



June 8, 1999

City of Reedley

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Gina Francis
Fresno County Public Works and
Development Services Department
Development Services Division
2220 Tulare Street, 6th Floor
Fresno CA 93721

Dear Ms. Francis:

SUBJECT: Notice of Preparation - Fresno County General Plan Update

By this letter, I am submitting comments on behalf of the City of Reedley regarding the Notice of Preparation of a Draft Environmental Impact Report for the Fresno County General Plan Update, pursuant to the letter dated April 30, 1999, from Kerry McCants, Development Services Manager.

Because the General Plan Update is not yet completed, it is difficult to comment on the potential environmental implications of the project. During the May 12, 1999, Draft EIR Scoping meeting, it was explained by the County's project team that the Draft EIR is being formulated concurrently with the General Plan Update. As such, only general comments can be provided at this time; specific comments will be formulated when the Draft General Plan Update and Draft EIR are available for review and comment.

Regarding potential environmental issues, I have enclosed the list of issues distributed during the May 12 meeting. Due to the expected breadth of the General Plan Update, I agree that all of these issues should be thoroughly evaluated in the Draft EIR.

In particular, the EIR should address the implications of future population growth and resulting consumption of land for housing and other land uses. A strong effort must be made in Fresno County (and throughout the Central Valley) to minimize urban sprawl by establishing reasonable policies for compact growth and more efficient use of land. Such an effort will reduce the consumption of agricultural land, the costs of constructing and maintaining urban infrastructure, the costs of providing many urban services, and degradation of air quality. The publication entitled "A Landscape of Choice", distributed by the Growth Alternatives Alliance and supported by the Board of Supervisors and many cities, including Reedley, provides an excellent basis for considering policies regarding compact growth.

I also have concerns about the population projections for the City of Reedley contained in the table entitled "Geographic Allocation of Population and Employment" provided with your Notice of Preparation. The

**Fresno County General Plan Update
Draft EIR Scoping Meeting - May 12, 1999**

Issues to be addressed will include environmental impacts in the following areas:

- Land Use Implications
- Agriculture
- Population and Housing
- Transportation and Circulation
- Air Quality
- Public Facilities and Services
 - ▶ Water Supply and Distribution
 - ▶ Wastewater Treatment and Conveyance
 - ▶ Storm Drainage and Flood Control
 - ▶ Solid Waste Disposal
 - ▶ Electricity and Natural Gas
 - ▶ Parks and Recreation
 - ▶ Law Enforcement
 - ▶ Fire Protection and Emergency Services
 - ▶ Schools
 - ▶ Social Services
- Water Resources
- Biological Resources
- Forestry and Timber Resources
- Mineral Resources
- Cultural Resources
- Visual Resources
- Public Health and Safety
 - ▶ Seismic and Geological Hazards
 - ▶ Hazardous Materials
 - ▶ Noise
 - ▶ Airport Safety

**GEOGRAPHIC ALLOCATION OF POPULATION
AND EMPLOYMENT
1996 and 2020 (Preferred Scenario)**

	POPULATION			EMPLOYMENT		
	1996	2020	Percentage Increase	1996	2020	Percentage Increase
FRESNO COUNTY TOTAL	769,700	1,113,785	45%	370,781	602,021	62%
EAST VALLEY TOTAL	709,804	1,035,337	46%	342,988	562,658	64%
Clovis	69,260	111,534	61%	34,238	63,017	84%
Fowler	5,347	7,142	34%	2,282	3,473	52%
Fresno	445,199	675,981	52%	221,994	381,989	72%
Kerman	8,009	11,015	38%	2,699	4,165	54%
Kingsburg	9,042	11,562	28%	4,137	5,746	39%
Orange Cove	7,186	9,150	27%	2,317	3,526	52%
Parlier	9,967	12,892	29%	3,293	5,075	54%
Reedley	20,928	27,715	32%	8,863	12,535	41%
San Joaquin	3,718	6,201	69%	798	1,629	104%
Sanger	21,577	26,880	25%	8,273	11,986	45%
Selma	21,867	29,038	33%	7,139	10,801	51%
Unincorporated East Valley	87,705	106,197	21%	46,966	58,716	25%
SIERRA FOOTHILLS (county)	11,727	13,938	19%	2,234	3,430	54%
SIERRA NEVADA MTNS (county)	6,146	6,711	9%	906	1,024	13%
WEST VALLEY TOTAL	41,748	67,440	38%	24,610	34,870	42%
Coalinga	9,859	13,042	32%	4,265	6,242	46%
Firebaugh	5,853	7,757	33%	2,626	3,952	50%
Huron	6,267	9,456	51%	2,483	4,328	74%
Mendota	8,627	11,838	37%	2,975	4,661	57%
Unincorporated West Valley	11,142	15,347	38%	12,260	15,687	28%
COAST RANGE FOOTHILLS	274	299	9%	33	38	16%

EXCERPT FROM 1993 REEDLEY GENERAL PLAN UPDATE

TABLE

POPULATION FORECAST

	3.0 Percent	6.0 Percent
1991*	16,238*	16,238*
1992	16,725	17,212
1993	17,227	18,245
1994	17,744	19,340
1995	18,276	20,500
1996	18,824	21,730
1997	19,389	23,034
1998	19,971	24,416
1999	20,570	25,881
2000	21,187	27,434
2001	21,823	29,080
2002	22,478	30,825
2003	23,152	32,675
2004	23,847	34,636
2005	24,562	36,714
2006	25,299	38,917
2007	26,058	41,252
2008	26,840	43,727
2009	27,645	46,351
2010	28,474	49,132
2011	29,328	52,080
2012	30,208	55,205

* 1991 State of California Department of Finance Estimate.

table shows the 1996 population for Reedley to be 20,928 and the community's projected 2020 population to be 27,715.

Although Reedley does not actively seek population growth, the County's 2020 population projection seems low. Reedley has had an historical growth rate around 3%, which is accurately reflected in the enclosed excerpt entitled "Population Forecast" from Reedley's current General Plan. This forecast was prepared in the early 1990s. According to State Department of Finance population estimates, the City's 1999 population is 20,534, which is very close to the 1999 projection of 20,570 contained in the 3% forecast. If the historical rate of 3% continues, the City's 2012 population will be approximately 30,000, as shown in the City's forecast, which is significantly higher than your projected 2020 population of 27,715 (eight years later). Unless the General Plan Update foresees circumstances that will alter the historical growth rate in the City of Reedley, your population estimates, and employment and other population-based projections, should be re-evaluated.

Thank you for the opportunity to comment on these matters.

Sincerely,



A. Michael Olmos
Community Development Director

Enclosures: Draft EIR Scoping Meeting List of Issues
Fresno County Geographic Allocation of Population and Employment
Excerpt from 1993 Reedley General Plan Update

c: Stephen L. Hollister, City Manager

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