.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-F.B			
The County shall review its Zoning Ordinance and Subdivision Ordinance to incorporate amendments that will implement the policies for pedestrian and transit-oriented development. (See Policies LU-F.1 through LU-F.10)	Board of Supervisors	FY 01-02	No specific amendment occurred in 2021, but staff is proceeding with the process of updating its Zoning Ordinance which will include provisions for mixed uses and pedestrian and transit-oriented developments.
LU-G Incorporated City, City Fringe Area, and Unincorporated Community Development			
LU-G.A			
The County shall review and revise, as appropriate, its Zoning Ordinance to facilitate moderate increases in density of housing in unincorporated urban communities. (See Policies LU-G.21 through LU-G.23)	PW&P	FY 01-02	On November 24, 2020, the Board of Supervisors approved amendments to the General Plan Land Use Element and the Zoning Ordinance to increase residential densities in certain land use designations and zone districts (R2, R2-A, R3, R3-A, R4, C4 and RP) to 20 units per acre. As such, this program has been implemented and will be deleted.
LU-G.B			
The County shall review all annexation proposals submitted to the Local Agency Formation Commission (LAFCo) and prepare a recommendation to LAFCo for each proposal. The County shall formally protest when the annexation is inconsistent with a city's adopted general plan or with the County's General Plan or applicable community plan. (See Policies LU-G.1 through LU-G.20)	PW&P Board of Supervisors	As Needed	No notable action related to this program occurred in 2021 but the County continues to implement this program as described below. The Department of Public Works and Planning staff reviews annexation proposals submitted by cities to ensure consistency of the proposals with the respective city and the County General Plans and the Memorandum of Understanding between the County and the respective city. This is implemented on an ongoing basis.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H General and Administrative Provisions			
LU-H.A			
The County shall prepare and adopt a regional plan for the Friant-Millerton area consistent with the directives of Policy LU-H.8. (See Policy LU-H.8)	Board of Supervisors PW&P	FY 02-03	This program has been suspended pending additional Board direction.
LU-H.B			
County Staff shall meet regularly with cities and adjacent counties to address planning and growth issues of common interest and concern. Staff shall report annually on cooperative planning efforts of the previous year and the planned schedule of meetings with local jurisdictions to address regional planning issues in the upcoming year.	PW&P	Ongoing	No coordination meeting occurred in 2021, but staff continued to meet (virtually) or discuss land use and growth matters between the County and various Fresno County cities in 2021.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H.C			
The County shall prepare and adopt minimum format and content guidelines for the preparation of updated and new regional, community, and specific plans to ensure consistency with the countywide General Plan. (See Policy LU-H.10)	PW&P	FY 02-03	<p>This program has been implemented and will be deleted.</p> <p>The County has prepared a format and guideline for new plans and updates to existing plans. During the 2021 calendar year, the County was awarded funds from COG to create a new chapter in the General Plan that will establish procedures for the preparation of community plans. The work will be conducted in 2022.</p>
LU-H.D			
The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission's 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. (See Policy LU-H.12)	<p>Planning Commission</p> <p>Board of Supervisors</p> <p>PW&P</p>	FY 02-03; annually thereafter	The General Plan Annual Progress Report (APR) for each previous calendar year is prepared annually by County staff and is presented to the Planning Commission and the Board of Supervisors before submitting the APR to State agencies.
LU-H.E			
The County shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary. (See Policy LU-H.14)	<p>Board of Supervisors</p> <p>PW&P</p>	FY 05-06; every five (5) years thereafter	The County is currently working on the Review and Revision of the of the General Plan Background Report and the Policy Document along with the comprehensive update of the Zoning Ordinance.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
LU-H.F			
The County shall comprehensively review and amend as necessary the Zoning Ordinance text and Zoning Map to reflect new policies and standards included in the General Plan during the 2000 update. (See Policy LU-H.15)	PW&P	FY 02-03; 03-04	The County is currently working on the Review and Revision of the of the General Plan Background Report and the Policy Document along with the comprehensive update of the Zoning Ordinance. The updated Zoning Ordinance will reflect the revised or new policies of the revised Policy Document.
LU Mitigation Measure 4.16-2			
In approving new development, the County shall require that lighting standards be designed and constructed to minimize the project contribution to ambient light production and to preclude "spillover" light onto adjacent light-sensitive (e.g., residences, hospitals) properties.	PW&P	Ongoing	The Public Works and Planning Department continues to condition discretionary projects that exterior lighting to be hooded and directed away from adjacent roads or properties. This occurred for several land use projects processed in 2021.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Transportation and Circulation Element			
TR-A Streets and Highways			
TR-A.A			
The County shall prepare and adopt a priority list of street and highway improvements for the Road Improvement Program (RIP) based on a horizon of at least seven (7) years. The Board of Supervisors shall update the RIP every five (5) years, or more frequently as recommended by the responsible departments. The RIP shall include program maintenance and rehabilitation, reconstruction, capacity, operational, safety improvements, and specific plan lines on a prioritized basis. The RIP shall be coordinated with the five (5)-year major review of the General Plan and shall be included in the annual General Plan review. (See Policies TR-A.4 and TR-A.11)	PW&P Board of Supervisors	FY 00-01; every five years thereafter	The Road Improvement Program (RIP) is a multi-year maintenance and construction programming plan and reflects the County's efforts to protect and improve the public investment in the County road system and to provide for the safe and efficient movement of people and commodities. The RIP identifies maintenance funding levels and specific projects expected to be delivered within a defined time frame. The funding in the RIP reflects current and projected budgets and the RIP also identifies, but does not fund, a number of recommended projects that are necessary for an improved County road and bridge system. These prospective projects are described in a series of appendices to the RIP. The types of projects in the RIP include bridge replacement/repair, road reconstruction, traffic signals, shoulder widening, and pavement repair. The RIP was updated in 2021.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-A.B			
The County shall consider adopting a traffic impact fee ordinance for areas outside the spheres of influence of cities in the County. The traffic fees should be designed to achieve the adopted Level of Service (LOS) and preserve structural integrity based on a twenty (20)-year time horizon. The traffic mitigation fees should be updated at least every five years, or concurrently with the approval of any significant modification of the land use allocation used to develop the fees. The County shall require new development within the spheres of influence of cities in the County to pay the traffic impact fees of those cities. (See Policy TR-A.8)	PW&P Board of Supervisors	FY 01-02	<p>No activity for this program occurred in 2021.</p> <p>A traffic impact fee has been adopted by the Board of Supervisors. However, on May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue the suspension of the impact fees to November 9, 2017 and directed Staff to return to the Board with a workshop on the County's Facility Impact Fees and provide options for the Board to consider.</p> <p>At a public hearing that occurred on October 9, 2018, the Board voted to discontinue public facilities impact fees established in 2008 but maintained authorization to establish new public facilities impact fees in the future.</p>
TR-A.C			
The County shall continue to identify and pursue appropriate new funding sources for transportation improvements. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-A.10)	PW&P	Ongoing	During the 2021 calendar year, the County submitted four Congestion Mitigation and Air Quality (CMAQ) applications, one Surface Transportation Block Grant (STBG) application, and one Caltrans Sustainable Transportation Planning Grant application. The County is in the process of identifying possible projects to submit for the Active Transportation Program (ATP) in 2022.
TR-A.D			
The County shall coordinate its transportation planning with the Council of Fresno County Governments, Caltrans, cities within the County, and adjacent jurisdictions. (See Policy TR-A.6)	PW&P	Ongoing	During the 2021 calendar year, the County continued coordinating its transportation planning with the Fresno Council of Governments (FCOG), Caltrans, cities within the County and adjacent jurisdictions. The Countywide Recreational Trails Plan which was a collaborative project between the County and the FCOG was completed and was adopted by the FCOG Policy Board.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-A.E			
The County shall update and maintain the Improvement Standards for other County development improvements, including private roads dedicated to public use. (See Policy TR-A.1)	PW&P	Ongoing	The County implements this program/policy continuously. The County is currently working on updating the County's Improvement Standards.
TR-B Transit			
TR-B.A			
The County shall work with the Fresno Council of Governments (FCOG) and transit providers in the County to periodically review and update the short-range transit plans in the County at least as often as required by State law. (See Policy TR-B.1)	PW&P	FY 01-02; every five years thereafter	The County collaborates with FCOG on review and update of the Short-Range Transit Plan on a continuous basis. The Short-Range Transit Plan for the Rural Fresno County Area 2022-2026 was last adopted by the FCOG Policy Board on June 24, 2021.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-B.B			
The County shall encourage transit providers and FCOG to prepare, adopt, and implement a long-range strategic transit master plan for the County or sub-areas of the County. The master plan shall review the transit corridors in this Policy Document and designate a set of transit corridors so that appropriate planning can be concentrated on these corridors. The plan(s) shall be reviewed and updated on a regular basis. (See Policy TR-B.1)	PW&P	Ongoing	<p>The LRTP was approved by the FCOG Policy Board on April 25, 2019.</p> <p>The Fresno County Regional Long Range Transit Plan (LRTP) will guide transit and multimodal investments and services in the Fresno region through the year 2050. The plan builds on Fresno COG's 2018 Regional Transportation Plan (RTP) and prior transit planning studies and will inform the 2022 RTP. Further, the LRTP will integrate appropriate and effective public transportation planning and projects into the fabric of the region's overall circulation networks and systems.</p>
TR-B.C			
Through its representation on the FCOG Board and the FCRTA (a joint powers agency), the County shall work with these agencies to identify and pursue funding for transit. (See Policy TR-B.4)	PW&P	Ongoing	No activity related to this program occurred in 2021. Fresno County continues to work with FCOG and FCRTA to identify and pursue funding for transit.
TR-B.D			
The County shall work with FCOG and other agencies to, including abandoned rights-of-way and track structures. (See Policy TR-B.3)	PW&P	Ongoing	<p>No right-of-way needs within designated transit corridors were identified in 2021.</p> <p>Fresno County continues to work with FCOG to identify right-of-way needs within designated transit corridors and to acquire needed rights-of-way, including abandoned rights-of-way and track structures.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-B.E			
The County shall work with the cities in the County to prepare and adopt land use and design standards for areas within designated urban transit corridors to promote transit accessibility and use. (See Policy TR-B.3)	PW&P	After FY 01-02 (if initiated by County)	<p>No activity related to this program occurred in 2021.</p> <p>In 2011, FCOG prepared the Public Transportation Infrastructure Study (PTIS). The PTIS Study makes recommendations for investments, the timing of those investments, and funding sources augmenting Measure C sales tax revenue to pay for them.</p> <p>In addition, the PTIS study makes policy recommendations that will be important to be adopted by City and County elected officials and implemented by the planning department and public works administrators in order to shape future growth in such a way that it supports the transit investments. Fresno County continues to work with FCOG to promote transit accessibility and use.</p>
TR-B.F			
The County shall work with Caltrans and other agencies to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots. (See Policy TR-B.2)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>Caltrans is the primary provider of Park and Ride lots on State highways. Fresno County continues to work with Caltrans and FCOG to determine the need for additional or expanded park-and-ride lots and to identify additional sites for such lots.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D Bicycle Facilities			
TR-D.A			
The County shall work with the Fresno Council of Governments, Caltrans, and cities within the County to update the Regional Bikeways Plan to ensure consistency with the Circulation Diagram and Standards section. (See Policy TR-D.1)	PW&P	FY 00-01	<p>No activity related to this program occurred in 2021.</p> <p>The Regional Active Transportation Plan (ATP) was adopted by FCOG's Policy Board on February 22, 2018.</p> <p>On February 22, 2018, the FCOG Policy Board directed staff to hire a consultant to develop an ATP. Active transportation refers to human-powered transportation, such as walking, cycling, using a wheelchair, in-line skating, skateboarding, etc. The Fresno Regional ATP is an important document that will help each jurisdiction in the County identify needed bicycle and pedestrian projects and help the agencies qualify for new funds to implement the projects. The Active Transportation Plan (ATP) is a comprehensive guide that creates a vision for a network of trails, bike lanes, sidewalks, and other elements to support safe walking and bicycling. The consultant worked with all COG member jurisdictions in developing the Regional ATP. The ATP includes a chapter (Chapter 6) that describes the existing bicycle and pedestrian facilities in the unincorporated communities of Fresno County.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.B			
The County shall encourage implementation and use of bikeways by use of Transportation Development Act Article III bicycle and pedestrian funds to implement and maintain bikeways or bike trails. The County shall continue to identify and pursue appropriate new funding sources for bikeway implementation. Grant funds from regional, State, and Federal agencies should be pursued and utilized when compatible with the General Plan policies and long-term local funding capabilities. (See Policy TR-D.1)	PW&P	Ongoing	<p>The Fresno County Regional Bicycle and Recreational Trails Master Plan that was originally adopted by the Board of Supervisors on March 15, 2011.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan was last updated on September 24, 2013.</p> <p>Since then, the bicycle portion has been integrated into the Fresno County Regional Active Transportation Plan (FCRATP).</p> <p>The Fresno County Regional Trails Plan which was a collaborative effort between the Fresno County and FCOG was completed in early 2021 and was adopted by the FCOG Policy Board on April 29, 2021. The Fresno County Bicycle Plan and the Regional Trails Plan will be combined with the Bicycle Plan to create the Fresno County's Active Transportation Plan.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.C			
The County shall require that sufficient pavement width for bikeways shown on the Regional Bikeway Plan be constructed in conjunction with road construction projects, and that adequate right-of-way and/or pavement width for bicycle facilities be included in frontage improvements required of new development. Implementation through signing and striping is an operational decision, and may not coincide with initial construction. (See Policies TR-D.4 and TR-D.5)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>The County requires sufficient pavement width for bikeways shown on the Fresno County Regional Bicycle and Recreational Trails Master Plan that was originally adopted by the Board of Supervisors on March 15, 2011.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan was last updated on September 24, 2013. Since then, the bicycle plan portion has been integrated into the Fresno County Regional Active Transportation Plan (FCRATP). Sufficient pavement width for bikeways will be constructed per the requirements of the adopted plan.</p>
TR-D.D			
The County shall use California Department of Transportation (Caltrans) bikeway design standards as guidelines for construction of Class I, II and III bicycle facilities. (See Policies TR-D.1 and TR-D.3)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011, and was updated on September 24, 2013, uses specifies California Department of Transportation (Caltrans) bikeway design standards as guidelines for the construction of Class I, II and III bicycle facilities.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-D.E			
The County shall work with other agencies to provide facilities that help link bicycles to other modes, including provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals. (See Policy TR-D.8)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan that was adopted by the Board of Supervisors on March 15, 2011 and was updated on September 24, 2013 provides information on facilities that help link bicycle riders to other modes, including the provision of bike racks or space on buses and parking or lockers for bicycles at transportation terminals.</p>
TR-E Rail Transportation			
TR-E.A			
The County shall work with other agencies to plan line-designated railroad corridors to facilitate the preservation of important railroad rights-of-way for future rail expansion or other appropriate transportation facilities. (See Policies TR-E.3 and TR-E.4)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>The County continues to work with other agencies including the California High Speed Rail Authority for rail expansion to facilitate the railroad rights-of-way for railroads and other transportation facilities.</p>
TR-E.B			
The County shall use appropriate zoning in designated rail corridors to ensure preservation of rail facilities for future local rail use. (See Policy TR-E.4)	PW&P	Ongoing	<p>No activity related to this program occurred in 2021.</p> <p>The County will continue to use appropriate zoning classifications in designated rail corridors to preserve rail facilities for future use.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
TR-E.C			
The County shall participate in the Council of Fresno County Governments Rail Committee to support improvement, development, and expansion of rail service in Fresno County. (See Policies TR-E.1 through TR-E.6)	PW&P	Ongoing	This program will be removed. The FCOG Rail Committee was dissolved in 2012 when the San Joaquin Valley Joint Powers Authority (SJVJPA) was formed. A Board of Supervisors member represents Fresno County by participating in the SJVJPA.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Public Facilities and Services Element			
PF-A General Public Facilities and Services			
PF-A.A			
The County shall ensure that infrastructure plans or area facilities plans are prepared in conjunction with any new or expanded community or specific plans and are reviewed and updated as needed. Such plans shall contain phasing and facility improvement Timelines.	CAO PW&P	Annually	No expansions to community or specific plans occurred in 2021. When a new community or specific plan is prepared or updated in conjunction with a proposed development, infrastructure plans or area facilities plans must be prepared to address the adequacy of the existing infrastructure or expansion of the infrastructure to accommodate the proposed development.
PF-B Funding			
PF-B.A			
The County shall prepare and adopt a Capital Improvement Program (CIP) for designing and constructing County facilities. Roadways shall be included in the separate Roadway Improvement Plan (RIP). The CIP should be updated at least every five (5) years, or concurrently with the approval of any significant amendments to the General Plan.	CAO Board of Supervisors PW&P	FY 01-02; every five years thereafter	No activity related to this program occurred in 2021. On March 20, 2018, the Board of Supervisors received and approved the proposed update to the adopted County's Capital Improvement Plan to enable expenditure of public facility impact fees collected under the 2008 program. October 9, 2018, the Board of Supervisors conducted the second public hearing to consider adopting an Ordinance amending Title 17 – Division of Land, Chapter 17.90 – Public Facilities Impact Fees and Schedule of Fees of the Fresno County Ordinance Code. The Board voted to discontinue public facilities impact fees established in 2008 but to maintain authorization to establish new public facilities impact fees in the future.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-B.B			
The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, county service areas, and community facilities districts. (See Policies PF-B.1 and PF-B.3)	<p>CAO</p> <p>Board of Supervisors</p> <p>PW&P</p>	FY 01-02; 02-03	<p>No activity related to this program occurred in 2021.</p> <p>On March 20, 2018, the Board of Supervisors received and approved a proposed update to the adopted County Capital Improvement Plan to enable expenditure of public facility impact fees collected under the 2008 program.</p> <p>October 9, 2018, the Board of Supervisors conducted the second public hearing to consider adopting an Ordinance amending Title 17 – Division of Land, Chapter 17.90 – Public Facilities Impact Fees and Schedule of Fees of the Fresno County Ordinance Code. The Board voted to discontinue public facilities impact fees established in 2008 but maintained authorization to establish new public facilities impact fees in the future.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C Water Supply and Delivery			
PF-C.A			
The County shall develop a process for resolution of water supply problems and apply the process when areas of need are identified.	PW&P	FY 01-02	The Water and Natural Resources Division of the Department of Public Works and Planning reviews all discretionary permits and provides recommendation for requirements and mitigation measures as necessary. The County, prior to consideration of any discretionary project related to land use, requires a water supply evaluation as outlined in General Plan Policy PF-C.17.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.B			
The County shall adopt a well construction and destruction ordinance that will include among other requirements the mapping of location information on abandoned wells in the County GIS database and which includes a procedure for ensuring that abandoned wells are properly destroyed.	PW&P Public Health	FY 02-03	This program will be removed. The County Environmental Health Division has developed a procedure to ensure the abandoned wells are properly destroyed.
PF-C.C			
The County shall prepare or cause to be prepared water master plans for water delivery systems for areas undergoing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-C.8)	PW&P	As Needed	No activity related to this program occurred in 2021. Updates of water master plans and implementation schedules are required for areas experiencing urban-type growth. Millerton Specific Plan area, Shaver Lake area, and Friant Specific Plan area have approved plans. As an example, in 2010, a Water Supply Assessment was completed for the Millerton Specific Plan as part of the approval process for Tentative Tract Map No. 5430.
PF-C.D			
The County shall develop and implement a tiered water pricing structure for County Service Areas and Waterworks Districts. (See Policy PF-C.29)	PW&P	FY 02-03	No activity related to this program occurred in 2021. Tiered water rate structures have been implemented in recent developments that have occurred in the unincorporated communities of Fresno County. Due to recent drought conditions, CSA and WWD water rate structures have been modified to a flat rate (operational costs) plus a consumption rate (cost of water). Tiered consumption rates are being utilized in CSAs and WWDs where the supply or treatment of water is limited. All new developments are required to provide water rate structures prepared by an engineer and comprised of a flat rate and consumption rate.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.E			
The County shall establish water demand standards based on types and sizes of uses to serve as a basis for determining the adequacy of a proposed water supply for new development. (See Policy PF-C.14)	PW&P	FY 01-02	<p>No activity related to this program occurred in 2021.</p> <p>Although specific standards have not been established, water supply and proposed water use are evaluated on a per-project basis by Public Works and Planning staff to determine adequate water supply. Further, in regard to landscaping, the County is implementing the State required Model Water Efficient Landscape Ordinance (MWELO) which applies to both residential and commercial projects. The MWELO was part of the Governor's Drought Executive Order of April 1, 2015. The revised ordinance was approved on July 15, 2015.</p>
PF-C.F			
The County shall establish a review and/or regulatory process for proposed transfers of surface water to areas outside of the County and for substitution of groundwater for transferred surface water. (See Policy PF-C.23)	PW&P	FY 00-01	This program has been implemented with the adoption of the Groundwater Transfer Ordinance and will be deleted.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-C.G			
The County shall develop a list of water conservation technologies, methods, and practices that maximize the beneficial use of water resources. The County shall review and update the list periodically to eliminate practices that no longer prove beneficial and add new technologies that become available. (See Policy PF-C.28)	PW&P	FY 01-02	<p>No activity related to this program occurred in 2021.</p> <p>The County has not developed a list of water conservation technologies and practices that maximizes the beneficial use of water resources.</p> <p>The County enforces the State Model Water Efficient Landscape Ordinance as a means to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible, to establish a structure for planning, designing, installing maintaining, and managing water-efficient landscapes in new and rehabilitated projects, to establish provisions for water management practices and water waste prevention for established landscapes, and to use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water use to the lowest practical amount. These standards are enforced for any residential, commercial, or industrial projects that require a permit, plan check, or design review and that has a 500 square-foot or more landscaping area.</p>
PF-D			
Wastewater Collection, Treatment and Disposal			
PF-D.A			
The County shall prepare or cause to be prepared a sewer master plan for wastewater treatment facilities for areas experiencing urban growth. The County shall have approved such plans prior to implementation. (See Policy PF-D.7)	PW&P	As Needed	<p>No activity related to this program occurred in 2021.</p> <p>Areas that experience urban growth must prepare a sewer master plan or update the current master plan for review and approval. The Public Works and Planning Department will be responsible for implementing the provisions of the master plans.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-E Storm Drainage and Flood Control			
PF-E.A			
The County shall work with responsible flood control agencies to pursue adoption of appropriate regulations and programs as necessary and appropriate to implement required actions under State and Federal storm water quality programs. (See Policy PF-E.13)	PW&P Board of Supervisors	Ongoing	<p>In 2021, the County continued to coordinate with FMFCD for developments located within their boundary.</p> <p>The County coordinates with the Fresno Metropolitan Flood Control District (FMFCD) that is the agency responsible for control of storm and other surface water flows to Prevent property damage, personal injury, and inconvenience, and managing such waters for long-term beneficial use within the District.</p> <p>The County also requires developments to file storm water permits with the State Water Resources Control Board when the project meets the minimum threshold for permitting.</p>
PF-F Landfills, Transfer Stations, and Solid Waste Processing Facilities			
PF-F.A			
The County shall require new commercial, industrial, and multi-family residential uses to provide adequate areas on site to accommodate the collection and storage of recyclable materials. (See Policy PF-F.1)	PW&P	FY 01-02	<p>No activity related to this program occurred in 2021 although staff will regularly review proposals to ensure this program is implemented.</p> <p>The Public Works and Planning staff reviews and comments on Initial Studies/Environmental Assessments and, when appropriate, recommend that new commercial, industrial, and multi-family residential uses provide adequate areas on site for the collection and storage of recyclable materials. The County implemented a mandatory hauler program in the mid-2000s to mandate refuse and recycling collection for all unincorporated areas.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-G Law Enforcement			
PF-G.A			
The County shall prepare and adopt a master plan to identify locations for sheriff substations and community offices. The County should further evaluate these locations in the regional and unincorporated community plan updates. (See Policy PF-G.1)	Sheriff PW&P	As Needed	<p>No activity related to this program occurred in 2021.</p> <p>The Sheriff's Department has established substations in unincorporated County areas to be able to provide faster response to service calls. Although no master plan has been prepared, when Community Plans are updated, a location is identified for a Sheriff's substation. Further, the Sheriff's Department actively works with Public Works and Planning staff on land use matters pertinent to their facilities.</p> <p>As an example, during the Laton Community Plan Update, Public Works and Planning Department staff worked with Sheriff's Department staff to identify a potential location for a future Sheriff's substation.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-H Fire Protection and Emergency Medical Services			
PF-H.A			
If a Fire Protection Master Plan has not been prepared for the area and the County Director of Planning & Resource Management determines that additional fire protection facilities are needed, the County shall not approve discretionary development until such time as a Master Plan has been adopted or other facilities acceptable to the Director are provided, with appeal rights as provided by County Ordinance. The Fire Protection Master Plan must contain the following information: identification of water supply; delineation of the service area boundary; designation of an appropriate fire protection entity; determination of structural, equipment, and personnel needs and costs; and a financing plan based on shared benefit. (See Policy PF-H.2)	PW&P	As Needed	<p>No changes to the implementation of this program occurred in 2021.</p> <p>A Fire Protection Plan has not been prepared for various parts of the County.</p> <p>The Public Works and Planning staff circulate all proposed development projects to the appropriate fire district for review and comment. The District then identifies appropriate fire protection measures to accommodate the project. Upon consultation with the District, staff will include the fire district requirements as conditions of approval for each project.</p>
PF-H.B			
The County shall work with the California Department of Forestry and Fire Protection, local fire protection agencies, and city fire departments to maximize the use of resources to develop functional and/or operational consolidations and standardization of services and to maximize the efficient use of fire protection resources. (See Policy PF-H.1)	<p>CAO</p> <p>County Fire</p>	Ongoing	<p>The County works cooperatively with the California Department of Forestry, Cal Fire, and the city Fire Departments to make the maximum use of resources and improve efficiency in providing fire protection and firefighting services for the County.</p> <p>During the Creek Fire Disaster of 2020 County staff, particularly through the Office of Emergency Services, worked with the department of Forestry and local and state agencies to provide emergency response and to create an Emergency Operations Center to combat the disaster.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
PF-I School and Library Facilities			
PF-I.A			
The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable school districts to identify the need for and potential location of new or expanded school facilities. (See Policies PF-I.3, PF-I.4, and PF-I.5)	PW&P	Ongoing	<p>During 2021 no comprehensive update to regional, community, or specific plans occurred.</p> <p>The County engages with the respective school district(s) in the update of regional, community and specific plans to identify the need for and potential location of new or expansion of existing facilities. Further, through the General Plan Conformity (GPC) findings process, potential school site acquisitions are evaluated for consistency with the General Plan. This is required per Public Resources Code 21151.2 and Government Code 65402.</p>
PF-I.B			
The County shall coordinate the updating of regional, community, and specific plans necessitated by the general plan with applicable library districts and library interest groups to identify the need for and potential location of new or expanded library facilities. (See Policy PF-I.9)	PW&P	Ongoing	<p>During 2021 no comprehensive update to regional, community, or specific plans occurred.</p> <p>The County involves library administration in the update of regional, community and specific plans to identify the need for and potential location of new or expansion of existing libraries.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Open Space and Conservation Element			
OS-A Water Resources			
OS-A.A			
The County shall develop, implement and maintain a water sustainability plan. (See Policy OS-A.1)	PW&P	FY 01-02; Ongoing	<p>In June 2006, the County adopted a Fresno Area Regional Groundwater Management Plan. Also, with the passage of the Sustainable Groundwater Management Act, local agencies within the Kings, Westside, and Delta Mendota basins in the County will be required to form Groundwater Sustainability Agencies (GSAs) which will in turn create Groundwater Sustainability Plans (GSPs). The GSAs were required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.</p> <p>The GSAs did submit their GSPs to the California Department of Water Resources before January 31, 2020.</p>
OS-A.B			
The County shall establish and maintain a centralized water resource database for surface and groundwater that includes the water budget, groundwater monitoring data, and the groundwater recharge site inventory. (See Policies OS-A.7 through OS-A.10)	PW&P	FY 01-02; Ongoing	Water budget development and maintenance will be required through the implementation of the Sustainable Groundwater Management Act in areas with aquifers identified as being in a condition of critical overdraft. The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding, to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information to attempt to preserve those areas identified as prime recharge areas.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-A.C			
The County shall develop, implement and maintain a groundwater monitoring program. Information from this program shall be provided to the Board of Supervisors during the annual General Plan review. (See Policy OS-A.9)	PW&P	FY 01-02; Ongoing	<p>Groundwater monitoring and reporting will be a key component of the implementation of the Sustainable Groundwater Management Act (SGMA), which requires local agencies within the Kings, Westside, and Delta Mendota basins to form Groundwater Sustainability Agencies (GSAs) which will in turn create Groundwater Sustainability Plans (GSPs). The GSAs were required to submit their GSPs to the California Department of Water Resources by January 31, 2020. Failure to prepare and submit a GSP in a groundwater basin could result in the State Water Resources Control Board asserting its power to manage local groundwater resources.</p> <p>The GSAs did submit their GSPs to the California Department of Water Resources before January 31, 2020.</p>
OS-A.D			
The County shall develop, implement, and maintain land use plans to preserve for recharge purpose those lands identified as suitable for groundwater recharge in the water resource database inventory. (Policy OS-A.10)	PW&P	FY 02-03	The County has completed a study through the AB 303 Local Groundwater Assistance Grant funding to identify potential recharge sites northeast of the City of Fresno and City of Clovis. As development occurs, the County will use this information to attempt to preserve those areas identified as prime recharge areas.

