THE CENTRAL VALLEY'S NEW TOWNS

DESTINY OR DISASTER

A REPORT BY
AMERICAN FARMLAND TRUST
California - Davis Field Office

American Farmland Trust is a private, nonprofit, conservation organization founded in 1980 to protect the nation's agricultural resources. AFT works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. Its action-oriented programs include public education, technical assistance in policy development, and direct farmland protection projects.

Basic annual membership dues are $20.
All contributions are tax-deductible to the extent allowed by law.
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Respectfully Submitted

Tim Dunbar
January 1995

THE CENTRAL VALLEY'S NEW TOWNS

Table of Contents

FRESNO COUNTY
2 Projects Proposed - 8,375 acres*

KERN COUNTY
3 Projects Proposed -- 15,842 acres

MADERA COUNTY
3 Projects Proposed - 16,135 acres*

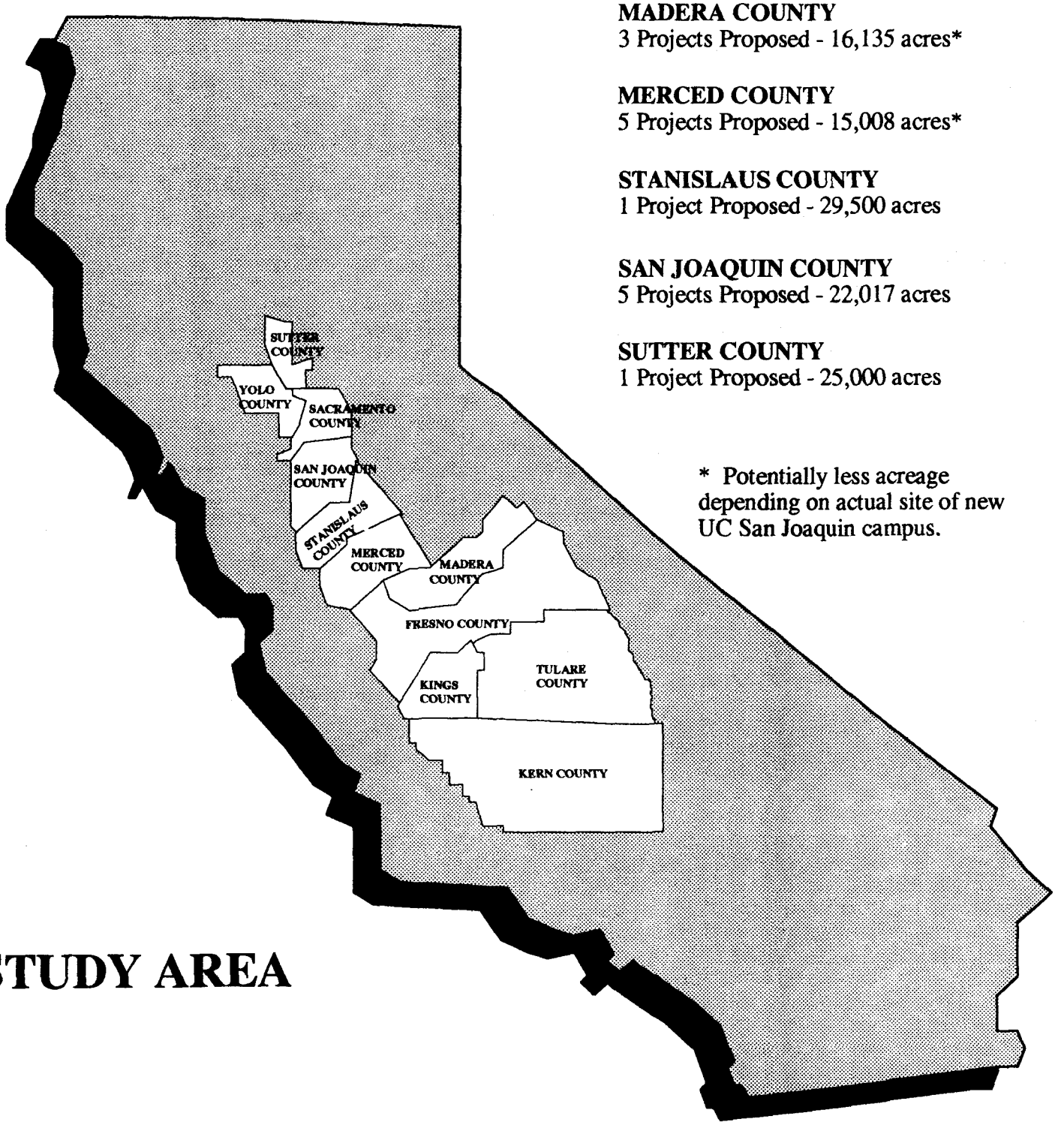
MERCED COUNTY
5 Projects Proposed - 15,008 acres*

STANISLAUS COUNTY
1 Project Proposed - 29,500 acres

SAN JOAQUIN COUNTY
5 Projects Proposed - 22,017 acres

SUTTER COUNTY
1 Project Proposed - 25,000 acres

* Potentially less acreage depending on actual site of new UC San Joaquin campus.



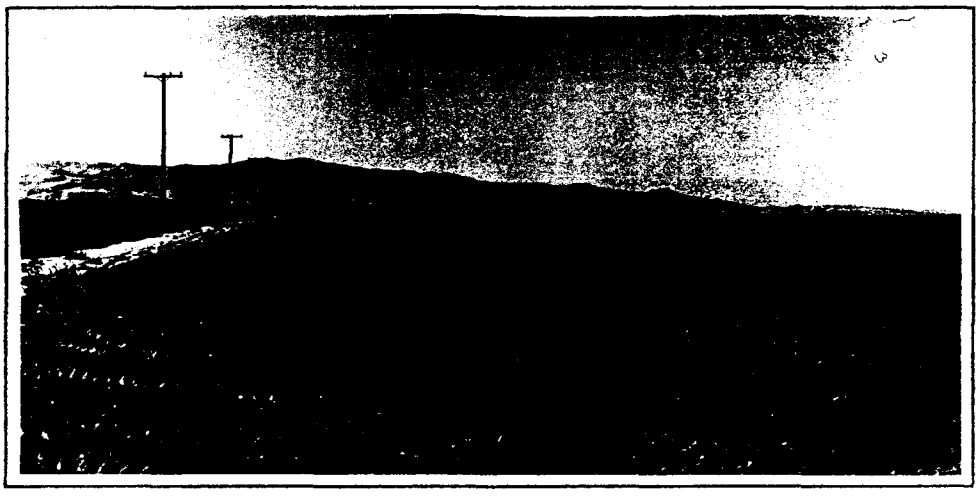
STUDY AREA

INTRODUCTION

California is the "Golden State." It gained this sobriquet during the famous gold rush of 1849. The rush to California's gold fields has long since ended, but the state still deserves this title for its golden harvests.

California has been the nation's number 1 ranking agricultural state since 1947. The state produces more than 250 different crops and livestock commodities and provides 55 percent of the nation's fruits, nuts and vegetables, as well as 25 percent of all table food consumed nationally. In 1993, California's agricultural industry showed cash sales receipts of $19.9 billion.[1]

Agriculture in California directly generates employment for more than 500,000 people and stimulates economic activity in other industries. In 1992, agriculture-related industries such as processing, packaging and transportation generated an additional $70 billion for California's economy.[2]



California's Central Valley, comprised of the San Joaquin and Sacramento valleys, stretches more than 430 miles from the Tehachapi Mountains north to the foot of Mount Shasta. Averaging a width of 50 miles, the valley is about the size of England.

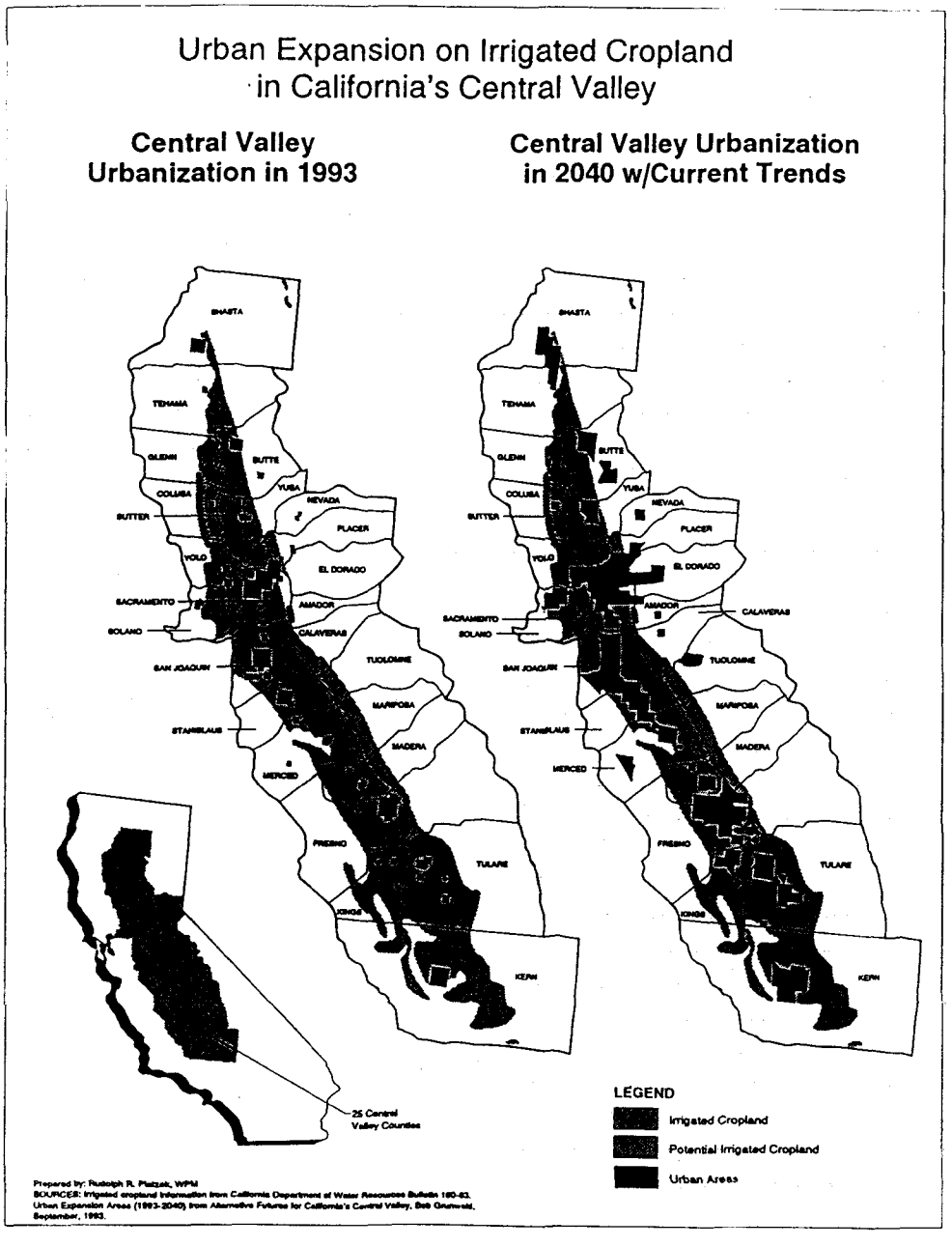
The Central Valley contains two-thirds of all tillable land in the state, and its farms and ranches contribute close to two-thirds of California's total annual farm receipts. Farm receipts from Fresno, Tulare and Kern counties alone account for more than a third of the state's total.

California is presently home to more than 32 million people, a number expected to nearly double to 63 million in the next 50 years.[3] Within the same period, the population of California's Central Valley is expected to triple, from 4 million to 12 million people.[4] It is likely that this increase in the valley's population will adversely affect the farmland that feeds America and the world.

Public officials must decide how to meet the housing and employment needs of this expected population increase. To date, the most common approach is to expand existing communities outward onto farmland. A second approach would be to increase the density of existing communities. A third approach would be to avoid the continuous outward growth of existing communities and create a *new town.*

Unbridled expansion of communities in the Central Valley threatens the continued use of the world's most productive farmland at a time when the need to feed the world's population is increasing.[5] The concept that *new towns* can accommodate some of this by housing some of the valley's population on less productive agricultural lands is why American Farmland Trust is reviewing their role in housing California's burgeoning population.

AFT is a private, nonprofit organization founded in 1980 to protect the nation's farmland. AFT works to stop the loss of productive



farmland and to promote farming practices that lead to a healthy environment.

Proponents regard *new towns* as self-sufficient, environmentally sensitive, job-producing, and revenue-generating communities that are responsive to growth pressures. Opponents counter that *new towns* are just another form of the large-scale residential development that threatens to engulf the remaining agricultural lands of California.

Despite study findings to the contrary, county governments may be attracted to these development projects for the desperately needed short-term revenue generated by development fees and the resulting increased property tax base. Developers are attracted, in part, to the lower real estate prices in outlying areas that help keep residential housing units affordable. Others view *new towns* as a potential tool to aid in the preservation of prime agricultural land.

For whatever reason *new town* development occurs, it is fast becoming a fact of life. This report is a compilation of government reports, scientific studies, books and news articles that look at both abstract and specific issues of urban growth, development practices, resource management and history of land use in the Central Valley. It discusses some of the reasons behind *new town* development in California's agricultural heartland, examines the impact of this development on agricultural land, lists some of the *new town* projects presently under consideration and raises some concerns that AFT believes should be considered by policy-makers prior to final approval of any development project.

THE HISTORY OF NEW TOWNS

The concept of a *new town* is more complex than the simple romantic version of hearty pioneers carving out a settlement in the wilderness. *New towns*, as we know them, date to 1898 and the "Garden City" concept. The idea of forming a community based on a type of infrastructure, a location or an ideal -- such as a resort or retirement community -- has continued to the present manifestations that are occurring in the Central Valley.

The following section is a brief history of *new towns,* the political actions that shaped them and some recent California legislative attempts that, had they passed, would have affected the future of *new towns* in the State.[6]

1898: Garden City

The "Garden City" concept described by Ebenezer Howard in 1898 attempted to define the principles for urban development and to provide a response to the effects of industrialization upon the individual and society. Garden Cities were organized around widening circular spheres that included residential, commercial and agricultural activities.

1928: Radburn, N.J.

Based on Howard's theory of Garden Cities, this community featured cluster housing, open spaces, superblocks and cul-de-sacs. It was unique in that it was decentralized, self - contained and organized to promote environmental considerations. Only 150 of the planned 1,300 acres were developed before construction was halted by the 1929 stock market crash.

1930's: Greenbelt Towns

President Franklin Roosevelt began the construction of three federally funded "Greenbelt" towns (Greenbelt, Md.; Greendale, Wis.; and Greenhills, Ohio) as part of the "New Deal" economic program.

Residents of Greenbelt, Md., were selected by the federal government and formed town governments and several other organ - izations. The residents eventually purchased their homes, community facilities and open space surrounding the town from the federal govern - ment in 1952 when Congress terminated its participation in the program.

No other greenbelt towns were built due to a Supreme Court ruling that the federal government lacked the authority to build towns.

Other *new town* projects initiated by the federal government during the New Deal Era provided housing for workers at federal hydroelectric plants and Atomic Energy Commission plants. These new towns included Boulder City, Nev.; Norris, Tenn.; Los Alamos, N.M.; Oak Ridge, Tenn.; and Richland, Wash.

1963: Local Agency Formation Commissions

Local Agency Formation Commissions (LAFCOs) were created in 1963 by the California Legislature and have a broad spectrum of powers related to the growth of cities and counties. Among their responsibilities are the approval or disapproval of requests for annexation of lands to cities, the incorporation of new cities, the establishment or modification of "sphere of influence" boundaries and the creation or expansion of special district boundaries.

In 1985 the Cortese/Knox Local Government Reorganization Act reiterated the state's intent for one of LAFCOs primary functions: the protection of California's farmland and open space resources.

1966: Title X of the National Housing Act

This act of Congress provided mortgage insurance to private developers buying and developing unimproved land. Subsequent legislation guaranteed developer bonds up to $50 million and expanded loan guarantees.

Sixteen communities were developed under this legislation, but most failed due to the federal government's inability to recognize and deal productively with political and practical variations at the local level.

1967: New Towns in the City

President Lyndon Johnson initiated this program in an attempt to respond to the general unrest plaguing several of America's major cities. The plan called for the construction of low-income housing on federal sites. Only 120 units of housing were completed when the program ended four years later.

1981: Affordable Housing Task Force

The task force, created by California Governor Jerry Brown, released a 1981 draft report recommending that "at least on an experimental basis in two or more locations throughout the state, a new city development be undertaken." In 1982, Assembly Bill 893 was introduced as a result of this report.

