

City of Reedley
2030 General Plan Update
April 14, 2008 Workshop

- I. Introduction
 - a. Review of March 17, 2008 Workshop

- II. Work Program
 - a. Master Schedule Updates
 - b. EIR Request for Proposals closes April 24, 2008. Bidder's conference scheduled for April 15, 2008.

- III. Growth Forecast - 3% Growth Rate.
 - a. WWTP
 - b. Fresno COG
 - c. Valley Blue Print
 - d. San Joaquin Valley Unified Air Pollution Control District
 - e. Regional Water Quality

- IV. Considerations for Direction of Growth
 - a. Residential Density
 - b. Land Use
 - c. Agricultural Resources
 - d. City Utilities
 - e. Alta and Consolidated Irrigation Districts
 - f. Green Belts/Buffers
 - g. Community Identity – Kings River & Downtown

- V. Economic Development
 - a. Commercial Land – Amount and Location
 - b. Industrial Land – Amount and Location
 - c. Residential Development – Continued Growth
 - d. Economic Development Plan in Conjunction with the General Plan Update.
 - e. Economic Development and CEQA.

- VI. Proposed Sphere Increase Map

- VII. Valley Blue Print Project , April 22, 2008 Workshop

- VIII. Open Comments

- IX. Housing Element Outline – Scope of Work

X. Next Meeting, May 19, 2008 – Housing Element

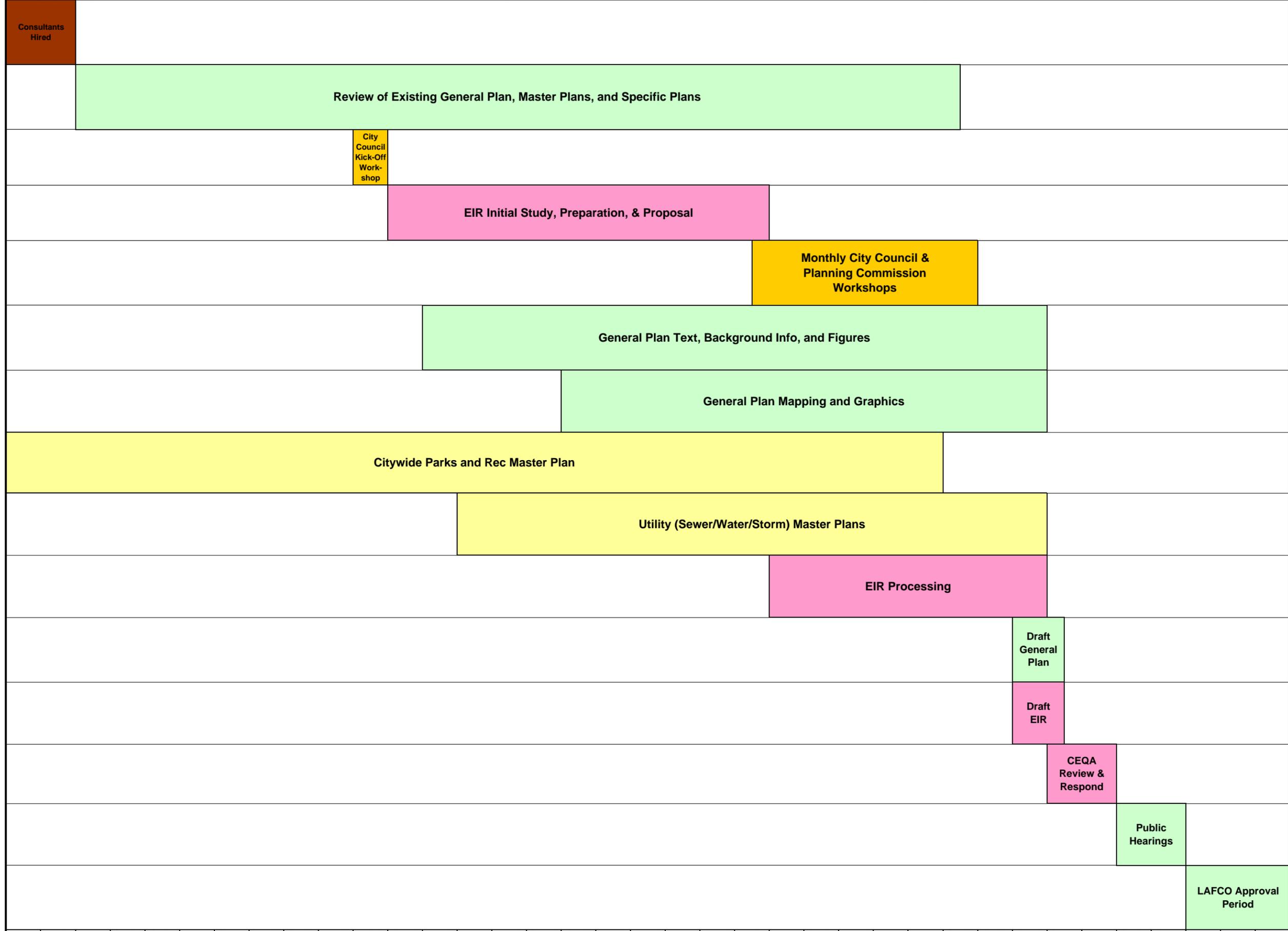
ACTIONS AND ACTIVITIES		GENERAL PLAN UPDATE WORK PROGRAM OVERVIEW											
		PROJECT MONTHS BY WEEK											
		MAR '08	APR '08	MAY '08	JUNE '08	JULY '08	AUG '08	SEPT '08	OCT '08				
Workshops	Workshops												
		Combined City Council & Planning Comm Workshops	17th	14th	19th	16th	14th	18th	15th	20th			
		City Council Workshops											
		Planning Commission Workshops											
		Recreation Commission Workshops											
Draft General Plan	Draft General Plan												
		Background Data Collection											
		Incorporation of Specific Plans											
		Identify Growth Options											
		Consultation with Outside Agencies											
		Text and Figures											
		Mapping and Graphics											
		Draft General Plan											
		Public Hearings											
		LAFCO SOI Approval											
MP's	Master Plans												