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-B Forest Resources			
OS-B.A			
The County, in consultation with the California Department of Forestry and Fire Protection, shall conduct a careful evaluation of the Forest Practice Rules with regard to: clearcutting and other forest management practices with potential visual impacts; use of prescribed burning; protection of biological, soil, and water resources; and protection of old growth forest in Fresno County. If the Forest Practice Rules are determined to be inadequate, a compilation of Special Forest Practice Rules for Fresno County shall be proposed to the Board of Forestry to address those inadequacies. (See Policies OS-B.2 and OS-B.3)	PW&P	FY 03-04	<p>No activity or updates to this program occurred in 2021.</p> <p>The Department of Forestry and Fire Protection enforcement authority granted under the Forest Practice Act and Rules is only applicable in cases of changes in land use other than growing a commercial crop of trees, or commercialization of forest products occurs and is only applicable on private land.</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p>
OS-B.B			
The County shall encourage the California Department of Forestry and Fire Protection to complete an inventory of existing and residual stands of ancient and old growth forest on private timberlands in Fresno County. The results of this inventory shall be incorporated into the County’s biological resources database for use in future land use planning decisions. (See Policy OS-B.2)	PW&P	FY 03-04	<p>No activity or updates to this program occurred in 2021.</p> <p>The Department of Forestry and Fire Protection has no mandate or authority to enter private timber lands unless enforcement of the Forest Practice Act and rules have been triggered.</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-B.C			
The County shall encourage the U.S. Forest Service and the California Department of Forestry and Fire Protection to identify potential impacts on, and the need for preservation of, old growth forest in Fresno County. (See Policy OS-B.2)	PW&P	FY 03-04	<p>No activity or updates to this program occurred in 2021.</p> <p>The California Department of Forestry and Fire Protection is required by law to identify potential impacts to a wide variety of natural and cultural resources when engaging in a discretionary project that triggers compliance with the California Environmental Quality Act (CEQA).</p> <p>Forested stands within Fresno County that may be characterized as “Old Growth” may exist in extremely limited acreages and most likely exist exclusively on national forest land.</p>
OS-B.D			
The County shall formally request that the California Department of Forestry and Fire Protection include educational materials for residents in its Notice of Intent to Harvest Timber. Such materials should include information concerning the Forest Practice Act, Forest Practice Rules, and Department of Forestry and Fire Protection Timber Harvest Plan review process. (See Policy OS-B.2)	PW&P	FY 03-04	<p>No activity or updates to this program occurred in 2021.</p> <p>A “Notice of Intent to Harvest Timber” (NOI) is a specific requirement of the Forest Practice Act and Rules and is required for a wide variety of timber harvest documents. A modification of the NOI would require rule change by the Board of Forestry (BOF).</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-D Wetland and Riparian Areas			
OS-D.A			
The County shall work toward the acquisition by public agencies or private non-profit conservation organizations of creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature as public open space where such areas cannot be effectively preserved through the regulatory process. Such protection may take the form of fee acquisition or protective easements and may be carried out in cooperation with other local, State, and Federal agencies and private entities. Acquisition shall include provisions for maintenance and management in perpetuity. (See Policies OS-D.2 and OS-D.8)	PW&P	Ongoing	<p>No activity or updates to this program occurred in 2021.</p> <p>The County works with public agencies such as the State Department of Fish and Wildlife or the US Fish and Wildlife Service and private non-profit organizations toward acquisition of areas rich in wildlife or of fragile ecological nature as public open spaces where such areas cannot be protected and preserved through regulatory process.</p>
OS-D.B			
The County shall adopt an ordinance for riparian protection zones identifying allowable activities in riparian protection zones and allowable mitigation techniques. (See Policy OS-D.4)	PW&P	FY 02-03	<p>No activity or updates to this program occurred in 2021.</p> <p>Due to budgetary constraints, a specific ordinance has not been adopted. The County continues to coordinate with resource agencies (the State Department of Fish and Wildlife or the US Fish and Wildlife Service) for projects located within sensitive habitat areas and applies mitigation measures to avoid or reduce any potential impacts to a less than significant level.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-E Fish and Wildlife Habitat			
OS-E.A			
The County shall compile inventories of ecologically-significant resource areas, including unique natural areas, wetlands, riparian areas, and habitats for special-status plants and animals from existing data sources. The inventories shall be presented when area plans, specific plans, or other project development proposals are considered by the County. The classification system shall be based on the California Wildlife Habitats Relationships (WHR) system and shall identify appropriate buffer zones around the identified resource areas in order to account for periodic, seasonal, or ecological changes. The maps shall be revised on a regular basis to reflect the availability of new information from other agencies, changes in definition, or any other changes. (See Policies OS-E.1, OS-E.2, and OS-E.5)	PW&P	Ongoing	<p>The County has not compiled inventories of ecologically significant resource areas, including unique natural areas, wetlands, riparian areas, and habitats for special-status plants and animals. This did not change in 2021. The County continues to rely on information provided by the resource agencies (the State Department of Fish and Wildlife or the US Fish and Wildlife Service), who are best equipped and most knowledgeable to generate and maintain this data, for review of projects. Maps that these agencies make available are incorporated into the County's Geographic Information System.</p> <p>Development projects that may have a potential impact on wetlands, riparian areas and habitats for special-status plants or animals are referred to the California Department of Fish and Wildlife and United States Fish and Wildlife Service for review and comment. Recommended mitigation measures proposed by these agencies will be considered during the environmental review of development projects and may be imposed on proposed projects if warranted.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-E.B			
The County shall maintain current maps that indicate the extent of significant habitat for important fish and game species as these maps are made available by the California Department of Fish and Wildlife (CDFW). The relative importance of these game species shall be determined by the County, in consultation with CDFW, based on relevant ecological, recreational, and economic considerations. These maps shall be used by the County to evaluate proposed area plans, specific plans, and any other project development proposals to determine the compatibility of development with maintenance and enhancement of important fish and wildlife species. (See Policy OS-E.2)	PW&P	Ongoing	<p>The County does not maintain maps that identify significant habitat for important fish and game species, and this did not change in 2021. The County continues to rely on information provided by the resource agencies (the State Department of Fish and Wildlife and the US Fish and Wildlife Service who are best equipped and most knowledgeable to generate and maintain this data, for review of projects. Maps that these agencies make available are incorporated into the County's Geographic Information System.</p> <p>The County provides proposed development projects to the United States Fish and Wildlife Service and the California Department of Fish and Wildlife that are the agencies that have the most updated database for the list and the location of sensitive and endangered plants and animals for review and comment as to any potential impact on sensitive species of plants or animals. The recommendation of these agencies for the protection of sensitive or endangered species of plants or animals will be included as mitigation measures or conditions of approval of proposed projects.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-F Vegetation			
OS-F.A			
The County shall prepare and maintain an updated list of State and Federal rare, threatened, and endangered plant species known or suspected to occur in the County. The following other uncommon or special-status species which occur or may occur in the County should also be included on the list: 1) plant species included in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California; and 2) species of special concern as designated by the California Department of Fish and Wildlife. In addition to updating the list, as new information becomes available, the list should be reviewed and amended at least once every two years. (See Policy OS-F.5)	PW&P	FY 00-01; every two years thereafter	<p>No notable activity related to this program occurred in 2021.</p> <p>County staff provides proposed development projects to the United States Fish and Wildlife Service and the California Department of Fish and Wildlife that are the agencies that have the most updated database for the list and the location of sensitive and endangered plants and animals for review and comment as to any potential impact on sensitive species of plants or animals. The recommendation of these agencies for the protection of sensitive or endangered species of plants or animals will be included as mitigation measures or conditions of approval of proposed projects.</p>
OS-F.B			
The County shall make the Fresno County Oak Management Guidelines and other educational resources available to landowners located in oak woodland habitat. (See Policy OS-F.11)	PW&P	Ongoing	<p>No notable activity or changes related to this program occurred in 2021.</p> <p>The boundaries of the oak woodland habitat area have yet to be established; when they are, a handout will be prepared and distributed with every permit that is issued within these areas. Individual projects in oak woodland areas are evaluated for buffering or tree preservation requirements depending on the sensitivity of the habitat and relative health of tree growth as indicated by independent studies provided by project applicants. Further, Policy OS-F.11, which contains the County's Oak Woodlands Management Guidelines, is considered.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G Air Quality			
OS-G.A			
The County shall review the Guide for Assessing and Mitigating Air Quality Impacts published by the SJVAPCD and adopt procedures for performing air quality impact analysis and mitigation measures with any modifications deemed appropriate. (See Policy OS-G.1)	PW&P	FY 02-03	The County continues to circulate proposed development projects to the SJVAPCD for review for potential air quality impacts and requires development projects to comply with SJVAPCD rules to mitigate any impact on air quality. For discretionary projects, County staff will review SJVAPCD comments and require district requirements if warranted (i.e., indirect source review, etc.) as part of the CEQA review process.
OS-G.B			
The County shall adopt a package of programs to reduce its employees' work-related vehicular trips.	CAO PW&P	FY 02-03	<p>No notable activity related to this program occurred in 2021, but employees are surveyed annually regarding their commute habits.</p> <p>The County has not adopted a package of programs to reduce its employees' work-related vehicular trips.</p> <p>The County commonly promotes and utilizes telephone conferencing and video meeting in lieu of physical meetings so as to minimize travel-related impacts. The County has been using video conferencing for both inter-County and intra-county meetings, with the resultant reduction in employee work-related vehicular trips. The County is also in the planning and development stages of countywide e-government programs that will impact the number of vehicular trips required to conduct business.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-G.C			
The County shall amend its Subdivision and Grading Ordinances and Development Standards to address dust control measures for new development, access roads, and parking areas. (See Policies OS-G.13 and OS-G.14)	PW&P	FY 02-03	<p>In 2021 discretionary land use projects continued to be evaluated and conditioned to address dust control measures.</p> <p>All development projects must comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations for dust control. Conditions or mitigation measures for discretionary land use permits may require additional levels of dust control.</p>
OS-H.A			
The County shall work with local, State, and Federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the County and to identify other areas suitable for park acquisition and development as funds permit. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies. (See Policies OS-H.1 through OS-H.3)	PW&P	FY 01-02; 02-03	<p>No notable changes associated with this program occurred in 2021.</p> <p>Funds have not been available to prepare a comprehensive inventory of all parks and recreation areas and to identify other areas suitable for park acquisition and development. Funds have not been allocated to prepare a County park and recreation master plan.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-H.B			
As new development occurs, the County shall consider contracting with existing entities or forming County Service Areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, and maintenance of parks; open space; and riding, hiking, and bicycle trails. (See Policy OS-H.4)	PW&P	Ongoing	<p>No notable changes associated with this program occurred in 2021.</p> <p>Public Works and Planning staff considers the need for an entity to hold and maintain parkland, open space, and trails as a part of the project review. The Department considers these service needs when a CSA is being formed or expanded. Due to limitations of the Proposition 218 process, which allows residents within a CSA to vote on or consider discontinuation of service, the use of CSAs for Services beyond basic services (i.e., sewer and water) can become problematic and has limited the use of CSAs in more recent developments.</p>
OS-I			
Recreational Trails			
OS-I.A			
The County shall prepare a Recreational Trails Master Plan for a countywide trail system that identifies appropriate corridors and the design of the trails in the corridors based on the criteria listed in the policies of this section. The Recreational Trail Corridor Map (Figure OS-1) and Conceptual Recreational Trail List shall be used as a starting point for the master plan process. (See Policies OS-I.1 and OS-I.10)	PW&P	FY 02-03	<p>The Fresno County Regional Bicycle and Recreational Trails Master Plan that was originally adopted by the Board of Supervisors on March 15, 2011.</p> <p>The Fresno County Regional Bicycle and Recreational Trails Master Plan was last updated on September 24, 2013.</p> <p>Since then, the bicycle portion has been integrated into the Fresno County Regional Active Transportation Plan (FCRATP).</p> <p>The Fresno County Regional Trails Plan which was a collaborative effort between the Fresno County and FCOG was completed in early 2021 and was adopted by the FCOG Policy Board on April 29, 2021. The Fresno County Bicycle Plan and the Regional Trails Plan will be combined with the Bicycle Plan to create the Fresno County's Active Transportation Plan.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-I.B			
The County shall investigate the potential of various land use controls for reserving areas for trails such as the acquisition of easements, open space and floodplain zoning, and subdivision control. (See Policies OS-I.3 and OS-I.4)	PW&P	FY 02-03	<p>No notable projects associated processed to implement this program occurred in 2021.</p> <p>The County will continue investigating the potential use of various land use controls for reserving areas for trails such as the acquisition of easements, open space and floodplain zoning, and subdivision control.</p>
OS-I.C			
The County shall enact an ordinance to prohibit the use of recreational trails by all motorized vehicles except maintenance vehicles, regulate users on multiple purpose paths, and protect the interests of property adjacent to trails. (See Policy OS-I.5)	PW&P	FY 01-02	<p>No changes associated with this program occurred in 2021.</p> <p>This program is addressed in the Fresno County Regional Bicycle and Recreational Trails Master Plan that was originally adopted by the Board of Supervisors on March 15, 2011 and was updated on September 24, 2013. The County uses the California Department of Transportation (Caltrans) Manual on Uniform Traffic Control Devices (MUTCD) approved sign R44A on Class I bike paths.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-J Historical, Cultural, and Geological Resources			
OS-J.A			
The County shall adopt and implement an ordinance to protect and preserve significant archaeological, historical, and geological resources. The ordinance shall provide for implementation of applicable development conditions, open space easements, tax incentives, related code revisions and other measures as needed. (Policy OS-J.1)	PW&P	FY 02-03	<p>No changes associated with this program occurred in 2021.</p> <p>The County has not adopted an ordinance for the protection and preservation of significant archaeological, historical, and geological resources.</p> <p>Development projects are referred to the State Historic Preservation Officer, the Fresno County Historical Landmarks and Records Advisory Commission and the Fresno County Historical Society for review and identification of any potential impact on archeological, historical, or geological resources.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
OS-L Scenic Roadways			
OS-L.A			
The County, in cooperation with the Fresno Council of Governments and the Association for the Beautification of Highway 99, shall participate in establishing a landscape master plan and design guidelines for the Highway 99 corridor. The plan and guidelines shall unify the design features of the Highway 99 corridor while recognizing the individuality of each community. (See Policies OS-L.7 and OS-L.8)	PW&P CAO	FY 03-04	This program has been implemented via the adoption of Amendment to Text (AT) No. 361 on July 8, 2008 and has been incorporated into the Zoning Ordinance. This program will be deleted.
OS-L.B			
The County shall work with the California Department of Transportation to apply for scenic highway designation for the State highway segments eligible for such designation, and take necessary steps for approval, including adoption of scenic corridor protection programs for eligible segments. (See Policy OS-L.9)	PW&P	FY 03-04	<p>In 2021, there have been discussions between the Sierra Gateway Trust and Caltrans District 6 staff to add additional segment of SR 180 to the segment of the SR 180 that was designated as State Scenic Highway in 2015 (see Below).</p> <p>In 2013-2015 timeframe, County staff collaborated with the Sierra Gateway Trust, Inc. and Caltrans District six staff in pursuit of obtaining an official State Scenic Highway designation for two segments of eastern SR 180 from the Alta Main Canal near Minkler to near the General Grant Grove section of Kings Canyon National Park, and the General Grant Grove section of Kings Canyon National Park to Kings Canyon National Park boundary near Cedar Grove.</p> <p>The State Scenic Highway designation was granted for the two segments of SR 180 mentioned above by Caltrans director in 2015.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
Health and Safety Element			
HS-A Emergency Management and Response			
HS-A.A			
The County shall maintain agreements with other local, State, and Federal agencies to provide coordinated disaster response.	Sheriff CAO PW&P County Fire County Office of Emergency Services	Ongoing	On November 14, 1995, the Fresno County Board of Supervisors adopted the State's Standardized Emergency Management System (SEMS), established the geographic area of the County of Fresno as the Fresno County Operational Area, and designated Fresno County as the Operational Area Lead Agency. In the County's role as the Operational Area Lead Agency, the County Office of Emergency Services (OES) maintains ongoing communication with local government agencies (County Departments, Incorporated Cities, Special Districts, and Public School Districts), as well as many State and Federal agencies and nonprofit organizations to maintain and enhance the communities' capability to respond to and recover from disasters.
HS-A.B			
The County shall continue to monitor and periodically evaluate County emergency planning, operations, and training capabilities. (See Policy HS-A.1)	County Office of Emergency Services	Ongoing	The County Office of Emergency Services (OES) implements this program on an ongoing basis. OES is located within the Department of Public Health, Environmental Health Division and coordinates planning, preparedness, response and recovery efforts for disasters occurring within the unincorporated areas of Fresno County. Fresno County OES coordinates the development and maintenance of the Fresno County Operational Area Master Emergency Services Plan, which is updated periodically.