1982: AB 893 (Roos)

In 1982, Assembly Bill 893 attempted to embody the principles outlined in the Affordable Housing Task Force's report. This legislation would have enacted the California Communities Act and created a California Communities Commission. This commission would have wide-ranging powers, including the ability to approve and modify development plans, monitor development plan implementation and perform other necessary functions.

Gov. Brown vetoed the bill because it directly challenged the concept of local land use control established in the California Constitution and potentially imposed financial burdens on neighboring communities and public agencies.

1990: AB 2979 (Cortese)

In 1990, Assembly Bill 2979 (Cortese) was introduced as a result of the Assembly Local Government Committee hearing on *new towns*. This bill made legislative findings on the negative impacts of current growth and development patterns and established an alternative procedure that would allow a county to initiate the formation of a *new town* prior to the area being inhabited by the minimum 500 registered voters.

Cities and counties generally opposed the bill. This opposition included concerns that a proposal presented to LAFCO by a county in the form of a signed development agreement could preclude discussions and revisions that might result in a better project. Additionally, opponents feared it might lead to undue control over the land use decision-making process by developers. The bill was subsequently dropped.

1993: AB 1867 (Cannella)

In 1993, Assembly Bill 1867 would have created a "Super" Community Services District formed in all or part of the Mountain House area of San Joaquin County. Along with all the powers and purposes allowed under the Community Services District Law, extra provisions were included. Broad-based powers were created for this "Super CSD," including the ability to enter into development agreements. These powers could have resulted in conflicts with the responsibilities of other public agencies such as LAFCOs.

The legislation was introduced at the request of Trimark Communities. The company indicated its preference for a "Super CSD" rather than incorporation because of its prior experiences where a development incorporated and limited density before full build-out was achieved. This legislation would have directly affected the Mountain House *new town* project. AB 1867 died in the Assembly Committee on Local Government.

1994: AB 2673 (Cortese)

In 1994, Assembly Bill 2673 would force a community to identify the source and availability of water prior to any additional development and would give preference to existing businesses and residents over new development when deciding competing water demands.

Opponents from the California Chamber of Commerce to the California Building Industry Association claimed it was a slow-growth bill masquerading as a water bill. Other opponents such as the League of California Cities argued it would cede local planning decisions to outside water districts.

Proponents of the bill, including environmental groups and the California Farm Bureau Federation as well as many of the state's water districts, were alarmed by development

decisions made by some public policy-makers that didn't take California's limited water supply into consideration and wanted controls placed on future development projects.

While directed toward existing communities, the legislation would have also affected the development of *new towns* such as the Diablo Grande project in Stanislaus County. AB 2673 died in the Senate Agriculture and Water Resources Committee.

CENTRAL VALLEY NEW TOWNS

According to a report published by the city of Tracy, *new towns* in the Central Valley have distinctive locational characteristics:[7]

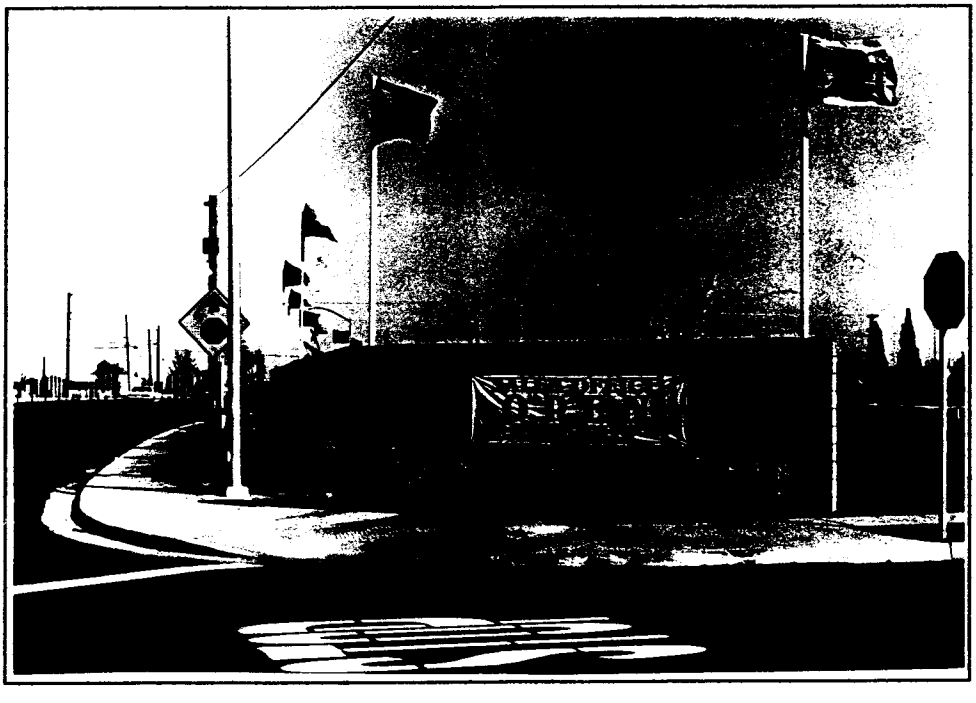
A. They may be like the *new towns* in Merced County, located to respond to anticipated growth from a single expanding urban region (Santa Clara County).

B. They may be isolated rural projects such as Rio Mesa, a proposed community located near Millerton Lake in the foothills of eastern Madera County.

C. They may be influenced by more than one urbanized area, such as San Emidio in Kern County, located between Bakersfield and Los Angeles.

In this report, *new towns* will be defined as any mixed-use development where no community now exists, or any development of more than 300 acres that will more than double the present size of a existing small community.

Of the 11 Central Valley counties reviewed for this report, seven counties --- Fresno, Kern, Madera, Merced, San Joaquin, Stanislaus and Sutter --- are currently considering a total of 18 *new town* proposals.



If all are developed as proposed, these developments would consume about 124,877 acres of farmland or almost 200 square miles, equal to one-third of the land within the spheres-of-influences of cities within the 11 county area,[8] and more acreage than annexed by all 72 Central Valley cities between 1984 and 1992.[9]

THE LURE OF THE CENTRAL VALLEY

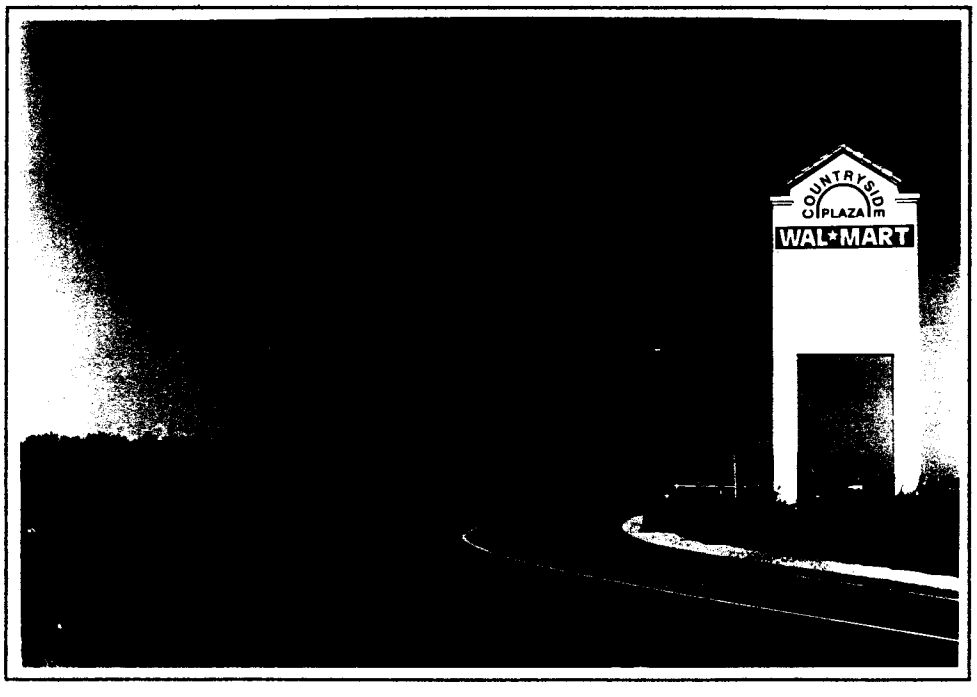
Significantly lower land prices are one reason for extremely rapid residential development in the Central Valley. *New town* proposals are occurring, in part, because developable land situated away from existing Central Valley communities costs even less than comparable real estate closer to urban areas. Cheaper land prices can mean the difference between a reasonable profit margin or a failed project. Material and labor costs are ever-increasing expenditures. Reducing up-front land costs can keep housing prices affordable for new home buyers, a key factor in California's expensive housing market.

The proximity of major urban centers, both within and outside the Central Valley, coupled with an extensive freeway system that allows for the relatively easy commute to and from distant "bedroom" communities, is a factor in the propagation of *new town* proposals. Many people are moving because they cannot find affordable homes within the communities where they work and are willing to exchange long commutes for an opportunity to purchase a home.

Developers also choose remote locations to minimize conflicts. When a project expands an existing community, a developer might have to deal with existing city ordinances, public protests, and even costly toxic cleanups resulting from the conversion of former industrial properties to residential use. By siting a *new town* away from existing communities, developers can avoid these problems. Usually there is no existing plan or design to which a *new town* must conform, protests are minor, and the location selected is typically unspoiled.

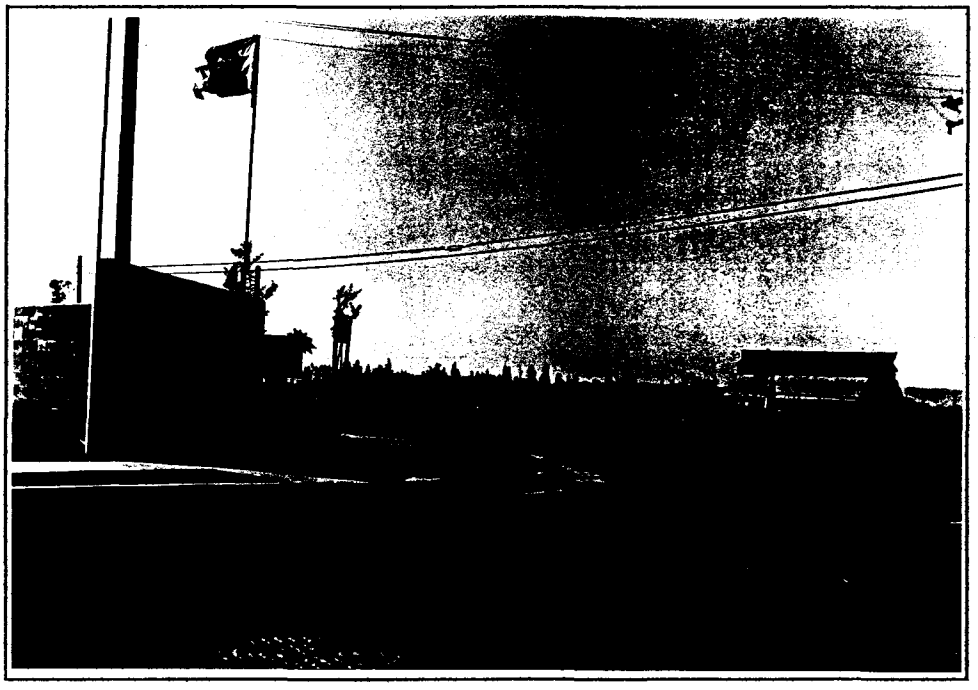
Companies and their employees are attracted to an area for many of the same reasons as developers: reasonable land prices, room to expand, a lower wage base, quality of life and freeway access to California's urban centers.

Finally, one important reason to consider the construction of *new towns* in the Central Valley is to direct expected population growth toward areas having only marginal agricultural resources, thereby protecting the prime agricultural lands best suited for continued production of food and fiber.



RISKS TO THE CENTRAL VALLEY

New towns are often presented as self-contained developments that will grow no farther than the boundaries shown on the original project maps. However, these development projects are as likely to surpass their original boundaries as existing cities or unincorporated communities. Critics have been saying they are just another opportunity for leap-frog development that takes advantage of an abundance of cheap agricultural land.



The promise of a self-contained, mixed - use town is not always delivered. Many *new town* projects begin by selling the residential sections of the development project. Commercial and industrial land uses that are intended to provide jobs for *new town* inhabitants usually occur later, if ever. Critics complain that developers will make whatever commitment they need to get a development project approved and then later come back and ask for a change.

New towns may accelerate the urban sprawl between a new community and existing urban centers. Many of the *new town* proposals discussed in this report are along major highway transportation corridors and relatively close to existing communities. Critics such as Dr. Edward Blakely, former planning professor at University of California - Berkeley, believe this is the first step in a pattern of contiguous suburbia. According to Dr. Blakely, "People living in these new towns won't be confined by these communities. The residents of the new town will travel about the valley to a larger metropolis such as Stockton and Modesto. The cross-commuting patterns will spawn strip malls. The new commercial development [outside a *new town's* original boundaries] will, in turn, spawn [more] new houses. The result will be to cut off sections of productive agricultural land for development of still more houses."[10]

When evaluating the growth-inducing impacts of a *new town* development, many environmental impact reports do not include mitigation measures for these indirect impacts, nor do they consider the effects of future growth pressures on neighboring communities. They also often overlook realistic time frames on how long land between a *new town* project and an existing community will remain as productive farmland.

Many suburban and rural counties view *new town* projects as the means to fund budgets and readily accept the cash flow generated by developer fees, permits and increased taxes from the rezoning and subsequent sale of agricultural land. While the monetary benefits of a *new town* project may temporarily appear to aid a county's fiscal health, the county can become

increasingly dependent on new and continuous development to offset the cost of providing public services to a larger population.

A series of studies by AFT on the cost of com - munity services evaluated the relationship between local land use and a healthy tax base. The studies showed the overwhelmingly positive tax benefit of productive farmland versus the negative impact of residential development to a community.[11]

URBANIZATION'S EFFECTS ON FARMING OPERATIONS

Population growth usually expands a community's physical boundaries rather than growing within existing developed areas. Many Central Valley communities have experienced this outward expansion, with profound effects on prime agricultural land.

These effects include:

Urban - Rural Interface

Farming operations next to developed lands are sometimes subject to complaints from nearby residents about smells, dust, noise and the use of pesticides. These complaints have sometimes forced farmers to adopt costly farming practices to minimize conflicts. In extreme cases, farming operations have been pressured to relocate to other locations.

Changing Economic Base

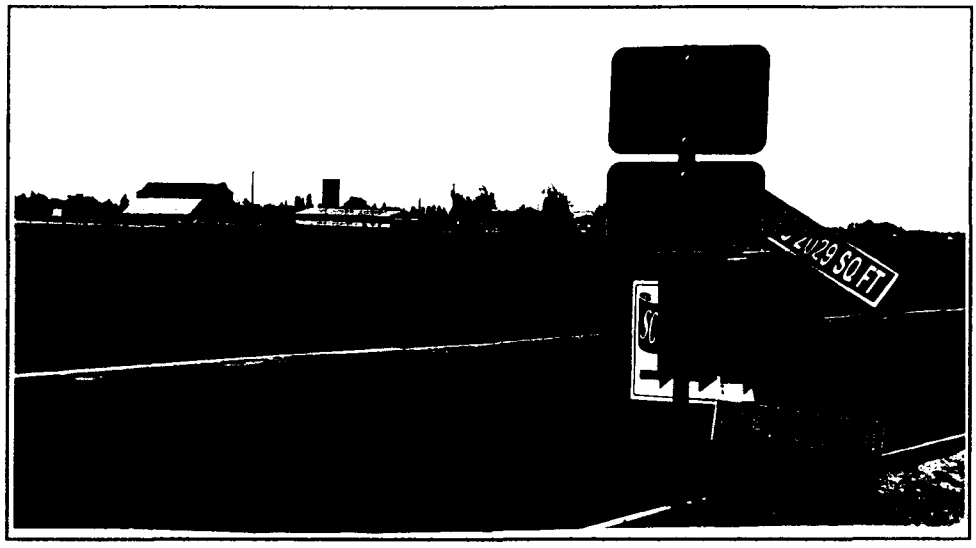
In 1993, agriculture in the Central Valley produced close to $13 billion in cash receipts and was responsible for a major portion of the more than $70 billion generated statewide by related industries. Economic contributions of this size cannot be easily replaced and are of major importance to the fiscal health of California, especially with the state losing industries to other states.

