

## **INTRODUCTION**

The Annual General Plan Report is intended to comply with the requirements of Government Code Section 65400, which requires that all cities annually submit to California Office of Planning and Research (OPR) and Housing and Community Development (HCD) a report on the status of the General Plan and progress in implementing the Housing Element. This report represents the Community Development activity for the planning year 2014.

## **COMPREHENSIVE GENERAL PLAN UPDATE 2030**

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. The Council's approval was the culmination of a very long process and their action also initiated the next steps toward Reedley's future. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU provides future proposed projects a sense of certainty regarding the City's development expectation.

The GPU is a vision for the City that intends to reflect current values of maintaining Reedley as a vibrant, growing community with a history linked to agriculture (GPU, General Purpose, Page 1 & Draft EIR, Page 1-24). The GPU intends to meet the following objectives:

1. Establish a long range plan and vision for the community that reflects the needs and desires of its citizens;
2. Maintain Reedley's small town atmosphere;
3. Incorporate the Reedley Specific Plan, the Rail Corridor Master Plan and the Southeast Reedley Industrial Area Specific Plan;
4. Ensure more walkable, neighborhood oriented subdivisions;
5. Provide more opportunities for mixed use projects;
6. Preserve and expand the core of Reedley;
7. Encourage more variety and blends of housing types;
8. Provide adequate educational facilities;
9. To provide economic stability, encourage a diversified job base; expand local economy while enhancing local and regional shopping opportunities.

## **WORK IMPLEMENTATION PLAN**

On March 11, 2014, the City Council approved the first Reedley General Plan 2030 Update - Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines for development of new policies and legislation necessary to move toward full implementation of the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the WIP, staff reviewed all of the GPU policies and selected only polices which were time sensitive and specifically state implementation within one year

from the adoption of the GPU. Therefore, each proposed policy and/or proposed legislative action required consideration and approval by the City Council over the duration of the 2014-2015 Plan period. The Work Implementation Plan is attached as Exhibit "A".

### **LAND USE ELEMENT**

There was one amendment to the Land Use Element map in 2014. General Plan Amendment No. 2014-01 was approved in March of 2014. The amendment changed the land use designation from Low Density Residential and High Density Residential to Service Commercial, High Density Residential, and Public/Institutional Facility on 19 acres located at the corner of South Reed Avenue and East Floral Avenue to facilitate the development of a service commercial business, a groundwater recharge facility, and a fire training center.

Progress towards implementing the 2030 Land Use Element:

#### **Residential Projects**

During 2014, the following residential projects were under review, approved or under construction in accordance with the goals and policies of the Land Use Element:

- Conditional Use Permit Application No. 2014-02 authorized the expansion of an existing small family day care home (up to 8 children) to a large family day care home (up to 14 children) at 115 West Huntsman Avenue. The project was approved in August of 2014.
- Site Plan Review Application No. 2014-07 consisted of the construction of a triplex on a vacant lot in an existing neighborhood at 840 East Duff Avenue. The project was under review at the end of 2014 with scheduled approval in early 2015.

#### **Commercial/Industrial Projects:**

During 2014, the following commercial/industrial projects were under review, approved or under construction in accordance with the goals and policies of the Land Use Element:

- Conditional Use Permit Application No. 2014-01 authorized alcohol sales (ABC Type 20 License) at a recently opened Dollar General store at 1602 10<sup>th</sup> Street. Project Approved April 2014.
- Site Plan Review Application No. 2014-02 authorized the construction of 10,000 square feet of medical offices located at 1093 11<sup>th</sup> Street. Project was approved in May of 2014.
- Conditional Use Permit Application No. 335 Amendment No. 6 authorized the addition of buildings and a modification to the circulation pattern of an existing private school at 1128 South Reed Avenue. Project was approved in September of 2014.
- Conditional Use Permit Application No. 2014-3 authorized the expansion of the existing Reedley Cemetery at 10817 South Reed Avenue. The project was approved in October of 2014.
- Site Plan Review Application No. 299-5-05 Amendment No. 1 authorized the construction of three carport structures and the installation of photovoltaic systems at an existing gym at 555 I Street. Project was approved in October of 2014.

- Conditional Use Permit Application No. 2014-05 authorized the construction of a 10,000 square foot medical and professional office building at 925 G Street. Project was approved in November of 2014.

## **CIRCULATION**

There were no amendments to the Circulation Element during 2014.

Progress towards implementing the 2030 Circulation Element:

Reed Avenue Improvements – funded, in planning phase.

Frankwood Avenue Improvements – Project was constructed in 2014.

Manning Avenue Bridge Expansion – Under Construction.

## **OPEN SPACE, CONSERVATION, SAFETY AND NOISE ELEMENTS**

There were no amendments to the Open Space, Conservation, Safety and Noise Elements during 2014.

Progress towards meeting the goals and objectives of the Open Space, Conservation, Safety and Noise Elements:

### **Safety**

- All new construction and building renovations are reviewed for compliance with the California Uniform Building Code for seismic safety.
- All new development is required to submit a Geotechnical Analysis to assess site conditions.
- The City of Reedley participates in the Federal Emergency Management Agency (FEMA) flood insurance program. The City continues to implement the Reedley Municipal Code to maintain compliance with FEMA regulations.

### **Noise**

- Efforts to ensure compliance with the policies of the Noise Element are ongoing. Projects are reviewed on a case by case basis for compliance with the Noise Element. Projects that may result in adverse noise impacts to sensitive noise receptors are evaluated and mitigated through the City site plan review process or subsequent entitlements.

## **HOUSING ELEMENT**

The Housing Element is updated and adopted every five years. The Housing Element was adopted by the City Council in February of 2014 and was certified by the Department of Housing and Community Development in 2014. Community Development staff is currently working with Fresno Council of Governments on the Regional Housing Needs Allocations for the next Housing Element cycle, which will be due for completion on April 30, 2015.

In accordance with Section 65400 of the California Government Code, the City is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. The completed forms for the 2014 calendar year are attached as Exhibit "B" to this report.

**CONCLUSION**

Development in the City of Reedley is in accordance with the City of Reedley General Plan. During 2014, the City of Reedley adopted the General Plan Update 2030 and immediately began to implement the General Plan through zoning ordinance amendments, development project review, and day-to-day staff activities.

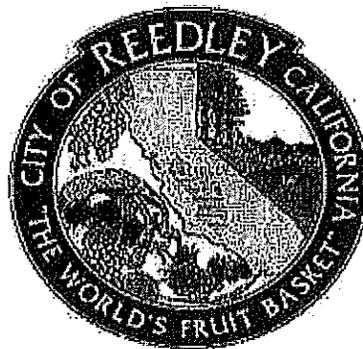
**EXHIBIT A**

**2014-2015 WORK IMPLEMENTATION PLAN**

# Reedley General Plan 2030 Update

## WORK/IMPLEMENTATION PLAN

(2015 – 2016)



April 28, 2015

**City of Reedley**  
**Community Development Department**  
1733 Ninth Street, City Hall  
Reedley, California 93654  
(559) 637-4200

## WORK/IMPLEMENTATION PLAN (WIP) - Reedley General Plan Update 2030

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU also provides developers of future proposed projects a sense of certainty regarding the City's development expectation. Implementation of the GPU's goals and policies will protect the environmental impacts associated with current and future development, stimulate our local economy, effect the surrounding agricultural industries, and the quality of life for its citizenry throughout the entirety of the planning horizon (2030).

