

# **City of Tulare**

**Planning Commission** 

# Agenda

Chair Chuck Miguel

Vice-Chair Sandi Miller

Commissioners Chad Petersen Erica Cubas Jocelyn Limas

Agri-Center of the World

Tulare Public Library & Council Chamber 491 North M Street, Tulare www.tulare.ca.gov Monday, March 27, 2023 7:00 p.m. – Regular Meeting

# **Mission Statement**

To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper.

# Attending and Participating in Meetings

Regular Planning Commission Meetings are held on the second and fourth Monday of each month in the City Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare. Additional meetings of the Planning Commission may be called as needed.

Documents related to items on the agenda are accessible on the City's website at <u>www.tulare.ca.gov</u> and available for viewing at the entrance of the Council Chamber.

# Rules for Addressing Planning Commission

- Members of the public may address the Tulare Planning Commission on matters within the jurisdiction of the City of Tulare.
- If you wish to address Planning Commission, please complete one of the yellow speaker cards located at the entrance to the Council Chamber and provide to the Clerk.
- Persons wishing to address the Planning Commission concerning an *agendized* item will be invited to address the Planning Commission during the time that Planning Commission is considering that particular agenda item. Persons wishing to address Planning Commission concerning a *non-agendized* issue will be invited to address Planning Commission during the Citizen Comments portion of the meeting.
- When invited by the Commission Chair to speak, please step up to the podium, state and spell your name and city where you reside, and make your comments. Comments are limited to three minutes per speaker.

# I. CALL TO ORDER REGULAR MEETING – 7:00 p.m.

# II. PLEDGE OF ALLEGIANCE

**III. CITIZEN COMMENTS** - This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare Planning Commission. The Commissioners ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Commission cannot legally discuss or take official action on citizen request items that are introduced tonight. This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to general business items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. In fairness to all who wish to speak, each speaker will be allowed three minutes, with a maximum time of 15 minutes per item, unless otherwise extended by the Planning Commission Chair. Please begin your comments by stating and spelling your name and providing your city of residence.

# IV. COMMISSIONER REPORTS OR ITEMS OF INTEREST – G.C. 54954.2(a)(3)

- V. CONSENT CALENDAR All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.
  - (a) Approve minutes of the March 13, 2023 regular meeting [Submitted by: M. Sanchez]
- VI. GENERAL BUSINESS PUBLIC HEARING: Comments related to General Business Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Commission.

# 1. Conditional Use Permit No. 2023-06

Consider a request initiated by City of Tulare Community Development Department to adopt a master sign program with related design standards regarding commercial highway signs to be established for properties adjacent to SR-99, between Cartmill Avenue and the existing Tulare Outlets Shopping Center. Project is exempt pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act of 1970 as amended.

Project Planner: Steven Sopp, Principal Planner

**Recommended Motion: Adopt Resolution 5453** approving Conditional Use Permit No. 2023-06, based on the findings and subject to the conditions as listed in the staff report.

# 2. Housing Element Annual Progress Report for 2022

Receive and file the Housing Element Annual Progress Report for 2022 before presenting it to the city Council, and submitting it to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Project Planner: Steven Sopp, Principal Planner

# 3. General Plan Annual Progress Report for 2022

Receive and file the General Plan Annual Progress Report for 2022 before presenting it to the City Council, and submitting it to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Project Planner: Steven Sopp, Principal Planner

# VII. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS

### VIII. DIRECTOR/STAFF UPDATES – GC 54954.2(a)(3)

# IX. ADJOURN REGULAR MEETING

### Americans with Disabilities Act

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification from the Community and Economic Development Department at (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

# **AFFIDAVIT OF POSTING**

State of California } County of Tulare } ss. City of Tulare }

I, MARIA SANCHEZ, Planning Commission Clerk for the City of Tulare, hereby certify, under penalty of perjury, that I caused the posting of this agenda before 5:00 p.m. on Friday, March 24, 2023, at City Hall, 411 E. Kern Avenue, as well as on the City's website.

POSTED BY: Maria Sanchez, Planning Commission Clerk

# ACTION MINUTES PLANNING COMMISSION OF THE CITY OF TULARE

March 13, 2023

A regular meeting of the Planning Commission of the City of Tulare was held on Monday, March 13, 2023, at 7:00p.m. in the Tulare Public Library and Council Chamber located at 491 North M Street.

# **COMMISSIONERS PRESENT:** Chad Petersen, Jocelyn Limas, Sandi Miller, Erica Cubas, Chuck Miguel

COMMISSIONERS ABSENT: None

TEENS ON BOARD PRESENT: None

STAFF PRESENT:Mario Anaya, Interim Community Development Director<br/>Steven Sopp, Principal Planner<br/>Jonathan Coelho, Assistant Planner<br/>Maria Sanchez, Commission Clerk

# I. CALL TO ORDER REGULAR MEETING

Chair Miguel called the regular meeting to order at 7:01p.m.

# II. PLEDGE OF ALLEGIANCE

Commissioner Limas led the Pledge of Allegiance.

### III. CITIZEN COMMENTS

None

# **IV.** COMMISSIONER REPORTS OR ITEMS OF INTEREST – G.C. 54954.2(a)(3)

Commissioner Limas spoke on a robotics competition in Fresno, CA.

### V. CONSENT CALENDAR

## It was moved by Commissioner Limas, seconded by Commissioner Cubas and unanimously carried for items on the Consent Calendar be approved as presented.

(a) Minutes of the February 27, 2023 regular meeting of the Planning Commission.

## VI. GENERAL BUSINESS

# Public Hearing

- 1. Consider a request by Kary Mancebo-Ingram to establish a wine and jazz club and obtain an ABC license (Type 42: On-Sale Beer and Wine—Public Premises). The proposed project is located on the east side of south 'K' Street. The property is zoned Retail Commercial (C-3). Project is exempt pursuant to Section 15301 of the California Environmental Quality Act of 1970 as amended. Presented by Principal Planner Steven Sopp. Chair Miguel opened the public hearing at 7:09pm. Michael Limas, Tulare resident, spoke in support of the project. Kary Mancebo-Ingram provided more information on the project. Commissioner Limas recused herself from the item due to a conflict of interest. The hearing was closed at 7:13pm. Following discussion, it was moved by Vice-Chair Miller, seconded by Commissioner Petersen and passed 4 to 0.
- 2. Consider a request by Ritchie Bros. Properties, Inc. to install a 49-foot tall new freeway sign for advertisement for a proposed Ritchie Bros Auctioneers site. The proposed project is located on the south side of Avenue 200 (Rankin Road) and the west side of SR-99. Project is exempt pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act of 1970 as amended. Presented by Principal Planner Steven Sopp. Chair Miguel opened the public hearing at 7:21pm. Jose Lemus of Lane Engineers, spoke in support of the project. The hearing was closed at 7:22pm. Following discussion, it was moved by Vice-Chair Miller, seconded by Commissioner Limas and passed 5 to 0.

# VII. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS

None

### VIII. DIRECTOR/STAFF UPDATES – GC 54954.2(a)(3)

Provided by Staff.

### IX. ADJOURN REGULAR MEETING

Chair Miguel adjourned the meeting at 7:29pm.

Chuck Miguel, Chair City of Tulare Planning Commission

ATTEST:

Mario Anaya, Secretary City of Tulare Planning Commission

#### CITY OF TULARE PLANNING COMMISSION STAFF REPORT

Agenda Item No.

March 27, 2023

#### **CONDITIONAL USE PERMIT NO. 2023-06**

PRESENTED TO:	Planning Commission
PRESENTED BY:	Steven Sopp, Principal Planner
APPLICANT:	City of Tulare
LOCATION:	Properties adjacent to SR-99 between Cartmill Avenue and the existing Tulare Outlets Shopping Center
APNs:	166-240-010, 166-220-010, 166-220- 011, 166-220-012, 166-220-013, 166-230-001, 166-230-004, 166-180- 015, 166-140-060, 166-230-003, 166-020-029, 166-020-028, 166-020- 027, 166-020-012, 166-020-013, 166-020-015, 166-020-016, 166-020- 017, 166-030-056, 166-030-053, 166-030-054
ZONING CLASSIFICATION:	C-3 (Retail Commercial)
GENERAL PLAN DESIGNATION:	Regional Commercial
SURROUNDING LAND USES AND ZONING:	North: VacantC-3South: HotelC-3East: Vacant / Shopping CtrC-3West: Highway 99

#### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2023-06 subject to the findings and conditions in Resolution No. 5453. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code.

### REQUEST

Conditional Use Permit No. 2023-06 is a request by the City of Tulare. to adopt a master sign program and related design standards regarding commercial freeway signs to be established for properties adjacent to SR-99 between Cartmill Avenue and existing Tulare Outlets Shopping Center.

#### **STAFF COMMENTS AND PROJECT DETAILS:**

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

Per Chapter 10.188.050.K of the City of Tulare Municipal Code, freeway signs are permitted with the approval of a Conditional Use Permit in accordance with *(Chapter 10.116 – Conditional Use Permits)*. City staff are proposing to establish a master sign program in order to:

- 1. Set specific design standards for freeway signs in this area in order to better achieve a cohesive look and feel for the overall area.
- 2. Enable a more streamlined approval for freeway signs within this area.
- 3. Set location requirements to provide ample opportunity for commercial freeway signs to be established while also ensuring reasonable spacing.

A master sign program (see attached) is proposed which establishes design standards for Two-Pole Pylon Signs, envisioned to provide space for commercial signage for three or more tenants or a parcel that has been divided to include three or more businesses and developed under a masterplan approach, or Single-Pole Pylon Signs, envisioned for properties that have less than three tenants or a parcel that has been divided to include less than three businesses. If approved, the sign program would enable commercial freeway sign development on the subject properties that meets the proposed development standards to skip the Conditional Use Permit process and submit directly for building permits.

Staff is currently aware of the desire of multiple developments to establish freeway sings in the area. City staff have circulated the proposed master sign program for review to key stakeholders and property owners to received input and comment regarding what is proposed. Staff have worked to incorporate comments and believe that any issued raised have been addressed.

# **ENVIRONMENTAL FINDINGS:**

This project is exempt pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act of 1970, as amended.

## FINDINGS:

Staff recommends that the Planning Commission make the following findings with regard to Conditional Use Permit No. 2023-06.

- 1) That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 5) That this project is exempt pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act of 1970, as amended.

### **CONDITIONS:**

Based on the approved findings, staff recommends that Conditional Use Permit No.2023-06, be approved subject to the following conditions:

- 1) Proposed freeway signs shall be approved in accordance with the standards of the master sign program (see attachment II).
- 2) Owner shall construct and maintain the advertising signs without access to the state route.
- 3) Submit sign permit/building permit application to the City of Tulare for review and approval before erecting the sign.
- 4) No proposed signage shall project over adjoining property, public property or public right of away.

### **APPEAL INFORMATION:**

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:

- I. Project Location Map
- II. Master Sign Program
- III. Resolution No. 5453



# Tulare Outlets / Cartmill Avenue / SR-99 - Master Sign Program

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

This sign program is intended to enable a more streamlined approach to approval of commercial freeway signs in the project area by setting development standards that if met, will enable applicants to skip the Conditional Use Permit process and submit directly to the City's Building Division for building permit issuance.

# **Highway 99 Commercial Business Pylon Sign Standards**

### Two-Pole Pylon Sign

Properties that have highway frontage and include three or more tenants, or a parent parcel that has been divided to include three or more businesses, or three or more parcels that have been developed under a masterplan approach and share a signage easement may be permitted to have a single two-pole highway pylon sign in accord with Exhibit "A".

This sign type is not to exceed 65'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business center, up to 8 tenant or business identification panels, and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the buildings (color, material, form, etc.) that house the businesses that are represented. The sign structure should generally be enclosed or cased with durable materials however the sign base (bottom 25'-0") may be fully enclosed, partially enclosed, or be primarily open with cased columns.

### Single-Pole Pylon Sign

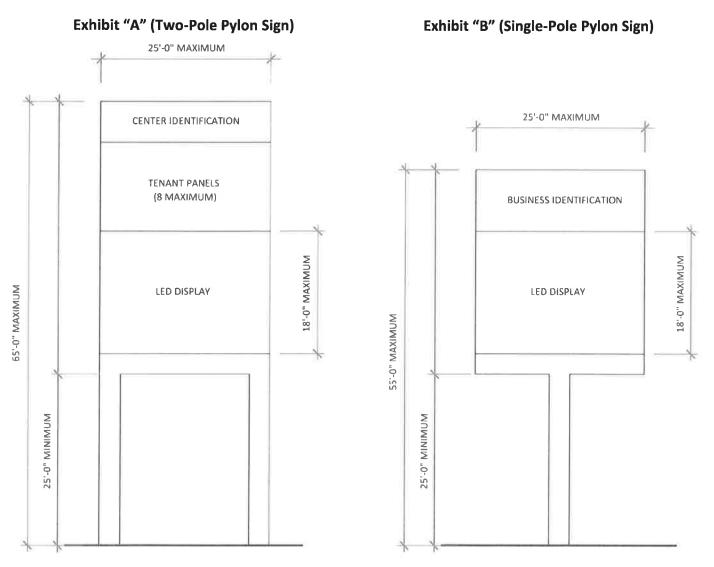
Properties that have highway frontage and include less than three tenants, or a parent parcel that has been divided to include less than three businesses may be permitted to have a single-pole highway pylon sign in accord with Exhibit "B".

This sign type is not to exceed 55'-0'' in height, 25'-0'' in width, and all copy and logos are to start a minimum of 25'-0'' above grade. The sign should include copy identifying the name of the business and may include a high-resolution light emitting diode (LED) digital display sign not to exceed  $18'-0'' \times 25'-0''$  (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the building (color, material, form, etc.) that houses the business that is represented. The sign structure should generally be enclosed or

cased with durable materials however the sign base (bottom 25'-0") is to be primarily open with a cased column.

# **Location Requirements**

Freeway signs proposed under this sign program shall be located on the east side of SR-99, between Cartmill Avenue and the Tulare Outlets (including the outlets). Signs shall be placed within 300 feet of the SR-99 right-of-way. Signs shall be spaced no less than 250 ft. from each other.



# Notes:

- 1. The City will set standards to regulate the luminosity level, frequency of copy change, and transition speed of copy change for the LED display.
- 2. Businesses will be allowed to advertise goods, services, and special sales of products offered on-site only, no off-site advertising will be allowed.
- 3. Internal illumination is allowed, external illumination is prohibited.
- 4. The exhibits above indicate maximum sign envelope only.

# Signage Examples



Two-Pole Pylon



Single-Pole Pylon

### **RESOLUTION NO.** <u>5453</u>

### A RESOLUTION OF THE CITY OF TULARE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2023-06

WHEREAS, Conditional Use Permit No. 2023-06 is a request by the City of Tulare. to adopt a master sign program and related design standards regarding commercial freeway signs to be established for properties adjacent to SR-99 between Cartmill Avenue and existing Tulare Outlets Shopping Center; and,

**WHEREAS,** the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on March 27, 2023; and,

**WHEREAS**, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2023-06 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

**WHEREAS**, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA):

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15311 (*Accessory Structures*); and,

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

- 1) The proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity; and,
- 2) The request will comply with each of the provisions of the Zoning Title; and,
- 3) The request is consistent with the Tulare General Plan; and,
- 4) The request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site; and.
- 5) This project is exempt pursuant to Section 15311 (*Accessory Structures*) of the California Environmental Quality Act of 1970, as amended.

**BE IT FURTHER RESOLVED**, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2023-06 is hereby approved subject to the following conditions:

## **Conditions:**

- 1) Proposed freeway signs shall be approved in accordance with the standards of the master sign program (see attachment II).
- 2) Owner shall construct and maintain the advertising signs without access to the state route.
- 3) Submit sign permit/building permit application to the City of Tulare for review and approval before erecting the sign.

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4) No proposed signage shall project over adjoining property, public property or public right of away.

# Tulare Outlets / Cartmill Avenue / SR-99 - Master Sign Program

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

This sign program is intended to enable a more streamlined approach to approval of commercial freeway signs in the project area by setting development standards that if met, will enable applicants to skip the Conditional Use Permit process and submit directly to the City's Building Division for building permit issuance.

# Highway 99 Commercial Business Pylon Sign Standards

# **Two-Pole Pylon Sign**

Properties that have highway frontage and include three or more tenants, or a parent parcel that has been divided to include three or more businesses, or three or more parcels that have been developed under a masterplan approach and share a signage easement may be permitted to have a single two-pole highway pylon sign in accord with Exhibit "A".

This sign type is not to exceed 65'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business center, up to 8 tenant or business identification panels, and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the buildings (color, material, form, etc.) that house the businesses that are represented. The sign structure should generally be enclosed or cased with durable materials however the sign base (bottom 25'-0") may be fully enclosed, partially enclosed, or be primarily open with cased columns.

# **Single-Pole Pylon Sign**

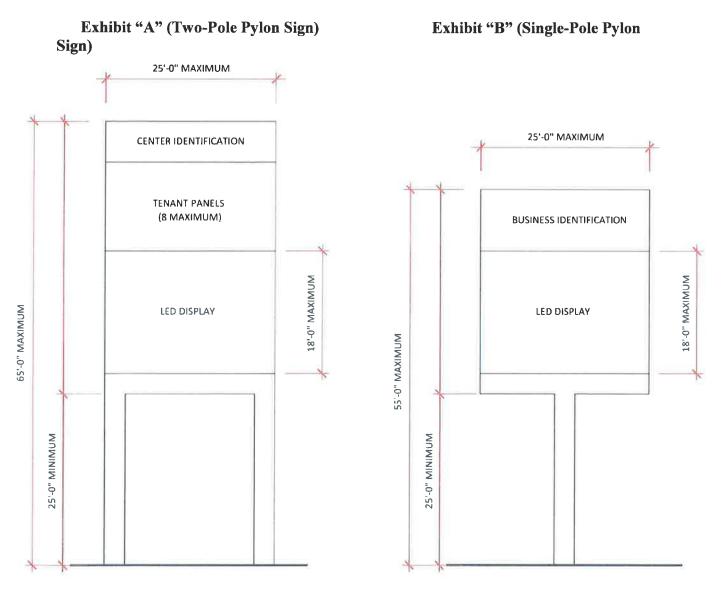
Properties that have highway frontage and include less than three tenants, or a parent parcel that has been divided to include less than three businesses may be permitted to have a single-pole highway pylon sign in accord with Exhibit "B".

This sign type is not to exceed 55'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business and may include a high-resolution light emitting diode (LED) digital display sign not to exceed  $18'-0" \ge 25'-0"$  (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the building (color, material, form, etc.) that houses the business that is represented. The sign structure should generally be enclosed or cased

with durable materials however the sign base (bottom 25'-0") is to be primarily open with a cased column.

# **Location Requirements**

Freeway signs proposed under this sign program shall be located on the east side of SR-99, between Cartmill Avenue and the Tulare Outlets (including the outlets). Signs shall be placed within 300 feet of the SR-99 right-of-way. Signs shall be spaced no less than 250 ft. from each other.



Notes:

- 1. The City will set standards to regulate the luminosity level, frequency of copy change, and transition speed of copy change for the LED display.
- 2. Businesses will be allowed to advertise goods, services, and special sales of products offered on-site only, no off-site advertising will be allowed.
- 3. Internal illumination is allowed, external illumination is prohibited.

Resolution 5453 Conditional Use Permit 2023-06 4. The exhibits above indicate maximum sign envelope only.

# Signage Examples



Two-Pole Pylon



Single-Pole Pylon

**PASSED, APPROVED AND ADOPTED** this <u>twenty-seventh</u> day of <u>March, 2023</u> by the following recorded vote:

AYES:			
NOES:			
ABSENT:	 	 	
ABSTAIN:			

CHUCK MIGUEL, CHAIR City of Tulare Planning Commission

ATTEST:

MARIO ANAYA, SECRETARY City of Tulare Planning Commission

### CITY OF TULARE PLANNING COMMISSION STAFF REPORT

Agenda Item No. 8

March 27, 2023

### HOUSING ELEMENT ANNUAL PROGRESS REPORT 2022

<b>PROJECT PLANNER:</b>	Steven Sopp, Principal Planner
APPLICANT:	City of Tulare
LOCATION:	Entire City
APN:	Not applicable
ZONING CLASSIFICATION:	Not applicable
GENERAL PLAN DESIGNATION:	Not applicable
SURROUNDING LAND USES AND ZONING:	Not applicable

## **REQUEST:**

Receive and file the 2022 Housing Element Annual Progress Report as an informational item.

# DETAILS OF THE PROPOSAL AND STAFF COMMENTS:

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the Housing Element of the General Plan (Attachment 1). The Government Code requires the APR to be "considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments," and then submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). City staff have prepared the APR for 2022 which is being presented to the Planning Commission as an informational item. The APR will also be presented to the City Council at their April 18, 2023 meeting.

# City of Tulare 2022 Housing Element Annual Progress Report

### Housing Development Activity

In the 2022 APR, Tables A, A2, and the Summary tables summarize housing development activity for the 2022 calendar year as follows:

- *Entitlements*: The City received entitlement applications for 853 residential units (591-single-family, 54 multi-family units consisting of 2 to 4-unit buildings and 208 multi-family units consisting of 5 or more-unit buildings) (Summary)
- *Building Permits Issued*: The City issued building permits for 436 residential units (2 single-family attached units, 306 single-family detached units, 35 multifamily units consisting of 2 to 4-unit buildings, 80 units multi-family units consisting of 5 or more unit-buildings and, 13 accessory dwelling units). (Summary)
- *Certificates of Occupancy Issued*: The City issued certificates of occupancy for 194 residential units (2 single-family attached units, 154 single-family detached units, 30 multi-family units consisting of 2 to 4-unit buildings and, 8 accessory dwelling units.). (Summary)

### Progress Meeting RHNA

Table B summarizes the City's progress meeting its Regional Housing Needs Assessment (RHNA) allocation for the 2015 to 2023 planning cycle. Based on the number of housing units issued a building permit from 2015 through 2022, Tulare has a remaining need of 1,722 RHNA units. The City has fulfilled its RHNA allocation for Above Moderate Income units and has a remaining need for 1,722 very low, low, and moderate income units (see table provided below). City staff will continue to encourage opportunities to develop very low, low, and moderate income units to help meet its RHNA allocation through 2023.

### No Net Loss Finding

In accordance with SB 166, passed in 2017, if a city approves development on a site identified to accommodate RHNA need in the Housing Element at a lower density or different income level than identified, the city needs to make a written finding that the need can be met by other sites identified in the housing element, or "identify and make available" other sites to accommodate the need within 180 days.

On December 20, 2022 the City Council approved Zone Amendment No. 749, a request to change the existing zoning designation from RM-4 (Multi-Family Residential) to R-1-4 (Small-lot Residential). The change resulted in the loss of land that was identified within the Housing Element to accommodate up to 242 low-income residential units. With the loss of land designated to accommodate these units, the City currently maintains a surplus of 8 low-income residential units. Staff will request that the City Council make a No Net Loss Finding as part of the adoption of the 2022 Housing Element Annual Progress Report.

#### Housing Element Program Status

Table D requires the City to provide a status update on its Housing Element Programs. The City has prepared a detailed status update for the programs listed in this table.

# Remaining Tables Provided within APR

<u>Table E</u> – Provides development which took advantage of Commercial Development Bonus per Government Code 65915.7 of which there were none.

<u>Table F</u> – Provides the number of units preserved and acquired for Alternative adequate sites pursuant to Government Code section 65583.1(c), of which there were none.

<u>Table F2</u> - Provides above moderate-income units converted to moderate income pursuant to government code section 65400.2, of which there were none.

<u>Table G</u>- Provides Locally Owned Lands included in the Housing Element Site Inventory that have been sold, leased, or otherwise disposed of, of which there were none.

<u>Table H</u> – Provides locally owned surplus sites. There was one property that was declared as surplus by the City. Affordable housing developers and other required entities were notified of the property's availability in 2022 with no response received by the City. The City Council has directed staff to transfer ownership of the property to the adjacent property owner who is working to develop the property with commercial uses.

<u>Table I</u> – Provides units constructed to pursuant to government code 65852.21 and application for lot splits pursuant to government code 66411.7 (SB), of which there were none.

<u>Table J</u> – Provides student housing development for lower income students for which was granted a density bonus, of which there were none.

<u>LEAP Reporting</u> – Provides updates to a LEAP grant that was received by the City of Tulare.

	Remaining Need 809 569 344 0		2022 2022 68 68 12 34 322	2021 32 125	2020 2020 315	2019 2019 193 439	2018 43 21 533	2017 7 354	2016	2015 2015 485	RHNA Allocation (2015 to 2023) 920 609 613 1,452	Income Level Very Low Low Moderate
RHNA         2015         2016         2017         2018         2019         2020         2021         2023         Total         Remain Need           (2015 to 2023)         2021 to 2023         2021         2022         2023         70tal         Remain Need           (2015 to 2023)         2016         2017         2018         2         43         111         Need           920         43         12         43         12         68         111           609         123         103         10         32         34         269         101           613         193         10         32         34         269         269         126         108<	1722		436	157	325	632	597	361	335	485	3,594	Moderate Total
RHNA         2015         2016         2017         2018         2019         2020         2021         2023         70tal         Remain Need           Allocation         (2015 to         2023)         2         2         2         2         2         2         7         Need           (2015 to         2         2         43         43         8         111         Need         Need         111	0	2908	322	125	315	439	533		335	485	1,452	Above Moderate
Mme       RHNA       2015       2016       2017       2018       2019       2020       2021       2023       70tal       Remain Neer         vel       Allocation       (2015 to 2023)       2       2       2       2       2       7       Neer         vel       2023)       4       4       4       4       1       Neer       Neer         920       7       4       2       1       2       4       1       1       1         609       7       2       2       2       2       4       1	344	269	34	32	10	193					613	Moderate
me         RHNA         2015         2016         2017         2018         2019         2020         2021         2023         Total         Remain Need           vel         Allocation         (2015 to)         2023)         2021         2022         2023         Total         Remain Need           2023)         2015 to         2023)         43         43         68         111	569	40	12				21	7			609	MO
RHNA         2015         2016         2017         2018         2019         2020         2021         2023         2023           Allocation         (2015 to         2023)         2023         2023         2023         2023	809	111	68				43				920	/ery .ow
	Remaining Need		2022	2021	2020	2019		2017	2016	2015	RHNA Allocation (2015 to 2023)	Income Level

 Table B: Regional Housing Needs Allocation Progress

**4** | P a g c

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the 2022 Housing Element Annual Progress Report as an informational item.

### **ENVIRONMENTAL:**

The proposed action is not a "project" as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

### **APPEAL INFORMATION:**

This is an informational item that will also be taken to the City Council.