Increased Cost of Land

Sometimes farming operations are curtailed well in advance of the actual construction of a *new town* project. Land speculators anticipate growth, and by acquiring farmland and obtaining entitlements for a different land use, they drive up the price of nearby agricultural land to where it is no longer valued as farmland, but as developable land. Speculation of this sort is reported to have increased the cost of agricultural land in parts of Sutter County from $2,500 an acre in 1988 to $16,000 in 1992. When agricultural land is valued for development, it often loses its economic viability for growing food.

Many Central Valley cities were originally sited on prime agricultural land. Expansion of these communities reduces the availability of this valuable resource. *New towns* could be an acceptable form of development if located in areas where agricultural production is marginal. However, construction of *new towns* without any consideration for existing farming operations can have the same destructive effect on prime agricultural land as the expansion of existing cities.

COST OF SERVICES



Providing and maintaining community services is expensive. Police and fire protection as well as schools, libraries and medical facilities are costly prerequisites of urban living. Studies show a direct relationship between the use of land and the cost to the municipality to provide public services.

The three most common land use categories are agriculture, commercial-industrial and residential. Each provides funds to a community via taxes, and each receives public services. A community could not exist without a healthy mixture of all three land uses. Both agricultural and commercial-industrial lands need residences for employees and customers, and residents need a place to work.

Studies by AFT and others document whether a particular land use category consumes or contributes to public funds. The key is for a community to find a positive economic balance between the three land uses.

Agricultural and commercial-industrial land uses have similar attributes. They both provide employment to a community's citizens, generate other economic activity (transportation, packing, processing, etc.) and require fewer public services than residential lands.

Studies such as AFT's *Does Farmland Protection Pay?: The Cost of Community Services in Three Massachusetts Towns* show that, on average, agricultural lands cost a community approximately 34 cents for every dollar paid in taxes. Commercial - industrial lands cost 36 cents. Respectively, this is a positive net cash flow to the community of 66 cents and 64 cents on every tax dollar collected.

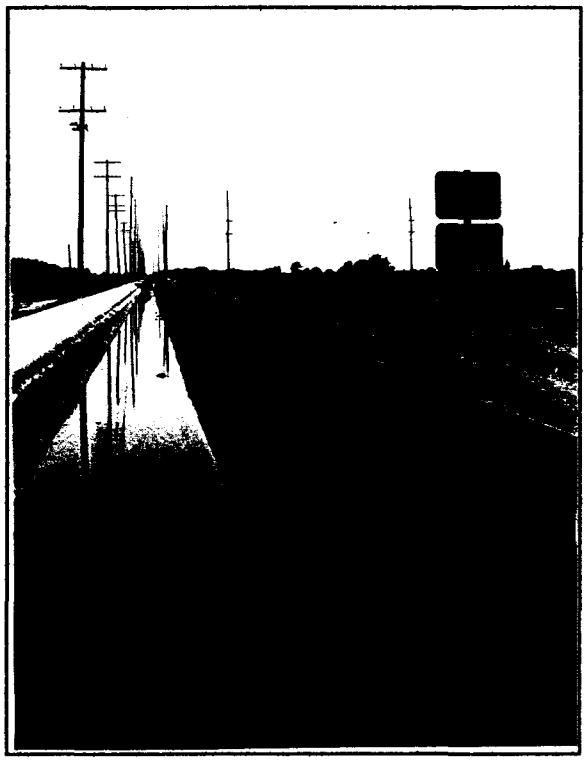
Residential land use was also analyzed. The average cost to a community for public services was found to be $1.15 for every $1 collected in taxes.[12]

Fresno, one of the nation's fastest-growing cities, is an example of negative cash flow growth. It has nearly doubled its physical size and population since 1980. According to budget figures during that time, yearly property tax revenues attributable to new development have risen $56 million. However, the yearly cost of servicing this new development has gone up $123 million. This shortfall of $67 million does not include huge capital expenditures by the city for additional sewer and water treatment facilities, expenses only partially offset by developer and user fees. According to critics, Fresno is growing itself into bankruptcy.[13]

Cost of services is a major concern about the development of *new towns*. If a project consists of residential dwellings only, then the county is replacing low-cost, job-producing agricultural lands with development that will require costly new services and could one day drain its financial coffers.

WATER ISSUES

Where will the water for *new towns* come from? That major question is increasingly being asked, especially on the western side of the San Joaquin Valley, where water availability is extremely limited. One *new town* proposal, Diablo Grande, was approved by the Stanislaus



County Board of Supervisors under the provision that the project could draw ground - water from the valley floor for five years before finding another source of water. Solutions such as this seem short-sighted at best.

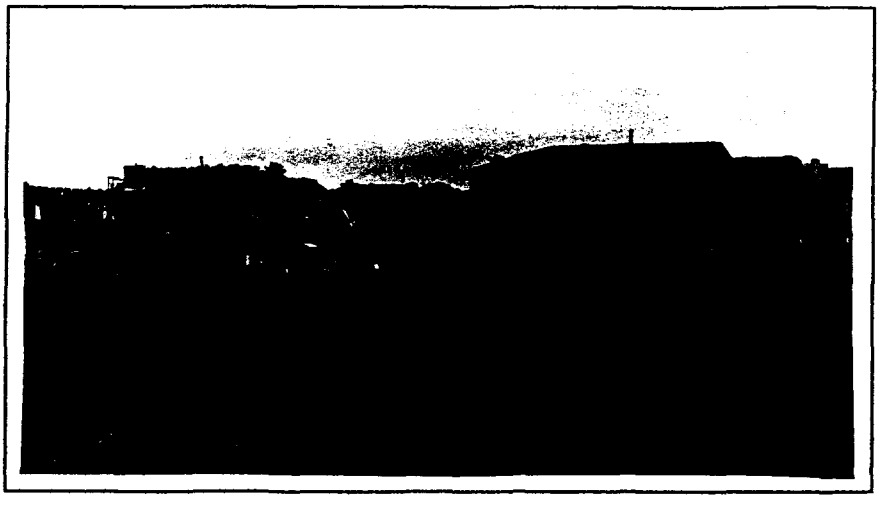
Mark Twain stated, "Whiskey is for drinking; water is for fighting." This was as true during California's gold rush era as it is today. Opinions differ on whether water will be available for *new towns*. The recent drought created difficulties for water districts in delivering water already contracted for by California's cities and farms. The shortage of available water is causing California to re-evaluate its priorities and to balance the demand for water among agricultural, environmental and urban uses.

One suggestion for *new town* projects is purchasing contracts and water rights currently belonging to agriculture and diverting them to urban use. This was done in 1905 by the city of Los Angeles in the Owens Valley with disastrous results for the area's family farms.

A second suggestion is pumping ground - water from wells. In 1990, 40 percent of all water used in California was pumped from the ground.[14] The Central Valley Aquifer is estim - ated to hold 250 million acre-feet of accessible water.[15] However, this natural water storage area is experiencing trouble. Contamination from agricultural and industrial use has closed many Central Valley community wells, and overdraft has drastically lowered the water table. Over - drafting has caused the aquifer to compress and land to subside more than 30 feet in some parts of the valley. This compaction has resulted in the irreplaceable loss of nearly 20 million acre-feet of natural underwater storage. [16]

The long-term supply of California's water was also a concern at a 1993 Interim Hearing on *new towns* held by the California Assembly Committee on Local Government, where the question was asked, "Should the identification of a long-term water supply be a condition of project approvals?" In 1994, legislation was introduced, Assembly Bill 2673 (Cortese), that would require a community to identify the source and availability of water prior to any additional development and would have given preference to existing businesses and residents over new development when choosing among competing water demands. Even though this bill died in committee, a direct correlation between a sustainable water supply and California's future growth was demonstrated.

Water availability may be the final determinant in the development of *new towns* in the Central Valley.



urbanization, but the lack of available water in this region might still cause farming operations on the valley floor to be taken out of production as *new towns* acquire their water.

NEW TOWNS: WILL THEY SUCCEED IN THE VALLEY?

Successfully completed *new town* projects are few and far between. A November 1993 report to the Assembly Committee on Local Government listed 33 *new towns* in various stages of the planning process. One year later, many of these projects are dormant. Some have stalled because of financial concerns (such as the Tracy Hills project in San Joaquin County) while others are being litigated (Sutter Bay Villages in Sutter County).

Building a *new town* is a long and expensive process, as the Mountain House project in San Joaquin County illustrates. The project started in December 1988, and completion of the first dwelling unit is expected late in 1996 or early 1997 -- with a total expenditure for infrastructure of more than $400 million.[17]

Despite economic constraints, *new towns* appear to be a trend in the future development of the Central Valley. Most of these projects are located along the Interstate 5 corridor on the west side of the San Joaquin Valley. These proposed locations might reduce the loss of prime agricultural land to

SUMMARY

Central Valley farmers are producing more food, more efficiently, than ever before. The need for California's agricultural bounty has never been greater, and studies show this need increasing. However, productivity of valuable food and fiber is threatened by the expansion of Central Valley cities and the loss of the best agricultural land in the world.

At their worst, *new towns* are planned with little thought toward their impact on neighboring communities or the valley as a whole. At their best, they can be a tool to funnel development toward less productive agricultural lands and help reduce the dramatic impact of the valley's expanding population on agricultural operations.

Each project is unique and must be considered individually. However, the following critical issues must be addressed before a project is approved to ensure agriculture's future in the valley:

WATER: Has a long-term source of water been identified and secured for the proposed project? Will this supply of water have a negative impact on agricultural land in the valley?

SOIL: Is the project located on productive agricultural land or important soils? What will the loss of this land mean to the economic base of nearby communities? Will lost agricultural production and income be replaced by the long-term jobs generated by the project?

AIR: Will the location of the new community promote excessive commuting and produce significant levels of additional air pollutants? How will the additional pollution affect agricultural production in the valley?

COST: Will the new community generate sufficient tax revenue or will it unduly burden existing county residents by stretching public services (especially police and fire protection)? Are current county residents expected to pay for public infrastructure (public buildings, transportation improvements, etc.) needs generated solely by the proposed project? Will these additional costs force the loss of additional agricultural lands as communities rezone productive farmland in the search for short-term fiscal solvency?

LOCATION: Is the location of the new community far enough away from an existing community to be considered a separate entity? Or is it just a development project located specifically to avoid the restrictions of the nearby community? Will the location of the project create "leap frog" development that will accelerate the loss of productive farmland by the promotion of strip mall development along connecting transportation corridors? Is the location wisely placed to minimize the environmental impacts of air pollution and loss of productive agricultural land?

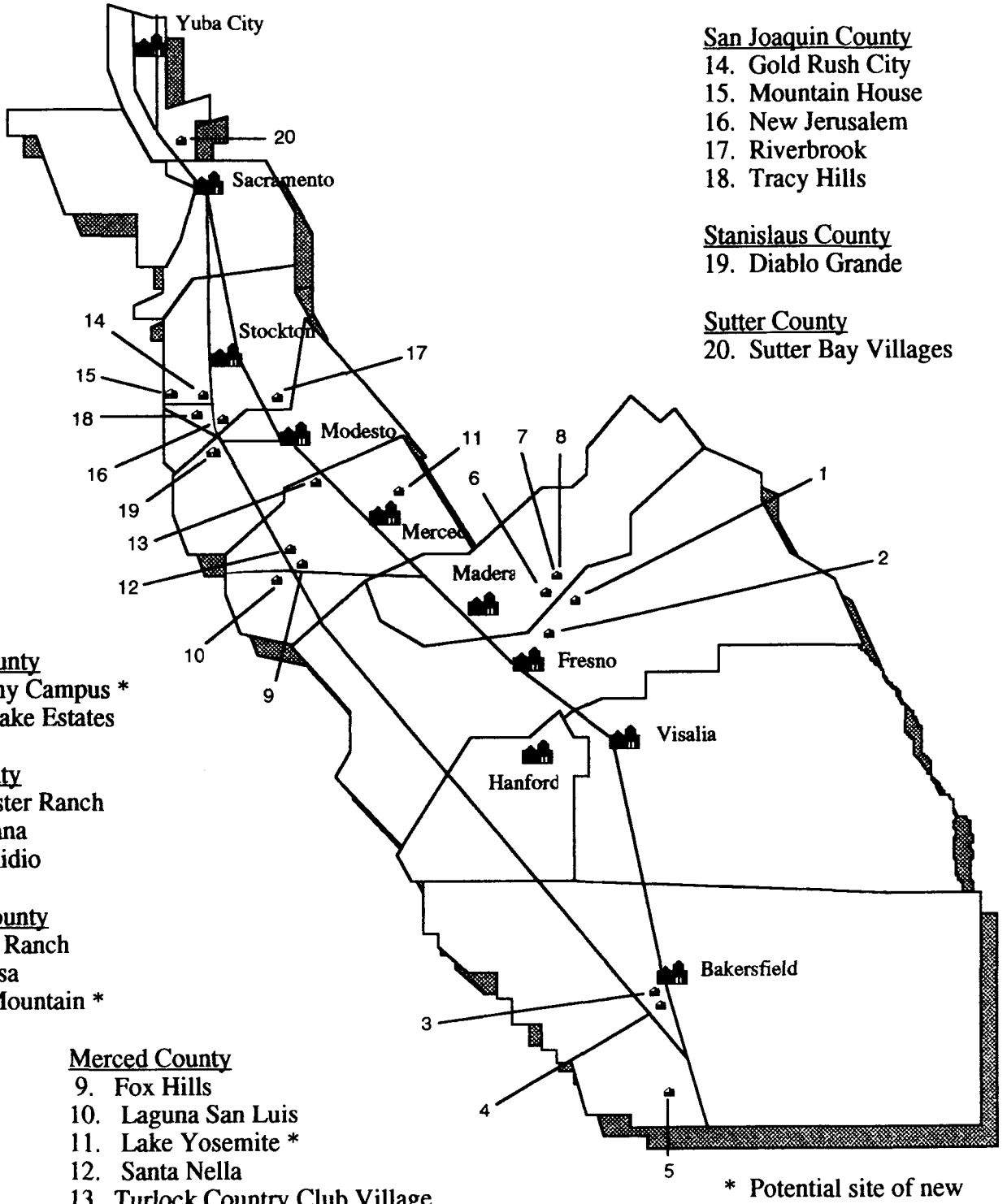
FARMLAND MITIGATION: Does the project properly mitigate the loss of productive agriculture by protecting productive farmland elsewhere?

DENSITY / DIVERSITY: Does the project properly utilize its land, or does it spread fewer people over more agricultural land than necessary?

JOBS: Is the *new town* project a complete community with a balance of commercial, industrial and residential development that will provide a positive tax base? Are the proposed jobs of sufficient quality and quantity to provide adequate income for the *new town* residents? Does the income generated by short-term construction jobs justify the loss of income that would result by converting productive farmland? How will the loss of agricultural land affect the economy of nearby communities?

FUNDING: Does the developer have sufficient funds to complete all phases of the approved project, including promised amenities (parks, schools, etc.) and mitigations? Will the project be abandoned by the developer after the residential portion has been built, leaving an expensive-to-service residential subdivision without a job-generating commercial/industrial base?

