

EXHIBIT B

Mitigation Monitoring And Reporting Program

For

Final Environmental Impact Report (State Clearinghouse No. 2010031106)

&

Reedley General Plan 2030 Update



February 25, 2014

**City of Reedley
Community Development Department
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MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) for the Reedley General Plan 2030 Update (GPU) project has been prepared pursuant to CEQA Guidelines, Section 15097 and Public Resources Code, Section 21081.6. This MMRP lists applicable mitigation measures from the Final Environmental Impact Report for the project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement of the mitigation measures from the EIR to reduce project impacts to less than significant levels.

Because the Environmental Impact Report (EIR) is programmatic in nature (CEQA Guidelines, Section 15168), the goals and policies contained in the proposed GPU serve as the primary means of avoiding or reducing impacts identified for each environmental topic evaluated. Once the proposed GPU is adopted by the City, all future development projects must be substantially consistent with the proposed GPU and its policies. Consequently, the City's implementation of the GPU policies would 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. Implementation of many of the proposed policies would serve to avoid or significantly reduce and lessen the environmental effects of new development. See Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Pg. S-3) and Recirculated Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Page S-5).

This programmatic level EIR references GPU policy implementation as the primary tool by which potential environmental impacts of buildout of the SOI will be avoided or reduced. The GPU policies were applied to a level of less than significant level and are not explicitly identified as mitigation measures within this MMRP.

Where proposed GPU goals and policies may not serve to reduce a significant impact to a less than significant level, mitigation measures are proposed for that purpose. Where the GPU policies may not serve to adequately mitigate significant impacts to a less than significant level, mitigation measures are identified. The City may rely on General Plan policies to mitigate environmental impacts under CEQA (See *Napa Citizens for Honest Gov't v. Napa County Board of Supervisors* (2001) 91 Cal.App 4th). Therefore, these mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded. 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. In this case, both GPU policies and additional mitigation measures were included in the reporting program.

The following MMRP identifies the entity responsible for verifying that the mitigation measures for the project are performed. The City of Reedley, as lead agency, will also be responsible for providing a date that each mitigation measure is verified as completed. The MMRP provides a comment/verification date column for the responsible entity to provide notes and remarks and provide a date the measure was completed. The timing of implementing the mitigation measures in the MMRP is identified in each measure.

The performance of the mitigation measures is the responsibility of the project applicant. The project applicant is responsible to provide evidence to the City of Reedley that the mitigation measures are performed and completed. The City of Reedley, as lead agency, will be responsible for ensuring that implementation of all mitigation measures occurs in accordance with this program.

Impact	Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comment/Verification Date
2.2 Agricultural Resources				
<p>Impact AG-1: Conversion of approximately 2,983 acres of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.</p>	<p><u>Land Use Policies:</u></p> <p>LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to:</p> <p>a) Maintain an exclusive agricultural zone district. b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes.</p> <p>LU 2.5.2: New development will only be approved in sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4.</p> <p>LU 2.5.3: The City shall oppose formation of new land conservation contracts on land adjacent to the City's boundaries. The City shall also work with owners of land within the SOI who wish to file for non-renewal of Williamson Act contracts in advance of urban development.</p> <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. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ranchers to conduct operations when urban land</p>	<p>LU 2.5.1: Ongoing</p> <p>LU 2.5.2: Ongoing</p> <p>LU 2.5.3: Ongoing</p> <p>LU 2.5.4: Within one year of the adoption of the GPU.</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p>	

	<p>uses extend into natural resource areas or are side-by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.</p> <p>LU 2.5.5: The City shall discourage the development of peninsulas of urban development into agricultural lands.</p> <p>LU 2.5.6: In cooperation with Fresno County, Fresno Local Agency Formation Commission (LAFCO), community and agricultural industry stakeholders, the City shall adopt and maintain a SOI consistent with the goals and policies of this GPU. The sphere of influence shall serve the mutual interest of the County and City by preserving agricultural uses from incompatible or unplanned urban uses.</p> <p>LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex new territory into the City.</p> <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> <p>LU 2.5.9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.</p>	<p>LU 2.5.5: Ongoing</p> <p>LU 2.5.6: Ongoing</p> <p>LU 2.5.7: Ongoing</p> <p>LU 2.5.8: Ongoing</p> <p>LU 2.5.9: Ongoing</p>	<p>City of Reedley</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p>	
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<p>LU 2.5.10: Continue to maintain a Memorandum of Understanding (MOU) with Fresno County which clearly sets forth the following:</p> <ul style="list-style-type: none"> a) The County shall not approve any discretionary development permit for new urban development within the City's SOI unless that development has first been referred to the City. b) That the development is orderly. c) County shall require development standards of the City of Reedley, when development is within the existing SOI. d) The City application for the annexation of any new territory be consistent with the Cortese-Knox Act. e) City initiated annexation shall have development eminent, with at least fifty (50) percent of the proposed area having an approved site plan and/or tentative map. 	<p>LU 2.5.10: Ongoing</p>	<p>City of Reedley, County of Fresno</p>
<p>LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.</p>	<p>LU 2.5.11: Ongoing</p>	<p>City of Reedley</p>
<p>LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.</p>	<p>LU 2.5.12: Ongoing</p>	<p>City of Reedley</p>

