



Reedley Planning Commission Meeting

November 14, 2019

City of Reedley

Farmland Preservation Program

Maintaining Reedley's Fruit Basket Legacy



Presentation Overview

Presentation Overview

- Introduction
- Task Status/Findings
- Polling Exercise
- Next Steps
- Questions



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Introduction

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What is the City's Goal with the Farmland Preservation Program?

- To preserve agricultural activities
- To minimize the impact of urban development on agriculture
- To enhance Reedley's unique small city character



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Why a Farmland Preservation Program (FPP)?

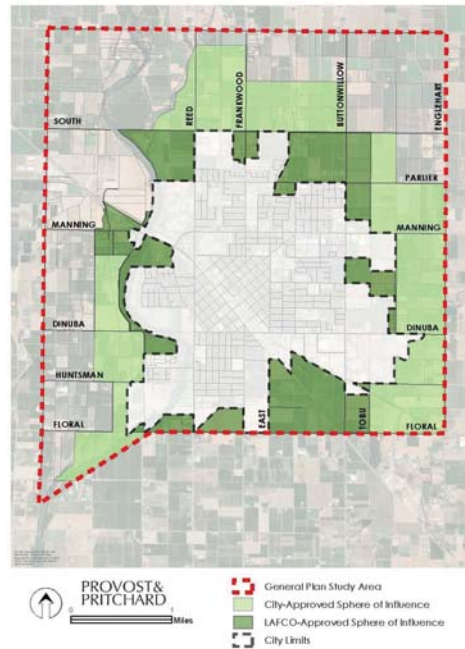
- Development of an FPP is called for in the City's General Plan Update 2030 Conservation and Open Space (COSP) Element
 - Referenced as a mitigation measure in the General Plan Environmental Impact Report
 - Outward growth in Reedley will impact Prime Farmland
 - Prime Farmland is a finite and irreplaceable resource
 - Fresno County agricultural products were valued at **7.8 billion dollars** in 2018
 - Reedley is linked financially and culturally to farmland production
 - Reedley's General Plan mandates a farmland preservation program

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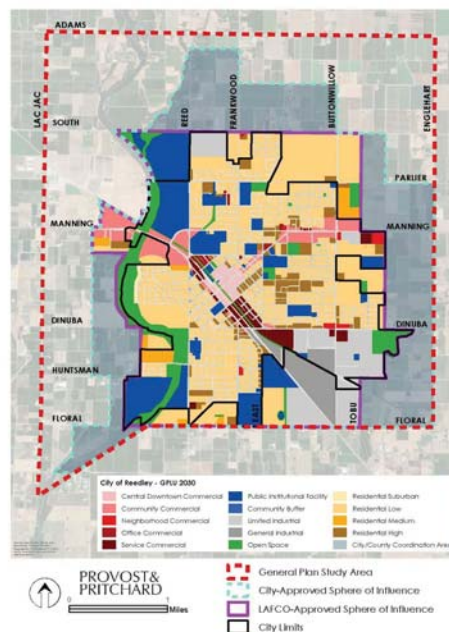
Reedley Jurisdictional Boundaries

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Reedley 2030 General Plan Update

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What is Involved?

Program Development:

1. Identify Other Farmland Preservation Programs
2. Collect Local Farmland, Other Land Use & Demographic Data
3. Identify Program Goals & Policies
4. Develop a Farmland Preservation Implementation Program
5. Conduct Public Outreach
6. Prepare the Administrative Draft, Draft, and Final Program



Task 2 – Other Farmland Preservation Programs

Successful Farmland Preservation Policies

The City Explicitly Recognizes:

- Farmland is irreplaceable.
- Loss of farmland to development is irreversible.
- Agriculture is important to the local, regional, and state-wide economy.
- The loss of agricultural land is a significant impact under the California Environmental Quality Act
- Urban uses adjacent to farmland can lead to conflict and ultimately to conversion of agricultural land to urban uses.

The City makes every effort to guide development away from agricultural lands and encourage efficient development of existing vacant lands and infill properties first.