#### Attachments:

Attachment 1- Annual Progress Report for 2022

# **Please Start Here**

	General Information
Jurisidiction Name	Tulare
Reporting Calendar Year	2022
	Contact Information
First Name	Steven
Last Name	Sopp
Title	Principal Planner
Email	ssopp@tulare.ca.gov
Phone	5596844216
	Mailing Address
Street Address	411 E. Kern Avenue
City	Tulare
Zipcode	93274

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

11\_16\_22

5 S 1 3

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

 Reporting Year
 2022
 (Jan. 1 - Dec. 31)

 Planning Period
 5th Cycle
 12/31/2015 - 12/31/2023

Tulare

Jurisdiction

Table A Housing Development Applications Submitted

									Но	using De	velopment	Applicati	ons Subm	nitted	1	Trifel	Total					
		Project Identifi	er		Unit Ty	rpes	Date Application Submitted		Pro	oposed Un	its - Affordat	bility by Hou	isehold Inc	omes		Total Approved Units by Project	Disapproved Units by Project	Streamlining	Density Bo Applica	ations	Application Status	Notes
						3	4				5				6	7	8	9	10	0	11	12
Prior APN <sup>+</sup>	Current APN	1 Street Address	Project Name <sup>*</sup>	Local Jurisdiction Tracking ID*	2 Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	4 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 <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 659157	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Davis C	lart Data Entry Belo				And the second	1 C 1 1	1.1				0	C	280	52	144	14		No	No	No		
mmary Row: SI				PC Resolution No.	SFD	0								144	144			1			Approved	
	149-060-037	NA	Cordeniz Corvina Apartments	5418 PC Resolution No. 5415	_	R	12/2/2021						208		208	1. 2. 1		No No			Approved	
	166-020-006	NA	Villas at Sierra Ranch	PC Resolution No.	SFD	0	12/15/2022							91	91		1 0	D No			Approved	
	172-010-051	NA	KCOK 5 / 9	PC Resolution No.	SFD	0								88	88	이 같은 말했	6 0	D No			Approved	
	172-030-010	NA	Fulton Estates	5423 PC Resolution No.	SFD	0	12/16/2021							185	185			0 No			Approved	
	166-220-005	NA	Glass Avenue	5435 PC Resolution No. 5437	2 to 4	R	9/15/2022						54		54	min Ball					Approved	
	168-020-003	NA	Wild Oaks	PC Resolution No. 5442	SFD	0	5/25/2022							83	83	а е	3				Approved	
	NA	1015 IRONHORSE	KCOK 2B	BLD-22-23765	SFD	0	6/6/2022							1			1		6.55		Approved	
	NA	1015 SPYGLASS ST	KCOK 2B	BLD-22-24874	SFD	0	B/30/2022							1			1	0 N	No No	0 N	Approved	
	NA	1027 IRONHORSE	KCOK 2B	BLD-22-23764	SFD	0	6/6/2022							1		1	1	0 N		o No	Approved Approved	
	NA	1028 SOUTHWIND ST	KCOK 2B	BLD-22-24749	SFD	0	8/19/2022				-			1		1	1	0 N	a Ne	o Ne		
	NA	1031 IRONHORSE ST	KCOK 2B	BLD-22-23772	SFD	0	6/6/2022	2		+				1		1	1	0 N	N	o N	D Approved	
	NA	1032 IRONHORSE ST	ROOKED	BLD-22-24750	SFD	0	8/19/2022	2						1		1	1	0 N	o N	0 N	D Approved	
	NA	1035 IRONHORSE ST	KOOKEB	BLD-22-23771	SFD	0	6/6/2022	2						1		1	1	0 N	o N	0 N	D Approved	
	NA	1043 IRONHORSE ST	KCOK 2D	BLD-22-24740	SFD	0	8/19/2022	2			-			1		1	1	0 N	o N	o N	o Approved	
	NA	1044 IRONHORSE ST	ROOKED	BLD-22-24754	SFD	0	8/19/2022	2					+	1		1	1	0 N	o N	lo N	O Approved	
	NA	1050 IRONHORSE ST	KCON 20	BLD-22-24755		0	8/19/2022	2			-			1		1	1	0 N	o N	lo N	o Approved	
	NA	1051 IRONHORSE ST	KOOK 25	BLD-22-24741	SFD	0	8/19/202	2						1		1	1	0 N	0 N	lo N	o Approved	
	NA	1058 IRONHORS	HOOKED	BLD-22-24756		0	8/19/202	2	-		-		-	1	1	1	1	0 N	0 N	lo N	o Approved	
	NA	1057 IRONHORS	KOOKZE	BLD-22-24757		0	8/19/202	2				-		1		1	1	0 N	o N	lo N	o Approved	
	NA	1069 IRONHORSI ST	KOOKZE	BLD-22-24742			8/19/202							1		1	1	0 N	io N	lo N	Approved	
	NA	1081 IRONHORSI ST 1109 W KERN	KCOK 2B	BLD-22-24743		0	8/19/202							1	112510	1	1	0 N		_	o Approved	
	175-013-004	AVE 147 N ANDREWS		BLD-22-22783		0	3/7/202		-			-		1		1	4			75.0	lo Approved	
	172-130-078	ST 1517 BUTTE ST	Farrar Fernjo Esates	BLD-20-18228 BLD-22-25006		0	9/9/202 9/13/202			_				1		1	1		lo N		lo Approved lo Approved	
	NA NA	1545 BUTTE ST	Fernjo Esates	BLD-22-23263		0	4/22/202							1		1	1		lo N		lo Approved	
	172-130-068	161 N MONTANA DE ORO ST	Talla	BLD-22-24015	-	0	6/21/202	2	_			· · · · · · · · · · · · · · · · · · ·				1	1	0 1	lo N	No N	Approved	
	172-130-072	162 N ANDREWS	Farrar	BLD-22-22862		0	3/15/202							1-1-		1	1				lo Approved	
	NA	1713 BETSY AVE		BLD-21-20407 BLD-21-20405		0	6/11/202		-		-1		_	1		1	1				lo Approved	
	NA NA	1735 BETSY AVE 1747 BETSY AVE		BLD-21-20405 BLD-21-20404		0	6/11/202	21				-	_	1	-	1	1			No N	Approved	
	172-370-004	176 N OCEAN CT		BLD-22-24716		0	8/17/202	22			_	_		1		1	1				Approved	
	182-280-019	1943 SAN GREGORIO CT	California Ranchos			0	10/28/202			_	_			1		1	1	0 1	No	No N	No Approved	
	172-130-067	195 N MONTANA DE ORO ST	Farrar	BLD-22-24014		0	6/21/202	22						1		1	1	0	No	No	Approved	
	168-480-013	1957 CAPISTRANO	Oakcrest	BLD-21-20977	SFD	0	B/6/202	21														_

	172-130-073	196 N ANDREWS ST 1964	Farrar	BLD-20-18229	SFD	0	9/9/2020	 		1		1 0 No	D No	No	Approved
	NA	CHANCELLOR AVE	Willow Glen	BLD-22-24079	SFD	0	6/24/2022			1	1	1 0 No	D No	No	Approved
1	168-480-007	1976 PIEDMONT AVE	Oakcrest	BLD-21-19913	SFD	0	4/14/2021			1	1	1 0 No	o No	No	Approved
	NA	1981 CHANCELLOR AVE	Willow Glen	BLD-22-25607	SFD	0	10/25/2022			1	1	1 0 No	No	No	
	NA	1982 CHANCELLOR AVE	Willow Glen	BLD-22-24078	SFD	0	6/24/2022			1	1	1 0 No	o No	No	
		1995 CHANCELLOR	Willow Glen	BLD-22-25608	SFD	0				1	1	1 0 Nc	D No	No	
		AVE 1996 CHANCELLOR	Willow Glen	BLD-22-24077	SFD	0	10/25/2022		+ +	1	1	1 0 No	No	No	
1(	168-480-008	AVE 2000 PIEDMONT AVE	Oakcrest	BLD-21-20972	SFD	0	6/24/2022 8/6/2021	 		1	1 .	1 0 Nc	No No	No	Approved
		2009 CHANCELLOR	Willow Glen	BLD-22-25609	SFD	o	11/1/2022			1	1 .	0 Na	No	No	Approved
16	100-460-020	AVE 2010 CAPISTRANO	Oakcrest	BLD-21-20986	SFD	0	8/6/2021			1	1 1	0 Na	No	No	
		2010 CHANCELLOR AVE	Willow Glen	BLD-22-24076	SFD	0	6/24/2022			1	1	0 No	No	No	
16	100-490-049	2011 HERMOSA AVE	Oakcrest	BLD-22-24638	SFD	0	8/9/2022			1	1 1	0 No	No	No	
	NA	2027 CHANCELLOR AVE	Willow Glen	BLD-22-25613	SFD	0	10/25/2022			1	1 1	0 No	No	No	
		2028 CHANCELLOR AVE	Willow Glen	BLD-22-23862	SFD	0	6/10/2022			1	1 1	0 No	No	No	Approved
16	108-490-050	2035 HERMOSA AVE	Oakcrest	BLD-22-24639	SFD	0	8/9/2022			1	1 1	0 No	No	No	
	11/2	2036 IRONHORSE ST	KCOK 2B	BLD-22-24751	SFD	0	8/19/2022			1	1 1	0 No	No	No	
		2043 CHANCELLOR AVE	Willow Glen	BLD-22-25423	SFD	0	10/14/2022			1	1 1	0 No	No	No	
		2044 CHANCELLOR	Willow Glen	BLD-22-23861	SFD	0	6/10/2022			1	1 1	0 No	No	No	Approved
16	68-490-051	2057 HERMOSA AVE	Oakcrest	BLD-22-24640	SFD	0	8/9/2022			1	1 1	0 No	No	No	Approved
		2061 CHANCELLOR	Willow Glen	BLD-22-25422	SFD	O	10/14/2022			1	1 1	0 No	No	No	Approved
		2062 CHANCELLOR	Willow Glen	BLD-22-23860	SFD	0				1	1 1	0 No	No	No	Approved
16	68-480-024	2064 PIEDMONT	Oakcrest	BLD-21-20990	SFD	0	6/10/2022 8/6/2021			1	1 1	0 No	No	No	
16	68-490-045	2068 MADALYN AVE	Oakcrest	BLD-22-25518	SFD	0	10/24/2022			1	1 1	0 No		No	Approved
16	68-490-052	2069 HERMOSA	Oakcrest	BLD-22-24641	SFD	0	8/9/2022			1	1 1	0 No		No	Approved
16	68-490-053	2071 HERMOSA	Oakcrest	BLD-22-24616	SFD	0	6/10/2022			1	1 1	0 No		No	Approved
	NA (	2075 CHANCELLOR	Willow Glen	BLD-22-25419	SFD	0	10/14/2022			1	1 1	0 No	No	No	Approved
	NA	2076 CHANCELLOR AVE	Willow Glen	BLD-22-23859	SFD	ο				1	1 1	0 No	No	No	
	NA	2089 CHANCELLOR	Willow Glen	BLD-22-25418	SFD	0	6/10/2022			1	1 1	0 No	No	No	
	2	AVE 2090 CHANCELLOR	Willow Glen	BLD-22-23838	SFD	0	10/14/2022	 		1	1 1	0 No	No	No	Approved
16	58-490-054 2	AVE 2093 HERMOSA	Oakcrest	BLD-22-24617	SFD	0	6/10/2022	 			1 1	0 No			Approved
		AVE 2096 PIEDMONT	Oakcrest	BLD-22-24292	SFD	0	8/9/2022	 		1	1 1			No	Approved
	NA C	AVE 2097 CHANCELLOR	Willow Glen	BLD-22-24685	SFD	0	7/14/2022	 		1	1 1	0 No 0 No	No No	No	Approved
	2	AVE 2105 CHANCELLOR	Willow Glen	BLD-22-24684	SFD	0	8/15/2022	 			1 1	0 No	No	No	Approved
16/	A	AVE	Oakcrest	BLD-22-24064 BLD-22-24618	SFD	0	8/15/2022	 		1	1 1	0 No			Approved
	2	AVE 2113					8/9/2022			1	1 1	0 No	No	No	Approved
	NA 2	AVE	Willow Glen Kensington	BLD-22-24682 BLD-22-24080	SFD	0	8/15/2022	 		1			No	No	Approved
	INA A	AVE 213 N ANDREWS	Farrar	1		0	6/24/2022	 		1	1	0 No	No	No	Approved
	2-130-080 \$	ST 2131		BLD-22-23271	SFD	0	4/25/2022	 		1	1 1	0 No	No	No	Approved
	NA C	CHANCELLOR	Willow Glen	BLD-22-24681	SFD	0	8/15/2022			1	1	0 No	No	No	Approved

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	2145										0 1			
	CHANCELLOR	Willow Glen	BLD-22-24555	SFD	0	0/0/0000		1						Approved
	AVE					8/3/2022		 1	1		0	No No	No	Approved
 NA	2153 BRISTOL AVE 2159	Kensington	BLD-22-24082	SFD	0	8/3/2022		 1	1	1	0	No No	No	Approved
NA	CHANCELLOR AVE	Willow Glen	BLD-22-24554	SFD	0	8/5/2022		 1		1	1 0	No No	No	Approved
168-480-028	2162 PIEDMONT AVE	Oakcrest	BLD-22-24295	SFD	0	7/14/2022		 1		1	1 0	No No	No	Approved
NA	2167 BRISTOL AVE	Kensington	BLD-22-24083	SFD	0	6/24/2022		 		1	1 0	No No	No	Approved
	2178 CHANCELLOR	Willow Glen	BLD-22-23844	SFD	0	6/10/2022		1				No No	No	Approved
 NA	AVE 2179 BRISTOL	Kensington	BLD-22-24084	SFD	0	6/24/2022		1				No No	No	
 	AVE 2191 BRISTOL	Kensington	BLD-22-24085	SFD	0	6/24/2022		1		1		1000 A. 1000	No	Approved
 NA	AVE	Kenangton				0/24/2022		1		1	1 0	No No	NO	Approved
NA	CHANCELLOR	Willow Glen	BLD-22-24552	SFD	0	8/3/2022			1.	1	1 0	No No	No	Approved
 NA	2202 SAWGRASS	Greens at Oak Creek	BLD-22-24071	SFD	0	6/23/2022		1	1. 1. 1. 1. 1. 1.	1	1 0	No No	No	Approved
	AVE 2205 SAWGRASS	Greens at Oak Creek	BLD-22-23962	SFD	0	6/16/2022		 1				No No	No	
	AVE 2226 SAWGRASS		BLD-22-24070	SFD	0	6/23/2022		1					No	Approved
 NA	AVE 2227 SAWGRASS	Oreche at oak orech	BLD-22-23963	SFD	0			1		1	·			Approved
 NA	AVE 2244 SAWGRASS	Gibbella Br Oak Greek			0	6/16/2022		1		1		No No	No	Approved
 NA	AVE	Oreens at out oreen	BLD-22-24069	SFD	(a))	6/23/2022		 1		1	1 0	No No	No	Approved
NA	2249 SAWGRASS AVE	Greens at out Groot	BLD-22-24059	SFD	0	6/23/2022		 1		1	1 0	No No	No	Approved
NA	2262 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24068	SFD	0	6/23/2022		 	100 PT 100	1	1 0	No No	No	Approved
NA	2263 SAWGRASS	Greens at Oak Creek	BLD-22-24060	SFD	0	6/23/2022		 1		1	1 0	No No	No	Approved
NA	2271 SAWGRASS	Greens at Oak Creek	BLD-22-24061	SFD	0	6/23/2022		 1		1	1 0	No No	No	Approved
 172-130-066	233 N MONTANA	Farrar	BLD-22-24012	SFD	0	6/21/2022		1	in a the	1	1 0	No No	No	Approved
 168-490-039	DE ORO ST 2332 MADALYN	Oakcrest	BLD-21-20991	SFD	0	8/6/2021		1	-	Concentration of the second se		No No	No	
 NA	AVE 2335 SAWGRASS		BLD-22-24062	SFD	0	6/23/2022		1	5 1 1 1 P	1	0	No No	No	Approved
 	AVE 2337 BETH PAGE	Greens at Oak Creek	BLD-21-19410	SFD	0	2/19/2021		1		1	1 0			Approved
 172-360-024	AVE 234 N ANDREWS		BLD-22-23275	SFD	0			1	June	1	1 0	No No	No	Approved
 172-130-074	ST 2340 BETH PAGE					4/25/2022		1		1	1 0	No No	No	Approved
172-360-003	AVE	Greens at Oak Greek	BLD-21-19404	SFD	0	2/19/2021		 1		1	1 0	No No	No	Approved
 NA	2359 CHAMBERS BAY AVE	Citeena at Oak Oreek	BLD-22-23960	SFD	0	6/16/2022		 1		1	1 0	No No	No	Approved
NA	2367 SAWGRASS AVE	Greens at Oak Orden	BLD-22-24063	SFD	0	6/23/2022		 1		1	1 0	No No	No	Approved
NA	2381 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23961	SFD	0	6/16/2022			1000	1	1 0	No No	No	Approved
172-360-022	2401 BETH PAGE	Creens at Oak Oreek	BLD-21-1990B	SFD	0	4/14/2021		 1		1	1 0	No No	No	Approved
 NA	2403 SAWGRASS	Greens at Oak Creek	BLD-22-24064	SFD	0	6/23/2022		1		1	1 0	No No	No	Approved
 NA	2428 WOLF	KCOK 2B	BLD-22-24744	SFD	0	8/19/2022		 1	n La Jusé	1	1 0	No No	No	Approved
 NA	CREEK PL 2439 SAWGRASS	Greens at Oak Creek	BLD-22-24065	SFD	0	6/23/2022		1				No No	No	
 NA	AVE 2456 WOLF	KCOK 2B	BLD-22-24746	SFD	0	8/19/2022		1				No No	No	Approved
 	2461 SAWGRASS		BLD-22-24066	SFD	0	6/23/2022		1		1	0		No	Approved
 NA	AVE 2492 WOLF	Greens at Oak Oreck		SFD	0			1		1	1 0	No No		Approved
 NA	CREEK PL	KCOK 2B	BLD-22-24747			8/19/2022		1		1	1 0	No No	No	Approved
NA	2497 SAWGRASS AVE	Creans at out of the	BLD-22-23964	SFD	0	6/16/2022		 1		1	1 0	No No	No	Approved
 172-130-065	267 N MONTANA DE ORO ST	i andi	BLD-22-24011	SFD	0	6/21/2022		 1		1	1 0	No No	No	Approved
172-130-075	268 N ANDREWS	Tana	BLD-22-23276	SFD	0	4/25/2022		 1	-	1	1 0	No No	No	Approved
 172-130-041	2713 SAND HILLS	S Farrar	BLD-22-24202	SFD	0	7/11/2022		 		1	1 0	No No	No	Approved
172-130-071	2750 SAND HILLS	S Farrar	BLD-22-23900	SFD	0	6/14/2022		 1		1	1 0	No No	No	Approved
 172-130-039	2757 SAND HILLS	S Farrar	BLD-22-25429	SFD	0	10/14/2022		 1		1	1 0	No No	No	
 172-130-070	2776 SAND HILLS		BLD-22-23904	SFD	0	6/14/2022		1			1 0	No No	No	
 172-130-070	AVE 2802 SAND HILLS		BLD-22-23901	SFD	0	6/14/2022		1		3		No No	No	Approved
 	AVE 287 N ANDREWS	Tana	BLD-22-23273	SFD	0	School and a first		1	S. Harris	1	1 0			Approved
 172-130-082	ST 299 N MONTANA	T BILLOT		SFD	0	4/25/2022		1		1	1 0	No No	No	Apploved
 172-130-064	DE ORO ST 300 N ANDREWS	1 amai	BLD-22-24896 BLD-22-23277	SFD	0	9/1/2022 4/25/2022		 1		1	1 0	No No	No	Approved

	NA	3050 SEYMOUR	Kensington	BLD-22-24322	SFD	0			1	1	1	1	1	4		1	1	0
	NA	3056 DORSET ST	Kensington	BLD-22-23850	SFD	0	7/18/2022							1				
		3058 SEYMOUR		- Contraction of the other			6/10/202	4						1		1	1	0
	NA	ST	Kensington	BLD-22-24323	SFD	0	7/18/2022	2						1		1	1	٥
	NA	3066 SEYMOUR	Kensington	BLD-22-24326	SFD	0	7/45/0000							1		1	1	0
	NA	3068 DORSET ST	Kensington	BLD-22-23856	SFD	0	7/18/2022											
	NA	3074 SEYMOUR	Kensington	BLD-22-24324			0/10/2022	e						1		1	1	0
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	NA	3080 DORSET ST 3092 SEYMOUR	Kensington	BLD-22-23857	SFD	0	6/10/2022	2		_				1		1	1	0
	NA	ST	Kensington	BLD-22-24325	SFD	0	7/18/2022							1		1	1	0
	NA	3094 DORSET ST	Kensington	BLD-22-23858	SFD	0	6/10/2022							1				
	149-460-059	3102 DORSET ST	Kensington	BLD-22-23849	SFD	0	6/10/2022	2						1		1		0
	149-460-056 149-480-053	3126 DORSET ST 3188 DORSET ST	Kensington	BLD-22-22865	SFA	0	3/15/2022							- 31		1	1	0
		319 N ANDREWS	Kensington	BLD-22-23270	SFD	0	4/25/2022	2						1		1	1	0
	172-130-083	ST	Farrar	BLD-22-23274	SFD	0	4/25/2022							1		1	1	0
	149-480-052	3200 DORSET ST	Kensington	BLD-22-23269	SFD	0	4/25/2022				1			1		1		0
	NA NA	3212 DORSET ST 3224 DORSET ST	Kensington	BLD-22-23268	SFD	0	4/25/2022							1	-	1 4	1	0
	149-480-049	3236 DORSET ST	Kensington Kensington	BLD-22-23267 BLD-22-23266	SFD SFD	0	4/25/2022							1	1	1 1		0
	149-500-031	3409 DORSET ST	Kensington	BLD-22-22955	SFD	0	3/23/2022							1	1	1		0
	172-130-077	342 N ANDREWS	Farrar	BLD-22-23278	SFD	0								1	1			0
		ST		DE0-22-20210		0	4/25/2022							1		the minute		
	168-490-029	347 SHENANDOAH ST	Oakcrest	BLD-22-25739	SFD	0	11/14/2022							1		1 1		D
	172-130-084	351 N ANDREWS	Farrar	BLD-22-23903	SFD	0												
	NA	ST 3593 CHELSEA	Willow Glen	BLD-22-25812			6/14/2022							1	il seie no St			1
	NA	3625 CHELSEA	Willow Glen	BLD-22-25812 BLD-22-25852	SFD	0	11/21/2022							1	1	1		
	NA	3657 CHELSEA	Willow Glen	BLD-22-25848	SFD	0	11/29/2022							1	1	1		2
	NA	3689 CHELSEA	Willow Glen	BLD-22-25850	SFD	0	11/29/2022							1		1		
	164-160-044	371 HEMINGWAY	Oak Meadow Estates	BLD-22-22692	SFD	0	2/25/2022							1	1	1		í –
	168-490-021	378 RIVER ST	Oakcrest	BLD-22-24613	SFD	0	8/9/2022										-	
	168-490-028	379	Oakcrest	BLD-22-25708	SFD	0	GIGIEGEE								1	1	(	2
	168-490-022	SHENANDOAH ST					11/9/2022							1				
	168-490-022	400 RIVER ST 401 RIVER ST	Oakcrest	BLD-22-24614 BLD-22-24745	SFD	0	8/9/2022 8/19/2022							1	1	1		)
	168-490-027	401					G/15/2022							1	1	1	0	0
		SHENANDOAH ST	Oakcrest	BLD-22-25707	SFD	0	11/9/2022							1	1	1		2
	168-490-061 168-490-062	402 VALLEY ST 403 VALLEY ST	Oakcrest Oakcrest	BLD-22-24615 BLD-22-24620	SFD SFD	0	8/9/2022							1	1	1	0	
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	168-490-067	SHENANDOAH ST	Oakcrest	BLD-22-25526	SFD	0	10/24/2022							1	1	1	C	
	168-490-023	422 RIVER ST	Oakcrest	BLD-22-24296	SFD	0	7/14/2022							1	1	1	0	
	168-490-057	423 RIVER ST 423	Oakcrest	BLD-22-24298	SFD	0	7/14/2022					/		1	1	4		
	168-490-026	SHENANDOAH ST	Oakcrest	BLD-22-25704	SFD	0	11/9/2022							1	1	1	C	
1		424 VALLEY ST	Oakcrest	BLD-22-24619	SFD	0	8/9/2022							1	1	4	-	
		425 VALLEY ST 445	Oakcrest	BLD-22-24621	SFD	0	8/9/2022							1	1	1	0	
	168-490-025	SHENANDOAH ST	Oakcrest	BLD-22-25703	SFD	0	11/9/2022							1	1	1	C	
		446 RIVER ST	Oakcrest	BLD-21-19910	SFD	0	4/14/2021							1	1		0	
		447 RIVER ST	Oakcrest	BLD-21-20992	SFD	0	8/6/2021							1		1	0	
		448 VALLEY ST 449 VALLEY ST	Oakcrest Oakcrest	BLD-22-24775 BLD-22-24622	SFD	0	8/22/2022							1	1	1	0	
		450			SFD	0	8/9/2022							1	1		0	
	168-490-065	SHENANDOAH ST	Oakcrest	BLD-22-25525	SFD	0	10/24/2022	N						1	1	1	0	
		467 SHENANDOAH ST	Oakcrest	BLD-22-24772	SFD	0	8/00/5000							1	1	1	n	
		SHENANDOAH ST 468 RIVER ST	Oakcrest	BLD-21-19909	SFD	0	8/22/2022 4/14/2021											
	168-480-033	469 RIVER ST	Oakcrest	BLD-21-20993	SFD	0	8/6/2021							1	1	1	0	
		470 VALLEY ST	Oakcrest	BLD-22-24623	SFD	0	8/9/2022							1	1		0	
		471 VALLEY ST 472	Oakcrest	BLD-22-24625	SFD	0	8/9/2022							1	1	1	0	
		SHENANDOAH ST	Oakcrest	BLD-22-24781	SFD	0	8/22/2022							1	1	1	0	
	168-480-002	490 RIVER ST	Oakcrest	BLD-21-20964	SFD	0	8/6/2021							1	-	-		
		491 RIVER ST	Oakcrest	BLD-21-20994	SFD	0	8/6/2021							1	1	1	0	
		492 VALLEY ST 493	Oakcrest	BLD-22-24624	SFD	0	8/9/2022							1	1	1	0	2
		SHENANDOAH ST	Oakcrest	BLD-22-24769	SFD	0	8/22/2022							1	1	1	0	
	168-480-042	493 VALLEY ST	Oakcrest	BLD-22-24626	SFD	0	8/9/2022							1				
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		522 RIVER ST	Oakcrest	BLD-21-19911	SFD	0	8/22/2022 4/14/2021									1		
1	168-480-035	523 RIVER ST	Oakcrest	BLD-21-20995	SFD	0	8/6/2021							1	1	1	0	·
		524 VALLEY ST	Oakcrest	BLD-22-24774	SFD	0	8/22/2022							1	1	1	0	
		525 SHENANDOAH ST	Oakcrest	BLD-22-24768	SFD	0	8/22/2022							1	1	1	0	
		525 VALLEY ST	Oakcrest	BLD-22-24627	SFD	0	8/9/2022											
	168-480-046	526	Oakcrest	BLD-22-24778	SFD	0								1	1	1	0	
		SHENANDOAH ST 527 W TULARE	Canoreat				8/22/2022							1			0	
		AVE		BLD-21-22005	SFD	0	11/29/2021							1	1	1	0	
	168-480-036	541 RIVER ST	Oakcrest	BLD-21-20996	SFD	0	8/6/2021							1	4	1		
		544 RIVER ST 546 VALLEY ST	Oakcrest	BLD-21-20967	SFD	0	8/6/2021							1	1	1	0	
		546 VALLEY SI	Oakcrest	BLD-22-24773	SFD	0	8/22/2022							1	1	1	Ő	
		SHENANDOAH ST	Oakcrest	BLD-22-24767	SFD	0	8/22/2022							1	1	1	0	
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	547 VALLEY ST 548	Oakcrest		SFD	0						1			1 0	No	NO		Approved	
168-480-045	SHENANDOAH ST	Oakcrest	BLD-22-24777			8/22/2022		 	-		1		1	1 0	Na	No	No	Approved	
	563 SHADOW CREEK CT	Greens al Oak Creek	BLD-22-23970	SFD	0	6/16/2022		 					1	1 0	No	No	No	Approved	
NA	564 PEBBLE	Greens at Oak Creek	BLD-22-23967	SFD	0	6/16/2022					1			1 0	No	No	No	Approved	
	BEACH CT 568 RIVER ST	Oakcrest	BLD-22-23164	SFD	0	8/6/2021			-		1		1	1 0	No		No	Approved	
	581 SHADOW	Greens at Oak Creek	BLD-22-23966	SFD	0	6/16/2022					1	-		1	No	No	No		
	CREEK CT 586 PEBBLE	Greens at Oak Creek	BLD-22-23968	SFD	0	6/16/2022					1			1 0	11959			Approved	
NA	BEACH CT										1		1	1 0	No	No	No	Approved	
NA	605 PEBBLE BEACH CT	Greens at Oak Creek	BLD-22-24067	SFD	0	6/23/2022		 	_			1000	1	1 0	No	No	No	Approved	
NA	607 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23965	SFD	0	6/16/2022		 			1		1	1 0	No	No	No	Approved	
NA	612 PEBBLE	Greens at Oak Creek	BLD-22-23969	SFD	0	6/16/2022					1	1.0							<u></u>
	BEACH CT 628 SHADOW		BLD-22-23156	SFD	0						1		1	1 0	No			Approved	L
NA	CREEK CT	Greens at Oak Creek				4/8/2022		 _	-		1		1	1 0	No	No	No	Approved	
NA	683 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22917	SFD	0	3/21/2022		 _					1	1 0	No	No	No	Approved	
168-480-006	1944 PIEDMONT	Oakcrest	BLD-21-20971	SFD	0	6/6/2021					1			1 0	No	No	No		
	2022 PIEDMONT	Oakcrest	BLD-21-20973	SFD	0	6/6/2021					1			1 0				Approved	
168-480-009	AVE 2327 CHAMBERS							 			1	1. 24	1	1 0	No	N	No	Approved	
NA	BAYAVE	Greens at Oak Creek	BLD-22-23959	SFD	0	6/16/2022		 			4	1.1	1	1 0	No	N	o No	Approved	
172-130-081	255 N ANDREWS	Farrar	BLD-20-18231	SFD	0	5/12/2022			_		I/		1	1 0	No	N	No	Approved	
169-300-055	1202 W		BLD-22-24360	ADU	R	7/20/2022					1		1				No		
	PLEASANT AVE 1649 ESTRELLA		BLD-21-21580	ADU	R						1	1.19	1	1 0	Na			Approved	
149-200-015	AVE					10/14/2021		 	-		1	- States	1	1 0	No	N	n Na	Approved	
175-041-010	211 N LOS ANGELES ST		BLD-22-23744	ADU	R	6/2/2022		 					1	1 0	No	N	o No	Asproved	
170 044 000	261 E		BLD-21-21085	ADU	R						1							Approved	
170-041-033	PROSPERITY AVE					8/17/2021		 		++	1		1	1 0	No				
175-146-003	261 N D ST		BLD-21-21797 BLD-22-23053	ADU	R	11/4/2021 3/31/2022					1		1	1 0	No			Approved Approved	
175-252-004 177-022-037	551 S G ST 798 S CANBY ST		BLD-22-23053 BLD-22-24457	ADU	R	7/28/2022					1		1	1 0	No No			Approved	1
149-490-048	1807 SILVERTON	Willow Glen	BLD-22-23384	SFD	0	11/22/2021					1		1		23.5	22	× · · · · · · · · · · · · · · · · · · ·	_	
	CT 1818			SFD	0		-				1		1	1 0	) No			Approved	
149-510-024	SHERBROOK	Willow Glen	BLD-21-21943			5/2/2022		 			1		1	1 0	) No	n N	o No	Approved	
149-490-049	1819 SILVERTON	Willow Glen	BLD-22-22490	SFD	0	11/22/2021		 		++			1	1 0	) No	N	o No	Approved	-
172-130-079	182 N ANDREWS	Farrar	BLD-22-23408	SFD	0	2/4/2022					1				No No				+
_	ST 1821		BLD-22-23407	SFD	0						1		1			110	24	Approved	-
149-510-015	SHERBROOK	Willow Glen				5/3/2022					1		1	1 (	) No	o N	o No	Approved	
149-490-059	1822 SILVERTON CT	Willow Glen	BLD-21-21944	SFD	0	5/3/2022		 _					1	1 0	D Ne	0 N	o Nu	Approved	
149-490-050	1831 SILVERTON	Willow Glen	BLD-21-20980	SFD	0	11/22/2021		 			1		1	1 (	NI NI		o No		
168-480-016	1832	Oakcrest	BLD-22-22959	SFD	0	B/6/2021					1	1.1.245		·	· · · · · · · · · · · · · · · · · · ·			Approved	
_	CAPISTRANO 1850 SILVERTON				0						1	Distant parts	1	1	N		o No	Approved	
149-490-058	CT	Willow Glen	BLD-22-23409	SFD		3/23/2022		 			1		1	1 (	N N	0 N	lo No	Approved	
149-510-016	1853 SHERBROOK	Willow Glen	BLD-22-22552	SFD	0	5/3/2022		 					1	1	0 N	0	lo No	Approved	
149-490-052	1853 SILVERTON	Willow Glen	BLD-22-22958	SFD	0	2/11/2022					1		-		0 N		lo No		
	CT 1874 SILVERTON		BLD-22-23410	SFD	0						1		1	-1				Approved	<u> </u>
149-490-057	CT	Willow Clerk				3/23/2022		 			1		1	1	0 N	0	lo No	Approved	
149-510-017	1875 SHERBROOK	Willow Glen	BLD-22-22553	SFD	0	5/3/2022		 			1		1	1	0 N	0	lo Na	Approved	
149-490-052	1875 SILVERTON	Willow Glen	BLD-21-20979	SFD	0	2/11/2022			_				1	1			lo No		
168-480-015	1893	Oakcrest	BLD-22-23382	SFD	0	8/6/2021					1			8			lo No	Appioved	
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149-510-018	SHERBROOK	Willow Glen	BLD-22-22554			5/2/2022		 			1		1	1	0 N	lo	No No	Approved	
149-490-053	1897 SILVERTON CT	Willow Glen	BLD-22-22957	SFD	0	2/11/2022		 					1	1	0 N	lo	No No	Approved	
149-490-056	1898 SILVERTON	Willow Glen	BLD-22-23383	SFD	0	3/23/2022					1			1	0	lo	No No		
	1909	Willow Glen	BLD-22-22956	SFD	0	5/2/2022					1							Approved	
149-510-019	SHERBROOK 1910 SILVERTON										1		1	1	O N	10	No No	Approved	
149-490-055	CT	WINDW CIGH	BLD-22-22555	SFD	0	3/23/2022		 			1		1	1	0 N	10	No No	Approved	
149-490-054	1911 SILVERTON	Willow Glen	BLD-21-20982	SFD	0	2/11/2022		 				1 - 1×4	1	1	0	ło	No No		
168-480-017	1924	Oakcrest	BLD-21-20978	SFD	0	8/6/2021					1		54. P24		1		05	Approved	
	CAPISTRANO 1925			SFD	0						1		1	1	U N			Approved	
168-480-014	CAPISTRANO	Oakcrest	BLD-21-20984			8/6/2021		 	_		1		1	1	0	No	No No	Approved	
168-480-018	1956 CAPISTRANO	Oakcrest	BLD-21-20985	SFD	0	8/6/2021		 				2	1	1	0	No	No No	Approved	
168-480-019	1988	Oakcrest	BLD-21-20976	SFD	0	8/6/2021					1						No Ne		
168-480-012	CAPISTRANO 1989		BLD-21-20975	SFD	0						1		1				1201 122	Approved	
	CAPISTRANO	Oakcrest	010-21-20975	0.0		8/6/2021		 		-		The second second	1	1	0 10	No	No N	Approved	