<p>LU 2.5.13: The City should promote and provide urban services to development within the City as a means of controlling and directing growth.</p>	<p>LU 2.5.13: Ongoing</p>	<p>City of Reedley</p>	
<p>LU 2.5.14: Initial development shall incorporate the necessary infrastructure to accommodate future development for the surrounding area consistent with the goals and objectives of the GPU. Reimbursement agreements or other mechanisms may be provided to the developer as a means to share the equitable burden of costs.</p>	<p>LU 2.5.14: Ongoing</p>	<p>City of Reedley</p>	
<p>LU 2.5.15: Provide transitional design between land use types and high quality urban uses.</p>	<p>LU 2.5.15: Ongoing</p>	<p>City of Reedley</p>	
<p>LU 2.5.16: The City shall encourage in-fill projects that incorporate pedestrian-oriented design.</p>	<p>LU 2.5.16: Ongoing</p>	<p>City of Reedley</p>	
<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>	<p>LU 2.5.17: Ongoing</p>	<p>City of Reedley</p>	
<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>	<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).</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p>	
<p><u>Agriculture Policies:</u> COSP4.3.1: Support the efforts of the County of Fresno and agricultural and community stakeholders to preserve and protect farmlands outside the centralized core of the City.</p>	<p>COSP4.3.1: Ongoing</p>	<p>City of Reedley</p>	

<p>COSP4.3.2: Maintain a 20-acre minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments.</p> <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.</p> <p>For each policy, standard or measure, the plan shall include a discussion of the following: (1) How the policy would minimize a potential detrimental effect caused by urban development; (2) Whether and how the policy would assist in avoiding the premature conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance; (3) How the policy, standard or measure would be integrated into the entitlement process; and, (4) How the policy, standard or measure would be enforced through the regulatory environment. The FPP shall include the following policies:</p> <p>a) The City shall protect agriculturally designated areas, and direct urban growth away from productive agricultural lands into urbanized or underdeveloped portions of the City.</p> <p>b) The City shall collaborate with the Fresno County Local Area Formation Commission (LAFCo), Fresno County and land owners to encourage minimum parcel sizes of 20 acres or more for land designated for agriculture and/or evidence of commercial agricultural use prior to entering into new Williamson Act contracts.</p>	<p>COSP4.3.2: Ongoing</p> <p>COSP4.3.3: See LU2.5.18. The City shall prepare and deliver to the City Council an annual report FPP, describing progress made toward the preparation, adoption and implementation of the final FPP.</p>	<p>City of Reedley, County of Fresno</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p>
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	<p>c) The City shall not protest the renewal of Williamson Act Contracts with regard to land located within the City's SOI, but not adjacent or in close proximity to the City's current boundary, where the land's minimum parcel size is at least 20 acres and the land owner has provided evidence satisfactory to the City that the land is currently being used for commercial agricultural operations.</p> <p>d) The City shall support the efforts of public, private, and non-profit organizations to preserve Prime Farmland, Unique Farmland or Farmland of Statewide Importance located in Fresno County through the dedication of conservation easements and the preservation of range land held as environmental mitigation.</p>	
	<p>e) The City shall encourage the installation of solar and wind energy production facilities in agricultural areas so long as they do not result in a tax burden to Fresno County, do not result in permanent water transfers from productive agricultural land, do not hinder agricultural operations on adjacent land, or do not require cancellation of Williamson Act contracts. In addition, these facilities should include dedications of agricultural land and habitat mitigation, measures to control erosion, and assurances for financing decommissioning activities.</p>	
	<p>f) The City shall actively collaborate with landowners, cities, state and federal agencies, colleges, universities, stakeholders, and community-based organizations to continue to expand agricultural preservation in the surrounding Fresno County area.</p> <p>g) The City shall discourage public agencies from locating facilities, especially schools, in existing agricultural areas.</p>	

	<p>h) The City shall encourage the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses.</p> <p>The FPP shall include the following implementation measures:</p> <p>a) A provision designating the Community Development Department as the department responsible for the preparation and implementation of the FPP, once adopted and directing the Department to prepare annual reports to the City Council describing progress made toward the preparation, adoption and implementation of the final FPP.</p> <p>b) The creation of a community outreach program to encourage current agricultural land owners' continued participation in programs that preserve farmland, including the Williamson Act, conservation easements, and USDA-funded conservation practices.</p> <p>c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU to provide at least for the following:</p> <p>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.</p> <p>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</p>		
		<p>c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU.</p>	<p>City of Reedley</p>

<p>conversion of agricultural land, which could cause incompatible land uses and potential conflicts.</p> <p>3) Amend the subdivision ordinance to facilitate the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses.</p> <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> <p>d) The City shall manage extension of public utilities and infrastructure to avoid extending them into agricultural areas before those areas are committed to conversion of urban uses.</p>		
<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. The goal of this program is to preserve designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (together "Farmland") that otherwise runs the risk of being converted to urbanized development. This program shall act as a mitigation program in response to the necessary agricultural land conversion that occurs as a result of the City's expansion into its SOI. The City shall not support the annexation of lands in excess of a total of 500 acres within the City's existing SOI until this program, or a program that accomplishes the same goals, has been adopted and other actions and approvals necessary to the implementation of the program have been completed. Among other</p>	<p>COSP 4.3.4: See LU2.5.18 The City shall not support the annexation of lands in excess of a total of 500 acres within the City's existing SOI until this program, or a program that accomplishes the same goals, has been adopted and other actions and approvals necessary to the implementation of the program have been completed.</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p>

provisions, the program shall include the following evaluation and performance requirements:

a) Program Goal: As Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within the City's SOI is converted to urban uses, secure the permanent preservation of other Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within Fresno County on a 1 for 1 basis.

