

Work Group: Land Use, Agriculture and Housing (LUAH)
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By Goal and Objective – Description of Activity, Planned Activities, Challenges/Problems/Bottlenecks/Feedback

- a. = Description of Activity
- b. = Planned Activities
- c. = Challenges/Problems/Bottlenecks/Feedback

Goal 1: Foster regional consensus to support development and implementation of the Regional Blueprint Plan.

Objective A: Assist development of regional consensus on values, goals, strategies, and guidelines for the Regional Blueprint Plan to achieve the desired outcomes and identify appropriate locations for growth and economic development that accommodates projected population increases while contributing to the conservation of important agricultural land and natural resources.

- a. All preferred scenarios received from the counties except from San Joaquin. Stanislaus County chose to use current general plans for blueprint. TBWP seed grant work is progressing towards its goals, which meet the objectives of the LUHA, Water and Air Quality groups.
- b. Invitation to BRAC members to attend joint Blueprint/Transportation/LUHA meeting.
- c. Misinformed concerns continue regarding the loss of local political control and the nature of high density developments.

Objective B: Develop a high-value parks and open space strategy to be used in the development of the Regional Blueprint Plan with a goal of encouraging the designation and long-term management and restoration (as feasible) of a permanent open space system that will include public and private lands, state, regional and local parks, and conservancies and conservation easement areas.

- a. GVC is participating in the "San Joaquin River Restoration Group, made up of a group of organizations working together to advance a collaborative vision for the restoration of the San Joaquin River. TBWP completed the Draft Tulare Basin Wildlife Riparian Corridor Conservation Plan and submitted it to key partners for comment. Also convened the Tulare Lake Basin Working Group with more than 71 participating agencies and NGOs.
- b. Continued participation in the group.
- c. None

Goal 2: Promulgate and promote adoption of community design guidelines that will ensure strong neighborhoods, improve mobility and health by promoting walking and biking, improve air quality by reducing trip generation and parking requirements, increase energy efficiency by modifying building standards, and increase infrastructure cost effectiveness through efficient land use.

Objective A: Increase the overall density of new development.

- a. Shape and Location guidelines presented at the Partnership Summit in Stockton. This is mostly covered by the scenarios in the Blueprint.
- b. Continued dissemination of the Guidelines. Following up with Betty Deakin to find out if the study can be completed and at what cost.
- c. Possible funding gap for Deakin study.

Objective B: Reduce urban run-off by decreasing the land covered by commercial and industrial parking.

- a. GVC is monitoring reports and studies (including from cities and COGs) that establish that reducing parking area ratios will not only reduce run-off but will allow for other uses of land and buildings and encourage people to walk more.
- b. Joint meeting with transportation and Blueprint to discuss like goals. Still attempting to discuss and meet with attorneys and city officials to discuss ordinances. Workshops could also be held to inform different stakeholders.
- c. Need an alternative strategy if attorneys will not undertake the ordinance drafting. Funding for workshops.

Objective C: Promote the adoption and implementation of zoning ordinances that are form-based and more flexible to encourage desired outcomes.

- a. GVC 'Energy Primer' touches upon energy and green building issues as they relate to smart growth - including 'green ordinances.'

- b. Explore ways to promote information about form based codes and zoning options, and include this information as part of the tool kit.
- c. No funding; finding someone to help develop the tool kit.

Objective D: Study and adopt a strategic concept for accommodating new growth by encouraging communities with the necessary elements and constraints to be cost-effective and self-sufficient in achieving the overall goals and objectives.

- a. Shape and Location guidelines presented and discussed at the Partnership Summit in Stockton in December.
- b. Blueprint Regional Summit to be held in late January in Fresno. 4 growth scenarios will be discussed and presented to the public. Public will also vote on their preferred scenario. The recommended scenario, along with the BRAC's preferred scenario, will inform the Policy Council's decision
- c. None

Goal 3: Determine requisite regional infrastructure and funding strategies to support implementation of the Regional Blueprint Plan

Objective A: Develop and implement a plan for the provision of regional infrastructure.

- a. Application turned in to Caltrans awaiting decision.
- b. Attendance at California Regional Blueprint Summit.
- c. None.

Objective B: Develop and implement a process for monitoring the performance and adequacy of regional infrastructure and determining future needs.

- a. Part of implementation strategy for blueprint. Not until 2010 at the earliest.
- c. Public and/or city councils and county supervisors could choose a scenario that is not much better than the status quo.

Goal 4: Improve the planning and development process to be consistent with the Regional Blueprint Plan and to provide incentives for smart growth.

