



BIA Fresno/Madera Counties

UPDATE BULLETIN

Volume 31, Issue 5 – May 27, 2022

LOCAL

Clovis Committee Meeting in May

Discussion of Development Impact Fees – Sean Smith reported that the last general meeting to review the fees was last week and the staff was proposing a phased approach to implement the new fees. Sean indicated that staff will be proposing that 50% of the increase be applied this year and that 50% be applied next year plus any CCI adjustment next year. Sean stated that a committee would be meeting May 23 to review the cost elements of various fees. Sean indicated that the fee increases would be presented to the City Council on June 20 and the fees would be effective on August 29.

Update of VMT Mitigation Measures and Cost – Dave Merchen indicated that they were continuing to work on the mitigation measures and estimated costs, and they hoped to be completed by the end of May, but it could be early June. Dave stated that they were considering a fee program or a process for banking mitigation credits. Dave informed the group that the Supplemental EIR would be completed by the end of summer. Sean Smith stated that they will have a screening program to determine if a project is exempt from VMT mitigation.

Possible Drought Restrictions on New Home Construction – Mike Prandini reported that he had added the item to the agenda as rumors circulated in Sacramento. Scott Redelfs informed the group that he had circulated the city's contingency plan and the city was in Level 2. Scott stated that the Governor's Executive Order did not restrict new connections for residential, commercial, or industrial.

Discussion of Engineering Plan Check Process Enhancements and Expectations – Mike Harrison acknowledged that there was a backlog. Mike stated that this was due to a shortage of staff, but this would soon be corrected and should help meeting processing times. Mike indicated that they were changing the process to speed up plan checking. Mike stated that they will implement a compliance review for completeness upon receipt of the development package, which may result in plans being returned unchecked.



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LOCAL

Fresno Committee Meeting in May -

Status of Negotiations with FID for Supplemental Water for SEDA – Brock Buche reported that they had scheduled a meeting with FID with the goal of completing the process by the end of the year and was confident that water would be available for SEDA.

Status of the General Plan Update and SEDA Specific Plan – Jennifer Clark commented on the meetings being held to receive public comment on the Draft SEDA Specific Plan and the policies included in the Plan. Jennifer indicated that Draft EIR on the plan would be available by the end of summer and to the City Council by the end of the year. Jennifer stated that some residents of the SEDA area do not want the city moving into their area, and, as a result, the city was considering phasing the development of the area. Jennifer commented that the Plan would include elements from the One Fresno Plan. Mayor Dyer stated that the city needed homes at all income levels, with about 11,000 units needed over the next 3 years. Jennifer stated that the goal was to allow building permits to be pulled in 2024 or 2025. Darius Assemi reported that Clovis Unified School District was estimating that the infrastructure to serve the area would not be completed for 4 or 5 years. John Bonadelle questioned whether the City Council was supportive of development in SEDA. Mayor Dyer stated that he felt the Council would be supportive. Mayor Dyer indicated that inclusionary zoning would be part of the deal but there will be financial assistance available. Darius and John indicated that the cost for the supply of water and the infrastructure for water and sewer could affect the ability to develop SEDA, and those costs needed to be known before developers would purchase land. Jennifer stated that the infrastructure costs would be known when the EIR was released. Darius inquired when the issue of inclusionary zoning would be presented to the City Council. Mayor Dyer stated that his administration was working on the implementing policies and indicated that he needed to partner with the builders to accomplish the goals of the Plan.

Status of Text Amendment for Final Acceptance of Subdivision Improvements without all sidewalks, driveway approaches, and street trees – Andy Benelli reported that the text amendment had been reviewed by all the District Committees and the Airport Land Use Commission and would be to the City Council in July.

Status of the Tax Sharing Agreement with the County – Mayor Dyer reported that progress was being made on a new agreement. Mayor Dyer stated that it was likely that for residential development the tax sharing would remain the same as the current agreement, but that for commercial and industrial development the split way be 50/50. Mayor Dyer indicated that due to the shortfall in property taxes to pay for public safety new projects would be required to be included in a new Community Facilities District for public safety. Zach Gomes inquired if stand alone annexation agreements would be processed by the city. Jennifer Clark indicated that they would consider such agreements for infill projects or projects with special circumstances.

