

Tulare County 2024 Annual General Plan and Housing Element, ACEP, Development Impact Fee, and Community Facilities Districts Reports



Board of Supervisors
March 25, 2025

Presented by the
Tulare County Resource Management Agency



2024 General Plan Progress Report Highlights

Housing Element

- The County's Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) was incorporated into the Health and Safety Element by Board Resolution No., 2024-0946, approved on October 22, 2024. The US Department of Homeland Security FEMA Region 9 approved of the LHMP on September 17, 2024.
- The County was certified in 2023 as a Pro-Housing Agency with 43 Points. Adopted amendments to the Housing Element required by HCD to bring the Housing Element into Compliance with State law was adopted on January 28, 2025, by Resolution No., 2025-0079. On February 5, 2025, HCD certified the Housing Element.

General Plan Amendments Approved/Recommended four (4) in 2024

- GPA 23-002 – Kingsburg Area Plan, 5-14-2024, Reso 2024-0393
- GPA 24-003 – Pinnacle Invest. MU, 7-9-2024, Reso 2024-0631
- GPA 24-004 – LHMP, 10-22-2024, Reso 2024-0946
- GPA 22-005 – Housing Element, 1-28-2025, Reso 2025-0079

2024 General Plan Progress Report Highlights



Grant Funded Projects

- The County received grant funding from the SWRCB for the Yettem Seville Project Phase II
- The County has received funding from FEMA through CalOES for a Kings River Flood Mitigation Project to fund a study to prevent future flooding of nearby mobile home parks.
- The County submitted an application for the PIP Program in December 2024 to provide downpayment assistance to first-time homebuyers.

Tulare CAP Progress Summary

- The AMMP Spreadsheet contains twenty-seven (27) facilities and shows that the CDFA has awarded \$16,501,997.00 in funding for improvements at dairies and feedlots in Tulare County. Once the twenty-four (24) facilities are all operating for five (5) years the GHG reductions will total 252,564 MTCO₂e
- The Updated Digester Project List contains fifty-seven (57) Digesters and shows that the CDFA has awarded \$81,277,715.00 for Digesters at fifty-four (54) dairies in Tulare County.

2024 General Plan Progress Report Highlights



Homeless Program

- Projects for Assistance in Transition from Homelessness (“PATH”) provided outreach and connection to services through a contract with Kings View, serving 391 individuals. 196 were successfully exited with 93 individuals moved into permanent housing.
- Provided 232 beds of supportive housing through a variety of programs intended to meet the varied needs of consumers in Tulare County.
- No Place Like Home (“NPLH”) provided case management and peer support services to four (4) housing sites.
- The CalWORKs Housing Support Program (“HSP”) housed 88 families and assisted 37 families providing \$1,073,833.86 in homeless prevention assistance.
- CalWORKs Temporary and CalWORKs Permanent Housing Programs provided \$2,185,369.58 of housing/rental assistance to 1,928 families.

2024 General Plan Progress Report Highlights

Homeless Program (Continued)

- Housing and Disability Advocacy Program (“HDAP”) provided \$123,446.34 of rent, rental assistance, security deposits, utility assistance, utility deposits, furniture, and appliances. This assisted 124 individuals, which includes Advocacy services in addition to housing services. This program kept 18 families from experiencing homelessness by finding and/or maintaining housing for them via rent assistance.
- Bringing Families Home (“BFH”) was implemented in October 2023 and has enrolled 69 families. There are currently 46 active families in BFH. Between October 1st and December 31st of 2023, a total of \$16,725 has been paid in direct financial assistance.
- The Home Safe Program enrolled 118 individuals and assisted 52 individuals by providing \$221,848 in housing/rental support, housing modifications, interim housing, property clean up, hoarding clean up, and moving costs

2024 Housing Element Progress Report

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	20	188	0
2 to 4 units per structure	0	7	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	1	6	0
Mobile/Manufactured Home	22	22	0
Total	43	223	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	146	148
Not Indicated as Infill	75	75

Housing Applications Summary	
Total Housing Applications Submitted:	369
Number of Proposed Units in All Applications Received:	379
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	365	379
Discretionary	0	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	57
Sites Rezoned to Accommodate the RHNA	0

2024 Fee / Developer Agreement Report

Sequoia Gateway Capital Facilities – Fund 401

- The current fees were approved by Resolution No. 2019-0466 on June 4, 2019.
- A \$9,500 per net acre fee for Fire and Sheriff facilities, paid by the project to provide added office space, equipment, and other related improvements to support the project.
- Traffic circulation impact fee to cover the cost to provide future improvements to various intersections and street identified in the traffic study.

Swift homes Subdivision – Agreement No. 31709

- The current fees were approved Agreement No. 31709 on July 4, 2024.
- Owner to install improvements in the amount of \$267,958 for in lieu fees and \$66,645 for fair share costs of a traffic signal at Betty Drive and Road 72 for a total cost of \$334,603.
- Improvements will pay for the installation of curb, gutter and sidewalks, including wheelchair returns, installation of streetlights within the project area, a sewer force main or gravity sewer line and trunk lines, and installation of signage, utilities, and other improvements, landscaping, and right of way improvements.

None Active Development Agreements for Reed Trust (Kingsburg) and Sequoia Drive In Business Park

CFD No 2019-01 (Kingsburg) Parcel Count 147; Amount \$ 238,640.

Agricultural Conservation Easement Program

Tulare County **Agricultural Conservation Easement Program (ACEP) Monitoring**

Fiscal Year	APN	Situs	Acreage Converted	Mitigation Type	Easement Acreage	In-Lieu Fee
2014-15	073-080-017	Ave 296 and Road 68	15.96	Property Easement	15.96	
2016-17	236-060-038	Road 200 between Ave180 and 176	19.33	Property Easement	19.33	
2017-18	028-130-045	1357 Ave 396, Kingsburg CA	10	Property Easement	10	
2021-22	119-850-003	8847 #A Ave 280, Visalia CA	1.56	In-Lieu Fee	N/A	\$ 3,900.00
2021-22	119-850-005	8847 #C Ave 280, Visalia CA	0.67	In-Lieu Fee	N/A	\$ 1,675.00
2022-23*	028-130-045	1357 Ave 396, Kingsburg CA	10	In-Lieu Fee	-10	\$22,500.00

* This acreage was originally offset by a property easement, but was subsequently offset by the in-lieu fee.

Request:

- 1) Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
- 2) Review and accept the Tulare County 2024 Annual General Plan and Housing Element Progress Reports.
- 3) Authorize transmittal of the reports to the California Governor's Office of Planning and Research and California's Department of Housing and Community Development.
- 4) Review and accept the Tulare County Annual reports on the Agricultural Conservation Easement Program, Community Facilities Districts, and Development Impact Fee Report.
- 5) Allow staff to make administrative adjustments to the 2024 Annual General Plan and Housing Element Progress Reports, Agricultural Conservation Easement Program, Community Faculties Districts, and Development Impact Fee Report.