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-A.C			
The County shall continue to periodically evaluate County-owned safety and emergency management facilities and public utility systems for susceptibility to damage due to flood inundation or seismic or geologic hazards and implement corrective actions should problems be identified. (See Policies HS-A.2 and HS-A.3)	PW&P County Office of Emergency Services	Ongoing	No changes associated with this program occurred in 2021. The County Department of Internal Services evaluates County facilities in conjunction with concerns raised by the occupying department. Facility issues or any damage resulting from events are inspected with the assistance of Risk Management staff and qualified consultants or sub-consultants. Modifications, improvements, or construction of new structures to replace existing facilities are also evaluated with the assistance of staff from the Department of Public Works and Planning. A more comprehensive inventory of existing facilities is targeted as budgeting and staffing permit.
HS-A.D			
The County shall continue to conduct programs to inform the general public of emergency preparedness and disaster response procedures. (See Policy HS-A.4)	County Office of Emergency Services	Ongoing	In 2020, during the Creek Fire Disaster, the County Office of Emergency Services (OES) coordinated disaster response with other local and state agencies including coordination of an Emergency Operations Center to assist disaster victims. This effort continues into 2021 The County Office of Emergency Services (OES) implements this program on an ongoing basis. The County OES maintains contact and emergency information on the County's website. The Fresno County Multi-Hazard Mitigation Plan provides additional details regarding County hazards and responses to mitigate damage or injury. In addition, the Public is also encouraged to obtain family and business preparedness information at websites maintained by The American Red Cross and FEMA.

