Summary of December Discussions with the City of Fresno

1. **Water Supply for Growth Area 2** - Mike Carbajal reported that the City has scheduled a meeting with Fresno Irrigation District to begin negotiations on a supplemental water supply agreement to provide the necessary water for Growth Area 2 that includes SEDA.

2. **Status of 2035 General Plan Update** – Jennifer Clark noted that an item on the December 12 Council meeting regarding the General Plan Update would likely be cancelled because an item had been added to instead appoint a committee to review the current General Plan to determine what changes needed to be made to encourage residential development.

3. **Tract Acceptance Without All Sidewalks, Driveway Approaches & Street Trees** – Scott Mozier informed the group that an item was on the agenda for the December 12 Council meeting to approve the changes to the code to allow the acceptance of a tract without all sidewalks, driveway approaches and street trees being installed. Scott stated that if the Council approved the introduction of the ordinance it would be scheduled for January 16 for adoption.

4. **Fire Station 18, Construction Contract and Start of Construction** - Scott Mozier indicated that the contract for the construction of Station 18 had been awarded and that construction was set to begin in mid-January.

5. **Fire Department Proposed Master Fee Schedule Changes** – Ted Semonious stated that the Fee changes were scheduled for the January 16 Council meeting. Ted indicated that the Department had contacted the consultant that prepared the 2011 Nexus Study to have them review the process the City used to update the Study. Ted stated that they hoped to have a response by early January.

6. **Park Impact Fee Credits** – Scott Mozier wanted to remind homebuilders that for vesting maps approved prior to mid-December 2016 pocket parks qualified for Park Fee credits, but that after that date a park needed to be at least 2 acres to qualify for the credit. Scott stated that the City would work with the homebuilders in the development of parks for the projects that would qualify for the credit. Scott indicated that work would begin on a new Park Fee Nexus Study and inquired if the builders wanted to include trails in the Parks Fee.

7. **Notice of City Acceptance of Subdivision Improvements** – Dennis Gaab commented on a recent notice that he had received and that the notice was dated three weeks after the acceptance. Dennis suggested that the City develop a method to provide the notice of acceptance at an earlier point and to improve the information regarding the acceptance.

8. **Compliment to Building and Planning Staff** – Nick Crawford, of Don Pickett and Associates, complimented the individuals involved in a meeting to resolve issues related to their application.

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**www.nahb.org/ma**

This link takes you to the NAHB Member Discounts page.
9. **Comment on Integration of Public Works and Fire Department in Online Plan Check** – A question was raised about the issue of Public Works and the Fire Department not being able to perform their Plan Check function online. Scott Mozier responded that it was very difficult and time consuming to perform the initial plan check online, but that as the number of comments were reduced Staff comments could then be done online.

10. **Comment About Accela and Final Map Completion** - Dennis Gaab commented that there was a recent issue with an error in Accela that indicated that his final map was incomplete although the map had been recorded. Staff indicated they would look into the issue.

**Summary of December Discussions with the City of Clovis**

1. **Updating Policies and Guidelines for Encroachment Permits** – Mike Harrison reported that no comments had been received and it was planned to present the ordinance amendment to the City Council on January 20.

2. **Update for City Standard Specifications and Drawings** – Mike Harrison stated that as the revised standard specifications and drawings were released a meeting would be scheduled to discuss. Sean Smith informed the group that another batch was being prepared for release soon.

3. **Development and Permit Fee Payment Processing** – Doug Stawarski reported that they were still working on building the portal data to allow multiple company representatives to access the permit data.

4. **New Option to Meet Solar Requirement – Status of Off-site Solar Generation** – Doug Stawarski stated that the option to allow for off-site solar in lieu solar panels on the home could be allowed, but would require approval of the Public Utilities Commission. Doug indicated that, as far as he knew, there has not been a decision on the request by SMUD to use solar power generated by its solar farm in western Fresno County to offset the requirement for rooftop solar in the District.

