

# City of Fresno

## SUSTAINABLE AGRICULTURAL LAND STRATEGY GRANT APPLICATION



Strategic Growth Council  
California Natural Resources Agency  
California Department of Conservation

SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM

March 2015

SUSTAINABLE AGRICULTURAL LAND STRATEGY GRANT  
APPLICATION CHECKLIST

x	Completed Sustainable Agricultural Land Strategy Grant Application Checklist ( <i>this document</i> )
x	Completed Sustainable Agricultural Land Strategy Grant Application Cover Sheet
x	Application Questions (8 page maximum)
x	Work Plan including Work Plan Summary (3 page maximum)
x	Budget
x	Location Map (of the area to be covered by the plan)
x	Letters from Partners Documenting their Participation
x	Draft Resolution from Governing Bodies

**ADDITIONAL COMPONENTS:**

x	<p>Relevant Portions of the County and City General Plans</p> <p>Name and Approval Date of General Plan Section(s):</p> <p>City of Fresno General Plan <a href="#">Chapter 3: Urban Form</a> <a href="#">Chapter 7: Resource Conservation, Section 7.6: Farmland</a> Adopted December 18, 2014</p> <p>County of Fresno General Plan <a href="#">Agriculture and Land Use Element</a> Adopted October 3, 2000</p> <p>Internet Link(s) to Current General Plan Documents:</p> <p>City of Fresno: <a href="http://www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning/Downloads.htm">http://www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning/Downloads.htm</a></p> <p>County of Fresno: <a href="http://www2.co.fresno.ca.us/4510/4360/General_Plan/GP_Final_policy_doc/Table_of_Contents_rj_blue.pdf">http://www2.co.fresno.ca.us/4510/4360/General_Plan/GP_Final_policy_doc/Table_of_Contents_rj_blue.pdf</a></p>
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**SUSTAINABLE AGRICULTURAL LAND STRATEGY GRANT  
APPLICATION COVER SHEET**

Project Title	
Location (County and/or City)	City of Fresno
Senate District Number(s):	08, 12, 14
Assembly District Number(s):	23, 31
Disadvantaged Communities Status	73% in SOI, 89% in County
Grant Request Amount	\$100,000
Matching Funds Pending	
Matching Funds Committed	\$10,000 (\$5k in-kind staff time)
Total Estimated Project Cost	\$110,000
Applicant Name	City of Fresno
Department/Office	Development and Resource Management
Federal Employer ID Number	94-6000338
Mailing Address	2600 Fresno St., Room 3065
	Fresno, CA 93721
Contact Person	Casey Lauderdale
Title	Planner
Phone Number	559-621-8181
Email Address	<a href="mailto:caseyl@fresno.gov">caseyl@fresno.gov</a>
Fax Number	

## APPLICATION QUESTIONS

### Need for the Proposed Plan or Strategy

1. Describe why a sustainable farmland plan or strategy is needed for the area covered by this application. Provide supporting information in the form of agricultural land resource conversion studies or other data.

A City of Fresno Farmland Preservation Program is needed for the following reasons:

- Fresno is the most populated city in the San Joaquin Valley. Our development policies have a physical and political impact on the region.
- The San Joaquin Valley contains six out of the nation's ten highest grossing agricultural counties, contributing more than \$30 billion to the economy annually.<sup>1</sup> Fresno County frequently is cited as the nation's number one agricultural county.
- Fresno County has a wealth of high quality farmland, including within and outside the City of Fresno's Sphere of Influence.
- It is estimated that the City of Fresno will need to accommodate roughly 425,000 more residents by 2050<sup>2</sup>, an increase of more than eighty percent of our 2013 estimated population of 509,924.<sup>3</sup> This presents a foreseeable **demand for new development**, which has traditionally occurred on the fringe of the city due to cheap land.
- In 2013, when the American Farmland Trust calculated the amount of farmland in Fresno County, it was found that less than 200 acres were protected under a conservation easement. In contrast, from 1990 to 2008 over 22,000 acres of farmland were converted to urban uses.<sup>1</sup> This **signals a foreseeable threat to farmland**, if measures aren't taken to protect it.
- The topography of the Valley makes us more vulnerable to pollution as smog and particulates are trapped by the surrounding mountain ranges. Urban uses generate 58 times more pollution than does crop production.<sup>4</sup> Therefore, preservation of farmland as a means to help curb sprawl has a beneficial effect on greenhouse gas reduction and better air quality.
- Sprawl has not only led to increased pollution, it is financially unsustainable for the City as it stretches services into new growth areas. This has deteriorated investment in the city core while creating land uses on the fringe that are incompatible with farming.

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<sup>1</sup> Serena, Unger, and Thompson Edward, Jr. *Saving Farmland, Growing Cities*. American Farmland Trust, 2013.

<sup>2</sup> City of Fresno. Development and Resource Management Department. *Fresno General Plan*. 2014.

<sup>3</sup> "United States Census Bureau." *Fresno (city) QuickFacts from the US Census Bureau*. Accessed: 5 March 2015.

<sup>4</sup> Shaffer, Steve, and Thompson Edward, Jr. *A New Comparison of Greenhouse Gas Emissions from California Agricultural and Urban Land Uses*. Study. American Farmland Trust, 2015.

- As we are the largest city in the region we are in a unique position to lead. Furthermore, agriculture is celebrated as part of our heritage and should be preserved based on its cultural significance.

The City recognizes that growth and development don't occur in a vacuum and that our actions have a region-wide impact. We want to work with our neighbors to develop a program that can harmonize with existing programs and provide more opportunities to implement conservation efforts within our area, so that our impact can be positive rather than deleterious. We also desire to positively contribute to greenhouse gas reduction to help our region meet the targets of the Sustainable Communities Strategy (SCS) and to improve our air quality.

In short, we seek to create a program that **conserves, mitigates** and **informs** in order to achieve **regional consistency, collaboration, and measureable impact**.

2. Describe the existing state of agricultural land use planning policies within the area, including Williamson Act status. Discuss any documents in need of update or replacement, or policy gaps that would be informed by the results of this proposal.

An increasing number of San Joaquin Valley cities are committing to farmland preservation either through General Plan policies, such as the City of Fresno's RC-9-c, the County's LU-A.1 – LU-A.20, Reedley's COSP 4.3.4, or mitigation measures like Clovis' 5.2 2-1.

In 2011, the County had nearly 1.5 million acres of land under Williamson Act contracts.<sup>5</sup> In January of 2014, the City's Planning Area contained 1,615 acres including 1,521 acres of high quality farmland under contract.<sup>6</sup>

The greatest gap that exists currently is that the City of Fresno, as the region's largest city, does not yet have a program to mitigate farmland lost to urban expansion.

In addition to connecting policy to performance by fulfilling the requirements of policy RC-9-c, it is our hope that this Program could help spur refinement of some policies from other agencies that have no mandates towards measureable action and/or where those plans would now be considered out-of-date.

Another gap this Program can address is the need for regional focus and consistency. In reviewing other local governments' policies and mitigation measures, we will attempt to create a plan that is consistent with the others, with the aim of contributing to region-wide conservation.

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<sup>5</sup> California Department of Conservation. Division of Land Resource Protection. *The California Land Conservation Act 2012 Status Report*. 2013.

<sup>6</sup> City of Fresno. Development and Resource Management Department. *Final Master Environmental Impact Report for the General Plan and Development Code Update*. FirstCarbon Solutions. 2014.

3. Describe how the proposed plan will serve areas that are especially vulnerable to development pressures or climate change impacts.

Within our Sphere of Influence, the City has about 13,200 acres of high quality farmland that is now designated under the General Plan to be used for future urban growth.<sup>7</sup> As with other Valley towns, much high-quality farmland lays just outside our SOI as well. With the expected rise in population, coupled with the market's desire to build single-family homes and the availability of cheap land, Fresno will continue to face pressure to expand. We must also anticipate an increase in this pressure as High Speed Rail nears operational status.

With such development pressures and the ongoing drought, now is an ideal time to act. The City has maintained its SOI and has made a commitment to reinvesting in established neighborhoods to create more walkable, convenient, and ultimately climate-friendly communities. A Farmland Preservation Program helps to reinforce this commitment while protecting part of our important cultural, economic, and now, environmental heritage.

We are fortunate to have examples to guide us from other pioneering cities in the Valley that have implemented a 1:1 mitigation ratio. Policy RC-9-c directs us to follow a similar route, which has the potential to preserve more than 13,000 acres of farmland through mitigation. And, if the resulting easements are well-placed, they can serve to direct future growth to infill areas and prompt more efficient development patterns.

4. Describe the anticipated effects of climate change (e.g., physical, ecological, or economic forces) that are likely to impact the community represented by the application and its agricultural land resources.

As California enters its fourth year of drought, the impacts of climate change are already being felt with higher temperatures, longer dry spells, and less water being allocated to existing farmland.<sup>8</sup>

Parched farmland may succumb to development pressure where demand for housing increases. Unfortunately, the expansion of the urban realm increases the demand for water, produces more GHG emissions, and intensifies the heat island effect. When such a conversion happens, we also lose a significant method of groundwater recharge.<sup>9</sup> With wells going dry in neighboring communities, it is important that we preserve farmland to help recharge our aquifer and lessen the impact of our urban uses.

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<sup>7</sup> City of Fresno. Development and Resource Management Department. *Map Atlas: Existing Conditions Report*. 2011.

<sup>8</sup> Boxall, Bettina. "Rising Temperatures Are Amplifying Drought Effects, Study Finds." *Los Angeles Times*. Los Angeles Times, 5 Mar. 2015. Accessed: 5 March 2015.

<sup>9</sup> Thorne, JH, NE Roth, RM Boynton, N Woodard. *The San Joaquin Valley Greenprint State of the Valley Report*. Fresno Council of Governments, Fresno, CA. 2014.

As access to water is such an important issue at this time, our Farmland Preservation Program will have the opportunity to analyze how to conserve the most “strategic” farmland, as outlined by the Fresno Council of Government’s *Model Farmland Conservation Program*, which defines it as high quality farmland that has a high probability of retaining access to important resources that will allow it to remain in farmland production in the long-term.<sup>10</sup>

5. Describe any aspects of the proposal that provide the potential for innovative approaches to agricultural land conservation that may serve as a model to other jurisdictions.

By garnering help from a consultant experienced with farmland preservation, reviewing existing reports and policies, performing new economic analysis and learning from our neighbors through venues like COG, we hope to compose an informed program that is tailored to suit our City and immediate region. Our Program will look beyond how to best mitigate farmland loss to review other ways to increase conservation, such as how to encourage property owners to proactively protect their land.