APPENDIX A

Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-B Fire Hazards			
HS-B.A			
The County shall review the design of all buildings and structures to ensure they are designed and constructed to State and local regulations and standards as part of the building permit plan check process. (See Policy HS-B.2)	PW&P	Ongoing	<p>No changes associated with this program occurred in 2021.</p> <p>The Department of Public Works and Planning continues to review all proposed developments to ensure they are designed and constructed to meet the State and local regulations as part of the building permit and plan check processes.</p>

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PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-C Flood Hazards			
HS-C.A			
The County shall continue to participate in the Federal Flood Insurance Program. The County shall maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available. In the County's review of applications for building permits and discretionary permits and proposals for capital improvement projects, the County shall determine whether the proposed project is within the 100-year floodplain based on these maps. (See Policy HS-C.7)	PW&P	Ongoing	<p>No changes associated with this program occurred in 2021.</p> <p>The Department of Public Works and Planning maintains the most current FEMA flood hazard maps and updates the information as necessary or as new data/maps are released by FEMA. All submitted projects are reviewed to determine proximity to the 100-year floodplain during the grading permit process.</p>
HS-C.B			
The County shall continue to implement and enforce its Floodplain Management Ordinance. (See Policy HS-C.8)	PW&P	Ongoing	The Department of Public Works and Planning reviews all submitted projects for conformance with floodplain requirements through the grading permit process. Staff continued this process in 2021 evaluating both ministerial and discretionary proposals with respect to the designated floodplains.
HS-C.C			
The County shall continue to develop and review relevant dam failure evacuation plans and continue to provide public information on dam failure preparedness. (See Policy HS-C.13)	<p>PW&P</p> <p>County Office of Emergency Services</p>	Ongoing	<p>No changes associated with this program occurred in 2021.</p> <p>There are 23 dams within Fresno County that pose a significant risk to people and/or property. The Fresno County Office of Emergency Services has developed dam failure evacuation plans for each of these 23 dams. The Fresno County Multi-Hazard Mitigation Plan evaluates dam failure in Fresno County. According to this document, there were 14 dam failures between 1976 and 1983, but all were earthen dams on private property. Although there remains a risk of dam failure in Fresno County, there have not been any failure of major dams.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-D Seismic and Geological Hazards			
HS-D.A			
The County shall regularly review readily available information published by the California Division of Mines and Geology and other agencies and use the information to update County maps and the General Plan Background Report. (See Policies HS-D.1 and HS-D.2)	PW&P	Ongoing	<p>The County is in the process of Review and Revision of the General Plan documents including the Background Report. The Background Report will update maps based on the information published by the State Division of Mines and Geology.</p> <p>The County regularly reviews material published by the California Division of Mines and Geology and updates the maps and the General Plan Background Report as necessary. Further, County staff actively engages with and discusses proposed mining projects with State Mining and Geology Board staff.</p>
HS-D.B			
The County shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single-family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the County shall implement a program to mitigate potential hazards.	PW&P	FY 02-03; 03-04	<p>Since unreinforced masonry buildings are not allowed within the unincorporated areas, this program will be deleted as part of the ongoing General Plan Review process.</p> <p>A survey was conducted in 1991 to identify all unreinforced masonry buildings in the unincorporated areas of Fresno County. The survey did not identify any building to be below acceptable standards.</p>
HS-D.C			
The County shall develop a public awareness program to aid in the identification and mitigation of unreinforced masonry structures. (See Policy HS-D.6)	PW&P	FY 02-03	<p>This program will be deleted as part of the ongoing General Plan Review process.</p> <p>Because no unreinforced masonry buildings have been located within the unincorporated areas of the County, a public awareness program has not been developed.</p>