5. **RTMF Increase** – Rene Mathis stated that the increased RTMF had been approved and would be effective March 1.

6. **New Water Supply Fee** – Mike Harrison reported that a meeting was held on December 13 to further discuss the two options being considered by the City with the goal to present a recommendation to the City Council by late February. It was suggested that the City conduct at least one more meeting to discuss the issues created by either option, including timing of the implementation.

7. **Implementation of SB743 – Vehicle Miles Travelled** – Luke Serpa stated that the conversion to the evaluation of air quality impacts to Vehicle Miles Traveled will create problems for builders with the mitigation measures. Luke stated that it was likely that no project in an area identified as being greater than the base threshold will be able to receive a mitigated negative declaration and would have to prepare an EIR to identify the required mitigation measures. Luke also indicated that any congestion management project would require mitigations for air quality impacts.

8. **Changes to Development Standards for Small Lot Single Family Subdivision** – Dave Merchen reported that the Council had approved an urgency ordinance to bring the Municipal Code in compliance with new state laws that will be effective January, including establishing objective standards. Dave mentioned that the City would be discussing with the industry new development standards for single family projects.

9. **New PG&E Gas Tie Policy** – Because PG&E no longer allows private contractors to: dig bell holes for gas ties; allow for bell hole compaction; or provide pavement repairs, it was suggested that the City develop a process so that PG&E performs the work to the satisfaction of the City. City Staff concurred.

10. **PG&E Streetlight Repairs** – In that PG&E repairs to streetlights now require 1+ years to process the City should not include streetlight operations on the tract acceptance list. PG&E owns the lights and requires lights to be fully operational at the time of tract heat-up. PG&E does not provide any form of documentation to contractors, other than tract heat-up is not completed until streetlights are accepted by PG&E. Staff agreed to discuss the issue.
AROUND THE STATE

One of California's most powerful labor unions is feuding with Gov. Gavin Newsom

Los Angeles Times

As the end of his first year in office nears, the governor has found himself on the wrong side of one of the most formidable factions of organized labor at the Capitol in a fight that could threaten his agenda to address the state's housing crisis and test the trades' political muscle in Sacramento. The 450,000-member union is a major Democratic donor and one of the most influential players on housing issues in the state.

Many in political circles are closely watching the battle as a case study that could inform their own strategies to address future differences with the governor.

"I'm only asking for hundreds of thousands of workers to be treated fairly," said Robbie Hunter, the president of the trades. "It's worth risking the scorn of this governor."

Read the entire article here

Newsom taps Stockton to help launch state affordable housing initiative

The Stockton Record

Stockton was selected as one of the first cities to kick off the governor's efforts to create more affordable housing throughout California by identifying and building on excess land owned by the state.

Gov. Gavin Newsom signed an executive order in January meant to help address California's housing crisis by mandating the state's Housing Finance Agency, Department of General Services and Department of Housing and Community Development work together to identify and catalog state-owned land that could best be used for affordable housing projects.

Read the entire article here

Gavin Newsom wants to use pension and road funds to fight climate change. How will that work?

Sacramento Bee

On his way to an international climate forum two months ago, Gov. Gavin Newsom handed down an executive order meant to sharpen the state's focus - and its spending - on global warming.

Newsom's order happened to follow Caltrans' release of a report describing decisions to adjust funding for highway projects that had been pledged to the Central Valley. The timing created an impression that the Newsom administration was tinkering with taxpayer-approved transportation plans.

But, the executive order could lead the California agency to adjust its plans for other funds, steering money to public transportation and other projects in dense communities near jobs to "reduce vehicle miles traveled."

Newsom's administration estimates the state has about $5 billion a year in transportation funds that could be redirected to reduce greenhouse gas emissions.

Read the entire story here
AROUND THE STATE

'The California price': Why it costs so much to build a home in the Golden State

PolitiFact

The sound of electric saws slicing through plywood pierces the air in the Twelve Bridges neighborhood in Lincoln, a suburb outside Sacramento where new single-family homes are rising. Despite the progress, Mike Wyatt, like many housing developers in this state, is frustrated.

