

## General Plan Update 2030 - City Council & Planning Commission Workshop

### Agenda: May 19, 2008:

1. Introduction.
2. Legal Requirements of General Plan Update.
  - a. Planning Law.
  - b. Housing Element
  - c. CEQA
3. Housing Element Update.
  - a. Housing Element Update Work Program.
  - b. Recommendation of Consultant to City Council on May 27, 2008
  - c. Considerations
    - i. Regional Fair Share.
    - ii. Sites for affordable housing.
    - iii. Removal of impediments to affordable housing.
    - iv. Density.
4. Alternative Growth Boundaries.
  - a. Expansion of Sphere of Influence.
  - b. Growth within existing Sphere of Influence.
  
  - c. Analysis and selection process.
  - d. Criteria for analysis and selection process.
5. June 16, 2008 Workshop – Land Use.

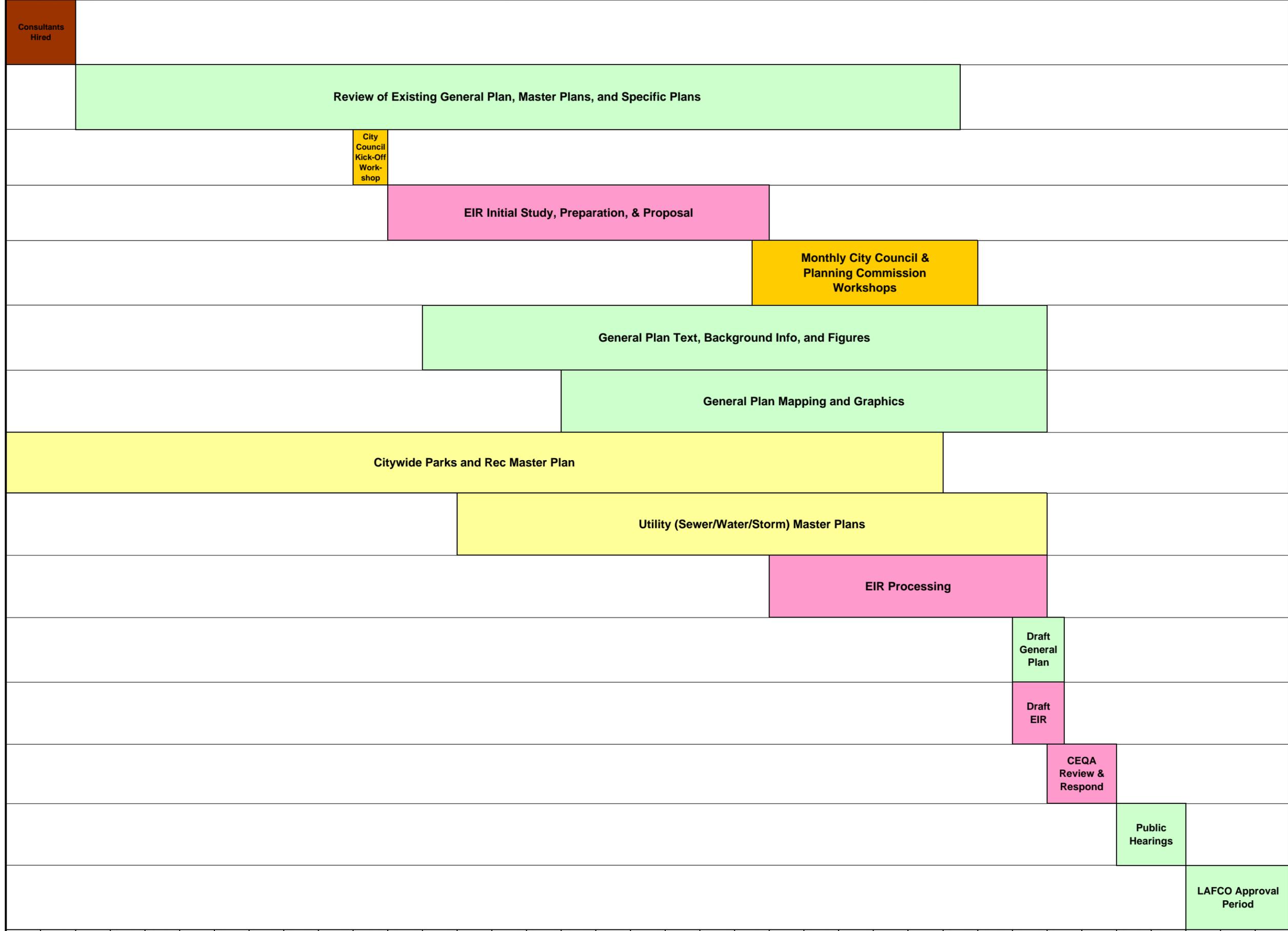
ACTIONS AND ACTIVITIES		GENERAL PLAN UPDATE WORK PROGRAM OVERVIEW											
		PROJECT MONTHS BY WEEK											
		MAR '08	APR '08	MAY '08	JUNE '08	JULY '08	AUG '08	SEPT '08	OCT '08				
Workshops	<b>Workshops</b>												
		Combined City Council & Planning Comm Workshops	17th	14th	19th	16th	14th	18th	15th	20th			
		City Council Workshops											
		Planning Commission Workshops											
		Recreation Commission Workshops											
Draft General Plan	<b>Draft General Plan</b>												
		Fresno COG Blueprint Workshops		22nd									
		Background Data Collection											
		Incorporation of Specific Plans											
		Identify Growth Options											
		Consultation with Outside Agencies											
		Text and Figures											
		Mapping and Graphics											
		Draft General Plan											
		Public Hearings											
MP's	<b>Master Plans</b>												
		Citywide Parks and Rec Master Plan (RHAA)											
	Utility Master Plans (Sewer/Water/Storm) (HDR)												
EIR	<b>EIR</b>												
		Initial Study											
		Notice of Preparation											
		RFP Out		21st									
		Proposals Due			17th								
		Proposal Selection											
		City Council Proposal Selection Approval				13th							
		Draft EIR Preparation											
		Receive & Review Admin EIR Draft											
		Staff Review EIR Draft											
		Public Review Draft EIR											
		Prep Response to Comments / Final EIR											
		Final EIR out for Public Review											
		Notice of Completion											
		City Council EIR Approval											