One unique approach developed by the City through the development of the Southeast Growth Area Specific Plan (SEGA) was the designation of a “Buffer” on the eastern border of our SOI to create a physical barrier –an agricultural greenbelt- between urban uses and important commercial farmland. While the SEGA Plan was not adopted, land use elements, including the Buffer, were incorporated in our new General Plan.

Building on this and other SEGA policies, two ideas: 1) Anytime a SOI increase is proposed, in addition to requiring Smart Growth plans and policies, consider “buffering” the SOI border and 2) consider the feasibility and priority of obtaining easements within Buffer areas. If the latter could be done, it would help ensure that this area does not become subject to future General Plan amendments that may alter its original intent.

We’d also like to explore how to prioritize acquisitions from mitigation, which, from preliminary review, appears to be novel. By creating a rank of preferred locations, we can be more strategic in preserving the highest quality farmland and preventing urban sprawl.

Another unique idea that could be explored is allowing an option for some developments (e.g. less than 20 acres or lower quality farmland) to provide mitigation funds towards increasing efficiencies of agricultural technology, such as connecting farmers with water-saving infrastructure or climate-friendly equipment.

### Integration of Entities and Existing Resources

1. Describe how the proposed plan will provide linkages between existing local policies and plans to reduce GHG emissions.

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<sup>10</sup> Fresno Council of Governments. *Model Farmland Conservation Program for Fresno County*. American Farmland Trust. 2008

The City of Fresno General Plan prioritizes infill development and complete, resource-conserving neighborhoods to create vibrant places that can be easily accessed by walking, biking, or transit (see General Plan objectives UF-12 and RC-2, and policy LU-2-a). Since the greatest amount of pollution in the city comes from motor vehicle emissions, lowering Vehicle Miles Traveled is crucial.<sup>6</sup> With overall urban uses contributing more pollution than crop production, farmland conservation can be added as a method to contain sprawl and help accomplish greenhouse gas reduction goals.

The Program would also link General Plan policy RC-5-d that speaks to the need for projects to conform to the SCS, which calls farmland, open space, and natural resources as “critical for the regions’ environmental and economic health.”<sup>11</sup>

Meanwhile, the City of Fresno, through its realization of General Plan policies regarding infill and efficient development, will have a major impact on the ability of our region to reach the SCS goal of 11.6% GHG reduction compared to 2005.<sup>11</sup> This Program was not factored in at the time of that calculation, so there is a likelihood that further reductions can occur through the Program implementation. Again, as this Program helps further the General Plan policies and contributes to GHG reduction, it also helps to implement the SCS.

2. Describe what agricultural and land resource factors will be evaluated as part of this proposal, including opportunities for integrating agricultural land conservation efforts with other protected land strategies.

Based on language of policy RC-9-c, the evaluation will cover Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Of these categories, the program will prioritize land that is also considered to be strategic.

Through preliminary research it doesn’t appear that there is a great amount of critical habitat found within our SOI. Aside from the land near the San Joaquin River, which is held either by the State or the San Joaquin River Parkway and Conservation Trust, there are also small patches of animal habitats. Should any undeveloped habitat areas be found with further analysis, we will include a policy that requires mitigation for habitats.

Our Southeast Development Area (SEDA) greenbelt will also be evaluated as part of this proposal. While it is not designed for use as critical habitat or important farmland, is important nonetheless because it will provide a physical barrier between urban and agricultural and is also needed open space for groundwater recharge.

3. Describe the local policies and ordinances the plan will seek to align. What methods will be used to resolve compatibility issues between these policies and ordinances?

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<sup>11</sup> Fresno Council of Governments. *2014 Regional Transportation Plan and Sustainable Communities Strategy*. 2014

The Program would align aspects of the County General Plan (LU-A.1, LU-A.12, LU-A.13, LU-A.16), the Sustainable Communities Strategy (Section 4.10), and the Fresno General Plan (RC-9-c, UF-1-a, UF-12, LU-2, LU-5, LU-10). We will also attempt to design our Program to be cohesive with existing preservation policies of neighboring cities such as Reedley and Clovis.

Should a conflict arise between the City and another entity, the Advisory Group will be asked to mediate the discussion. It shall be clear, however, that the purpose of this Program- to meaningfully conserve farmland and help reduce GHG emissions- cannot be compromised. While much potential conflict can possibly be avoided if we are able to prioritize conservation within our SOI in our SEDA greenbelt, we would rather this Program cover a wider range of conservation efforts and work with our neighbors in achieving this.

4. Describe what is planned to foster interagency relationships among levels of local government in the development of agricultural resource plans or strategies.

There will be a dedicated staff person at the City and our consultant to work with other agencies during the drafting of our Farmland Preservation Program. At the initial process of the creation of this program, we will reach out to our neighboring cities to see if they would like to participate as part of an Advisory Group. We plan to work closely with the County either as part of the Advisory Group or on a more day-to-day, staff-to-staff level. When the draft program is completed, we will send it to these agencies to request feedback.

5. Describe how the proposed plan will be consistent with the State's planning priorities.

The Program will actively seek to protect agricultural resources and open space and thus is consistent with AB 857 (2002) planning priority (b). As the Program also helps to implement the Fresno General Plan goals of focusing development in infill areas and creating more efficient development, it is also consistent with planning priorities (a) and (c).<sup>12</sup>

Consistent with SB 375 (2008), the Program will assist the attainment of GHG reduction goals found within the SCS.<sup>13</sup>

6. Describe how the proposal will consider integrating currently permanently protected agricultural land or other permanently protected lands (e.g., habitat conservation easement, flood corridor easements, or parks).

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<sup>12</sup> California. Assembly. *Infrastructure planning: priorities and funding*. 2001-2002 reg. sess. AB 875. Sacramento. Accessed: 11 March 2015. Section 65041.1.

<sup>13</sup> California. Assembly. *Transportation planning: travel demand models: sustainable communities strategy: environmental review*. 2007-2008 reg. sess. SB 375. Sacramento. Accessed: 11 March 2015.

One of the research tasks that will be undertaken is to identify all permanently protected land within and outside our SOI. Our Program will need to state our preference for protected lands to be located near one another to enhance the feasibility of continued agricultural use.

We are not opposed to stacked easements as long as they would not prevent agricultural production. Since it appears that there are not many other protected land types that would conflict within our area, this may not be of great concern. We will investigate further.

### Community Impact and Participation

1. Identify the specific community, citizen, and/or agricultural organizations that will participate in and those which will be consulted regarding the development of the plan or strategy.

The Fresno Council of Governments, the County of Fresno, and the American Farmland Trust are supportive of our efforts to develop a program and will be consulted during the development of the plan. Other local governmental agencies and community organizations with an interest in farmland conservation within the County will be notified of the development of our program and will be invited to participate as part of the Advisory Group and to review the draft when available.

We will host at least two public forums to garner feedback from the public and will have a public comment period for the draft program before it is made final.

2. What steps are planned to ensure continued involvement of these organizations in the implementation of the plan or strategy?

Once the Program is adopted, there are a few ways that regional entities and the public will be able stay informed of the implementation and results of our Program.

- a. Conservation easements must be reported on annually by the organization holding the easements. We can make these reports available online.
- b. The City can report on implementation as part of the General Plan Annual Review.
- c. Continued participation in advisory committees such as those hosted by COG are great opportunities to exchange information. As a case-in-point, this grant application would not have moved forward without collaboration stemming from the COG ad-hoc committee on transportation project ag mitigation.
- d. Encourage citizen activism. Citizen groups help keep government accountable to adopted programs and policies.

### DISADVANTAGED COMMUNITY IMPACTS

3. Is the majority (50% or more) of the proposed project area located within one or more Disadvantaged Community (DAC), as defined by CalEPA for the Affordable Housing and Sustainable Communities Program?

Yes. In the City's SOI nearly 73% of farmland is within disadvantaged Census tract. Within the County, the percentage is 89%.<sup>14</sup>

### Organizational Capacity

#### 1. Describe the applicant's experience in developing plans or working on similar projects.

The City of Fresno Development and Resource Management Department is experienced in plan development. Our most recent achievement was the adoption of the General Plan Update, an extensive document reflecting years of research and public participation. We envision that the development of the Farmland Preservation Program will propel the General Plan's direction for a more sustainable city and we will be aided by the advice and expertise of those with experience in developing models for farmland conservation.

#### 2. Does the applicant have the professional staff qualified to develop the plan? If not, how will this expertise be acquired? Please describe the qualifications and plan, if any, to acquire the expertise.

DARM does not have the necessary staff to complete the scope of work that will ensure that the Program will be publically vetted, appropriate to our area, and implementable. For this reason we would like to hire an experienced consultant to work alongside our dedicated staff person. The basic qualifications a consultant must have in order to be considered will be a) a genuine desire to preserve farmland and reduce greenhouse gas emissions, b) experience drafting farmland preservation and mitigation policies, c) and facilitating public forums. While we anticipate that staff will share heavily in these duties, we also expect the consultant to provide expertise and leadership where needed and to be a partner in creating a model program for Fresno.

#### 3. What partnerships does the applicant have in place to implement the plan or strategy?

While the City will be the natural leader in implementation, we hope that by working collaboratively with other agencies, non-profits, and community groups, that will we have continued engagement through to implementation stage.

#### 4. Citing the Work Plan Budget, what resources does the proposal leverage beyond the minimum match requirements?

This Program will be able to leverage a dedicated DARM staff member, DARM resources (e.g. other staff, logistical support), and the expertise and passion of community organizations that want to see this Program come together.

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<sup>14</sup> Please see enclosed SB 535 Maps.

County: 1,188,277.19 acres of farmland classified Prime, Statewide, or Unique. 1,059,155.55 acres of that farmland is in a disadvantaged census tract.

## WORK PLAN

### Months 1-2

- Reach out to the 15 incorporated cities, Fresno COG, the County, and farmland advocacy organizations to ask for participation. Ask if COG would be willing to facilitate, if not, City staff will coordinate
- Staff will update the website to inform that the City is starting this process and have a sign-up list for those who want to receive progress updates
- First Group meeting
  - Staff will prepare a list of desired outcomes, policies, and questions as a starting point for discussion
  - Advisory Group will create a list of project deliverables and criteria for selecting a consultant
    - The deliverables will include:
      - A draft Program that will attempt to proactively conserve farmland, mitigate when development occurs within our SOI, and increase availability of information and collaboration shared between agencies and with the public
      - Assistance with research and CEQA preparation as needed
  - The Group, in determining the basic tenants of what the Program should contain, will also identify needed research where data may not currently exist / is outdated
  - The Advisory Group will confirm timetable and milestones for the project
- Submit a RFP

### Months 3-5

- Hire a consultant and meet with the Advisory Group to start the project
- The consultant will conduct research and present options to the Advisory Group  
The Group will discuss which measures are suitable to Fresno and give direction on what shall be included in the Draft Program
  - Some research may include:
    - Compose spreadsheet of neighboring agencies' policies
    - Create inventory of potential conservation and mitigation measures; determine preferred measures based on feasibility and impact
      - This will include 1:1, incentives, banking, SEDA buffer, etc.
    - Perform economic and statistical analyses regarding farmland within our SOI (Growth Area 1 and 2) and just outside it, including valuation of easements
      - Return precise numbers on how much and where farmland will be saved, how much greenhouse gasses will be avoided, etc.