In order for ministerial or discretionary approval of a proposed development projects, the project must be substantially consistent with the GPU goals and policies. To ensure that the proposed project does not significantly affect the environment, the City's implementation of the GPU goals and policies serve as another mitigation tool to avoid and/or reduce project-specific and cumulative environmental effects that may result from build-out of the City, pursuant to the GPU. The mitigation measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a "less than significant level".

On March 11, 2014, the City Council approved the first Reedley General Plan 2030 Update - Work/Implementation Plan (WIP). The purpose of this Plan was to outline the timelines of new policies and legislation necessary to move toward full implement the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the initial WIP, staff reviewed all of the GPU policies and selected only policies which were time sensitive and specifically state implementation within one year from the adoption of the GPU. Therefore, each proposed policies and/or proposed legislative action will require consideration and approval by the City Council over the duration of the 2014-2015 Plan period.

On April 28, 2015, the City Council was presented with the new policies and legislative accomplishments under the 2014-2015 WIP and introduced to the 2015-2016 WIP. Again, there are many policies which will be implemented on an ongoing basis and are relevant and part of the evaluation of any future entitlement submitted for approval to fully implement the GPU. The 2015-2016 WIP also proposes the development of a range of comprehensive policies and enabling legislation that take several years to develop due to their complexity.

The WIP may also serve as a performance based report card for City Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies".

Land Use Policy	Timing of Initiation	Date of Completion	Responsible Department	Potential Funding
<b>Agricultural Resources</b>				
<u>Land Use Policies:</u>				
<p>LU 2.5.4: Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close proximity to existing agricultural uses to acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface...</p>	May 2015	Sept. 2015	Community Development Department	General Fund-Staff Time
<p>LU 2.5.15: Provide transitional design between land use types and high quality urban uses.</p>	Oct. 2015	July 2016	Community Development Department	General Fund-Staff Time
<p>LU 2.5.18: From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SOI (@1,797-acres). Only when a Farmland Preservation Program is adopted for implementation shall the City propose additional lands for orderly annexation. The Farmland Preservation Program is discussed in great detail in Section 4.3 Agriculture.</p>	Nov. 2014	July 2016	Community Development Department	General Fund-Staff Time
<u>Agriculture Policies:</u>				
<p>COSP4.3.3: The City shall prepare and adopt a Farmland Preservation Plan (FPP). This plan shall include a set of policies, standards and measures to avoid the unnecessary conversion of agricultural lands. The FPP shall include the following implementation measures:</p>	March 2014	March 2015	Community Development Department	General Fund-Staff Time
<p>4) Amend the zoning ordinance to include provisions requiring that environmental review expressly analyze the potential for a proposed entitlement or permit to create incompatibilities with agricultural uses through traffic generation, groundwater contamination, storm-water drainage disposal and/or the deterioration of air quality.</p>	July 2015	July 2016	Community Development Department	General Fund-Staff Time

City of Reedley, General Plan 2030

<p>COSP 4.3.4: In conjunction with the preparation, adoption and implementation of the Farmland Preservation Plan described in Policy COSP 4.3.3, the City shall develop and consider the adoption of a program that shall require new development within the SOI to fund farmland preservation efforts...</p>	<p>Ongoing Process</p>	<p>July 2016</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p><b>Biological Resources</b></p>				
<p><b>BiO-3.</b> If construction activities are planned to occur within 250 feet of mature trees or shrubs during the nesting bird season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction. This survey shall be conducted no more than seven days prior to the initiation of disturbance activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) would be required until the juvenile bird(s) have fledged, unless the biologist determines that construction activity would not impact the active nest(s).</p>	<p>July 2014</p>	<p>January 2016 A standard condition of approval will be developed and applied to proposed projects.</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p><b>Climate Change/Greenhouse Gases</b></p>				
<p><b>COSP4.11.2:</b> The City will establish a Climate Action Plan which will include measures to reduce GHG emissions from municipal, business and community activities by at least 15% by 2020 compared to "business as usual" (including any reductions required by ARB under AB 32).</p>	<p>Feb. 2015</p>	<p>August 2015</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p><b>Hydrology and Water Quality</b></p>				
<p><u>Water Service Policies:</u></p>				
<p><b>CIR 3.10.10A:</b> The City Council shall initiate the preparation and then consider adoption of a performance based Water Conservation Program ("WCP") that addresses water consumption to help ensure an adequate water supply to accommodate the projected growth and development patterns proposed within this GPU. The WCP shall include the following policies and implementation measures:</p>	<p>March 2014</p>	<p>July 2016</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>e) The City shall strive to implement best management practices ("BMP") developed by the California Urban Water Conservation Council and provide annual reports to the City Council and the California Urban Water Conservation Council regarding its progress in implementing the BMP.</p>				

City of Reedley, General Plan 2030

i) ~~The City shall systematically replace failing irrigation controllers at City parks, median islands and other City facilities with landscape irrigation systems with irrigation controllers equipped with, at a minimum, rain and evapotranspiration sensors, with the goal of reducing water used for landscape irrigation by twenty (20) percent to forty (40) percent, as supported by studies performed in the industry...~~

Storm Water Policies:

CIR 3.10.18: The City shall prepare and present to the City Council for consideration of adoption of a comprehensive set of policies to ensure an adequate storm water drainage system to support the growth and development patterns proposed within this GPU...

b) The City shall develop standard operating procedures for vegetation management in storm water basins to ensure the basins structure and capacity is not compromised. The formal procedure shall be adopted within eighteen months after the adoption of the GPU.

c) The City shall develop standard operating procedures for storm water measurement and for recording water levels in the basins. These procedures shall be adopted within eighteen months after the adoption of the GPU.

d) The City shall develop standard operating procedures for documentation of interceptor monitoring and clean-out. The formal procedures shall be adopted within eighteen months after the adoption of the GPU.

e) The City shall develop standard operating procedures for the bottom ripping of all storm water basins to ensure continual and optimal percolation. The procedures shall be adopted within eighteen months after the adoption of the GPU.

f) ~~As the City collects storm drainage development impact fees, and those fees become available, the City shall install measuring devices (e.g. flow meters, visually marked measuring poles) on drain inlets to measure storm events, which will be used to quantify Reedley's efforts to increase groundwater recharge.~~

Ongoing	July 2016	Public Works Department	General Fund-Staff Time
July 2015	May 2016	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
July 2015	May 2016	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
July 2015	May 2016	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
July 2015	August 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
July 2015	June 2016	Community Development Dept. & Public Works Dept.	DIF

City of Reedley, General Plan 2030

CIR 3.10.18B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facility improvement projects, with proposed budgetary allocations, necessary to increase the use of collected storm water for the City's groundwater recharge efforts.

