



General Plan Update 2030

City Council & Planning Commission Workshop

Agenda: July 14, 2008:

1. Introduction
2. Housing Element
 - a. Overall Schedule
 - b. Future Meetings
 - c. Tasks
3. General Plan Land Analysis
 - a. Vacant and Underutilized Parcels within the City Limits
 - b. Vacant Parcels within the SOI
 - c. Land Use Designation Ratios
 - d. Growth Decisions
4. Next Workshop – August 18, 2008
 - a. General Plan Policy Review
 - b. Housing Element
 - c. Circulation
 - d. Open Space and Conservation
 - e. Noise and Safety Elements
 - f. Land Use

The City of
Reedley

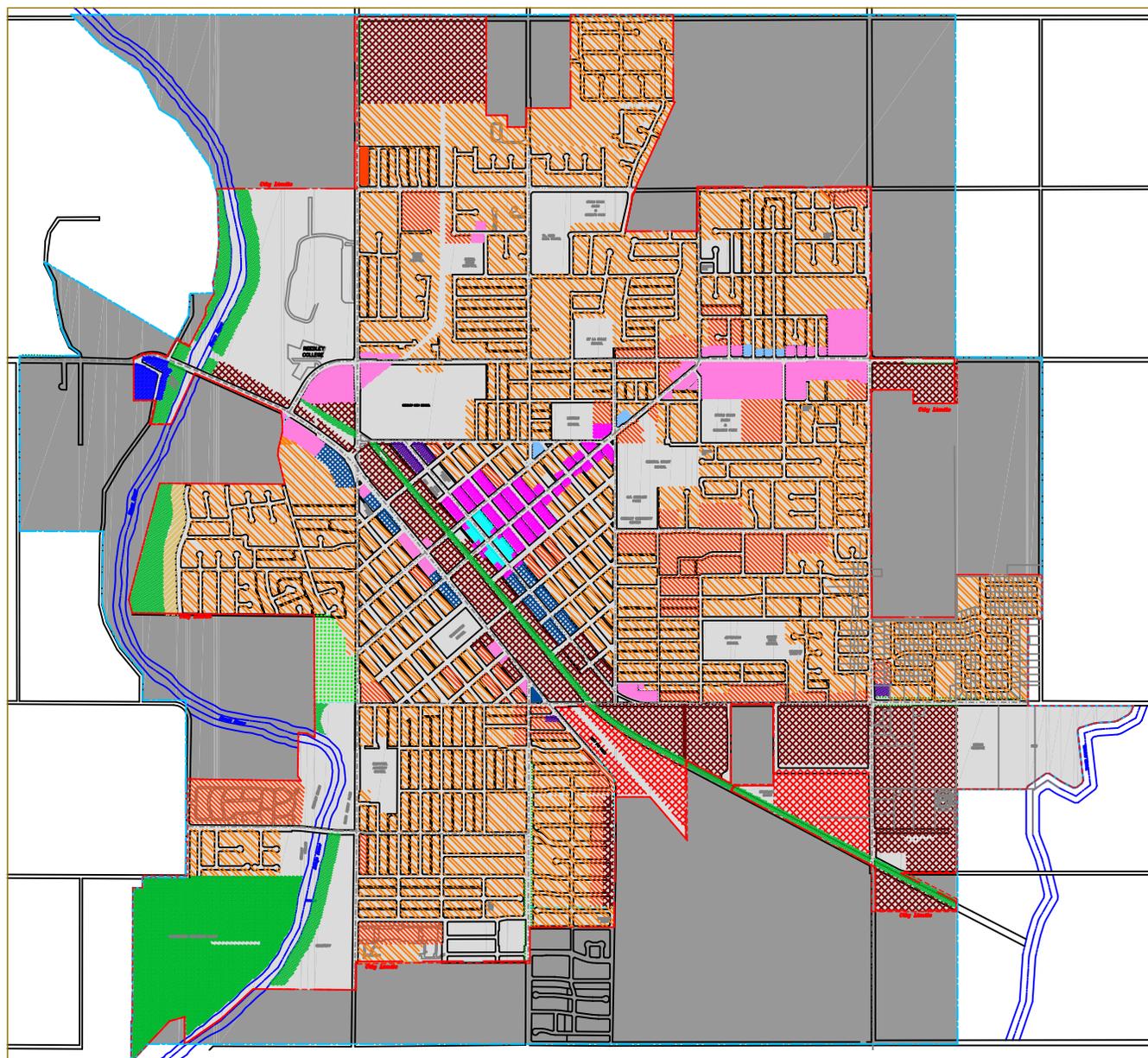
General Plan Update
2030

City Council & Planning