### Months 6-7

- The consultant will create the first draft of the Program
- Advisory Group will review the draft
- City staff will make edits to the document

### Months 8-9

- After editing the draft, City staff will schedule at least two public forums and one City Council workshop
  - Staff and consultant will create a PowerPoint presentation and other visual material as may be used in forums
  - A link to the draft Program shall be sent to the 15 incorporated cities, the County, and Fresno COG for feedback. All other interested parties will also be informed of its availability (posted to website) and are invited to offer comments as well. This will be considered a public review period
- When the review period is closed, City staff will review all comments received
- City staff will make edits to the draft and produce the final version

### Month 10

- Public notices will be published
- The Program will be considered for adoption by the City Council

### Month 10-beyond

- Implementation!
  - City staff will:
    - Create a fluid process for developers needing to mitigate
    - A website page with resources about Farmland Conservation
    - Provide progress updates regularly, such as in the Annual Progress Report

## WORK PLAN SUMMARY

City of Fresno Farmland Preservation Program		
High Level Activities/Milestones (with Deliverables)	Responsible Parties	Timetable in Months
Task 1   Form Advisory Group Sub-Task A   Create list of goals, tasks Sub-Task B   Identify needed research Sub-Task C   Confirm timeframe Sub-Task D   Submit an RFP for consultant	City, interested neighboring agencies and community organizations	Month 1-2
Task 2   Perform research and analysis Sub-Task A   Hire a consultant Sub-Task B   Consultant conducts required research and starts to construct draft plan	Consultant, with Advisory Group input and City Staff support	Month 3-5
Task 3   Initial Draft of the Farmland Preservation Program Sub-Task A   Consultant to propose first draft Sub-Task B   Advisor Group to review Sub-Task C   City Staff to perform first round of edits	Consultant, Advisory Group, City Staff	Month 5-6
Task 4   Public Forums and Council workshop Sub-Task A   Host at least two public forums to solicit feedback on the draft Sub-Task B   Garner feedback from neighboring/relevant agencies Sub-Task C   Round two edits Sub-Task D   Council workshop	City Staff, Advisory Group, Consultant, Interested Agencies	Month 7-9
Task 5   Adopt the Program Sub-Task A   Present proposed final program to City Council	City Staff, Consultant to attend	Month 10

## BUDGET

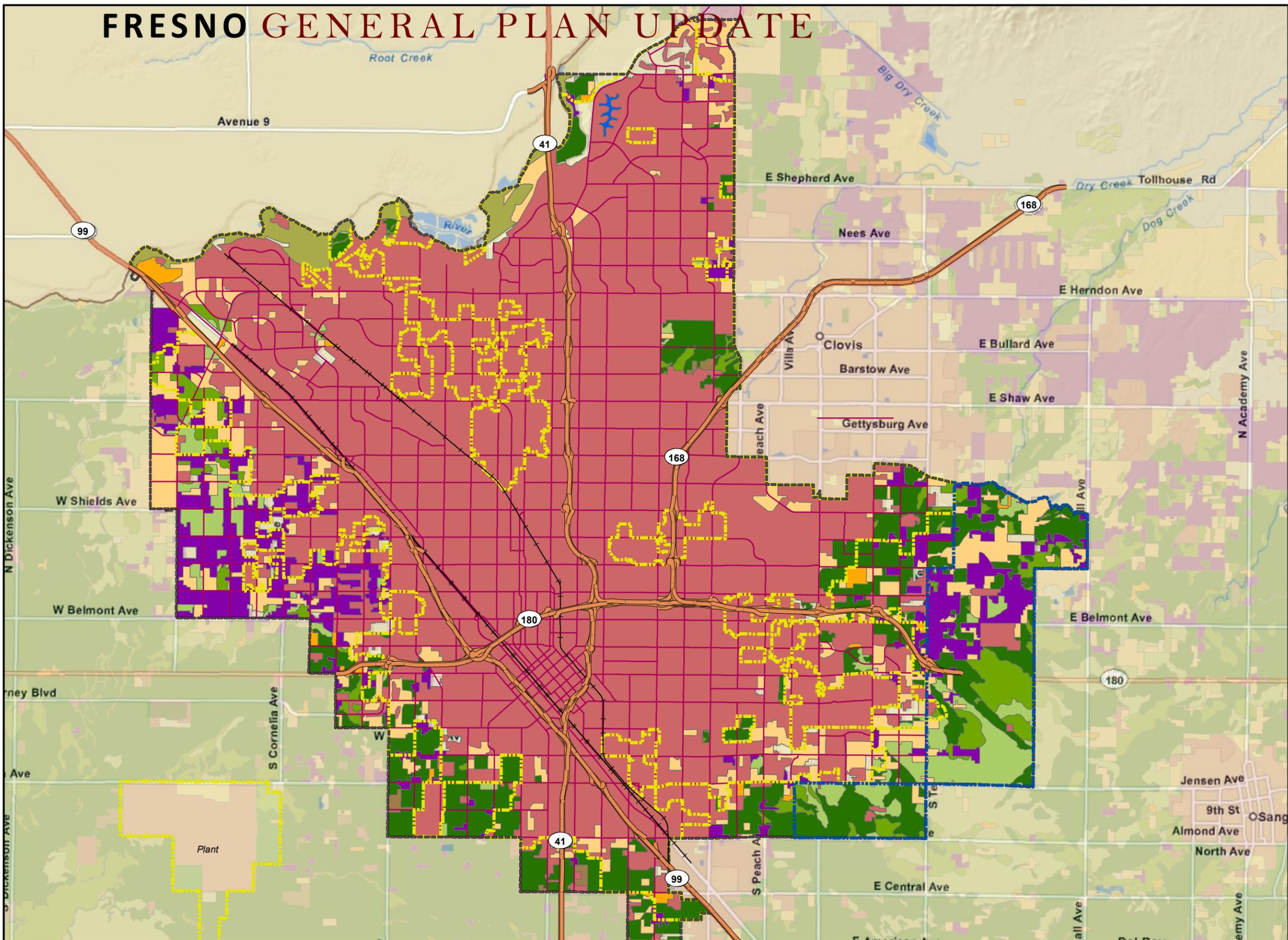
<b>City of Fresno Farmland Preservation Program</b>			
	<b>SALCP REQUEST</b>	<b>MATCH FUNDING</b>	<b>TOTAL FUNDING</b>
<b>Personnel</b>			
Project Manager – City Staff		\$5,000	\$5,000
Subtotal		\$5,000	\$5,000
<b>Operating Expenses</b> (itemize/explain—examples provided)			
Material & Supplies		\$100	\$100
Printing		\$2,000	\$2,000
Mailing and postage		\$400	\$500
Meeting Rental		\$500	\$400
Subtotal		\$3,000	\$3,000
<b>Miscellaneous</b> (itemize/explain—examples provided)			
Subcontractors/Consultants	\$100,000		
Public Notices		\$2,000	
Subtotal	\$100,000	\$2,000	\$102,000
<b>TOTAL COST OF PROJECT</b>	\$100,000	\$10,000	\$110,000

## PERSONNEL AND SUBCONTRACTORS

<b>NAME</b>	<b>TITLE</b>	<b>RATE</b>	<b>HOURS</b>	<b>TOTAL</b>
City Staff	Project Manager	22	227	\$5,000
-	Consultant	-	-	\$100,000

# Area Maps

# FRESNO GENERAL PLAN UPDATE



## Important Farmland

### Boundaries

-  SEGA
-  Sphere Of Influence
-  City Limits

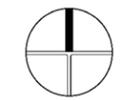
### Circulation

-  Major Streets
-  Rail Lines
-  State Highway 99
-  State Highway 41
-  State Highway 168
-  State Highway 180