New Town Locations



Fresno County
1. Academy Campus *
2. Quail Lake Estates

Kern County
3. McAllister Ranch
4. Pacificana
5. San Emidio

Madera County
6. Gunner Ranch
7. Rio Mesa
8. Table Mountain *

Merced County
9. Fox Hills
10. Laguna San Luis
11. Lake Yosemite *
12. Santa Nella
13. Turlock Country Club Village

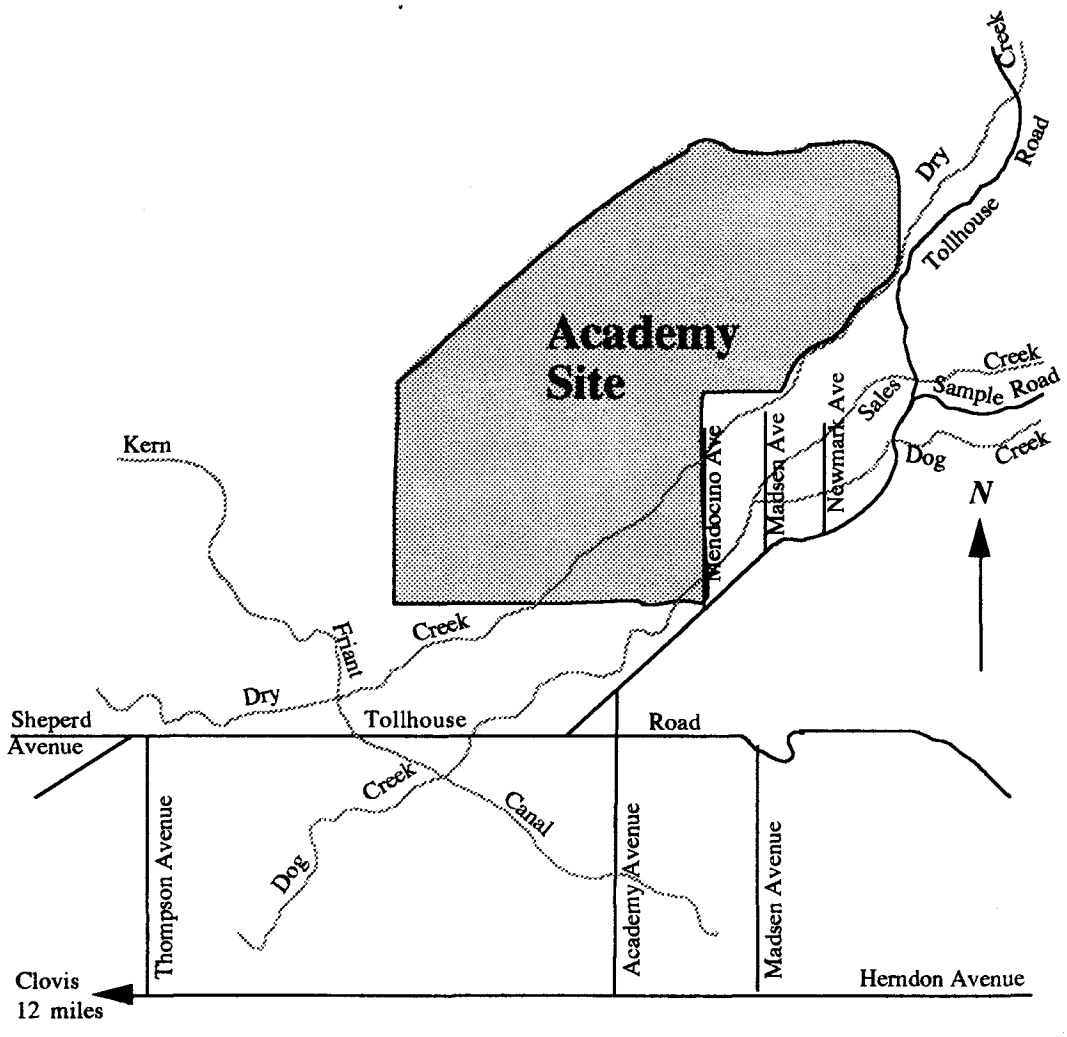
San Joaquin County
14. Gold Rush City
15. Mountain House
16. New Jerusalem
17. Riverbrook
18. Tracy Hills

Stanislaus County
19. Diablo Grande

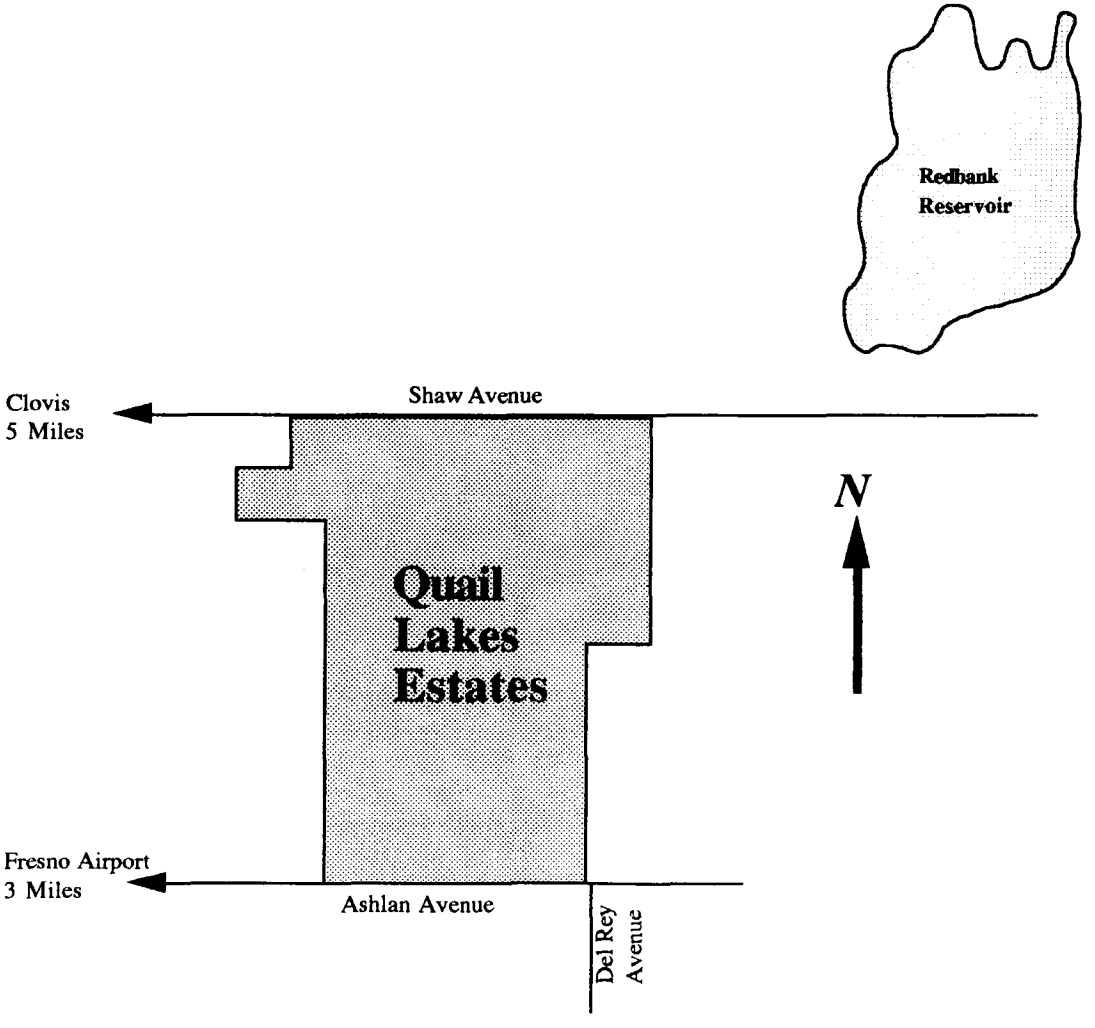
Sutter County
20. Sutter Bay Villages

* Potential site of new UC San Joaquin campus. Only one of the three sites will be selected.

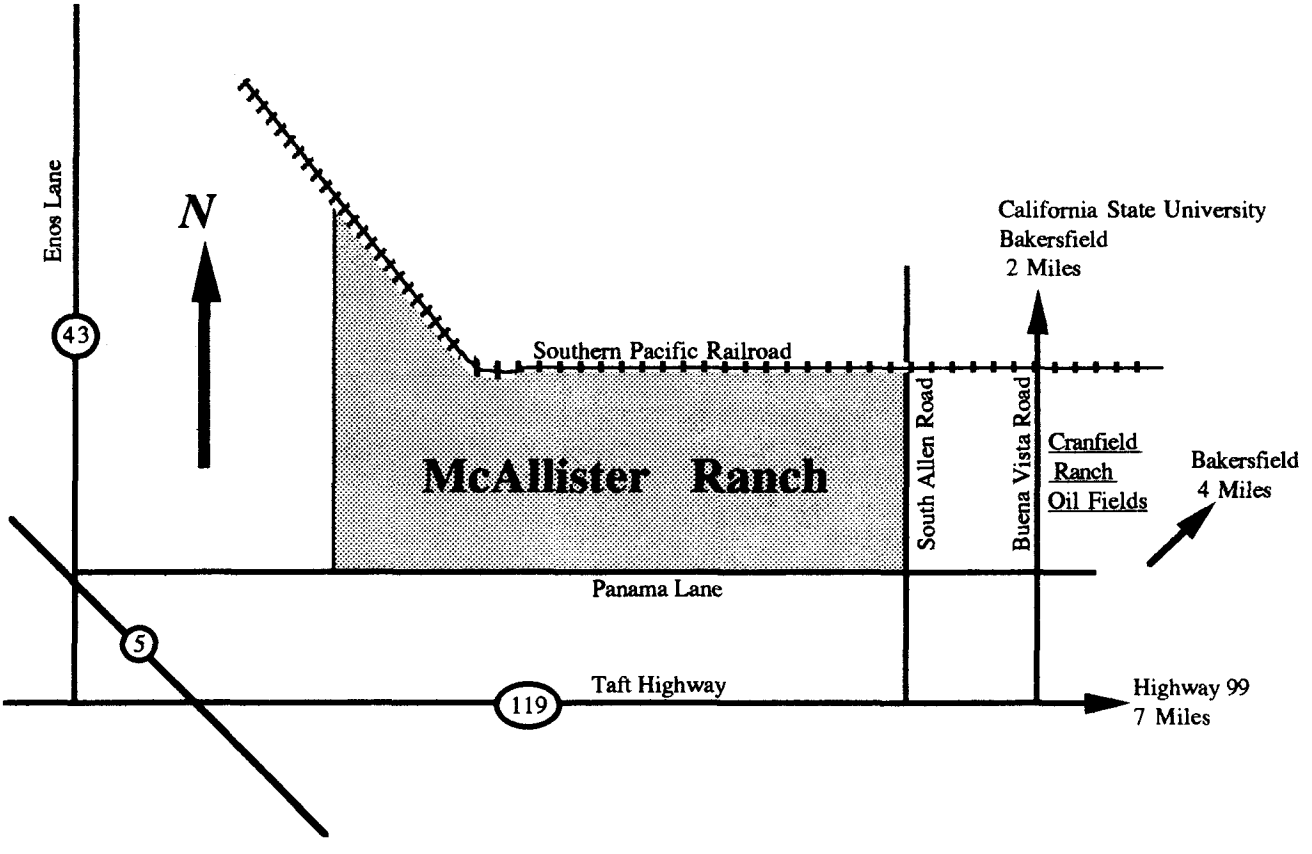
County:	Fresno
Project Name:	**Academy Campus** (proposed UC San Joaquin campus site).
Size:	8,000 acres (2,000 acres for campus).
Location:	Near town of Academy; HWY 168 and Academy Rd.
Project Scope:	23,500 dwelling units (56,000 residents projected).
Current Ag Use:	Cattle grazing
Water Source:	Groundwater
Comments/Status:	Final EIR and public testimony on proposed UC campus completed. A final choice on the UC campus site expected by mid 1995. If UC campus is developed at this location, the potential exists for the development of an adjacent 6,000 acres.



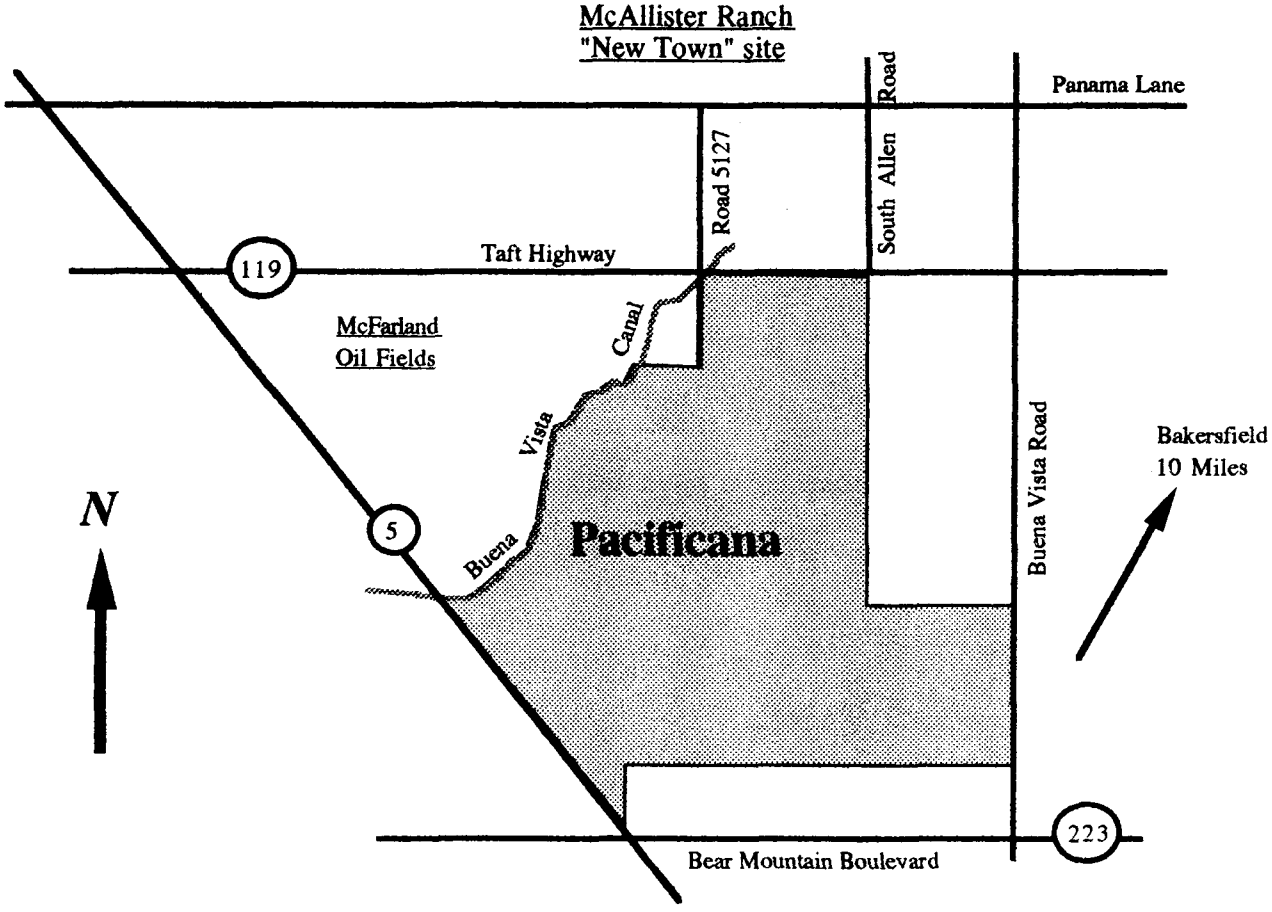
County:	Fresno
Project Name:	**Quail Lake Estates**
Size:	375 acres
Location:	3 miles east of the Fresno - Clovis area, near the intersection of East Shaw & North McCall Ave.
Project Scope:	700 dwelling units.
Current Ag Use:	38 acres of grapes, 26 acres of almonds, remainder of acreage is used for pasture.
Water Source:	Groundwater; surface water.
Comments/Status:	General Plan amendment heard by Fresno County Planning Commission on 12/1/94. Project currently under litigation.