b) Evaluation Process: To accomplish the program goal, as part of the entitlement application process Farmland proposed for conversion will be evaluated using the Land Evaluation and Site Assessment (LESA) model issued by the California Department of Conservation. The LESA model provides an analytical approach for rating the relative quality of land resources based upon specific factors, such as soils, site acreage, water availability, and surrounding land uses. The LESA model worksheets are provided in Appendix A, Evaluation and Site Assessment (LESA) Model, California Department of Conservation.

c) Fee Program: The City shall develop and adopt a fee program consistent with the requirements of the Mitigation Fee Act that will require applicants seeking to annex Farmland within the City's SOI to pay a fee to the City of Reedley equivalent to the cost of preserving Important Farmland on a 1 to 1 basis with land converted to urban uses. The City shall use the fees to fund an irrevocable instrument (e.g. an easement) to permanently preserve farmlands via a Trust for Farmland Funds Disbursements.

d) Alternative to Payment of Fee: As an alternative to the payment of the fee described in subsection (c), applicant shall provide documentation

<p>Impact AG-2: Conflict with Existing Zoning or Williamson Act contracts existing on land within the proposed expanded SOL.</p>	<p>satisfactory to the City that demonstrates that applicant has entered into a binding agreement with one or more property owners or a third-party organization acceptable to the City of Reedley (e.g. the Sequoia Riverlands Trust) to permanently preserve farmland equivalent in acreage to the Farmland proposed for annexation into the City. The agreement shall identify an irrevocable instrument that will be recorded against the preserved property.</p> <p>e) This program will also involve the City maintaining a current list of organizations and owners of Farmland that can facilitate the acquisition of conservation easements so as not to unduly delay the annexation of the land into the City and completion of the proposed development.</p> <p><u>Land Use Policies:</u></p> <p>LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to:</p> <p>a) Maintain an exclusive agricultural zone district.</p> <p>b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes.</p> <p>LU 2.5.2: New development will only be approved in sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4.</p> <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</p>	<p>LU 2.5.1: Ongoing</p> <p>LU 2.5.2: Ongoing</p> <p>LU 2.5.4: Within one year of the adoption of the GPU.</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley, County of Fresno & Local Area Formation Commission</p> <p>City of Reedley</p>	
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	<p>acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ranchers to conduct operations when urban land uses extend into natural resource areas or are side-by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.</p>	<p>LU 2.5.7: Ongoing</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p>	
	<p>LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex new territory into the City.</p>	<p>LU 2.5.7: Ongoing</p>	<p>City of Reedley</p>	
	<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>	<p>LU 2.5.8: Ongoing</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission</p>	
	<p>LU 2.5.9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.</p>	<p>LU 2.5.9: Ongoing</p>	<p>City of Reedley</p>	
	<p>LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.</p>	<p>LU 2.5.11: Ongoing</p>	<p>City of Reedley</p>	
	<p>LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered</p>	<p>LU 2.5.12: Ongoing</p>	<p>City of Reedley</p>	

	<p>in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.</p> <p><u>Agriculture Policies:</u></p> <p>COSP 4.3.2: Maintain a 20-acre minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments.</p>	<p>COSP 4.3.2: Ongoing</p>	<p>City of Reedley</p>	
<p>2.3 Air Quality</p>				
<p>Impact AQ-1: Conflict with air quality management plans for the San Joaquin Valley Air Basin.</p>	<p>The proposed GPU contains a multitude of goals and policies that would directly and indirectly reduce of avoid air emissions. Many goals and policies are modeled on those recommended by the SJVAPCD for reducing air emissions from new development. The goals and policies are found through the Land Use; Circulation; and Conservation, Open Space, Parks and Recreation Elements of the GPU.</p>	<p>Prior to issuance of building permits, during construction and operational activities.</p>	<p>City of Reedley</p>	
<p>Impact AQ-2: Cumulatively considerable increase in criteria pollutants (ozone and PM10) for which the air basin is in non-attainment.</p>	<p>See AQ-1</p>	<p>See above</p>	<p>City of Reedley</p>	
<p>2.4 Biological Resources</p>				
<p>BIO-1: Substantial adverse effects on special-status species.</p>	<p>COSP4.13C: As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement.</p> <p>COSP4.13.4: As part of the environmental review of new development projects.</p>	<p>COSP4.13C: Ongoing</p> <p>COSP4.13.4: Ongoing as development is</p>	<p>City of Reedley</p> <p>City of Reedley</p>	