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168-480-010	CAPISTRANO	Oakcrest	BLD-21-20987	SFD	0	8/6/2021		1	1	1	0 N	No No	No	Approved
168-480-021	2032 CAPISTRANO	Oakcrest	BLD-21-20988	SFD	0	8/6/2021		1	1	1	0 N	n No	No	Approved
168-480-022	2064 CAPISTRANO	Oakcrest	BLD-21-20989	SFD	0	8/6/2021		1	1	1	0 N	D No	Na	
168-480-023	2067	Oakcrest	BLD-22-23851	SFD	0				1	- 1	0 N	D No	No	Approved
	2071 BRISTOL					8/6/2021	 	1			I		Nu	Approved
149-460-061	AVE	Kensington	BLD-22-23852	SFD	0	6/10/2022		1	1	1	0 N	n No	No	Approved
149-460-062	2075 BRISTOL AVE	Kensington	BLD-22-23853	SFD	0	6/10/2022		1	1	1	0 N	No No	No	Approved
NA	2087 BRISTOL	Kensington	BLD-22-23837	SFD	0	6/10/2022		1	1	1	0 No	D No	No	
	AVE 2098					6/10/2022			1		0 N		Net	Approved
NA	CHANCELLOR AVE	Willow Glen	BLD-22-23854	SFD	0	6/10/2022		1	1	1.1.1.1.1.1.1.1	9 14	n No	No	Approved
NA	2099 BRISTOL	Kensington	BLD-22-24293	SFD	0				1	1	0 No	No No	No	
168-480-026	2102 PIEDMONT				-	6/10/2022	 	1						Approved
	AVE	Oakcrest	BLD-22-23855	SFD	0	7/14/2022		1		1	0 No	No	No	Approved
NA	2113 BRISTOL AVE	Kensington	BLD-22-23840	SFD	0	6/10/2022		1	1	1	0 No	No	No	Approved
NA	2114 CHANCELLOR	Willow Glen	BLD-22-23841	SFD	0				1	1	0 No	No	No	
	AVE		BED EE EUGTI	010	-	6/10/2022	 	1	1	a				Approved
NA	2132 CHANCELLOR	Willow Glen	BLD-22-24294	SFD	0				1	1	0 No	No	No	
	AVE				_	6/10/2022		1						Approved
168-480-027	2138 PIEDMONT AVE	Oakcrest	BLD-22-23842	SFD	0	7/14/2022		1	1	1	0 No	No	No	Approved
NA	2146 CHANCELLOR	Willow Glen	BLD-22-23843	SFD	0				1	1	0 No	No	No	
	AVE		010-22-20040	Grb	0	6/10/2022		1	1000			~~~		Approved
NA	2160 CHANCELLOR	Willow Glen	BLD-22-24553	SFD	0				1	1	0 No	No	No	
	AVE					6/10/2022		1	and the second					Approved
NA	2177 CHANCELLOR	Willow Glen	BLD-22-23846	SFD	0			1	1	1	0 No	No	No	A
	AVE 2194				-	8/3/2022			1					Approved
NA	CHANCELLOR	Willow Glen	BLD-22-22922	SFD	0			1	1	1	0 No	No	No	Approved
	AVE 2221 CHAMBERS					6/10/2022	 		1.	in and				Approved
NA	BAYAVE	Greens at Oak Creek	BLD-22-22914	SFD	0	3/21/2022		1	1	1	0 No	No	No	Approved
NA	2232 BETHPAGE AVE	Greens at Oak Creek	BLD-22-22923	SFD	0	3/21/2022		1	1	1	0 No	No	No	Approved
NA	2253 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-22913	SFD	0	3/21/2022		1	1	त	0 No	No	No	
NA	2254 BETHPAGE	Greens at Oak Creek	BLD-22-23118	SFD	0				1		0 No	No		Approved
NA	AVE 2257 BETHPAGE					3/21/2022		1					No	Approved
NA	AVE	Greens at Oak Creek	BLD-22-23117	SFD	0	4/4/2022	 	1	1.	1	0 No	No	No	Approved
NA	2264 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23109	SFD	0	4/4/2022		1	1	1	0 No	No	No	Approved
NA	2265 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23116	SFD	0	4/4/2022		1	1	1	0 No	No	No	Approved
NA	2306 CHAMBERS	Greens at Oak Creek	BLD-22-23115	SFD	0				1	1	0 No	No	No	
NA	BAY AVE 2320 CHAMBERS					4/4/2022	 	1						Approved
	BAY AVE 2342 CHAMBERS	Greens al Oak Creek	BLD-22-23114	SFD	0	4/4/2022	 	1		1	0 No	No	No	Approved
NA	BAYAVE	Greens at Oak Creek	BLD-22-23113	SFD	0	4/4/2022		1	1	1	0 No	No	No	Approved
NA	2378 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23112	SFD	0	4/4/2022		1	1	1	0 No	No	No	Approved
NA	2414 CHAMBERS	Greens at Oak Creek	BLD-22-23111	SFD	0				1	1	0 No	No	No	
NA	BAY AVE 2446 CHAMBERS		BLD-22-23887	SFD		4/4/2022	 	1						Approved
	BAY AVE 2523 SAWGRASS	Greens at Oak Creek			0	4/4/2022	 	1	1	1	0 No		No	Approved
NA	AVE	Greens al Oak Creek	BLD-21-19317	SFD	0	6/13/2022		1	1	1	0 No	No	No	Approved
172-360-008	2528 BETH PAGE	Greens at Oak Creek	BLD-22-23158	SFD	0	2/8/2021		1	1	1	0 No	No	No	Approved
NA	2539 SAWGRASS	Greens at Oak Creek	BLD-22-23159	SFD	0				1	1	0 No	No	No	
	AVE 2555 SAWGRASS	Greens at Oak Creek	BLD-21-19405	SFD		4/8/2022	 	1						Approved
	AVE 2562 BETH PAGE				0	4/8/2022	 	1	3		0 No		No	Approved
172-300-009	AVE	Greens at Oak Creek	BLD-22-23161	SFD	0	2/19/2021		1	1	1	0 No	No	No	Approved
NA	2571 SAWGRASS AVE	Greens at Oak Creek	BLD-22-22412	SFD	0	4/8/2022		1	1	1	0 No	No	No	Approved
	3041 DORSET ST	Kensington	BLD-22-22413	SFD	0	1/28/2022		1	1	1	0 No	No	No	
	3053 DORSET ST 3065 DORSET ST	Kensington Kensington	BLD-22-22414 BLD-22-22415	SFD SFD	0	1/28/2022		1	1	1	0 No	No	No	Approved
149-460-049	3077 DORSET ST	Kensington	BLD-22-22416	SFD	0	1/28/2022		1	1	1	0 No 0 No		No	Approved Approved
	3089 DORSET ST 3095 DORSET ST	Kensington Kensington	BLD-21-21949 BLD-21-21950	SFD SFD	0	1/28/2022		1	1	1	0 No	No		Approved
149-460-052	3101 DORSET ST	Kensington	BLD-21-21950	SFD	0	11/22/2021			1	1	0 No		No	Approved
	3107 DORSET ST	Kensington	BLD-21-21952	SFD	0	11/22/2021		1	1	1	0 No 0 No			Approved Approved
149-460-058	3113 DORSET ST 3114 DORSET ST	Kensington Kensington	BLD-22-22867 BLD-21-21953	SFD SFD	0	11/22/2021 3/15/2022		1	1	1	0 No	No	No	Approved
149-460-055	3119 DORSET ST	Kensington	BLD-22-22866	SFD	0	11/22/2021		1	1	1	0 No 0 No			Approved Approved
	3120 DORSET ST 3125 DORSET ST	Kensington Kensington	BLD-22-22219 BLD-22-22220	SFD	0	3/15/2022		1	1	1	0 No	No	No	Approved
	3131 DORSET ST	Kensington	BLD-22-22864	SFD	0	1/3/2022	 	1	1	1	0 No 0 No			Approved

9 X

1. 7392 300 200		Keesington	BLD-22-22221	SFD	0	3/15/2022			1	1	1	0	No	No		Approved	
149-480-060	3132 DORSET ST	Kensington				1/3/2022		-	1		1	0	No	No			
149-480-036	3137 DORSET ST	Kensington	BLD-22-22863	SFD	0	3/15/2022			1	1	1	0	No	No	No	Approved	
149-480-059	3138 DORSET ST	Kensington	BLD-22-22222	SFD			 	 	1		1	0	No	No		Approved	
149-480-037	3143 DORSET ST	Kensington	BLD-22-22223	SFD	0	1/3/2022	 	 	1 1		1	0	No	No		Approved	
149-480-038	3147 DORSET ST	Kensington	BLD-21-20767	SFD	0	1/3/2022	 	 	1		1	0	No	No	No	Approved	
	3270 DORSET ST	Kensington	BLD-22-22949	SFD	0	7/23/2021		 			1	0	No	No	No	Approved	
149-500-026	3361 DORSET ST	Kensington	BLD-22-22950	SFD	0	3/23/2022	 	 	1			0	No	No	No	Approved	
		Kensington	BLD-22-22951	SFD	0	3/23/2022			1			0	No	No	No	Approved	
	3373 DORSET ST		BLD-22-22953	SFD	0	3/23/2022			1		11	0		No	No	Approved	
149-500-029	3385 DORSET ST	Kensington			0	3/23/2022	 		1		1	0	No				
149-500-030	3397 DORSET ST	Kensington	BLD-21-21941	SFD					1	1	1	0	No	No	No	Approved	
149-490-47	3461 LUKE ST	Willow Glen	BLD-21-21829	SFD	0	11/22/2021	 	 	1		1	0	No	No	No	Approved	
149-490-046	3483 LUKE ST	Willow Glen	BLD-21-21828	SFD	0	11/8/2021	 	 			1	0	No	No	No	Approved	
149-490-045	3505 LUKE ST	Willow Glen	BLD-21-21827	SFD	0	11/8/2021	 	 			1	0	No	No	No	Approved	
149-510-014	3527 LUKE ST	Willow Glen	BLD-21-21826	SFD	0	11/8/2021		 	1		1	0	No	No	No	Approved	· · · · · · · · · · · · · · · · · · ·
	3549 LUKE ST	Willow Glen	BLD-21-21825	SFD	0	11/8/2021			1				No	No		Approved	
149-510-013			BLD-21-21824	SFD	0	11/8/2021			1	2	1			No		Approved	
149-510-012	3571 LUKE ST	Willow Glen		SFD	0	11/21/2022			1		1 1	0	No		No	Approved	
149-510-011	3593 LUKE ST	Willow Glen	BLD-21-21823			11/8/2021	 		1		1 1	0	No	No			
149-510-010	3615 LUKE ST	Willow Glen	BLD-21-19929	SFD	0		 		1		1 1	0	No	No	No	Approved	
149-510-009	3637 LUKE ST	Willow Glen	BLD-21-21886	SFD	0	4/15/2021	 	 	_		1 1	0	No	No	No	Approved	
	391 PRINCETON	A sedamu Cotatas	BLD-22-23163	SFD	0				1								
171-320-033	ST	Academy Estates	BLD-22-23103	310		11/16/2021	 	 			1 1	0	) No	No	No	Approved	
	548 SPANISH BAY	C	DID 00 00464	SFD	0				1							. ipp.orea	
NA	ST	Greens at Oak Creek	BLD-22-23164	310	U U	4/8/2022	 	 			1	0	No	No	No	Approved	
	566 SHADOW		DI D 00 00405	050	0	0.0340.436369			1							Applavea	
NA	CREEK CT	Greens at Oak Creek	BLD-22-23165	SFD	0	4/8/2022		 	_		1	1	No.	No	No	Approved	
	584 SHADOW			050	0				1							, thhicker	
NA	CREEK CT	Greens at Oak Creek	BLD-22-23166	SFD	0	4/8/2022	 	 			1	· · · · ·	No	No	No	Approved	
_	610 SHADOW			070	~				1	and the second						Approved	
NA	CREEK CT	Greens at Oak Creek	BLD-22-22921	SFD	0	4/8/2022		 			1		No	No	No	Approved	
	611 ERIN HILLS			655	0				1			1	1 18			Approved	
NA	CIP	Greens at Oak Creek	BLD-22-22920	SFD	0	3/21/2022	 	 			1	1	No	No	No	Approved	
	635 ERIN HILLS			25-	6				1		1		1 19			Approved	
NA	CIP	Greens at Oak Creek	BLD-22-23157	SFD	0	3/21/2022		 			4		No	No	No	Approved	
	SAD CHADOW			0.07	-				1			1	1 10			Approved	
NA	642 SHADOW	Greens at Oak Creek	BLD-22-22919	SFD	0	4/8/2022	 	 			4	1	No No	No	No	Approximate	
_	CREEK CT					COLOR WEIGHT			1		1	1		19	A 14	Approved	
NA	649 ERIN HILLS	Greens al Oak Creek	BLD-22-23110	SFD	0	3/21/2022		 	_	and the second second		1	No No	No	No	الم معموم ال	
_	CIR								1		1	4				Approved	
NA	664 SHADOW	Greens at Oak Creek	BLD-22-22918	SFD	0	4/4/2022			_	-	-		No No	No	No	A	
	CREEK CT								1		1	1 3	NO	NO		Approved	
NA	667 ERIN HILLS	Greens at Oak Creek	BLD-21-19407	SFD	0	3/21/2022	 	 		- 11 km			0 No	No	No		
	CIR								1		1	1	110	NU	140	Approved	
172-360-012	668 SPANISH BAY	Greens at Oak Creek	BLD-21-19406	SFD	0	2/19/2021					1 in the second		n No	No	No		
112 000 012	ST								1		1	1	NO	NU	140	Approved	
172-360-011	684 SPANISH BAY	Greens at Oak Creek	BLD-22-22916	SFD	0	2/19/2021	 	 					a his	No	No		
112 000 011	ST								1		1	1	0 No	NU	140	Approved	
NA	701 ERIN HILLS	Greens at Oak Creek	BLD-21-19318	SFD	0	3/21/2022	 				-		N	No	No		
11/5	CIR					OIL IILOLL			1		1	1	0 No	NO	NU	Approved	
172-360-010	702 SPANISH BAY	Greens at Oak Creek	BLD-22-24274	SFD	0	2/8/2021		 			and the second second			N.	No		
172-300-010	ST	Citotile Cit				2101202.1			1	ALC: NO	1	1	0 No	No	NU	Approved	
172-350-001	2593 BAY HILL		BLD-21-22124	ADU	R	7/14/2022								Ale	No	Approved	
	AVE				R	12/16/2021	 	 	1		1	1	0 No	No		Approved	
175-205-008	638 S G ST		BLD-22-23306	ADU			 	 	1		1	1	G No	No	No	Approved	
169-080-019	1212 N E ST		BLD-22-23888	ADU	R	6/14/2022	 	 			1	1	0 No	No	No	Approved	
	304 W SANDRA		BLD-22-22925	ADU	R				1				1				
164-071-003	AVE		BLU-22-22323			3/21/2022	 	 	1		1	1	0 No	No	No	Approved	
169-203-004	431 N F ST		BLD-21-21578	ADU	R	10/14/2021	 	 		the second second	4	1	n No	No	No	Approved	
	718 E TULARE		BLD-21-20436	1011	R				1	COMPANY OF MAL	1 1 1 1 1 1 1		0			Approved	
176-132-003	AVE			ADU	R	6/15/2021	 				4	1	0 No	No	No	Approved	
182-320-062	1157 GOBLE CT		BLD-21-20437	SFA	0	6/15/2021		 	1			4	0 No	No	No	Approved	
			BLD-21-22032	SFA	0	12/2/2021	I		1		1	4	0 No	No	No		
182-320-064	1165 GOBLE CT		BLD-21-22032						1		1	1	U NO	NU	NO	Approved	
175-022-004	1229 W TULARE		BLD-21-20892	SFD	0	8/2/2021	 			in the same	-	-	0 11	No	No	Approved	
	AVE		DI D 04 00500	SFD	0	6/30/2021			1		1	1	NO	NU	No		
175-031-015	128 N WEST ST		BLD-21-20560			Arr. or all do br dy, 1			1		1	1	0 No	No	140	Approved	
177-011-004	1438 E SONORA	1	BLD-21-21573	SFD	0	10/14/2021			1					No	No		
177-011-004	AVE					10/ 14/2021	 				1	1	0 No	NO	NO	Approved	
	1810			050			1 1		1	1 m 1 1 2 2						whinked	
149-510-006	CHANCELLOR	Willow Glen	BLD-21-21572	SFD	0	10/14/2021				- Carloning					- Ni-		-
	AVE					10/14/2021					1	1	0 No	No	No	Approved	
	1842		BLD-21-19917		0				1	and the second						Approved	1
149-510-005	CHANCELLOR	Willow Glen		SFD	0	4/14/2021	l	 				-				Approximate	
	AVE	/	(14/11/2014 31/4/16/1		-		 -		1		1	1	0 No	No	No	Approved	
182-280-015		California Ranchos	BLD-18-13046	SFD	0	9/12/2018	 				1	1	0 No	No	No	Approved	
	2093 CABRILLO	Sierra Vista	BLD-20-19032	SFD	0	40/04/0000			1		State State						
182-300-059	CT	Sierra vista	000-20-10002	0.0		12/21/2020	 	 			1	1	0 No	No	No	Approved	
440.000.000	2446 DOVER		BLD-21-19322	SFD	0	0/0/0004			1	and the second	3 B						
149-290-018	CANYON DR		000-21-19322	0.0		2/8/2021	 				1	1	0 No	No	Na	Approved	
	2465 BETH PAGE	Crosse at Och Ora-1	BLD-21-19320	SFD	0	D/0.000001			1					1755			
NA	AVE	Greens at Oak Creek		0.0		2/8/2021	 	 		1	1	1	0 No	No	No	Approved	
	2531 BETH PAGE	Comment Only Owners	BLD-21-20770	SFD	0				1		71		· · · · · · · · · · · · · · · · · · ·				
NA	AVE	Greens at Oak Creek				7/23/2021	 	 	1	-	1	1	0 No	No	No		
149-460-041	3005 DORSET ST	Kensington	BLD-21-20771	SFD	0	7/23/2021		 			1	1	0 No	No	No		
149-460-042			BLD-21-20772	SFD	0	7/23/2021		 	1	-	4	4	0 No	No		Approved	
			BLD-21-20775	SFD	0	7/23/2021			1			4	0 No	No		Approved	
149-460-043			BLD-21-20776	SFD	0	7/23/2021			1		1			No		Approved	
149-460-044						7/23/2021			1		1	1	0 No				
149-460-045			BLD-21-20781	SFD	0		 1	 	1	The second s	1	1	0 No	No		Approved	
149-480-058		Kensington	BLD-21-20780	SFD	0	7/23/2021	 	 	1 1		1	1	0 No	No		Approved	
		Kensington	BLD-21-20779	SFD	0	7/23/2021		 			1	1	0 No	No		Approved	
149-480-057	and the second se		BLD-21-20758	SFD	0	7/23/2021		 			4	4	0 No	No		Approved	
149-480-057			BLD-21-20778	SFD	0	7/23/2021			1		1		0 No	No		Approved	
149-480-056	DARK DODOFT OF		BLD-21-20778	SFD	ő	7/23/2021			1	and the second	1	1		No		Approved	1
149-480-056 149-480-039		Manual Annual							1		11	1	0 No	NO	NO	munuved	1
149-480-056 149-480-039 149-480-055	3164 DORSET ST	Kensington			0	7/23/2021											
149-480-056 149-480-039 149-480-055 149-480-040	3164 DORSET ST	Kensington	BLD-21-20735 BLD-21-20777 BLD-21-20760	SFD SFD	0	7/23/2021 7/23/2021	 				1	1	0 No 0 No	No	No	Approved Approved	