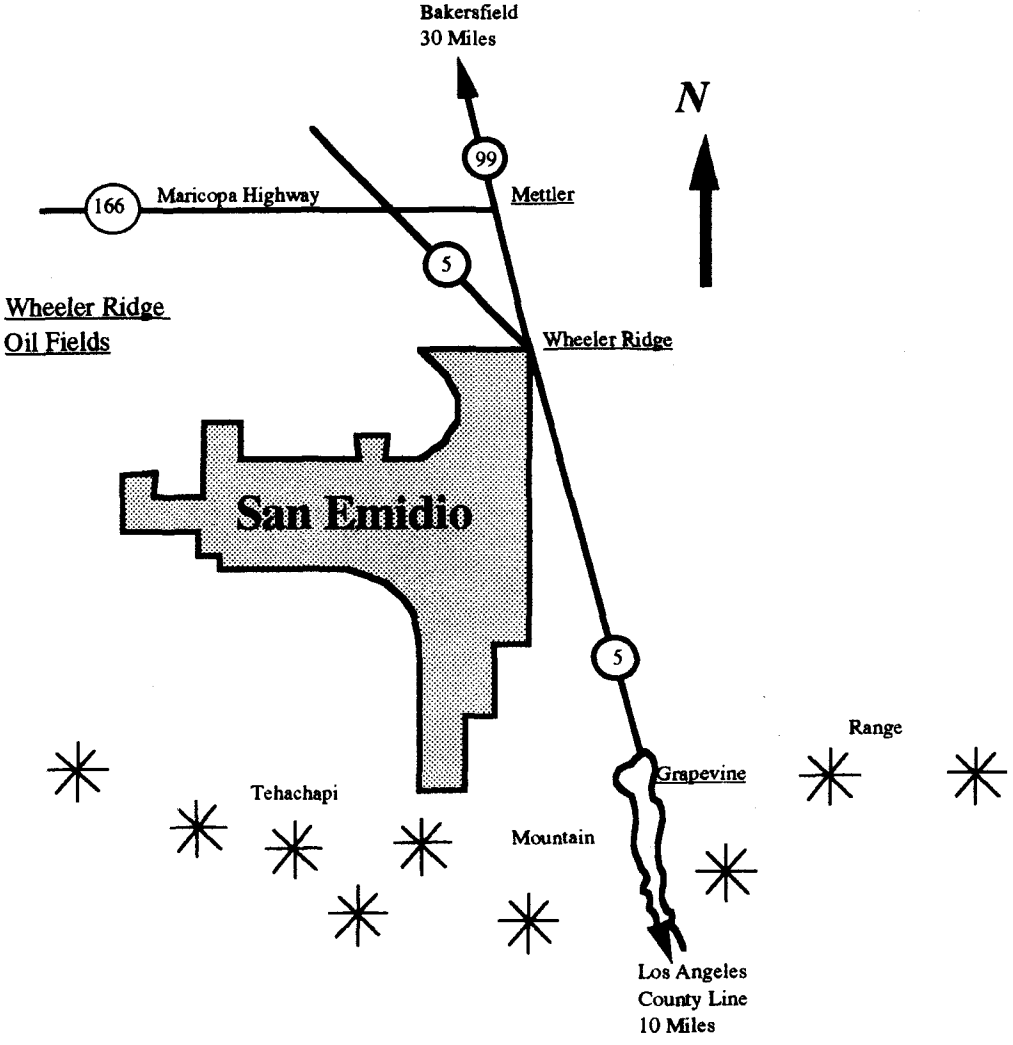
County:	Kern
Project Name:	**McAllister Ranch**
Size:	2,070 acres
Location:	8 miles southwest of downtown Bakersfield, between HWY 43 and Buena Vista Road.
Project Scope:	9,000 dwelling units on 1,160 acres; 323 acres of commercial-industrial development.
Current Ag Use:	Cotton, alfalfa, potatoes & assorted field crops; 2,070 acres of prime farmland; current annual value of crop: $5,783,561.
Water Source:	Mutual Water Company
Comments/Status:	General Plan amendment approved by the Kern County Board of Supervisors November 15, 1993.



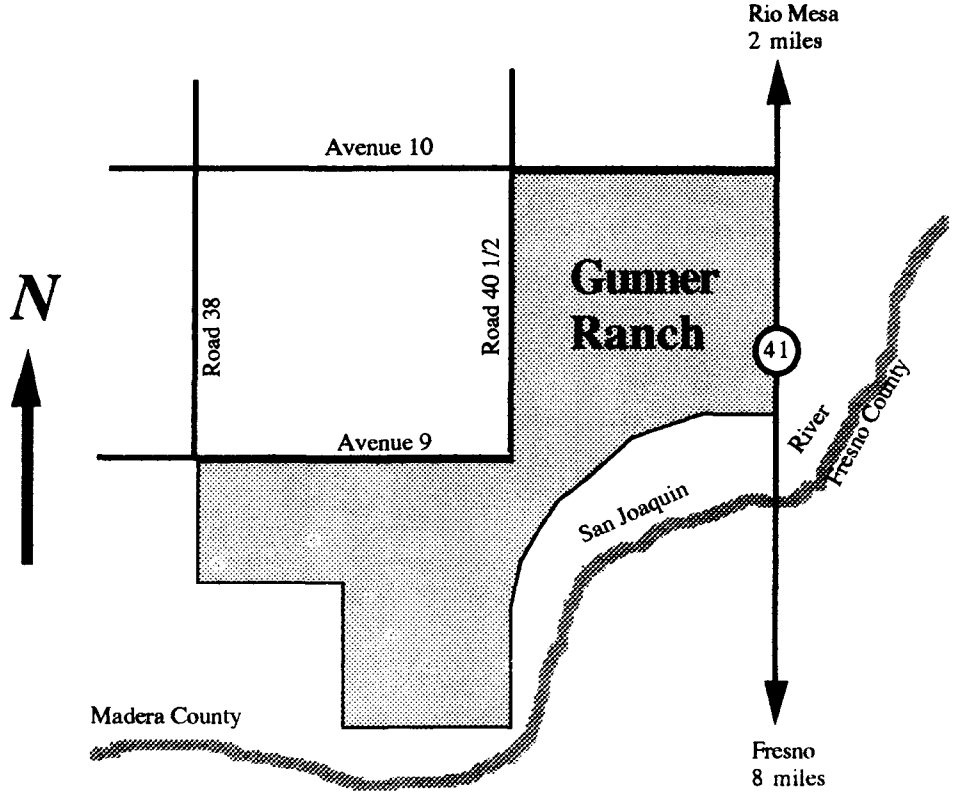
County:	Kern
Project Name:	**Pacificana**
Size:	4,325 acres
Location:	Approx 10 miles southwest of Downtown Bakersfield, East of Interstate 5, Between HWY 119 & Bear Mountain Blvd.
Project scope:	19,349 dwelling units on 2,431 acres (54,177 residents projected); 732 acres of commercial-industrial development.
Current Ag Use:	Cotton, alfalfa & assorted field crops; 4,325 acres prime farmland.
Water Source:	Private water company (to be formed).
Comments/Status:	General Plan amendment approved by the Kern County Board of Supervisors February 7, 1994.



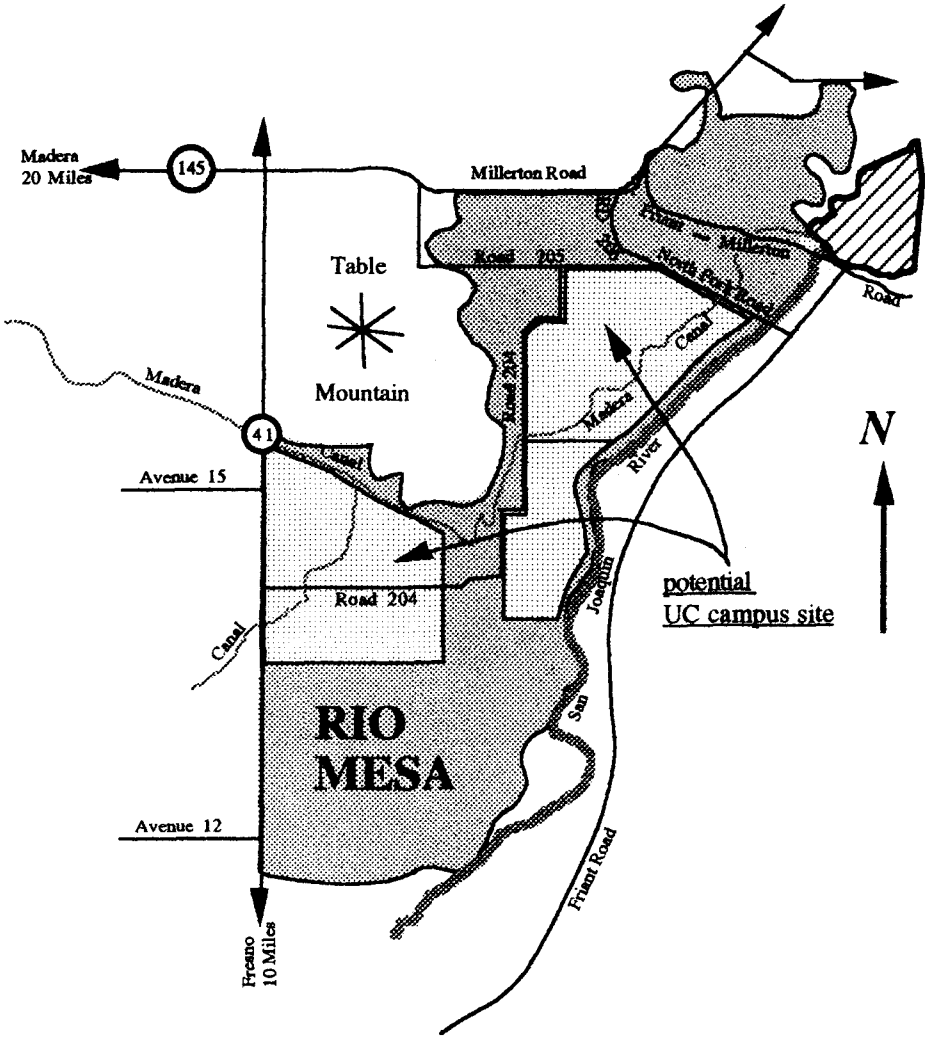
County:	Kern
Project Name:	**San Emidio**
Size:	9,447 acres
Location:	West of Interstate 5 at base of the Grapevine.
Project Scope:	20,219 dwelling units on 3,634 acres (63,000 residents projected); 852 acres of commercial-industrial development.
Current Ag Use:	Cattle grazing
Water Source:	Private water company (no name stated).
Comments/Status:	General Plan amendment approved by the Kern County Board of Supervisors October 5, 1992. The project is presently idle due to developer's financial troubles.



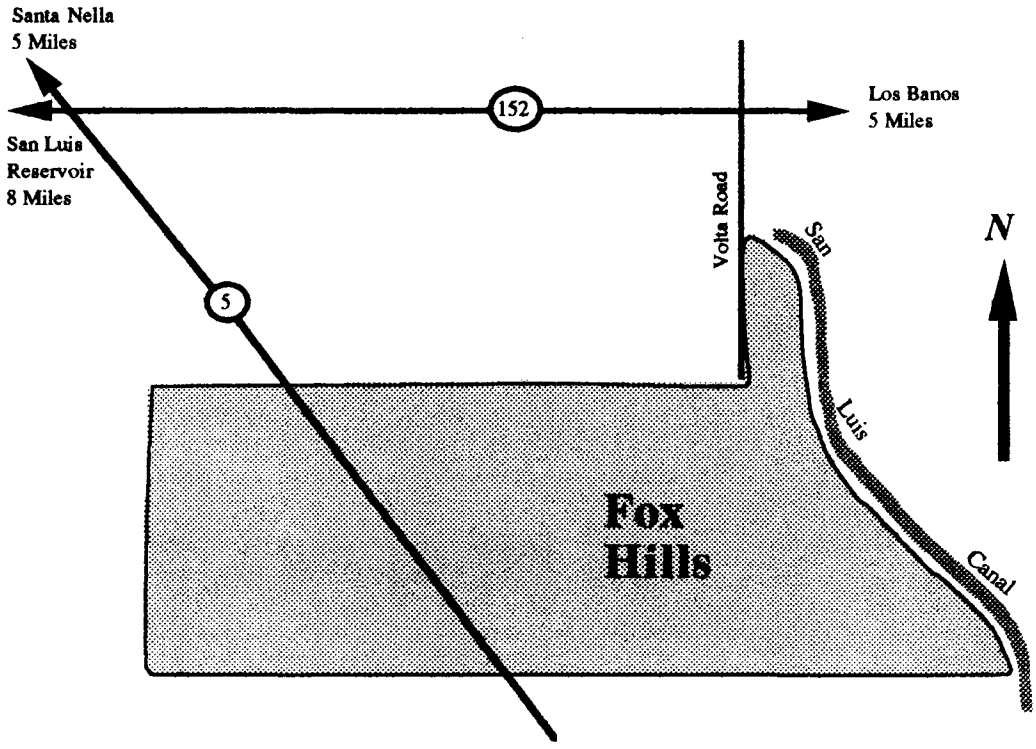
County:	Madera
Project Name:	**Gunner Ranch**
Size:	1,135 acres
Location:	Located at HWY 41 and Avenue 10.
Project Scope:	2,105 single family dwelling units and apartment units for 908 families.
Current Ag Use:	Prime farmland.
Water Source:	Groundwater and riparian water rights from the San Joaquin River.
Comments/Status:	The EIR was approved by the Madera County Planning Commission in November 1994.



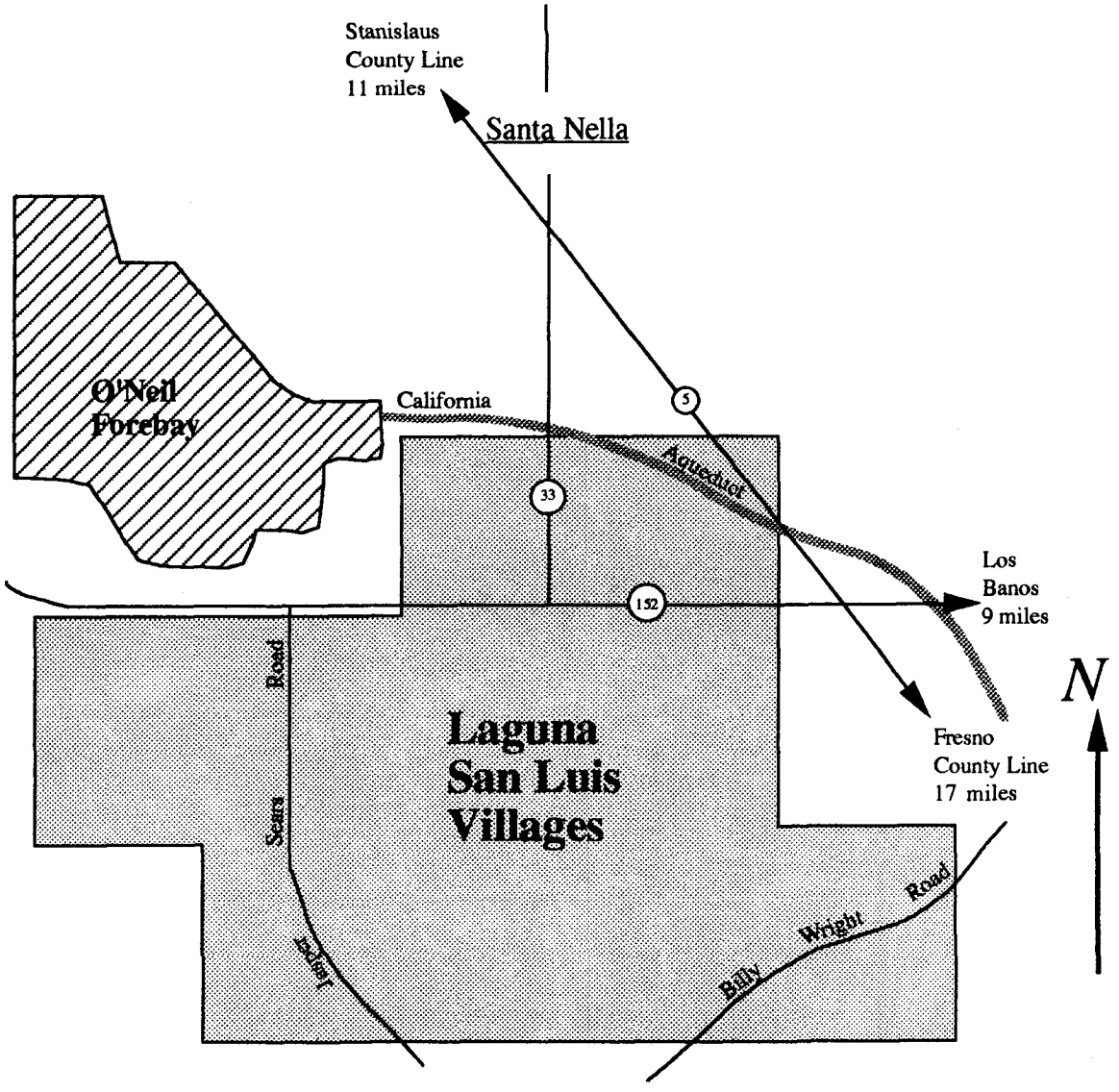
County:	Madera
Project Name:	**Rio Mesa**
Size:	15,000 acres
Location:	Located near junction of HWY 145 & HWY 41; adjacent to Millerton Lake.
Project Scope:	29,786 dwelling units on 10,278 acres; 505 acres of commercial-industrial development.
Current Ag Use:	1,600 acres prime farmland, remaining acreage grazing land.
Water Source:	Groundwater and riparian water rights from the San Joaquin River.
Comments/Status:	County Supervisors expected to review Final EIR in early 1995. Proposed UC San Joaquin campus located on 2,000 acres of the project.



County:	Merced
Project Name:	**Fox Hills**
Size:	390 acres
Location:	5 miles west of Los Banos at Interstate 5 & Volta Road.
Project Scope:	400 dwelling units (1,000 residents projected).
Current Ag Use:	320 acres of prime farmland in cotton production.
Water Source:	Undetermined
Comments/Status:	General Plan designation approved by Merced County; Specific Plan currently being drafted.