Building these two-story tract homes will take a few months, but getting to that point, he says, is an exercise in extreme persistence.

"It just takes too long in California to get projects approved," Wyatt, regional president for K. Hovnanian Homes, adds.

Before any nails are hammered or concrete poured, developers must navigate a painstakingly slow and complex approval process. In California, this can take years, or even decades, and cost millions of dollars in fees, far more than in other states.

Read the entire article here

California could lose housing leverage over cities under court ruling

San Francisco Chronicle

A judge's ruling in San Mateo County is raising fears among developers and advocates for more housing construction that the state will lose its leverage for forcing cities to build their way out of California's affordability crisis.

The judge said the city of San Mateo was not obligated to follow a state law on housing approvals because it is a charter city - a system that gives local governments greater control over their own affairs. There are more than 120 charter cities in California and housing is tight in many of them, including San Francisco, Oakland and San Jose.

The ruling did not create a binding precedent for California. But it has prompted a legal challenge from groups concerned that it will make it easier for cities to reject new housing. It even caught the attention of Gov. Gavin Newsom, who called the ruling "misguided."

Read the entire story here
AROUND THE STATE

Home SF was meant to boost housing along transit. But can it fulfill its promise?

**San Francisco Chronicle**

Two and a half years ago, San Francisco adopted an aggressive plan to add more housing, including affordable homes, along transit corridors. Under the Home SF program, officials hoped to see 16,000 units completed by 2037.

The program lets developers exceed height and density limits in exchange for including more affordable housing in their projects, and the idea was to push more projects in historically development-wary neighborhoods.

But the program has been slow to gear up. Not one Home SF project is under construction and just three have been approved.

. . . Neighbor Erica Zweig took aim at Home SF, comparing it to state Sen. Scott Wiener's stalled SB 50, which would eliminate some zoning restrictions near major transit lines and job centers.

Read the entire story here

**State Government In the Way of California Cities and New Housing Goals**

**California Globe**

*The state is mostly trying to use a stick to make local government build housing*

California Globe spoke with former San Jose Mayor Chuck Reed, who has been dealing with housing issues for nearly 30 years. Reed said he has participated in at least 1,000 hearings about housing projects in his three decades as an attorney and member of the San Jose City Council and Mayor.

The conclusion is that the state structure makes it difficult for local governments to do housing.

Chuck Reed said there are four-factors to California's housing crisis.

Read the entire article here

**If Gavin Really Wanted to Solve the Housing Problem**

**Fox & Hounds**

In recent times, the Legislature has passed several bills to deal with the state's vexing housing problem - to no avail. The California Department of Housing (HCD) is simply a toothless advocate so long as the Department of Finance (DOF) is calling the shots. The state's housing finance agencies - the Treasurer's Tax Credit Allocation Committee (TCAC) and the California Housing Finance Agency (CalHFA) - lacking the capital haven't done much to help, either.

So, lawmakers and policy-makers throughout the state - in Sacramento and locally - have been virtually ineffective at working out California's premier crisis. All the while things are getting worse. Take newly passed legislation, for example. AB 1482, enacted this year, is a horrible bill. So is SB 330. Yet, both are being heralded as solutions to California's housing affordability dilemma.

Read the entire opinion piece here
**AROUND THE STATE**

**Chapman forecast: Is California's housing shortage a mirage?**

*Orange County Register*

*Tame real estate outlook tied to limited population growth, slower hiring pace, aging owners.*

Chapman University economic forecast has a decidedly different warning for the California economy: There may be no housing shortage.

The school's semi-annual forecast actually has a relatively upbeat outlook for the state's real estate market for 2020. After that, says Chapman economist Jim Doti, he sees a chance of "severe weakness" for the state's real estate markets as demand for housing dries up with California's population growth coming to a near halt.