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Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-E Airports Hazards			
HS-E.A			
The County shall refer to the Fresno County Airport Land Use Commission for review of projects within the Airport Review Area requiring amendments of general, community and specific plans, airport master plans, rezoning applications, zoning ordinance text amendments, and building code amendments for consistency with the appropriate Airport Land Use Policy Plan.	PW&P County Airport Land Use Commission	Ongoing	All land use applications in the vicinity of an airport in the County are referred to the Airport Land Use Commission (ALUC) that is administered by FCOG, for evaluation of consistency with the Airport Land Use Plan. Recommendations of the ALUC are considered as part of the staff's evaluation of the proposed projects.
HS-F Hazardous Materials			
HS-F.A			
The County shall review discretionary uses which involve use of hazardous materials or generate hazardous wastes in regulated quantities. (See Policy HS-F.2)	PW&P Public Health	Ongoing	The County Health Department continues to review discretionary land use proposals that generate hazardous materials. The Department of Public Works and Planning routes discretionary permit applications to the Health Department for review and comment. Any proposed project that may generate hazardous material will be required to comply with the recommended conditions or mitigation measures.

APPENDIX A

Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-F.B			
The County shall investigate funding alternatives for site acquisition, development, and operation for a permanent household waste facility.	PW&P	FY 01-02	<p>In 2021, the County continued its effort to construct a 2.67-acre Regional Environmental Compliance Center.</p> <p>On October 22, 2019, the Board of Supervisors approved CUP No. 3629 authorizing the establishment of a 2.67-acre Regional Environmental Compliance Center for collection of household hazardous waste. This facility has not yet been constructed.</p> <p>On March 14, 2013, the County received Planning Commission's approval to permit the establishment of a 15,000 square-foot household hazardous waste facility at the American Avenue Landfill. This Facility has since been constructed and is operational.</p> <p>The County will continue seeking funding for site acquisition, development, and operation of additional permanent household waste facilities in the County.</p>

APPENDIX A
Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-F.C			
The County shall review the plans to mitigate soil or groundwater contamination for redevelopment or infill projects. (See Policy HS-F.4)	PW&P Public Health	Ongoing	<p>In 2021, projects continued to be evaluated by the County Department of Public Health and the California Regional Water Quality Control Board.</p> <p>Proposed development projects are referred to the County Health Department for review and comment. If the subject site is identified as a contaminated site, Health Department staff recommends mitigation measures to address soil or groundwater contamination. The recommended mitigation measures will be considered as part of the environmental review process and will be imposed on the proposed project to address the soil or ground water contamination for proposed project sites.</p>
HS-G Noise			
HS-G.A			
The County shall amend and enforce the Fresno County Noise Ordinance as necessary, consistent with the policies and standards within this element. (See Policies HS-G.1 through HS-G.9)	PW&P Public Health	FY 01-02	<p>There was no notable activity related to this program in 2021.</p> <p>The County Health Department will continue to enforce the Fresno County Noise Ordinance and amend its policies as necessary.</p> <p>Discretionary land use permits which may potentially generate excessive noise levels are often required to complete a noise analysis, and proposals within designated noise areas of airports are evaluated or limited to avoid conflicts with General Plan noise standards.</p>

APPENDIX A

Review of General Plan Implementation Programs

PROGRAM	RESPONSIBLE DEPARTMENT	TIME FRAME	STATUS
HS-G.B			
The County shall develop an effective noise control program that includes: A) An ordinance (1) defining acceptable noise levels based on land use, (2) setting forth monitoring methodology and determination of violations, (3) defining exemptions and variance procedures, and (4) delineating enforcement and abatement procedures; and B) A public information program to inform County residents of the impact of noise on their lives.	PW&P Public Health	FY 01-02	<p>This ongoing program had no notable activities related to this program occurred in 2021.</p> <p>All land use projects are evaluated for potential noise impacts as required by the California Environmental Quality Act (CEQA) and appropriate mitigation measures are incorporated as necessary. As stated in response to HS-GA above, Public Works and Planning staff coordinates with the County Health Department regarding discretionary land use permits, and additional evaluation may be required for projects that may potentially generate excessive noise levels. However, a noise control program that addresses all components of this Implementation Program has not been developed.</p>

APPENDIX B

GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT FOR THE 2021 CALENDAR YEAR

Jurisdiction	Fresno County Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6		7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								0	8	0	47	0	102	54	211	211	0						
	33818013	9099 CHANCE		2020 108975	MH	O	2/24/2021				1				1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	12853007	34190 LODGE		2021 001724	MH	O	4/2/2021				1				1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	30916027S	3054 MC CALL		2020 109219	MH	O	4/5/2021				1				1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	05512033S	2820 KRUGER		2021 003925	MH	O	6/1/2021		1						1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	06323053	7740 MOUNT WHITNEY		2021 096703	MH	O	7/22/2021				1				1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	37306130	6780 WAKEFIELD		2021 097509	MH	O	7/23/2021								1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.	
	05544013	21037 EAST		2021 100752	MH	O	10/14/2021					1				1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11834074	28715 AUBERRY		2020 105979	SFD	O	1/14/2021								1	1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11834073	28721 AUBERRY		2020 105975	SFD	O	1/14/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12846160	35911 AUNT JULIA		2020 107352	SFD	O	1/21/2021								1	1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13040905	38442 WOODLAND		2020 110152	SFD	O	1/27/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	42528211	4611 ARTHUR		2020 106692	SFD	O	1/28/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	50103331	4468 VANDEGRIFT		2020 105622	SFD	O	2/1/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30926074	3289 FLYER		2020 110372	SFD	O	2/9/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	06351327S	3922 BRADLEY		2020 109558	SFD	O	2/11/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12025910	42090 NUTMEG		2020 108336	SFD	O	2/12/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068203S	20110 GENTEEL		2021 000156	SFD	O	2/12/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068109S	20123 GENTEEL		2021 000151	SFD	O	2/12/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	30068201S	20122 GENTEEL		2021 000154	SFD	O	2/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068202S	20116 GENTEEL		2021 000155	SFD	O	2/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068108S	20117 GENTEEL		2021 000152	SFD	O	2/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068107S	20111 GENTEEL		2021 000153	SFD	O	2/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	68014005	3568 QUEENS		2020 105109	SFD	O	2/16/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	16038402	7157 CIANCETTI		2020 106483	SFD	O	2/17/2021					1				1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30059001	19688 VIA PALLAZO		2020 108957	SFD	O	2/22/2021					1				1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068204S	20104 GENTEEL		2021 000157	SFD	O	2/24/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068205S	20098 GENTEEL		2021 000158	SFD	O	2/24/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068206S	20092 GENTEEL		2021 000159	SFD	O	2/24/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30831078	12520 RICHERT		2020 106651	SFD	O	2/24/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068226S	20167 SIENA		2021 000161	SFD	O	3/2/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068224S	20155 SIENA		2021 000163	SFD	O	3/2/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068225S	20161 SIENA		2021 000162	SFD	O	3/2/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	68001049S	3895 RENO		2020 111183	SFD	O	3/10/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	65304136S	20552 GRANTLAND		2019 109370	SFD	O	3/10/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13051012	36735 PETERSON		2020 110567	SFD	O	3/10/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33316014S	3470 MACDONOUGH		2020 104928	SFD	O	3/15/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	31236012	2109 VISTA		2020 109582	SFD	O	3/16/2021								1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	39328080	10700 CONEJO		2020 106363	SFD	O	3/16/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13029036	35827 LOWER CRESSMAN		2021 000254	SFD	O	3/17/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	55702101	5037 PERRIN		2020 108315	SFD	O	3/23/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068301S	20103 PALMINA		2021 000164	SFD	O	3/26/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068302S	20114 PALMINA		2021 000165	SFD	O	3/26/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068303S	20108 PALMINA		2021 000166	SFD	O	3/26/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068304S	20102 PALMINA		2021 000167	SFD	O	3/26/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068222S	20143 SIENA		2021 000168	SFD	O	3/26/2021							1		1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	30068223S	20149 SIENA		2021 000169	SFD	O	3/26/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	4153502S	2315 DOVEWOOD		2020 111184	SFD	O	4/6/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15820374	20347 THERMAL		2020 110200	SFD	O	4/8/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58001026S	12659 AUBERRY		2019 109963	SFD	O	4/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33311171	16249 ANNADALE		2020 109387	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068219S	20124 SIENA		2021 002190	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068402S	20098 MARRONE		2021 002198	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068306S	20111 SIENA		2021 002193	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068220S	20131 SIENA		2021 002189	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068221S	20137 SIENA		2021 002188	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068305S	20117 SIENA		2021 002192	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068401S	20104 MARRONE		2021 002197	SFD	O	4/19/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13077007	44035 AUBERRY		2021 000239	SFD	O	4/20/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58014006	3561 QUEENS		2021 000506	SFD	O	4/20/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15820369	21900 COBBLESTONE		2020 110037	SFD	O	4/27/2021				1					1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30827076	9755 BARSTOW		2020 111161	SFD	O	5/5/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13003106	40860 WOODLAND		2021 001805	SFD	O	5/6/2021									1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	51104006S	5757 ASHLAN		2019 110089	SFD	O	5/11/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068218S	20118 SIENA		2021 002191	SFD	O	5/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068307S	20105 SIENA		2021 002194	SFD	O	5/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068217S	20112 SIENA		2021 002195	SFD	O	5/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068216S	20106 SIENA		2021 002196	SFD	O	5/12/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	00117305	17365 DAVIDSON		2018 107328	SFD	O	5/12/2021				1					1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	3002403S	20025 VENTANA HILLS		2021 003216	SFD	O	5/17/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13040523	39153 GRANITE		2021 001758	SFD	O	5/18/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13020014	44683 AUBERRY		2021 005029	SFD	O	5/24/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30060015	20339 VENTANA HILLS		2021 003839	SFD	O	5/24/2021						1			1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	05507128S	1271 LAGUNA	2020 109253	SFD	O	5/25/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068215S	20105 PESCARA	2021 003978	SFD	O	6/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068407S	20068 MARRONE	2021 003977	SFD	O	6/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068406S	20074 MARRONE	2021 003976	SFD	O	6/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068405S	20080 MARRONE	2021 003975	SFD	O	6/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068404S	20086 MARRONE	2021 003974	SFD	O	6/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	34008021	5816 CHESTNUT	2020 109478	SFD	O	6/3/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15003129	11880 MENDOCINO	2021 000858	SFD	O	6/8/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13837124	14660 MORGAN	2020 108800	SFD	O	6/9/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13040127	38281 SOLITUDE	2021 000783	SFD	O	6/25/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30802184	13697 BULLARD	2020 110392	SFD	O	6/28/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13048037	36105 CRESSMAN	2021 004004	SFD	O	6/28/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13637535	43193 GARNET	2020 107207	SFD	O	6/30/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15802232	18949 WATTS VALLEY	2021 004063	SFD	O	7/1/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15802233	18131 WATTS VALLEY	2021 002429	SFD	O	7/2/2021					1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13083023	41189 SILVER PINE	2021 001077	SFD	O	7/2/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	16019150	38566 DUNLAP	2021 001467	SFD	O	7/2/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068403S	20092 MARRONE	2021 003973	SFD	O	7/12/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	31235031S	5614 MC KINLEY	2020 111268	SFD	O	7/13/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13019207	45032 AUBERRY	2021 004059	SFD	O	7/13/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13829078	19109 INDIAN CAMP	2021 004992	SFD	O	7/19/2021					1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13027014	37360 GLENWOOD	2021 003496	SFD	O	7/20/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068210S	20135 PESCARA	2021 004643	SFD	O	7/21/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068214S	20111 PESCARA	2021 004639	SFD	O	7/21/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068501S	20058 SUNSET	2021 004645	SFD	O	7/21/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068212S	20123 PESCARA	2021 004641	SFD	O	7/21/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068504S	20080 SUNSET	2021 004648	SFD	O	7/21/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	30068506S	20096 SUNSET	2021 004650	SFD	O	7/21/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	55305208	6809 HIGHLAND	2021 002184	SFD	O	7/21/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068209S	20141 PESCARA	2021 004644	SFD	O	7/22/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068502S	20068 SUNSET	2021 004646	SFD	O	7/22/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068505S	20086 SUNSET	2021 004649	SFD	O	7/22/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068503S	20074 SUNSET	2021 004647	SFD	O	7/22/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068213S	20117 PESCARA	2021 004640	SFD	O	7/23/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58002049	12394 AUBERRY	2019 109779	SFD	O	7/23/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58002049	12382 AUBERRY	2019 109781	SFD	O	7/23/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351309S	3878 WILDA	2021 000061	SFD	O	7/23/2021				1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351307S	3858 WILDA	2021 000066	SFD	O	7/23/2021				1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351308S	3870 WILDA	2021 000067	SFD	O	7/23/2021				1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351402S	3941 WILDA	2021 000064	SFD	O	7/23/2021				1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	18517001	3594 ALTA	2021 001136	SFD	O	7/29/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11834071	28731 AUBERRY	2020 105972	SFD	O	7/29/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30032006S	12901 AUBERRY	2021 001251	SFD	O	7/30/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13048003	34929 TOLLHOUSE	2021 005522	SFD	O	8/2/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12874013	42187 BALD MOUNTAIN	2021 004631	SFD	O	8/3/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58014001	3732 QUEENS	2020 109969	SFD	O	8/4/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13028013	37190 CRESSMAN	2021 004466	SFD	O	8/11/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13829026	19711 TOLLHOUSE	2017 107109	SFD	O	8/11/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13044016	44492 AUBERRY	2021 005530	SFD	O	8/16/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13040904	38121 WOODLAND	2021 003285	SFD	O	8/16/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30068211S	20129 PESCARA	2021 004642	SFD	O	8/17/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13019113	45265 AUBERRY	2021 005714	SFD	O	8/17/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15033024	13241 FALCON MEADOW	2021 001418	SFD	O	8/17/2021						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13079040	40757 SILVERTIP	2021 000516	SFD	O	8/18/2021				1				1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	30809330S	4471 ROUND MOUNTAIN		2021 003424	SFD	O	8/18/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12809167	42722 SNOW		2020 108702	SFD	O	8/18/2021		1							1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12875047S	35288 QUAIL OAK		2020 110963	SFD	O	8/18/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	31241020	6071 OLIVE		2021 000969	SFD	O	8/25/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13007263	35512 LOWER CRESSMAN		2021 005536	SFD	O	8/26/2021				1					1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067404S	20046 SUNSET		2021 098630	SFD	O	8/27/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067405S	20052 SUNSET		2021 098632	SFD	O	8/27/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33108042S	3102 PEACH		2020 108392	SFD	O	8/31/2021				1					1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58001020S	3549 RENO		2021 005871	SFD	O	9/1/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13044018	44493 AUBERRY		2021 096789	SFD	O	9/2/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13613114	42238 SUMMIT CREEK		2019 109942	SFD	O	9/2/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11616015	42128 ACORN		2021 005684	SFD	O	9/7/2021				1					1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351314S	3923 BRADLEY		2021 003737	SFD	O	9/8/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33331040	20505 GOODFELLOW		2020 110566	SFD	O	9/10/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30049013S	21848 EASTMERE		2020 105263	SFD	O	9/14/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13637502	42005 RHINESTONE		2021 004190	SFD	O	9/15/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	19009063	38882 DUNLAP		2021 004723	SFD	O	9/15/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30905151	10410 PRINCETON		2021 004237	SFD	O	9/21/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30835039	13140 BULLARD		2020 110694	SFD	O	9/21/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13087105	39484 CREST POINT		2021 003169	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067307S	20035 SUNSET		2021 097672	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067308S	20029 SUNSET		2021 097673	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067310S	20017 SUNSET		2021 097675	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067401S	20026 SUNSET		2021 098743	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30067309S	20023 SUNSET		2021 097674	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30926086	3178 DEL REY		2021 097048	SFD	O	9/23/2021						1			1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30031044S	15624 FRIANT		2021 006028	SFD	O	9/29/2021							1		1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	13044017	44465 AUBERRY		2021 097947	SFD	O	9/30/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	34007004	4541 AMERICAN		2020 110137	SFD	O	10/1/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11314114T	55339 POINT		2021 004518	SFD	O	10/4/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11314122T	55320 POINT		2021 004516	SFD	O	10/4/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13040816	39614 POND		2021 004632	SFD	O	10/5/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13068107	40772 COLD SPRINGS		2021 002265	SFD	O	10/7/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	58201007	6775 HARVEY		2021 004950	SFD	O	10/7/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15033009	13294 FALCON MEADOW		2021 098498	SFD	O	10/12/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30809311S	14659 SHAW		2021 006309	SFD	O	10/14/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	55902166S	8418 SUNNYSIDE		2020 108958	SFD	O	10/21/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351606S	20718 TROUTDALE		2021 000070	SFD	O	10/27/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351607S	20720 TROUTDALE		2021 000148	SFD	O	10/27/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351202S	3856 EARL		2021 000072	SFD	O	10/27/2021						1			1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05351401S	3953 WILDA		2021 000145	SFD	O	10/27/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12835053	42170 CEDAR SPRINGS		2021 099971	SFD	O	10/29/2021									1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	51204303	3598 CHATEAU FRESNO		2021 000050	SFD	O	11/1/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13051012	36735 PETERSON		2020 110567	SFD	O	3/10/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	12818022	42444 PINECONE		2021 004103	SFD	O	11/1/2021								1	1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15026006	14480 ACADEMY OAKS		2021 002430	SFD	O	11/4/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	56502046	7930 DEWOLF		2020 111043	SFD	O	11/16/2021								1	1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	55705211	5910 PROVINCE		2021 002813	SFD	O	11/16/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	05328102S	21305 FELAND		2021 004675	SFD	O	11/17/2021								1	1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30808165	12492 ASHLAN		2021 100986	SFD	O	11/17/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13519006	39351 LITTLERIDGE		2021 004933	SFD	O	11/22/2021							1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	02002113S	18479 NIELSEN		2021 000256	SFD	O	11/23/2021									1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	56005232	8213 MARION		2021 096682	SFD	O	12/6/2021									1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13046043	35990 PETERSON		2021 097132	SFD	O	12/14/2021				1					1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