County:	Merced
Project Name:	**Laguna San Luis**
Size:	4,668 acres
Location:	West of Interstate 5 near intersection of HWY 152 & HWY 33
Project Scope:	15,000 dwelling units (43,000 residents projected).
Current Ag Use:	Grazing and 627 acres of prime farmland. Large portion of land currently fallow to provide water elsewhere in water district.
Water Source:	San Luis Water District
Comments/Status:	Draft EIR is presently circulating with comments due in Feburary 1995.



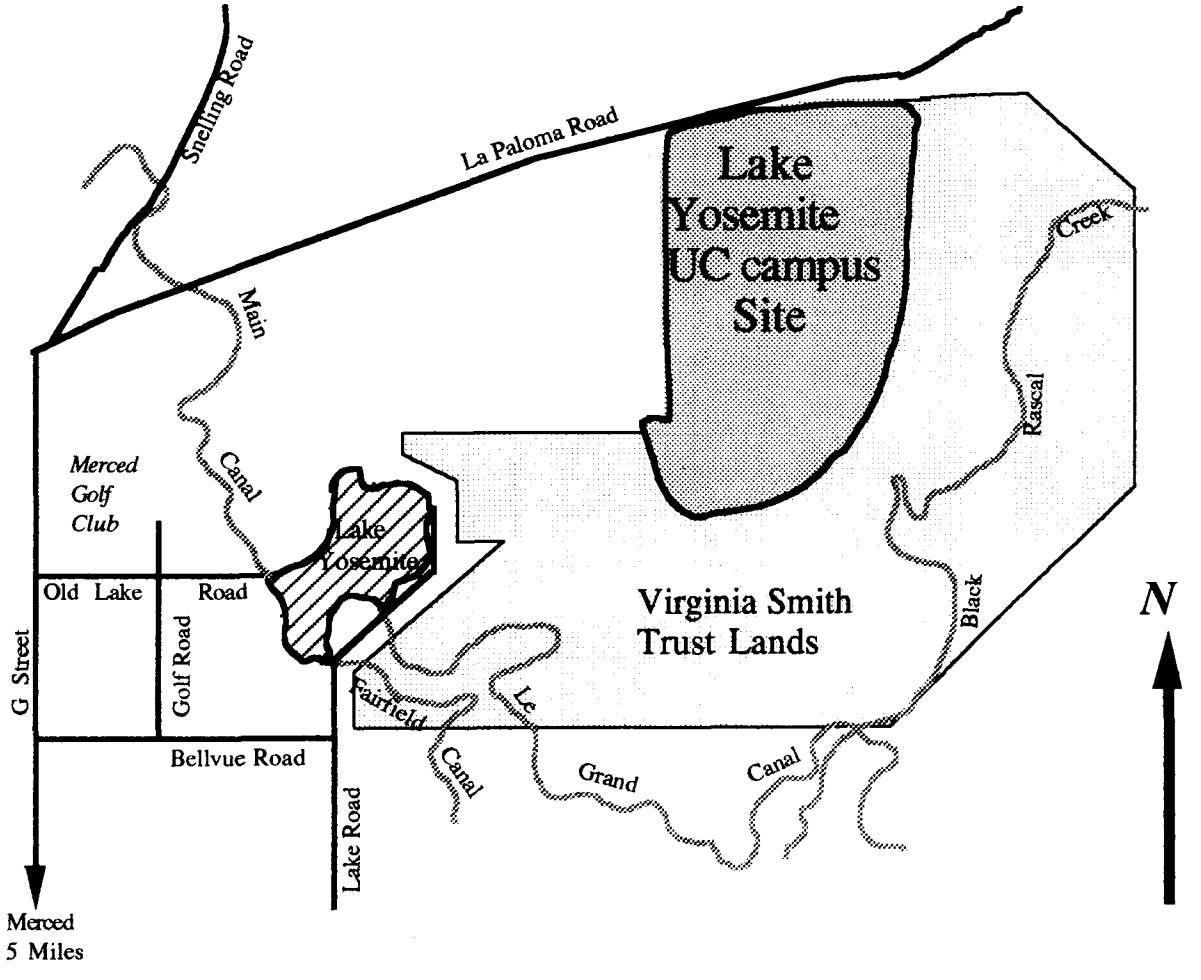
County: Merced

Project Name: **Lake Yosemite** (proposed UC San Joaquin campus site).
Size: 7,000 acres
Location: Northeast of Merced near Yosemite Lake at intersection of Bellevue & Lake Road.

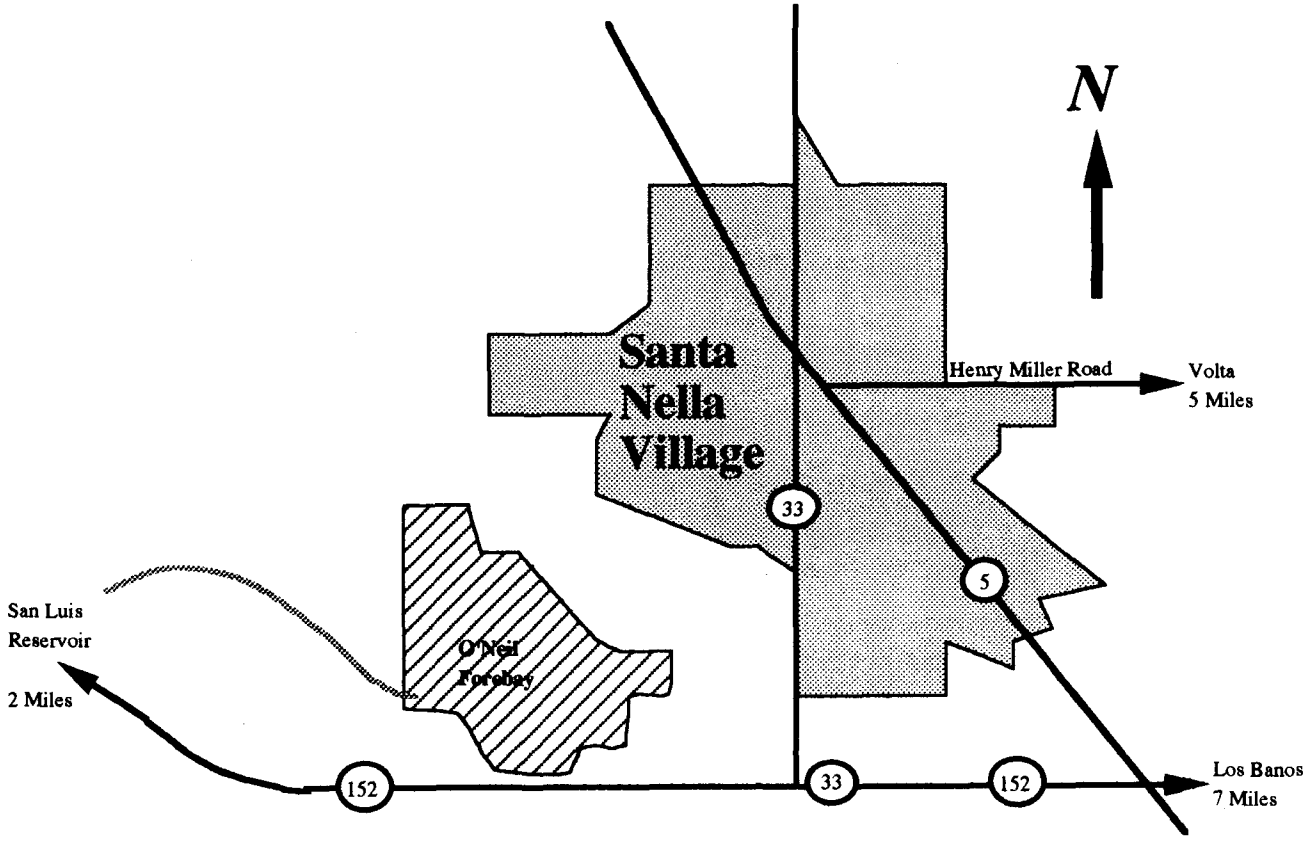
Project Scope: Support community for new U.C. campus if Merced County is chosen. University would control land-use issues on 2,000 acres.

Current Ag Use: Cattle grazing
Water Source: Unknown

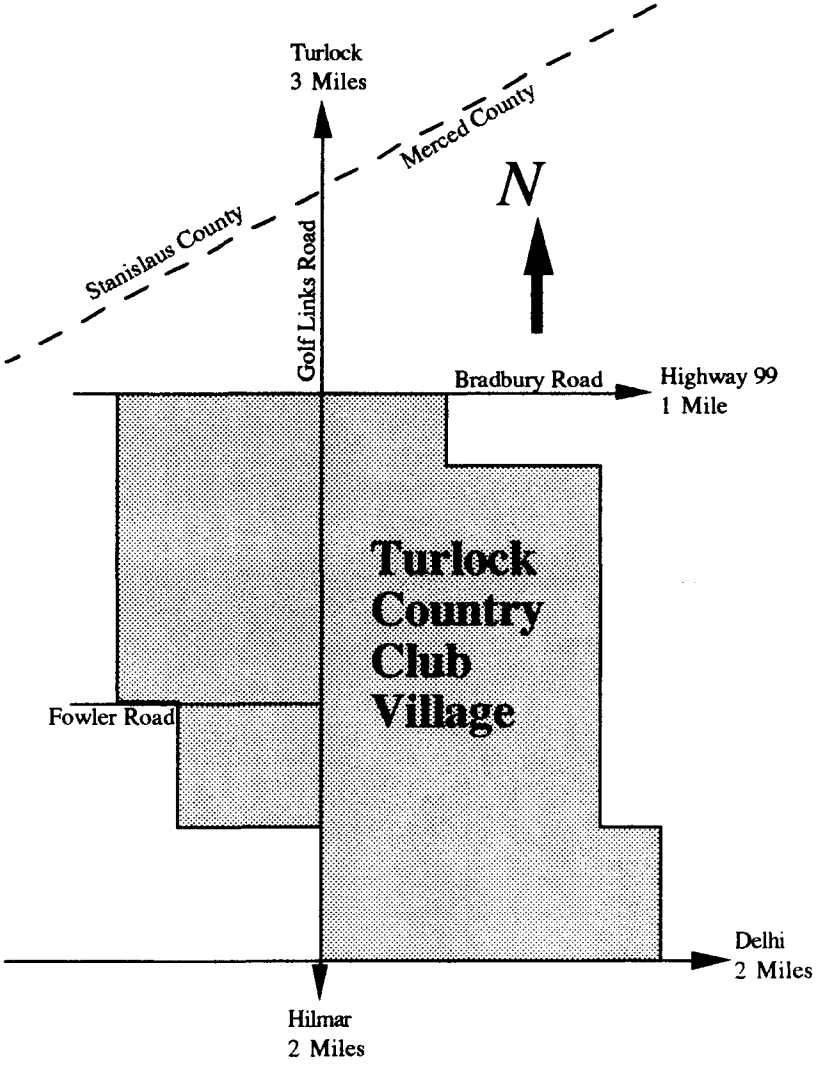
Comments/Status: Final EIR on the proposed UC campus is completed. If the Lake Yosemite is selected for the next UC campus (decision expected mid-1995), it is anticipated the county will consider a general plan amendment for potential development on the Virginia Smith Trust property.



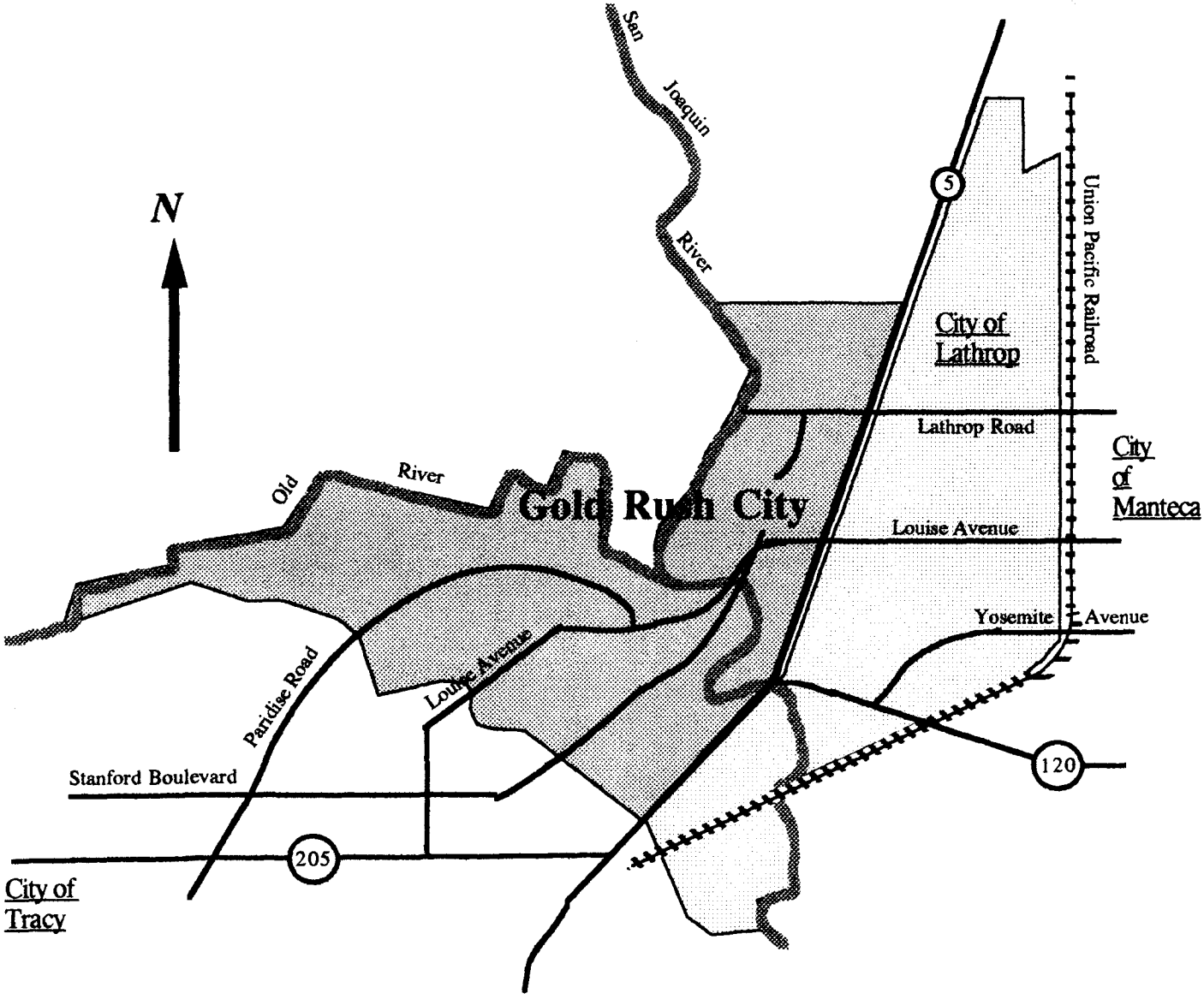
County:	Merced
Project Name:	**Santa Nella**
Size:	2,600 acres
Location:	Intersection of Interstate 5 & HWY 33
Project Scope:	6,945 dwelling units.
Current Ag Use:	Cattle grazing and some irrigated farmland.
Water Source:	Santa Nella Water District.
Comments/Status:	Draft EIR is presently circulating with comments due in early 1995.



County:	Merced
Project Name:	**Turlock Country Club Village**
Size:	350 acres
Location:	West of HWY 99 between Bradbury Rd. & Letteau Ave.
Project Scope:	840 dwelling units.
Current Ag Use:	350 acres of orchards, dairies and row crops.
Water Source:	Undetermined
Comments/Status:	Draft EIR being prepared for anticipated circulation in January 1995.



County:	San Joaquin
Project Name:	**Gold Rush City**
Size:	7,000 acres
Location:	West of Interstate 5 and north of Interstate 205
Project Scope:	1,200 acres of residential dwelling units; 5,600 acres of commercial development, including a historic theme park and other recreational facilities.
Current Ag Use:	5,000 acres of prime farmland in orchards and field crops.
Water Source:	City of Lathrop
Comments/Status:	General Plan amendment approved by the city of Lathrop in January 1994; project within City's sphere of influence.