### Fresno County

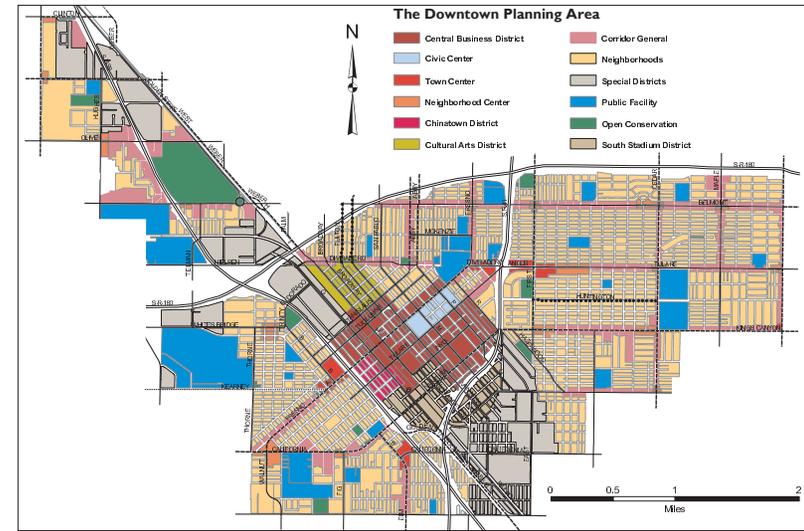
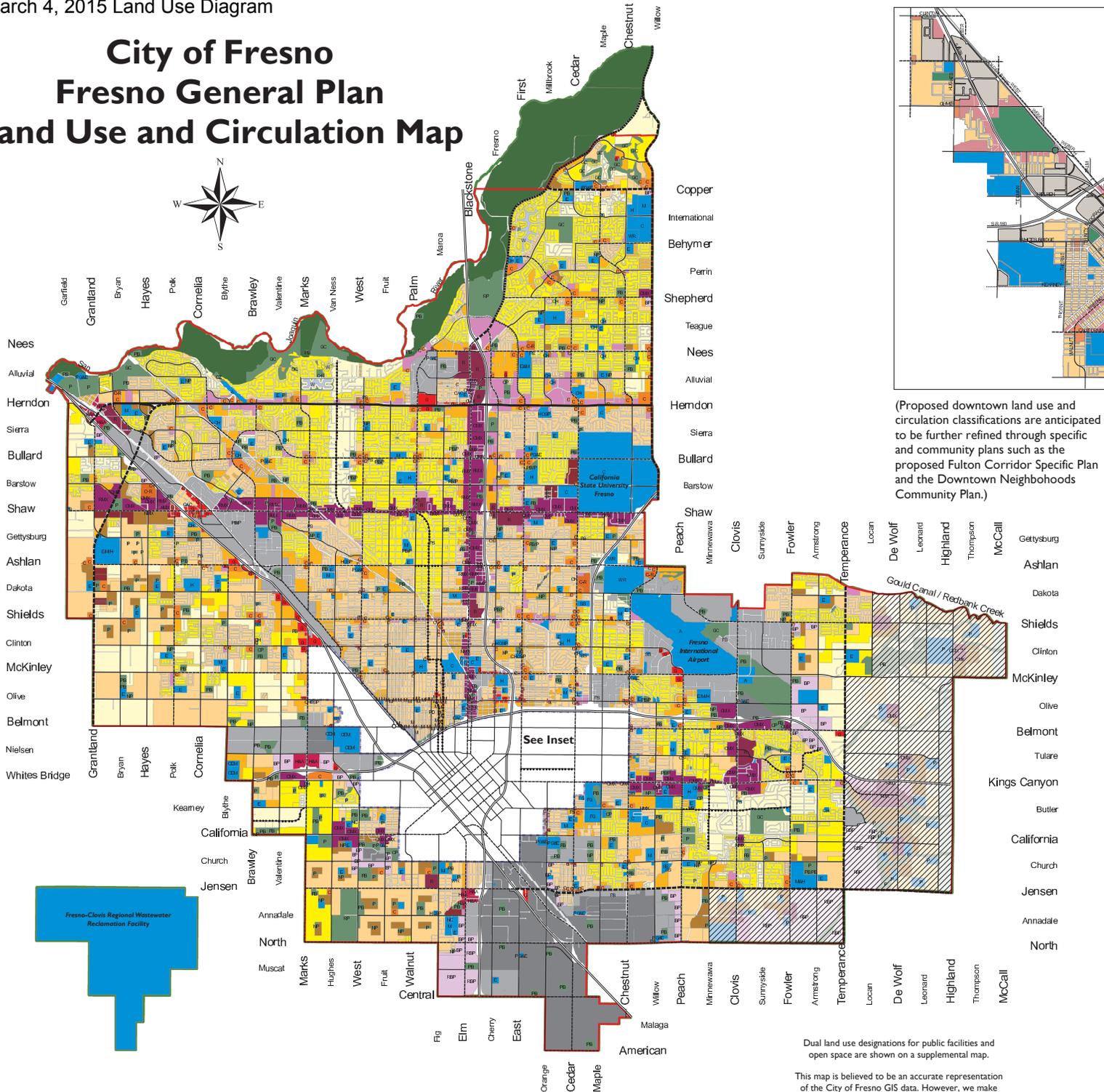
#### Important Farmland

-  Confined Animal Ag
-  Urban Developed
-  Farmland of Local Importance
-  Prime Farmland
-  Rural Residential
-  Farmland of State Importance
-  Unique Farmland
-  Vacant
-  Water
-  Natural Vegetation
-  Semi-Ag Rural Commercial



Source: Boundary and circulation information, City of Fresno Development And Resource Management Department, 2010; World Street Map, developed by Esri using DeLorme basemap layers, Automotive Navigation Data, USGS, UNEP-WCMC, Tele Atlas Dynamap, 2009, California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program

# City of Fresno Fresno General Plan Land Use and Circulation Map



(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.)

### LEGEND

<p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>Low Density (1-3.5 D.U./acre)</li> <li>Medium Low Density (3.5-6 D.U./acre)</li> <li>Medium Density (6.0-12 D.U./acre)</li> <li>Medium High Density (12-16 D.U./acre)</li> <li>Urban Neighborhood (16-30 D.U./acre)</li> <li>High Density (30-45 D.U./acre)</li> </ul> <p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Main Street</li> <li>Community</li> <li>Recreation</li> <li>General</li> <li>Highway &amp; Auto</li> <li>Regional</li> <li>Business Park</li> <li>Regional Business Park</li> <li>Light Industrial</li> <li>Heavy Industrial</li> </ul> <p><b>EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>Office</li> <li>Business Park</li> <li>Regional Business Park</li> <li>Light Industrial</li> <li>Heavy Industrial</li> </ul> <p><b>MIXED USE</b></p> <ul style="list-style-type: none"> <li>Corridor Center Mixed Use</li> <li>Regional Mixed Use</li> <li>Neighborhood Mixed Use</li> </ul> <p><b>OPEN SPACE</b></p> <ul style="list-style-type: none"> <li>Clear Zone</li> <li>Commercial-Recreational</li> <li>Community Park</li> <li>Flood Control Project</li> <li>Golf Course</li> <li>Lake, Pond</li> <li>Multi-Use</li> <li>Neighborhood Park</li> <li>Outdoor Environmental education area</li> <li>Open Space</li> <li>Park</li> <li>Ponding Basin</li> <li>Ponding Basin (Park use)</li> <li>Regional Park</li> </ul>	<p><b>PUBLIC FACILITIES</b></p> <ul style="list-style-type: none"> <li>Public Quasi-public Facility</li> <li>Special School</li> <li>Elementary School</li> <li>Elementary &amp; Middle School</li> <li>Elementary, Middle &amp; High School</li> <li>Middle School</li> <li>High School</li> <li>College</li> <li>School with Park</li> <li>Airport</li> <li>Cemetery</li> <li>Church</li> <li>Community Activity Center</li> <li>Convalescent Hospital</li> <li>Fairgrounds</li> <li>Fire Station</li> <li>Government Offices</li> <li>Hospital</li> <li>Medical Center</li> <li>Neighborhood Center</li> <li>PG &amp; E Substation</li> <li>Police Dressing Station</li> <li>Water Recharge Basin</li> <li>Waste Water Treatment Facility</li> </ul> <p><b>BOUNDARIES</b></p> <ul style="list-style-type: none"> <li>Existing Fresno Sphere of Influence</li> <li>Fresno Planning Boundary</li> <li>Downtown Neighborhoods</li> <li>Southeast Development Area (SEDA)</li> </ul>
---	---

v. 02/25/2015

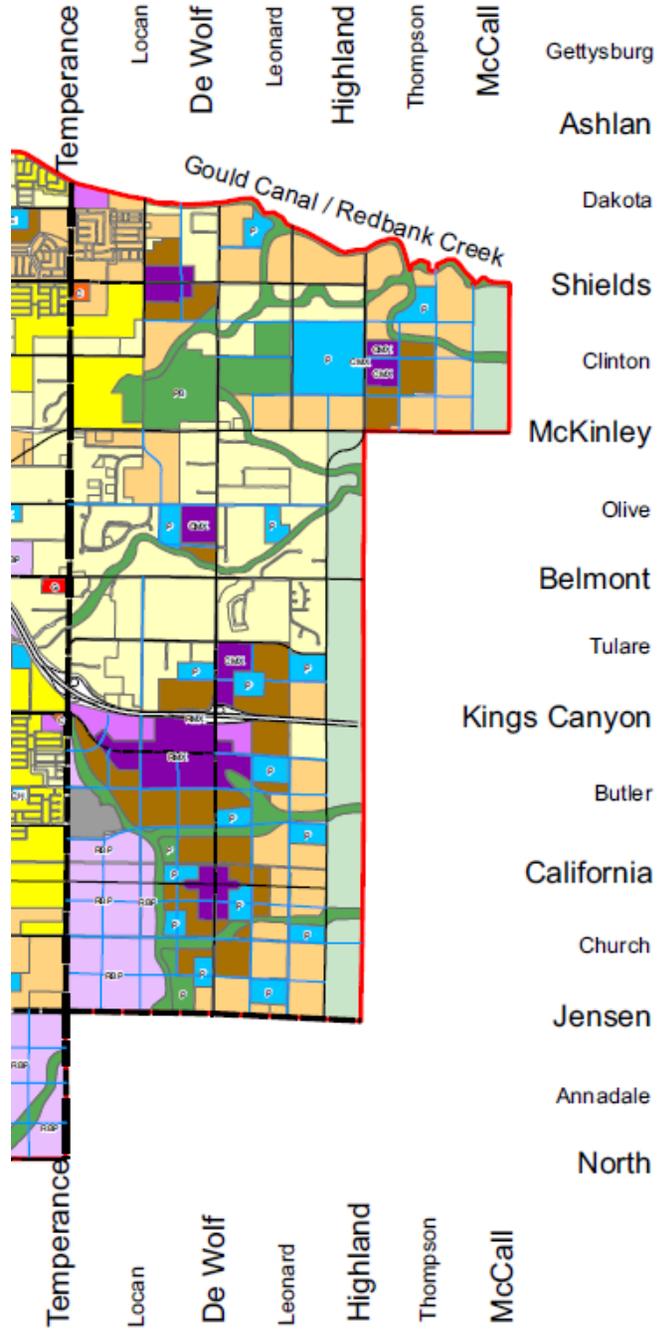
### Circulation Legend

Freeway	Super Arterial	Scenic Drive
Expressway	Arterial	Collector
Scenic Expressway	Scenic Arterial	Scenic Collector