Ground Water Recharge Policies:

CIR 3.10.19A: The City shall prepare and present to the City Council for consideration of adoption a comprehensive set of policies to ensure an adequate city-wide program for the recharge of ground water to support the growth and development patterns proposed within this GPU. It shall be considered for adoption within twelve (12) months of the GPU's adoption. The policies shall include the following:

- c) The City shall work cooperatively with the irrigation districts to develop and implement new strategies to expand upon current efforts directed toward groundwater recharge. These strategies may include:
  - 1) Exploring the feasibility of joint water banking.
  - 2) Exploring opportunities to jointly participate in studies that will be used to facilitate new or expand wastewater recycling and reclamation opportunities.
  - d) Develop a methodology for early consultation (CEQA Section §21080.3) with the irrigation districts as part of the environmental review process when an entitlement application that involves annexing new land into the City is submitted. The comments received from the District will be fundamental to the development of conditions of approval applied to said projects. This process could be developed and implemented within one year after the adoption of the GPU.
  - g) The City shall continue to work with the Kings River Conservation District to identify projects that would directly and efficiently increase groundwater recharge and to identify funding sources for said project, with the goal of submitting a grant application to the District.

June 2016	Ongoing Process	Community Development Dept. & Public Works Dept.	General Fund & DIFs
June 2016	Feb. 2015	Community Development Department	General Fund-Staff Time
June 2016	Ongoing	Community Development Department	General Fund-Staff Time
June 2016	Ongoing	Community Development Department	General Fund-Staff Time
June 2016	June 2015	Community Development Department	General Fund-Staff Time
June 2016	Ongoing	Community Development Dept. & Public Works Dept.	General Fund-Staff Time

**City of Reedley, General Plan 2030**

General Fund-Staff Time	Community Development Dept. & Public Works Dept.	June 2016	May 2015	May 2015	June 2016	General Fund-Staff Time
<b>Noise</b>						
<p>NE 6.1.8: To relieve excessive noise generation associated with various modes of transportation, the City should:</p>						
<p>c) Adoption of State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for new single, multi-family housing, hotels and motels.</p>						
<p>NE 6.1.10: The City should develop noise contours for the following facilities:</p>						
<p>a) Major roads classified in the Circulation Element of the General Plan.</p>						
<p>b) Stationary facilities which emit noise levels greater than DNL of 60 dBA.</p>						

**RESOLUTION NO. 2015-043**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF REEDLEY, CALIFORNIA,  
ACCEPTING THE REEDLEY GENERAL PLAN 2030 UPDATE - 2014-2015  
WORK/IMPLEMENTATION PLAN (WIP) ACCOMPLISHMENTS AND APPROVE THE  
2015-2016 REEDLEY GENERAL PLAN 2030 UPDATE – WIP**

WHEREAS, the Council of the City of Reedley approved on February 25, 2014, the Reedley General Plan 2030 Update and certified the Environmental Impact Report (SCH. No. 2010031106); and

WHEREAS, the GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff; and

WHEREAS, the implementation of the GPU's goals and policies will address potential environmental impacts associated with current and future development, stimulate our local economy, effect the surrounding agricultural industries, and the quality of life for its citizenry throughout the entirety of the planning horizon (2030); and

WHEREAS, on March 11, 2014, the City Council approved the first Reedley General Plan 2030 Update - Work/Implementation Plan (WIP); and

WHEREAS, the purpose of the WIP is to outline the timelines of new policies and legislation necessary to move toward full implement the GPU; and

WHEREAS, the WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source; and

WHEREAS, during the 2014-2015 Plan period twenty-nine (29) policy/legislative changes were enacted; and

WHEREAS, the proposed 2015-2016 Reedley General Plan 2030 Update - WIP being introduced again contains many policies which will be implemented on an ongoing basis; and

WHEREAS, the 2015-2016 WIP also proposes the development of a range of comprehensive policies and enabling legislation that can take several years to develop due to their complexity; and

WHEREAS, the WIP will again serve as a performance based report card for Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies"; and

WHEREAS, on April 28, 2015 the City Council held a public meeting at the City of Reedley Council Chamber, at 845 "G" Street and received a staff report, staff presentation and accepted public comments.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference; and

2. The City Council, using their independent judgment, received, reviewed and accepts the Reedley General Plan 2030 Update – 2014-20105 Work/Implementation Plan (WIP); and
3. The City Council finds that during the 2014-2015 Plan period the completion of twenty-nine (29) policy/legislative initiatives is significant progress toward the full implementation of the Reedley General Plan 2030 Update; and
4. The City Council hereby adopts 2015-2016 Reedley General Plan 2030 Update - WIP and directs staff to immediately begin the development and assurance of implementation of the ongoing policies and legislative actions; and
5. The Council hereby adopts 2015-2016 Reedley General Plan 2030 Update - WIP and directs staff to immediately begin the development of a range of comprehensive policies and enabling legislation that take several years to develop due to their complexity; and
6. The Council hereby adopts the WIP as a performance measure to ensure full implementation of the GPU; and
7. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the City Council of the City of Reedley held on the 28<sup>th</sup> day of April, 2015, by the following vote:

AYES: Fast, Betancourt, Beck, Rodriguez, Soleno.

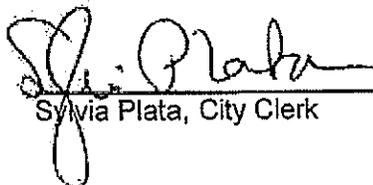
NOES: None.

ABSTAIN: None.

ABSENT: None.

  
\_\_\_\_\_  
Ray Soleno, Mayor  
City Council

ATTEST:

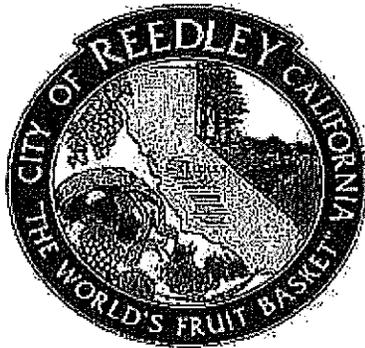
  
\_\_\_\_\_  
Sylvia Plata, City Clerk



# Reedley General Plan 2030 Update

## WORK/IMPLEMENTATION PLAN

(2014 – 2015)



March 11, 2014

City of Reedley  
Community Development Department  
1733 Ninth Street, City Hall  
Reedley, California 93654  
(559) 637-4200

## WORK/IMPLEMENTATION PLAN (WIP) - Reedley General Plan Update 2030

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. As much as the Council's affirmation was the culmination of a very long process, their action also initiated the next steps toward Reedley's future. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU also provides developers of future proposed projects a sense of certainty regarding the City's development expectation. Implementation of the GPU's goals and policies will stimulate and cause a positive, broad reaching effect on the surrounding agricultural industries, the quality of life for its citizenry, delivery of public utilities, and impacts to the community's social and economic vitality throughout the entirety of the planning horizon (2030).