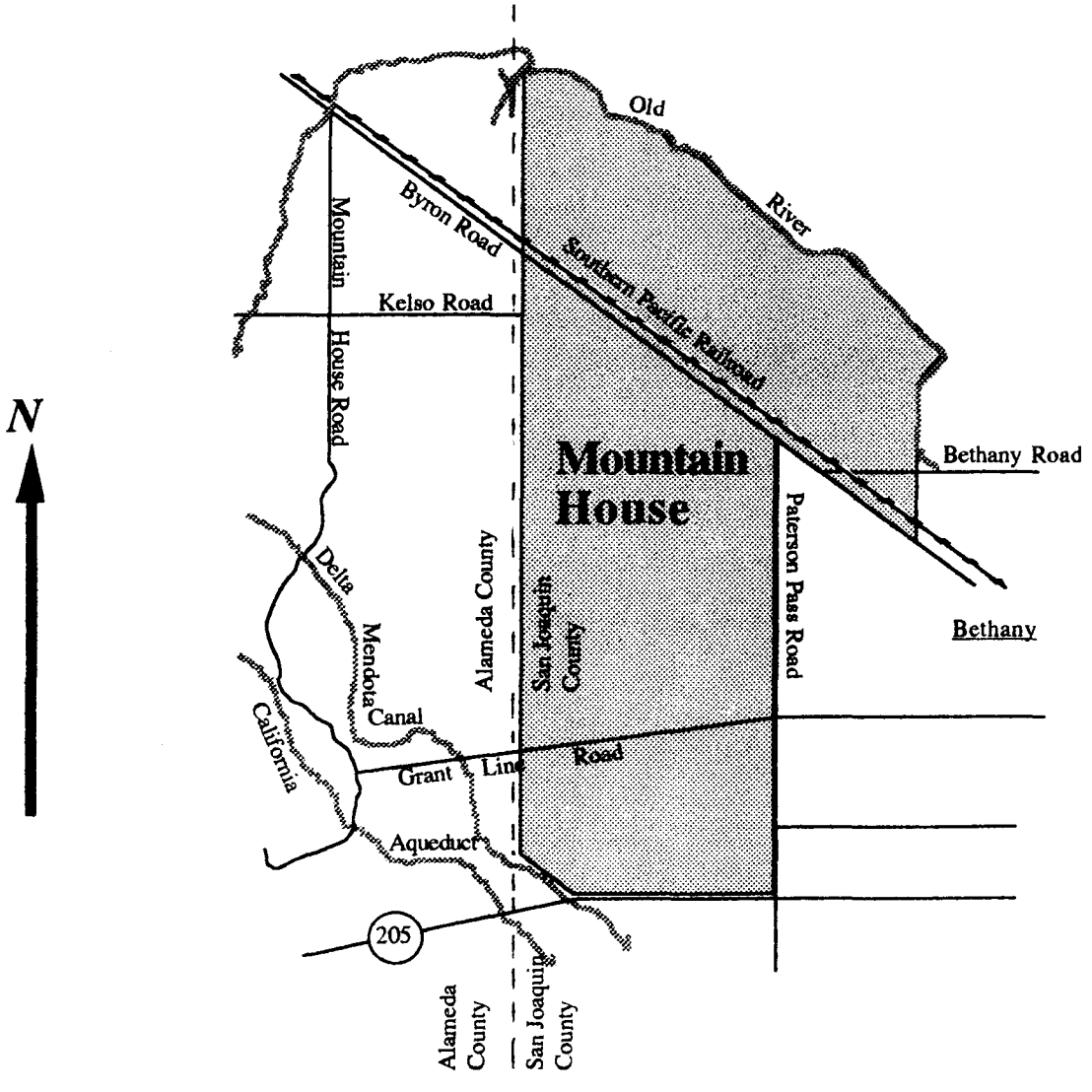


County: San Joaquin

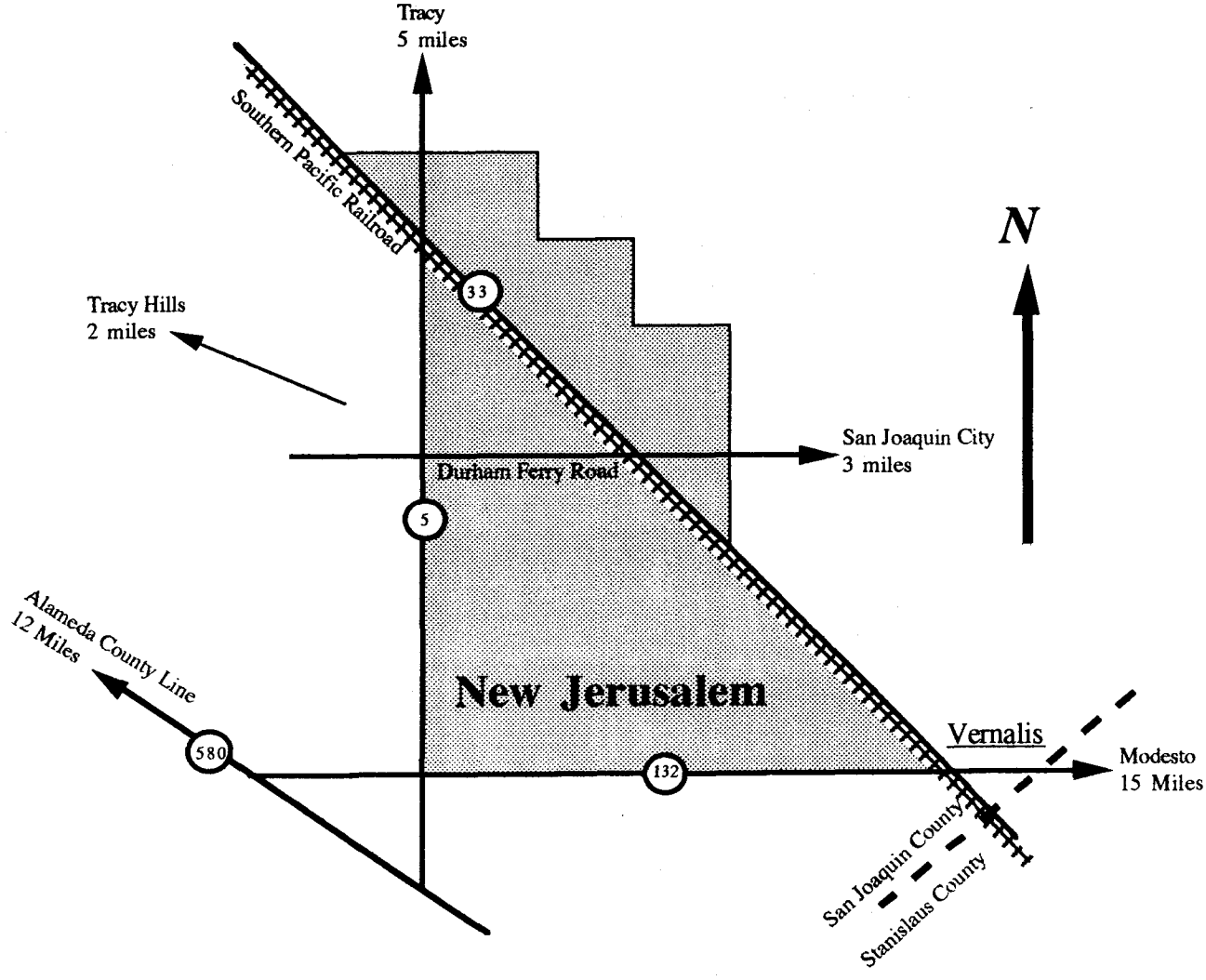
Project Name: **Mountain House**
Size: 4,784 acres
Location: North of Interstate 205 and adjacent to the Alameda - San Joaquin county line.

Project Scope: 14,600 dwelling units (44,000 residents projected).
Current Ag Use: 3,601 acres prime farmland, 433 acres other cropland, 492 acres grazing.
Water Source: Riparian water rights, transported by Byon-Betheny Irrigation District.

Comments/Status: Project was approved as part of the San Joaquin County 2010 General Plan in February 1993. The Specific Plan and the final EIR were approved November 1994.



County:	San Joaquin
Project Name:	**New Jerusalem**
Size:	3,225 acres
Location:	Northeast of the intersection of Interstate 5 & HWY 132.
Project Scope:	7,000 dwelling units (20,000 residents projected).
Current Ag Use:	3,014 acres prime farmland.
Water Use:	Banta - Carbona Water District
Comments/Status:	Project was approved as part of the San Joaquin County 2010 General Plan in February 1993. Project currently under litigation. No additional applications have been filed.



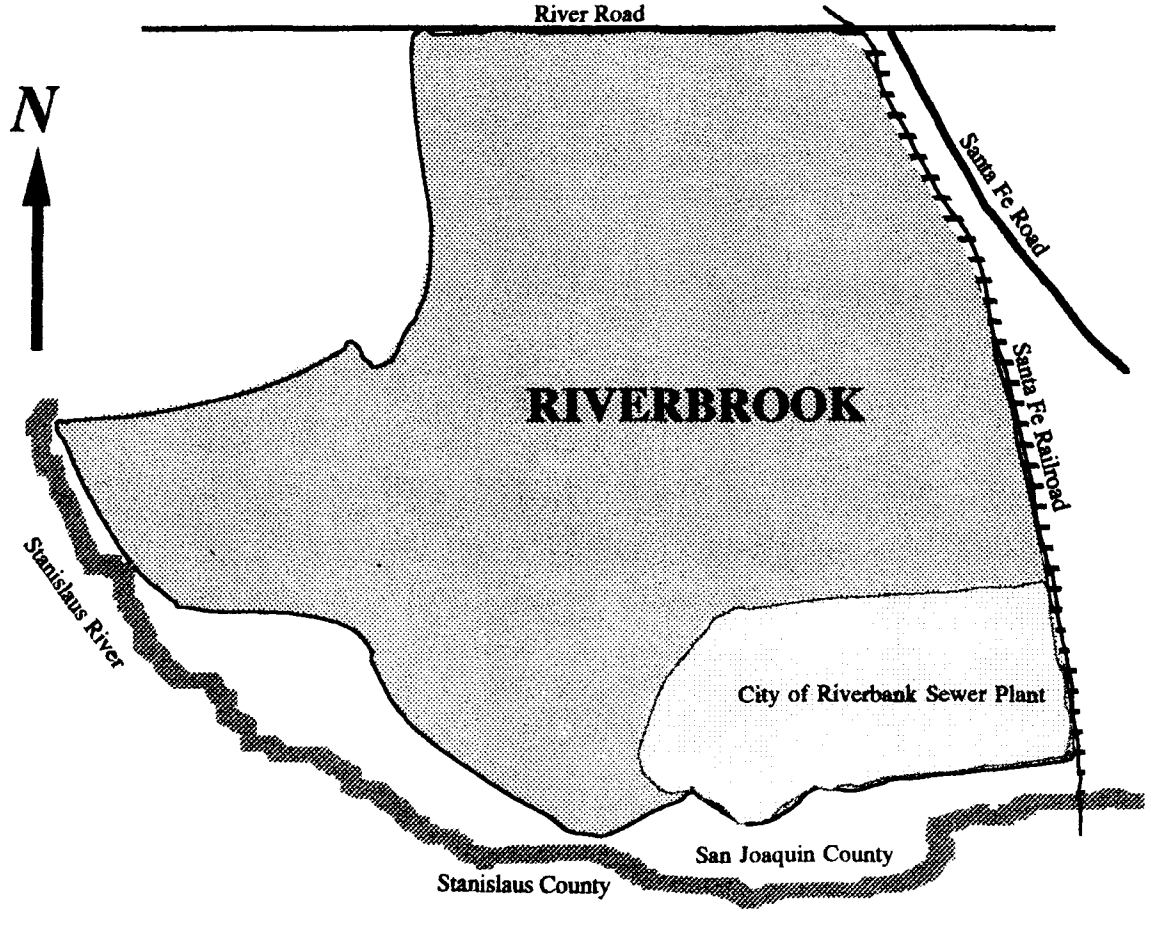
County: San Joaquin

Project Name: **Riverbrook**
Size: 909 acres
Location: Southwest of the intersection of River Rd & Santa Fe Rd in southeast San Joaquin County.

Project Scope: 2,376 dwelling units (8,000 residents projected).

Current Ag Use: 669 acres prime farmland, 178 acres other farmland.
Water Source: City of Riverbank

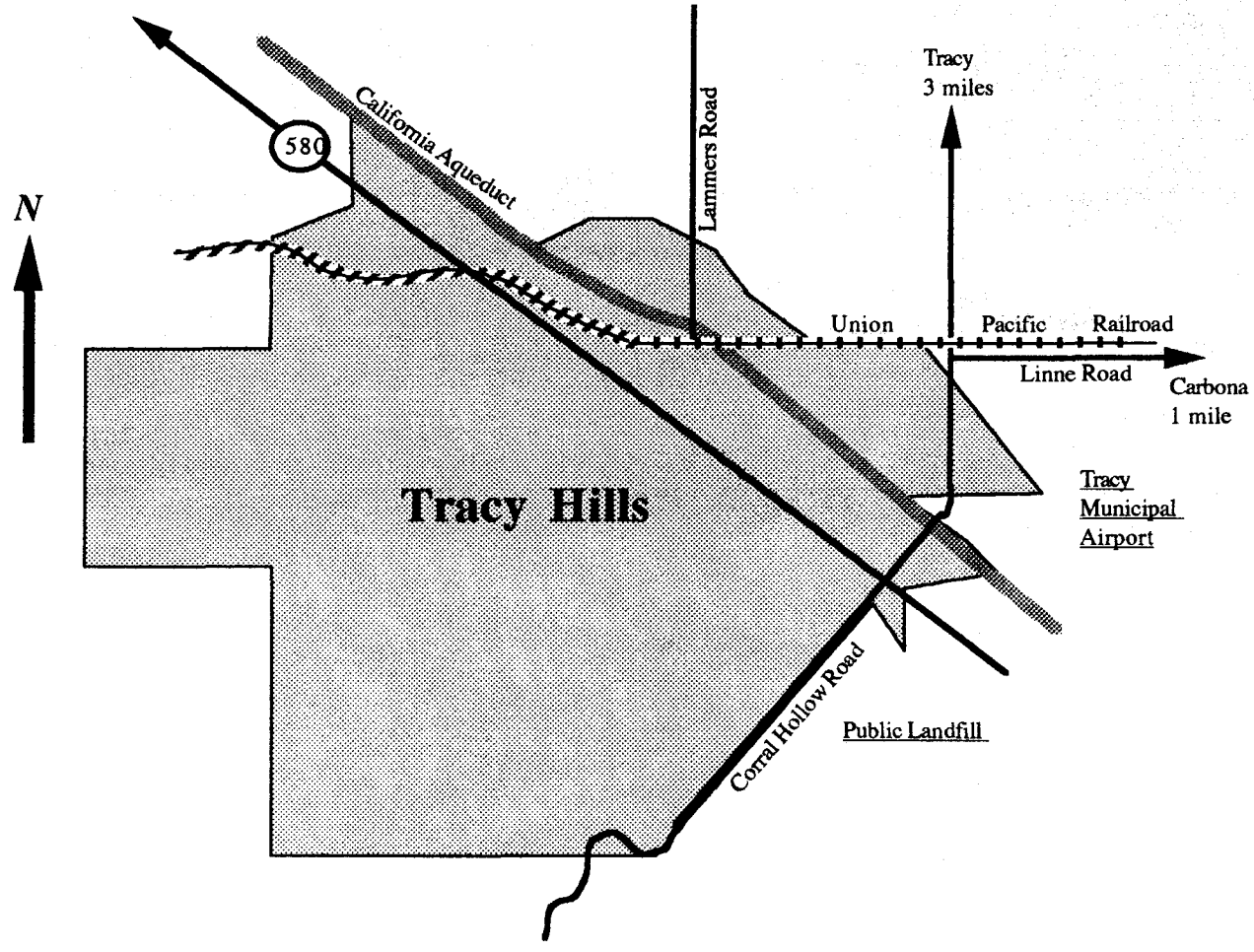
Comments/Status: Project was approved as part of the San Joaquin County 2010 General Plan in February 1993. Processing of Master/Specific Plan suspended 3/1/93 at proponents request; project currently under litigation; project would be an extension of the town of Riverbank across the river in Stanislaus County.