0 0.75 1.5 3 4.5 6 Miles

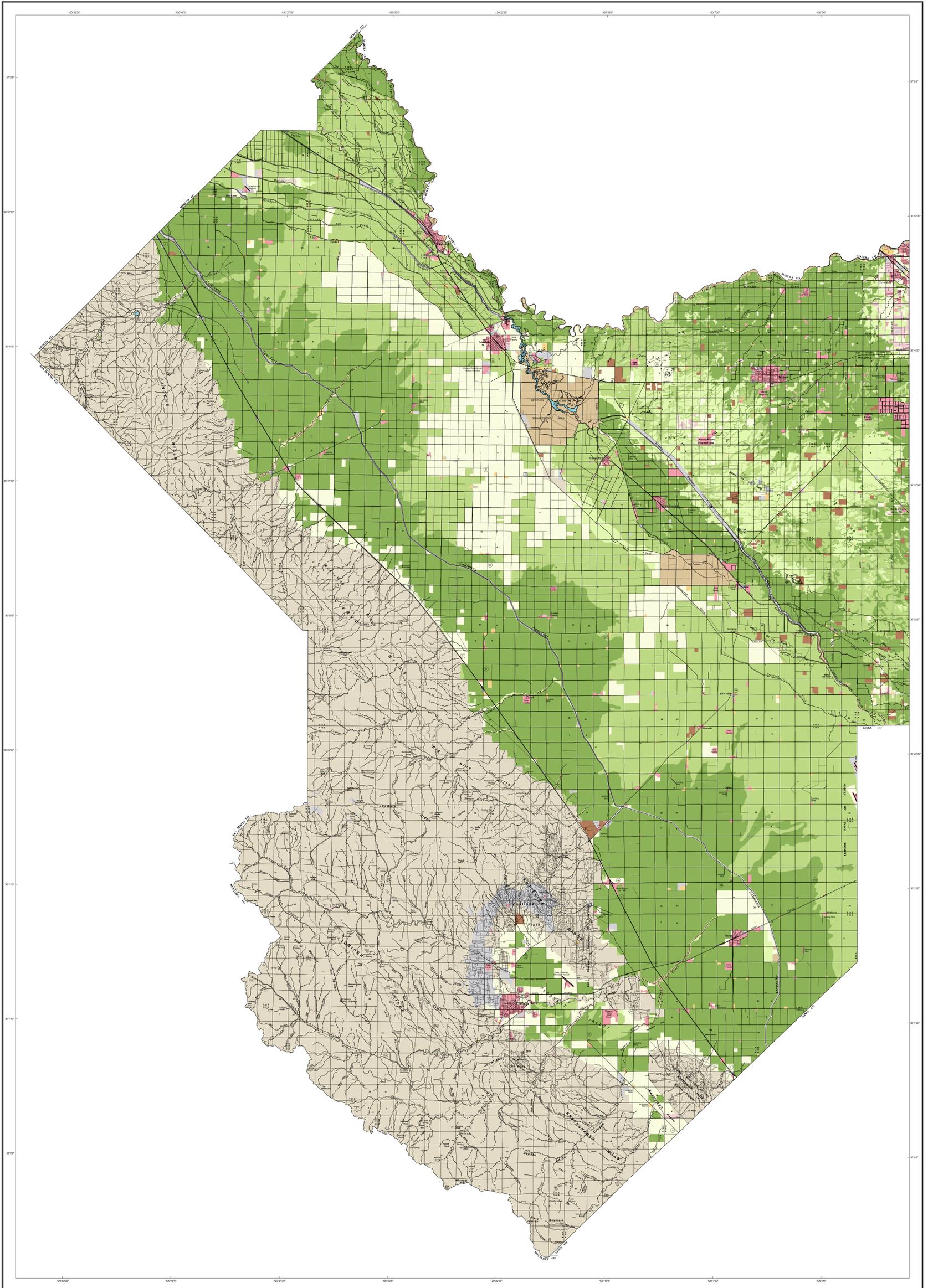
Dual land use designations for public facilities and open space are shown on a supplemental map. This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

SEDA Greenbelt/Buffer Area  
 Eastern border of SOI

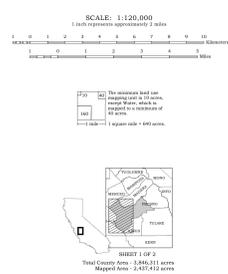


Land Use Diagram  
 Initiation Draft  
 August 8, 2012

RURAL LAND MAPPING EDITION  
**FRESNO COUNTY IMPORTANT FARMLAND 2012**  
 SHEET 1 OF 2



- PRIME FARMLAND**  
 PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE SUSTAINED HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF STATEWIDE IMPORTANCE**  
 FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- UNIQUE FARMLAND**  
 UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF LOCAL IMPORTANCE**  
 ALL FARMABLE LANDS WITHIN FRESNO COUNTY THAT DO NOT MEET THE DEFINITIONS OF PRIME, STATEWIDE, OR UNIQUE. THIS INCLUDES LAND THAT IS OR HAS BEEN USED FOR IRRIGATED PASTURE, DRYLAND FARMING, CONFINED LIVESTOCK AND DAIRY, POULTRY FACILITIES, AQUACULTURE AND GRAZING LAND.
- GRAZING LAND**  
 GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.
- CONFINED ANIMAL AGRICULTURE**  
 CONFINED ANIMAL AGRICULTURAL LANDS INCLUDE POULTRY FACILITIES, FEEDLOTS, DAIRY FACILITIES, AND FISH FARMS. IN SOME COUNTIES, CONFINED ANIMAL AGRICULTURE IS A COMPONENT OF THE FARMLAND OF LOCAL IMPORTANCE CATEGORY.
- NONAGRICULTURAL AND NATURAL VEGETATION**  
 NONAGRICULTURAL AND NATURAL VEGETATION INCLUDES HEAVILY WOODED, ROCKY OR BARREN AREAS, RIPARIAN AND WETLAND AREAS, GRASSLAND AREAS WHICH DO NOT QUALIFY FOR GRAZING LAND DUE TO THEIR SIZE OR LAND MANAGEMENT RESTRICTIONS, SMALL WATER BODIES AND RECREATIONAL WATER SKI LAKES, CONSTRUCTED WETLANDS ARE ALSO INCLUDED IN THIS CATEGORY.
- SEMI-AGRICULTURAL AND RURAL COMMERCIAL LAND**  
 SEMI-AGRICULTURAL AND RURAL COMMERCIAL LAND INCLUDES FARMSTANDS, AGRICULTURAL STORAGE AND PACKING SHEDS, UNPAVED PARKING AREAS, COMPOSTING FACILITIES, EQUINE FACILITIES, FIREWOOD LOTS, AND CAMPGROUNDS.
- VACANT OR DISTURBED LAND**  
 VACANT OR DISTURBED LAND INCLUDES OPEN FIELDS THAT DO NOT QUALIFY FOR AN AGRICULTURAL CATEGORY, MINERAL AND/OR EXTRACTION AREAS, OFF ROAD VEHICLE AREAS, ELECTRICAL SUBSTATIONS, CHANNELIZED CANALS, AND RURAL FREEWAY INTERCHANGES.
- RURAL RESIDENTIAL LAND**  
 RURAL RESIDENTIAL LAND INCLUDES RESIDENTIAL AREAS OF ONE TO FIVE STRUCTURES PER TEN ACRES.
- URBAN AND BUILT-UP LAND**  
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- WATER**  
 PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.



**Important Farmland Maps** are compiled by the Farmland Mapping and Monitoring Program (FMMP) pursuant to Section 6570 of the California Government Code. To create the maps, FMMP combines current land use information with U.S. Department of Agriculture-Natural Resources Conservation Service (NRCS) soil survey data. Soil units qualifying for Prime Farmland and Farmland of Statewide Importance are determined by the NRCS. Changes to soil profiles subsequent to publication of NRCS soil surveys are not reflected on this map. This map was developed using NRCS digital soil data (SSURGO) and may contain individual soil units as small as one acre.

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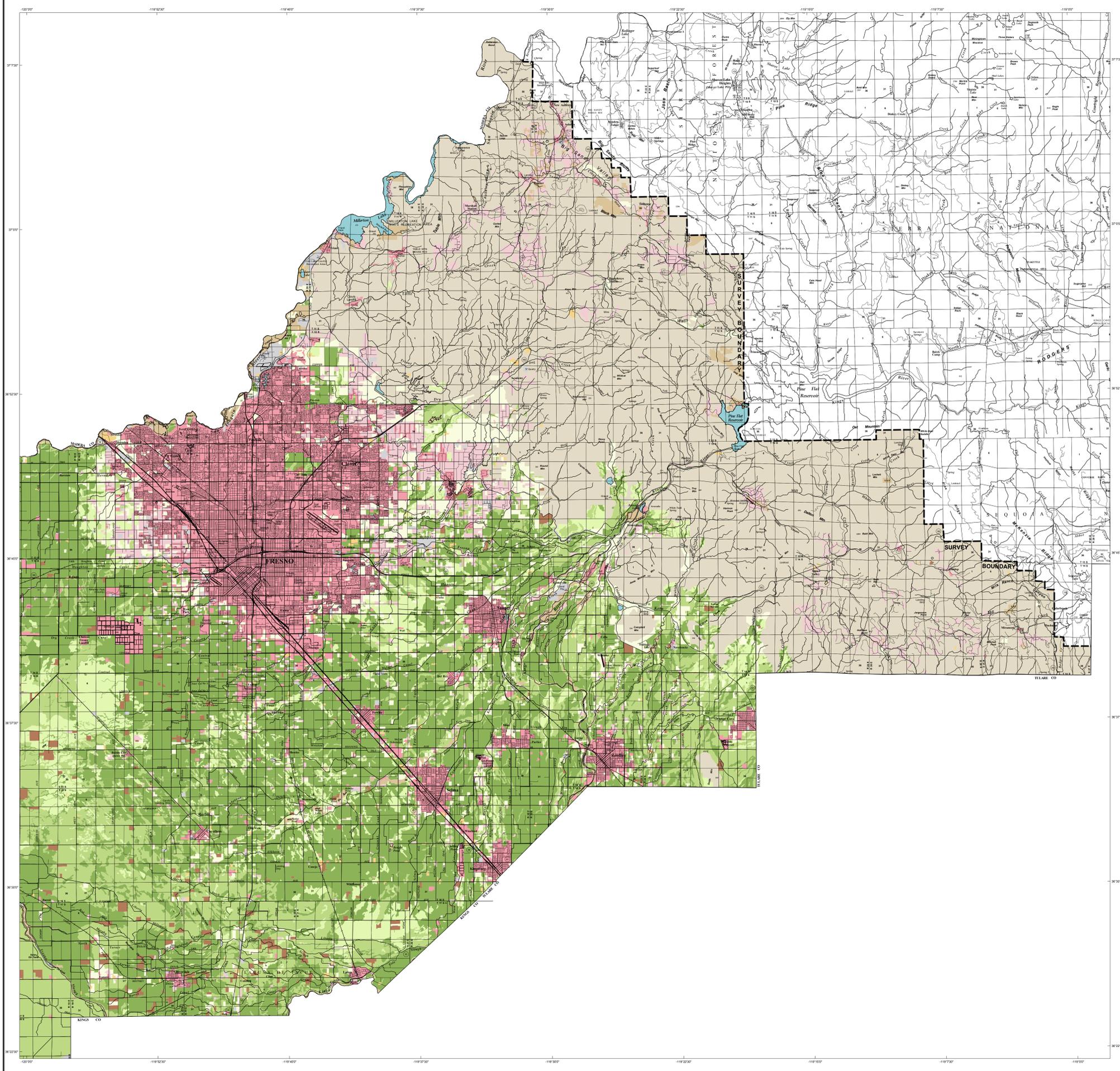
**This map should be used within the limits of its purpose** as a current inventory of agricultural land resources. This map does not necessarily reflect general plans or zoning designations, city limit lines, changing economic or market conditions, or other factors which may be taken into consideration when land use policies are developed. This map is not designed for parcel-specific planning purposes due to its scale and the ten-acre minimum land use mapping unit. Classification of important farmland and urban areas on this map is based on best available data. The information has been delineated as accurately as possible at 1:24,000 scale, but no claim to meet 1:24,000 National Map Accuracy Standards is made due to variations in the quality of source data.