149-48	0-042 3197	ORSETST	Kensington	BLD-21-20763	SFD	0	7/23/2021		r	T	1	I			1			
149-48	the second se	ORSETST	Kensington	BLD-21-20768	SFD	0	7/23/2021							1		1 1	0	1 1
149-48	and the statements of the statements	ORSETST	Kensington	BLD-21-20766	SFD	0	7/23/2021							1	1	1 1	0	1 (
149-48		ORSETST	Kensington	BLD-21-20765	SFD	0	7/23/2021							1		1 1	0	N N
149-48	The state of the second s	ORSETST	Kensington	BLD-21-20764	SFD	ő	7/23/2021							1		1	0	1
149-48		ORSET ST	Kensington	BLD-21-19927	SFD	0	4/15/2021							1		1	0	
149-51		UKEST	Willow Glen	BLD-21-21574	SFD	0	10/14/2021							1		1	0	
149-51		UKEST	Willow Glen	BLD-20-18303	SFD	0	9/16/2020							1		1	0	
171-05	The second se	LASPINA		BLD-22-22920	SFD	0	3/21/2022							1		1	0	
	825 ED	IN HILLS			And all a second		0/2 1/2022							1		1	0	
NA	CIR		Greens at Oak Creek	BLD-22-23157	SFD	0	4/8/2022							1		1	0	h h
NA		ADOW	Greens at Oak Creek	BLD-22-22919	SFD	0										1	0	
147	CREEK		Greens at Oak Creek	DL0-22-22919	ard	0	3/21/2022							1			U U	N
NA		IN HILLS	Greens at Oak Creek	BLD-22-23110	SFD	0									1	1	· 0	N
	CIR						4/4/2022							1				
NA	664 SH CREEK		Greens at Oak Creek	BLD-22-22918	SFD	0	0/04/0000							1	1	1	0	N
	667 00	NIN HILLS					3/21/2022							1		1		
NA	CIR	in fucto	Greens at Oak Creek	BLD-21-19407	SFD	0	2/19/2021							1	1	1	0	N
170.000	669 00	ANISH BAY					LITOLEULT											
172-360	ST	entre sette	Greens at Oak Creek	BLD-21-19406	SFD	0	1/13/2021							1	7.6 6	1	0	N
172-360	-011 684 SP	ANISH BAY	Greens at Oak Creek	BLD-22-22916	SFD	0									-	1	0	N
172-300	5		Gleens at Oak Gleek	BLD-22-22910	550	U	3/21/2022							1			U	No
NA	701 ER	IN HILLS	Greens at Oak Creek	BLD-21-19318	SFD	0									1	1	0	N
	CIR	ANUOLODAN	Jan 0100h	325 2. 10010	5.0	, j	1/13/2022							1			9	
172-360	-010 /02 SP	ANISH BAY	Greens at Oak Creek	BLD-19-16521	SFD	0	4100							1	1	1	0	No
	S!	ORRISON					1/29/2022											
172-040	-070 ST	NUCRAISON		BLD-21-21421	SFD	0	9/29/2021							1	1	1	0	No
169-203	-004 429 N F	ST		BLD-21-20510	ADU	R	6/23/2021											
176-132		ING AVE		BLD-21-22164	ADU	R	12/22/2021							1	1	1	0	No
168-330		VEST ST	Santa Fe Commons	BLD-21-22165	5+	R	12/22/2021	44						1	1	1	0	No
168-330		VESTIST	Sania Fe Commons	BLD-21-22165 BLD-21-22167	5+	R		11							11		0	No
168-330	The second s	VESTST	Santa Fe Commons	BLD-21-22167 BLD-21-22168	5+	R	12/22/2021	11							11		0	No
168-330	the second s	VESTST	Santa Fe Commons	BLD-21-22169				41							11		0	No
168-330	the second s	VEST ST	Santa Fe Commons	BLD-21-22109 BLD-21-22170	5+	R	12/22/2021	11							11	11	0	No
168-330	TATAL AND A DESCRIPTION OF TAXABLE PROPERTY AND A DESCRIPTION OF TAXAB	VESTST	Santa Fe Commons	BLD-21-22170 BLD-21-22171	5+	R	12/22/2021	11							11	11	0	No
168-330	and the same statement of th	VESTST	and in the second se			R	12/22/2021	11							11	11	0	No
168-330			Santa Fe Commons	BLD-21-22172	5+	R	12/22/2021	5							5	5	0	No
168-330		VESTST	Santa Fe Commons	BLD-21-22173	5+	R	12/22/2021	5							5	5	0	No
	705 P 7	VESTST	Santa Fe Commons	BLD-21-21884	5+	R	11/15/2021	5							5	5	0	No
172-070		EEN ST	Oak Creek 4	BLD-21-21996	2 to 4	R	11/29/2021						2		2	2	0	No
	700 8 7						11/29/2021						-			6		
172-070		EEN ST	Oak Creek 4	BLD-21-21994	2 to 4	R	11/29/2021						2	11	2	2	0	No
470.070	743 8 7						TULOREDET											
172-070		EEN ST	Oak Creek 4	BLD-21-21995	2 to 4	R	11/29/2021			()			2		2	2	0	No
172-070	717 8 7		Oak Creak 4	DI D 24 24002	04-4										2			
172-070	ABERD	EEN ST	Oak Creek 4	BLD-21-21992	2 to 4	R	11/29/2021						2		2	2	0	No
172-070	015 721 & 7		Oak Creek 4	BLD-21-21993	2 to 4	R									2		0	No
	ABERD	EENST	Ouk Oleck 4	DLD-21-21555	2 10 4	ĸ	11/29/2021						2		4	4	Я	INC
172-070	015 725 & 72	27	Oak Creek 4	BLD-21-21990	2 to 4	R							2		2	2	0	No
	ABERD				- 10 1		11/29/2021						2					
172-070-	015 729 & 73 ABERDI		Oak Creek 4	BLD-21-21991	2 to 4	R	11/29/2021						2		2	2	0	No
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172-070-		EEN ST	Oak Creek 4	BLD-22-23979	2 to 4	R	6/17/2022						2		2	2	0	No
170.070	727 8 7						GITTZGZZ											
172-070-		EEN ST	Oak Creek 4	BLD-22-23980	2 to 4	R	6/17/2022						2		2	2	0	Na
172-070-	744 0 7	43	Oak Creak 4	PLD 10 20000	2 to 4	В									2			
1/2-0/0-	ABERDI	EEN ST	Oak Creek 4	BLD-22-23980	2 to 4	R	6/17/2022						2		2	2	0	Na
172-070-	015 741 & 74		Oak Creek 4	BLD-22-23977	2 to 4	R									2	2	0	No
	ABERD	EEN ST	Guild Ofeen 4	5-5-22-20311	2104	П	6/17/2022						2		4	4	U	NO
172-070-	015 745 & 74		Oak Creek 4	BLD-22-23978	2 to 4	R	T						2		2	2	0	No
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172-070-	015 749 & 75 ABERDE		Oak Creek 4	BLD-22-23985	2 lo 4	R	6/17/2022						2		2	2	0	No
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172-070-	D15 ABERDE		Oak Creek 4	BLD-22-23986	2 to 4	R	6/17/2022						2		2	2	0	Na
170 070	773 8 7		Oak Cre-li 4	DI D 00 00000	24-1	-	J. T. LULL											
172-070-		EEN ST	Oak Creek 4	BLD-22-23983	2 to 4	R	6/17/2022						2		2	2	0	Na
172-070-	015 777 & 77	79	Oak Creek 4	BLD-22-23984	2 10 4	R									2			ki -
112-070-	ABERDE		Gan Cleek 4	360-22-23904	2 to 4	R	6/17/2022						2		4	2	0	No
172-070-	015 781 & 78		Oak Creek 4	BLD-21-21012	2 to 4	R									2	2	0	Na
	ABERD			515 11-21012	2104	N .	8/9/2021						2		4	2	0	NO
177-080-	694 & 70			BLD-18-12080	2 to 4	R	F 10 10 - 1 - 1						2		2	2	0	No
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172-070-	017 ST ABE	NDLEN	Oak Creek 2	BLD-18-12081	2 to 4	R	5/8/2018						2		2	2	0	No
	750 ARE	RDEEN					0/0/2010											
172-070-	ST ST		Oak Creek 2	BLD-18-12082	2 to 4	R	5/8/2018				1	1	2		2	2	0	No
172-070-	750 ABE	RDEEN	Oak Creek 2	BLD-18-12083	2 to 4	0											0	
172-070-	ST		Oak Oleek 2	DED-10-12003	2 10 4	R	5/8/2018		l				2		2	2	0	No
172-070-	017 750 ABE	RDEEN	Oak Creek 2	BLD-18-12084	2 to 4	R							2		2	2	0	No
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172-070-	017 /50 ABE	RDEEN	Oak Creek 2	BLD-18-12086	2 to 4	R	5/8/2018						2		2	2	0	No
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172-070-		RDEEN	O-LOUIS	DI D 45 155		_	0/0/2010								and the second			
172-070-	750 ABE	and the second s	Oak Creek 2	BLD-18-12088	2 to 4	R	5/8/2018						2		2	2	0	No
	017 750 ABE ST																	
172-070-	ST ST	RDEEN		BLD-18-12080	2 to 4										1			AL.
172-070-	017 ST 017 750 ABE ST		Oak Creek 2	BLD-18-12089	2 to 4	R	5/8/2018						2		2	2	Ó	No
172-070-	017 ST 017 750 ABE ST 750 ABE			BLD-18-12089 BLD-18-12090	2 to 4	R							2		2	2	Ó	N

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172-070-017	ST	Oak Gleek 2	DLD+10-12002	F. 19 -1		5/8/2018			2	2	D No	No	No Approved
172-070-017	750 ABERDEEN	Oak Creek 2	BLD-18-12093	2 to 4	R	5/8/2018	2	£			0 No	No	bla contractor
172-070-017	750 ABERDEEN	Oak Creek 2	BLD-18-12094	2 to 4	R	5/8/2018	2		2	2	0 10	Ma	Approved
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172-070-017	750 ABERDEEN	Oak Creek 2	BLD-18-12095	2 to 4	R	5/8/2018	*	·			No.	No	No
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(Jan. 1 - Dec. 31)
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Note: "+" indicates an optional field

Cells in grey	contain auto-calculation formulas	
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	Project le	Institier		1	it Types	1				Completed E				A.M					_	-												r	Housing w	ith Financial	Housing without	Termof
·						Anon	dadinty by	4		Completed El				Affordabilit	y by Hous		omes - Build	ling Permit	s					Affordabi	ility by Hous	ehold income	es - Certificates	of Occupano	y,			Streamlining	Assistance	and/or Deed ictions	Financial Assistance or Deed Restrictions	Affordability or
Current APN	Sireet Address		Local Jurisdiction Tracking ID*	2 Unit Category (SFA,SFD,3 Io 4,5+ ADU N H)	Tenury	Low- Income Dated Restricted	Low- Income Non Deed Restricte d	Moderate- Income	Moderate- Income Non Deed	Above Moderate- Income	5 Entitlement Date Approved	kisued I	Very Low- ncome Dezd Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	7 Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderale- Income Non Deed Restricted	Abave Moderate- Income	Building Permits Date Issued	9 # of Units Issued Building Permits	Very Low Income Dee Restricted	ed Doord	Deed	Low-Incom Non Deed Restricted	Income Deed	Moderate- Income Non Deed Restricted	Above Moderate- Income	11 Certificates of Occupancy or other forms of readhess (see instructions) <u>Date issued</u>	Certificates of	13 How many of the units were Extremely Low Income? <sup>4</sup>	using GC	Each Development (may select	17 Deed Restriction Type (may select multiple - see instructions)	assistance or deed restrictions, explain how the locality determined	(years) (it anoidable
149-060-037	NA	Cordeniz	PC Resolution No. 5418	SFD	0	0	0	0	262	144	4/25/2022	853	68	0	12	0	0	34	32		436		0	0	0	0 0	30	16	4	194	37	1				
165-230-007	NA	Colvina Apartmenta	PC Resolution No. 5415	5+	R	-			208		4/25/2022	144									0									0		Y				
155-020-005	NA	Vitas at Sierra Ranch	PC Resolution No. 5421	SFD	0					91	5/23/2022	205									0									0		N			based upon densily	
172-010-051	NA	KCOK 5 / 9	PC Resolution No. 5423	SFD	0					88	6/27/2022	BE									0				1				-	0		N				
172-030-010	NA	Fution Estates	PC Resolution No. 5435	SFD	O					185	10/24/2022	185									0									D		N				
166-220-005	NA	Glass Avenue	PC Resolution No. 5437	2 10 4	R				54		10/24/2022	54									0									0		N			based upon density	
158-020-003	NA 1015 IRONHORSE	Wild Oaks	PC Resolution No. 5442	SFD	0					83	11/28/2022	63									0									0		N				
NA	ST 1015 SPYGLASS	KCOK 28	BLD-22-23765	SFD	0						-	0				_			1	10/10/2022	1									D	0	N				
NA	ST 1027 IRONHORSE	KCOK 2B	BLD-22-24874	SFD	0					-		0							1	10/18/2022	,									0	0	N				
NA	ST 1026 SOUTHWIND	KCOK 2B	BLD-22-23764 BLD-22-24749	SFD	0					1-1-1-		0							1	10/10/2022	,									0	0	N				
NA	5 I 1031 IRONHORSE	KCOK 2B	BLD-22-23772	SFD	0							0							1	11/4/2022	1							1.5.24		0	٥	N				
NA	1032 IRONHORSE	KCOK 2B	BLD-22-24750	SFD	0							0							1	10/10/2022										0	0	N				
NA	1035 IRONHORSE ST	KCOK 2B	6LD-22-23771	SFD	0	F						0			_				1	10/10/2022						1				0	0	N				
NA	1043 IRONHORSE ST	KCOK 2B	BLD-22-24740	SFD	0							0						-	1	10/10/2022	-									0	0	N				
NA	1044 RONHORSE	KCOK 28	BLD-22-24754	SFD	0							0							18	11/4/2022	- 14									0	0	N				
NA	1050 IRONHORSE BT	KCOK 2B	BLD-22-24755	SFD	0							0							- 1	11/4/2022	1									0	0	N				
NA	1051 IRONHORSE BT	KCOK 2B	BLD-22-24741	SFD	o							0							ाः	10/10/2022	1									D	0	N				
NA	1056 IRONHORSE ST 1057 IRONHORSE	KCOK 28	BLD-22-24756	SFD	0					. s n.		0							4	11/4/2022	(1									0	0	N				
NA	INT INCONTORSE	KCOK 2B	BLD-22-24757	SFD	0						-	0				_			1	12/19/2022	1						-			0	D	N				
NA	6T 1061 IRONHORSE	KCOK 2B	BLD-22-24742	SFD	0			_				0							1	12/19/2022	1									0	0	N				
NA 175-013-004	T 109 W KERN AVE	KCOK 2B	BLD-22-24743	SFD	0							0							1	12/19/2022	1									0	0	N				
172-130-078	47 N ANDREWS	Farrar	BLD-22-22783 BLD-20-18228	SFD	0							o							1	5/31/2022	1									0	D	N				
NA	ST BUTTE ST	Fernjo Esates	BLD-22-25006	SFD	o					in in	-	0							1	3/2/2022	1	-			1					D	0	N				
NA	545 BUTTE ST	Ferrijo Esates	BLD-22-23263	SFD	0							0							-	10/17/2022	1									0	0	N				
172-130-068	61 N MONTANA DE ORO ST	Fartar	BLD-22-24015	SFD	0							0	-							7/18/2022										0	0	N				
172-130-072	62 N ANDREWS	Form	BLD-22-22862	SFO	0							0							1	4/7/2022										0	0	N				
NA	713 BETSYAVE	Liberty Hill	BLD-21-20407	SFD	0							0							1	9/16/2022	1									0	0	N				
NA	735 BETSYAVE	Liberty Hill	BLD-21-20405	SFD	0							0							4	9/16/2022	1									0	0	N				
INA	747 BETSYAVE	Liberty Hill	BLD-21-20404	SFD	O							0							3	9/16/2022	,									o	0	N				
112-370-004	76 N OCEAN CT 943 SAN	Førrør	BLD-22-24716	SFD	O							o							3	8/29/2022	1				<b>E</b> EE					ò	0	N				
182-280-019	SREGORIO CT C	alifornia Ranchos		SFD	0						_	0							1	1/27/2022	.1					J. L. LY				0	o	N				
172-130-067	E ORO ST 957	Farrar	BLD-22-24014	SFD	0							0							1	7/18/2022	1									0	D	N				
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	051	Willow Glen	BLD-22-25607	SFD	0							0							1	6/23/2022	1									0	3 <b>9</b> 3	N				
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168-480-008	VE	C akcrest	8LD-21-20972	SFD	o							0							,	6/23/2022	1									d	0	N				
NA C	HANCELLOR	Willow Gien	BLD-22-25609	SFD	o							0							1	11/21/2022	1					المحتى وعت				Ø	0	N				

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2	AVE 2027	Oakcresi	BLD-22-24635		0					0					1	11/21/2022	1								0	0	N				
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168-490-051	AVE 2061	Oakcrest	BLD-22-24640		0					0					1	10/25/2022	1								0	٥	N				
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156-480-024	AVE 2068 MADALYN	Oakstest	BLD-21-20990		0					0					3	12/19/2022	1								0	٥	N			_	
168-490-045	AVE 2069 HERMOSA	Oakciest	BLD-22-25518		0					0	-				3	9/13/2022	1			12-14					0	0	N				
168-490-052	AVE 2071 HERMÓSA	Oakcrest	BLD-22-24641		_					0	_				3	9/13/2022									0	0	N				-
168-490-053	AVE 2075	Oakcrest	BLD-22-24616		0					0					- 1	10/25/2022	1								0	0	N				
	CHANCELLOR 2076	Willow Glen	BLD-22-25419		0					0					з	7/11/2022									0	0	N				
	CHANCELLOR 2089	Willow Glen	BLD-22-23859		0					0		1			1	10/25/2022	1								0	0	N				
	CHANCELLOR 2090	Willow Glen	BLD-22-25418		0					0	-				- 10	7/5/2022	0								0	0	N				
1.1.5	CHANCELLOR 2093 HERMOSA	Willow Glen	BLD-22-23835 BLD-22-24617		0				-	0	_	-			1	9/13/2022	1								Ø	0	N				
168-490-054	AVE 2095 PIEDMONT	Oakcrest							-	0		-			305	7/26/2022									0	D	N.				
168-480-025	AVE 2097	Oakcred	BLD-22-24292		0					0	_	-			્ય	9/26/2022	1								0	0	N		· · · · · · · · · · · · · · · · · · ·		<u></u>
	CHANCELLOR 2105	Willow Glen	BLD-22-24685		0					0		-			1	9/26/2022	,								0	0	N				
22/33/52/26	CHANCELLOR 2107 HERMOSA	Willow Glen	BLD-22-24684		0										1	9/13/2022									0	0	N				
168-490-055	AVE 2113	Oakcrest	BLD-22-24618							0		-			8	9 26/2022									0	0	N				
	CHANCELLOR 2125 BRISTOL	Willow Glen	BLD-22-24682		0				-	0	_				1	6/3/2022	4								0	0	N				
	AVE 213 N ANDREWS	Kensington	BLD-22-24080 BLD-22-23271		0					0					1	511712022	1								0	0	N		-		
172-130-080	ST 2131	Famar	BLD-22-24681		0										,	9/26/2022	1						1.000		0	٥	N				
	2141 BRISTOL	Massin dan	BLD-22-24081		0					0					۲	8/3/2022	1				<u>i i i i i i i i i i i i i i i i i i i </u>				0	0	N			İ	
	AVE 2145	Kensington Willow Glen	BLD-22-24061 BLD-22-24555		0										1	8/9/2022									0	0	N				
	2153 BRISTOL	Kensingten	BLD-22-24082		0		100								1	8/3/2022	12		A	1.1					0	Q	N				
NA	AVE 2159	Willow Glen	BLD-22-24554		0										,	8/9/2022			1.00						0	0	N				
NA	CHANCELLOR 2162 PIEDMONT	Oaktrest	BLD-22-24354 BLD-22-24295	SFD	0					-					1	7/26/2022						1.11			0	0	N				
168-480-028	AVE 2167 BRISTOL AVE		BLD-22-24083		0										1	8/3/2022									C	0	N				
	2178	Kensington Willow Glen	BLD-22-23844		0					0					1	7/5/2022				1						0	N				+
	CHANCELLOR 2179 BRISTOL	Kensington	BLD-22-24084		0	11				0					1	8/3/2022									-	0	N				+
	AVE 2191 BRISTOL	Kensington	BLD-22-24085		0					0			· · · · · ·		1	8/3/2022			12-1							0	N				
	AVE 2193	Willow Glen	BLD-22-24552		0			N. II.		0					4	8/9/2022										0	N			+	
	CHANCELLOR 2202 SAWGRASS	Greens al Oak	BLD-22-24071		0					0					3	10/18/202	2	1								0	N				
	AVE 2205 SAWGRASS		BLD-22-23962		0					0					4	10/18/202	2	1	12-21					-		0	N				
	AVE 2226 SAWGRASS		BLD-22-24070		0					0					SI .	10/1 8/202	2									0	N				
	AVE 2227 SAWGRASS	Creek Greens at Oak	BLD-22-23963		0					0					1	10/18/202	2	1							-	0 0	N				
	AVE 2244 SAWGRASS		BLD-22-24069		0					D					3	10/18/202	2	1								0 0	N	-			_
	AVE 2249 SAWGRASS		BLD-22-24059		0					D					A	10/18/202	22	1								0 0	N				
	AVE 2262 SAWGRASS		BLD-22-24068		0					0					- 1	10/18/202	22	1							-	0 0	N.			_	
	2263 SAWGRASS			SFD	D					0					1	10/18/202	22	1							-	0 0	N	-	-		
NA	AVE 2271 SAWGRASS	Greens al Oak	0.0		0					p					1	10/16/202	22	1	) — Q –						-	0 0	N				
172-130-066	AVE 233 N MONTANA	Greek	BLD-22-24012	SFD	0										1	7/18/202	2	1							-	0 0	N				
	DE ORO ST 2332 MADALYN	Oakcrest	BLD-21-20991	SFD	0										1	6/9/202	2	4								0 0	N	-			_
166-490-039 NA	AVE 2335 SAWGRASS	Gteens al Oak	-	SFD	0										1	10/18/202	22	1								0 0	N	-			_
NA	AVE 2337 BETH PAGE	Creek Greens al Oak	OLO EL E IOGE	SFD	0					0					1	10/18/20	22	1								0 0	N	-			
	AVE 234 N ANDREWS	Creek Farrar	BLD-22-23275	SFD	0					0					1	5/17/202	22	1								0 0	N	-		+	-
172-130-074		1.000					_								1	10/18/20	22	4	10000						1	0 0	N	1			

Tulare           2022         (Jan. 1 - Dec.)           SBI Cycle         1201/2015 - 1201/											dicales an optional contain auto-calculat														
NA BAY AVE	Creek	BLD-22-23960	SFD C						0				1	7/26/2022	1					1 1	0 0	N	1	I	 
NA AVE	SS Groens at Oak Creek	BLD-22-24063	SFD 0				-						1	10/18/2022	1						0 0	N N			 
NA 2381 CHAMBEI BAY AVE	RS Greens at Dak Creek	BLD-22-23961	SFD O											7/26/2022	1						0 0	_			
172-360-022 2401 BETH PAG AVE		BLD-21-19908	SFD 0							-				10/18/2022	-						19-10	N			 
NA 2403 SAWGRA		BLD-22-24054	SFD 0						0				1	10/18/2022				_	-		0 0	N			 
NA 2428 WOLF CREEK PL	KCOK 2B	8LD-22-24744	SFD O						0	-				12/19/2022		-					0 0	N	<u> </u>		
NA 2439 SAWGRA	55 Greens at Oak Creek	BLD-22-24065	SFD O						0	-			1	10/18/2022			 				0 0	N			
NA 2450 WOLF CREEK PL	KCOK 2B	BLD-22-24746	SFD O						0	-				-							0 0	N			
NA 2451 SAWGRA	S Greens at Oak		SFD O	_			_		0	_			1	12/19/2022	1	-	_				0 0	N			
NA 2492 WOLF CREEK PL	Creek KCOK 2B	BLD-22-24747	SFD O	_					0		<u> </u>		1	8/5/2022							0 0	N			
NA 2497 SAWGRAS	S Greens at Oak		SFD 0						0					12/19/2022		-					0 0	N			
267 N MONTAN	Creek A Fartar	BLD-22-24011	SFD O	-			_		0	_				7/26/2022	- 1	_	1.1				D 0	N			
172-130-065 DE ORO ST 268 N ANDREW ST		BLD-22-23275	SFD 0						0				1	7/18/2022	1						0 0	N			
THE FAND HE	\$						-		0	_			3	5/17/2022	1						0 0	N			
AVE	Farrar S	BLD-22-24202	SFD O						0	_			1	7/21/2022	1						D D	N			
72-130-071 AVE	Farrat	BLD-22-23900	SFD O	-					0	_			1	7/18/2022	1						0 0	N			
72-130-039 AVE	Fatta/	BLD-22-25429	SFD O	_					0	_			3	10/31/2022	1						0 0	N			
72-130-070 AVE	Fartar	BLD-22-23904	SFD O	-					0	_			ж	7/18/2022	1						0 0	N			
AVE	Farrar	BLD-22-23901	SFD O	1					0				i.	7/18/2022							0 0	N			
72-130-082 287 N ANDREW ST	Famar	BLD-22-23273	SFD O						0				2	5/17/2022	1		1962				0 0	N			
72-130-054 299 N MONTAN DE ORO ST	Farrai	BLD-22+24896	SFD O						0				1	9/22/2022	1						0 0	N			
72-130-076 300 N ANDREW	S Farrar	BLD-22-23277	SFD O						0				1	5/17/2022	1						0 0	N			
NA ST	Kensington	BLD-22-24322	SFD O						0				1	7/29/2022	1						0 0	N			
NA DOSS DORSET S	Kensington	BLD-22-23850	SFD 0						0				9	7/6/2022	t						0 0	N			 
NA 3058 SEYMOUR ST	Kensington	BLD-22-24323	SFD O					1	0				1	7/29/2022	1					-	0 0	N			
NA ST	Kensington	BLD-22-24326	SFD O						0				1	7/29/2022	1					-	and the second s				
NA 3068 DORSETS	T Kensington	BLD-22-23856	SFD O										1	7/6/2022							0 0	N			 
NA 3074 SEYMOUR ST	Kensington	BLD-22-24324	SFD O					2					1	7/29/2022						-	0 0	N			
NA 3080 OORSETS	Kensington	BLD-22-23857	SFD 0						0				i.	7/6/2022							0 0	N			 
NA 3092 SEYMOUR	Kensington	BLD-22-24325	SFD O						0					7/29/2022							D O	N	-		 
NA 3094 DORSET S	Kensington	BLD-22-23858	SFD O	_					0					7/29/2022 7/6/2022							0 0	N			 
49-460-059 3102 DORSET S	Kensington	8LD-22-23849	SFD 0						0				1	7/6/2022							0 0	N			
19-460-056 3126 DORSET S	Kensington	8L0-22-22865	SFA 0	_					0					5/11/2022							D O	N			 
19-480-053 3188 DORSET S	Kensington	BI.0-22-23270	SFD 0				_		0				1	5/18/2022	1						0 0	N			 
72-130-083 ST				-					0	_			315	0/10/2022	1						0 0	N			
3201 DOPET ST	Fatrat	BLD-22-23274 BLD-22-23269	SFD O	-				1	0	_			( <b>1</b> )	5/17/2022	1						0 0	N			
(3212 DORSET S)	Kensington	BL0-22-23268	SFD O	-			-		0			_	1	5/18/2022	1						0 0	N			
NA (2224 DOREST 61	Kensington	BLD-22-23267	SFD O					1	0	_			21	7/29/2022	3						0 0	N			
	Kensington	BLD-22-23266	SFD 0	-		Q	1. N.		D				3	7/29/2022	1						0 0	N			 
3409 DORSET ST	Kensington	BLD-22-22955	SFD O						0				3	5/18/2022	1						0 0	N			
342 6 66000	Kensington		SFD O						0				3	5/18/2022	1						D Q	N			
2-130-0/7 ST	Førrør	BLD-22-23278	SFD O						0					5/17/2022	1		81				0 0	N			
5-490-029 SHENANDOAH S		BLD-22-25739	SFD O		والمعد				0					12/19/2022	1	- Alleria	-				0 0	N			
2-130-084 351 N ANDREWS 67	Parrar	6LD-22-23903	SFD O						o					7/18/2022	1						0 0	N			
NA 3593 CHELSEA S	Willow Gien	BLD-22-25812	SFD 0						0				1	12/15/2022	1						0 0	N			
NA 3625 CHELSEA S	WINOW Gien	BLD-22-25852	SFD O					27	0					12/15/2022	1			5 1 K 1			0 0	N			
NA 3657 CHELSEA 5	Willow Glen	BLD-22-25848	SFD O						0				1	12/15/2022	1						0 0	N			
NA 3680 CHELSEA S	Willow Glen	BLD-22-25850	SFD O						o				1	12/15/2022	1						0 0	N			 
4-160-044 371 HEMINGWAY	Oak Meadow Eslates	BLD-22-22692	SFD 0					1	0				1	6/26/2022	1						-	-			 
8-490-021 378 RIVER ST	Oakcrest	BLD-22-24613	SFD O					-					1	W13/2022	1						0 0	Ň			 
379 SHENANDOAH S	Oakcreat	BLD-22-25708	SFD O					1	0	+ +				12/10/2020		1					0 0	N			 
400 RIVER ST	Oakcrest	BLD-22-24514	SFD O						0	++				12/19/2022 9/13/2022							0 0	N			 
401 RIVER ST	Oakcrest	BLD-22-24745	SFD 0	-					0	++				9/13/2022				100		-	D O	N			 
401		BLD-22-25707	SFD 0	-					0	++					1			= 1 82		11	0 0	N			
3-490-027 SHENANDOAH 5 3-490-061 402 VALLEY ST		BLD-22-25707 BLD-22-24615							0				3.	12/19/2022 9/13/2022	1						0 0	N			
ANNUALLEVET	Oukcreat	BLD-22-24620	SFD O						0				3		1						0 0	N			
-490-052	Oakcrest	960007/507/70	SFD 0				100		0	1			4	9/13/2022	1		and the second			10	0 0	N			