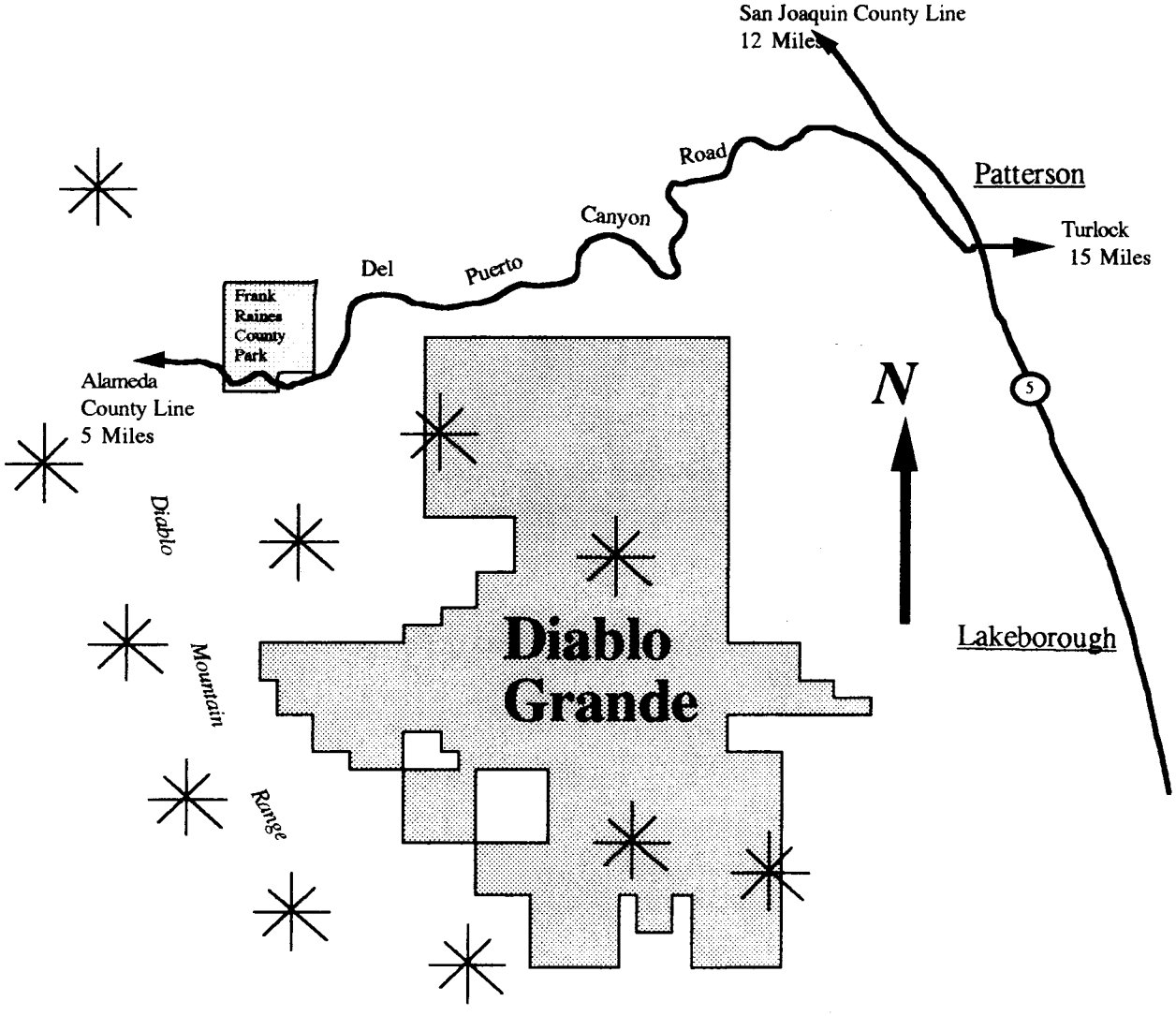
City of
Riverbank

County:	San Joaquin
Project Name:	**Tracy Hills**
Size:	6,099 acres
Location:	Southwest of Tracy, near Interstate 580
Project Scope:	10,212 dwelling units (23,000 residents projected).
Current Ag Use:	Cattle grazing
Water Source:	City of Tracy
Comments/Status:	Project was included in Tracy's general plan but has remained inactive due to financial problems by the developer; land would have to be annexed by the city of Tracy prior to development.

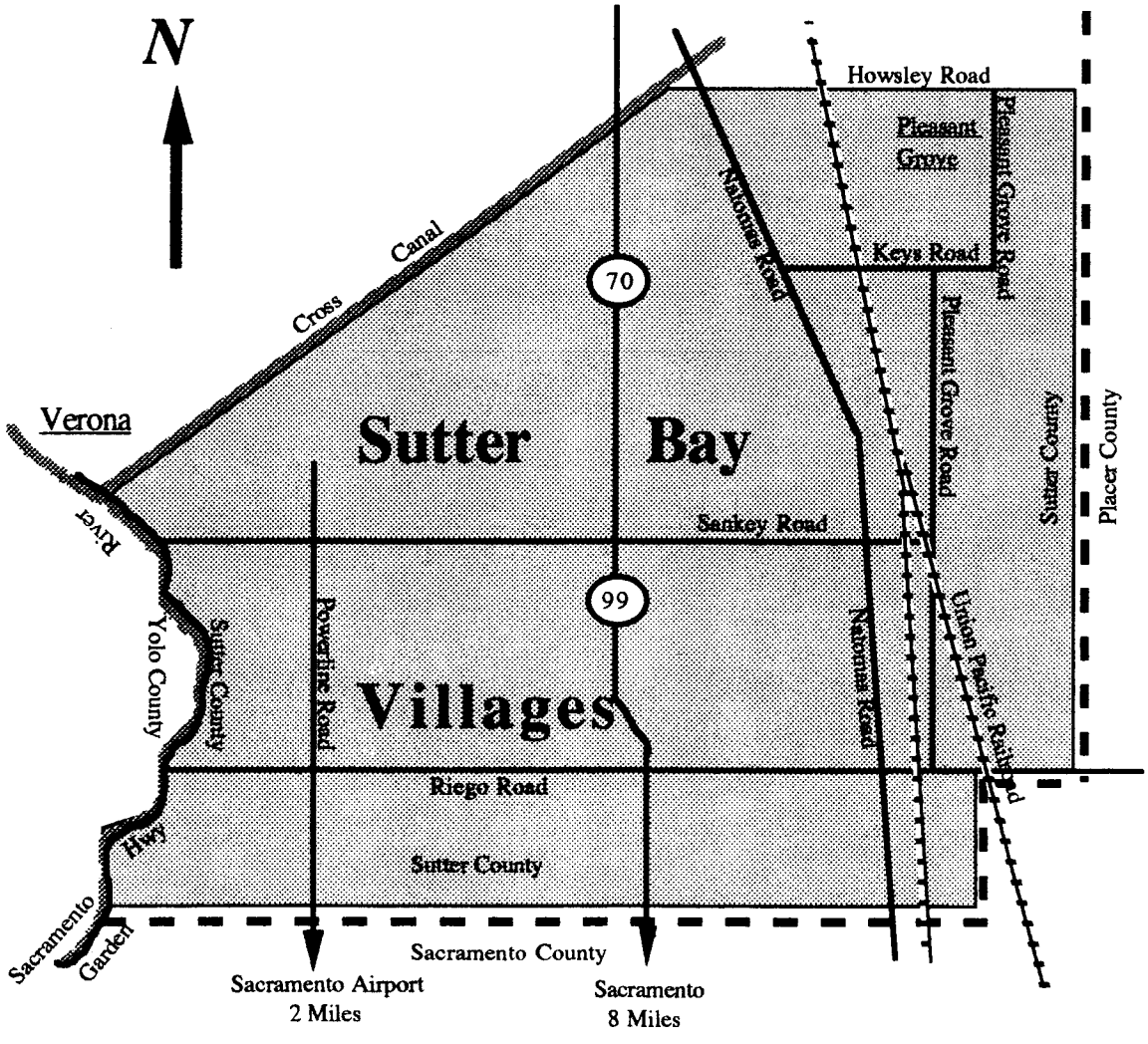
Alameda County Line - 5miles
Junction Interstate 205 - 5 miles
Mountain House - 7 miles



County:	Stanislaus
Project Name:	**Diablo Grande**
Size:	29,500 acres
Location:	Located south of the Interstate 5 - HWY 132 interchange and off the valley floor.
Project Scope:	5,000 dwelling units for a resort-oriented community.
Current Ag Use:	Grazing land except for 200 acres of prime farmland.
Water Source:	The County agreed to allow the developer to draw groundwater from valley floor farmland for 5 years before another source of water must be found.
Comments/Status:	General Plan amendment approved by the Stanislaus County Board of Supervisors in November 1993. First phase of the project covering 2,000 acres has also been approved.



County:	Sutter
Project Name:	**Sutter Bay Villages**
Size:	25,000 acres
Location:	Southern tip of Sutter County; from the Cross Canal and Howsley Road south to the Sacramento county line.
Project Scope:	9,331 acres of residential development; 4,672 acres of commercial - industrial development in four distinctive communities.
Current Ag Use:	10,000 acres prime farmland the remainder is used for grazing.
Water Source:	A formation of a new water district was approved to service the area.
Comments/Status:	Project was originally approved by the Sutter County Board of Supervisors in December 1992. The approval was subsequently rescinded by a new Board of Supervisors in January 1993. Project is currently under litigation.



AGRICULTURE IN CALIFORNIA [18]

- California has been the #1 ranking agricultural state in the U.S. since 1947.
- Cash farm receipts for 1993 were $19.9 billion in sales which generate an additional $70 billion in economic activity in related industries such as processing, transportation, packaging and financing.
- California has 30 million acres of farmland and produces over 250 different crops and livestock commodities.
- California has 8 million acres of irrigated land; two-thirds of this land is in the Central Valley.
- California has 35,000 full-time growers, 500,000 agricultural employees, and an unknown number of farm labor contractors.
- The size of an average U.S. farm is 467 acres; the size of an average California farm is 361 acres.
- California's farmland accounts for only 3% of the country's farmland, but produces 55% of the nation's fruits, nuts and vegetables, and 25% of all table food consumed nationally.
- Agricultural exports are 18% of California's total exports.
- Agriculture annually uses over 27 million acre-feet of water, or about 80% of the developed water supply in California. This is approximately the same amount used in 1970 but farmers today are producing 50% more yield. More than 90% of the water used in California agriculture is recycled and reused.[19]
- The Central Valley stretches over 430 miles from the Tehachapi Mountains north to Mount Shasta and averages a width of 50 miles -- about the size of England.
- The Central Valley has the largest concentration of irrigated farmland in the United States.
- The Central Valley's farms and ranches contribute close to two-thirds of California's total annual farm receipts.
- Fresno, Tulare, and Kern counties alone account for over a third of California's total farm production sales.

CURRENT CENTRAL VALLEY POPULATIONS & GROWTH RATES [20]

The population of the Central Valley is continuing to grow at an alarming rate. Averaging a growth rate that is more reflective of third world countries, the Central Valley is expected to triple its present population, from 4 million to 12 million people, within 50 years.

Of the ten largest cities in California, the cities of Fresno (population 402,100) and Sacramento (population 393,500) were ranked sixth and seventh, respectively. In the category of cities with a population between 50,000 to 200,000, the city of Clovis (Fresno County) was ranked as California's fourth fastest growing city. Clovis has a population of 61,500 and grew by 5.9% during the 1993-94 reporting period. The city of Visalia (Tulare County) placed tenth by reporting a population of 89,400, an increase of 3.2%. The Central Valley also had two cities listed in the category for cities below 50,000. They were the city of Delano (Kern County) with a population of 29,900, a growth rate of 16.6%, and Lathrop (San Joaquin County) with a population of 8,400 and a increase of 13.2%. These two communities placed second and third respectively.

COUNTY / CITY	POPULATION JANUARY 1993	POPULATION JANUARY 1994	% CHANGE
FRESNO COUNTY	**735,800**	**755,200**	**2.6**
Clovis	58,100	61,500	5.9
Coalinga	9,325	9,575	2.7
Firebaugh	5,125	5,375	4.9
Fowler	3,720	3,830	3.0
Fresno (city)	392,900	402,100	2.3
Huron	5,450	5,675	4.1
Kerman	6,350	6,525	2.8
Kingsburg	7,925	8,325	5.0
Mendota	7,425	7,700	3.7
Orange Cove	5,825	6,175	6.0
Parlier	5,825	6,175	6.0
Reedley	18,400	18,900	2.7
Sanger	18,250	18,550	1.6
San Joaquin	2,690	2,780	3.3
Selma	16,750	17,300	3.3
Unincorporated Areas	169,000	171,700	1.6
KERN COUNTY	**601,700**	**617,000**	**2.5**
Arvin	10,100	10,550	4.5
Bakersfield	195,200	201,800	3.4
California City	8,575	8,750	2.0
Delano	25,700	29,950	16.5
Maricopa	1,260	1,270	.8
McFarland	7,550	7,625	1.0
Ridgecrest	29,800	29,900	.3
Shafter	10,950	11,150	1.8
Taft	6,600	6,650	.8
Tehachapi	6,675	6,775	1.5

KERN COUNTY continued			
Wasco	17,400	17,800	1.0
Unincorporated Areas	281,900	284,800	1.0
KINGS COUNTY	**111,400**	**114,200**	**2.5**
Avenal	11,550	12,050	4.3
Corcoran	14,750	14,900	1.0
Hanford	34,500	35,850	3.9
Lemoore	14,950	15,300	2.3
Unincorporated Areas	35,600	36,150	1.5
MADERA COUNTY	**102,300**	**105,700**	**3.3**
Chowchilla	6,600	6,700	1.5
Madera (city)	32,850	33,900	3.2
Unincorporated Areas	62,900	65,100	3.5
MERCED COUNTY	**194,000**	**198,800**	**2.5**
Atwater	23,300	23,650	1.5
Dos Palos	4,370	4,430	1.4
Gustine	4,100	4,140	1.0
Livingston	9,675	10,150	4.9
Los Banos	17,650	18,750	6.2
Merced (city)	59,600	60,800	1.5
Unincorporated Areas	74,900	76,900	2.7
SACRAMENTO COUNTY	**1,116,500**	**1,130,400**	**1.2**
Folsom	38,350	39,850	3.9
Galt	12,900	13,900	7.8
Isleton	870	860	- 1.1
Sacramento (city)	389,500	393,500	1.0
Unincorporated Areas	675,000	682,300	1.1
SAN JOAQUIN COUNTY	**513,800**	**521,500**	**1.5**
Escalon	4,970	5,100	2.6
Lathrop	7,450	8,425	13.1
Lodi	53,600	53,900	.6
Manteca	43,400	44,250	2.0
Ripon	8,375	8,575	2.4
Stockton	226,000	228,700	1.2
Tracy	40,450	42,100	4.1
Unincorporated Areas	129,600	130,400	.6

STANISLAUS COUNTY	**404,700**	**412,700**	**2.0**
Ceres	29,650	30,200	1.9
Hughson	3,470	3,550	2.3
Modesto	178,100	180,300	1.2
Newman	5,275	5,675	7.6
Oakdale	13,550	14,300	5.5
Patterson	9,350	9,575	2.4
Riverbank	12,100	12,750	5.4
Turlock	47,000	48,100	2.3
Waterford	6,000	6,275	4.6
Unincorporated Areas	100,000	102,000	1.8
SUTTER COUNTY	**71,200**	**73,100**	**2.7**
Live Oak	4,830	5,100	5.6
Yuba City	31,500	33,600	6.7
Unincorporated Areas	34,850	34,450	- 1.1
TULARE COUNTY	**342,200**	**350,600**	**2.5**
Dinuba	14,000	14,200	1.4
Exeter	7,950	8,125	2.2
Farmersville	6,800	6,975	2.6
Lindsay	8,850	8,975	1.4
Porterville	33,000	34,050	3.2
Tulare	38,200	39,300	2.9
Visalia	86,600	89,400	3.2
Woodlake	6,200	6,275	1.2
Unincorporated Areas	140,600	143,300	1.9
YOLO COUNTY	**149,600**	**150,800**	**.8**
Davis	50,400	51,400	2.0
West Sacramento	30,650	30,550	- 0.3
Winters	4,900	4,980	1.6
Woodland	42,050	42,450	1.0
Unincorporated Areas	21,550	21,450	- 0.5

ORGANIZATIONS INVOLVED WITH CENTRAL VALLEY LAND-USE ISSUES

American Farmland Trust (AFT)
1949 Fifth Street, Suite 101
Davis, CA 95616
(916) 753-1073

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California Waterfowl Association (CWA)
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Central Valley Safe Environment Network
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Coalition for Urban Management Excellence (CUME)
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Ducks Unlimited (DU)
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Land Utilization Trust (LUT)
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North Delta Conservancy (NDC)
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American Farmland Trust is a private, nonprofit, conservation organization founded in 1980 to protect the nation's agricultural resources. AFT works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. Its action-oriented programs include public education, technical assistance in policy development, and direct farmland protection projects.

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