	<p>(a) Biological studies shall be prepared to assess habitat value when determined appropriate by the Community Development Department.</p> <p>(b) Mitigation shall be applied to assure that degradation of habitat or impacts to sensitive species is reduced or eliminated.</p> <p>(c) Input will be sought from agencies and individuals with expertise in biological resources, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency.</p> <p>COSP4.13.16: Require preservation of contiguous areas in excess of the 100-year flood plain as merited by special circumstances. Special circumstances may include sensitive wildlife or vegetation, wetland habitat, oak woodland areas, slope or topographical considerations, and recreation opportunities.</p>	<p>proposed.</p> <p>COSP4.13.16 Ongoing as development is proposed.</p> <p>City of Reedley</p>	
<p>BIO-1: Substantial adverse effects on special-status species.</p>	<p>BIO-1: Where review of a proposed project or activity identifies potential impacts on special-status plant species [including but not limited to brittle scale (<i>Atriplex depressa</i>), California satintail (<i>Imperata brevifolia</i>), Earlimart orache (<i>Atriplex erecticaulis</i>), lesser salt scale (<i>Atriplex minuscula</i>), recurved larkspur (<i>Delphinium recurvatum</i>), San Joaquin adobe sunburst (<i>Pseudobahia peirsonii</i>), and/or spiny-sealed button-celery (<i>Eryngium spinosepalum</i>)] due to the presence of suitable habitat, then the City shall require that the special-status species with potential to occur on a project site be evaluated. Focused surveys conducted in accordance with current CDFG and CNPS rare plant survey protocols may be required if suitable habitat is present and would be impacted. If special-status plants occur on a site and could be</p>	<p>Prior to approval of an entitlement application, with oversight during the pre-construction phase of any project.</p> <p>City of Reedley</p>	

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	<p>significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.</p>		
<p>BIO-1: Substantial adverse effects on special-status species.</p>	<p>BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status animal species due to the presence of suitable habitat, then the City shall require that the special-status species with potential to occur on a project site be evaluated. Such species include but are not limited to: invertebrates [Valley elderberry longhorn beetle (<i>Desmocerus californicus dimorphus</i>), vernal pool fairy shrimp (<i>Branchinecta lynchi</i>), and vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)], reptiles and amphibians [California tiger salamander (<i>Ambystoma californiense</i>), western pond turtle (<i>Emys marmorata</i>), and western spadefoot (<i>Spea hammondi</i>)], birds [burrowing owl (<i>Athene cunicularia</i>), Swainson's hawk (<i>Buteo swainsoni</i>), and western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)], and mammals [pallid bat (<i>Antrozous pallidus</i>), San Joaquin kit fox (<i>Vulpes macrotis mutica</i>), and western mastiff bat (<i>Eumops perotis californicus</i>)]. Focused surveys conducted in accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is present and would be impacted. If special-status animals occur on a site and could be significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.</p>	<p>Prior to approval of an entitlement application, with oversight during the pre-construction phase of any project.</p>	<p>City of Reedley</p>
<p>BIO-1: Substantial adverse effects on special-status species.</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</p>	<p>Prior to approval of an entitlement application, with oversight during the pre-construction phase of any</p>	<p>City of Reedley</p>

	<p>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 nesting birds.</p>	<p>project.</p>		
<p>2.5 Climate Change/Greenhouse Gases</p>				
<p>GHG-1: Generate GHGs that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.</p>	<p>COSP4.11.2: The City will establish a Climate Action Plan² 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) by July 2015.</p>	<p>COSP4.11.2: July 2015</p>	<p>City of Reedley</p>	
<p>GHG-1: Generate GHGs that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.</p>	<p>GHG-1. Until such time as the City adopts a Climate Action Plan, the City shall review and require all future development projects to be consistent with the GHG emissions impact analysis and mitigation framework developed by the SJVAPCD as part of its Climate Change Action Plan. Future projects which are not exempt from review under the Climate Change Action Plan framework shall demonstrate that GHG emissions reduction measures have been included in the project design to reduce total emissions by 29</p>	<p>The City shall within two years after the adoption of the GPU, adopt a Climate Action Plan.</p>	<p>City of Reedley</p>	

	percent or the SJVAPCD emissions reduction threshold in effect at the time environmental review is being conducted for individual projects.			
2.9 Hydrology and Water Quality				
<p>HYD-2: Substantially deplete groundwater supplies or interfere with groundwater recharge.</p>	<p><u>Water Service Policies:</u> 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>a) The Plan shall be prepared in accordance with Article 1, Sections 10620-10621.</p> <p>b) The contents of this Plan shall be consistent with Article 2. Contents of Plans, Sections 10630-10634.</p> <p>c) The implementation of the Plan shall be in accordance with Article 3. Adoption and Implementation of Plans, Sections 10640-10645.</p> <p>d) After the adoption of the 2010 Urban Water Management Plan, the City shall prepare and adopt the 2015 Urban Water Management Plan, pursuant to the California Water Code, Division 6.</p> <p>e) Should the Plan expire at any time, pursuant to State Law, the City shall not support the approval of unincorporated territory, General Plan, zone change and/or tentative tract map entitlement applications.</p> <p>CIR 3.10.2: The City shall identify capital facilities necessary to maintain service in the City of Reedley as the City expands.</p> <p>CIR 3.10.3: The City Council shall annually review and adopt updates of development impact fees,</p>	<p>CIR 3.10.1: Completed</p>	<p>City of Reedley</p>	

	<p>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>CIR 3.10.4: The City shall actively support efforts to expand surface water supply and storage that benefits the City. These efforts should include, but not be limited to, coordination with Irrigation Districts for water banking, and WWTP effluent recycling and percolation.</p> <p>CIR 3.10.5: The City shall require that necessary water supply infrastructure is available prior to constructing new development, and approve development entitlements only when there is assurance of a dependable and adequate water supply that will serve the development.</p> <p>CIR 3.10.6: Any development project which meets the definition of a "water-demand project", pursuant to the CEQA Guidelines, Section 15155, shall be required to prepare a "water assessment" in accordance with Water Code Sections 10910 & 10915. The City Council shall formally consider approval of the assessment within the time period required by applicable law and prior to the approval of any development entitlements for the development project.</p> <p>CIR 3.10.7: The City shall cooperate with surrounding water management authorities and irrigation districts to develop a comprehensive water management and recharge program which addresses the long-term stabilization of the Kings Basin and the transfer of excess WWTP effluent recycled water for use by the districts for recharge or use by their constituents.</p>	<p>council.</p> <p>CIR 3.10.4: Ongoing</p> <p>CIR 3.10.5: At time of entitlement approval and prior to issuance of a building permit.</p> <p>CIR 3.10.6: Pursuant to proposed project compliance with CEQA Guidelines.</p> <p>CIR 3.10.7: Ongoing</p>	<p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p>	
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	<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>CIR 3.10.9: The City shall encourage and cooperate with the private sector, as appropriate, to incorporate alternative methods of water reuse into new development, such as reclaimed water from irrigation, landscaping and purple pipe systems.</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. The policies and implementation measures contained in the WCP shall set performance standards for sustainable management of Reedley's water production. The WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below.</p> <p>For each policy, standard and implementation measure identified below for inclusion in the WCP there shall be a discussion of the following: (1) How the policy, standard or implementation measure shall reduce per capita potable water consumption; (2) Whether and how the policy, standard or implementation measure would be integrated into the development entitlement process; and (3) how the policy, standard or implementation measure would be enforced through the regulatory environment.</p>	<p>CIR 3.10.8: Prior to issuance of a building permit.</p> <p>CIR 3.10.9: Ongoing</p> <p>CIR 3.10.10A: The WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below.</p>	<p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p>	
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	<p>The policies listed below have been assigned a date of anticipated implementation or completion. Those dates were determined by operational necessity and compliance, complexity of task and staffing capacity.</p> <p>GOAL: To reduce per capita potable water consumption by an additional twenty (20) percent by the year 2020.</p> <p>COMPLIANCE MONITORING AND REPORTING: After the adoption of the WCP, the Community Development Department shall provide an annual report to the City Council progress made toward overall implementation of the WCP.</p> <p>The WCP shall include the following policies and implementation measures:</p> <p>a) The WCP shall include a public education component that addresses various topics related to groundwater production, consumption, recharge and recycling. The public education activities listed below will occur annually at various times throughout the year:</p> <p>1) The annual water quality report, prepared by the Public Works Department, which includes statistics related to annual water consumption, discharge and containment, shall be presented to the City Council for its consideration of approval. After Council approval, the report shall be submitted to the State Department of Water Resources.</p> <p>2) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge that has occurred. The City shall use industry standards to establish a formula to calculate the</p>	<p>a) Ongoing</p> <p>1) Annual review by the City Council.</p> <p>2) Annual review by City Council.</p>	<p>City of Reedley</p> <p>City of Reedley</p>	
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<p>balancing of production to groundwater recharge.</p> <p>3) All water quality reports prepared by the Public Works Department that are required by the Regional Water Quality Board shall be presented to the City Council for its consideration of approval.</p> <p>4) The City shall develop publications and other forms of communication to City water customers to inform them regarding the City's efforts to reduce water consumption and ways the customers can assist with achieving the City's goals.</p>	<p>3) Annual review by City Council.</p> <p>4) Ongoing</p>	<p>City of Reedley</p> <p>City of Reedley</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>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>b) March 2014</p> <p>c) Within one (1) year of the adoption of the GPU</p>	<p>City of Reedley</p> <p>City of Reedley</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>2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.</p>			

	<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> <ol style="list-style-type: none"> 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. 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. 3) Toilet fixtures and fittings shall have an average consumption that does not exceed 1.1 gallons of water per flush. 4) New residential dwellings that are equipped with clothes washers shall install washers that are ENERGY STAR qualified. 5) The water pressure in a single family home shall not exceed 60 pounds per square inch (psi), with no detectable water leaks. Multifamily and midrise projects are exempt from the water pressure testing criterion but shall meet the requirements as stated in 1) through 4) above (Source: U.S. Green Building Council). 	<p>d) Within one (1) year of the adoption of the GPU.</p>	<p>City of Reedley</p>	
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<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>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>To further reduce outdoor water consumption, encourage water efficient landscaping practices through the reduction of turf grass by at least 40% and increasing the amount of plants that are native or adapted to the region by at least 25% (Source: U.S. Green Building Council).</p>	<p>e) Ongoing</p>	<p>City of Reedley</p>
<p>g) The City shall work with utility service providers such as PG&E who have rebate programs available to City’s water customers to inform customers of the programs and to encourage them to utilize the programs to replace current water consuming appliances with water conserving appliances that are Energy Star rated.</p>	<p>g) Ongoing</p>	<p>City of Reedley</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. The installation of the meters will be completed within one year after the adoption of the GPU.</p>	<p>h) Ongoing</p>	<p>City of Reedley</p>

<p>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. This replacement program shall commence when the GPU is adopted.</p>	<p>City of Reedley</p>	<p>i) Ongoing</p>	
<p>j) The City shall work cooperatively with land owners, local and regional water agencies, and irrigation districts which rely upon the Kings Basin as a source of water to identify and implement infrastructure projects and other programs that serve to reduce the use of groundwater and/or facilitate the recharge of the aquifer.</p>	<p>City of Reedley</p>	<p>j) Ongoing</p>	
<p>k) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.</p>	<p>City of Reedley</p>	<p>k) Ongoing</p>	
<p>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.</p>	<p>City of Reedley</p>	<p>CIR 3.10.10B: Ongoing</p>	
<p><u>Waste Water Policies:</u> CIR 3.10.11: By March 2014, City Council shall adopt a Waste Water Master Plan to address collection and treatment system. The implementation of this plan will assist the City in identifying general locations for future</p>	<p>City of Reedley</p>	<p>CIR 3.10.11: By March 2014.</p>	

<p>infrastructure. The Plan will also be vital to the development of impact fees which are necessary for implementation.</p> <p>CIR 3.10.12: The master plan will include analysis of the treatment needs as well as collector system disposal measures and funding mechanisms.</p> <p>CIR 3.10.13: The City shall acquire adequate land to be used for reclamation purposes.</p> <p>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.</p> <p><u>Storm Water Policies:</u></p> <p>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. These policies shall set performance standards for sustainable management of Reedley's storm water drainage system. The policies, including those set forth below, shall be adopted such that their provisions are implemented by the deadlines set forth in the proposed policies. If the policy does not contain a specific deadline for its implementation, it shall be considered for adoption within twelve (12) months of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council describing progress made toward the development, adoption and overall implementation of these policies.</p>	<p>CIR 3.10.13: By March 2014.</p> <p>CIR 3.10.13: By 2018.</p> <p>CIR 3.10.14: City Council review on a three-year ongoing cycle.</p> <p>CIR 3.10.18: Within twelve month of the adoption.</p>	<p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p>	
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	<p>The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would minimize potential detrimental effect caused by the percolation of storm water; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer; (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment. The policies shall include the following:</p> <p>a) The City shall develop and implement a public education component that addresses various topics related to collection and disposal of storm water and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies. Specifically, this component shall include the following actions by the City Council:</p> <ol style="list-style-type: none"> 1) All legally required storm drainage reports prepared by the Public Works Department shall be presented to the City Council for consideration of adoption. 2) All legally required National Pollutant Discharge Elimination System (NPDES) program reports, prepared by the Public Works Department shall be presented to the City Council for consideration of adoption. 3) 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. 	<p>a) Ongoing</p>	<p>City of Reedley</p>	
		<p>1) Annual review by the City Council.</p>	<p>City of Reedley</p>	
		<p>2) Annual review by the City Council.</p>	<p>City of Reedley</p>	
		<p>3) March 2014</p>	<p>City of Reedley</p>	

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	<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>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>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>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>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>g) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.</p>	<p>b) Ongoing</p> <p>c) Ongoing</p> <p>d) Ongoing</p> <p>e) Ongoing</p> <p>f) Ongoing</p> <p>g) Ongoing</p>	<p>City of Reedley</p>	
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<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>CIR 3.10.18B: Annual review by City Council.</p>	<p>City of Reedley</p>
<p>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. These policies shall set performance standards for sustainable management of Reedley's use of groundwater and promote efforts to increase groundwater recharge. The policies, including those set forth below, shall be adopted such that their provisions are implemented by the deadlines set forth in the proposed policies. If the policy does not contain a specific deadline for adoption or implementation, it shall be considered for adoption within twelve (12) months of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council describing progress made toward the development, adoption and overall implementation of these policies.</p> <p>The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would help to reduce consumptive use; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer; (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment. The policies shall include the following:</p>	<p>CIR 3.10.19A: Within twelve (12) months of the GPU's adoption.</p>	<p>City of Reedley</p>

<p>a) The City shall develop and implement a public education component that addresses various topics related to the consumptive use of groundwater as well as efforts to recharge the underground aquifer and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies.</p> <p>b) The City shall work cooperatively with land owners, local and regional water agencies, and irrigation districts which rely upon the Kings Basin as a source of water to identify and implement infrastructure projects and other programs that serve to reduce the use of groundwater and/or facilitate the recharge of the aquifer.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>a) Ongoing</p> <p>b) Ongoing</p> <p>c) Ongoing</p> <p>d) Within one year after the adoption of the GPU.</p>	<p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p>
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<p>e) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.</p> <p>f) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.</p>	<p>e) Ongoing</p> <p>f) Ongoing</p>	<p>City of Reedley</p> <p>City of Reedley</p>
<p>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.</p>	<p>g) By January 15, 2015.</p>	<p>City of Reedley</p>
<p>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.</p>	<p>h) Within one year after the adoption of the GPU.</p>	<p>City of Reedley</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>2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.</p>		
<p>i) By 2020, the City shall prepare an updated Groundwater Pumping, Recharge, and Consumptive Use Analysis report using the same</p>	<p>i) To be completed by the end of 2020.</p>	<p>City of Reedley</p>

<p>methodology as the 2013 report. Part of this report will include policies, recommendations, and implementation measures. The analysis and recommendations shall be presented to the City Council for its consideration.</p>			
<p>j) All annual reports, prepared by the Public Works Department related to water quality, water supply and delivery, and groundwater recharge shall be presented to the City Council for its consideration of adoptions.</p>	City of Reedley	j) Ongoing	
<p>k) The City shall continue to strive to develop and implement best management practices, strategies, in compliance with State law, and regulatory permits/requirements related to water quality and supply and groundwater recharge and report annually to the California Urban Water Conservation Council on its progress in development and implementing said practices.</p>	City of Reedley	k) Annual Reporting	
<p>l) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge that has occurred. The City shall use industry standards to establish a formula to calculate the balancing of production to groundwater recharge.</p>	City of Reedley	l) Ongoing	
<p>CIR 3.10.20B: As part of the City's formulation of its annual budget, City staff shall identify a capital facility improvement projects, with proposed budgetary allocations, necessary to implement the City's groundwater recharge efforts.</p>	City of Reedley	CIR 3.10.20B Annual review by City Council.	
<p><u>Natural Resources Policies:</u> COSP4.2.3 Protect areas of groundwater recharge from land uses and disposal methods which would degrade water sources.</p>	City of Reedley	COSP4.2.3: Ongoing	

	<p>COSP4.2.4 Provide public sewer service to new urban development as a means of protecting groundwater resources.</p> <p>COSP4.2.5: To protect human health the City groundwater resources will be monitored on a regular basis to test for bacteriological and toxic chemical components.</p> <p>COSP4.2.6: Promote activities which combine storm-water control and water recharge.</p> <p>COSP4.2.7: The City will enhance groundwater recharge supply by requiring the installation of detention/retention ponds in new growth areas.</p> <p>COSP4.2.10: Continue to encourage water conservation.</p>	<p>COSP4.2.4: At time of entitlement approval and prior to issuance of a building permit.</p> <p>COSP4.2.5: Ongoing</p> <p>COSP4.2.6: Ongoing</p> <p>COSP4.2.7: Ongoing</p> <p>COSP4.2.10: Ongoing</p>	<p>City of Reedley</p>	
<p>HYD-2: Substantially deplete groundwater supplies or interfere with groundwater recharge.</p>	<p>HYD-1. The City will update its Urban Water Master Plan or prepare a separate water supply plan to identify how the City will avoid or substantially reduce the impacts of increased demand for groundwater resources on groundwater depletion and overdraft of the Kings Basin resulting from implementation of the proposed GPU. The plan should include, but may not be limited to the following components:</p> <p>(a) Inventory of existing water demands, supplies, and providers, water use efficiency, recycling, transfers, and conjunctive use.</p> <p>(b) Analysis of future water demands based on general plan land use at buildout.</p>	<p>City Council has approved the 2010-2015 Urban Water Management Plan.</p>	<p>City of Reedley</p>	

	<p>(c) Assessment of future opportunities for enhanced water use conservation (which could include an update of the City's water conservation ordinance), recycling of water, water transfers, conjunctive use of groundwater and surface water, additional storage or water development projects, and other potential increases in water entitlements and supply.</p> <p>(d) Assessment of any shortfalls in future water demands based on wet, normal, dry, and multiple dry year types and contingency plans for drought conditions.</p> <p>(e) Identification of alternative water sources that will be utilized as needed to supplement groundwater extraction as the City's only source of urban water supply in order to avoid or substantially reduce impacts from overdraft of the Kings Basin.</p>			
2.10 Noise				
<p>N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.</p>	<p>NE 6.1.3: Areas subject to a DNL greater than 60 dBA are identified as noise impact zones. As part of the special permit process the proposed development project will be required to have an acoustical analysis prepared by a licensed engineer. The report should also include practical and reasonable mitigation measures.</p> <p>NE 6.1.5: Design of all proposed development should incorporate features necessary to minimize adverse noise impacts, while also minimizing effects on surrounding land uses.</p> <p>NE 6.1.6: Land use and transportation planning should include analysis of the potentially adverse noise levels associated with various design and use alternatives.</p>	<p>Ongoing as development is proposed.</p> <p>Ongoing as development is proposed.</p> <p>Ongoing as development is proposed.</p>	<p>City of Reedley</p> <p>City of Reedley</p> <p>City of Reedley</p>	

