

**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. Preferred scenarios provided by San Joaquin, Merced, Madera, Fresno, Kings, Tulare counties. Kern County to provide completed reports hopefully by the end of September. Stanislaus County facing some problems returning to local City Councils before selection is made and submitted.
- b. Joint meeting with Blueprint and the Transportation Work Group to discuss like goals.
- c. Some elected officials have expressed concerns of loss of control.

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. Work continues by the Fresno Model Farmland Conservation Program and Tulare Basin Wildlife Partners.
- b. Updates and participation at LUAH meetings by both groups.
- c. There has been little interest in using the important natural resource area maps as a base layer for the regional Blueprint. No discussion to date of consensus policies, goals, objectives and strategies.

**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 of New Development Subcommittee met and discussed new laws/changing rules and issues facing land use. From these conversations emerged a useful list of guidelines for new cities in the San Joaquin Valley.
- b. Joint meeting between Blueprint and Transportation and LUAH work groups.
- c. Local Blueprints have developed county-level density goals; no regional goals to date.

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

- a. BRAC to adopt preferred scenarios Nov. 7, 2008. Once adopted, LUAH will work closely with the Blueprint Regional Coordination Committee.
- b. Selection of preferred alternative by BRAC. Need to continue to develop policy goals, papers or model ordinances.

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

- a. LUAH began the process of creating a "tool kit" for planners with model ordinances and design guidelines for the creation of the new cities document. John Wright aspires to produce the tool kit for the region.
- b. Continued discussions with the outcome being the creation of more tools for the kit.
- c. No funding for Wright who has retired from his city position.

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 Development Subcommittee met July 29 and 30, 2008, at Harris Ranch. Several ideas were discussed; a new cities document was created. Also discussed was creating new documents which outline the optimal size of communities to be cost-effective and self-sufficient while determining the best areas for this to occur.
- b. LUAH meeting held Nov. 13.

**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. Fourth year funding for Blueprint application available with Fresno County apply as lead agency.
- b. Coordination with Fresno County to participate in implementing Blueprint.
- c. Need to define regional infrastructure.

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

- a. Continued discussion for performance standards for regional infrastructure.
- b. LUAH meeting held in November.
- c. See above.

**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. Five scenarios to be presented to BRAC in November to select a preferred alternative.
- b. UC Davis developing draft Valleywide scenarios.
- c. SB 375, AB 32, etc., will impact the policies in this area.

**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. LUAH group discussed creating a long-range agricultural plan that not only centers around how to save land but also how to make it more entrepreneurial and to flourish economically. The California Department of Food and Agriculture is working on a long-range plan for ag. Karen Ross is leading the oversight effort of the Food and Ag Board, which is conducting hearings throughout the state. Holly King provided testimony.
- b. Agricultural Land Subcommittee to meet early 2009.

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

- a. Shape and Development Subcommittee to begin gathering this data. ICE Center including ranchettes in mapping and modeling.
- b. Next meeting for subcommittee is early 2009.

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

- a. Being done by Information Center for Environment at UC Davis.

**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. The legislation creating the Housing Trust, AB 1129, was amended and passed through the legislature. Gov. Schwarzenegger vetoed on Sept. 28, 2008.
- b. Continued monitoring of legislation.
- c. Need to have specific policy changes and actual implementation numbers going forward.

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

- a. Discussion occurred regarding the goals of the Housing Trust. Questions arose such as "What will affordable housing look like?"
- 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. SB 375 passed the legislature and was signed by Gov. Schwarzenegger; will have a significant effect related to climate change. Also continue to monitor AB 32 and development of CARBs "scoping plan" which will implement AB 32, which is being revised, formulated and distributed for public comment.
- b. Continued monitoring of status of SB 375.
- c. Done

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

- a. Passage of SB 375 will provide for jurisdictions to be rewarded and protected for proactive open space planning and conservation.
- b. Continued monitoring of status of SB 375.
- c. There is potential for doing this around a master plan for the San Joaquin River. It could be done in conjunction with the San Joaquin River Restoration Plan.

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

- a. Presentation of draft scenarios will be provided to BRAC for selection of a preferred alternative.
- b. Joint meeting with LUAH and Transportation work groups and Blueprint to discussion regionwide better use of land, transportation options and air quality and energy outcomes.
- c. Concerns expressed over the loss of local control.

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

- a. Continued progress on Regional Blueprint plan with the selection of the preferred alternative November 2008.
- b. BRAC meeting November 2008.