In order to approve future development projects, each project must be substantially consistent with the GPU goals and policies. To ensure that future projects do not significantly affect the environment the City's implementation of the GPU goals and policies will serve as a mitigation tool for avoiding or reducing project-specific and cumulative environmental effects of resulting from buildout of the City pursuant to the GPU. The mitigation measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a "less than significant level".

These policies and mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded as a formality, pursuant to Resolution No. 2014-015. Within this Resolution, the Findings Of Fact states;

"To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project."

Staff has immediately begun to develop the Reedley General Plan 2030 Update - Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines of new policies and legislation necessary to move toward full implementation of the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the WIP, staff reviewed all of the GPU policies and selected only policies which were time sensitive and specifically state implementation within one year from the adoption of the GPU. Therefore, each proposed policy and/or proposed legislative action will require consideration and approval by the City Council over the duration of the 2014-2015 Plan period.

It should be also noted that there are many policies which will be implemented on an ongoing basis and are relevant and part of the evaluation of any future entitlement submitted for approval.

The WIP was also developed because it may take several years to develop the new policies as well as implementation of the various annual reviews that are required. The WIP will also serve as a performance based report card for Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies" (e.g., GPU-CIR 3.10.18, CIR 3.10.19A, COSP 4.3.3).

Land Use Policy	Timing of Initiation	Date of Completion	Responsible Department	Potential Funding
<b>Agricultural Resources</b>				
<u>Land Use Policies:</u>				
<p>LU 2.5.4: Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close proximity to existing agricultural uses to acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface...</p>	March 2014	March 2015	Community Development Department	General Fund-Staff Time
<p>LU 2.5.8: The City shall not support annexing land for residential development until at least eighty (80%) percent of the existing residentially designated land inside the city limits is developed.</p>	Completed; Verified City exceeds 80%	June 5, 2014 PC Reso. 2014-06 June 10, 2014 CC Reso. 2014-057	Community Development Department	General Fund-Staff Time
<p>LU 2.5.15: Provide transitional design between land use types and high quality urban uses.</p>	Oct. 2014	April 2015	Community Development Department	General Fund-Staff Time
<p>LU 2.5.17: The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.</p>	Completed	April 3, 2014 PC Reso. 2014-02 May 13, 2014 Ord. No. 2014-001	Community Development Department	General Fund-Staff Time
<p>LU 2.5.18: From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SOI (@1,797-acres). Only when a Farmland Preservation Program is adopted for implementation shall the City propose additional lands for orderly annexation. The Farmland Preservation Program is discussed in great detail in Section 4.3 Agriculture.</p>	See COSP 4.3.3		Community Development Department	General Fund-Staff Time

City of Reedley, General Plan 2030

Agriculture Policies:

COSP4.3.3: The City shall prepare and adopt a Farmland Preservation Plan (FPP). This plan shall include a set of policies, standards and measures to avoid the unnecessary conversion of agricultural lands.

The FPP shall include the following implementation measures:

c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU to provide at least for the following:

- 1) Amend the zoning ordinance to require a minimum 100-foot buffer between new residential development and existing agricultural operations, and to establish design/maintenance guidelines for developers and property owners. The 100-foot buffer will create an appropriate transitional space between urban and agricultural land uses so as to facilitate continued agricultural operations.
- 2) Amend Chapter 10-6A, the Residential Estate (RE) District section, which is intended to provide living areas that combine both the urban and rural setting, to add provisions to prevent premature conversion of agricultural land, which could cause incompatible land uses and potential conflicts.
- 3) Amend the subdivision ordinance to facilitate the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses.
- 4) Amend the zoning ordinance to include provisions requiring that environmental review expressly analyze the potential for a proposed entitlement or permit to create incompatibilities with agricultural uses through traffic generation, groundwater contamination, storm-water drainage disposal and/or the deterioration of air quality.
- COSP 4.3.4: In conjunction with the preparation, adoption and implementation of the Farmland Preservation Plan described in Policy COSP 4.3.3, the City shall develop and consider the adoption of a program that shall require new development within the SOI to fund farmland preservation efforts...

March 2014	March 2015	Community Development Department	General Fund-Staff Time
March 2014	March 2015	Community Development Department	General Fund-Staff Time
Completed	June 5, 2014 PC Reso. 2014-04 July 22, 2014 Ord. No. 2014-002	Community Development Department	General Fund-Staff Time
Completed	June 5, 2014 PC Reso. 2014-04 July 22, 2014 Ord. No. 2014-002	Community Development Department	General Fund-Staff Time
Completed	June 5, 2014 PC Reso. 2014-04 July 22, 2014 Ord. No. 2014-002	Community Development Department	General Fund-Staff Time
March 2014	March 2015	Community Development Department	General Fund-Staff Time
March 2014	March 2015	Community Development Department	General Fund-Staff Time

**Air Quality**

<p>The Community Development Department shall develop informal materials related to the San Joaquin Valley Air Pollution Control District Indirect Source Review process. These materials shall be available to the general public and incorporated into the processing of entitlement applications.</p>	<p>Completed</p>	<p>May 2, 2014</p>	<p>Community Development Department</p> <p>General Fund-Staff Time</p>
<p><b>Biological Resources</b></p> <p>July 2014</p> <p>BiO-3. If construction activities are planned to occur with 250 feet of mature trees or shrubs during the nesting bird season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction. This survey shall be conducted no more than seven days prior to the initiation of disturbance activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) would be required until the juvenile bird(s) have fledged, unless the biologist determines that construction activity would not impact the active nest(s). The buffer zone shall be clearly delineated or fenced to prevent disturbance to</p>			
<p>Sept. 2014 A standard condition of approval will be developed and applied to proposed projects.</p>	<p>Community Development Department</p> <p>General Fund-Staff Time</p>		
<p><b>Climate Change/Greenhouse Gases</b></p> <p>July 2015</p> <p>COSP4.11.2: The City will establish a Climate Action Plan which will include measures to reduce GHG emissions from municipal, business and community activities by at least 15% by 2020 compared to "business as usual" (including any reductions required by ARB under AB 32).</p>			
<p>City Council authorized a consulting services agreement on February 10, 2015</p>	<p>Community Development Department</p> <p>General Fund-Staff Time</p>		
<p><b>Hydrology and Water Quality</b></p> <p>Water Service Policies:</p> <p>CIR 3.10.1: The City shall adopt the 2010 Urban Water Management Plan in accordance with California Water Code, Division 6, by January 2014;</p>			
<p>Completed</p>	<p>Community Development Department</p> <p>General Fund-Staff Time</p>		