Farmland Preservation Implementation

- Enact a “Right to Farm Ordinance”
- Encourage use of Williamson Act Contracts
- Require, at a minimum, 1:1 mitigation (for every one (1) acre of farmland lost, one (1) acre of equal or greater quality farmland is protected) for:
 - sphere of influence changes
 - zoning changes
 - or any other discretionary action that changes agricultural land to non-agricultural

Farmland Preservation Implementation

- Protection can be achieved by:
 - acquisition or dedication of agricultural land
 - development rights and/or payment of in-lieu fees to an established, qualified, mitigation program to fully fund the acquisition and maintenance of such agricultural land, development rights or easements.
- Allowing payment of in-lieu fees is an option. Such fees should fully fund the acquisition and stewardship of an agricultural conservation easement.
- An entity that has the legal and technical ability should hold and administer the agricultural preservation easements and in-lieu fees.

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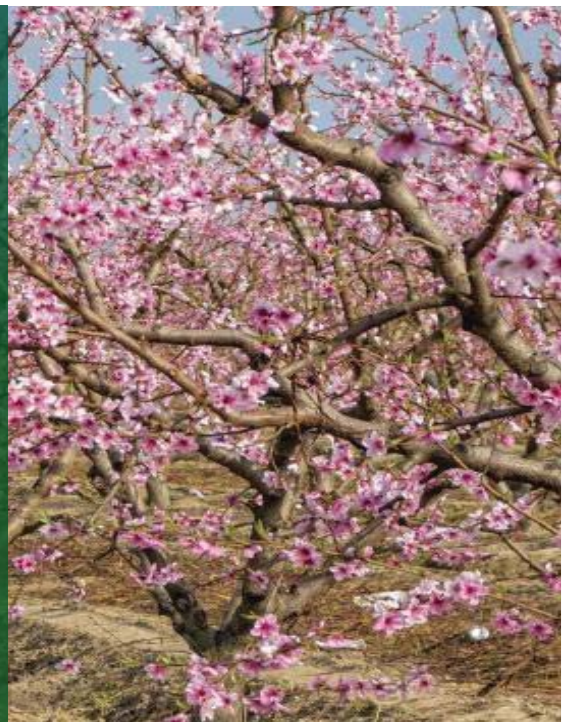
Requirements Elsewhere

Farmland Mitigation Requirements Elsewhere in California

- Yolo County requires projects that convert prime farmland preserve 3 acres per 1 acre converted
- City of Davis requires a minimum of 2:1 mitigation along the entire non-urbanized perimeter of the project
- City of Hughson (in Stanislaus County) requires a minimum of 2:1 mitigation on land located in Stanislaus County
- City of Reedley *proposes* a 1:1 mitigation ratio. Conserved agricultural land must be of equal or higher quality and be located in Fresno County

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Task 3 – Collect Local Data

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Data Collection and Existing Conditions

Inventory of Local Farmland [within the Sphere of Influence (SOI)]

1. Soil Types
2. Farmland Monitoring and Mapping Program Categories
3. Williamson Act Contracts
4. Existing Crop Types (based on Assessor codes)

Economic and Demographic Data

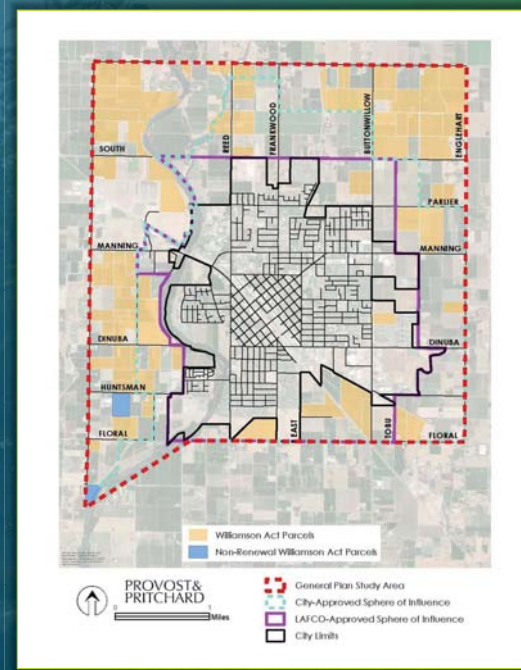
1. Planned Land Use (General Plan)
2. Land Use Patterns
3. Existing and Planned Infrastructure Affecting Farms
4. Relevant Environmental Issues Affecting Local Farmland