#)

Tulare	1							e?				Note: "+" indica	tes an optional field	t																	
2022 (Jan. 1 - Dec. 31)												Cells in grey con	tain auto-calculation I	ormulas																	
5th Cycle 12/3//2015 - 12/3//2023	3										-					. 1	Jane I									0 0	N				
168-490-067 404 SHENANDOAH ST	T Oaktrest	BLD-22-25526	SFD	0	in the second second						0					10	12/19/2022			_						0 0	N				
168-490-023 422 RIVER ST	Oakcrest	BLD-22-24296	SFD	0							0					1 <sup>E</sup>		1								0 0	N				
168-490-057 423 RIVER ST	Oakcreat	8LD-22-24298	SFD	o	1						0					1	8/5/2022	1			10-11								++		
423	20200340	BLD-22-25704	SFD	0												1.	12/19/2022	1							1 T 2	0 0	N		++		
168-490-026 SHENANDOAH ST 424 VALLEY ST		BLD-22-24619		0		_										5	W13/2022	1							1.1.1	0 0	<u>N</u>				
168-490-050 425 VALLEY ST	Oakcrest	BLD-22-24621	SFD								0					1	9/13/2022	i								0 0	N				
168-490-063	Oakcrest		SFD	0							0						12/19/2022				1.					0 0	N				
168-490-025 SHENANDOAH ST	T Oakcrest	BLD-22-25703	SFD	O				-			o			_		ă.	85/2022									0 0	N				
168-490-024 446 RIVER 57	Oakcrest	BLD-21-19910	SFD	0							0	_		_			8/5/2022									0 0	Ň				
168-490-058 447 RIVER 5T	Oakcreat	BLD-21-20992	SED	0							0	_		_		1	9/13/2022	1								0 0	N				
468-490-059 448 VALLEY ST	Oakcreat	BLD-22-24775	SFD	0							0					1	9/13/2022	1								0 0	N				
168-190-064 449 VALLEY ST	Oakcrest	BLD-22-24622	SFD	o	ЦЦ 3		The second se				0					1	MILLING WAR	1								1			++		
450		BLD-22-25525	SFD	0			7									1	12/19/2022	1								0 0	N		++		
467		BLD-22-24772	SFD	0												1	12/19/2022	1								0 0	N				
158-480-032 SHENANDOAH ST 468 RIVER ST		BLD-21-19909	-								0					1	8/5/2022	1								0 0	N				
168-480-005 469 RIVER ST	Oakcreat	BLD-21-20993	SFD	0		-					0			-		9	86/2022	1			10,153	1-11				0 0	N			!	
168-480-033	Oakcrest	BLD-22-24623	SFD	0							0					7	9/13/2022	1	0.00							0 0	N				
158-480-040 470 VALLEY ST	Oakclest	1 11 12 1	SFD	٥							Ø	_		-			9/13/2022									0 0	N				
168-480-041 471 VALLEY ST	Oakcreat	BLD-22-24625	SFD	0							0			_												0 0	N				
158-480-048 5HENANDOAH S	Oaksrest	BLD-22-24781	SFD	0							0					3	12/19/2022 8/5/2022	1								0 0	N				
168-480-002 490 RIVER ST	Oakcrest	BLD-21-20964	SFD	0							o					3	6/5/2022	1			-					0 0	N	+	+ +		
168-480-034 491 RIVER ST	Oakcrest	BLD-21-20994	SFD	0				- 4.			0					3									100						
168-480-039 492 VALLEY ST	Oakotest	BLD-22-24624	SFD	0							0	1				1	9/13/2022									0 0	N .				
493	1	BLD-22-24759	SFD	0												1	12/19/2022							100		0 0	N		-		
168-480-031 SHENANDOAH S		BLD-22-24709	SFD	0							0					3	11/30/2022								1	0 0	N				
158-480-042	Oakcrest										0			_		1	12/19/2022	1								0 0	N	1			
168-480-047 SHENANDOAH S	BT Oakçrest	BLD-22-24780 BLD-21-19911	SFD	0							0			_		.a.	7/26/2022	1	-						-5-5	0 0	N			[]	
188-480-003 522 RIVER ST	Oakcrest		SFD	0		_	less if	_			0	_					7/26/2022									0 0	N			(	
168-480-035 523 RIVER ST	Oakcrest	BLD-21-20995	SFD	0							0	_		_		<b>(1</b> )	9/13/2022								100	0 0	N				
168-480-038 524 VALLEY ST	Oakcreat	BLD-22-24774	SFD	o							0	_				1		-							100	0 0	N				
168-480-030 525 SHENANDOAH S	ST Oakcrest	BLD-22-24768	SFD	0							0					<u></u>	12/19/2022	- 1								0 0	N		-		
165-180-042 525 VALLEY ST	Omment	BLD-22-24627	SFD	0		ļ.					0					1	- TETHEORY	1					_			105	(N)	-			
166-480-046 526 SHENANDOAH S	ST Oakcrest	BLD-22-24778	SFD	0							0					<u>.</u>	12/19/2022	1			1.4.7					0 0	0.00				
S27 W TULARE		BLD-21-22005	SFD	0				1.1					_			1	2/10/2022							100	- X	0 0	N		_	(	
S41 RIVER ST	Oakcrest	BLD-21-20996	SFD	0												1	7/26/2022	1						100		0 0	N		_	L	
158-480-036 544 RIVER ST	-	BLD-21-20967						-				-				1	7/28/2022	1								0 0	N		_	L	
168-480-004 546 VALLEY ST	Oakcreat	BLD-22-24773	SFD	0		_		-			D			-		1	8/13/2022	1								0 0	N				
168-480-037	Oakcreat		SFD	0				-			0					i.	12/19/2022	1								0 0	N				
168-480-029 SHENANDOAH 1		BLD-22-24767		0		211					0			_		1	12/19/2022									0 0	N				
168-480-044 547 VALLEY ST	Oakcrest	81.D-22-24628	SFD	0		_			1.0		0	_		_			030020									0 0	N				
168-480-045 548 SHENANDOAH 8		BLD-22-24777	SFD	0					1.1.2		0					<u></u>	12/19/2022	1							1	0 0					
NA S63 SHADOW CREEKCT	Gleens at Oak Creek	BLD-22-23970	SFD	0							0					1	7/26/2022	1								0 0	N				
NA BEACHCT	Greens at Oak Creek	BLD-22-23967	SFD	0			ALC: NO				0						7/26/2022	1								0 0	N		-		
168-480-005 568 RIVER ST	Oakcrest	BLD-22-23164	-	0							o					3	6/23/2022	1									-				
581 SHADOW	Greens al Oak	BLO-22-23966		0							0					1	7/26/2022	1				Charles I				0 0	н	_			
SSA PERHLE	Creek Greens at Oak			0												3	7/26/2022	,								0 0	N		_		
605 PEBBLE	Creek Greens al Oak	5052220500									0					A.	10/18/2022	1								0 0	N	_			
NA BEACHCT	Creek Greens al Oak	010-22-24001		0							D	_			+	3	7/26/2022	1		Brilling.						0 0	N				
NA CREEK CT	Creek	100-22-20000		0							0					1	7/26/2022	1			1					0 0	N				
NA BEACH CT	Greens at Oak Creek	000-22-23505	SFD	0							0	_			+	-	7/7/2022	-								0 0	N				
NA GREEK CT	Greens at Oak Creek	010-22-20 100	SFD	0							0		+		+	_	-									0 0	N				
NA CIR	Creek	BLD-22-22917	SFD	0				121 -			0					1	4/12/2022	- 1								0 0					
168-480-006 AVE		BLD-21-20971	SFD	0						N	0					1	6/23/2022									0 0					
168-480-009 AVE	11 Oskcrest	BLD-21-20973	SFD	0							0					4	6/23/2022									<u>02</u>	_	_			
2327 CHAMBER	RS Gieens al Oak	1.16522-01-220.0123		0							0					3	7/26/2022	1								0 0		_	-		
255 N ANDREW	Creek VS Earrar	BLD-20-18231	-	0												1	5/17/2022									0 0	_				
172-130-081 8T	Pattar	and the second s									Ci					1	10/25/2022	1					in d			0 0	N			Based upon density	
169-300-055 PLEASANTAVE		0LD-22-24350		R							0	-			++	1	1/14/2022	100.08			-					0 0	N			Based upon density	
149-200-015 AVE		BLD-21-21580		R							0				++	1	9/1/2022									0 0	N			Based upon dansity	
175-041-010 211 N LOS ANGELES ST		BLD-22-23744	ADU	R		T					0															<i></i>					

Tulers																											
2022 (Jan. 1 - Dec. 31	1)										1	ates an optional field															
Sith Cycle (2/31/2015 - 12/31/20	222										Cons in grey con	tain auto-calculation to	mulas														
170-041-033 261 E PROSPERITY AV	VE	8LD-21-21085	ADU	R						0				-1	1/18/2022	1					0	0	N	1		Eased upon density	
175-146-003 261 N D ST		BLD-21-21797	ADU	R						0				4	3/4/2022	1					0	0	N			Based upon density	
175-252-004 551 S G ST		BLD-22-23053	ADU	R						0				,	4/1/2022	1					D	0	N		-	Based upon density	
177-022-037 798 5 CANBY ST		BLD-22-24457	ADU	R						0				1	9/27/2022							0	N			Based upon density	
149-490-048 CT	Willow Glen	BLD-21-21942	SFD	0									And the owner of the owner of the			0			1	9/19/2022		0	N			dased open density	
149-510-024 SHERBROOK AV	/E Willow Gien	BLD-22-23384	SFD	0						0		1		9	2/10/2022	1	-		1	9/19/2022	-	0	N				
149-490-049 GT	Wéow Cátr	BLD-21-21943	SFD	0	و بند معا را					0				i	5/6/2022	1	 	 	1	12/21/2022	-	0	N				
172-130-079 \$T	S Fattar	BLD-22-22490	SFD	o										î	2/10/2022	1	 -	 1	1	9/19/2022		0	N				
149-510-015 1021 SHERBROOK AV	/E Willow Glen	8LD-22-23408	SFD	0										1	3/2/2022			 	1	12/20/2022		0	N				
149-490-059 1622 SILVERTON	Willow Glen	BLD-22-23407	SFD	0							1			1	5/6/2022		 	 		12/20/2022		0	N				
149-490-050 CT	4 Willow Glen	BLD-21-21944	SFD	0										1	5/6/2022	1	 _	 	1	12/9/2022	1		N				
168-480-016 1832 CAPISTRAND AV	E Oakcrest	BLD-21-20990	SFD	0										1	2/10/2022	-	 _		-			0					
149-490-058 1050 SILVERTON	Willow Glen	BLD-22-22959	SFD	0						0			<u> </u>	1	6/9/2022			 	1	9/29/2022		0	N				
149-510-016 1653 SHERBROOK AVE	E Willow Glen	BLD-22-23409	SFD	0						0				1	4/25/2022		 	 	1	12/1/2022	2	0	N				
149-490-052 1653 SILVERTON	Willow Glen	BLD-22-22552	SFD	0					-	0				1	5/6/2022		 	 	1	12/9/2022		0	N				
149-490-057 CT	Willow Glen	BLD-22-22958	SFD	0						0	+ +			1	3/14/2022		 _	 	1	12/20/2022	1	0	N				
149-510-017 1875 SHERBROOK AVE	E Willow Glen	BLO-22-23410	SFD	0						0				1			 	 	1	10/7/2022	1	٥	N				
149-490-052 DT	1101010100_100_100_100_100_100_100_100_	BLD-22-22553	SFD	0						0				1	4/25/2022		 	 	1	12/7/2022	1	0	N				
168-480-015 CAPISTRANO AV	200.000	BLD-21-20979	SFO	0						0	1			<u> </u>	5/6/2022	1	 	 	1	12/29/2022	3	0	N				
149-510-018 SHERBROOK AVE	100001202	BLD-22-23382	SFD	0						.0				<u></u>	3/14/2022		 	 	1	10/7/2022	1	Q	N				
149-490-053 CT	Willow Gien	BLD-22-22554	SFD	0					-						6/9/2022	1	 	 		17/20/2022		0	N		-		
149-490-056 1898 SILVERTON	Willow Glen	8LD-22-22957	SFD	0					-					1	5/6/2022	1	 	 	10	12/20/2022	3	0	N				
149-510-019 \$HERBRODK AVE	Willow Glen	BLD-22-23383	SFD	0						0	++			1	4/25/2022		 	 	. <u>a</u>	10/13/2022	- 1	0	N				
149-490-055	Willow Gien	BLD-22-22956	SFD	0						0				1	4/25/2022		 _	 		12/7/2022	1	0	N				
149-490-054 0T	Willow Glen	BLD-22-22555	SFD	0		-				D					5/6/2022	1	 _	 		12/21/2022	1	Ó	N				
168-480-017 1924 CAPISTRANO AVE		BLD-21-20982	SFD	0						0				1	4/25/2022	(1	 	 	N	12/21/2022	1	0	N				
1925		BLD-21-20978	SFD	0						0				1	4/25/2022	1	 _	 	19	10/14/2022	3	0	N				
1955		BLD-21-20984	SFD	0						0				L.	6/9/2022			 	1	12/6/2022	- 7	D	N				
1958		BLD-21-20985	SFD	0			_			0					6/9/2022	1			4	12/6/2022	3	0	N				
1989		BLD-21-20976	SFD	0						0					6/0/2022	1			1	12/6/2022	1	0	N				
2001	Contraction in the	BLD-21-20975	SFD	0			-			0				95	6/9/2022	3	 _		1	12/6/2022	1	0	N				
2023	1	BLD-21-20973	-	0						D				1	6/9/2022				1	12/7/2022	1	O	Ν				
2032	Oakcrest Oakcrest	BLD-21-20974 BLD-21-20987	SFD SFD	0		_				0				( <b>1</b> )	6/9/2022				1	12/13/2022	1	0	N				
2064						-				0				1	6/23/2022	1			<u>i</u>	12/7/2022	1	0	N				
2057	Oakcrest	BLD-21-20988	SFD	0		_				0				1	6/9/2022	3			1	12/2/2022	1	D	N				
168-480-023 CAPISTRANO AVE	The substrates	BLD-21-20989	SFD	0						0				1	6/9/2022	- 1			1	12/13/2022	1	D	N				
149-460-062 AVE	Kensington	BLD-22-23851	SFD	0		_				0				3	6/23/2022	1			1	12/20/2022	1	0	N				
2087 BRISTOL	Kensington	BLD-22-23852	SFD	0			_			0				2	7/6/2022	1			4	12/21/2022	,	0	N				
NA AVE 2095	Kensington	BLD-22-23853	SFD	0			-			0				1	7/6/2022	1			1	12/16/2022	1	0	N				
2099 BRISTOL	Willow Glen	8LD-22-23837	SFD	0						0				1	7/6/2022	1			1	12/2/2022	1	0	N				
NA AVE	Kensington	BLD-22-23854	SFD	0						0				3	7/5/2022	1			1	12/20/2022	1	0	N				
2113 BRISTOL	Oakçrest	BLD-22-24293	SFD	0						0					7/6/2022	1			1	12/20/2022	1	0	N				
2114	Kensington	BLD-22-23855	SFD	0						o				1	7/26/2022	1			4	12/27/2022	1	0	н				
NA CHANGELLOR	Willow Glen	BLD-22-23840	SFD	0						o				1	7/6/2022	1	_		5	12/21/2022	1	0	N				
NA CHANCELLOR	Willow Glen	8LD-22-23841	SFD	0						0	<u> </u>			1	7/5/2022	1			-1	12/27/2022		D	N				
2145	Oakcrest	BLD-22-24294	SFD	0						D				1	7/5/2022	1			ă.	12/27/2022	1	0	N				
NA CHANCELLOR 2160	Willow Glen	BLD-22-23842	SFD	Ō						0				1	7/26/2022	1			4	12/7/2022	1	0	N				
NA CHANCELLOR	Willow Glen	BLD-22-23843	SFD	0						o				1	7/5/2022	1			1	12/27/2022	1	0	N				-
NA CHANCELLOR		BLD-22-24553	SFD	0						0				1	7/5/2022	1			8	12/29/2022	1	ø	N				
NA CHANCELLOR	Willow Glen Greens at Oak	BLD-22-23846	SFD	0				l s de l		0				1	8/9/2022	4			¥	12/5/2022	1	D	N				
NA BAY AVE	Creek	BLD-22-22922	SFD	0			4			0				1	7/5/2022	1			Ĭ.	12/27/2022	1	0	N				
NA AVE	Greens al Oak Creek	BLD-22-22914	SFD	D						0				1	4/12/2022				1	9/23/2022	1	0	N				
NA BAY AVE	Greek	BLD-22-22923	SFD	0						0				1	4/12/2022	1			1	9/21/2022	1	0	N				
NA 2254 BETHPAGE AVE 2257 BETHPAGE	Greens at Oak Creek	BLD-22-22913	SFD	o		1				0				1	4/12/2022	1			1	9/23/2022	,	0	N				
NA AVE	Greens at Oak Creek	8LD-22-23118	SFD	o					1.	0				1	4/12/2022	1			1	9/21/2022	,	0	N				
						1.1								•			 - <u> </u>	 	1		-		120				