	13068109	40796 COLD SPRINGS	2021 002413	SFD	O	12/15/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	50009149	3588 BUENA VISTA	2021 002837	SFD	O	12/15/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30023010	19770 VENTANA HILLS	2021 098488	SFD	O	12/17/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13048025	36280 CRESSMAN	2021 004102	SFD	O	12/22/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30827005S	5337 MC CALL	2021 099967	SFD	O	12/22/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	2020048	19803 MUSCAT	2021 000695	MH	O	1/29/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	19024513	37025 FEATHER	2021 001725	MH	O	3/29/2021			1					1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	44905014	1565 VALENTINE	2021 104832	MH	O	12/27/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11824125	32748 FRAZIER	2021 002841	MH	O	4/2/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	19022025S	39255 ARGENBRIGHT	2021 000564	MH	O	4/15/2021			1					1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	36507111	17617 MANNING	20 20 102283	MH	O	4/16/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	11824126	32756 FRAZIER	2021 002861	MH	O	4/30/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	3034202	5939 ANTHONY	2021 000547	MH	O	5/25/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33503142	7683 CHERRY	2021 000980	MH	O	5/27/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	09018011S	47960 LOST HILLS	2021 005117	MH	O	5/27/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	31410002	10303 BELMONT	2021 004213	MH	O	5/28/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	32802641	4382 FRUIT	2021 001102	MH	O	6/1/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33803239S	9314 CHERRY	2020 107795	MH	O	6/3/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	34504030	7245 WILLOW	2021 006056	MH	O	6/18/2021							1	1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	19036030	50293 CHUCKWAGON	2021 005665	MH	O	7/8/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	33214004	3731 GREENWOOD	2021 002373	MH	O	7/14/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	39304092	13370 NEBRASKA	2021 000876	MH	O	8/5/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	30818101	5502 MC CALL	2021 005293	MH	O	8/19/2021						1		1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13029035	35836 LOWER CRESSMAN	2021 003907	MH	O	12/6/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	04223011S	11106 CEDAR	2021 004965	MH	O	8/30/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	01517116S	25145 WHITESBRIDGE	2020 104972	MH	O	9/13/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	02508079S	12212 JENSEN	2021 101539			11/8/2021					1			1	0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

					MH	O							1			1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	13024001	38019 PETERSON		2021 099451	MH	O	11/9/2021			1						1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	03506112S	8640 MCMULLIN		2021 102151	MH	O	11/10/2021									1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	18539008S	36210 MISTLETOE		2021 100340	MH	O	12/2/2021					1				1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.
	15327017	29844 SUNNYSLOPE		2021 103170	MH	O	12/2/2021						1			1		1		0	No	No	N/A	Approved	Based on anticipated sales price compared to sales price of equivalent units.

Jurisdiction	Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2018 - 12/31/2022

Jurisdiction	Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2016 - 12/31/2021

Jurisdiction	Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2016 - 12/31/2020

Jurisdiction	Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2018 - 12/31/2023

Jurisdiction	Fresno County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	460	-	-	-	2	-	-	-	-	-	76	384
	Non-Deed Restricted		-	-	-	26	20	20	8	-	-		
Low	Deed Restricted	527	-	-	-	-	-	-	-	-	-	106	421
	Non-Deed Restricted		-	-	-	9	40	10	47	-	-		
Moderate	Deed Restricted	589	-	-	-	-	-	-	-	-	-	404	185
	Non-Deed Restricted		102	63	54	18	20	45	102	-	-		
Above Moderate		1,146	162	38	71	-	56	44	54	-	-	425	721
Total RHNA		2,722											
Total Units			264	101	125	55	136	119	211	-	-	1,011	1,711

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only included units that were permitted during the portion of the year that was in the 6th cycle.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Fresno County - Unincorporated	
Reporting Year		2021	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<p style="text-align: center;">Housing Programs Progress Report</p> <p>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>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Regional Collaboration on Housing Opportunities	The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.	Ongoing	In the 2021calendar year, representatives of the local governments who participated in the Fifth-Cycle Housing Element Update (Committee) met virtually to discuss the possibility of preparing a Multi-Jurisdictional Housing Element for the Six-Cycle update.
1. Regional Collaboration on Housing Opportunities	Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.	Ongoing	In 2021, the Committee discussed regional issues, including infrastructure challenges and farmworker housing. Fresno County is also working with the cities within the County to address homelessness.
1. Regional Collaboration on Housing Opportunities	The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.	Ongoing	The Committee met via video conferencing to discuss the Fifth-Cycle and the potential for preparing a Six-Cycle Multi-Jurisdictional Housing Element Update.
1. Regional Collaboration on Housing Opportunities	The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.	Ongoing	An official from the Fair Housing of Central California made a presentation to the Committee to discuss how to handle complaints on fair housing issues. Any complaint on fair housing is forwarded to the Fair Housing of Central California for investigation.

1. Regional Collaboration on Housing Opportunities	The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.	Ongoing	The Committee is committed to assisting agencies in applying for grant funding for affordable housing development and infrastructure improvement throughout the County of Fresno. The County was awarded funds in 2021 to conduct a feasibility study on creating a Regional Housing Trust to increase the amount of funds available to build affordable housing. The study will be conducted in 2022.
1. Regional Collaboration on Housing Opportunities	Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	Ongoing	The Committee seeks to work collaboratively with other cities in the County as well as other agencies to find proper locations for the development of affordable housing, including farmworker housing. Additionally, the County is conducting two surveys, one survey is to find the farmers need for housing on their farms, and the other is to find the housing needs of farmworkers, including their desire for housing on the farms. The survey of the farmers was distributed in 2021 and the survey of farmworker will be distributed in 2022.
Relevant Policies: 1.3, 1.4, 1.7, 4.2, 4.3, 4.6	SEE ABOVE	SEE ABOVE	SEE ABOVE
2. Review Annexation Standards in Memorandum of Understanding	During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	Ongoing	The County works with cities on the annexation of land to allow the cities to meet their share of Regional Housing Needs Allocation.
Relevant Policies: 1.1, 1.3, 1.4	SEE ABOVE	SEE ABOVE	SEE ABOVE
3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency.	This program has been implemented.	Amendments to the land Use and Agriculture of the General Plan and various sections of the Zoning Ordinance were approved by the Board of Supervisors on November 24, 2020, to achieve internal consistency and to bring these documents in compliance with the Housing Element laws. This program has been implemented.