The cooling is already here. Just look at California construction staffing, for example. Bosses will hire 17,000 workers in 2020, Chapman forecasts. That's down from 27,000 this year and 50,000 in 2018.

Read the entire article [here](#).

**California needs more housing, but 97% of cities and counties are failing to issue enough RHNA permits**

*Los Angeles Daily News*

California needs between 1.8 million and 3.5 million new homes by 2025, state and private reports say. To get there, cities and counties would have to approve two to four times the number of homes they've been permitting in the past few years.

But instead of approving more homes, almost every California city and county is falling behind its state-mandated housing goals, a Southern California News Group analysis of state data shows.

Read the entire article [here](#).

**San Diego residential developers must build more low-income units under new law**

*San Diego Union-Tribune*

California needs between 1.8 million and 3.5 million new homes by 2025, state and private reports say. To get there, cities and counties would have to approve two to four times the number of homes they've been permitting in the past few years.

But instead of approving more homes, almost every California city and county is falling behind its state-mandated housing goals, a Southern California News Group analysis of state data shows.

Read the entire article [here](#).

**Can Southern California build 1.34 million homes in a decade?**

*Orange County Register*

City leaders are grappling with the state recommendation as one city councilman foresees "concrete everywhere."

The state of California has been handing communities housing goals for decades, but never has the crisis of unavailable or unaffordable homes been more acute - and never has Southern California been given a bigger goal.

State housing officials, using a much-disputed equation that projects future housing needs and adds in the existing shortfall, told the six-county region this summer that it should plan to add 1.34 million new homes by the end of the decade.

The state's enormous mandate has sent many cities into a panic, wondering how they'll meet their goal - and what penalties they may face if they don't.

Read the entire article [here](#).
BIA-Fresno/Madera Member Benefits

Three-In-One Membership—When you join the Building Industry Association of Fresno/Madera Counties you also become a member of the California Building Industry Association (CBIA www.cbia.org) and the National Association of Home Builders (NAHB www.nahb.org)

These associations work together to ensure sufficient affordable housing and to make the American dream of homeownership a reality. Your local, state and national memberships provide many valuable benefits, services and opportunities that range from advocacy, education, technical support, industry resources and the latest data and information.

Advocacy—Our advocates and member volunteers work year-round in your community, Sacramento and Washington, D.C. to encourage local government officials and lawmakers to provide incentives for people to purchase new homes and lower the costs of homebuilding, such as through fee reductions and eliminating high-cost regulations.

Targeted Networking and Marketing Opportunities—We encourage our members to do business with members. Local, state and national events also offer opportunities to build business relationships.

Our committees hold regularly scheduled meetings to fulfill tasks and goals.

Create brand awareness and make yourself known. Use your membership to promote your brand and market your business message to potential customers through advertising and sponsorships

Save Money

- 2-10 Home Buyers Warranty: Exclusive access to discounts on select products, including the Builder Backed Service Program and the systems and appliances warranty
- Amazon: Business-only pricing and products, Purchasing approvals and workflows, Improved spending visibility and Multiple payment options.
- Lowe’s: Save 2% on Lowe’s accounts receivable purchases, plus free delivery on purchases of $500 or more
- UPS: UPS discounts of up to 36% on a broad portfolio of shipping services including air letters & packages, ground shipments, international imports and exports.
- TSYS (formerly TransFirst): Complete payment solutions with proven savings of 16% per year average. Web/mobile tools, credit card and eCheck processing, check services and more. Free “Savings Analysis” for members.
- CBIA has an Affinity Program with Ames Grenz Insurance, to provide members with guaranteed issue medical, dental and vision plans. For details, please contact Reggie Conley at Ames Grenz Insurance Services at (916) 486-2900 or rconley@amesgrenz.com
- CBIA has an exclusive offer for its members: A workers’ compensation safety group program that provides affordable workers’ compensation insurance at a discounted rate. In addition to savings, the program provides resources and tools to promote safety – which ultimately protects or drives down your experience modification. 5% Group Discount on Premium Rates. Group Program Eligibility – Minimum Annual PAYROLL of $30,000
- The CIRB Report, a research service provided by the California Homebuilding Foundation (CHF), produces and distributes current and historical statewide building permit statistics for all 58 counties and 538 incorporated cities. Contact the Research Team at 916-340-3340 or CHF-CIRB@mychf.org for more information.
- Member Rebate Program: Quarterly rebates on materials purchased
- NPP (National Purchasing Power): Verizon Wireless—up to 22% off standard rates (with 5 business lines), Expedia, Cradlepoint and Fastenal
- BDX (Builders Digital Experience): List Communities/Homes for Free
Savings at a Glance