Commission Workshop

July 14, 2008



EXISTING GENERAL PLAN DESIGNATIONS WITHIN THE CITY LIMITS OF REEDLEY



0 2000 Ft 1 Mile 3 Miles



RESIDENTIAL

- ESTATE DENSITY (14.44 TOTAL ACRES)
- LOW DENSITY (0 TOTAL ACRES)
- MEDIUM DENSITY (1680.39 TOTAL ACRES)
- HIGH DENSITY (284.10 TOTAL ACRES)

COMMERCIAL

- NEIGHBORHOOD (6.61 TOTAL ACRES)
- COMMUNITY (98.32 TOTAL ACRES)
- CENTRAL (35.54 TOTAL ACRES)
- DOWNTOWN (6.70 TOTAL ACRES)
- OFFICE (4.04 TOTAL ACRES)
- SERVICE (24.16 TOTAL ACRES)
- RECREATIONAL (9.25 TOTAL ACRES)

INDUSTRIAL

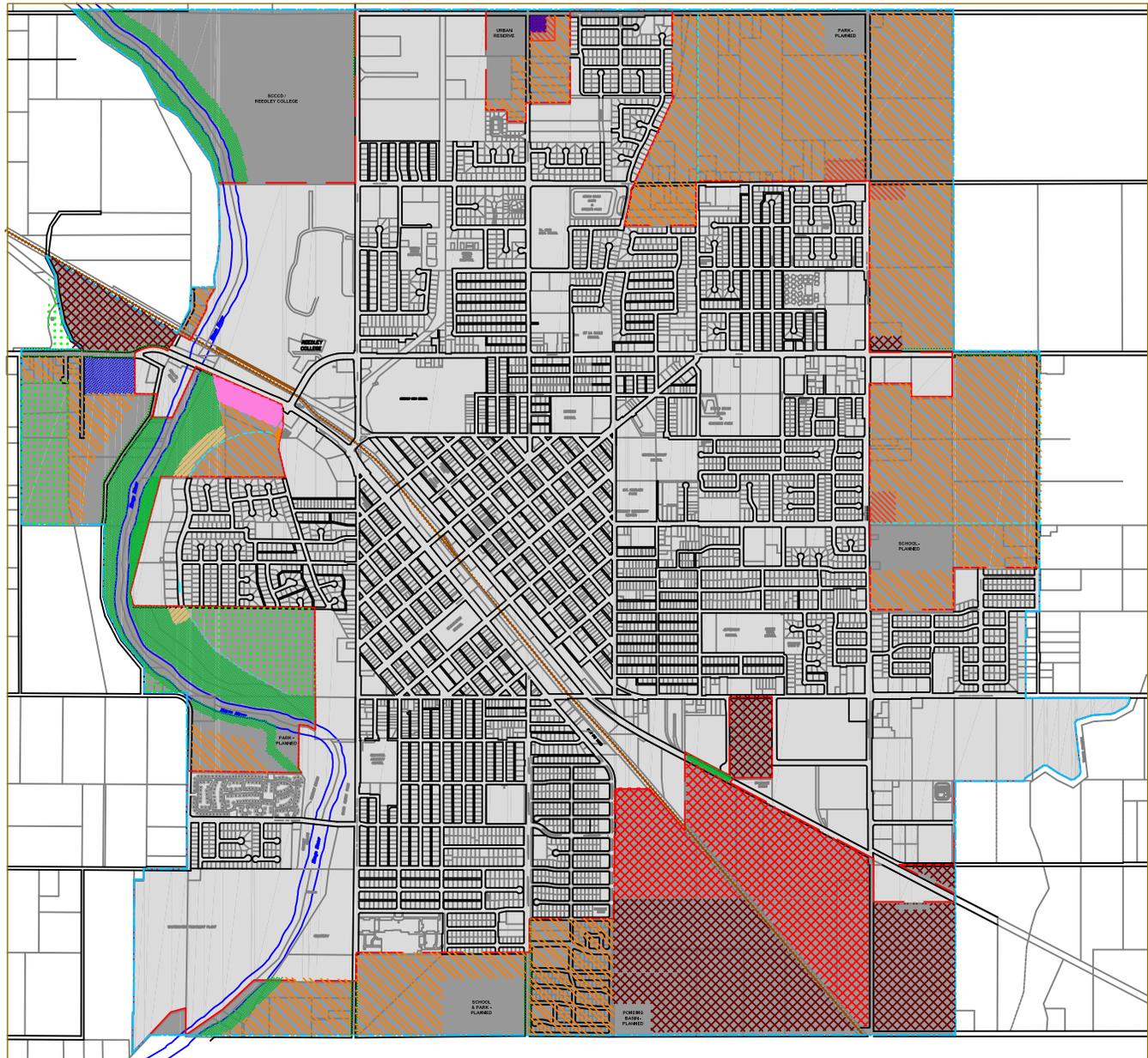
- GENERAL INDUSTRIAL (103.74 TOTAL ACRES)
- LIMITED INDUSTRIAL (416.19 TOTAL ACRES)
- AGRICULTURAL (23.49 TOTAL ACRES)