The Department of Conservation makes no warranties as to the suitability of this product for any particular purpose.

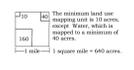
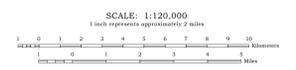
**Additional data is available** at [www.conservacion.ca.gov/dnp/fmmp](http://www.conservacion.ca.gov/dnp/fmmp), including detail on the program, full size PDF maps, map categories, statistics, field summaries, and GIS data for download. Contact the Farmland Mapping and Monitoring Program at 401 S Street, MS 19-01, Sacramento, CA 95814, Phone: (916) 224-0859, e-mail: [fmmp@conservation.ca.gov](mailto:fmmp@conservation.ca.gov).

© California Department of Conservation, Division of Land Resource Protection, 2014.  
 Map published September 2014.

RURAL LAND MAPPING EDITION  
**FRESNO COUNTY IMPORTANT FARMLAND 2012**  
 SHEET 2 OF 2



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Farmland Mapping and Monitoring Program  
 801 K Street, MS 18-01  
 Sacramento, CA 95814  
 Phone: (916) 224-0829  
 e-mail: [fmmp@conservation.ca.gov](mailto:fmmp@conservation.ca.gov)

© California Department of Conservation, Division of Land Resource Protection, 2014.  
 Map published September 2014.

# Draft Resolution

RESOLUTION NO. 15-241

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE CALIFORNIA SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM FUNDED BY THE GREENHOUSE GAS REDUCTION FUND UNDER THE GLOBAL WARMING SOLUTIONS ACT OF 2006

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the State's objectives with these funds are to reduce greenhouse gas emissions by creating more compact, infill development patterns, encouraging active transportation and mass transit usage, and protecting agricultural lands; and

WHEREAS, the Department of Conservation has been delegated the responsibility for the administration of this grant program on behalf of the Strategic Growth Council, establishing necessary procedures; and

WHEREAS, said procedures for this program require a resolution certifying the approval of application by the Council of the City of Fresno before submission of said application to the State; and

WHEREAS, the City of Fresno, if selected, will enter into an agreement with the State of California to carry out development of the Sustainable Agricultural Land Strategy.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Fresno:

1. Approves the filing of the City of Fresno Sustainable Agricultural Land Strategies Grant Application;
2. Certifies that the City of Fresno understands the assurances and certification in the application, and
3. Certifies that the City of Fresno will have sufficient funds to develop the plan; or will secure the resources to do so, and
4. Certifies that the City of Fresno will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1, and
5. Appoints the Director of the Department of Development and Resource Management, or their designee, as agent to conduct all negotiations, execute

and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for development of the aforementioned plan.

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2015  
Mayor Approval/No Return: \_\_\_\_\_, 2015  
Mayor Veto: \_\_\_\_\_, 2015  
Council Override Vote: \_\_\_\_\_, 2015

YVONNE SPENCE, CMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE

BY: \_\_\_\_\_  
Deputy

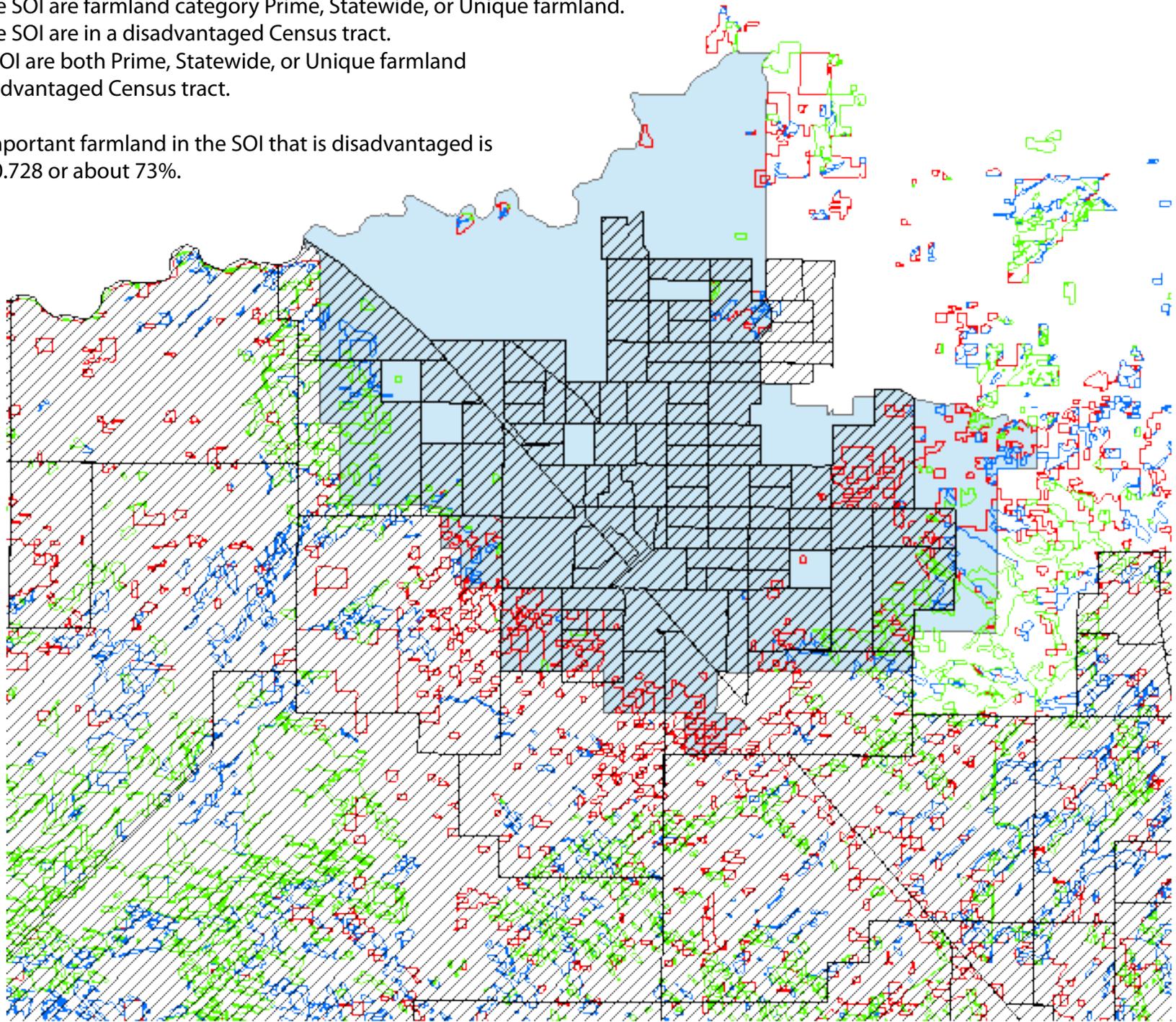
Date Adopted:  
Date approved:  
Effective Date:  
City Attorney Approval: \_\_\_\_\_

# SB 535 Maps

13,219.67 acres of the SOI are farmland category Prime, Statewide, or Unique farmland.  
66,234.89 acres of the SOI are in a disadvantaged Census tract.  
9,625.7 acres of the SOI are both Prime, Statewide, or Unique farmland  
AND in a disadvantaged Census tract.

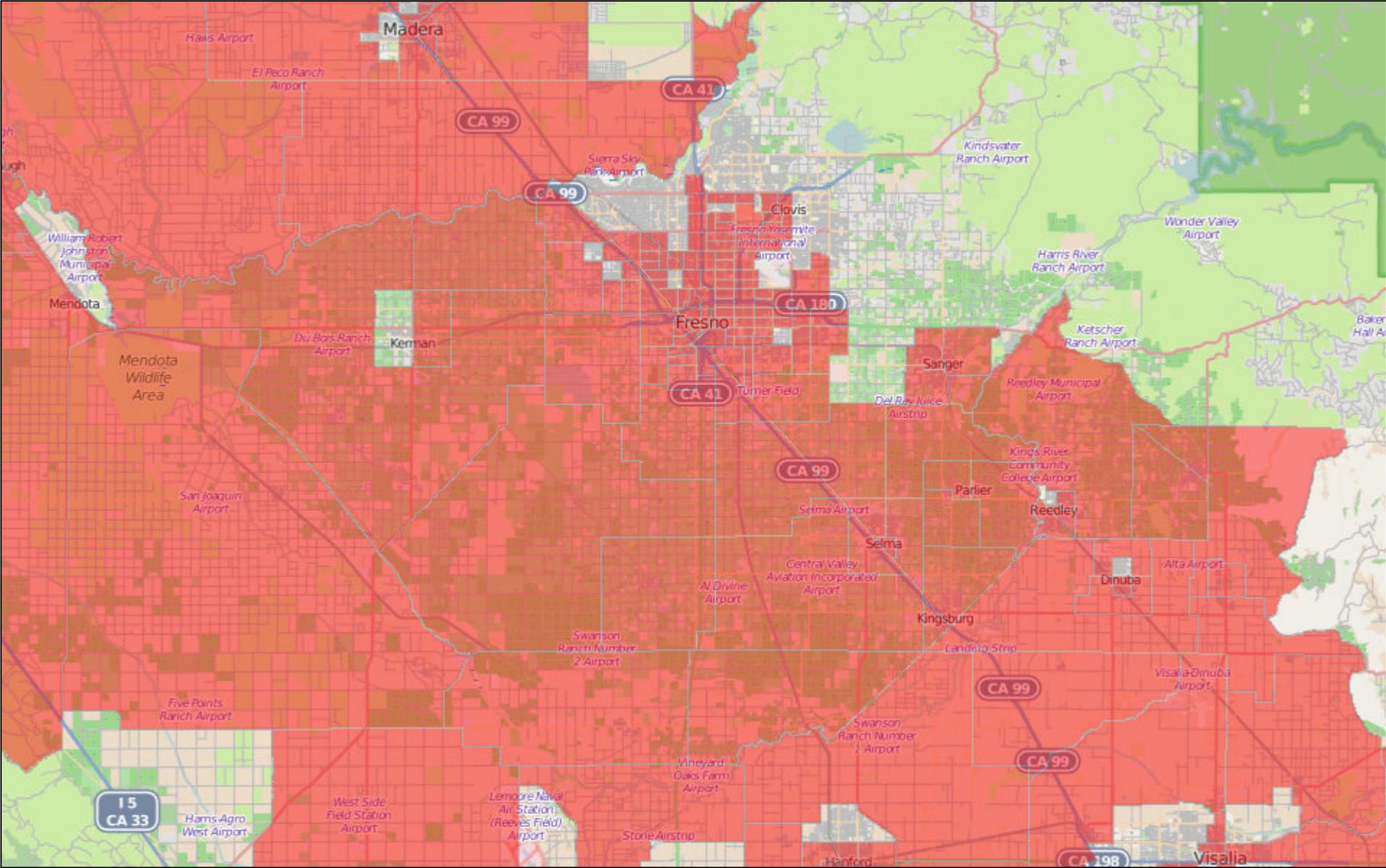
The percentage of important farmland in the SOI that is disadvantaged is  
 $9,625.7 / 13,219.67 = 0.728$  or about 73%.