Amazon Business - Create an Amazon Business account and gain access to the NAHB Amazon store which offers recommended products tailored to your industry's needs while unlocking additional business savings. Sign up here, amazon.com/NAHB.

BF Goodrich® Tires – NAHB is pleased to offer our members a discount on BF Goodrich® Tires! Members save $100 on a set of 4 BF Goodrich® All-Terrain® T/A KO2 tires. Why? Because downtime isn’t an option when there is a job to do. #BuiltonBFG, https://bfgoodri.ch/2GToyDu

Kabbage® created a new way to provide flexible access to small business financing. They use an online application to provide a quick decision. Kabbage.com/nahb has provided access to over $5 billion in funding.

FCA US LLC – A $500 cash allowance for members, employees and household family members. This offer is good toward many new models in the Chrysler, Dodge, Jeep®, Ram or FIAT® vehicle lineup and is stackable with most current local or national incentives. Visit nahb.org/fca to learn more.

Lowe's - Visit lowesforpros.com/NAHB or call 877-435-2440 and register to save 2% on your Lowe's Accounts Receivable (LAR) or Lowe's Business Accounts (LBA) purchases and free delivery on purchases over $500. Save an additional 5% every day at the store when you mention the 5% at time of purchase and when using your LAR or LBA.

General Motors – General Motors is proud to offer NAHB Members a Private Offer of up to $1,000 on your next Chevrolet, Buick and GMC vehicle. Visit nahb.org/gm to learn more.

Ticket Monster – NEW! MemberDeals is pleased to offer entertainment and travel discounts for both regional and nationwide attractions and events to all NAHB members. Access exclusive savings on movie tickets, theme parks, hotels, tours, Broadway and Vegas shows & more. Visit memberdeals.com/nahb to learn more.

Nissan/Infiniti Commercial Vehicles – NEW! Nissan North America presents NAHB Members, their employees and HBA staff with a program allowing exclusive incentives off various Nissan and Infiniti vehicles. You can save thousands! Learn more at nissan.org/Nissan.

UPS Savings Program & YRC Freight - UPS discounts of up to 36% on a broad portfolio of shipping services. Savings of at least 70% on less-than-truckload shipments 150 lbs. or more with UPS Freight and YRC Freight. Visit ups.com/NAHB or call 1-800-MEMBERS (800-636-2377) for more information.

GEICO - Exclusive NAHB discounts for members on auto insurance. Visit geico.com/disc/nahb or call 800-368-2734. Mention NAHB for auto, homeowner, and commercial auto quotes.

2-10 Home Buyers Warranty - Visit 2-10.com/NAHB or call 855-280-1328 to receive exclusive access to discounts on select products, including the Builder Backed Service Program and the systems and appliances warranty.

TSYS - Payment solutions with average savings of 16% per year. Web/mobile tools, credit card and eCheck processing and more. Free “Savings Analysis” call 800-613-0148 or visit tsyas.com/NAHB.

Dell - Up to 30% off on all Dell computers. Call 800-757-8442 and Mention NAHB or visit dell.com/nahb.