3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Maintain and annually update the inventory of residential land resources.	Ongoing	The County annually monitors the inventory of lands identified in the Housing Element to ensure the County maintains the capacity to accommodate its share of RHNA obligations. See the analysis for the 2020 calendar year below.
3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need.	Ongoing	<p>The County annually monitors its inventory of lands identified in the Housing Element inventory to ensure there are adequate sites available to accommodate the County's RHNA obligations for the remainder of the Fifth-Cycle Housing Element cycle. Per discussion under RHNA Summary in the County's Certified Fifth-Cycle Update, the County had a remaining Fifth-Cycle RHNA obligation of 2,722 units, including 460 units for the Very Low-Income, 527 units for the Low-Income, 589 units for the Moderate-Income, and 1146 units for the Above Moderate-Income populations.</p> <p>After accounting for units built or under construction, planned and approved projects, and comparing the remaining RHNA obligations against available vacant land, the County's Fifth-Cycle Housing Element identified a surplus vacant land for 1,123 units in the Very-Low and the Low-Income categories, a surplus vacant land for 2,826 units in the Moderate-Income category and 7,227 units for the Above Moderate-Income category beyond the County's RHNA obligations. It should be mentioned that in 2021 the Superior Court ordered the County to set aside land use approvals for the Friant Ranch Specific Plan. When reducing the number of housing units that the Friant Ranch development could accommodate, the remaining inventory can accommodate the following number of units: 5,123 units for the Above Moderate-Income category, 2,480 for Moderate Income Category, and 1,073 units for the Very Low and Low-Income categories. Based on the remaining RHNA obligations that are shown in Table B, the County currently has adequate vacant land inventory to accommodate the remaining number of units in all income categories for the balance of the Fifth-Cycle Update.</p>

3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Continue to designate and zone adequate sites to meet special housing needs as required.	Ongoing	The Board of Supervisors approved amendments to the Zoning Ordinance in November of 2015 and November 2020 which among other things, identified zones that can accommodate populations with special needs.
3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities.	Ongoing	The County's General Plan promotes development of housing for all income groups within the existing unincorporated communities. Amendments to the General Plan and the Zoning Ordinance approved by the Board of Supervisors on November 24, 2020 to increase the density on land designated and zoned for multi-family residential development to 20 units per-acre in order to lower the cost of housing. The Zoning Ordinance amendment approved by the Board included the Density Bonus provisions to reduce the cost of housing development and to promote the development of affordable housing. Additionally, the County has suspended the collection of impact fees to further lower the cost of housing development, including housing for low-income populations. In the 2021 calendar year, the County continued working with developers to promote development within the existing unincorporated communities.
3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Direct interested residential developers, especially affordable housing developers throughout the County, to Community Plan and Specific Plan areas where amenities are or can be located and where water and sewer service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas.	Ongoing	The County continues to direct interested residential developers, including affordable housing developers, to develop in the County's unincorporated communities including the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquility areas. In the calendar year 2021, County staff met with interested developers, the Fresno Housing Authority, Self-Help Enterprises, Habitat for Humanity Fresno County, and Central Valley Coalition for Affordable Housing to discuss residential development within Fresno County's unincorporated communities.

3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures or other mechanism by 2017 to promote development.	2017 and Ongoing	The County meets with interested developers to discuss constraints and opportunities for the development of affordable housing on sites zoned for the development of mobile home parks. The County has committed to supporting housing developers and agencies who are active in the development of affordable housing such as the Fresno Housing Authority and Self-Help Enterprises in the application of funds for affordable housing development, including State HCD and USDA Rural Development loans and grants, and other funding sources that may become available. The suspension of impact fees by the Board of Supervisors is an incentive for the development of affordable housing in unincorporated communities including sites that are zoned for mobile home park development. In calendar year 2021, County staff met virtually with two mobile home park developers who expressed interest in developing a mobile home park in the unincorporated Fresno County. County staff also spoke with staff from California Rural Legal Assistance (CRLA) regarding residents interested in purchasing an existing mobile home park. Additionally, County staff also discussed Trailer Parks during two annual housing conferences held virtually in December 2021.
3. Adequate Sites Program. The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA).	Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.	Ongoing	The County has actively participated in the development of RHNA methodology for the past Housing Element Cycle updates including the Six-Cycle Housing Element Update in 2021 to ensure the allocations are reflective of the County's General Plan policies and are achievable
Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9	SEE ABOVE	SEE ABOVE	SEE ABOVE

4. Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.	Ongoing	The County has developed an application within its Permit Tracking System (known as AMANDA) that allows the Policy Planning Unit staff to monitor proposed discretionary projects and building permit applications that involve land that is included in the Fifth-Cycle Housing Element vacant land inventory. When the Assessor Parcel Number (APN) of a parcel that is included in the vacant land inventory is inputted in AMANDA, the system locks. The staff of the Zoning Unit has been instructed to contact the Policy Planning Unit staff who will look into the proposed permit. The Policy Planning Unit staff reviews the proposed permit. If the proposed permit would involve changing the land use designation or zoning of a parcel that would result in a reduction of available vacant land inventory in any income category, the applicant will be informed of appropriate actions that must be taken to remedy the reduction (per programs No.4). This procedure also allows County staff to monitor permit activities during any given calendar year. The Policy Planning Unit staff performs a quantitative analysis according to Government Code Section 65863 to determine whether the remaining sites included in the inventory are adequate to meet the County's remaining share of RHNA obligation for each income category for the duration of the Fifth-Cycle Update. Appropriate actions will be taken to ensure that the County maintains adequate inventory to accommodate housing in all income categories for the duration of the Fifth-Cycle.
4. Monitoring of Residential Capacity (No Net Loss)	Annually monitor the effectiveness of non-residential zones to facilitate residential development.	Ongoing	The Fifth-Cycle vacant land inventory includes parcels that are not zoned residential but would allow the development of multi-family residential. Since the adoption of the Fifth-Cycle Housing Element, the County has not received any residential development application on non-residentially zoned land. Without any housing development proposed on non-residentially zoned land, it is not possible to determine the effectiveness of utilizing non-residentially zoned land for residential development.
4. Monitoring of Residential Capacity (No Net Loss)	If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.	Ongoing	If the evaluation of a proposed development on a parcel that is included in the vacant land inventory demonstrates that the project will result in the reduction of the available vacant land for any specific income category, the County will rezone or upzone a similar size parcel to replenish the loss of the vacant land to accommodate housing for the same income category. The selected site will comply with the density provisions of this program.
Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6	SEE ABOVE	SEE ABOVE	SEE ABOVE
5. Lot Consolidation and Lot Splits	Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.	Ongoing	The County will assist interested landowners and developers with lot consolidation or lot splitting to accommodate residential development for all income groups. If lot consolidation or lot splitting is necessary, the County will process lot consolidation or lot splitting concurrently with a review of the proposed development. However, no residential development was submitted in the calendar year 2021 that required lot consolidation or lot splitting.

5. Lot Consolidation and Lot Splits	Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews.	Ongoing	The County will streamline the processing of lot consolidation or lot splitting by processing them concurrently with other required development reviews.
5. Lot Consolidation and Lot Splits	Annually monitor lot consolidation activities as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.	Ongoing	The County monitors lot consolidations activities to facilitate residential development on smaller parcels and reports such lot consolidations to HCD as part of the APR to HCD. No residential development was submitted in 2021 that required lot consolidation.
5. Lot Consolidation and Lot Splits	Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	Ongoing	The County encourages/requires master plans or specific plans as part of processing entitlements for large landholdings.
Relevant Policies: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6	SEE ABOVE	SEE ABOVE	SEE ABOVE
6. Coordination of Infrastructure and Services	Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends.	Ongoing	County staff communicates with water and sewer service providers to assess the infrastructure and services in unincorporated communities and their plan for expansion of infrastructure and services to accommodate growth. The County encourages water and sewer service providers to improve infrastructure in communities with service deficiencies. County staff annually publishes and sends out notices to service providers regarding the application period to apply for grants to fund public facility and infrastructure improvement projects in the eligible unincorporated areas of Fresno County. In 2021, Fresno County awarded funding to three projects in the unincorporated areas of Fresno County (Riverdale Memorial Hall Improvements, Caruthers Wastewater Treatment Plant Sludge Bed, and Caruthers Fire Hydrant Improvements), and four projects in incorporated cities (Fowler Panzak Park ADA Restroom, Kerman Stanislaus Avenue Park Development, Selma ADA Sidewalk Improvements, and Mendota Rojas Pierce Park Improvements).

6. Coordination of Infrastructure and Services	As part of coordination and communication with CSDs, provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies (see Table 2A-6 in the Appendix).	Ongoing	County staff continues to coordinate with water and sewer service providers to assess development trends, needs for infrastructure and services, and plans for expansion of services. Staff regularly communicates with the independent service providers to identify community infrastructure needs and available resources. The County encourages water and sewer service providers to improve infrastructure in communities with service deficiencies. County staff annually publishes and sends out notices to service providers and community groups regarding the application period to apply to the County's CDBG program that provides grant funding for public facility and infrastructure improvement projects in the eligible unincorporated areas of Fresno County. The County also conducts a public workshop to provide assistance on preparing applications and the funding process and provides or assists with the procurement of engineering technical assistance.
6. Coordination of Infrastructure and Services	Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County's General Plan and Community Plan policies.	Ongoing	County staff disseminates information about funding opportunities for CSDs infrastructure and service expansions when they become available. The majority of funding available for infrastructure and service expansion focuses on urban areas. County staff searches for funding opportunities to expand CSD infrastructure including USDA and HCD funding opportunities for infrastructure-specific grants that could be used by CSDs and CSAs for needed improvements and expansion.
6. Coordination of Infrastructure and Services	As funding permits, CDBG and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources.	Ongoing	County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue opportunities to develop affordable housing. The County continues to monitor the State HCD, USDA, and HUD websites for NOFA for affordable housing for lower-income and farmworker households. In December of 2021, the County of Fresno hosted two housing forums to discuss housing issues and funding resources available through the County. The first forum provided the residents of Fresno County with an overview of housing services provided by various departments in the County and allowed residents to express their housing needs. The second forum was to educate potential developers about housing needs and the potential resources for development in the County. Gateway Apartments, in the City of Kerman, a 61-unit affordable housing project was previously awarded \$980,000 in County HOME funds and was completed and leased up in 2021. Linnaea Villas, in the City of Kingsburg, a 47-unit affordable housing project was previously awarded \$1,000,000 in County HOME funds is currently under construction and will be completed in March 2022. Both projects will leverage State Tax Credits

6. Coordination of Infrastructure and Services	Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.	Ongoing	<p>The County of Fresno regularly searches for funding opportunities to update community plans to attract developers to develop in the unincorporated communities of Fresno County. During the 2021 calendar year the County of Fresno submitted applications to HCD for the Local Early Action Planning (LEAP) Grant and the Fresno Council of Governments (COG) Planning grant. The County was awarded \$500,000 in LEAP funds. The fund will be utilized to conduct a feasibility study to form a local or reginal housing trust. Local housing leaders such as the Central Valley Housing Collaborative will be included in the efforts. The additional funds will be used to create plans for duplexes, triplex, and 4-plex to be given out to residents interested in constructing on their vacant lots.</p> <p>Additionally, the County was awarded \$292,500 from FCOG for the creation of a chapter that will result in a streamlined process that would expedite the updates of community plans in the future. Additionally, if there are enough funds the County will begin the process to update one community plan.</p>
6. Coordination of Infrastructure and Services	Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.	This program has been implemented.	Copies of the adopted Housing Element were distributed to all service providers serving the unincorporated communities following adoption of the Fifth-Cycle Housing Element.
Relevant Policy: 1.7	SEE ABOVE	SEE ABOVE	SEE ABOVE
7. Affordable Housing Incentives	The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households and households with special needs, such as seniors, disabled (including persons with developmental disabilities), the farmworkers, the homeless, and those at risk of homelessness. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.	Ongoing	County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to develop affordable housing. The County continues to monitor the State Department of Housing and Community Development (HCD), USDA, and HUD websites for Notices of Funding Ability (NOFA) for affordable housing for lower-income and farmworker households. The County also offers assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.