		Citywide Parks and Rec Master Plan (RHAA)											
	Utility Master Plans (Sewer/Water/Storm) (HDR)												
EIR	EIR												
		Initial Study											
		Notice of Preparation											
		RFP Out		21st									
		Proposals Due			17th								
		Proposal Selection											
		City Council Proposal Selection Approval				13th							
		Draft EIR Preparation											
		Receive & Review Admin EIR Draft											
		Staff Review EIR Draft											
		Public Review Draft EIR											
		Prep Response to Comments / Final EIR											
		Final EIR out for Public Review											
		Notice of Completion											
		City Council EIR Approval											

ACTIONS AND ACTIVITIES (CONT.)		PROJECT MONTHS BY WEEK (CONT.)											
		NOV '08	DEC '08	JAN '09	FEB '09	MAR '09	APR '09	MAY '09	JUNE '09				
Workshops	Workshops												
		Combined City Council & Planning Comm Workshops	17th										
		City Council Workshops											
		Planning Commission Workshops				5th	19th	3rd	17th				
		Recreation Commission Workshops											
Draft General Plan	Draft General Plan												
		Background Data Collection											
		Incorporation of Specific Plans											
		Identify Growth Options											
		Consultation with Outside Agencies											
		Text and Figures											
		Mapping and Graphics											
		Draft General Plan	3rd										
		Public Hearings											
		LAFCO SOI Approval										1st	
MP's	Master Plans												
		Citywide Parks and Rec Master Plan (RHAA)											
	Utility Master Plans (Sewer/Water/Storm) (HDR)												
EIR	EIR												
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		Notice of Preparation											
		RFP Out											
		Proposals Due											
		Proposal Selection											
		City Council Proposal Selection Approval											
		Draft EIR Preparation	3rd										
		Receive & Review Admin EIR Draft											
		Staff Review EIR Draft											
		Public Review Draft EIR	3rd				17th						
		Prep Response to Comments / Final EIR											
		Final EIR out for Public Review											
		Notice of Completion											
		City Council EIR Approval											30th