- diagonal lines / disadvantaged census tract
- red outline important farmland
- blue outline City of Fresno SOI

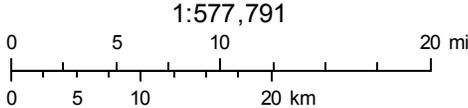


Sources:  
California Farmland  
Mapping and Monitoring  
Program, California  
Environmental Protection  
Agency, City of Fresno

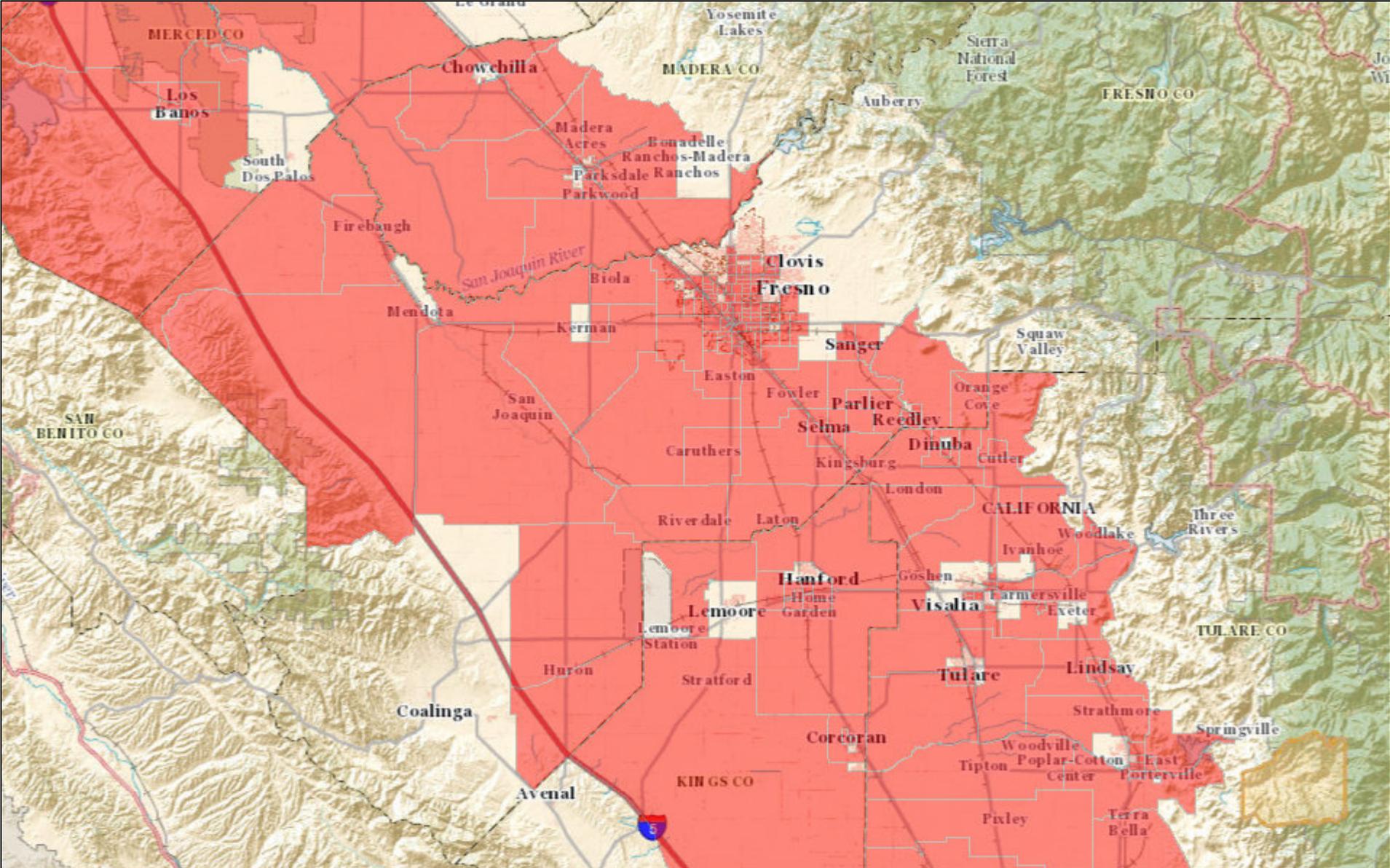
# SB 535 Disadvantaged Communities



March 4, 2015



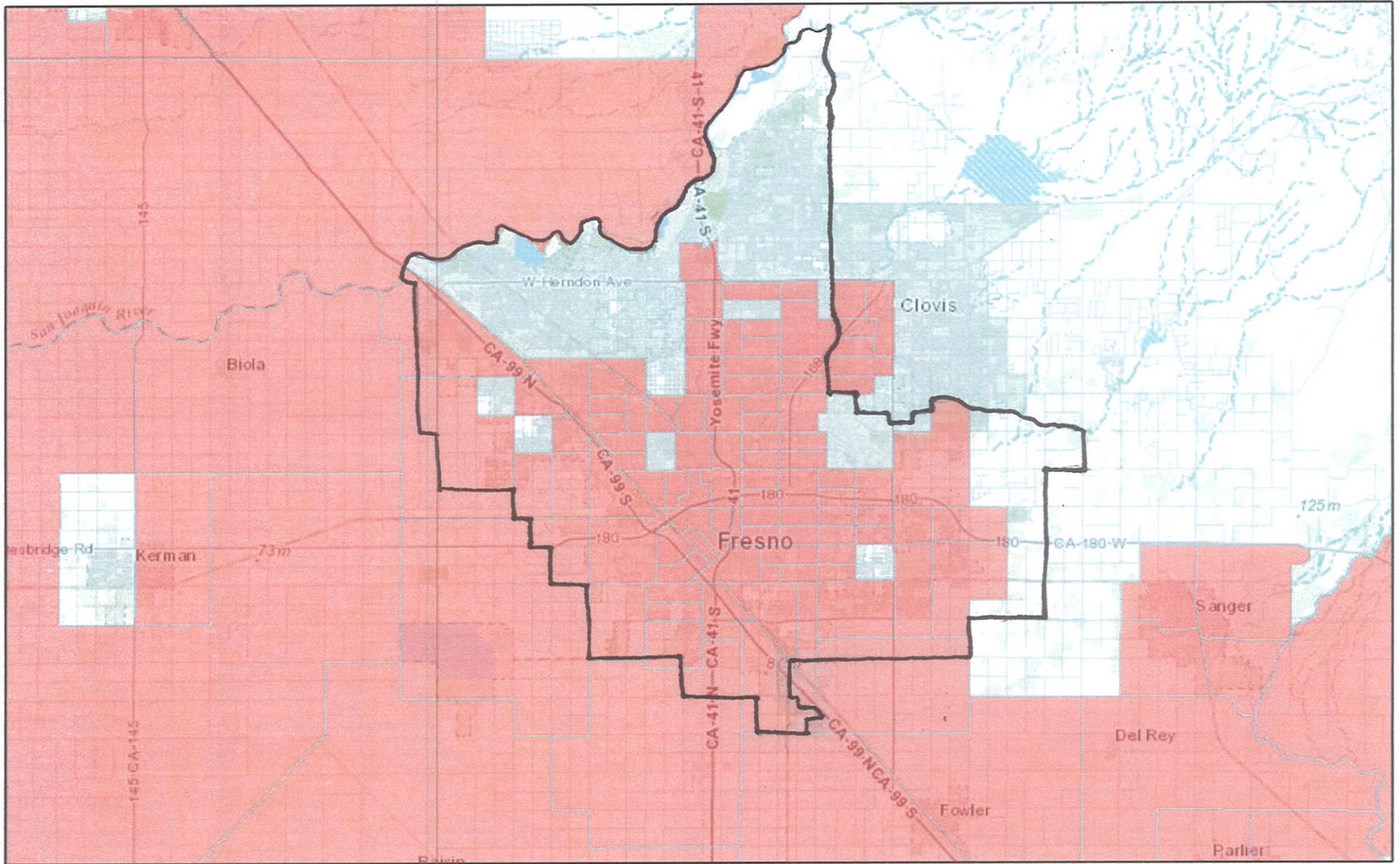
# SB 535 Disadvantaged Communities



March 4, 2015

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography

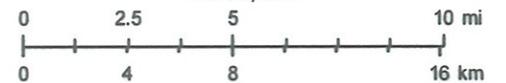
# SB 535 Disadvantaged Communities



March 12, 2015

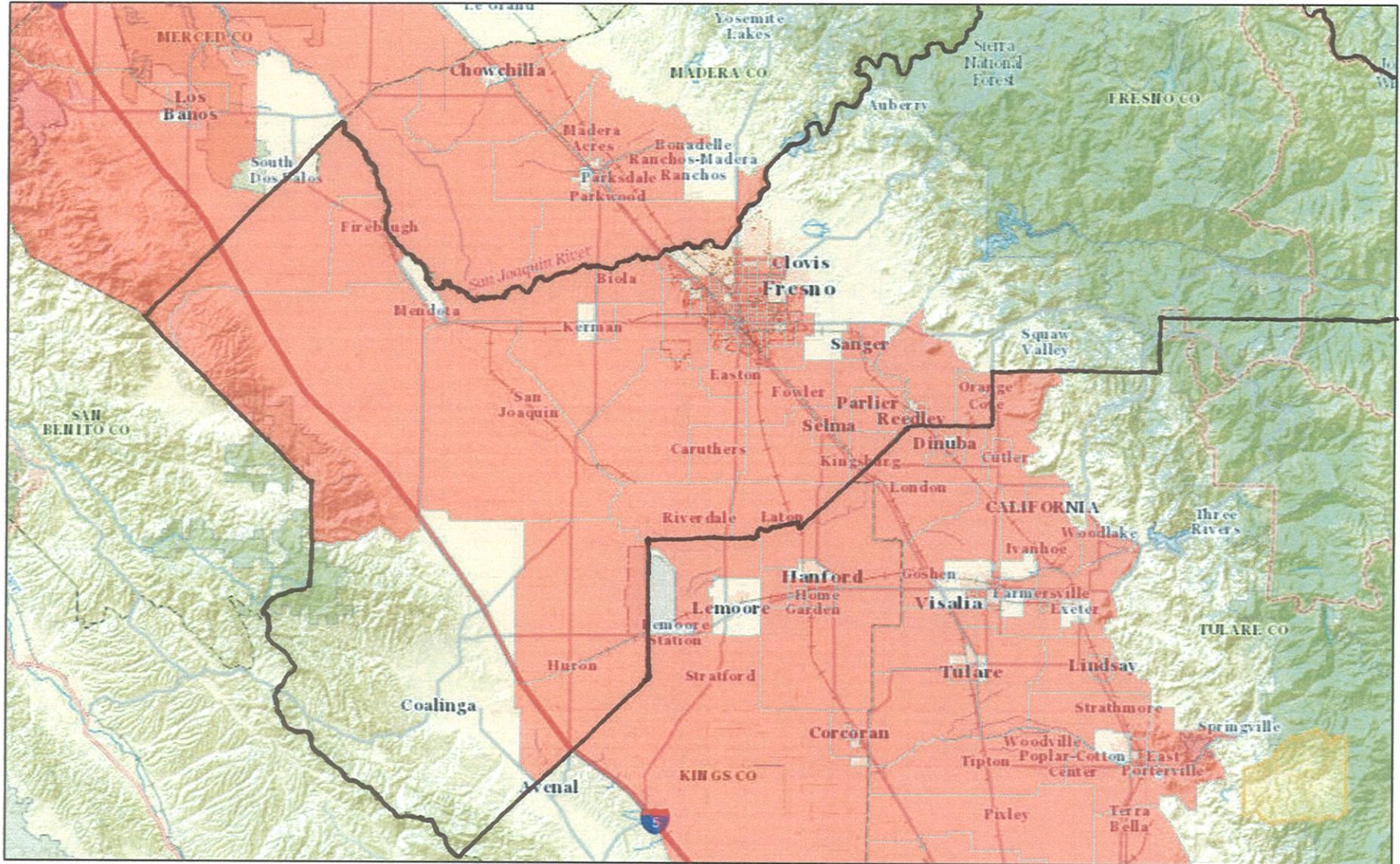
*Outlined (not exact)  
Sphere of Influence*

1:288,895



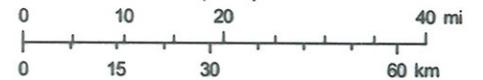
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

# SB 535 Disadvantaged Communities



March 4, 2015

1:1,155,581



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography

# Letters of Support



March 16, 2015

Jennifer Clark  
Director of Development and Resource Management (DARM)  
City of Fresno  
2600 Fresno St., 3rd Floor  
Fresno, CA 93721

Director Clark,

I am writing to express Fresno COG's support for DARM's grant application to the Sustainable Agricultural Lands Conservation Program to develop a Farmland Preservation Program. As the largest city in the most productive farming region in the nation, it is critical to the sustainability of our agricultural economy and to our shared cultural heritage that the City of Fresno takes this step in forming a Farmland Preservation Program.

Such a program will help implement the goals of the City's recently adopted General Plan by supporting the conservation of farmland, lowering greenhouse gas emissions, directing focus on infill development, promoting efficient land use development, and expanding regional cooperation; all of which make a major contribution to the implementation of the region's first Sustainable Communities Strategy (SCS), which was adopted by the Fresno COG Policy Board in July of 2014.

Fresno COG looks forward to partnering with DARM to support the formation of the Program and providing input on selecting the most appropriate and effective strategies to preserve our region's farmland.

City of Clovis  
City of Coalinga  
City of Firebaugh  
City of Fowler  
City of Fresno  
City of Huron  
City of Kerman  
City of Kingsburg  
City of Mendota  
City of Orange Cove  
City of Parlier  
City of Reedley  
City of San Joaquin  
City of Sanger  
City of Selma  
County of Fresno

Sincerely,

Tony Boren  
Executive Director



# County of Fresno

---

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
ALAN WEAVER, DIRECTOR

March 17, 2015

Jennifer Clark  
Director of Development and Resource Management (DARM)  
City of Fresno  
2600 Fresno St., 3rd Floor  
Fresno, CA 93721

Dear Director Clark:

The County of Fresno is writing to express its support for DARM's grant application to the Sustainable Agricultural Lands Conservation Program to develop a Farmland Preservation Program.

As Fresno is the largest city in the most productive farming region in the nation, it is critical to the sustainability of our agricultural economy and to our shared cultural heritage that initiatives, such as the proposed Farmland Preservation Program, are undertaken to evaluate possible strategies and implementation measures that address the long-term preservation of farmland.

Fresno County is looking forward to engaging with DARM in the formation of the Program and to provide input on selecting the most appropriate and effective strategies to preserve our region's farmland.

Sincerely,

Alan Weaver, Director  
Department of Public Works and Planning

G:\4510PW\_Admin\Correspondence\2015 Correspondence\0317\_Fresno Farmland Preservation Grant.doc

c: Bernard Jimenez, Deputy Director



California Office  
Sacramento

March 18, 2015

Ms. Jennifer Clark  
Director of Development & Resource Management  
City of Fresno  
2600 Fresno St., 3<sup>rd</sup> Floor  
Fresno, CA 93721

Dear Director Clark:

I write to express the support of American Farmland Trust for your application for a planning grant from the Sustainable Agricultural Land Conservation Program.

We view Fresno as the lynchpin of agriculture in the San Joaquin Valley and the City of Fresno as the prime mover of land use planning and policies affecting the resource base on which it depends.

Inasmuch as the recently completed Fresno COG Sustainable Communities Strategy depends largely on the City of Fresno's new general plan to meet its greenhouse gas reduction target, it is of utmost importance that the City implement that plan, not only by promoting urban infill, but also by conserving and protecting farmland around the periphery as a bulwark against sprawl. To the extent that your SALCP efforts help achieve lasting farmland protection, it should result in greenhouse gas savings beyond those attributable to a reduction in vehicle travel in the SCS analysis.