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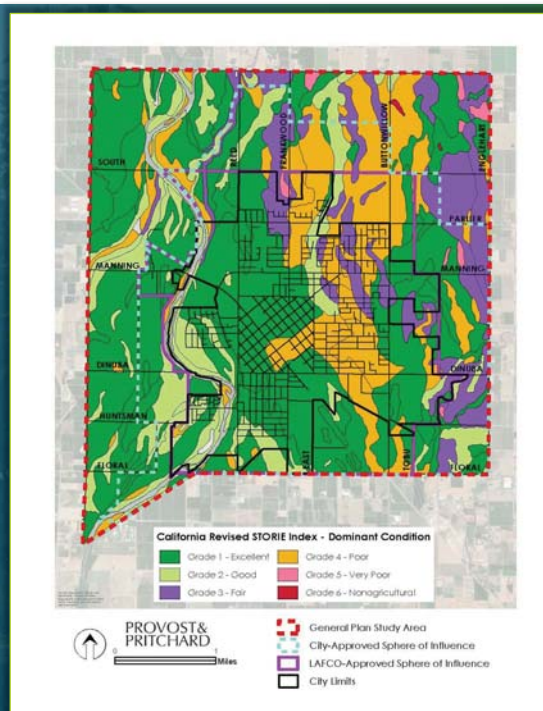
Reedley Williamson Act Parcels

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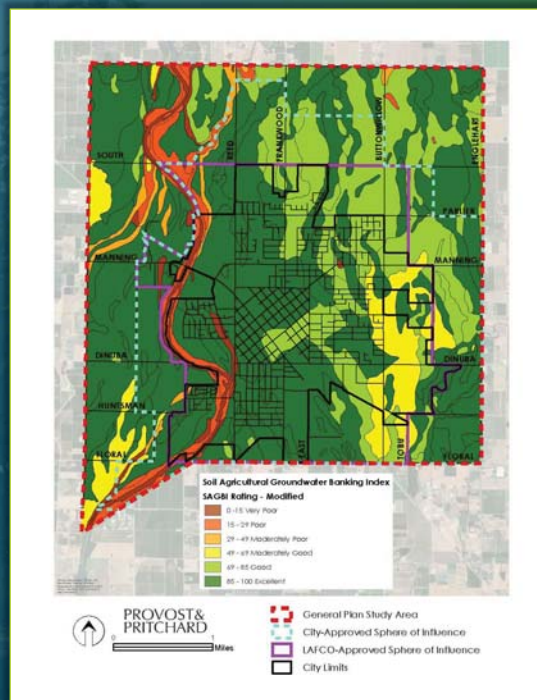
Reedley Existing Soils Rating Based on the California Revised STORIE Index

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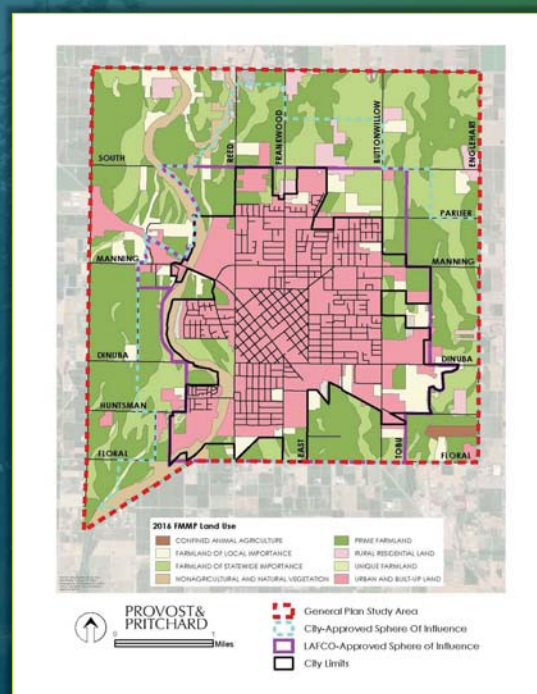
Reedley Existing Soil Agriculture Groundwater Banking Index Rating