MASTER CC & PC WORKSHOP SCHEDULE	
Date	Main Topic
March 17th, 2008	Work Program
April 14th, 2008	Growth Options / Housing Element Introduction
May 19th, 2008	Housing Element
June 16th, 2008	Land Use
July 14th, 2008	Circulation
August 18th, 2008	Open Space/Cons, Noise, and Safety Elements
September 15th, 2008	Draft Consolidated Plan

2008 - 2009 MAJOR MILESTONES	
March '08 - Sept '08	City Council and Planning Commission Workshops
April '08	Growth Option(s) Chosen
Aug '08	CW Parks and Rec Master Plan Completion
Oct '08	Utility Master Plan Completion
Nov '08	Draft Plan and EIR Completion
Nov '08 - Jan '09	CEQA Review and Response
Feb '09 - March '09	Public Hearings and Adoption
April '09 - June '09	LAFCO Approval Process

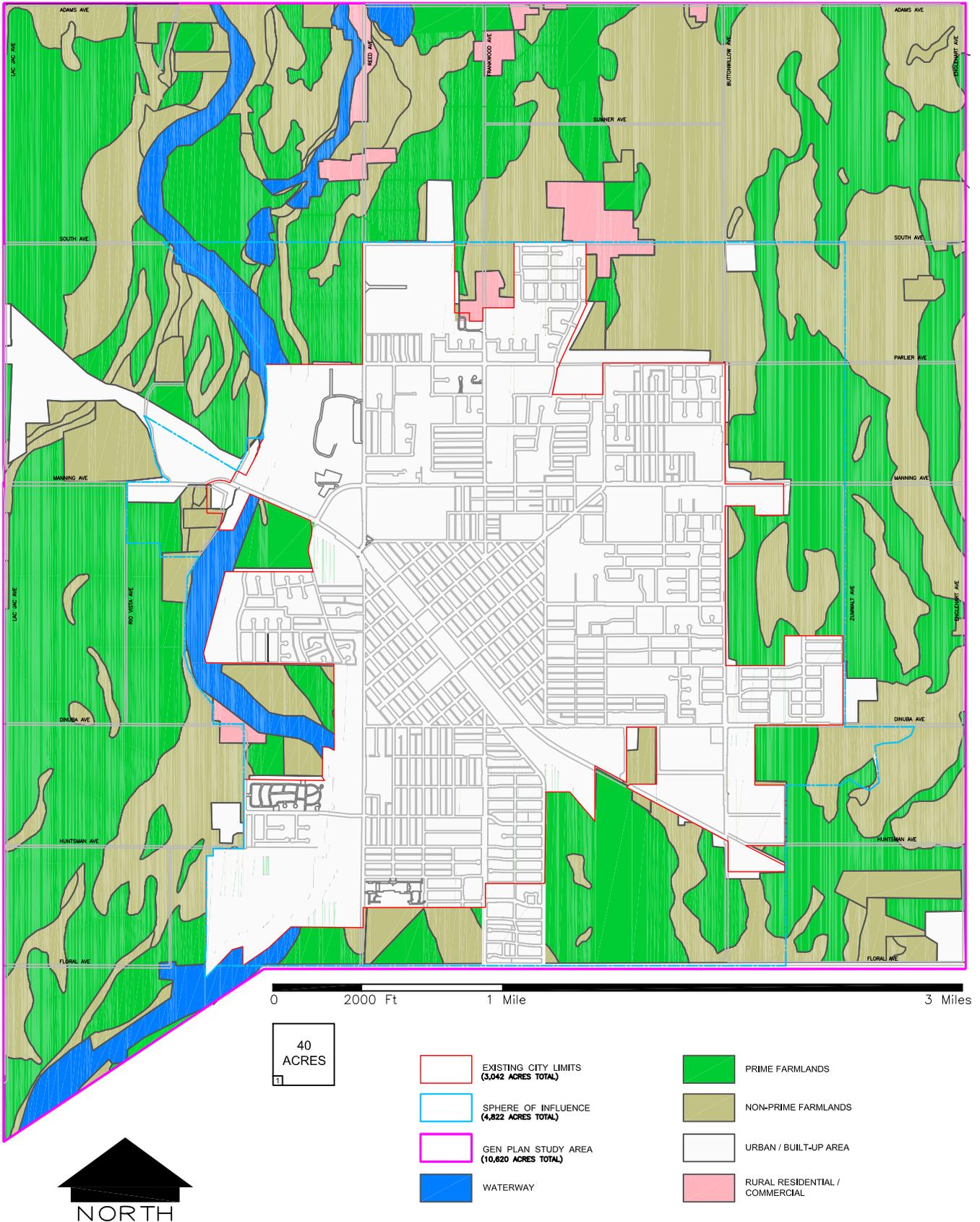
June '06 | July '06 | Aug '06 | Sept '06 | Oct '06 | Nov '06 | Dec '06 | Jan '07 | Feb '07 | Mar '07 | April '07 | May '07 | June '07 | July '07 | Aug '07 | Sept '07 | Oct '07 | Nov '07 | Dec '07 | Jan '08 | Feb '08 | Mar '08 | April '08 | May '08 | June '08 | July '08 | Aug '08 | Sept '08 | Oct '08 | Nov '08 | Dec '08 | Jan '09 | Feb '09 | Mar '09 | April '09 | May '09 | June '09