7. Affordable Housing Incentives	Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.	Ongoing	The County Zoning Ordinance includes a density bonus provision to facilitate the development of affordable housing. The County offers a pre-application process to identify potential project issues early in the process. The County also processes the required development applications concurrently as much as possible. These provisions are in place to facilitate the development of affordable housing for the low and very low-income population as well as the population with special needs and the elderly. The cooperation between the County and the cities within the County to address the housing needs at the regional level as well as the local level led to the collaboration between the County and twelve cities in preparation for a Multi-Jurisdictional Housing Element. The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated area and its partner cities, as its Federal HOME funding permits.
7. Affordable Housing Incentives	Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing	Ongoing	The County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to provide affordable housing. In December 2021, County staff hosted two housing forums to inform developers of the opportunities for housing development in unincorporated communities of Fresno County. Local agricultural businesses and community services districts were also invited to these meetings. Opportunities to expand affordable housing were discussed.
7. Affordable Housing Incentives	Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.	Ongoing	County staff monitors HCD and HUD websites for Notices of Funding Ability (NOFA) for developing affordable housing for lower-income households. Fresno County was awarded \$1,600,000 from the HCD's Permanent Local Housing Allocation program and awarded \$1,561,181, to the Esperanza Commons project to preserve 60 farmworker apartments in the City of Mendota. The County also submitted an application to be awarded its 2nd year of PLHA funds in the amount of \$2,554,272.

7. Affordable Housing Incentives	Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.	Ongoing	The County offers assistance to other agencies in accessing local, state, and federal funding for affordable housing. County Staff continues to support and encourage its partner agencies, cities, and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in applying for funds, including State HCD and USDA Rural Development loans and grants and other funding sources, to develop affordable housing in Fresno County.
7. Affordable Housing Incentives	Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.	Ongoing	The County continues its efforts to streamline and improve efficiencies in processing permits and building inspections. Currently, certain permit requests and requests for inspections can be submitted and processed online.
7. Affordable Housing Incentives	Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020.	2020	As was noted above, the County processes some building permits, requests for inspections, and payment of processing fees online.
Relevant Policies: 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	SEE ABOVE	SEE ABOVE	SEE ABOVE
8. Farmworker Housing	Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016.	Ongoing	The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity, and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2021, the County of Fresno hosted a community housing forum on December 7th and December 14th. At these meetings, the County, community members, and developers, discussed housing issues in the agricultural communities. Agricultural employers and workers were invited to this forum. Additionally, the County is conducting two surveys, one for farmers to determine their need for housing on their farmland, and another to determine the housing needs of farmworkers, including their desire for housing on farmland. The farmer survey was distributed in 2021 and the farmworker survey will be distributed in 2022.

8. Farmworker Housing	Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.	Ongoing	<p>The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity, Willow Partners, and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. In 2021, County staff met with housing developers to identify areas of possible development in the unincorporated communities of Fresno County. County Staff is working to facilitate a partnership between Self-Help Enterprises, Willow Partners, Habitat for Humanity Fresno County, and Fresno Housing Authority to explore the possibility of building an affordable housing development in unincorporated communities such as Del Rey, Biola, and Riverdale, which include many residents who are in the Very Low and Low- Income categories, including farmworkers. The County approved HOME funds to Self-Help Enterprises in the amount of \$535,000 and to Habitat for Humanity in the amount of \$450,00 for the acquisition, construction, and sale of two single-family developments. Both projects are currently under construction. Country Meadows 2, developed by Habitat for Humanity, will build eight single-family residences for sale to eligible low-moderate income households in the community of Riverdale. Reedley Homeownership Project, developed by Self-Help Enterprises, will build ten single-family residences for sale to eligible low-moderate income households in the City of Reedley. Both projects are utilizing USDA funds in the development of the projects. In November 2021, the County Awarded \$1,561,181 of the County's Permanent Local Housing Allocation Funds (PLHA) to the Mendota Esperanza Commons LP to preserve 60 farmworker housing units in the City of Mendota.</p>
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8. Farmworker Housing	Annually monitor the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.	Ongoing	The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority, Habitat for Humanity, and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. Funding sources include State HCD and USDA Rural Development loans and grants and other funding sources that may become available. The County continues to annually monitor the status of farmworker housing as part of the County's annual report to HCD. Additionally, the County is conducting two surveys, one for farmers to determine their need for housing on their farmland, and another to determine the housing needs of farmworkers, including their desire for housing on farmland. The farmer survey was distributed in 2021 and the farmworker survey will be distributed in 2022.
Relevant Policies: 1.2, 2.1, 2.3, 2.4, 2.5	SEE ABOVE	SEE ABOVE	SEE ABOVE
9. Preserving Assisted Housing	Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: 1. Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units; 2. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units; 3. Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units; 4. Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.	Ongoing	The County monitors housing units that become at risk of being converted to market-rate housing and works with the non-profit organizations to explore funding sources to acquire such units to keep the units affordable for the low and very low-income population. The County provides notice and informs tenants of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. Housing Authority of Fresno County (HAFC) manages, monitors, improves and creates assisted housing in the unincorporated Fresno County area. If any residents call requesting rental assistance, HAFC staff explains the benefits of Housing Choice Vouchers (Section 8) and provides information on obtaining such a voucher through the Fresno Housing Authority. No affordable housing rental projects in the unincorporated area were considered at risk of converting to market-rate housing in 2021.
Relevant Policy: 3.6	SEE ABOVE	SEE ABOVE	SEE ABOVE

10. Zoning Ordinance Amendments	Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R2, R2-A, R3, R3-A, R4, C4 and RP to 20 units per acre.	This program has been implemented.	Amendments to Zoning Ordinance were approved by the Board of Supervisors on November 24, 2020, to include density bonus provisions and increase density in R-2, R2-A, R3, R3-A, R4, C4, and RP to 20 units per acre. This program has been implemented.
10. Zoning Ordinance Amendments	Address the provision of Single-Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016.	This program has been implemented.	Amendments were approved to the Zoning Ordinance on November 24, 2020 that included the provisions of Single-Room Occupancy. This program has been implemented.
10. Zoning Ordinance Amendments	Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications.	This program has been implemented.	Amendments were approved to the Zoning Ordinance on November 24, 2020 that included development of multi-family housing development in the C-4 Zone District without a discretionary permit. This program has been implemented.
10. Zoning Ordinance Amendments	Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner.	Ongoing	In residential zones where limited agricultural uses are allowed, employee housing including farmworker housing, is a permitted use as a single-family residence
10. Zoning Ordinance Amendments	Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	Ongoing	The County reviews the effectiveness of the Zoning Ordinance and amends the Ordinance if necessary to remove or mitigate potential constraints with respect to development of housing.
Relevant Policies: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6	SEE ABOVE	SEE ABOVE	SEE ABOVE
11. Monitoring of Planning and Development Fees	Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.	Ongoing	At the public hearing of October 31, 2017, the Board of Supervisors conducted a public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue the suspension of the impact fees to November 10, 2018. At the public hearing of October 9, 2018, the Board of Supervisors conducted a public hearing to consider another amendment to the County Ordinance for Public Facilities Impact Fees. At the conclusion of the hearing, the Board decided to continue the suspension of the impact fees until further notice.

Relevant Policies: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6	SEE ABOVE	SEE ABOVE	SEE ABOVE
12.Housing Assistance Rehabilitation Program (HARP)	Provide rehabilitation assistance to households in the unincorporated area as federal funding is available and applications are received.	Ongoing	Fresno County did not receive applications from qualified applicants for HARP loans in the unincorporated area during the 2021 calendar year. This loan is a no-interest affordable payment loan for eligible housing rehabilitation. The County continues to market HARP to all unincorporated area homeowners and continues to meet with community groups to provide information on the program.
Relevant Policies: 3.2, 4.1	SEE ABOVE	SEE ABOVE	SEE ABOVE
13.Rental Rehabilitation Program (RRP)	Provide assistance for the rehabilitation of four rental housing units during the planning period (provided that federal funding is available and applications are received).	Ongoing	Fresno County did not provide any Rental Rehabilitation Program loans for housing rehabilitation projects in the unincorporated area during 2021. The County continues to market the Rental Rehabilitation Program to eligible rental property owners.
Relevant Policies: 3.2, 4.1	SEE ABOVE	SEE ABOVE	SEE ABOVE
14.Code Enforcement	Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.	Ongoing	One of the main goals of the Code Enforcement Program is to bring to the attention of residential landowners any existing Ordinance or Code Violation that creates a negative impact on their neighborhood and their property values. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs to abate building code violations. The County continues to enforce zoning and building codes to ensure compliance with land-use regulations and building codes. The County continues to enforce property maintenance standards and abate substandard structures.
Relevant Policies: 1.8, 2.5, 3.1, 3.2, 3.3, 3.4, 3.5, 4.1	SEE ABOVE	SEE ABOVE	SEE ABOVE
15. Homebuyer Assistance Program (HAP)	Provide assistance to income eligible households to purchase a home in the unincorporated areas as federal funding is available and applications are received.	Ongoing	The County did not provide any HAP loans in 2021. The County continues to market HAP to eligible first-time homebuyers and works closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants.
Relevant Policy: 2.8	SEE ABOVE	SEE ABOVE	SEE ABOVE

16. First-Time Homebuyer Resources	Promote available homebuyer resources on County website and public counters by 2016.	Ongoing	The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, as well as through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. During meetings with lenders and community groups, other non-County sources of available financing are also discussed. The County continues to review funding resources available from the State and Federal government to pursue as appropriate to provide homebuyer assistance.
16. First-Time Homebuyer Resources	Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	Ongoing	The County continues to review funding resources available from the State and Federal government to obtain funds to provide homebuyer assistance. The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, and through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants.
Relevant Policy: 2.8	SEE ABOVE	SEE ABOVE	SEE ABOVE
17. Housing Choice Voucher Rental Assistance	Continue to support and encourage the provision of vouchers to qualifying Fresno County households.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) for offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly, but assists the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.
17. Housing Choice Voucher Rental Assistance	Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	Ongoing	The County continues to refer interested households and homeowners to the Fresno Housing Authority and encourages landowners to register their properties for accepting Housing Voucher Rental Assistance.
17. Housing Choice Voucher Rental Assistance	Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents.	Ongoing	The County supports the efforts of the Housing Authority of Fresno County (HAFC) for offering Section 8 and other rental assistance programs in the unincorporated area. The County reviews and certifies the HAFC's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners and clients.
Relevant Policy: 2.2	SEE ABOVE	SEE ABOVE	SEE ABOVE

18. Energy Conservation	Continue to promote and implement the County's Go Green initiatives.	Ongoing	The County makes every effort to incorporate "green building" and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to encourage physical activities and improve air quality.
18. Energy Conservation	Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.	Ongoing	The County makes every effort to incorporate green building and energy-efficient components in housing units being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles promoting physical activities and improving air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.
18. Energy Conservation	Continue to incorporate conservation measures in housing rehabilitation programs.	Ongoing	The County makes every effort to incorporate green building and energy-efficient components in housing units being rehabilitated when practical and acceptable to the client. The County's rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles promoting physical activities and improving air quality. The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades.
18. Energy Conservation	Expedite review and approval of residential alternative energy devices.	Ongoing	The County has expedited review and approval of residential alternative energy devices.
Relevant Policies: 6.1, 6.2, 6.3	SEE ABOVE	SEE ABOVE	SEE ABOVE

19.Fair Housing	Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large. Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016. Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies. Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).	Ongoing	Information on fair housing rights and responsibilities is available at public counters and is provided during outreach efforts around the County. Fair housing complaints will be reported to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHCCC), and other housing agencies. No fair housing complaints were received in 2021.
Relevant Policies: 5.1, 5.2	SEE ABOVE	SEE ABOVE	SEE ABOVE
General Comments			

Jurisdiction	Fresno County - Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Fresno County Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F										
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)										
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.										
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺		
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

Jurisdiction	Fresno County - Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Fresno County - Unincorporated		
Reporting Period	2021 (Jan. 1 - Dec. 31)		

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	no County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	47
Moderate	Deed Restricted	0
	Non-Deed Restricted	102
Above Moderate		54
Total Units		211

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	178	178	24
2 to 4	0	0	0
5 +	0	0	0
ADU	0	0	0
MH	33	33	9
Total	211	211	33

Housing Applications Summary	
Total Housing Applications Submitted:	211
Number of Proposed Units in All Applications Received:	211
Total Housing Units Approved:	211
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	esno County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	8	
Low	Deed Restricted	0	
	Non-Deed Restricted	47	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	102	
Above Moderate		54	
Total Units		211	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	8	
Low	Deed Restricted	0	
	Non-Deed Restricted	47	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	102	
Above Moderate		54	
Total Units		211	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	9	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	22	
Above Moderate		2	
Total Units		33	