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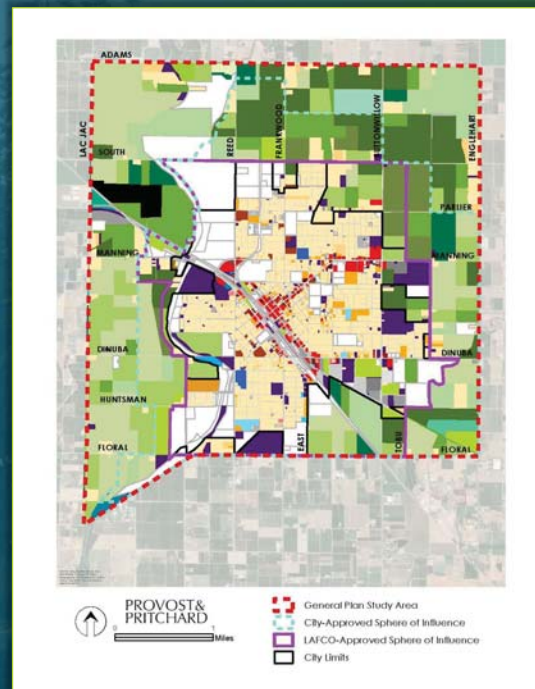
Reedley 2016 Farmland Mapping and Monitoring Program Land Use

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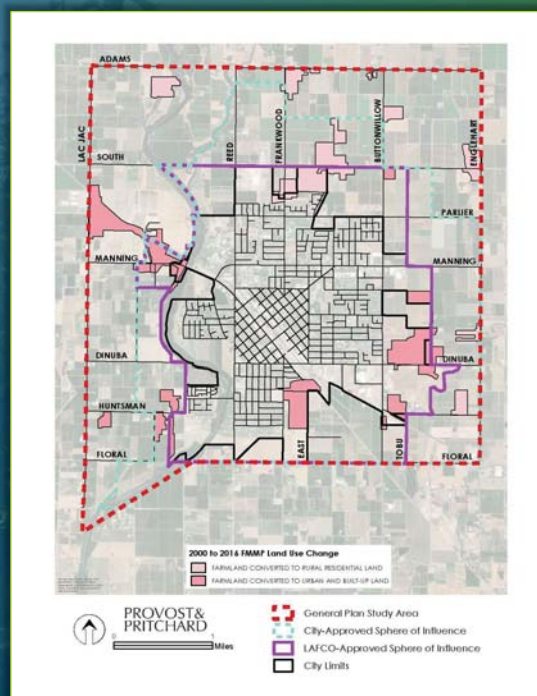
Reedley Existing Land Use

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Reedley 2000 to 2016 Farmland Mapping and Monitoring Program Land Use Change

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Task 7 – Public Outreach

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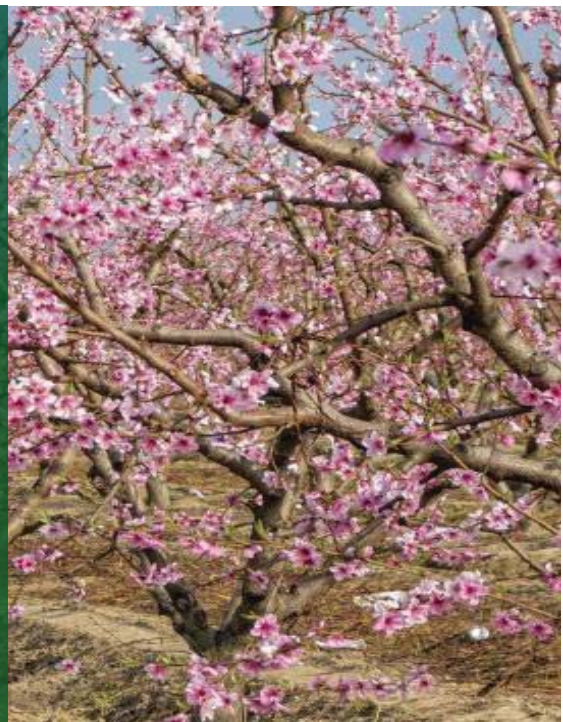
Reaching out to the Community