	Note: "*" indicates an optional field
Tulore 2022 (Jan. 1 - Dec. 31)	Cells in grey contain auto-calculation formulas
Get Cycle (201/2011-1201/0003	1 9/23/2022 0 N
NA 2264 CHAMBERS Givens al Oak BLD-22-23117 SFD O	
NA Z265 CHAMBERS Givens al Oak BLD-22-23109 SFD O O O O O O O O O O O O O O O O O O O	
Z306 CHAMBERS Gleens al Oak al 0.22 33116 SED Q	t \$11/2022 1
ZZX0 CHAMBERS Greens II Oxiv BL0.2223115 SED 0	1 426/2022 1 1 10/31/2022 1 0 N
2244 CHAMBERS Green at Oak an opport of the O	
2378 CHAMBERS Greens al Oak monorula est	1 4/26/2022 1 1 11/1/2022 1 0 N
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NA BAYAVE Create BLUEZENTE OF CONTRACTOR CONTRACT	1 1031/2022 1 0 N
NA 84YAVE Creek BLU-2-2-311 340 4	1 1031/2022 1 0 N
NA AVE Creek BLU/22/3087 SFD CONTRACTOR	1 122012022 1 0 N
172380-008 AVE Creek BLU-2/Hall/ ar 0	
NA 2539 SAWORASS Greens al Oak AVE Creek BLD-22-23158 SFD O O O O O	
NA AVE Gleens at Oak Creek BLD-22-23159 SFD D O	
172-360-009 2562 BETH PAGE Gleens al Oak Creek BLD-21-19405 SFD 0	
NA         25/1 SAWKGRASS AVE         Gleens al: Oak Creek         BLD:22-23161         SFD         O         D         D         O         <	
149-450-046 301 DORSETST Keinnington BLD-22-22412 SFD O SFD O	1 7//2022 1 0 N
149-460-047 3053 DORSET ST Kensington BLD-22-22413 SFD O SFD O	20/022 1 0 N
149-460-048 3055 DORSET ST Kensington BLD-22-22414 SFD 0 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
149-460-049 2077 DORSET 3T Kensington 9LD-22-22415 SFD 0 20 20 20 20 20 20 20 20 20 20 20 20 2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
149-460-050 3009 DORBET ST Krimington BLD-22-22418 SFD 0.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
149-460-051 3025 DORSET ST Kreakgion BLD-21-21949 SFD O	1 1 1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
149-460-052 3101 DORSET ST Kensington BLD-21-21950 SFD O 0	
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N14 DORSET \$T 8L0-22-22667	1 4262022 1
149-460-059 Keenington aru o oo	1 5112022 1 5112022 1 0 N
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149-460-057 Kenningtan UI 0 29 29218 0 0 0	1 5/1/2022 1 1 1/1/0/2022 1 D N
149-480-034 Kensurgion aru o o o o	1 429/2022 1 1 9/21/2022 1 0 N
149-480-035 Kenningten SPU 0 0 0	1 4729/2022 1 1 9729/2022 1 0 N
140-650 060 Kensington SFD 0 0	1 5/1/2022 1 1 1/1/2022 1 V N
149-480-036 Kenungton Sr0 C	1 9/29/0022 1 0 N
149-480-059 Kennington SPD 0 0	1 S1172022 1 1 1 12/17/022 1 0 N
149-480-037 3143 DORSET ST Kensington BLD-22-22222 SFD O 0	1 4/28/2022 1 9 1 9/21/2022 0 N
149-480-038 3147 DDRSET ST Kennington BLD-22-2223 SFD D 0	428/002 1 0 N
149-480-047 3270 DORSET ST Kennington BLD-21-29767 SFD O	1 542/2022 1 0 N
149-500-026 3301 DDRSET ST Kenalington 8LD-22-22949 SFD 0 SFD 0	
143-500-027 3373 DORSET ST Kenaington 80.0-23-22950 SFD O O	
148-500-029 3365 DORSET 6T Kemington 8LD-22-22651 SFD O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 5/19/2022 1 0 N
149-500-030 3397 DORSET ST Kendington BLD-22-22953 SFD O	1 5/16/022 1 0 N
149-480-47 3461 LUKE 5T Willow Gen 8LD-21-21941 SFD O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3 2102022 J O N
149-490-046 3431 LUKE ST Willow Gen 8LD-21-21829 SFD 0 0 0 0	1 8/19/022 8/19/022
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149-510-014 3527 LUKE ST Willow Glen BLD-21-21827 SFD O O	1 N4202
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149-510-012 3571 LUKE ST Willow Gen BLD-21-21625 SFD O	3 700002
149-510-011 3592 LUKE 57 Wilow Glen HLO-21-21624 SFD O 0 0 0 0 0 0	1 1///202 1 1 2/1/002
149-510-010 3615 LUKE ST Wilow Gen BLD-21-21823 SFD 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
149/51/0.009 3637 LUKE ST Willow Glen BLD-21-19929 SFD O	
NOT PRIVACE TON	3 11/2022 1 1 1 1 1 0 N
171-320-03 5T ARCIMPTERED b	1 10/192022 1 0 N
NA ST Creek BL02/23103 STO 0 0	
NA CREEK CT Creek BLU2220104 31 0 0 0 0	
NA CREEK GT Creek BL0-22-23155 SFU 0 0	1 126/2022 1 0 N
NA CREEK CT Creck BL0/2/2/389 STU 0 0 0	
NA CIR Creek BUL22222 370 0 0 0	1 4/12/2022 1 D N
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Tulare 2022 (Jan. 1 - Dec. 3												"+" indicates an In grey contain auto		ulas															
581 Cycle 1251/2016 - 1201/				-																									
NA GREEK CT	Creek	BLD-22-23157		0		-			_	0						(L)	4/12/2022	3				Ť.	9/23/2022		1 0	N	T		T
664 SHADOW	Creek Greens at Oak	BLD-22-22919	-	0					W.	0						3	7/7/2022	1				1	11/16/2022		1 0	N			
NA CREEK GT 657 ERIN HILLS	Creek	BLD-22-23110		0						0						2	4/12/2022	1	 				10/20/2022		1 0	N			
NA CIR 170 700 010 668 SPANISH B	Creek	BLD-22-22918	-	0		_				0						3	4/26/2022	1	 			1	11/1/2022		1 0	N			
172-360-012 ST 172-360-011 ST 172-360-011 ST	Creek	BLD-21-19407 BLD-21-19405	-	0		-				0		_				1	4/12/2022	1	 			1	9/23/2022		1 0	N			
NA CIP	Creek	BLD-21-19405 BLD-22-22916		0						0							1/18/2022	1	 	_			4/26/2022		1 0	N			
172-360-010 ST	Creek BAY Greens at Dak	BLD-22-22916 BLD-21-19318	-	0						0						1	1/18/2022	1	 			1 T	4/26/2022		1 0	N			
172-350-001 ST 172-350-001 2593 BAY HILL AVE	Creek	BLD-22-24274	ADU	R						0							4/12/2022	1	 			<u>.</u>	9/21/2022		0	N			
175-205-008 638 5 G ST		BLD-21-22124	ADU	R				_		0						-	1/18/2022	1	 _			1	4/14/2022	1 - 1	0	N			
169-060-019 1212 N E ST		BLD-22-23305	ADU	R						0							9/9/2022	1	 _			1	10/27/2022	<sup>2</sup>	0	N			
154-071-003 304 W SANDRA		BLD-22-23688	ADU	R			_			0							5/25/2022	1	 _			1	7/21/2022	N.	0	N			
431 N F ST	_	BLD-22-22925	ADU	R			_			0							- 0	1	 			1	8/18/2022	4-1-1	0	N		 (	
176-132-003 718 E TULARE	_	BLD-21-21578	-	R			_			p							7/8/2022	1	 			1	8/5/2022	an 19	0	N	·	 	
182-320-062 1157 GOBLE C7	r	BLD-21-20435	SFA	o				_		0						1		1				1	10/4/2022	, ji	0	N		 ·	
182-320-064 1165 GOBLE CT	r	BLD-21-20437	SFA	0						0						1	6/6/2022	1				t	9/29/2022	1	0	N		 	
175-022-004 1229 W TULARE	E	BLD-21-22032	SFD	0						0								0				1	9/29/2022	1.11	D	N			
175-031-015		BLD-21-20892	SFD	0		_				0								0	 			1	5/17/2022		o			 (	
177-011-004 1438 E SONORA	A	BLD-21-20560	SFD	0						0								0	 _			t	9/21/2022		0	N			
1810	Willow Glen	8LD-21-20550 8LD-21-21573	SFD	0						0								0	 				1/14/2022	1 3	D	N			
1842	Willow Glen	BLD-21-21573						-		0								0	 			- 1 -	7/21/2022		0	N			
149-510-005 CHANCELLOR 182-260-015 2002 GOLETA C		BLD-21-21372 BLD-21-19917	SFD	0		-				0								0	 _			3°.	7/21/2022		0	N			
182-300-059 2093 CABRILLO	Sierra Vista	01.0 40 40045	SFD							0								0	 			30	9/28/2022		0	'N			
2446 DOVER	Serra Vista	BLD-18-13045	SFD	0			_			0								0	 _			310	2/8/2022	3	0	N			
2465 BETH PAG		BLD-20-19032	SFD	0				_		0								0	 _			1	2/28/2022	1 (3	0	N			
2531 BETH PAG	E Greena at Oak	BLD-21-19322	-	0						0		_						0	 _			31	3/9/2022	1	0	N			
149-460-041 3005 DORSET S	Creek	BLD-21-19320 BLD-21-20770	SFD	0			_			0								0	 _			4	1/12/2022		0	н			
149-460-042 3011 DORSET S	Kensington	810-21-20771	SFD	0				_		0	_	_				1.1		0				( <u>1</u>	7/7/2022		0	N			
149-460-043 3017 DORSET S	Kensington T	BLD-21-20772	SFD	0			_	-		0						-		0	 	_		<u>)</u>	7/7/2022	1	0	N			
149-460-043 3023 DORSET S	Kensington	BLO-21-20775	SFD	0		_		_	-	0								0	 _			3	7/7/2022	,	0	N			
149-460-045 3029 DORSET S	Kensingtan T	BLD-21-20776	SFD	0			_			0								O				3	7/21/2022		0	N			
149-480-058 3140 DORSET S	Kensingtan	BLD-21-20781	SFD	0	——————————————————————————————————————		_			0								0				1	7/21/2022	1	0	N			
149-480-055 149-480-057 3146 DORSET S1	Kensington	BL0-21-20780	SFD	0		_				0								0				3	6/6/2022	1	0	N			
149-480-056 3152 DORSET ST	Kensington T	BLD-21-20779	SFD	0		-	_			0								0				1	6/6/2022	1	0	N			
149-480-039 3161 DORSET ST	Kensington	BLD-21-20758	SFD SFD	0		_				0				4,1				Ó				4	6/6/2022		0	N		 	
149-480-055 3164 DORSET ST	Kensington T Vassbatus	BLD-21-20778		0			_			D	_	_					U	0	 		1	1	6/6/2022	1	D	N			
149-480-040 3173 DORSET 51	Kensington T	BLD-21-20759	SFD	0	-	_		_		0								0				3	6/6/2022	1	0	N			
149-480-054 3176 DORSET ST	Kensington	BLD-21-20777		0			-			O.								0				1	6/6/2022		0	N			
149-480-054 149-480-041 3185 DORSET ST	Kensington	BLD-21-20760	SFD SFD	0						0		-						0	 _				6/6/2022	1	0	N			
149-480-042 3197 DORSET ST		BLD-21-20761	SED	0					-	D								0	 _				6/6/2022	1	0	N			
149-480-043 3211 DORSET ST		BLD-21-20763	SFD	0						0								0	 _				6/6/2022		0	N			
149-480-048 3258 DDRSET ST		BLD-21-20768	SFD	0						0								0	 			3	6/6/2022		0	N			
149-480-046 3282 DORSET ST		BLD-21-20766	SFD	0						0	-			11				0	 _			t	6/2/2022	1	0	N			
149-480-045 3294 DORSET ST	-	BLD-21-20755	SFD	0				-		0		-						0	 			а.	6/6/2022	1	0	N			
149-480-044 3316 DORSET ST		BLD-21-20764	SFD	0						0					_		10	0	 _			t	7/21/2022	1	0	N			
149-510-008 3659 LUKE ST	Willow Gien	BLD-21-19927	SFD	0						0								0	 			1	6/6/2022		0	N			
149-510-007 3681 LUKE ST	Willow Glen	8LD-21-21574	SFD	0						0							-	0	 			1	7/21/2022		0	N			
171-051-004 439 N LASPINA S		BLD-20-18303	SFD	0						0								0	 			t.	7/21/2022		0	N			
635 ERIN HILLS	Greens at Oak	BLD-22-22920	SFD	0						0								0	 _			1	1/7/2022	1	0	N			
642 SHADOW	Creek Greens at Oak	BLD-22-22920 BLD-22-23157	SFD	0						0								0	 			1	9/23/2022	1	0	N			
649 ERIN HILLS	Creek Greens at Oak	BLD-22-23157 BLD-22-22919	SFD	0						0	-						-	0	 			1	11/16/2022	1	0	N			
664 SHADOW	Creek Greens at Oak	BLD-22-22919 BLD-22-23110	SFD							0				_				0				1	10/20/2022	1	0	N			
NA CREEK CT 667 ERIN HILLS	Creek Greens at Oak	BLD-22-23110 BLD-22-22918	SFD	0		-				0								0	 			Ň	11/1/2022	1	0	N			
172-360-012 ST	Cteek Y Greens at Oak	BLD-22-22918 BLD-21-19407	SFD	0						0								0				16	9/23/2022	- 1	0	N			
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h Cycle 12/3/2010 - 12/31/2023												-			-				0	T				i i	4/26/2022	1	0	N				
-360-011 664 SPANISH BAY	Greens at Oak Creek	B1.D-21-19406	SFD	0							0		_			_			-			 	 	1	9/21/2022	1	0	N				
NA CIR	Greens at Oak Creek	BLD-22-22916	SFD	D			jāmi,				0			12.00				_				 	 	1	4/14/2022	1	0	N				$\square$
-360-010 702 SPANISH BAY	Greens at Oak Creek	BLD-21-19318	SFD	0							0								0			 	 	<u></u>	12/6/2022	1	0	N				
-040-070 953 S MORRISON	_	BLD-19-16521	SFD	0							0								0			 	 		8/25/2022	1	0	N				Ē
429 N F ST		BLD-21-21421	ADU	R							ø								0			 	 		1/27/2022		0	N				
-132-009 717 E KING AVE		BLD-21-20510	ADU	R							0						-		0			 	 	1			5	N	NPLH, SERNA,	Other		F
-330-067 537 N WEST ST	Santa Fe	BLD-21-22164	5+	R							0	9	2					3/4/2022	11							-			Other NPLH, SERNA,	Olher		F
-330-067 537 N WEST ST	Commons Santa Fe	BLD-21-22165	5+	R					7.5		0	9	2					3/4/2022	11							0	5	N	Other NPLH, SERNA,	Other		1
537 N WEST ST	Santa Fe	BLD-21-22167	5+	R				8 11	1212		0	9	2					3/4/2022	- 11							0	5	N	Other NPLH, SERNA,			-
537 N WEST ST	Commons Santa Fe	BLD-21-22158	5+	R							, in the second	9	2					3/4/2022	- 11							0	5	N	Other NPLH, SERNA,	Olher		-
537 N WEST ST	Commons Santa Fe	BLD-21-22169	5+	R							0	8	2					3/4/2022	11							0	5	N	Other NPLH, SERNA,	Other		-
537 NWEST ST	Commons Santa Fe	BLD-21-22170									0	9	2					3/4/2022	11							0	5	N	Other	Other		4
537 NWEST ST	Commons Santa Fe	BLD-21-22171	5+	R							.0	5		-				3/4/2022	5							0	1	N	NPLH, SERNA, Other	Olher		1
1-330-067 537 N WEST ST	Commons Santa Fa	BLD-21-22172	5+	R			_	-			0	5	_					3/4/2022	5	-	1.1					0	1	N	NPLH, SERNA, Other	Other		
5-330-067	Commons	BLD-21-22173	5+	R							0		_	-				3/4/2022	4							0	D	N	NPLH, SERNA, Other	Óther		
537 N WEST ST	Santa Fe Commons	BL0-21-22175	5+	R							0	4	_				4	3/8/2022	1	1.1						0	0	N			Based on density	
2-070-015 705 & 707 ABERDEEN ST	Oak Creek 4	BLD-21-21884	2 lo 4	R							0		_					3/8/2022								0	0	N			Based on density	
2-070-015 709 & 711 ABERDEEN ST	Oak Creek 4	BLD-21-21995	2 lo 4	R							0					2										o	0	N			Based on density	
2-070-015 713 & 715 ABERDEEN ST	Oak Creek 4	BLD-21-21994	2 lo 4	R				Could be			D			-		2	_	3/8/2022								0	0	N			Based on density	
2-070-015 717 & 719 ABERDEEN ST	Oak Creek 4	BLD-21-21985	2 to 4	R							0					2		3/8/2022	2							0	0	N			Based on density	
2-070-015 721 & 723 ABERDEEN ST	Oak Creek 4	BLD-21-21992	2 to 4	R							0					2		5/23/2022	2					_		0	0	N			Based on density	
2-070-015 725 & 727 ABERDEEN ST	Oak Creek 4	BLD-21-21993	2 to 4	R							0					2		5/23/2022	2							0	0	N			Based on density	t
2-070-015 729 & 731 ABERDEEN ST	Oak Creek 4	BLD-21-21990	2 lo 4	R							0					2		5/23/2022	3								0	N			Based on density	+
2-070-015 733 & 735 ABERDEEN ST	Oak Creek 4	BLD-21-21991	2 lo 4	R							0					2		5/23/2022	2								0	N			Based on density	+
737 & 739	Oak Creek 4	BLD-22-23979	2 lo 4	R					1.1		D					2		7/8/2022	2			1000				0					Based on density	+
741 8 743	Oak Cresk 4	BLD-22-23980	2 10 4	R					11.11.11.11							2		7/8/2022	2							0	0	N				+
741 & 743	Oak Creek 4	BLD-22-23980	2 10 4	R												2		7/8/2022	2		(					0	0	N			Based on dansity	+-
2-070-015 ABERDEEN ST 745 & 747		BLD-22-23977	2 to 4	R												2		7/8/2022	2							0	0	N			Based on density	+
2-070-015 ABERDEEN ST 749 & 751	Oak Creek 4			R							•		_			2		7/8/2022	2							0	0	( / R)			Based on density	+
2-070-015 ABERDEEN ST 769 & 771	Oak Creek 4	BLD-22-23976	2 ln 4						-		0				_	2		7/26/2022	2							0	0	N			Based on density	-
2-070-015 ABERDEEN ST	Oak Creek 4	BLD-22-23985	2 lo 4	R			1				0				-	2		7/26/2022	2							0	0	N	-		Based on density	-
72-070-015 ABERDEEN ST	Oak Creek 4	BLD-22-23966	2 lo 4	R							D		_			2		7/26/2022	2						2	0	٥	N			Based on density	1
ABERDEEN ST	Oak Creek 4	BLD-22-23983	2 10 4	R	-						0		_			2		7/26/2022	2							0	0	N			Based on density	
72-070-015 781 & 783 ABERDEEN ST	Oak Creek 4	BLD-22-23984	2 10 4	R							0					2		12/20/2022	2					1.0		0	0	N			Based on density	
77-080-004 694 & 700 S DAYTON ST		BLD-21-21012	2 to 4	R							0	-	_	in the second second	-	-			0				2		9/6/2022	2	o	N			Based on density	
72-070-017 ST	Oak Creek 2	BLD-18-12080	2 lo 4	R							0		_		-				0			 	 2		9/6/2022	2	0	N			Based on density	
72-070-017 750 ABERDEEN ST	Oak Greek 2	BLD-18-12081	2 lo 4	R							0								, v			 	 2		9/6/2022	2	0	N			Based on density	
72-070-017 ST	Oak Creek 2	BLD-18-12062	2 to 4	R							0		_						0			 	 2		8/6/2022	,	0	N			Based on density	T
72-070-017 750 ABERDEEN ST	Oak Creek 2	BLD-18-12083	2 lo 4	R							0								0			 	 2		8/6/2022	-	0	N			Based on density	T
750 ABERDEEN ST	Oak Creek 2	BLD-18-12084	2 to 4	R						1	0						1-1-10	-	P			 	 2		8/8/2022		0	N	_		Based on density	t
750 ABERDEEN ST	Dak Creek 2	BLD-18-12086	2 to 4	R							o				-				0			 	 		9/6/2022		2 0	N			Based on density	+
72-070-017 ST	Oak Creek 2	BLD-18-12087	2 to 4	R		1 gur		100	1.4		o								0			 	 2			-	2 0	N			Based on density	+
72-070-017 ST	Oak Creek 2	BLD-18-12088	2 to 4	R						de la	0								0			 	 2		9/6/2022	-		N			Based on density	+
72-070-017 ST	Oak Creek 2	BLD-18-12089		R							0								0			 	 2		9/6/2022	-	0				Based on density	
72-070-017 ST 72-070-017 ST	Oak Creek 2			R				100			0						1		0				 2		9/6/2022		2 0	N				+
750 ABERDEEN	Oak Creek 2			R															0			 	2		9/6/2022	3	2 0	N	_		Based on density	+
72-070-017 ST				8				1			0								0				2		9/6/2022	8	2 0	N	_		Based on density	+
72-070-017 ST	Oak Creek 2	BLD-18-12093									0								0				2		8/6/2022	4	2 0	N			Based on density	-+-
72-070-017 ST	Oak Creek 2	-	-	R							0								0		-		2		9/6/2022	10	2 0	N		_	Based on density	-
72-070-017 ST 750 ABERDEEN	Oak Creek 2	BLD-18-12095	2 10 4	R							0					-							2		9/6/2022		2 0	N			Based on density	

Jurisdiction	Tulare	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

### ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

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	e B							
					Regional H	lousing Need	s Allocation I	Progress						
					Permitt	ed Units Issu	ed by Afforda	ability						
		1		_				2					3	4
I	ncome 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
	Dood Destricted							2 1 2 5 1 1 4 F						
Very Low	Deed Restricted Non-Deed Restricted	920 -			(*) 		43				68	(k	111	809
	Deed Restricted	609	2 <b>.</b>	-	7. <b>-</b>	7	21		0.54		12			
Low	Non-Deed Restricted Deed Restricted				•	+				÷.			40	569
Moderate	Non-Deed Restricted	613 -					-	193	- 10	- 32	- 34	-	269	344
Above Moderate		1,452	( <b>4</b> );	485	335	354	533	439	315	125	322		2,908	
Total RHNA		3,594											2,000	
Total Units		1		485	335	361	597	632	325	157	436		3,328	1,722

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5											6	7
	Extremely low-Income Need	A	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
			121-01-02-02				F the second second						
Extremely Low-Income Units*	460		-	-		14	7			32		46	414

\*Extremely low-income houisng need determined pursuant to Govermnet Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten. Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1). 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 include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

### Tulare

 Reporting Year
 2022
 (Jan. 1 - Dec. 31)

 Planning Period
 5th Cycle
 12/31/2015 - 12/31/2023

Jurisdiction

### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

						Sites Identifie	ed or Rezoned to	Table Accommodate S	e C Shortfall Housir	ng Need and N	o Net-Loss Law			
	Project Ider	ntifier		Date of Rezone			usehold Income Cat		Rezone Type	9			S	ites Descri
	1			2			3		4	5	6	7		8
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maxii Density
Summary Row: Start	Data Entry Below													
											· · · · · · · · · · · · · · · · · · ·			- X -
								-						

		-
	_	-

#### iption

9	10	11
Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
	Realistic	Realistic Vacant/Nonvacant

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Tulare		
Reporting Year	2022	(Jan. 1 - Dec. 31) Table D	
	Program Imp		ursuant to GC Section 65583
Describe progress of all prog		Housing Programs Pro	and the second sec
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementatio
	Implementation Program A-1: Provision of Adequate Sites	Annually and Ongoing	The City is reporting any changes or updates to the inventory resources in this annual progress report. As of this reporting p remaining capacity in land zoned for its share of the regional h
1: Provision of Adequate       Implementation Program A-1: Provision of Adequate Sites         Sites       The City shall maintain and regularly update its inventory of State-, Federal-, County, and City-owned lands and analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach the land owner, potential developers, and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. The City shall sell or lease, as appropriate, City-owned land to non-profit housing		Ongoing	The City's property management division continues to maintai list of City-owned parcels for opportunities to sell such propert consider offers from developers for the development of afforda offers were presented during the 2022 calendar year.

a 8

tified in the housing element.

#### on

y of residential land period the City has I housing need.

ain and regularly review the erties, and continues to rdable housing. **No such** 

	provide adequate sites for 1,954 lower- income units at a minimum of 20 dwelling units per acre from the sites identified in Table 3.9. At least half (50%) of these sites	accommodate remaining 1,010 lower-income units by 4/27/19	General Plan Amendment 2018-02 and Zone Amendment 732 v Council on December 18, 2018 to provide adequate sites for 2,2 changing the land use designation on 95 acres of property throu Density Residential, and amending the zoning district to the R-W M-4 zoning district would permit multifamily development at a de per acre, with no discretionary action needed, simply going throu Plan Review before applying for building permits. In 2018, Desig required going to Planning Commission) was replaced by non-di- review to simply review the site plans and receive preliminary fe- before applying for building permits.
Implementation Program A- 4: Infrastructure Capacity	The City shall continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA, with priority for projects that provide lower- income housing. The City shall prepare a model to improve system efficiency to improve peak hour demand by 2015 and enter into a contract with a hydrologist to prepare a report identifying new locations for new wells and/or storage tanks by 2015. The City shall provide report findings to the City's hydrology engineers to develop an engineering plan by 2016 to expand capacity and shall update the City's Capital Improvement Program to identify funding and phasing over the next three to five years for developing new wells and storage tank improvements and standby equipment for system redundancy, as well as improving the capacity of existing supply pipelines to accommodate increased capacity for areas within the city limits and SOI.	Expand capacity by 2020; Ongoing monitoring	Staff has provided monthly updates to the Board of Public Utilitie The update identifies the three major parts of the program: Wata and the State SRF Grant for a new water well and water main ec Carollo Report calls for three new water storage tanks and seve three new storage tanks were completed: 1) J Street south of Pi Alpine Avenue west of Alpine Vista School, and 3) Northwest of Cartmill Avenue and Mooney Boulevard in a future phase of the Of the seven wells: Well 4-1 was completed in 2019 at the J Str a State funded well currently in design located at the southwest Bardsley Avenue, Well 4-4 is a recently constructed and develo adjacent to the Cartmill/Mooney tank. Well 4-5 (J Street and Ca 7 (KCOK Subdivision) had test wells constructed in the first qua showed positive results and was completed in 2021. An adequa- being explored and If results are positive at an identified well test forward with designing the development and equipping of the w project that will be pursued as a willing property owner is identified
Implementation Program A- 5: Lot Consolidation	The City shall actively work with local property owners and developers to assist in the consolidation and assembly of small parcels for residential projects, particularly for parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, as feasible, and shall offer incentives, such as expedited processing.	Ongoing	The City has and continues to encourage property owners to co small parcels for residential projects. For lot mergers all that is for a lot merger to be heard by the Parcel Map Committee. If a submitted, the City has been processing lot mergers usually wit

2 were approved by the City 2,225 lower-income units by oughout the City to High -M-4 zoning district. The Rdensity from 22 to 29 units rough the City's free Site sign Review (which -discretionary Site Plan feedback from City staff  $\otimes$ 

ities since June 16, 2016. ater Storage, Water Wells, extension project. The ven new wells. In 2019, the Prosperity Avenue, 2) of the intersection of he Willow Glen Subdivision. Street tank site, Well 4-3 is st corner of K Street and 3 I Street just south of Inyo eloped and is located Cartmill Avenue) and Well 4 uarter of 2019. Well 4-5 uate site for Well 4-7 is still test site, staff will move well. Well 4-2 is a future tified.

consolidate and assemble is required is an application a completed application is within no more than 30 days.

	1		
Programs	The City shall continue, to the extent resources are available, to administer the First-time Homebuyers Program to qualified first-time homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program. The City shall annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.	Annually and Ongoing	The City of Tulare continues to partner with Self Help Enterpr the City's First Time Homebuyer's Program. The City receive grant, \$250,000 of the award for homebuyer assistance, thro Department. With this award combined with the 2018 gra income, the City was able to issue five (5) loans for a sur year 2022.
Implementation Program B- 2: Housing Choice Vouchers	The City shall continue to coordinate with the Housing Authority of Tulare County (HATC) and support their Housing Choice Voucher (HCV) Program, which extends rental subsidies to households at or below 80% of the Area-Median Income, including families, seniors, and the disabled. The City shall provide information on the HCV program on the City website and public counters, and shall refer interested households and individuals to the HATC and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	Ongoing	The City continues to partner with the Housing Authority of Tu Housing Choice Voucher Program. Information on State, Co promoted on the City's website to interested property owners, 2022, HATC issued 406 Section 8 Housing Choice Vouch Based Vouchers, 1 VA Supportive Housing (VASH) progr Section 811 Mainstream Vouchers & 1 Emergency Housin Tulare.
Implementation Program B- 3: Funding Assistance	The City shall monitor the State Department of Housing and Community Development's website for Notices of Funding Ability (NOFA) and, where appropriate, coordinate with developers to submit applications for HOME funds, tax credits and other financial assistance programs for construction of houses affordable to lower-income households.	Annually	The City and Self-Help Enterprises applied for \$7,150,000 for construction of 57 low-income rental units a part of Sa project. This March 2022 application was not awarded by Successor funds supported the construction of 80 units households, including 24 permanent supportive housing experiencing homelessness, in Sante Fe Commons I.

14

1.2

rprises on the administration of ved a 2019 HOME Program prough the California's HCD grant award and program sum of \$386,998 in calendar

Tulare County (HATC) on the County and local programs is ers, realtors and lenders. In chers, 17 Section 8 Project ogram vouchers, and 1 sing Voucher in the City of

00 in HOME Program funds Sante Fe Commons II by HCD. PLHA and Housing ts for low-income ng units for people

Implementation Program B- 4: At-risk Housing Preservation	The City shall maintain and annually update a database of subsidized affordable projects/units to conserve the existing supply of subsidized and below market rate housing to ensure that affordability is preserved. The City shall monitor the status of any HUD receipt/approval of Notice of Intent and Plans of Action filed by property owners to convert subsidized units to market rate. The City shall annually contact owners/operators of subsidized multi-family housing to determine the status of at-risk units. In the event a project is determined to be at-risk of converting to market rate housing, the City shall work with the owner/operator or other qualified entity to apply for needed grant funds to preserve the units and ensure the owner has met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall ensure that tenants are informed of their eligibility to obtain special Housing Choice Vouchers for tenants of converted HUD properties.	Annually	The City has partnered with Habitat for Humanity to provide a horassist low-income homeowners to provide minor home repairs. Entitlement funds to support this program and collaborates on mincome eligible populations. In 2022, four (4) low-income hom and/or replaced building features on their homes, which utifunds.
Implementation Program B- 5: Priority Sewer and Water	The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). The City shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the City makes specific written findings pursuant to Government Code Section 65589.7(c)(1-5).	2016	The City's Public Works department worked with the State of C County on the preparation of grant applications to extend water Tract – a disadvantaged County community as well as the Sould disadvantaged community within city limits. Infrastructure upgra 2017-2018 to provide water services to Matheny Tract. In Janu Soults Mutual Water Company entered into a consolidation agre services. Also in 2019, at the request of Self Help Enterprises ( Leadership Counsel for Justice and Accountability, Provost & P met about advancing the efforts to get sewer services to Mather and the County agreed to search for grants to pay for the exten of Tulare remains committed to accommodating Matheny Tract wastewater treatment facility. The City is also actively working we to identify a mutually acceptable route for future wastewater line. Tract to the wastewater facility. Provost & Pritchard is in the pro- plans to show a new route for the proposed sewer lines. While in good faith on the provision of sewer services to these commu- updates to the zoning code is identifying infill sites for additional including affordable housing.
Implementation Program C- 1: Affordable Housing Listing	The City shall annually update and publish a comprehensive listing of the current housing developments in the City, which have units reserved for low income, senior, and disabled individuals.	Ongoing	In 2022 the City of Tulare established a Geographical linfo layer that shows the location of affordable housing develo limits. This layer is publically available and can assist ind income housing.

#### home repair program to s. The City utilizes CDBG marketing the program to meowners repaired utilized \$39,940 in CDBG

California and Tulare ter services to the Matheny pults Tract – another grades were completed in nuary 2019, the City and greement for water s (SHE), the County, a Prtichard, and City staff heny. At that meeting, SHE ension of services. The City act's waste at the City g with the County and SHE lines to travel from Matheny process of re-designing the le the City continues to work imunities, the City through nal residential development,

formation Systems (GIS) elopments within the City ndividuals in locating low

Implementation Program C- 2: Support for Transitional and Supportive Housing	The City shall continue to provide support to Family Services and other organizations that provide transitional and supportive housing to homeless individuals and families or those facing the threat of homelessness.	Ongoing	The City was awarded the FY 2017/ 2018 Continuum of Care its efforts towards homelessness. In 2022, the City continu Family Services for administration of the Tulare Housing CDBG and Housing Successor Agency (\$25,000 per year) and client costs. Family Services commits 12 rent vouch individuals at permanent housing units.
Implementation Program C- 3: Emergency Shelter Assistance	When possible and resources are available, the City shall apply for HUD and/or State funding grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless. When possible and resources are available, the City shall assist in applying for the funding of a housing project that caters to lower income families with children and encourages on-site day care facilities.	Review NOFAs annually and pursue opportunities as available and feasible	he City's Housing and Grant Specialist position remains intak collaboration with public, nonprofit, and private entities on the CDBG and other funding sources for housing and homeless s commits about \$110,000 per year to organizations providing s coordination, and housing navigation for unsheltered resident five partner organizations received an Encampment Reso grant for \$1,560,000. The project will help 57 unsheltered transitional and/or permanent housing, as well as, improv conditions in select encampments. City also secured \$13 funds through Kings Tulare CoC Agency to support three
Implementation Program C- 4: Coordination on Housing for Developmentally Disabled Residents	The City shall work with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities, and make information available on the City website.	Initiate Contact in 2017	The City continues to partner with local organizations such as AmVets on the dissemination of information on State, County promoted on the City's website to interested homebuyers, rea
Implementation Program C- 5: Reasonable Accommodation Ordinance	regulations that may constrain housing for persons with disabilities.	2016	The Reasonable Accommodation Ordinance was adopted in 2
Implementation Program C- 6: Emergency Shelter Standards	The City shall reach out to local providers of emergency shelter to identify whether or not the occupancy restriction of 13 or fewer persons in emergency shelters allowed by right is a constraint. Based on input received from this outreach, the City may amend the Zoning Ordinance to revise the occupancy limit, and may adopt additional standards for emergency shelters as allowed by State law.	2016	The City maintains a continuous dialogue with faith-based organ Rescue Mission) and Non-Profit Organizations to keep open or Shelter needs. Additionally, members of staff and Tulare City Tulare County Homeless Task Force which monitors shelters <b>Tulare is actively pusuing the construction of a emergenc</b> <b>owned and operated by the City of Tulare. The City of Tul</b> <b>identified a potential site of the proposed shelter and effo</b> <b>design the proposed shelter and identify funding sources</b>

1

are grant allocation to continue nued its partnership with ng First Programs, utilizing ar) funds to offset staffing chers to formerly homeless

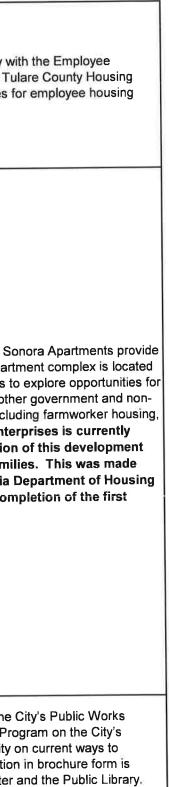
ake. Duties focus on he utilization of the City's s services. Annually, the City g street outreach, services ents. In 2022, the City and esolution Funding Program ed residents secure rove health and safety 138,789 in HHAP 4 grant ree (3) FTE case managers.

as Kings Rehabilitation and ty and local programs and is ealtors and lenders.

2016.

rganizations (Lighthouse communications on Tulare's ity Council serve on the rs countywide. The City of ncy shelter which would be fulare City Council has forts are on-going to es.

Implementation Program C-	The City shall amend the Zoning Ordinance to fully comply with the Employee Housing Act, which requires employee housing of 36 beds or 12 units be allowed in all zones that allow agricultural uses (i.e., A, R-A, UR, M- 1, M-2), and requires employee housing for six or fewer be allowed in all zones that allow single family homes (i.e., A, R-A, R-1, R-1-4).	2016	The City's Zoning Ordinance was amended in 2016 to comply wi Housing Act. Additionally, the City continues to work with the Tu Authority and the County of Tulare on identifying potential sites for needs.
Implementation Program C- 8: Farmworker Housing	The City will seek to coordinate programs and funding from State and Federal programs through the Housing Authority of Tulare County. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Tulare. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development incentives for the provision of farmworker housing and expediting the permitting process for all farmworker housing projects to the extent feasible.	Consider opportunities annually; Ongoing	Through the Housing Authority of Tulare County (HATC), the Sc 52 apartment units for agricultural employed families. The aparts at 518 South 'O' Street in Tulare. The City of Tulare continues to funding and loan assistanace programs, in cooperation with othe profit organizations for all housing types in the community, inclu- depending on need and availability of resources. Self-help enter consructing an affordable housing development. A portion will be dedicated to housing agcriculturally employed famil possible through the receipt of a grant from the California I and Community Development's (Joe Serna Jr. Grant). Com phase of this development is expected in 2023.
Implementation Program D- 1: Efficiency and Conservation Awareness	The City shall provide energy efficiency and water conservation awareness brochures on the City's website and at public meeting places, including brochures advertising energy and water provider programs and rebates.	Ongoing	The City passed a water conservation ordinance in 2016. The department promotes the Proteus, Inc. New Water Savings Prowebsite. The City utilizes its website to update the community conserve water, drought status, watering days, etc. Information mailed out in utility bills as well as located at the Senior Center



The City shall coordinate efforts when referring individuals to the appropriate City department or responsible agency for fair housing assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing.	Ongoing	The City's Housing and Grant Specialist is part of the develo works to inform the public on fair housing assistance. Inform the City's website and brochures are located at Tulare City H Official coordinates closely with the City's Code Enforcemen Department on substandard housing issues.
The City shall provide housing brochures that detail the housing programs available to address fair housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number. The City will distribute this information at City offices and at various community facilities and public locations throughout the city (e.g., City Hall, City Library, Senior Center) and on social media sites.	2016 and annually thereafter	In 2018, the City engaged a translation service to update all brochures in Spanish. These forms and brochures are conta well as located at Tulare City Hall, Tulare City Library, the Tu Chamber of Commerce.
The City shall amend the definition of "family" in the Zoning Ordinance as follows to ensure compliance with fair housing laws: "One or more individuals living as a single housekeeping unit."	In Progress	The City's Planning Division is undertaking the process of a c City's Zoning Ordinance, with this amendment prioritized as p the City chose a consultant to sign a contract with and in multiple workshops to receive public comment and inpu zoning ordinance should be shaped. Current timelines of to be presented to Planning Commissin and City Counci 2023.
The City shall update Zoning Code Chapter 10.148: Density Bonus in compliance with Government Code Section 65915.	2016	The update was completed in 2015
Implementation Program G- 1: Rehabilitation with HOME		The City of Tulare continues to partner with Self Help Enterpr the City's First Time Homebuyer's and Owner/Occupied Reha City applied under the 2019 HOME Program NOFA and was rehabilitation program. The City utilized HOME program incor program grant funds in the amount of \$134,000 in order to is substantial rehabilitation work on single-family residential unit loans in the amount of \$147,859.
	referring individuals to the appropriate City department or responsible agency for fair housing assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing. The City shall provide housing brochures that detail the housing programs available to address fair housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number. The City will distribute this information at City offices and at various community facilities and public locations throughout the city (e.g., City Hall, City Library, Senior Center) and on social media sites. The City shall amend the definition of "family" in the Zoning Ordinance as follows to ensure compliance with fair housing laws: "One or more individuals living as a single housekeeping unit." The City shall update Zoning Code Chapter 10.148: Density Bonus in compliance with Government Code Section 65915. The City will continue to partner with Self- Help Enterprises to apply for HOME and CalHOME funds that would provide loans for housing rehabilitation. Rehabilitation would be targeted to owner occupied households at or below the 80% Area-	referring individuals to the appropriate City department or responsible agency for fair housing assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing. The City shall provide housing brochures that detail the housing programs available to address fair housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number. The City will distribute this information at City offices and at various community facilities and public locations throughout the city (e.g., City Hall, City Library, Senior Center) and on social media sites. The City shall amend the definition of "family" in the Zoning Ordinance as follows to ensure compliance with fair housing laws: "One or more individuals living as a single housekeeping unit." The City shall update Zoning Code Chapter 10.148: Density Bonus in compliance with Government Code Section 65915. The City will continue to partner with Self- Help Enterprises to apply for HOME and CalHOME funds that would provide loans for housing rehabilitation. Rehabilitation would be targeted to owner occupied households at or below the 80% Area-

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elopment services team that ormation can also be found on y Hall. The City's Chief Building ent Department and Planning

all City-related forms and intained on the City website as Tulare Senior Center and the

a comprehensive update of the is part of this process. In 2021, d in 2022 the City held put regarding how the City's s call for the new oridanace ncil for adoption in the fall of

rprises on the administration of ehabilitation Program. The as awarded \$250,000 for a come and 2018 HOME issue two (2) loans for units. The City offered two (2)

Implementation Program H- 1: Monitoring and Reporting	The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Annual	This Annual report has been compiled and will be presented before submittal to the California Department of Housing ar Development and the Office of Planning and Research.
--	--	--------	---

ted to the City Council, and Community

Jurisdiction	Tulare	areas and
Reporting Period	2022	(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)

17								
						ble E		
Commercial Development Bonus Approved pursuant to GC Section 65915.7								
	Project	ldentifier			Units Constru	ucted as Part of Agr	eement	Description Develop
		1				2		
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description Develop
Summary Row: Star	rt Data Entry Below							3
								_

Note: "+" indicates an optional field

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n of Commercial oment Bonus	Commercial Development Bonus Date Approved
3	4
n of Commercial oment Bonus	Commercial Development Bonus Date Approved
general faith and	

Jurisdiction	Tulare	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

### ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**



#### 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 Co Listed for Informatic		4	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 yo to populate these fields.					
	Extremely Low- Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS*	Extremely Low- Income <sup>+</sup>	Very Low- Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS*	hd	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

### **Annual Progress Report**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

he description should adequately document how ach unit complies with subsection (c) of Government ode Section 65583.1<sup>+</sup>.

or detailed reporting requirements, see the chcklist ere:

ttps://www.hcd.ca.gov/communityevelopment/docs/adequate-sites-checklist.pdf

Jurisdiction	Tulare	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

				Abo	ve Mederate	Income II	nite Coursets	Ta	ble F2							
For up to 25 per	cent of a jurisdiction's m	oderate-income regional hou	using need allocation, th	e planning agency	may include the	number of L	inits in an existing	g multifamily bui	ding that were conver	ted to deed-restric	nent Code section ted rental housing for overnment Code 65400	moderate-income h	ouseholds t	by the imposition of affordability co	ovenants and restriction:	s for the unit. Before a
	Project Identifier Unit Types Affordability by Household Incomes After Conversion Units credited toward Above Moderate RHNA				Notes											
						6										
Prior APN*	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
nmary Row: St	art Data Entry Below		The second second			Ť										
			-													
															I	

Jurisdiction	Tulare		linventory contains a site which is or was owned by the reporting	note. Findicates an optional nota
Reporting Period	2022		jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.	Cells in grey contain auto-calculation formulas
Planning Period	5th Cycle	12/31/2015 - 12/31/2023	ANNUAL ELEMENT PROGRESS REPORT	

Housing Element Implementation

			Hausing Element Sit	Table G	ve been sold, leased, or otherwi	se disposed of
			Housing Element Sit		re been sold, leased, or outer th	
	Project l	dentifier				
	1			2	3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
mmary Row: Sta	rt Data Entry Below		Priba - 2 - 1			

Jurisdiction	Tulare	
Reporting Period	2022	(Jan. 1 - Dec. 31

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NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	For Tulare County	jurisdictions, pleas	e format the APN	s as follows:999-999	-999-999	
			Table H			
		Locally O	wned Surplus Sit	ies		
	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
ummary Row: Sta	rt Data Entry Below				Sector and sector in	and the second
166-240-014	Southwest corner of Cartmill Avenue and Akers Street.	Vacant	0	Surplus Land	0.23	

Jurisdiction	Tulare		NOTE: SB 9 PROJECTS ONLY. This table o
Reporting Period	2022	(Jan. 1 - Dec. 31)	needs to be completed if there were lot spli applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Planning Period	5th Cycle		Units entitled/permitted/constructed must a be reported in Table A2. Applications for th units must be reported in Table A.

# ANNUAL ELEMENT PROGRESS REPORT

# **Housing Element Implementation**

	Unit	s Constructed P	Pursuant to Gover	nment Code 65852.2	Table I 21 and Applicati	ions for Lot Split	s Pursuant to G	overnment Code	e 66411.7 (SB9)	
	Project Identifier			Project Type Date			s for Lot Splits Pursuant to Government Code 66411.7 (SB9) Unit Constructed			
		l		2 3				4		
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
nmary Row: Sta	art Data Entry Below									
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January 2020

Jurisdiction	Tulare	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

### **ANNUAL ELEMENT PROGRESS REPORT**

## **Housing Element Implementation**

							Table J					
		Student h	ousing developm	ent for lower income s	tudents for wl	hich was granted	a density bonus	pursuant to sub	paragraph (F) of	paragraph (1) of	subdivision (b) o	f Section 6591
	Project	Identifier		Project Type	oject Type Date Units (Beds/Student Capacity) Approved							
	1			2	3	4						
APN	Street Address	Project Name <sup>*</sup>	Local Jurisdiction Tracking ID⁺	Unit Category (SH - Student Housing)	Date	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
Summary Row: Sta	art Data Entry Below		Distance of the								and statements that if	
			-									

### **Annual Progress Report**

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Jurisdiction	Tulare	10222223000
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level	Income Level	
	Deed Restricted	68
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	12
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	34
Above Moderate		322
otal Units		436

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

Units by Structure Type	Entitled Perm	itted Complet	ed
SFA	0	2	2
SFD	591	306	154
2 to 4	54	35	30
5+	208	80	0
ADU	0	13	8
МН	0	0	0
Total	853	436	194

Housing Applications Summary	
Total Housing Applications Submitted:	272
Number of Proposed Units in All Applications Received:	807
Total Housing Units Approved:	807
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

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

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### CITY OF TULARE PLANNING COMMISSION STAFF REPORT

Agenda Item No.

March 27, 2023

# GENERAL PLAN ANNUAL PROGRESS REPORT 2022

<b>PROJECT PLANNER:</b>	Steven Sopp, Principal Planner
APPLICANT:	City of Tulare
LOCATION:	Entire City
APN:	Not applicable
ZONING CLASSIFICATION:	Not applicable
<b>GENERAL PLAN DESIGNATION:</b>	Not applicable
SURROUNDING LAND USES AND ZONING:	Not applicable

### **REQUEST:**

Receive and file the General Plan Annual Progress Report for 2022 as an informational item.

### PURPOSE OF THE GENERAL PLAN ANNUAL PROGRESS REPORT:

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the General Plan (Attachment 1). The Government Code requires the APR to be "considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments," and then submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). City staff have prepared the APR for 2022 which is being presented to the Planning Commission as an informational item. The APR will also be presented to the City Council at their April 18, 2023 meeting.

### **TULARE GENERAL PLAN APR FOR 2022**

### Adopted General Plan Amendments

State law allows the General Plan to be amended. In 2022, the City approved 3 amendments to the Land Use Element of the General Plan as outlined below:

GPA 2021-01	Approved Resolution 2022-40 July 19, 2022	Derrel's Mini Storage	Changed the General Plan land use designation on approximately 13.38 acres from Community Commercial to Service Commercial on property located on the east side of Mooney Blvd. at Cross Avenue
GPA 2021-02	Approved Resolution 2022-42 July 19, 2022	DR Horton	Changed the General Plan land use designation on approximately 25.87 acres from Rural Residential to Low Density Residential
GPA 2022-02	Approved Resolution 22-69 December 20, 2022	DR Horton	Changed the General Plan land use designation on approximately 10.44 aces from High Density Residential to Medium Density Residential

### **Major Development Project Milestones**

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2022 calendar year:

- Altura Centers for Health
- US Cold Storage
- Saputo Cheese (Paige Avenue)
- Panera Bread

Several residential developments continue to build out with substantial milestones or completion on the following occurring in 2022:

- Santa Fe Commons Broke ground and began construction on phase 1 of a multi-family residential apartment complex that is being constructed by Self-Help Enterprises. Phase 1 includes 9 buildings and a total of 80 residential units.
- Kensington 3-4 Construction continued on 111 single-family lots
- Oakcrest Construction continued on 213 single-family lots
- Hidden Ridge Broke ground and began construction on 32 single-family lots
- The Greens @ Oak Creek Construction continued and is nearing completion on 139 single-family-lots

- Liberty Hill Broke ground and began construction on 384 single-family lots
- Fernjo Estates (Orchard 79) Broke ground and began construction on 80 single-family-lots

### **General Plan Implementation Measures Status Update**

The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City's vision for its future is met. Implementation measures with substantial progress to report for the 2022 planning period are listed in the table starting on page 4, with the full list of General Plan Implementation Measures and their status included in the APR in Attachment 1 to this staff report.

#### **Local Early Action Planning Grant**

The City of Tulare applied for and was notified that it was approved for a \$300,000 Local Early Action Planning (LEAP) Grant. This grant will be used to support implementation of various City of Tulare General Plan policies through a comprehensive update of the City's Zoning Ordinance. The updates to the Zoning Ordinance are proposed to make the Zoning Ordinance consistent with changes required as a result of the adopted General Plan policies, changes to state law, and changes due to new and changing planning and market trends related to land use. The objective is to have a clearer Zoning Ordinance, consistent with policies and implementation measures in the General Plan, including streamlining and facilitating orderly growth through process improvements that accelerate housing production, and facilitate compliance with the implementation of the City's sixth cycle of the regional housing needs assessment (RHNA).

In late 2021, the City of Tulare selected a consultant through an RFP and interview process to assist in preparation of the aforementioned updates to the City's Zoning Ordinance and related sections of the City's Municipal Code. In 2022, the City of Tulare Planning Commission held a series of workshops to solicit public input regarding revisions to the City's Zoning Ordinance. It is anticipated that the Zoning Ordinance Update will be presented to the City Council for adoption in the fall of 2023.

### 6th Cycle Housing Element Update

In 2022, City of Tulare staff began efforts to prepare the City's 6th Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff have been working to provide needed information to assist in the preparation of the document. The 6th Cycle Housing Element is required to be adopted and presented to the California Department of Housing and Community Development by the Spring of 2024.

	Status	The City still has adequate capacity to accommodate anticipated growth and adequate services within the UDB. The <b>City recently approved the Fulton</b> <b>Estates annexation of approximately</b> <b>38.48-acres and is working on a</b> <b>large annexation near the COS</b> <b>Tulare Campus in the southeast part</b> <b>of the City. As such, there continue</b> <b>to remain enough areas within the</b> <b>existing UDB to accommodate</b> <b>anticipated growth.</b>	The City has been awarded a LEAP grant to assist in the comprehensive update of the City's Zoning Ordinance to make a number of revisions, including revisions to incentivize infill development, as described in this implementation measure. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive update of the zoning ordinance in 2023.
	Time Frame	Every five years and Ongoing	By 2020
ELEMENT	DescriptionLAND USE ELEMENTDescriptionResponsibilityQuantifiedThe City shall evaluate the urban development boundary (UDB) every five years to ensure there is enough capacity to accommodate anticipated growth and adequate utility, city service, and infrastructure capacity to accommodateNANAanticipated growth.		NA
LAND USE I			Planning Division
			The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.
	Implementation Measure	Implementation Measure LU-1: Urban Development Boundary	Implementation Measure LU-2: Compact & Infill Development

4 | Page

In 2022 the City used monies received through an SB2 Planning Grant to create GIS layers to inventory vacant residential, commercial and industrial vacant sites and made them available to the public to help to facilitate the development of in-fill opportunities within the City.	The City was awarded an HCD LEAP Grant to complete a comprehensive zoning ordinance update including cleaning-up, revising the mixed-use section to make it easier to use and incentivize mixed-use, infill development. An adaptive re-use ordinance will be explored as part of this zoning code update, or/and also incorporated into the City's upcoming Downtown Master Plan. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive zoning ordinance update in 2023.
Ongoing	By 2020
N/A	NA
Planning Division	Planning Division
The City shall develop and maintain an inventory of available vacant sites that have potential for infill development.	The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings
Implementation Measure LU-3: Compact Development	Implementation Measure LU-4: Mixed-Use Redevelopment & Adaptive Reuse Downtown

5 | P a g e

The City's Engineering Division is currently working with a consultant on the update to the City's Water System Master Plan.	The City <b>has been awarded</b> a grant to assist in the comprehensive update of the City's Zoning Ordinance, and during that update staff will look at the need to make necessary updates to the Subdivision Ordinance and Development standards, to ensure consistency between these documents and the 2035 General Plan. In 2022, the City held multiple Planning Commission workshops to solicit public input for the zoning ordinance update. It is anticipated that the revised ordinance will be presented for adoption in the fall of 2023.
Опдоілд	Ongoing
NA	NIA
Public Works Department and Engineering Division	Planning Division
The City shall update its water master plan to address future water supply treatment, and distribution system. The water master plan shall explore: a. Water supply alternatives. b. Treatment alternatives, including wellhead and centralized treatment. c. Alternatives for reuse of grey water. d. Water conservation program.	The City shall review and amend as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance b. Subdivision Ordinance
Implementation Measure LU-7: Water Master Plan	Implementation Measure LU-14 General Plan Consistency

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This is the Annual Progress Report for Calendar Year 2022, being presented to the Planning Commission, City Council, and filed with the Office of Planning and Research, serving as an annual review of the implementation of the City's General Plan.		The City continues to work with Caltrans and TCAG to establish priorities for freeway projects within the City, including cooperating on planning, design, and funding studies for projects. In 2022, the City had multiple calls, meetings and public presentations regarding the future widening of SR-99, the reconstruction of the 'J' Street overpass, right-of-way acquisition and coordination for the construction of the International Agri-Center Way Interchange, future improvements to the Inyo Corridor and other projects planned and ongoing throughout the City.
Ongoing	ELEMENT	Ongoing
N/N	IRCULATION	NA
Planning Division	TRANSPORTATION AND CIRCULATION ELEMENT	Planning Division
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 City Commission's report to the City Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code section 21081.6 for a mitigation monitoring program.	TRANSPO	The City shall coordinate with Caltrans to establish priorities for freeway improvements and initiate a process for the design, funding, and construction of improved freeway interchanges.
Implementation Measure LU-16: Annual Review		Implementation Measure TR-1: Roadway Standards & Priority Projects

southwest quadrant of the City near Bardsley Avenue and West Street. identification of new and maintenance groundwater recharge capabilities. In 2022, the City in conjunction with the Tulare Irrigation Districted groundwater recharge basin in the The City continues to coordinate with of existing water recharge basins to ensure water quality integrity and the Tulare Irrigation District on the worked toward establishing a continued efforts for increased Ongoing CONSERVATION AND OPEN SPACE ELEMENT ٨N Public Works Department Division and Planning protect local aquifers and water recharge areas, in cooperation The City shall identify and with other agencies. Measure COS-1: Implementation Groundwater Protection

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### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the General Plan Annual Progress Report for 2022 as an informational item.

### **ENVIRONMENTAL:**

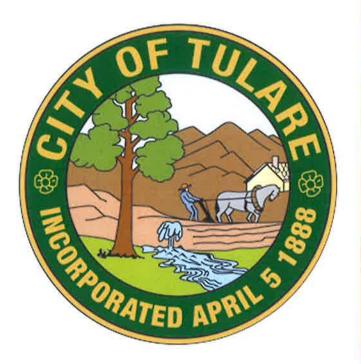
The proposed action is not a "project" as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

### **APPEAL INFORMATION:**

This is an informational item that will also be automatically presented to the City Council.

#### Attachments:

Attachment 1- General Plan Annual Progress Report for 2022



# GENERAL PLAN 2035

#### 2022 ANNUAL PROGRESS REPORT

**City of Tulare Planning Division** 411 E. Kern Avenue, Tulare, CA 93274 Page intentionally left blank

# General Plan Background

A jurisdiction's General Plan addresses state General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent.

The City of Tulare General Plan 2035 is a long-range planning program to guide the orderly growth and development of the Tulare planning area over the long term. The General Plan clearly communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community. It also provides assurances that the community at large will be supported by an adequate range of public services and infrastructure systems.

#### Purpose of the General Plan Annual Progress Report

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) each year on the General Plan and progress on its implementation to the legislative body, (in this case the City Council), followed by the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- To provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

Last year's 2021 APR was the City of Tulare's second APR regarding the 2035 General Plan overall. The APR covers the period of the previous calendar year. This APR covers calendar year 2022. The APR for the General Plan and for the Housing Element of the General Plan have separate reporting requirements and forms, and as such have been prepared as two separate documents. Both APRs are being presented to the Planning Commission, City Council, and then submitted separately to both OPR and HCD.

The rest of this report will present the chronology of adopted amendments to the General Plan through 2022, present major milestones & projects that occurred in the reporting period, a status update of the implementation measures for the General Plan, and finally a summary of any grants received to assist in implementing the General Plan, along with the next areas of focus in the plan's continued implementation.

# Adopted General Plan Amendments

State law allows the General Plan to be amended. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City. Amendments to the Tulare General Plan through December 2022 are listed below.

	Amendments to the Tulare General Plan (October 2014-December 2022)				
General Plan Amendment (GPA) Number	Action	Applicant	Description		
GPA 2014-01	Approved Resolution 15-14 May 5, 2015	DR Horton	Changed the General Plan land use designation on 7.99 acres from Medium Density Residential to Low Density Residential, including amending the Del Lago Specific Plan to build 47 single family homes just south of the Franzia Tulare winery, between Mooney Blvd. & Solaria St.		
GPA 2016-02	Approved Resolution 16-35 July 19, 2016	Tulare County Housing Authority	Changed the General Plan land use designation from Service Commercial and Low Density Residential to High Density Residential on a ½ acre site located at the northeast corner of Inyo Avenue & Sacramento Street for the construction of a 10-unit multi-family apartment complex.		
GPA 2015-14	Approved Resolution 17-04 January 17, 2017	Monterey Dynasty, LLC	Changed the General Plan land use designation from Low Density Residential to Community Commercial on 4.74 acres at the southeast corner of 'M' Street and Cartmill Avenue to		

			1
			construct a 24,500 sq. ft. 5-story/136 room hotel with swimming pool, 400-seat conference center/hall, 4,000 sq. ft. Restaurant/bar, outdoor wedding venue, and parking areas.
GPA 2016-03	Approved Resolution 17-24 June 26, 2017	Teo Albers	Changed the General Plan land use designation on 6.76 acres from Community Commercial to Low Density Residential and on 4.01 acres from Community Commercial to Medium Density Residential on the southeast corner of 'J' Street and Cartmill Avenue to construct a planned single-family and multi-family residential community.
GPA 2017-01	Approved Resolution 17-26 June 26, 2017	Jonathan Van Ryn	Changed the General Plan land use designation from Community Commercial to Low Density Residential on approximately 0.29 acres located at the northwest corner of Merritt Avenue and Gem Street to resolve existing non- conforming zoning and construct a pool house and garage at existing residential property.
GPA 2017-02	Approved Resolution 17-43 September 19, 2017	Great Valley Land Builders, LLC	Changed the General Plan land use designation from Community Commercial and Medium Density

			Residential to Low Density Residential on approximately 19.5 acres just east of Mooney Blvd. & halfway between Tulare Avenue and Seminole Avenue to construct an 88 lot single-family residential subdivision.
GPA 2018-01	Approved Resolution 18-51 September 18, 2018	Central Pacific Development Group	Changed the General Plan land use designation on approximately 7 acres at the northwest corner of Bardsley Avenue and West Street from Neighborhood Commercial to Low Density Residential
GPA 2018-02	Approved Resolution 18-72 December 18, 2018	City of Tulare	Changed the General Plan land use designation on 14 properties citywide to accommodate both the 2008-2014 (4 <sup>th</sup> Cycle) and 2015-2023 (5 <sup>th</sup> Cycle) Housing Elements Regional Needs Housing Allocation (RHNA)
GPA 2019-01	Approved Resolution 19-32 August 6, 2019	Three River Development, LLC	Changed the General Plan land use designation on 3.83 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2017-03	Approved Resolution 19-49 October 22, 2019	West Coast Construction	Changed the General Plan land use designation on approximately 127 acres from Regional Commercial to a combination of Regional Commercial, Low Density Residential, Medium Density Residential, High Density Residential, and Parks and Recreation
GPA 2019-02	Approved Resolution 2020-05 February 4, 2020	Woodside 06N LP	Changed the General Plan Land Use designation on approximately 76.5 acres from a combination of Low Density Residential, Residential Estate, and Rural Residential to all Low Density Residential on property west of Morrison Street between Tulare Avenue and Seminole Avenue for the development of a 358 single-family residential subdivision
GPA 2020-01	Approved Resolution 2020-13 April 7, 2020	Three River Development, LLC	Changed the General Plan land use designation on 0.38 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2020-03	Approved Resolution 2020-58 December 15, 2020	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 24 acres from Medium Density Residential and Community Commercial to Low Density Residential on property at the northwest corner of Mooney Boulevard and Cartmill Avenue
GPA 2021-01	Approved Resolution 2022-40 July 19, 2022	Derrel's Mini Storage	Changed the General Plan land use designation on approximately 13.38 acres from Community Commercial to Service Commercial on property located on the east side of Mooney Blvd. at Cross Avenue
GPA 2021-02	Approved Resolution 2022-42 July 19, 2022	DR Horton	Changed the General Plan land use designation on approximately 25.87 acres from Rural Residential to Low Density Residential
GPA 2022-02	Approved Resolution 22-69 December 20, 2022	DR Horton	Changed the General Plan land use designation on approximately 10.44 aces from High Density Residential to Medium Density Residential

## Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2022 calendar year:

<u>Altura Centers for Health</u> – Broke ground and began construction of phase 1 which includes a 14,886 sq. ft. Pediatrics building, a 14,836 sq. ft. OB/GYN building, and a 12,160 sq. ft. Administration building.

<u>US Cold Storage</u> – Broke ground and began construction on a 91,582 sq. ft. addition that will consist of 2 new frozen storage rooms, 1 chilled truck loading dock, and 1 new employee welfare space shell.

<u>Saputo Cheese (Paige Avenue)</u> – Broke ground and began construction on 12,213 sq. ft. of a combination of indoor and outdoor covered are to provide new process equipment and equipment rooms.

<u>Panera Bread</u> – Broke ground and began construction on a new restaurant with a drive-thru as on the south side of Prosperity Avenue.

**Residential Permits** – Several residential subdivisions continue to build out with substantial milestones or completion on the following occurring in 2022:

- <u>Santa Fe Commons</u> Broke ground and began construction on phase 1 of a multi-family residential apartment complex that is being constructed by Self-Help Enterprises. Phase 1 includes 9 buildings and a total of 80 residential units.
- <u>Kensington 3-4</u> Construction continued on a 111-lot single-family residential subdivision located on the northwest corner of Cartmill Avenue and Mooney Boulevard.
- <u>Oakcrest</u> Construction continued on a 213 -lot single-family residential subdivision located on the north side of Tulare Avenue and east of Enterprise Street.
- <u>Hidden Ridge</u> Broke ground and began construction of infrastructure for a 32 lot single-family residential subdivision located on the north side of Bardsley Avenue from just east of Stoney Creek Street to just east of Texas Flat Street.
- <u>The Greens @ Oak Creek</u> Construction continued and is nearing completion on a 139-lot SFR subdivision located north of Tulare Avenue and on the east side of Mooney Boulevard (SR-63), approximately mid-way between Tulare Avenue and Seminole Avenue.
- <u>Liberty Hill</u> Broke ground and began construction on a 384-lot SFR subdivision located on the northwest corner of Bardsley Avenue and West Street.
- Fernio Estates (Orchard 79) Broke ground and began construction on an 80-lot SFR subdivision located on the east side of Mooney Blvd., south of approximately 0.25 miles south of Bardsley Avenue.

## Implementation Measures Status Update

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City's vision for its future is met. The following table shows the status of the various implementation measures in the General Plan, some of which have been completed and several which are in progress and ongoing as part of the daily operations in the City. Status updates to report for the planning period of 2022 are shown in **bold** text.

Report		Status	The City still has adequate capacity to accommodate anticipated growth and adequate services within the UDB. The <b>City recently approved the Fulton</b> <b>Estates annexation of approximately</b> <b>38.48-acres and is working on a</b> <b>large annexation near the COS</b> <b>Tulare Campus in the southeast part</b> <b>of the City. As such, there continue</b> <b>to remain enough areas within the</b> <b>existing UDB to accommodate</b> <b>anticipated growth.</b>
rogress Rel us (2022)		Time Frame	Every five years and Ongoing
n Annual P Isures Stat	LAND USE ELEMENT	Quantified Objective	NNA
General Pla entation Me	Implementation Measures Status (2022) LAND USE ELEMENT	Responsibility	Planning Division
City of Tulare General Plan Annual Progress Report Implementation Measures Status (2022)		Description	The City shall evaluate the urban development boundary (UDB) every five years to ensure there is enough capacity to accommodate anticipated growth and adequate utility, city service, and infrastructure capacity to accommodate anticipated growth.
		Implementation Measure	Implementation Measure LU-1: Urban Development Boundary

Status	The City has been awarded a LEAP grant to assist in the comprehensive update of the City's zoning Ordinance to make a number of revisions, including revisions to incentivize infill development, as described in this implementation measure. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive update of the zoning ordinance in 2023.	In 2022 the City used monies received through an SB2 Planning Grant to create GIS layers to inventory vacant residential, commercial and industrial vacant sites and made them available to the public to help to facilitate the development of in-fill opportunities within the City.
Time Frame	By 2020	Ongoing
Quantified Objective	AIA	N/A
Responsibility	Planning Division	Planning Division
Description	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	The City shall develop and maintain an inventory of available vacant sites that have potential for infill development.
Program	Implementation Measure LU-2: Compact & Infill Development	Implementation Measure LU-3: Compact Development

Status	The City was awarded an HCD LEAP Grant to complete a comprehensive zoning ordinance update including cleaning-up, revising the mixed-use section to make it easier to use and incentivize mixed-use, infill development. An adaptive re-use ordinance will be explored as part of this zoning code update, or/and also incorporated into the City's upcoming Downtown Master Plan. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive zoning ordinance update in 2023.	The City will continue to explore the possibilities of locating a regional auto mall in the city limits, including looking for resources to fund such a study.
Time Frame	By 2020	By 2020
Quantified Objective	NA	Ν/Α
Responsibility	Planning Division	Community & Economic Development Department
Description	The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings	The City shall conduct a study to determine a suitable location and impacts of a regional auto mall in the city.
Program	Implementation Measure LU-4: Mixed-Use Redevelopment & Adaptive Reuse Downtown	Implementation Measure LU-5: Regional Auto Mall Study

Status	Funding for maintenance of existing and expansion of municipal services tied to the City's growth is provided through the City's Development Impact Fee Program.	The City's Engineering Division is currently working with a consultant on the update to the City's Water System Master Plan.	
Time Frame	Ongoing	Ongoing	
Quantified Objective	N/A N/A		
Responsibility	All Affected City Departments and Finance Department Department and Engineering Division		
Description	The City shall consider adoption of an appropriate fee program for new development to ensure the provision, operation, and ongoing maintenance of appropriate public facilities and services (including, but not limited to, fire stations and equipment, police stations and equipment, ambulance or dispatch service, utility infrastructure, parks, recreational, and library facilities).	The City shall update its water master plan to address future water supply treatment, and distribution system. The water master plan shall explore: a. Water supply alternatives. b. Treatment alternatives, including wellhead and centralized treatment. c. Alternatives for reuse of grey water. d. Water conservation program.	
Program	Implementation Measure LU-6: Municipal Services	Implementation Measure LU-7: Water Master Plan	

Status	In 2022 the City's retained a consultant to update the City's Sewer, Storm Drainage and Water Master Plans. Work is ongoing and It is currently estimated that these updates will be completed by the fall of 2024.	The City's Street Tree Ordinance was updated based on the 2035 General Plan. The Street Tree Management Plan shall be amended, modified, and added to such plan, from time to time, upon recommendation of the Parks and Recreation Commission. In 2021, the Parks and Recreation Commission approved the adoption of an amended Street Tree species List.	Planning Division staff will be updating the Zoning Ordinance and other pertinent sections of the City's Municipal Code to ensure this policy is codified and consistent with the 2035 General Plan.	The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.
Time Frame	Ongoing	Ongoing	Ongoing	Ongoing
Quantified Objective	N/A	NIA	N/A	N/A
Responsibility	Public Works Department and Engineering Division	Planning Division	Planning Division	Planning Division
Description	The City shall periodically update the Sewer and Stormwater Drainage Master Plan based on the 2035 General Plan	The City shall update its Street Tree Management Plan based on the 2035 General Plan	The City shall require that entrances to the new subdivision fronting on arterials are accented with distinctive landscaping, pavement, and signage treatments.	Where applicable, the City shall require new development to incorporate complementary features into site and development planning to ensure its compatibility with existing historic structures.
Program	Implementation Measure LU-8: Sewer & Stormwater Drainage Master Plans	Implementation Measure LU-9: Street Tree Management Plan	Implementation Measure LU-10: Neighborhood Identification	Implementation Measure LU-11: Context Sensitive Development

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Status	The City requires and manages Landscape Maintenance Districts to fund maintenance of these improvements in new private residential development and will begin exploring requiring this for new multi- tenant business development as well.	The City amended its zoning ordinance to eliminate the Design Review process and implement the Site Plan Review process. This process enables more streamlined review and shortens review times for projects. The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.
Time Frame	Ongoing	Ongoing
Quantified Objective	N/A	A/A
Responsibility	Planning Division, Engineering Division, and Parks Division	Planning Division
Description	The City shall encourage use of the assessment districts authorized by law and other available financing tools to fund street beautification, street lighting, street maintenance, storm drainage, park maintenance, and other common aesthetic improvements in new private residential and business development.	The City shall review and evaluate its design review guidelines for application at selected key locations and to particular development types (e.g., mixed use development). Selected locations for such special design review should include key entranceways and thoroughfares; the Downtown; designated community and regional commercial areas; and designated office/business park areas.
Program	Implementation Measure LU-12: Aesthetic Improvements	Implementation Measure LU-13: Street Trees

Status	The City <b>has been awarded</b> a grant to assist in the comprehensive update of the City's Zoning Ordinance, and during that update staff will look at the need to make necessary updates to the Subdivision Ordinance and Development standards, to ensure consistency between these documents and the 2035 General Plan. In 2022, the City held multiple Plan. In 2022, the City held multiple Plan. In 2022, the City held multiple Plan. In 2022, the City held multiple anticipated that the revised ordinance will be presented for adoption in the fall of 2023.	The Planning Division implements the provisions of the 2035 General Plan through Site Plan Review, the entitlement phase, Plan Check, and a Field Check.
Time Frame	Ongoing	Ongoing
Quantified Objective	NIA	AIN
Responsibility	Planning Division	Planning Division
Description	The City shall review and amend as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance c. Development Standards	The City shall implement the provisions of this General Plan through its ongoing project review process.
Program	Implementation Measure LU-14: General Plan Consistency	Implementation Measure LU-15: General Plan provisions & Project Review

Status	This is the Annual Progress Report for Calendar Year 2022, being presented to the Planning Commission, City Council, and filed with the Office of Planning and Research, serving as an annual review of the implementation of the City's General Plan.					
Time Frame	Ongoing	ELEMENT				
Quantified Objective	AIN	<b>CIRCULATION I</b>				
Responsibility	Planning Division	TRANSPORTATION AND CIRCULATION ELEMENT				
Description	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 City Council 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 section 21081.6 for a mitigation monitoring program.					
Program	Implementation Measure LU-16: Annual Review					

ame	The City continues to work with Caltrans and TCAG to establish priorities for freeway projects within the City, including cooperating on planning, design, and funding studies for projects. In 2022, the City had multiple calls, meetings and public presentations regarding the future widening of SR-99, the reconstruction of the 'J' Street overpass, right-of-way acquisition and coordination for the construction of the International Agri-Center Way Interchange, future improvements to the Inyo Corridor and other projects planned and ongoing throughout the City.			
Time Frame	Ongoing			
Quantified Objective	NA			
Responsibility	Planning Division			
Description	The City shall coordinate with Caltrans to establish priorities for freeway improvements and initiate a process for the design, funding, and construction of improved freeway interchanges.			
Program	Implementation Measure TR-1: Roadway Standards & Priority Projects			

Status	City staff regularly review new development for potential effects or development for potential effects or degradation of the LOS standards adopted by the City. Improvements to improve operational LOS are included as conditions of project approval when required, and the City continues to work to further expand alternative transportation systems (bicycle and pedestrian networks).			
Time Frame	Ongoing			
Quantified Objective	NA			
Responsibility	Planning Division and Division Division			
Description	The City shall identify economic, design, and planning solutions to improve existing levels-of-service currently below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand			
Program	Implementation Measure TR-2: Level of Service Standard			

Status	The City continues to maintain the transportation impact fee program with funds paid-in by new development to ensure funding for transportation projects required due to continued development growth.	City staff is currently reviewing the parking standards to ensure that they result in adequate parking, but also that they are not resulting in also that they are not resulting in an oversupply of parking, which has the ability to result in adverse land use patterns. If any recommended changes are identified, staff will include them with the comprehensive update to the Zoning Code and present them to Planning Commission and City Council.	A review of downtown parking will be carried out with the overall City parking review and comprehensive update to the City's Zoning Code as well as the City's Downtown Master Plan Update. Tthese efforts are ongoing and anticipated to be completed in 2023.
Time Frame	Ongoing	Ongoing	Ongoing
Quantified Objective	NIA	Ν/Α	Y/N
Responsibility	Planning Division and Engineering Division	Planning Division and Engineering Division	Planning Division
Description	The City shall continue its transportation impact fee program and revise when necessary, to ensure the mitigation of traffic impacts created by new development	The City shall periodically review existing parking standards to ensure their adequacy.	The City should develop and maintain a downtown parking plan. This plan should be complete following a review of the city's parking requirements and the location and adequacy of signage. This plan should discourage employee parking in prime parking spaces within downtown retail areas.
Program	Implementation Measure TR-3: Transportation Impact Fee Program	Implementation Measure TR-4: Adequate Parking Standards	Implementation Measure TR-5: Downtown Parking Plan

Description	Responsibility	Quantified Objective	Time Frame	Status
The City shall promote and improve pedestrian access along existing local arterial and collector streets.	Planning Division and Engineering Division	NA	Ongoing	The City regularly reviews pedestrian access as part of development review and site plan review, to ensure needed improvements to pedestrian access are incorporated as part of proposed property improvements.
The City shall develop and maintain a database of sidewalks along streets which currently do not contain continuous sidewalks.	Planning Division and Engineering Division	ΥN	Ongoing	The City's Project Management Team maintains a database of areas along streets that do not contain continuous sidewalks. The Project Management Team uses this list to help prioritize capital projects and identify funding to complete gaps in sidewalks, particularly in older areas of the City and former County areas that were not originally developed with sidewalk infrastructure.
The City shall review City street standards every five years to ensure compatibility with changing truck height and weight standards.	Engineering Division	N/A	Every five (5) years	The City of Tulare Engineering Division regularly reviews City street standards to ensure compatibility with truck height and weight standards, and will continue to do so.
The City shall identify and update existing truck route signage.	Engineering Division	N/A	Ongoing	The City does include signage for existing truck routes and will continue to maintain and/or update those as necessary.

Status	The City's Engineering Division continues to review new development for any required intersection improvements, including considerations such as type of intersection control, including roundabouts, if appropriate for the specific location.		The City continues to coordinate with the Tulare Irrigation District on the identification of new and maintenance of existing water recharge basins to ensure water quality integrity and continued efforts for increased groundwater recharge capabilities. In 2022, the City in conjunction with the Tulare Irrigation District worked toward establishing a groundwater recharge basin in the southwest quadrant of the City near Bardsley Avenue and West Street.
Time Frame	Ongoing	LEMENT	Ongoing
Quantified Objective	NIA	OPEN SPACE EI	ΥN
Responsibility	Planning Division and Engineering Division	CONSERVATION AND OPEN SPACE ELEMENT	Planning Division and Public Works Department
Description	The City shall acquire from new development sufficient rights- of-way dedications to allow for construction of roundabouts at all arterial and arterial-collector intersections.	CONS	The City shall identify and protect local aquifers and water recharge areas, in cooperation with other agencies.
Program	Implementation Measure TR-10 Roundabouts		Implementation Measure COS-1: Groundwater Protection

e	The City, along with the Tulare Irrigation District and the City of Visalia, is a member of the Mid- Kaweah Groundwater Sustainability Agency (Mid-Kaweah GSA), tasked with management of groundwater supplies as stipulated in the Sustainable Groundwater Management Act. The Mid-Kaweah Groundwater Sustainability Agency has prepared a Final Groundwater Sustainability Plan, and is working with the Department of Water Resources to ensure that the plan is deemed complete and approved.	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater supplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.	
Time Frame	Ongoing	Ongoing	
Quantified Objective	NIA	NIA	
Responsibility	Public Works Department	Public Works Department	
Description	The City shall periodically update a groundwater management plan	The City shall participate in coordinated regional and statewide groundwater monitoring and planning programs.	
Program	Implementation Measure COS-2: Groundwater Management Plan	Implementation Measure COS-3: Coordinated Groundwater Monitoring & Planning	

Program	Description	Responsibility	Quantified Objective	Time Frame	Status	
Implementation Measure COS-4: Groundwater Monitoring Partnerships	The City shall maintain groundwater monitoring partnerships with local groundwater users and stakeholders.	Public Works Department	A/N	Ongoing	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater susplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.	
Implementation Measure COS-5: Groundwater Recharge	The City will investigate future changes to the zoning ordinance that promote maintaining some groundwater recharge with urban development. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality.	Community & Economic Development Department; Department	NA	Ongoing	While not included in the Zoning Code, this measure is addressed in new development through the City's Engineering Standards. The City's Engineering Division has adopted standards to address site drainage, groundwater recharge, and water quality as requirements of new development. As an example, the City requires new development to install groundwater recharge basins or tie into existing basins with sufficient capacity. City staff will continue to review these standards and look for opportunities to improve on or further the goals of this measure.	

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-6: Protection of Sensitive Environmental and Cultural Areas	The City shall continue the protection of natural and cultural resources as part of the City's environmental review process.	Planning Division	N/A	Ongoing	The City's Planning Division reviews proposed development activities for compliance with state and federal environmental laws, including through carrying out the environmental review process on projects to ensure the protection of natural and cultural resources.
Implementation Measure COS-7: Development in Environmentally- Sensitive Areas	When reviewing development proposals, the City shall encourage cluster development in areas with moderate to high potential for sensitive habitat.	Planning Division	N/A	Ongoing	The City's Planning Division will continue to utilize the Site Plan Review and entitlement processes to encourage well planned development. This includes using strategies, such as cluster development, as needed to avoid and/or minimize impacts to areas of moderate to high potential for sensitive habitat.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-8: Construction Erosion Control	The City shall adopt requirements that new development implement measures that minimize soil erosion from wind and water related to construction. Measures may include, but not be limited to the following: Grading tequirements that limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, or other intended uses; and/or Construction techniques that utilize site preparation, grading, and best management practices that provide erosion and sediment control to prevent construction- related contaminants from leaving development sites and polluting local waterways.	Engineering Division	N/A	Ongoing	The Engineering Division has adopted grading permit requirements. Applicants for a grading permit must demonstrate on the application the types of control measures and best management practices to limit soil erosion and stormwater runoff, including protection of water quality through use of various approved media to filter, divert, and/or protect local waterways and drainage facilities.
Implementation Measure COS-9: Agricultural Land Mitigation Program	The City shall adopt a mitigation program for agricultural land conversion that includes, at a minimum, the components listed in Policy COS-P3.12, or equivalent or more effective components.	Planning Division	N/N	By 2015	The City Council adopted the Farmland Mitigation Ordinance in February 2020 for agricultural land converted to non-agricultural use outside the City limits, but within the City's urban development boundary.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-10: Archaeological Resource Mitigation Monitoring	The City shall continue the monitoring of mitigation measures established for protection of archaeological resources prior to development.	Planning Division	A/A	Ongoing	The Planning Division continues the monitoring of mitigation measures established for protection of archaeological resources through carrying out the environmental review process and through grading permits on projects to ensure the protection of archaeological resources prior to development.
Implementation Measure COS-11: Historical Resources Inventory	The City shall prepare a historical resources inventory	Planning Division	N/A	By 2020	The City has an existing historical resources inventory, however staff will look to identify opportunities and resources to update this inventory.
Implementation Measure COS-12: Historic Overlay Zone	The City shall continue to apply its Historic Site and Historic Neighborhood Combining District zone as a means to preserving, protecting, and encouraging the restoration of identified historical sites and neighborhoods.	Planning Division	NIA	Ongoing	The City will look to identify opportunities and resources to update the historic resources inventory and apply the Historic Neighborhood Combining District. One early opportunity is updating the Historic Neighborhood Combining District and previously identified historic properties with the Comprehensive Zoning Code update the City is working on.

Status	In 2022, the City's Planning Division and Parks and Recreation Department worked to prepare a draft Quimby Act Ordinance. Staff is currently working to share the draft ordinance with key stakeholders to receive input regarding the ordinance. It is anticipated that the ordinance will be presented for adoption in 2023.		The City's Building Division enforces the Green Building Code and the City's Planning and Engineering Divisions require the installation of sidewalks along the frontage of new development as well as pedestrian openings at the ends of cul-de-sacs.	City staff, as well as City Council representatives, are involved in collaborating with TCAG on matters regarding the updates to the Sustainable Communities Strategy and/or an Alternative Planning Strategy
Time Frame	By 2015		By 2015	By 2015
Quantified Objective	N/A	AIR QUALITY ELEMENT	N/A	N/A
Responsibility	Parks Division; Planning Division; Engineering Division	AIR QUALIT	Building Division and Planning Division	Planning Division
Description	The City shall consider adopting a Quimby Act Ordinance requiring that park provision be considered and incorporated in the subdivision process.		The City shall continue to enforce the Green Building Ordinance and amend the Subdivision Ordinance to achieve more walkable neighborhoods.	The City shall assist TCAG in preparing a Sustainable Communities Strategy and/or an Alternative Planning Strategy
Program	Implementation Measure COS-13: Quimby Act Ordinance		Implementation Measure AQ-1: More Walkable Neighborhoods	Implementation Measure AQ-2: Regional Planning Strategy

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure AQ-3: Construction Emissions	The City shall consider adopting a resolution or ordinance requiring construction equipment greater than fifty (50) horsepower to reduce exhaust emissions by the following amounts from the state wide average as estimated by ARB: • 20 percent of the total NOx emissions; • 45 percent of the total PM <sub>10</sub> exhaust emissions.	Planning Division	<ul> <li>20         <ul> <li>20             <ul> <li>percent</li> <li>reduction</li></ul></li></ul></li></ul>	By 2015	While the City has not adopted a resolution or ordinance, the Planning Division now has staff capabilities to conduct and review environmental analysis of potential impacts associated with project construction. Through the environmental review process, projects that generate emissions exceeding established air quality standards & thresholds are required to mitigate potential impacts, including through the use of later model equipment meeting more stringent emissions standards (e.g. Tier 4 or greater equipment).
		NOISE E	NOISE ELEMENT		
Implementation Measure NOI- I4.1: Regional Policy Framework	Tulare County and its incorporated cities shall review all relevant development plans, programs, and proposals, including those initiated by both the public and private sectors, to ascertain and ensure their conformance with the policy framework outline in this Noise Element.	Planning Division	N/A	Ongoing	City of Tulare staff continue to review development plans and proposals for consistency with the General Plan, including the Noise Element policies.

	Proposed residential development, as well as the development of noise- generating land uses near existing, planned, or zoned residential uses are reviewed through the City's Site Plan Review process as well as through noise analysis as part of environmental review for required project entitlements.		
	Ongoing		
	A.N		
	Division		
Prior to the approval of a proposed development of residential or other noise- sensitive land uses in a noise- impacted area, or the development of an industrial, commercial, or other noise- generating land use in or near an area containing or planned and zoned for residential or other noise-sensitive land uses, an acoustical analysis may be waived provided that all of the following conditions exist:	<ul> <li>The proposed development is not subject to the provisions of California Administrative Code Title 24.</li> <li>The existing or projected future noise exposure at the exterior of buildings which will contain noise- sensitive uses or within the proposed outdoor activity areas (patio, decks, backyards, pool areas, recreation areas, etc.) does not exceed 65 dB Ldn (or CNEL).</li> <li>The topography in the project area is flat, and the noise source and receiving land use are at the same grade.</li> <li>Effective noise mitigation, as determined by the reviewing agency, is incorporated into the</li> </ul>		
Implementation Measure NOI- 14.2: Noise- Uses Land			

project design to reduce noise exposure to the levels specified by the policies of the Noise Element such measures may include the use of building setbacks, building orientation, and noise barriers. If a noise barrier is required for mitigation of exterior noise levels, it should be constructed of tight-fitting, massive materials (1-inch thick wood, stucco, masonry, etc.) and should be of sufficient height to interrupt line-of-sight between the of-sight should be determined by drawing a straight line between the effective heights of the noise source and receiver. For traffic noise, an in instances where the number of heavy trucks exceeds five (5), percent of	(ADT), an effective height (ADT), an effective height of ten (10) feet above the rails should be used for locomotive and car noise, and an effective height of fifteen (15) feet above the rails should be used for horn noise. For industrial, commercial, or other stationary noise sources or for aircraft noise, a detailed

evaluation of noise source spectra and effective height(s) should be conducted. Receiver height should be assumed to be five (5) feet above project grade for outdoor activity areas such as backyards. The receiver height for	small patios or upper floor decks should be assumed to be four (4) feet above the finished floor elevation. Interior noise levels may be assumed to be in compliance with the 45 dB Ldn (or CNEL) standard as long as the building construction complies with today's more stringent thermal insulation	requirements and windows and doors may remain closed. This will require the installation of air conditioning or mechanical ventilation. When the above-described conditions do not exist and an acoustical analysis is required by the City of Tulare it should:	<ul> <li>Be the responsibility of the applicant.</li> <li>Be prepared by an individual or firm with demonstrable experience in the fields of environmental noise</li> </ul>

<ul> <li>assessme architectur</li> <li>Include rej noise level with suffici periods an adequately conditions</li> <li>Include es levels in te CNEL) exit projected f</li> </ul>	assessment and architectural acoustics.		
	do ronrocontativo		
	niciude representative noise level measurements		
	with sufficient sampling periods and locations to		
	adequately describe local conditions.		
CNEL	Include estimated noise levels in terms of L <sub>dn</sub> (or		
projec	CNEL) existing and		
	projected tuture (10 to 20 years hence) conditions,		
with a	with a comparison made to		
	Inte auopteu policies of the Noise Element.		
Include	Include recommendations		
	tor appropriate mitigation		
compli	compliance with the		
adopte	adopted policies and		
Element	standards of the Noise Element		
Include	Include estimates of noise		
exposi	exposure after the		
measurement	measures have been		
implen	implemented. If compliance		
	With the adopted standards		
Eleme	Element will not be		
achiev	achieved, a rationale for		
accept	acceptance of the project		
	liner be provided.		

Status	Noise reduction requirements, whether mitigation measures resulting from the environmental review process or conditions of project approval, are implemented to be incorporated prior to construction, to ensure construction contractors abide by such requirements when applying for grading and building permits.		
Time Frame	Ongoing		
Quantified Objective	N/A		
Responsibility	Planning Division		
Description	Tulare County and its incorporated cities shall develop and implement procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project permitting process. The appropriate time for requiring an acoustical analysis would be as early in the project review or permitting process as possible, so that noise mitigation may be an integral part of the project design rather than an afterthought.		
Program	Implementation Measure NOI- I4.3: Acoustical Analysis		

Status	The City's Noise Ordinance reflects local concerns and conditions and is applied to both new development as well as existing uses, to maintain an acceptable community noise level, particularly in noise-sensitive areas of the City, such as residential neighborhoods.	The Noise Element, just like other elements of the General Plan, is periodically reviewed to ensure it is still consistent with changing conditions and standards, and to identify needed updates.
Time Frame	Ongoing	Ongoing
Quantified Objective	NA	N/A
Responsibility	Planning Division	Planning Division
Description	Noise exposure information developed during the community noise survey described in this Noise Element may be used as a guideline for the development and adoption of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and/or equipment modifications. If such an ordinance is adopted, it should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977, with modifications made to reflect local concerns and conditions (a draft community noise control ordinance is contained within the Technical Reference Document).	The Noise Element of the Tulare County General Plan and the General Plans of the incorporated cities of the County shall periodically be reviewed and updated to ensure that noise exposure information, goals, and policies are consistent with changing conditions and/or standards.
Program	Implementation Measure NOI- 14.4: Community Noise Control Ordinance	Implementation Measure NOI- I4.5: Review & Update of Noise Element

### Upcoming Long Range Planning Policy Updates & Priorities

Local Early Action Planning Grant – The City of Tulare applied for and was notified that it was approved for a \$300,000 Local Early Action Planning (LEAP) Grant. This grant will be used to support implementation of various City of Tulare General Plan policies through a comprehensive update of the City's Zoning Ordinance. The updates to the Zoning Ordinance are proposed to make the Zoning Ordinance consistent with changes required as a result of the adopted General Plan policies, changes to state law, and changes due to new and changing planning and market trends related to land use. The objective is to have a clearer Zoning Ordinance, consistent with policies and implementation measures in the General Plan, including streamlining and facilitating orderly growth through process improvements that accelerate housing production, and facilitate compliance with the implementation of the City's sixth cycle of the regional housing needs assessment (RHNA).

In late 2021, the City of Tulare selected a consultant through an RFP and interview process to assist in preparation of the aforementioned updates to the City's Zoning Ordinance and related sections of the City's Municipal Code. In 2022, the City of Tulare Planning Commission held a series of workshops to solicit public input regarding revisions to the City's Zoning Ordinance. It is anticipated that the Zoning Ordinance Update will be presented to the City Council for adoption in the fall of 2023.

**6th Cycle Housing Element Update** – In 2022, City of Tulare staff began efforts to prepare the City's 6<sup>th</sup> Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff have been working to provide needed information to assist in the preparation of the document. The 6<sup>th</sup> Cycle Housing Element is required to be adopted and presented to the California Department of Housing and Community Development by the Spring of 2024.