June '06 | July '06 | Aug '06 | Sept '06 | Oct '06 | Nov '06 | Dec '06 | Jan '07 | Feb '07 | Mar '07 | April '07 | May '07 | June '07 | July '07 | Aug '07 | Sept '07 | Oct '07 | Nov '07 | Dec '07 | Jan '08 | Feb '08 | Mar '08 | April '08 | May '08 | June '08 | July '08 | Aug '08 | Sept '08 | Oct '08 | Nov '08 | Dec '08 | Jan '09 | Feb '09 | Mar '09 | April '09 | May '09 | June '09



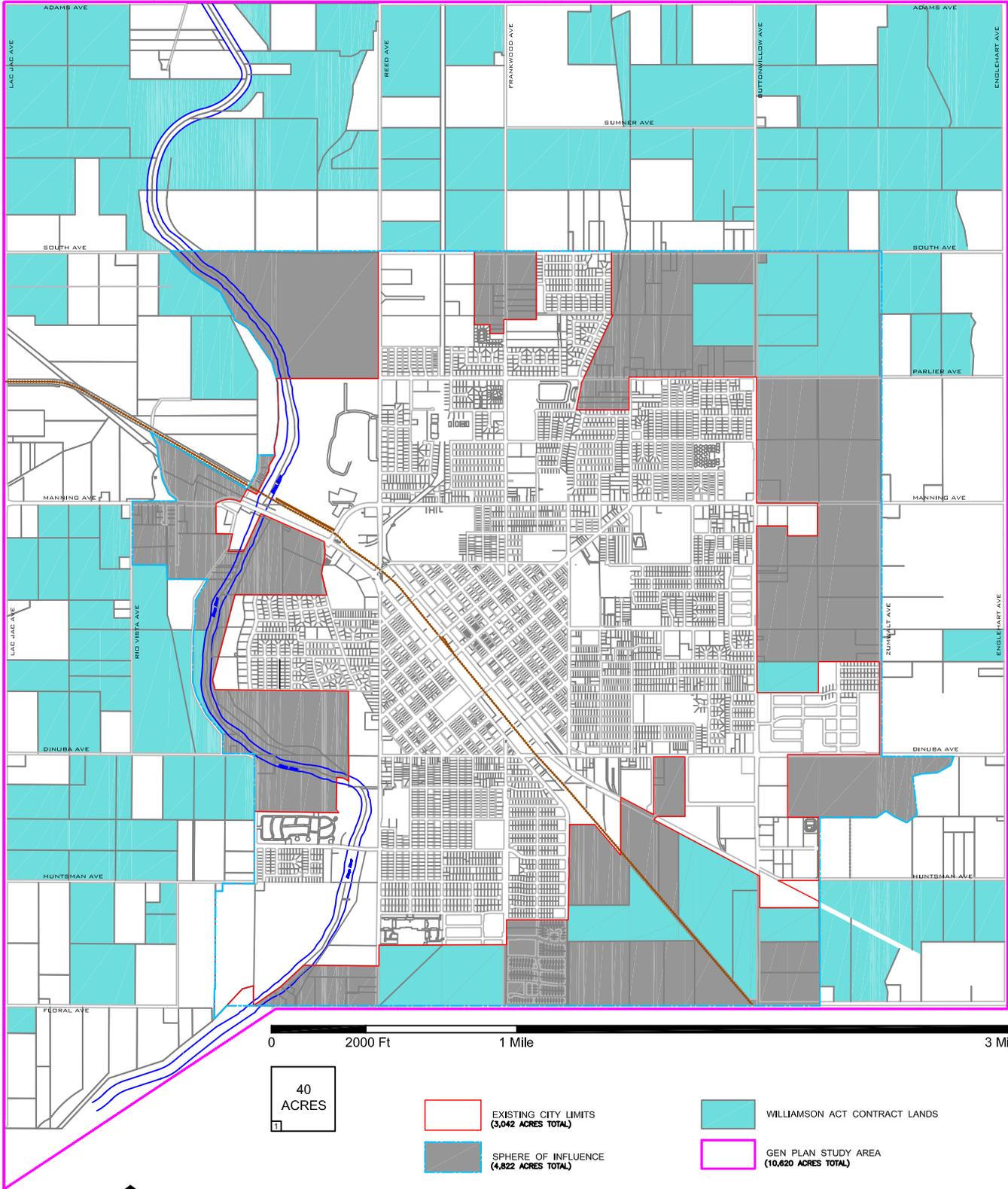
PRIME FARMLANDS IN REEDLEY AND SURROUNDING COUNTY LANDS



*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION



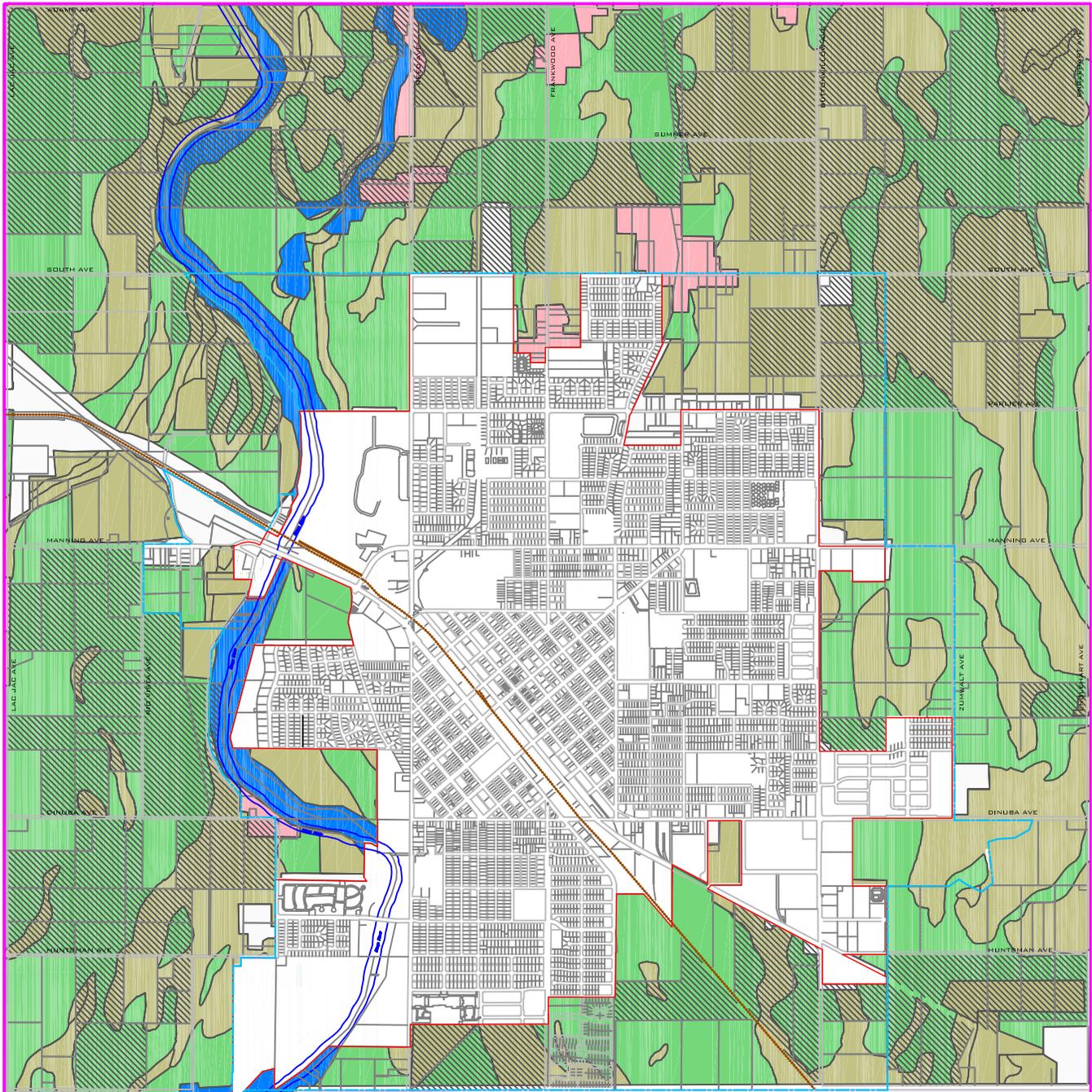
WILLIAMSON ACT CONTRACT LANDS IN REEDLEY AND SURROUNDING COUNTY LANDS



*MAPS AND FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION



WILLIAMSON ACT CONTRACT WITH PRIME FARMLAND IN REEDLEY AND SURROUNDING COUNTY LANDS



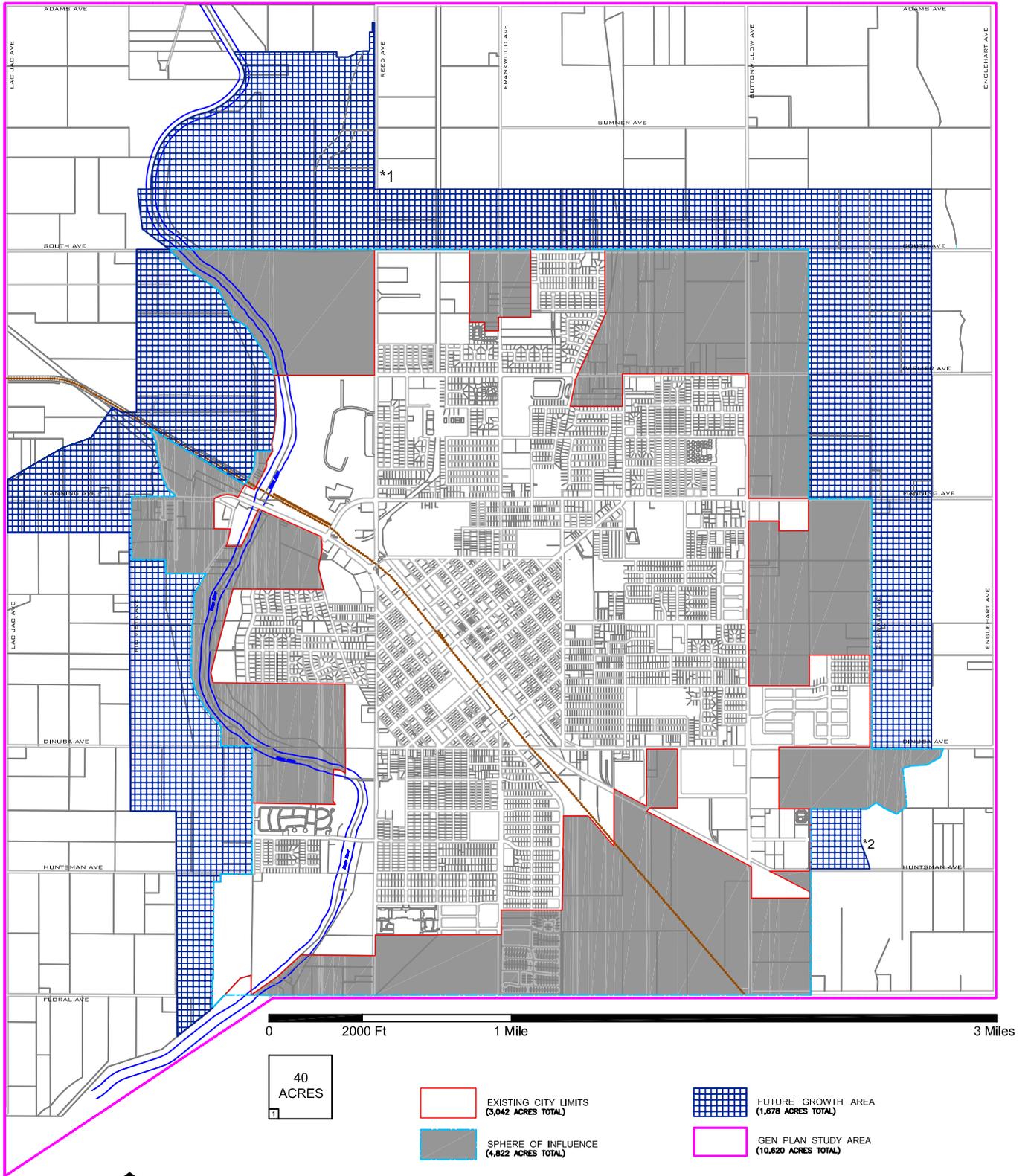
- EXISTING CITY LIMITS
(3,042 ACRES TOTAL)
- SPHERE OF INFLUENCE
(4,822 ACRES TOTAL)
- GEN PLAN STUDY AREA
(10,620 ACRES TOTAL)
- URBAN / BUILT-UP LAND
- WATERWAY
- WILLIAMSON ACT CONTRACT LANDS
- PRIME FARMLAND
- LESS-THAN PRIME FARMLAND