ConstructionJobs.com - NAHB offers a recruitment tool to all NAHB members in their search for new employees. NAHB members enjoy a 20% discount off standard rates. Visit nahb.org/en/members/member-discounts/archived-webpages/nahb-career-center.aspx to connect with top talent and top employers in the construction industry today.

Hertz - Up to 20% off on rental cars and FREE Gold Plus Rewards membership. Visit hertz.com/nahb, or call 800-654-2200 and use CDP# 51046.

Avis - Up to 25% off car rental base rates and FREE Avis Preferred Service membership at avis.com/nahb, or call 800-331-1212 and use AWD code G572000.

Budget - Up to 25% off car rental base rates and FREE Budget Fastbreak at budget.com/nahb, or call 800-283-4387 and use BCD code Z536900.

Office Depot - Office Depot – Save up to 80% in-store or online. Free shipping on orders of $50 or more. Visit www.officediscounts.org/NAHB or call Jeremy Kirkland for assistance with your business account; 855-337-5811 Ext. 2897

Omaha Steaks - Save 10%, in addition to any online specials. OSmicincentives/promo/nahb

FTD - 20% off floral arrangements and gifts at ftd.com/nahb or call 800-SEND-FTD use code 17421.

Houzz - Free access to the concierge service, instant approval into the Houzz Trade Program giving trade-only discounts up to 50% off, plus special discounts on local advertising. Visit houzz.com/NAHBmembers

Version 3.6.2019
BIA recognizes and appreciates new and renewing members
Please call them if you are in need of services they provide.

Renewing Members

Alliant Insurance Services
2-10 Home Buyers Warranty
Jackson Tidus

Lori Crow
Ponderosa Telephone
559/868-6381

Ruben Duran
Residential Bancorp
559/270-9205

Thank You!

DO BUSINESS WITH MEMBERS
KEEP YOUR INDUSTRY STRONG

We’re Sorry To See You Go!
Do you know any of these members?
Call and urge them to renew their membership today!

These memberships are set to expire on 12/31/2019
Baker Custom Cabinets
## 2020 Board of Directors

**Dennis Gaab, Chairman**
Century Communities

**John A. Bonadelle, Secretary/Treasurer**
Bonadelle Neighborhoods

### DIRECTORS

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<th>Company/Name</th>
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<td>Arakel Arisian</td>
<td>James Jimison</td>
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<td>KJS Investment Services</td>
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<td>Leo Wilson</td>
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### PROFESSIONAL WOMEN IN BUILDING

#### Officers
- President - Jamie Ohanesian, Precision Civil Engineering
- President-Elect - Caryn Wiser, JLS Environmental
- Vice President-Membership - Donna Shepherd, Motivational Systems, Inc.
- Treasurer - Linda Pickett, Don Pickett & Associates
- Secretary - Cynthia Cantu, Browning Contractors
- Parliamentarian - Marcia Russell
- Community Outreach Chair—Alison Berry, Arthur J. Gallagher
- Historian—Terri Emmett, Dave Christian Construction

#### Directors
- Donna Giannetta, Civil Engineer
- Sheri Mitcheltree, Retired
- Patti Wasemiller, Valley Pacific Builders
- Laura Wilson, Wilson Homes

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### Calendar of Events

#### January

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<td>8</td>
<td>BIA Board of Directors—8:45 am</td>
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<tr>
<td>8</td>
<td>BIA/Fresno County Committee—1:30 pm</td>
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<tr>
<td>8</td>
<td>BIA/Fresno Committee—3:00 pm</td>
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<tr>
<td>15</td>
<td>BIA/Clovis Committee—9:00 am</td>
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<tr>
<td>16</td>
<td>PWB Planning Session—4:00 pm (Lime Lite Patio)</td>
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<tr>
<td>20</td>
<td>BIA OFFICE CLOSED</td>
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<tr>
<td>23</td>
<td>PWB Meet &amp; Greet—4:30 (Lime Lite Patio)</td>
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<tr>
<td>31</td>
<td>BIA OFFICE CLOSED—12 noon</td>
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