OTHER

- GP UPDATE STUDY AREA (10,620 TOTAL ACRES)
- SPHERE OF INFLUENCE (4,930 TOTAL ACRES)
- CITY LIMITS (3,133 TOTAL ACRES)
- MISC/OTHER (WILL BE NOTATED)
- CIRCULATION - NEW
- CIRCULATION - LANDSCAPING



EXISTING GENERAL PLAN DESIGNATIONS OUTSIDE REEDLEY CITY LIMITS WITHIN THE SPHERE OF INFLUENCE



0 2000 Ft 1 Mile 3 Miles

RESIDENTIAL

- ESTATE DENSITY
(14.48 TOTAL ACRES)
- LOW DENSITY
(0 TOTAL ACRES)
- MEDIUM DENSITY
(1687.93 TOTAL ACRES)
- HIGH DENSITY
(264.11 TOTAL ACRES)
- CIRCULATION - NEW
- CIRCULATION - LANDSCAPING

COMMERCIAL

- NEIGHBORHOOD
(6.61 TOTAL ACRES)
- COMMUNITY
(98.33 TOTAL ACRES)
- RECREATIONAL
(9.25 TOTAL ACRES)
- GENERAL INDUSTRIAL
(103.74 TOTAL ACRES)
- LIMITED INDUSTRIAL
(416.21 TOTAL ACRES)
- AGRICULTURAL
(23.49 TOTAL ACRES)

OTHER

- GP UPDATE STUDY AREA
(10,620 TOTAL ACRES)
- SPHERE OF INFLUENCE
(4,930 TOTAL ACRES)
- CITY LIMITS
(3,133 TOTAL ACRES)
- MISC/OTHER
(WILL BE NOTATED)



Reedley Housing Element Update - Quad Knopf

City of Reedley Housing Element: Task Schedule

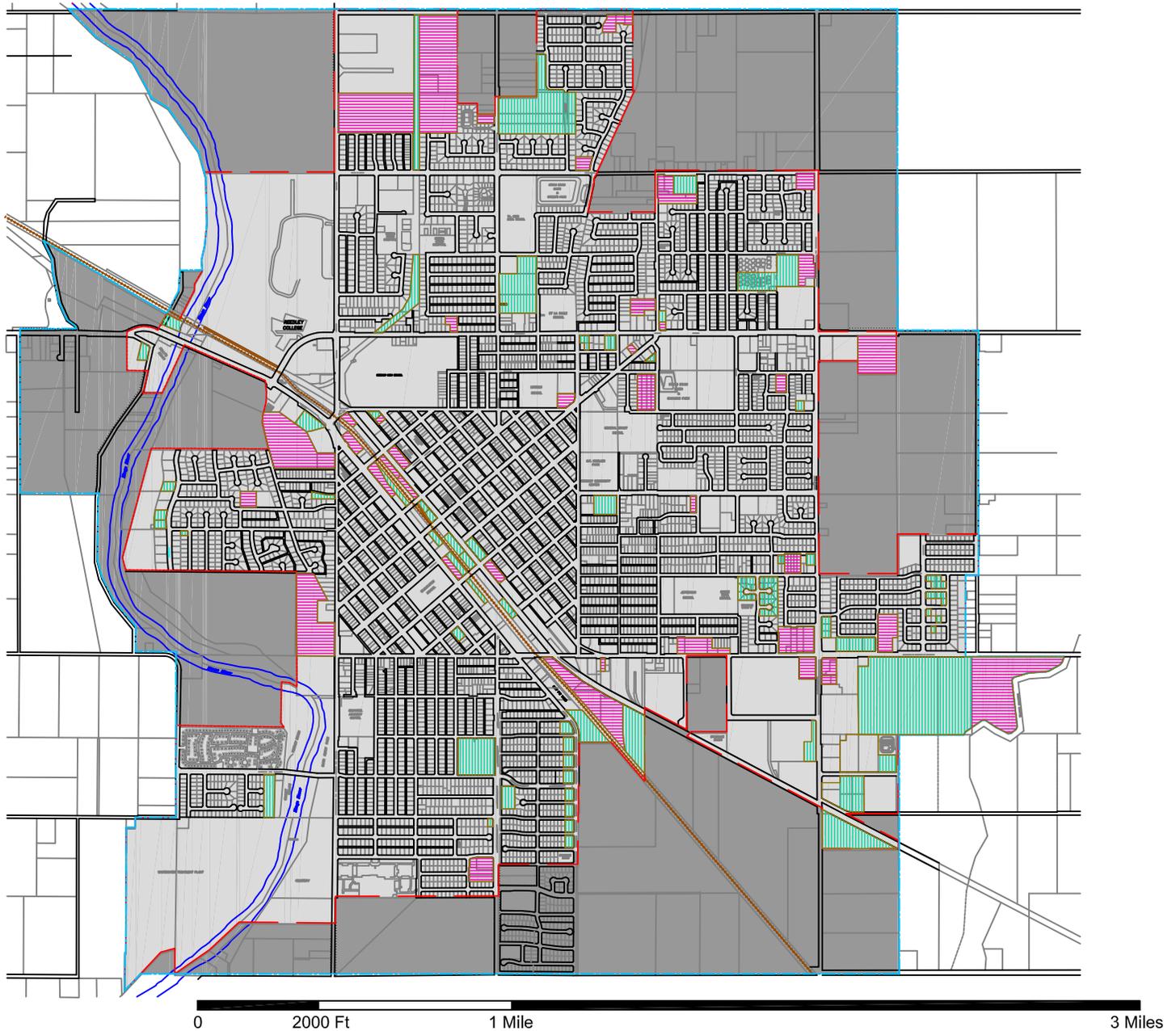
Contract Date: 06/19/08

Holiday Scheduled End Date: 01/15/09

Phase I - Project Start up	
Kick-Off Meeting	7/9/2008
Phase II - Review and Revise	
Evaluate Effectiveness of Element	8/18/2008
Implementation Progress	8/18/2008
Appropriateness of Goals	8/18/2008
Phase III - Housing Needs	
Number of Existing Households/Units	7/19/2008
Lower Income Overpaying for Housing	7/19/2008
Special Needs Housing	7/19/2008
Overcrowded Households	7/19/2008
Housing Quality Analysis (survey, age, etc)	7/19/2008
At Risk Assisted Housing	7/19/2008
Projection of New Construction Needs	7/19/2008
Land Inventory, Availability & Units to Acre	7/19/2008
Phase IV - Constraints to Housing	
Governmental Constraints	7/19/2008
Non Governmental Constraints	7/19/2008
Phase V - Objectives	
Quantified Objectives	9/1/2008
Non-Quantifiable Objectives	9/1/2008
Phase VI - Other Topics	
Energy	9/1/2008
General Plan Consistency	9/1/2008
Public Participation	9/1/2008
Phase VII - Housing Programs	
Land Inventory, Unit Capacity, All types	10/10/2008
New Housing	10/10/2008
Housing Improvements	10/10/2008
Supportive Housing Programs	10/10/2008
Phase VIII - Report Preparation & Production	
Meetings: Staff (1)	7/9/2008
Meetings: Staff (2)	tbd
Meetings: Committee (1 of 4)	7/9/2008
Meetings: Committee (2 of 4)	8/13/2008
Meetings: Committee (3 of 4)	9/10/2008
Admin Draft - 3 copies	9/22/2008
City staff returns comments to QK	10/2/2008
Draft - Committee, HCD, Staff - 15 copies, 1 CD	10/13/2008
Meetings: State (1)	early Nov 08
Meetings: Committee (4 of 4)	11/12/2008
HCD Comment letter rec'd	12/15/2008
HCD Respondent Draft Revision, 1CD, 1 Orig, up to 50 bound copies	1/9/2009
Meetings: Public Hrgs (1 of 2) - Planning Commission approval	2/5/2009
Meetings: Public Hrgs (2 of 2) - City Council adoption	2/10/2009
Phase IX - Environmental Review - up to MND	
Initial Study / NOP	10/10/2008
MNegDec Admin Draft (3 copies) and reviewed Draft (up to 50 copies)	11/1/2008
Circulation (30 days) = up to 50 certified mailings	12/5/2008
Final ND - 1 original, 1 CD and 15 bound copies	12/20/2008
Notice of Decision, Staff Report, Resolution	12/20/2008
Phase X - Project Management	
Coordination, updates, billing, phone calls	ongoing



VACANT / UNDERUTILIZED LAND WITHIN THE CITY OF REEDLEY



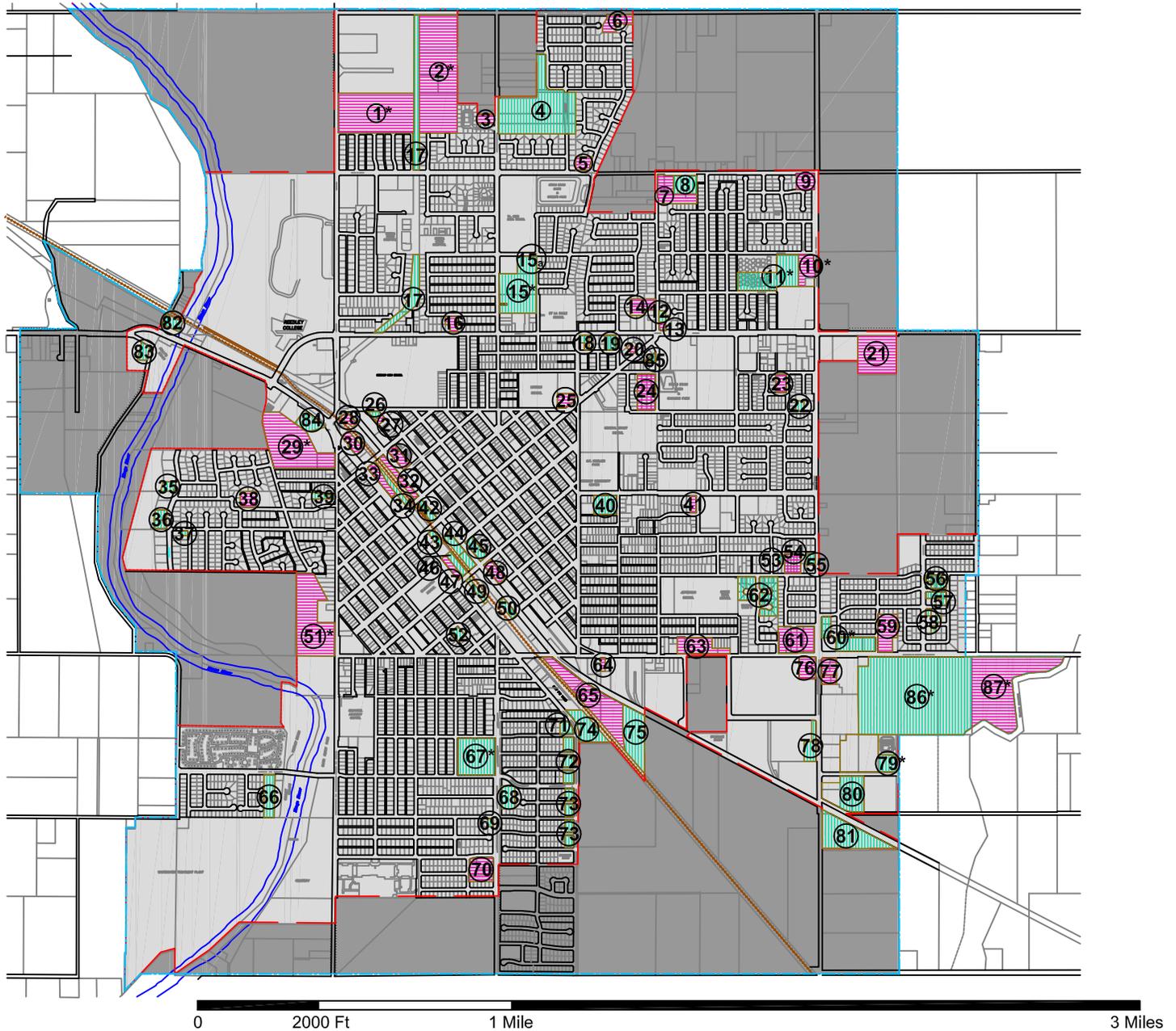
LEGEND

- SPHERE OF INFLUENCE (4,930 TOTAL ACRES)
- CITY LIMITS (3,133 TOTAL ACRES)
- UNDERUTILIZED LAND (TOTAL ACRES)
- VACANT LAND (TOTAL ACRES)





VACANT / UNDERUTILIZED LAND WITHIN THE CITY OF REEDLEY



LEGEND

- SPHERE OF INFLUENCE
(4,930 TOTAL ACRES)
- CITY LIMITS
(3,133 TOTAL ACRES)

- UNDERUTILIZED LAND
(TOTAL ACRES)
- VACANT LAND
(TOTAL ACRES)

MAP LABEL IDENTIFIER



Land Use Goals

Within City Limits

Residential (70%)

Goal: 1,973 Acres

Currently: 1,959 Acres

Commercial (10%)

Goal: 282 Acres

Currently: 208 Acres

Industrial (20%)

Goal: 564 Acres

Currently: 520 Acres

Land Use Goals

Outside City Within SOI

Residential (70%)

Goal: 1,182 Acres

Currently: 1,053 Acres

Commercial (10%)