A recent AFT research report entitled *A New Comparison of Greenhouse Gas Emissions from California Agricultural and Urban Land Uses* (Shaffer & Thompson, February 2015) found that per acre emissions from urban land uses average 58 times greater than those from crop production. It also found that emissions from transportation averaged only 49 percent of total urban greenhouse gas emissions.

Thus, AFT not only supports your application, it looks forward to working with you and with other partners and jurisdictions in the county to design and implement an effective farmland conservation and protection strategy.

Sincerely,

Edward Thompson, Jr.  
California Director

# FOOD COMMONS FRESNO

**RE: Food Commons Fresno Support of City of Fresno's Farmland Preservation Sustainable Agricultural Lands Conservation Program (SALCP) Grant**

March 17, 2015

Jennifer Clark  
Director of Development and Resource Management (DARM)  
City of Fresno  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno CA 93721

Dear Director Clark,

I am writing in support of the City of Fresno's Sustainable Agricultural Lands Conservation Program to develop a Farmland Preservation Plan.

Food Commons Fresno recognizes the strategic importance and policy leadership of the City of Fresno in promoting infill development and farmland conservation. In December 2014, the City of Fresno's passed its precedent-setting 2035 General Plan Update (GPU) which adopted policies to direct growth to revitalize downtown, emphasize transit-oriented development, and correspondingly conserve prime farmland and other resources such as water. Importantly, the Plan did not expand the city's sphere of influence and, for the first time, included a farmland mitigation policy at a 1:1 ratio.

The SALCP funding will assist in the implantation of the city's General Plan by conserving farmland, reducing greenhouse gas emissions, prioritizing growth in existing neighborhoods, promoting efficient land development and expanding regional dialogue and policies. Also, the City of Fresno is the largest city in our nation's most productive food producing region, and is therefore a strategic linchpin to realizing further farmland conservation policies in other San Joaquin Valley jurisdictions.

We look forward to partnering with the City of Fresno to create and implement this important program. The Fresno Food Commons Trust is now an incorporated 501(c)3 that can accept donations and purchase farmland for conservation purposes in support of the SALCP guidelines and City of Fresno's planning needs.

Sincerely,



Daniel O'Connell  
Co-Director  
Fresno Food Commons



A Tides Center Project

March 19, 2015

Jennifer Clark  
Director of Development and Resource Management (DARM)  
City of Fresno  
2600 Fresno St., 3rd Floor  
Fresno, CA 93721

Dear Dir. Clark,

We are writing to express our support for DARM's grant application to the Sustainable Agricultural Lands Conservation Program to develop a Farmland Preservation Program.

As Fresno is the largest city in the most productive farming region in the nation, it is critical to the sustainability of our agricultural economy and to our shared cultural heritage that the City takes this step in forming a Farmland Preservation Program.

We believe that the program will also help implement the goals of the recently adopted General Plan by supporting the conservation of farmland, lowering greenhouse gas emissions, directing focus on infill development, promoting efficient land use development, expanding regional cooperation, and enhancing our investment in long-neglected existing neighborhoods in great need of support.

Leadership Counsel looks forward to actively partnering with DARM to support the formation of the Program and to providing input on selecting the most appropriate and effective strategies to preserve our region's farmland while also ensuring equitable and sustainable growth that invests in the health and future of all Fresno residents.

Sincerely,

Ashley Werner  
Attorney  
Leadership Counsel for Justice and Accountability



Jennifer Clark  
Director of Development and Resource Management (DARM)  
City of Fresno  
2600 Fresno St., 3rd Floor  
Fresno, CA 93721

Dear Director Clark,

I am writing to express my support for DARM's grant application to the Sustainable Agricultural Lands Conservation Program to develop a Farmland Preservation Program.

As Fresno is the largest city in the most productive farming region in the nation, it is critical to the sustainability of our agricultural economy and to our shared cultural heritage that the City takes this step in forming a Farmland Preservation Program.

The program will also help implement the goals of the recently adopted General Plan by supporting the conservation of farmland, lowering greenhouse gas emissions, directing focus on infill development, promoting efficient land use development, and expanding regional cooperation.

Fresno Building Healthy Communities is looking forward to partnering with DARM to support the formation of the Program and to provide input on selecting the most appropriate and effective strategies to preserve our region's farmland.

Sincerely,

Sandra F. Celedon-Castro  
Hub Manager