Status of Processes to Accelerate Approval of Final Maps – Scott Mozier explained that the delay is occurring because of a change in the rules for submitting maps to the City Council and fewer Council meeting dates. The process now requires that all requirements be complete before being placed on the agenda and be submitted to the city to allow for a 10-workday review by the City Attorney. Scott stated that staff is working to amend the process.

Status of VMT Implementation – Sophia Pagoulatos reported that work was continuing with the consultant on the mitigation measures and associated costs. Sophia indicated that they were behind schedule, but the work should be completed in July.

Discussion of Inclusionary Zoning and Restrictive Covenants in the One Fresno Housing Plan – It was commented during discussion about SEDA that these issues would be dealt with during the development of the policies. More to come.

Creation of a CFD for Public Safety Services – Scott Mozier informed the group that a study was underway to calculate the costs to be included in the CFD for public safety for residential development.

Discussion of Impact Fee Update – Scott Mozier stated that an initial meeting on the fees was held, and another meeting would be held in about 10 days. Scott gave a quick overview of the increases.

Madera County Committee Meeting in April - None

Fresno County Committee Meeting in April – None

LOCAL

Fresno Metropolitan Flood Control District

Processing Issues with Multiple Layers of Plan Review – Stan Harbour commented that processing was being delayed due to multiple levels of review. Walter Diamond stated that each time plans are resubmitted new corrections are noted by the new reviewer. Walter suggested that a pre-meeting be held with the engineers to identify issues before plans are submitted for review and that there be more meetings with BIA. Debbie Campbell indicated that she would provide a “pre-list” of items that the District uses before meetings with engineers. Debbie stated she would include in the “pre-list” the person to contact at the District to set a pre-meeting. Brent Sunamoto recommended that if a rural stream is involved the applicant should contact the District as soon as possible.

Maintenance of Temporary Basins – John A. Bonadelle brought up for discussion the maintenance of the temporary basins. John suggested that the maintenance of these basins be the responsibility of the city and the cost be included in a CFD or LMD. Debbie Campbell commented that the District could maintain the temporary basins if the city provided the funds. John suggested that this issue be put on the agendas for the Fresno and Clovis Committees to discuss.

Elimination of Temporary Basins – Stan Harbour stated that this was an on-going issue and could only be resolved with the installation of the permanent system to serve the area covered by the temporary basins.

AROUND THE STATE

Column: This ballot measure promises help for taxpayers, but it’s actually a handout to real estate developers

Los Angeles Times

The idea is to calculate the distance of a new residential development from urban centers or transit lines and impose a fee to encourage more construction in already densely populated areas and less in the exurbs. Real estate firms detest VMT because it raises the cost of building new developments out on the horizon.

The VMT provision is so specific, in fact, that it makes the proposed initiative look chiefly like a device to outlaw VMT, with a lot of other anti-tax provisions tossed in for good measure.

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Not just California: Hiring outpaces homebuilding

The Mercury News (subscription required)

California builders filed permits for 1.1 million housing units from 2010 through 2022’s first quarter, according to U.S. Census Bureau stats. This might surprise you: It’s the third-largest homebuilding total nationwide behind Texas and Florida.

In the same period, California bosses added 3.1 million more workers — No. 1 among the states, says the Bureau of Labor Statistics.

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California’s population decreased. Again. See which counties saw the biggest drop

The Sacramento Bee

According to the report, though population growth remained strong in the Central Valley and Inland Empire, the majority of counties in the state saw declines in population, including every coastal county except San Luis Obispo, Santa Barbara and Santa Cruz counties (due in part to the return of college students to campus).

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AROUND THE STATE

The Inequalities of California's Environmental Quality Act The Regulatory Review

A study by the law firm, Holland & Knight LLP, found that over a three-year period, only 13 percent of CEQA lawsuits were brought by groups with a prior record of environmental advocacy. Such lawsuits are viable because CEQA grants nearly any individual, group, or corporate entity standing to sue if "beneficially interested" in a project. Courts have determined that interested parties may also assert a "public interest in environmental quality."

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Anti-worker or pro-worker? Why labor unions are fighting over a housing bill CalMatters

A new bill aimed at increasing affordable housing construction has an important backer: California's carpenters' unions. The state's formidable Construction and Building Trades Council, which represents most other construction unions, is opposed. The battle comes down to how stringent labor requirements under the new bill would be.

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Push state leaders to pass a budget that boosts homeownership CalMatters

There are growing calls to promote equity for those working Californians who, as a result of this state and nation's history of discrimination, have higher levels of economic and housing insecurity and limited, if any, intergenerational wealth. California Realtors, Habitat for Humanity and the **California Building Industry Association** — a housing coalition — echoes those calls to our legislative budget committee leaders working on revising the state budget to allocate a greater portion of the projected surplus to the construction of owner-occupied housing and down-payment assistance programs.

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Electrical homes are the future. The grid isn't ready. Mercury News (subscription required)

One out of every six homes in this leafy birthplace of Silicon Valley has a plug-in car, with more to come. Other homes have heat pumps, induction cook tops and arrays of glistening solar panels that help reduce climate change.

Yet yesterday's electrical grid can't keep up with tomorrow's carbon-free ambitions.

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CARB environmental plan proposes phasing out gas appliances, could increase electric costs The Sun Gazette

The plan would require all new residential buildings to be equipped with electric appliances by 2026. Gas-powered appliances in existing homes could still be used, but 80% of appliance sales must be electric by 2030 and 100% by 2035 – meaning that if people's gas appliances stop working after those years, they would be forced to replace them with electric alternatives.

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Under Rob Bonta, the attorney general has become California's top housing cop San Francisco Chronicle

So why should people care that the attorney general — the state's "top cop" as Kamala Harris described herself in the job — is more focused on wonky housing rules? Because for decades, California municipalities have tried to weasel out of creating more housing — particularly of the affordable kind — and faced few consequences. That NIMBYism has led to a scarcity of housing, which drives up the price for all of us.

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AROUND THE STATE

Declining enrollment clobbers California's schools CalMatters

The data trends indicate that the state's schools will continue to see enrollment declines for the foreseeable future and that creates a financial dilemma for local school districts since the state provides most of their money and aid based on attendance.

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State stormwater permit would stall housing, infrastructure Capitol Weekly

Gov. Gavin Newsom has boldly promoted the goal of building more than 3 million new homes by 2025 to address the significant supply/demand imbalance and bring down the cost of housing. Given California's challenging regulatory processes, we're already falling woefully short of those ambitious goals.

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Bay Area schools see families leave cities, flock to suburbs EdSource

Families flocked to the Tri-Valley city of Dublin for its new homes, new jobs, well-regarded schools and proximity to other job hubs in Silicon Valley, Oakland and San Francisco. The construction of thousands of new homes and apartments across five new developments allowed the 12,491-student district to build seven new schools, with two more on the way to bring the total to 15. The U.S. Census Bureau deemed Dublin the fastest-growing city in California between 2000 and 2019, and one of the 15 fastest-growing cities in the country.

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California Warns of Possible Summer Blackouts as Power Runs Low Bloomberg

California energy officials warned the state may be at risk of blackouts for the next three summers due to power supply shortages and extreme weather.

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AROUND THE STATE

California Cities Could Face a Zoning Reckoning Planetizen

In a series of somewhat alarmist headlines, writers commenting on California's Regional Housing Needs Assessment proclaim, "A wall of skyscrapers along Ocean Beach? It could happen if S.F. doesn't stop bungling its planning process" and "Skyscrapers in Davis? Probably Not, but HCD Denial Is Not Nothing."

To be clear, no one is seriously proposing building high-rises in either of these places. So where do these headlines come from?

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Rising interest rates and climbing home prices moderate California home sales in April as statewide median price sets another peak, C.A.R. reports PR Newswire

California's median home price set another record in April at \$884,890 — surpassing the record of \$849,080 set just the previous month. The April price was 4.2 percent higher than the \$849,080 recorded in March and 8.7 percent higher than the \$814,010 recorded last April. The year-over-year increase was the smallest since June 2020 but was strong enough to establish a new peak price for the state.

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Upcoming Changes to Efficiency Standards for AC Units and Heat Pumps National Association of Home Builders

On Jan. 1, 2023, new minimum efficiency standards for air conditioners and heat pumps will go into effect across the United States.

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A California bill pitted affordable housing against golf. Guess which one won The Sacramento Bee

Most California politicians will agree that housing is important. The trouble is that so many things are more important — like convenient parking, neighborhood "character" and other idiosyncratic comforts of the more affluent segments of the population.

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Woodside Homes
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Kurt Vote
Wanger Jones Helsley
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QK
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