Goal: 169 Acres

Currently: 138 Acres

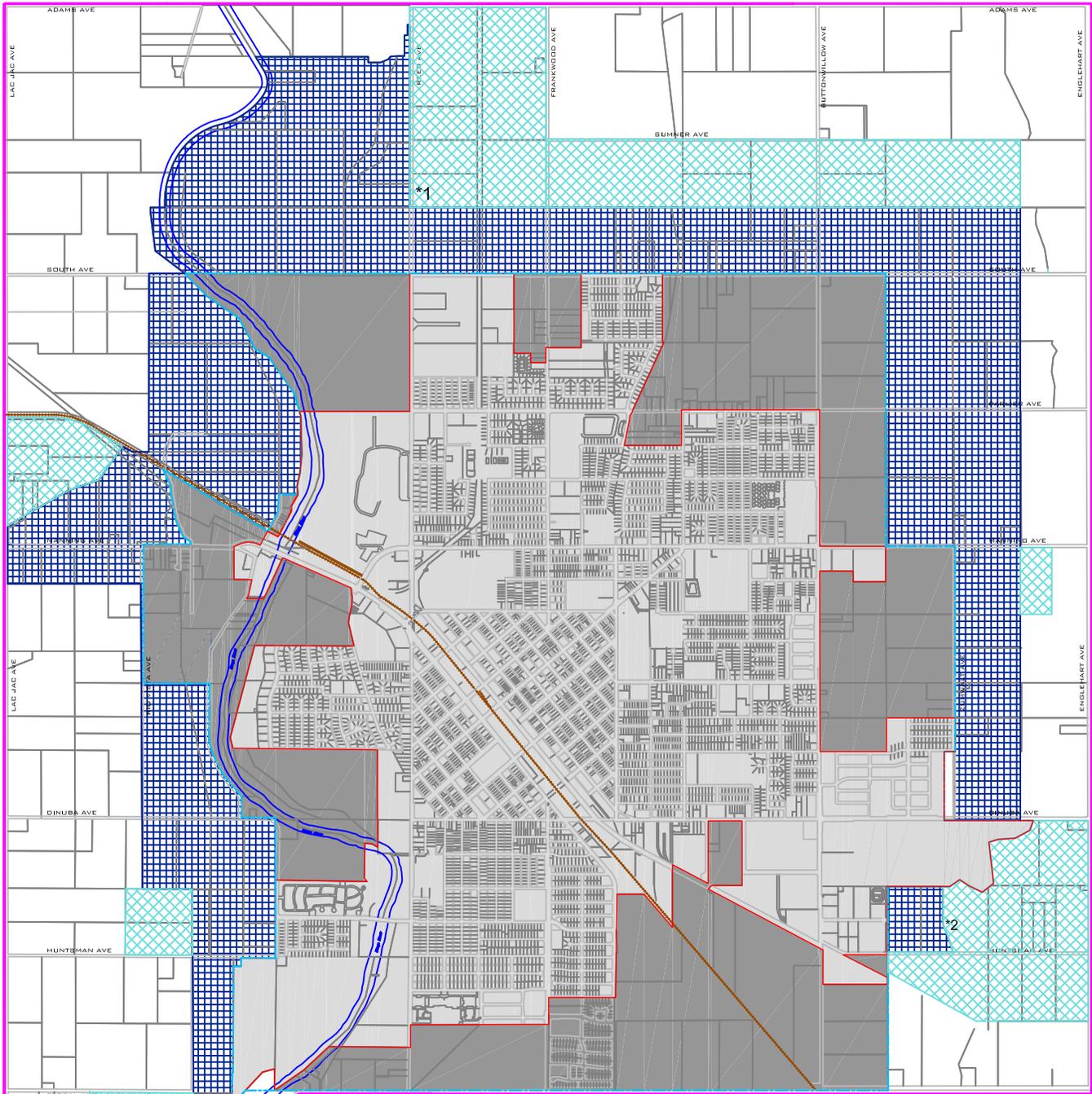
Industrial (20%)

Goal: 338 Acres

Currently: 520 Acres



CONCEPTUAL SPHERE EXPANSION



40
ACRES

- EXISTING CITY LIMITS
(3,133 ACRES TOTAL)
- SPHERE OF INFLUENCE
(4,930 ACRES TOTAL)
- FUTURE GROWTH AREA
(1,639 ACRES TOTAL)
- CITIZEN REQUESTED AREA
(957 ACRES TOTAL)
- GEN PLAN STUDY AREA
(10,620 ACRES TOTAL)



*1 Approx. 143 Acres owned by SCCCD and not available for development
 *2 Approx. 32 Acres designated for KCUSD Corp. Yard