<p>NE 6.1.7: The design of proposed transportation facility should incorporate feasible measures to diminish potential increases in noise levels.</p> <p>NE 6.1.8: To relieve excessive noise generation associated with various modes of transportation, the City should:</p> <ul style="list-style-type: none"> a) designate truck routes where appropriate (see Circulation Element). b) Limit vehicle speed where appropriate. 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. d) Encourage appropriate authorities to stringently enforce California Motor Vehicle Code standards relating to noise emission levels and muffler systems. e) Maintain awareness of State and Federal standards or legislation relating to noise and lend support or criticism as appropriate. <p>NE 6.1.9: The City should cooperate with Fresno County to adopt compatible noise control programs.</p> <p>NE 6.1.10: The City should develop noise contours for the following facilities:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing as development is proposed.</p> <p>Ongoing, and as development is proposed.</p>	<p>City of Reedley</p> <p>City of Reedley</p>
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<p>N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.</p>	<p>N-1. The City will minimize to the degree practicable the impact of transportation-related noise. Transportation noise sources include roadways, railroads and aircraft operations. Transportation noise shall be minimized as follows: (a) Noise-Sensitive Land Uses: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future noise levels from transportation noise sources exceeding 60 dB DNL within outdoor activity areas unless appropriate noise mitigation measures have been incorporated into the final project design. An exterior exposure of up to 65 dB DNL within outdoor activity areas may be allowed if a good-faith effort has been made to mitigate exterior noise exposure using a practical application of available noise mitigation measures and interior noise exposure due to exterior sources will not exceed 45 dB DNL. (b) New Transportation Noise Sources: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB DNL within outdoor activity areas and 45 dB DNL within interior living spaces of existing or planned noise-sensitive land uses.</p>	<p>Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.</p>	<p>City of Reedley, County of Fresno & Local Area Formation Commission Community Development Department</p>
<p>N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.</p>	<p>N-2. The City will minimize to the degree practicable the impact of stationary noise sources. Stationary noise sources include industrial and commercial facilities, agricultural operations and vehicle movements on private property. Stationary noise shall be minimized as follows: (a) Noise-Sensitive Land Uses: The development of new noise-sensitive land uses shall not be permitted in areas where noise levels from existing stationary noise sources may exceed the noise level standards shown in Table 6.1.2-B of the proposed GPU within outdoor activity areas.</p>	<p>Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.</p>	<p>City of Reedley</p>

<p>N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.</p>	<p>(b) New Stationary Noise Sources: Noise created by proposed stationary noise sources, or existing stationary noise sources which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards shown in Table 6.1.2-B of the proposed GPU within outdoor activity areas of existing or planned noise-sensitive land uses.</p>	<p>Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.</p>	<p>City of Reedley</p>	
<p>N-3: Maintain a citywide noise environment that achieves noise goals through development review and post-development monitoring by implementing the following actions: (a) Development Review: The City will review new public and private development proposals to determine conformance with the policies and implementing actions of the Noise Element. (b) Acoustical Analysis Required (Transportation Noise Sources): At the discretion of the Community Development Department or where the development of a project may result in noise-sensitive land uses being exposed to existing or projected future transportation noise levels exceeding 60 dB DNL (or CNEL), an acoustical analysis shall be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. Areas of the city potentially exposed to noise from transportation sources in excess of 60 dB DNL (or CNEL) may be determined by reference to Table 16, Generalized Traffic Noise Exposure Reedley 2020 General Plan Update Future Conditions, for traffic noise. For railroad noise, it is assumed that areas closer than 200 feet from the track may be exposed to 60 dB DNL or above.</p>	<p>N-3: Maintain a citywide noise environment that achieves noise goals through development review and post-development monitoring by implementing the following actions: (a) Development Review: The City will review new public and private development proposals to determine conformance with the policies and implementing actions of the Noise Element. (b) Acoustical Analysis Required (Transportation Noise Sources): At the discretion of the Community Development Department or where the development of a project may result in noise-sensitive land uses being exposed to existing or projected future transportation noise levels exceeding 60 dB DNL (or CNEL), an acoustical analysis shall be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. Areas of the city potentially exposed to noise from transportation sources in excess of 60 dB DNL (or CNEL) may be determined by reference to Table 16, Generalized Traffic Noise Exposure Reedley 2020 General Plan Update Future Conditions, for traffic noise. For railroad noise, it is assumed that areas closer than 200 feet from the track may be exposed to 60 dB DNL or above.</p>	<p>Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.</p>	<p>City of Reedley</p>	

When required, an acoustical analysis shall include identification and quantification of noise sources that may affect the proposed use, or that may result from the proposed use, for existing and foreseeable future conditions. Noise levels shall be quantified in terms of the DNL (CNEL for aircraft noise) and shall include consideration of site-specific conditions that could affect noise exposure at the location or locations of interest.

(c) Acoustical Analysis Required (Stationary Noise Sources): Where, at the discretion of the Community Development Department, the development of a project may result in noise-sensitive land uses being exposed to noise from existing or future stationary sources exceeding the daytime or nighttime standards shown in Table 6.1.2-B of the proposed GPU, an acoustical analysis shall be required. The acoustical analysis should be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit.

When required, an acoustical analysis shall include identification and quantification of noise sources that may affect the proposed use, or that may result from the proposed use, for existing and foreseeable future conditions. Noise levels shall be quantified in terms of the noise level descriptors utilized in 6.1.2-B and shall include consideration of site-specific conditions that could affect noise exposure at the location or locations of interest.

	<p>(d) Compliance Monitoring: The City shall develop and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects where noise mitigation measures have been required.</p>			
<p>2.13 Utilities</p>				
<p>UTIL-3: Have sufficient water supply available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.</p>	<p>See HYD-1 and HYD-2.</p>	<p>See above.</p>	<p>Community Development, Engineering and Public Works Departments</p>	