*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION



PROPOSED SPHERE EXPANSION



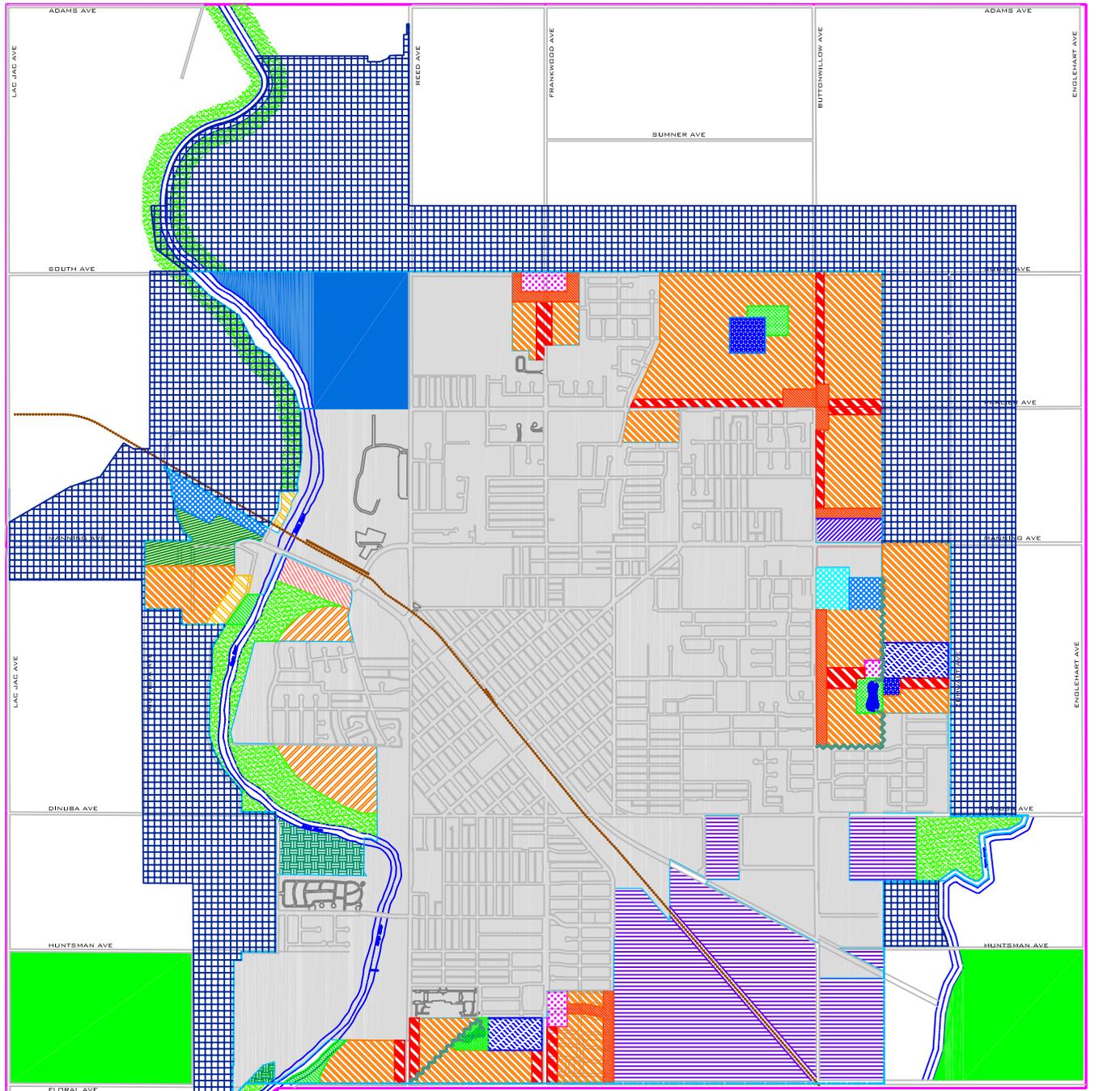
*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION

*1 Approx. 143 Acres owned by SCCCD and not available for development

*2 Approx. 32 Acres designated for KCUSD Corp. Yard



PROPOSED SPHERE INCREASE WITH EXISTING SPECIFIC PLAN



BOUNDARIES

- EXISTING CITY LIMITS (3,042 ACRES TOTAL)
- SPHERE OF INFLUENCE (4,822 ACRES TOTAL)
- GEN PLAN STUDY AREA (10,820 ACRES TOTAL)

FUTURE GROWTH

- EXPANSION AREA (1,678 ACRES TOTAL)
- AGRICULTURAL BUFFER (369 ACRES TOTAL)



Current Statistics

City Limits: 3,042 Acres
 Sphere of Influence: 4,822 Acres
 Current Population: 25,906
 Persons Per Household: 3.62

Land Use Ratios
 Residential 75%
 Commercial 5%
 Industrial 20%

Proposed Statistics

est. 2030 Population: 47,903

Land Use Ratios
 Residential 70%
 Commercial 10%
 Industrial 20%

Acresage Needed for Proposed Sphere Expansion

Residential: 813 Acres
 Commercial: 425 Acres
 Industrial: 350 Acres
 Total: 1,678 Acres
 (25% Flexibility for Residential)

*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION