

## **Sphere of Influence Determinations for the Reedley SOI Update (LAFCo RSOI No. 195)**

In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following pursuant to Government Code Section 56425 (e). (LAFCO Policy Section 330)

### **1. The present and planned land uses in the area, including agricultural and open-space lands.**

- The City of Reedley adopts and maintains a General Plan. The 2030 Reedley General Plan establishes its land use foundation through a vision statement that captures the City pledge to its residents. The General Plan creates policies and provides for the general distribution, location, and extent of present and future land uses that guide land use decisions that shape development of the City through a 20-year planning horizon.
- Within the Reedley SOI, the 2030 Reedley General Plan designates approximately 51% of available land for Low Density Residential, 11% for Open Space, and 10% for Public/Institutional Facilities. In 2018, there was approximately 1,345 acres of agricultural or vacant land outside the City limits but within the Reedley SOI. (Figure 3 of the MSR)
- Within the 2030 Reedley General Plan's Study Area, the City estimates that there are approximately 1,501 acres (89.9%) that are in agricultural operation and/or undeveloped, 84 acres (6.4%) are identified as open space, and 49 acres (3.7%) are considered to be developed for uses other than farming operations.
- The City informed LAFCo that it secured State grant funding from the Department of Conservation, Sustainable Agricultural Lands Conservation Program to begin community outreach to develop a Farmland Preservation Program. As contemplated by the City, the Program would establish a comprehensive plan to reserve farmland and provide mitigations to reduce the rate of agricultural land loss within the Reedley SOI. City staff expect to complete this Farmland Preservation Program by June 30, 2020.
- As outlined in the MSR, the City informed LAFCo that 87% of the existing residentially designated land inside the city limits has approved development on it, or has been developed to an urban standard. The proposed Frankwood-South Reedley SOI update would facilitate the annexation and development as planned commercial and residential land uses. Inclusion of the Reedley Municipal Airport to the Reedley would enable the City to consider future land expansion consistent with the 2030 Reedley General Plan. The City's SOI update proposal, including impacts to, and preservation of, agricultural lands is reasonable within the comprehensive context of the 2030 Reedley General Plan and the 2017 County and Reedley MOU.

### **2. The present and probable need for public facilities and services in the area.**

- The City of Reedley provides a wide array of municipal services within its corporate limits. Extension of infrastructure and municipal resources would be necessary to accommodate future urban development within the Reedley SOI update. The City implements its General Plan, as

identified in the MSR, and City staff regularly identifies community service needs in its annual budget and five-year budget projections.

- The City of Reedley has established development impact fees, and developer-required mitigation in the form of infrastructure improvements required from new projects and similar programs to monitor existing and future public service needs. Development within the Reedley SOI is required to extend physical infrastructure to individual sites and pay pro-rata fees for other City services as a condition of project approval to annex into the City. The physical infrastructure is generally available adjoining the City limits.
- The proposed Frankwood-South Reedley SOI update consists of vacant agricultural land. Upon annexation, the landowner intends to develop the site into urban uses and therefore municipal service will be needed. Planned urban development is contemplated by the 2030 Reedley General Plan.

**3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.**

- The City demonstrates that it has adequate capacity to provide the necessary municipal services, as identified in the MSR, to its constituency within its existing incorporated boundaries. The City of Reedley regularly review its service levels, and updates its regulatory service permits, and City officials monitor each department performance within the City.

**4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.**

- During the MSR update, LAFCo comprehensively assessed the Reedley SOI in light of the proposed Frankwood-South Reedley SOI update. The only social or economic community of interest in the area that may be relevant to Reedley is the farmworker housing, George Cox neighborhood, that currently receives City water services through an extension of service agreement; however the neighborhood has not been annexed into the City. No other social or economic communities have identified by LAFCo.

**5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.**

- As of December 2019, LAFCo observed that there are no existing communities near the Reedley SOI update that meet the DUC definition as defined by Fresno LAFCo's Policy 106 and CKH.