City of Reedley, General Plan 2030

<p>CIR 3.10.3: The City Council shall annually review and adopt updates of development impact fees, water connection charges, and volume-based monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities for delivery, monitoring, and storage.</p>	<p>March 2014</p>	<p>July 2014 This is an annual and ongoing process.</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p>CIR 3.10.8: Through the entitlement process described in the RMC, the City shall require as a condition of approval that new development will be required to install water meters which meet the City's standards.</p>	<p>Completed</p>	<p>May 1, 2014 A standard condition of approval will be developed and applied to proposed projects.</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p>CIR 3.10.10A: The City Council shall initiate the preparation and then consider adoption of a performance based Water Conservation Program ("WCP") that addresses water consumption to help ensure an adequate water supply to accommodate the projected growth and development patterns proposed within this GPU.</p>	<p>March 2014</p>	<p>March 2015</p>	<p>Community Development Department</p>	<p>DIF</p>
<p>The WCP shall include the following policies and <u>implementation measures</u>:</p>				
<p>b) By March 2014, City Council shall consider the adoption of a water utility plan to implement a city-wide public water system through the year 2030. The implementation of this plan will assist the City in identifying locations for future delivery and recharge infrastructure. The Plan will serve as a basis for the development of impact fees necessary for implementation of the plan.</p>	<p>Completed</p>	<p>June 5, 2014 PC Reso. 2014-05 June 24, 2014 CC Reso. 2014-059</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>DIF</p>
<p>c) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program.</p>	<p>Completed</p>	<p>March 19, 2015 PC Reso. 2015-06 March 24, 2015 CC Reso. 2015-022</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p>1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment.</p>	<p>Completed</p>	<p>March 19, 2015 PC Reso. 2015-06 March 24, 2015 CC Reso. 2015-022</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>

City of Reedley, General Plan 2030

<p>d) Within one (1) year of the adoption of the GPU, the City Council shall consider the amendment of RMC, Section 8-1-12 and other relevant provisions of the RMC related to Water Conservation, to include additional water conservation provisions and implementation measures to assist in implementing the provisions of Senate Bill No. 407 and State Building Code provisions related to water conserving plumbing fixtures and fittings, so as to meet or exceed a twenty (20) percent reduction in water consumption. Specific requirements added to the RMC would include, at a minimum, the following:</p>	<p>Completed</p>	<p>Aug 21, 2014 PC Reso. 2014-08 Sept. 23, 2014 Ord. No 2014-005</p>	<p>Community Development Department</p>	<p>General Fund-Staff Time</p>
<p>1) Shower head fixtures and fittings shall be designed and installed so that they will not exceed a water supply flow rate of 1.75 gallons per minute.</p>				
<p>2) Faucets at kitchens, lavatories, wet bars, laundry sinks, or other similar use fixtures shall be Water Sense labeled and installed so that they will not exceed a water supply flow rate of 1.5 gallons per minute.</p>				
<p>3) Toilet fixtures and fittings shall have an average consumption that does not exceed 1.1 gallons of water per flush.</p>				
<p>e) The City shall strive to implement best management practices ("BMP") developed by the California Urban Water Conservation Council and provide annual reports to the City Council and the California Urban Water Conservation Council regarding its progress in implementing the BMP.</p>	<p>March 2014</p>	<p>March 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>f) The City shall consider the adoption of a Water Efficient Landscaping Ordinance that is as effective as, or more effective than, the Model Water Efficient Landscape Ordinance adopted by the California Department of Water Resources. The Ordinance shall contain applicability, definitions, provisions for new construction or rehabilitated landscapes, application requirements, water efficient landscape and certification.</p>	<p>Completed</p>	<p>January 26, 2010, Ord.2010-01</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>h) The City shall measure irrigation water used for parks/open space through the installation of standard water meters on all large park/open space areas, which may be creditable for recharge purposes. <u>The installation of the meters will be completed within one year after the adoption of the GPU.</u></p>	<p>Completed</p>	<p>February 5, 2015</p>	<p>Public Works Department</p>	<p>DIFs</p>

City of Reedley, General Plan 2030

i) The City shall systematically replace failing irrigation controllers at City parks, median islands and other City facilities with landscape irrigation systems with irrigation controllers equipped with, at a minimum, rain and evapotranspiration sensors, with the goal of reducing water used for landscape irrigation by twenty (20) percent to forty (40) percent, as supported by studies performed in the industry...

CIR 3.10.10B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facilities improvement projects, with proposed budgetary allocations, necessary to implement further reductions in water consumption and/or maintain service.

Waste Water Policies:

CIR 3.10.11: By March 2014, City Council shall adopt a Waste Water Master Plan to address collection and treatment system.

CIR 3.10.14 The City shall periodically review and update development impact fees, wastewater connection charges, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.

CIR 3.10.16B As part of its preparation of its annual budget, the City shall identify a list of capital facility improvement projects, with proposed budgetary allocations necessary to maintain operationally efficient collection and treatment of waste water system.

Storm Water Policies:

CIR 3.10.18: The City shall prepare and present to the City Council for consideration of adoption of a comprehensive set of policies to ensure an adequate storm water drainage system to support the growth and development patterns proposed within this GPU...

March 2014	Ongoing	Public Works Department	General Fund-Staff Time
Completed	April 22, 2014 CC Workshop June 24, 2014 Budget Approved	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
Completed	June 5, 2014 PC Reso. 2014-05 June 24, 2014 CC Reso. 2014-059	Public Works Department	General Fund-Staff Time
Completed	March 19, 2015 PC Reso. 2015-06 March 24, 2015 CC Reso. 2015-022	Community Development Dept. & Public Works Dept.	General Fund & DIF
Completed	April 22, 2014 CC Workshop June 24, 2014 Budget Approved	Community Development Dept. & Public Works Dept.	General Fund & DIF

City of Reedley, General Plan 2030

<p>3) <b>By March 2014, City Council shall consider the adoption of the Storm Drain Master Plan. The plan will assist the City in identifying locations for future infrastructure and ground water recharge opportunities. The Plan will also serve as basis for the development of updates to the impact fees which are necessary for implementation.</b></p>	<p>Completed</p>	<p>June 5, 2014 PC Reso. 2014-05 June 24, 2014 CC Reso. 2014-059</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund &amp; DIF</p>
<p>b) The City shall develop standard operating procedures for vegetation management in storm water basins to ensure the basins structure and capacity is not compromised. The formal procedure shall be adopted within eighteen months after the adoption of the GPU.</p>	<p>March 2014</p>	<p>August 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>c) The City shall develop standard operating procedures for storm water measurement and for recording water levels in the basins. These procedures shall be adopted within eighteen months after the adoption of the GPU.</p>	<p>March 2014</p>	<p>August 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>d) The City shall develop standard operating procedures for documentation of interceptor monitoring and clean-out. The formal procedures shall be adopted within eighteen months after the adoption of the GPU.</p>	<p>March 2014</p>	<p>August 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>e) The City shall develop standard operating procedures for the bottom ripping of all storm water basins to ensure continual and optimal percolation. The procedures shall be adopted within eighteen months after the adoption of the GPU.</p>	<p>March 2014</p>	<p>August 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>
<p>f) As the City collects storm drainage development impact fees, and those fees become available, the City shall install measuring devices (e.g. flow meters, visually marked measuring poles) on drain inlets to measure storm events, which will be used to quantify Reedley's efforts to increase groundwater recharge.</p>	<p>March 2014</p>	<p>August 2015</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>DIF</p>
<p>CIR 3.10.18B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facility improvement projects, with proposed budgetary allocations, necessary to increase the use of collected storm water for the City's groundwater recharge efforts.</p>	<p>Ongoing Process</p>	<p>April 22, 2014 CC Workshop June 24, 2014 Budget Approved Ongoing Process</p>	<p>Community Development Dept. &amp; Public Works Dept.</p>	<p>General Fund-Staff Time</p>

City of Reedley, General Plan 2030

Ground Water Recharge Policies

CIR 3.10.19A: The City shall prepare and present to the City Council for consideration of adoption a comprehensive set of policies to ensure an adequate city-wide program for the recharge of ground water to support the growth and development patterns proposed within this GPU. It shall be considered for adoption within twelve (12) months of the GPU's adoption.

The policies shall include the following:

c) The City shall work cooperatively with the irrigation districts to develop and implement new strategies to expand upon current efforts directed toward groundwater recharge. These strategies may include:

- 1) Exploring the feasibility of joint water banking.
- 2) Exploring opportunities to jointly participate in studies that will be used to facilitate new or expand wastewater recycling and reclamation opportunities.
- d) Develop a methodology for early consultation (CEQA Section §21080.3) with the irrigation districts as part of the environmental review process when an entitlement application that involves annexing new land into the City is submitted. The comments received from the District will be fundamental to the development of conditions of approval applied to said projects. This process could be developed and implemented within one year after the adoption of the GPU.
- g) The City shall continue to work with the Kings River Conservation District to identify projects that would directly and efficiently increase groundwater recharge and to identify funding sources for said project, with the goal of submitting a grant application to the District for such a project by January 15, 2015.

March 2015

March 2014

Dec. 2013

Ongoing Process

Ongoing Process

Ongoing Process

Ongoing Process

April 22, 2014  
CC Workshop  
June 24, 2014  
Budget Approved

Ongoing Process

Community Development Dept. & Public Works Dept.  
General Fund-Staff Time

Community Development Department  
General Fund-Staff Time

Community Development Dept. & Public Works Dept.  
General Fund-Staff Time

City of Reedley, General Plan 2030

h) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program.

1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment.

CIR 3.10.20B: As part of the City's formulation of its annual budget, City staff shall identify capital facility improvement projects, with proposed budgetary allocations, necessary to implement the City's groundwater recharge efforts.

**Noise**

NE 6.1.8: To relieve excessive noise generation associated with various modes of transportation, the City should:

c) Adoption of State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for new single, multi-family housing, hotels and motels.

NE 6.1.10: The City should develop noise contours for the following facilities:

- a) Major roads classified in the Circulation Element of the General Plan.
- b) Stationary facilities which emit noise levels greater than DNL of 60 dBA.

Completed	March 19, 2015 PC Reso. 2015-06 March 24, 2015 CC Reso. 2015-022	Community Development Dept. & Public Works Dept.	DIFs
Completed	March 19, 2015 PC Reso. 2015-06 March 24, 2015 CC Reso. 2015-022	Community Development Dept. & Public Works Dept.	DIFs
Ongoing Process			
Dec. 2014	Dec. 2015	Community Development Department	General Fund-Staff Time
Dec. 2014	Dec. 2015	Community Development Department	General Fund-Staff Time



## REEDLEY CITY COUNCIL

- Consent Calendar
- Regular Item
- Workshop
- Closed Session
- Public Hearing

ITEM NO: 6

DATE: April 28, 2015

TITLE: ADOPT RESOLUTION 2015-043, REVIEW AND ACCEPT THE REEDLEY GENERAL PLAN 2030 UPDATE - 2014-2015 WORK/IMPLEMENTATION PLAN (WIP) ACCOMPLISHMENTS AND APPROVE THE 2015-2016 REEDLEY GENERAL PLAN 2030 UPDATE - WIP

SUBMITTED: Kevin E. Fabino, Director  
Community Development Department

APPROVED: Nicole Zieba  
City Manager

### RECOMMENDATION

Staff recommends that the City Council approve Resolution 2015-043, which includes the following action:

1. Review and accept the Reedley General Plan 2030 Update – 2014-2015 Work/Implementation Plan (WP) accomplishments.
2. APPROVE the Reedley General Plan 2030 Update – 2015-2016 Work/Implementation Plan.

### EXECUTIVE SUMMARY

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU also provides developers of future proposed projects a sense of certainty regarding the City's development expectation. Implementation of the GPU's goals and policies will address potential environmental impacts associated with current and future development, stimulate our local economy, effect the surrounding agricultural industries, and the quality of life for its citizenry throughout the entirety of the planning horizon (2030).

On March 11, 2014, the City Council approved the first Reedley General Plan 2030 Update - Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines of new policies and legislation necessary to move toward full implement the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. Twenty-nine (29) policy/legislative changes were enacted during the 2014-2015 Plan period, which are marked in red.

The 2015-2016 Reedley General Plan 2030 Update - WIP being introduced again contains many policies which will be implemented on an ongoing basis. The 2015-2016 WIP also proposes the development of a range of comprehensive policies and enabling legislation that can take several years to develop due to their complexity.

The WIP will again serve as a performance based report card for Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies".

## **BACKGROUND**

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. The Council's approval was the culmination of a very long process and their action also initiated the next steps toward Reedley's future. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU provides future proposed projects a sense of certainty regarding the City's development expectation.

In order for ministerial or discretionary approval of a proposed development projects, the project must be substantially consistent with the GPU goals and policies. To ensure that the proposed project does not significantly affect the environment, the City's implementation of the GPU goals and policies serve as another mitigation tool to avoid and/or reduce project-specific and cumulative environmental effects that may result from build-out of the City, pursuant to the GPU. The mitigation measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a "less than significant level".

These policies and mitigation measures were designed as an enforceable commitment and not merely adopted as a formality, pursuant to Resolution No. 2014-015. Within this Resolution, the Findings of Fact states;

"To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project."

On March 11, 2014, the City Council approved the first Reedley General Plan 2030 Update - Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines for development of new policies and legislation necessary to move toward full implementation of the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the WIP, staff reviewed all of the GPU policies and selected only policies which were time sensitive and specifically state implementation within one year from the adoption of the GPU. Therefore, each proposed policy and/or proposed legislative action required consideration and approval by the City Council over the duration of the 2014-2015 Plan period.

Over the past year the staff has brought before the Planning Commission and City Council numerous proposed policies and ordinances geared specifically toward the fullest implementation of the GPU. The 2014-2015 Plan provides a list of completed policy initiatives identified in red and, ease of reference, the associated Planning Commission and City Council enabling Resolution and/or Ordinance. Items in black type are to be completed. A total of twenty-nine initiatives were completed during the 2014-2015 Plan period. It should be also noted that there are many policies which will be implemented on an ongoing basis and are relevant and part of the evaluation of any future entitlement submitted for approval.

The 2015-2016 Reedley General Plan 2030 Update - WIP being introduced again contains many policies which will be implemented on an ongoing basis. The 2015-2016 WIP also proposes the development of a range of comprehensive policies and enabling legislation that take several years to develop due to their complexity.

The WIP will again serve as a performance based report card for Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies".

### **ENVIRONMENTAL REVIEW**

On February 25, 2014, the City Council certified the Environmental Impact Report (EIR) associated with the Reedley General Plan 2030 Update. Each subsequent policy initiative was analyzed in accordance with the California Environmental Quality Act Guidelines (CEQA). No further CEQA analysis is required at this time. However, the approval of subsequent policies and legislative actions will require further analysis consistent with the CEQA Guidelines.

### **FINANCIAL IMPACT:**

No impact to General Fund expenses.

### **ATTACHMENTS**

1. Resolution No. 2015-043, Review and Accept the Reedley General Plan 2030 Update – 2014-2015 Work/Implementation Plan (WIP) New Policies And Legislative Accomplishments And Approve the 2015-2016 Reedley General Plan 2030 Update – (WIP), dated April 28, 2015
2. Exhibit A - Reedley General Plan 2030 Update, Work/Implementation Plan (2014-2015), dated March 11, 2014
3. Exhibit B - Reedley General Plan 2030 Update, Work/Implementation Plan (2015-2016), dated April 28, 2015

**EXHIBIT B**

**2014 ANNUAL HOUSING ELEMENT PROGRESS REPORT**



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Reedley  
 Reporting Period Date 01/01/2014 - Date 12/31/2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Externally Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

No. of Units Permitted for Moderate	1.	2.	3.	4.	5.	6.	7.
	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill units*
No. of Units Permitted for Above Moderate	1					1	1

\* Note: This field is voluntary



Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government code Section 65583. Describe progress of all programs including local efforts to remove government constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in HE	Status of Program Implementation
Name of Program	Objective		
PROGRAM 1. Provision of Adequate Site for Housing Development	A1.1 Designate area within the Rail Corridor Master Plan to allow mixed uses	Review Annually	The Rail Corridor Master Plan was incorporated into the adopted General Plan 2030 update. The boundary and stand-alone policies no longer exist as a separate master plan, but planned land uses within the former Master Plan area comprise a major multifamily and mixed use area in the City
	A1.2 Outreach to developers to facilitate development of vacant sites	Review Annually	Developed outreach materials and vacant land inventory that was presented to City Council showing 93% of the City's residential land is developed; ongoing coordination with Reedley Chamber of Commerce to provide information to developers
	A1.3 Work with affordable housing developers to identify sites, consider reduced development costs and streamline review	Review Annually	Coordinated with Fresno Housing Authority regarding potential future housing projects; coordinated with the Fresno Housing Authority during their conceptual planning of a downtown mixed-use 55 unit low-income housing project
	A1.4 Maximize use of CDBG funds to address deficiencies or non-existent infrastructure to support housing	Review Annually	City continues to utilize CDBG funds for infrastructure improvements. However, CDBG funds have been reduced and fewer infrastructure needs can be met and/or funding will have to be found elsewhere
	A1.5 Pursue annexation of two parcels than can accommodate up to 195 multiple family units	Within 1 year of HE adoption	City contacted property owners outside City limits bordering City limits with approved tentative subdivision maps and offered to initiate the annexation process; two property owners authorized the City to do so which brought approximately 128 acres of land into the City limits for single family residential, multiple family residential, and commercial development
	A1.6 Analyze and identify potential funding for purchase of sites for low and moderate income housing	On-going, review annually	Ongoing, however the elimination of Redevelopment Agencies severely impact this objective.

	A1.7 Review HE and General Plan for consistency.	Review Annually	Ongoing; with adoption of the 2030 General Plan Update the City adopted an annual General Plan Progress Report document called the Work Implementation Plan to be reviewed annually by the City Council
	A1.8 Develop evaluation criteria to update inventory of adequate sites	By Dec. 1, 2013	Ongoing; Developed evaluation criteria based on vacant/underutilized land within City Limits; City prepares monthly and annual building reports
	A1.9 Consolidate lots to ensure minimum densities are achieved. Create list.	Within months of HE adoption	Windsfield surveys conducted of lots to be consolidated; Zoning Ordinance No. 2014-001 decreased minimum single family residential lot size to 5,000 square feet
	A1.10 Increase the supply of land designated for high density residential in 2030 GPU	On-going, review annually	General Plan Update 2030 was adopted in early 2014 with approximately 245 acres of high density residential in the City's sphere of influence
	A1.11 Promote mixed use development downtown.	Include with Zoning Ordinance Update	Ongoing. GPU included policies to encourage mixed use development downtown. Zoning Ordinance No. 2014-001 added mixed use property development standards to the Reedley Municipal Code. The ordinance also made mixed use projects in certain commercial zone districts by-right if they meet higher density requirements. After adoption the City began coordinating with the Fresno Housing Authority during their conceptual planning of a downtown mixed-use 55 unit low-income housing project
	A1.12 Establish minimum densities and rezone sites for multiple family housing	Include with Zoning Ordinance Update	Zoning Ordinance No. 2014-001 added mixed use property development standards to the Reedley Municipal Code. The ordinance also made mixed use projects in certain commercial zone districts by-right if they meet higher density requirements, creating more opportunities for mixed-use multiple family development.
PROGRAM 2: Provision for Extremely Low, Very Low, and Moderate-Income Housing for Homeowners and Renters	A2.1 Assist with two applications for FmHA 502 Interest Subsidy Programs	Ongoing, review annually	Ongoing; the City will participate with Fresno County in securing any additional housing programs as they become available
	A2.2 Expedite approval of all low income projects	Ongoing	The City coordinated with the Fresno Housing Authority during their conceptual planning of a downtown mixed-use 55 unit low-income housing project

	A2.3 Development of 15 additional rental subsidies with the Housing Authority	Ongoing, review annually	The City coordinated with the Fresno Housing Authority during their conceptual planning of a downtown mixed-use 55 unit low-income housing project
	A2.4 Participate in any additional rental programs	Ongoing, review annually	Ongoing
	A2.5 Continue development of multiple family housing that provides housing for those with special needs	Ongoing	Ongoing
	A2.6 Research practicability of 4,500 to 5,000 square foot lots.	Include with Zoning Ordinance Update	Zoning Ordinance No. 2014-001 decreased minimum single family residential lot size to 5,000 square feet
	A2.7 Permit second dwelling units by-right	Include with Zoning Ordinance Update	Complete
	A2.8 Update ZO to include density bonus provisions	Include with Zoning Ordinance Update	The City will use the State of California density bonus language until the update of the ZO update.
	A2.9 Implement AB 2292	Include with Zoning Ordinance Update	Ongoing.
	A2.10 Facilitate affordable multiple family development for extremely low, very low and low income households using incentives provided under Redevelopment Agency Housing programs.	Ongoing	Ongoing, however the elimination of Redevelopment Agencies severely impact this objective.

