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findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures.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 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 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 policies 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 may 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	Proposed Completion	Responsible Department	Potential Funding
Agricultural Resources				
Land Use Policies:				
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…	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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.	April 2014	October 2014	Community Development Department	General Fund-Staff Time
LU 2.5.15: Provide transitional design between land use types and high quality urban uses.	Oct. 2014	April 2015	Community Development Department	General Fund-Staff Time
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.	March 2014	July 2015	Community Development Department	General Fund-Staff Time
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.	See COSP 4.3.3		Community Development Department	General Fund-Staff Time

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.	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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.	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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

Air Quality				
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.	May 2014	July 2014	Community Development Department	General Fund-Staff Time
Biological Resources				
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	July 2014	Sept. 2014 A standard condition of approval will be developed and applied to proposed projects.	Community Development Department	General Fund-Staff Time
Climate Change/Greenhouse Gases				
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).	Feb. 2014	July 2015	Community Development Department	General Fund-Staff Time
Hydrology and Water Quality				
Water Service Policies:				
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;	Completed			
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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Department	General Fund-Staff Time

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.	July 2014	Sept. 2014 A standard condition of approval will be developed and applied to proposed projects.	Community Development Department	General Fund-Staff Time
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 WCP shall include the following policies and implementation measures:	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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.		May 2014	Community Development Department	Development Impact Fees
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. 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.	March 2014	March 2015	Community Development Dept. & Public Works Dept.	Development Impact Fees
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	March 2014	March 2015	Community Development Department	General Fund-Staff Time

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: 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.				
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.	March 2014	March 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.	March 2014	March 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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>.	March 2014	Sept. 2014	Public Works Department	Development Impact Fees
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...	March 2014	Ongoing	Public Works Department	General Fund-Staff Time

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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.		May 2014	Public Works Department	General Fund-Staff Time
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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Dept. & Public Works Dept.	General Fund & Development Impact Fee
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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Dept. & Public Works Dept.	General Fund & Development Impact Fee
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…				
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.		May 2014	Community Development Dept. & Public Works Dept.	General Fund & Development Impact Fee
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.	March 2014	August 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time

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.	March 2014	August 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.	March 2014	August 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.	March 2014	August 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.	March 2014	August 2015	Community Development Dept. & Public Works Dept.	Development Impact Fees
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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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.	March 2014	March 2015	Community Development Dept. & Public Works Dept.	General Fund-Staff Time
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	Dec. 2013	March 2015	Community Development	General Fund-Staff Time

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.			Department	
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.	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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 2014	Jan. 2015	Community Development Department	General Fund-Staff Time
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.	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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.	March 2014	March 2015	Community Development Department	General Fund-Staff Time
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.	March 2014	July 2014 This is an annual and ongoing process.	Community Development Dept. & Public Works Dept.	General Fund-Staff Time

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.	Dec. 2014	Dec. 2015	Community Development Department	General Fund-Staff Time
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.	Dec. 2014	Dec. 2015	Community Development Department	General Fund-Staff Time

RESOLUTION NO. 2014-020

A RESOLUTION OF THE COUNCIL OF THE CITY OF REEDLEY, CALIFORNIA, APPROVING THE REEDLEY GENERAL PLAN 2030 UPDATE – WORK/IMPLEMENTATION PLAN (2014-2015)

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 stimulate and cause a broad reaching effect on the surrounding agricultural industries, the quality of life for its citizenry, delivery of public utilities and impacts to the social and economic vitality throughout the entirety of the planning horizon (2030); and

WHEREAS, the GPU also provides future proposed projects a sense of certainty regarding the City's development expectation; and

WHEREAS, the GPU goals, policies and mitigation measures were designed as an enforceable commitment, pursuant to Resolution No. 2014-015; and

WHEREAS, the Reedley General Plan 2030 Update - Work/implementation plan (WIP) has been developed with a purpose of outlining the development of new policies and legislation to fully implement the recently approved GPU; and

WHEREAS, the WIP identifies the new policies and legislation, timing of initiation, timing of anticipated completion, responsible Department, and potential funding source.

WHEREAS, 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, for inclusion in the 2014-2015 WIP; and

WHEREAS, on March 11, 2014 the City 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; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

2. The Council, using their independent judgment, received and reviewed the Reedley General Plan 2030 Update – Work/Implementation Plan (WIP); and

3. The Council finds that the adoption of Reedley General Plan 2030 Update – Work/Implementation Plan (WIP) is in the best interest of the City of Reedley; and

4. The Council finds that the WIP may take several years to develop all of the new policies as well as implementation of the various annual reviews that are required by the GPU; and

5. The Council hereby adopts the WIP and further requires the preparation of and 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); 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 this 11th day of March, 2014, by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

Robert O. Beck, Mayor
City Council

ATTEST:

Sylvia Plata, City Clerk

REEDLEY CITY COUNCIL

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

ITEM NO: 5

DATE: March 11, 2014

TITLE: ADOPT RESOLUTION 2014-020, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVING THE REEDLEY GENERAL PLAN 2030 UPDATE - WORK/ IMPLEMENTATION PLAN (2014-2015)

SUBMITTED: Kevin E. Fabino, Director
Community Development Department

APPROVED: Nicole Zieba
City Manager

RECOMMENDATION

Staff recommends that the City Council approve Resolution 2014-020, which includes the following action:

1. APPROVE the Reedley General Plan 2030 Update Work/Implementation Plan (2014-2015).

EXECUTIVE SUMMARY

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BACKGROUND

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ENVIRONMENTAL REVIEW

On February 25, 2014, the City Council certified the Environmental Impact Report (EIR) associated with the Reedley General Plan 2030 Update. 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. 2014-020, A Resolution of the City Council of the City of Reedley, Approving the General Plan 2030 Update, Work/Implementation Plan (2014-2015), dated March 11, 2014

2. Exhibit A - Reedley General Plan 2030 Update, Work/Implementation Plan (2014-2015), dated March 11, 2014