Objective A: Improve the sharing, access, and use of planning and environmental resource data among state, COGs, local governments, business organizations, environmental groups, other stakeholders, and the public for more informed decision-making.

- a. COGs have been increasingly coordinating and sharing data amongst themselves--but to what extent is still unclear.
- c. Data must be shared in meaningful ways.

Goal 5: Develop a long-range strategy for agriculture in the San Joaquin Valley that ensures its viability and sustainability.

Objective A: Develop a long-range plan to maintain the viability of agriculture in the region, as a leading strategy for economic development and as a key component of the Regional Blueprint Plan.

- a. Outreach to the Agricultural community is being made in order to include them in the Blueprint process. AFT is tasked with devising the plan.
- b. Monitor status of AFT work. Mitigation Issues of Ag Land Preservation in the Valley workshop to take place Feb. 27, 2008.

Objective B: Minimize the proliferation of ranchette development on important farmland.

- a. AFT and ICE continuing previous work from seed grant.
- b. Continue to monitor status of AFT's work on ranchettes.

Objective C: Reduce the loss of farmland attributable to General Plan amendments.

- a. Farmland preservation data continues to be gathered and worked on by ICE/UC Davis and AFT.
- b. Monitor status of ICE and AFT's work.

Goal 6: Ensure safe and healthy communities that provide a variety of housing types affordable to all residents with increased opportunities for home ownership.

Objective A: Increase the number and availability of housing units for people of all income levels, especially working families.

- a. AB 1129 was vetoed by the governor Sept. 28, 2008. The Housing Trust has cosponsored a number of workshops on the NSP program.

- b. Continued monitoring of legislation and moving ahead with redoing AB1129 to try to make the trust fund money more accessible to smaller and rural counties.
- c. Further vetoes from the governor or other legislative hurdles.

Objective B: Provide incentives for affordable housing that meet the needs of all income levels in the region.

- a. State Neighborhood Stabilization Program (NSP) funds available to provide affordable housing in the form of foreclosed properties for low income residents.
- b. Continued monitoring of legislation.

Goal 7: Identify legislative and regulatory changes necessary to facilitate the implementation of adopted goals and strategies.

Objective A: Use the San Joaquin Valley as a pilot for testing new permitting and environmental review incentives that will facilitate infill and refill developments.

- a. SB375 may provide streamlined review of qualifying infill residential and mixed use CEQA projects. There is also a possible exemption from CEQA review, although it may be narrow in scope. It is unclear what effect this will have on development patterns in the SJ Valley.
- b. Continued monitoring of SB375 to see if its exemptions are used effectively in the SJ Valley, as well as AB 32 and the developing implementation of the scoping plan. Governors Office of Planning and Research is also revising the CEQA Guidelines to take into account GHG emissions and climate change. Will continue to monitor any effects on the Valley.
- c. SB375 and other rules may not offer enough incentives to spur an increase of infill development projects.

Objective B: Develop an innovative approach to establishing a voluntary high-value open space conservation system.

- a. GVC attended meetings with the San Joaquin River Restoration Group to explore open-space possibilities along the river. TBWP worked with Conservation Strategy group to plan consulting and lobbying activities for 2009..
- b. Discuss (in the work group and relevant subcommittees) possible future workshops on the topic of open space and also any possibilities regarding getting involved with the work being done on the SJ River. Lobbying by TBWP/CSG for funding, stimulus funding and legislation to replace Parra legislation.
- c. Funding

Objective C: Increase the coordination among local General Plans regionwide to facilitate better land use, transportation, air quality, and energy outcomes.

- a. The Policy Council, Regional Blueprint and SB375 together have the effect of incentivizing collaboration and coordination on land use, transportation and air quality. Also, GVC has surveyed all of the cities and counties in the Valley, to determine when general plans were or will be updated, and to survey which ones are considering the impacts of AB32 implementation.
- b. Joint meeting in Q1 2009 with LUHA, Transportation and Blueprint BRAC members to discuss scenarios and recommendations made by BRAC and Summit participants, and the impacts of the Blueprint on the Valley.
- c. Many cities and counties are waiting to see what happens with AB32 and the Blueprint before they will update general plans, and are hoping for guidance and are worried about having adequately trained staff and funding for GP updates.

Objective D: Analyze options for assessing impact fees that will promote above goals and objectives.

- a. Preferred Scenarios presented at BRAC meeting. Scenario C (the most dense/hybrid scenario) was chosen by the BRAC.
- b. Recommendation provided to Policy Council.