Engaging FPP Stakeholders and Incorporating Feedback

- Potential Outreach Strategies
- Project Education Materials
 - FPP Facts and FAQs
 - FPP Flyer
- Stakeholder Database
 - Project Webpage
http://www.reedley.com/departments/community_development/Major_Projects/
- Public Meetings
- Stakeholder Meetings or Presentations
- One on One Coordination

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Polling Exercise

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1. Does Reedley and the surrounding area look the same as when you were born or moved here?

- A. Yes
- B. No

2. If Yes, why does it look the same?

- A. Reedley hasn't grown much
- B. Agricultural operations still surround the community
- C. Growth has primarily taken place within the city limits (in-fill)

3. If No, how is it different?

- A. New urban development has occurred at the edges of the City
- B. More urban development has occurred in the downtown area
- C. There is less agricultural land surrounding the City
- D. There is more vacant land within and adjacent to the City

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4. Which of the following subgroup's BEST describes you?

- A. Private citizen
- B. Elected official
- C. Planning Commission Member
- D. Farming Industry
- E. Farmland Preservation Stakeholder
- F. Local, State, or Federal Agency
- G. Development Industry
- H. Education Industry
- I. Environmental Preservation Group
- J. Environmental Justice Advocate
- K. Other

5. Were you aware that the City's General Plan Update and Environmental Impact Report require development of a Farmland Preservation Program?

- A. Yes
- B. No

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6. Do you believe that Reedley's economy is impacted by the agricultural operations surrounding it?

- A. Yes
- B. No

7. Are you or someone you know involved with Reedley's agricultural community?

- A. Yes
- B. No

8. Do you believe that there are benefits to preserving farmland for Reedley?

- A. Yes
- B. No

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9. What is most important for you to see in Reedley's Farmland Preservation Program?

- A. Preservation of farmland in key areas
- B. Consistency with the Reedley General Plan
- C. To Maintain Reedley's "Fruit Basket Legacy"

10. Do you believe that "at a minimum" new development should replace farmland that it takes out of production on an acre for acre (1 for 1) basis?

- A. Yes
- B. No

11. Would you like to receive update notifications or be involved in future workshops related to development of the Farmland Preservation Program?

- A. Yes
- B. No

12. Are you concerned that too much farmland in the Reedley area may be converted to houses, stores, and other nonagricultural developments?

- A. Very Concerned
- B. Somewhat Concerned
- C. Not Too Concerned
- D. Not Concerned At All

13. How much do you value farms or ranches for their "Scenic Qualities?"

- A. Value Not At All
- B. Value Slightly
- C. Value Moderately
- D. Value Highly

14. How much do you value farms or ranches as “Habitat for Wildlife” like Pheasants, Wild Ducks, and Other Animals?”

- A. Value Not At All
- B. Value Slightly
- C. Value Moderately
- D. Value Highly

15. Do you feel funding should be prioritized to keep productive farmland from being converted into housing or commercial developments?

- A. Yes, funding should be increased
- B. No, funding should decrease
- C. Funding should remain the same



Next Steps

Upcoming Tasks

- Develop Program Goals and Policies
- Develop an Implementation Program
- Conduct Public Outreach
 - One on One Coordination
 - Stakeholder Meetings or Presentations
 - Next Planning Commission Workshop
- Prepare Administrative Draft, Draft, and Final Program



Questions



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