	A2.11 Monitor at risk units and pursue State and Federal funding to assist at risk units.	Ongoing	Ongoing communication with Fresno Housing Authority, Fresno County, and private developers with at risk units. While not an at risk development, this year the City submitted an evaluation for TCAC funding for the rehabilitation of Riverland Apartments, a 76-unit low income project. The City also submitted a letter in support of the development's rehabilitation efforts. The TCAC funding was awarded and building permits were pulled for the rehabilitation at the end of the year.
PROGRAM 3. Maintain and Improve the Quality of the Existing Housing Stock and the Neighborhoods in which they are located.	A3.1 Provide adequate infrastructure and services to meet demands generated by residential development.	Ongoing	Ongoing; Capitol Improvement Project List adopted; Continuing to collect Development Impact Fees
	A3.2 Encourage a mix of housing types in mixed use areas.	Ongoing	Ongoing. GPU included policies to encourage infill mixed use developments. Zoning Ordinance No. 2014-001 added mixed use property development standards to the Reedley Municipal Code. The ordinance also made mixed use projects in certain commercial zone districts by-right if they meet higher density requirements.
	A3.3 Complete a housing conditions survey pursuant to HCD protocol.	Within 1 year of HE adoption	Ongoing
	A3.4 Maintain a code enforcement program.	Ongoing	Ongoing code enforcement program through the Fire Department
	A3.5 Continue housing rehabilitation assistance through low interest loans and grants.	Ongoing	Past applications have been assisted through redevelopment funds, which are no longer available.
	A3.6 Conduct Neighborhood Cleanup program.	Ongoing	Graffiti Abatement and Cleanup programs utilized through the Police Department, Neighborhood Watch members, and volunteers
PROGRAM 4. Housing to Accommodate Special Needs Groups	A4.1 Encourage non-profit sponsors to make application for the construction of rental housing for seniors and other special needs groups. City will expedite processing.	Ongoing	Past applications have been assisted through redevelopment funds, which are no longer available.
	A4.2 City will make application to fund housing under the HUD Farm Worker Housing program.	Ongoing	No applications have been submitted.

	A4.3 Support Housing Authority implementation of the Economic Opportunity Act of 1964.	Ongoing	We continue to refer to the Housing Authority .
	A4.4 Provide assistance to non-profit sponsors and/or the Housing Authority to assist in two applications for FmHA 514/516 allocations for rentals.	Ongoing, review annually	No application for assistance has been requested.
	A4.5 With elimination of Redevelopment, the City will seek alternative funding for rehabilitation assistance to 47 very low, low and moderate income households.	Ongoing, review annually	Alternative funding sources have not been identified.
	A4.6 With elimination of Redevelopment, the City will seek alternative funding to assist and leverage the development of affordable housing units for large families and seniors.	Ongoing, review annually	The City has processed one tax credit applications in the past year for rehabilitating an existing low-income development (Riverland Apartments). Funding has been secured for the developments and building permits have been issued.
	A4.7 City will seek grants and partner with non-profits to establish a homeless facility within the City of Reedley.	Ongoing, update zoning ordinance	City supports efforts of Community Youth Ministries, Majorie Mason Center, and other affiliations.
	A4.8 City will encourage developers to make application for FmHA 502 Interest Subsidy programs and expedite processing and approval.	Ongoing	No applications have been submitted.
	A4.9 Provide financial assistance, regulatory incentives and priority permit processing for senior developments that provide 25% or more units at rents affordable to moderate, low and very low incomes.	Ongoing	No applications have been submitted.
	A4.10 Require all housing developments designated for seniors to be handicap accessible.	Ongoing	All new multi-family units are required to comply with State law for accessibility.
	A4.11 Facilitate the development of accessible housing by providing financial assistance, incentives and priority permit processing.	Ongoing	The City coordinated with the Fresno Housing Authority during their conceptual planning of a downtown mixed-use 55 unit low-income housing project that was planned to include adaptable and/or accessible units as required by State Law
	A4.12 Require accessible units in multi-family housing developments in accordance with State law.	Ongoing	All new multi-family units are required to comply with State law for accessibility.

	A5.7 City will consider adding single room occupancy as a permitted use in at least one zone.	Include with Zoning Ordinance Update	Single Room Occupancy housing is now a permitted use in the CS zone. Other amendments will be made as part of the Zoning Ordinance Update.
	A5.8 City will define manufactured homes and revise the zoning ordinance to allow them by-right, along with mobile homes on a permanent pad, in residential zones.	Include with Zoning Ordinance Update	The City currently allows manufactured homes and mobile homes on permanent foundations in residential areas with administrative review.
	A5.9 The City will consider reducing parking requirements for senior housing; those with disabilities and second unit projects.	Include with Zoning Ordinance Update	Zoning Ordinance update reduced senior housing to 1.5 spaces per dwelling unit.
PROGRAM 6. Promotion of equal opportunities	A6.1 The City will refer discrimination complaints to the Fair Housing Council of Central California.	Ongoing	The City maintains brochures from the Fair Housing Council of Central California and makes them available to the public.
	A6.2 The City will expand the fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.	Ongoing	The City posts notices at the library, city all and the community center.
	A6.3 The City will participate and distribute fair housing materials at a variety of community events to reach out to all segments of the community.	Ongoing	The City developed pamphlets, which are available at City Hall.
	A6.4 The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing for persons with disabilities	Ongoing	The City is continually monitoring constraints on development and addresses the constraints, if necessary, through ordinance amendments.
PROGRAM 7. Energy Conservation Opportunities	A7.1 The City will support public education programs that promote residential energy conservation, greenhouse gas emission reductions, and public awareness.	Ongoing, review annually	The City distributes energy conservation information at three locations: City Hall, the Community Center, and the Library; This year the City installed photovoltaic systems on three government buildings and the energy generation/cost savings can be viewed on the City website

	<p>A7.2 The City will continue to enforce building code regulations (Title 24) that require compliance with residential energy conservation measures for all new construction.</p>	<p>Include with Zoning Ordinance Update</p>	<p>The City adopted the 2013 Title 24 Regulations in January of 2014</p>
	<p>A7.3 The City will continue to encourage water conservation through the landscape watering schedule.</p>	<p>Ongoing, review annually</p>	<p>The City has adopted a water conservation ordinance.</p>
	<p>A7.4 Include utility company energy saving program in formation in brochures to be distributed by the City.</p>	<p>Ongoing, review annually</p>	<p>The City distributes energy conservation information at three locations: City Hall, the Community Center, and the Library; This year the City installed photovoltaic systems on three government buildings and the energy generation/cost savings can be viewed on the City website</p>
	<p>A7.5 Develop an ordinance for streamlined review of solar projects.</p>	<p>Upon adoption of HE.</p>	<p>Ongoing.</p>