ACTIONS AND ACTIVITIES (CONT.)		PROJECT MONTHS BY WEEK (CONT.)											
		NOV '08	DEC '08	JAN '09	FEB '09	MAR '09	APR '09	MAY '09	JUNE '09				
Workshops	<b>Workshops</b>												
		Combined City Council & Planning Comm Workshops	17th										
		City Council Workshops											
		Planning Commission Workshops				5th	19th	3rd	17th				
		Recreation Commission Workshops											
Draft General Plan	<b>Draft General Plan</b>												
		Fresno COG Blueprint Workshops											
		Background Data Collection											
		Incorporation of Specific Plans											
		Identify Growth Options											
		Consultation with Outside Agencies											
		Text and Figures											
		Mapping and Graphics											
		Draft General Plan	3rd										
		Public Hearings											
MP's	<b>Master Plans</b>												
		Citywide Parks and Rec Master Plan (RHAA)											
	Utility Master Plans (Sewer/Water/Storm) (HDR)											1st	
EIR	<b>EIR</b>												
		Initial Study											
		Notice of Preparation											
		RFP Out											
		Proposals Due											
		Proposal Selection											
		City Council Proposal Selection Approval											
		Draft EIR Preparation	3rd										
		Receive & Review Admin EIR Draft											
		Staff Review EIR Draft											
		Public Review Draft EIR	3rd				17th						
		Prep Response to Comments / Final EIR											
		Final EIR out for Public Review											
		Notice of Completion											
		City Council EIR Approval											30th

MASTER CC & PC WORKSHOP SCHEDULE	
Date	Main Topic
March 17th, 2008	Work Program
April 14th, 2008	Growth Options / Housing Element Introduction
May 19th, 2008	Housing Element
June 16th, 2008	Land Use
July 14th, 2008	Circulation
August 18th, 2008	Open Space/Cons, Noise, and Safety Elements
September 15th, 2008	Draft Consolidated Plan

2008 - 2009 MAJOR MILESTONES	
March '08 - Sept '08	City Council and Planning Commission Workshops
April '08	Growth Option(s) Chosen
Aug '08	CW Parks and Rec Master Plan Completion
Oct '08	Utility Master Plan Completion
Nov '08	Draft Plan and EIR Completion
Nov '08 - Jan '09	CEQA Review and Response
Feb '09 - March '09	Public Hearings and Adoption
April '09 - June '09	LAFCO Approval Process

June '06 | July '06 | Aug '06 | Sept '06 | Oct '06 | Nov '06 | Dec '06 | Jan '07 | Feb '07 | Mar '07 | April '07 | May '07 | June '07 | July '07 | Aug '07 | Sept '07 | Oct '07 | Nov '07 | Dec '07 | Jan '08 | Feb '08 | Mar '08 | April '08 | May '08 | June '08 | July '08 | Aug '08 | Sept '08 | Oct '08 | Nov '08 | Dec '08 | Jan '09 | Feb '09 | Mar '09 | April '09 | May '09 | June '09



June '06 | July '06 | Aug '06 | Sept '06 | Oct '06 | Nov '06 | Dec '06 | Jan '07 | Feb '07 | Mar '07 | April '07 | May '07 | June '07 | July '07 | Aug '07 | Sept '07 | Oct '07 | Nov '07 | Dec '07 | Jan '08 | Feb '08 | Mar '08 | April '08 | May '08 | June '08 | July '08 | Aug '08 | Sept '08 | Oct '08 | Nov '08 | Dec '08 | Jan '09 | Feb '09 | Mar '09 | April '09 | May '09 | June '09

## QUANTITATIVE ANALYSIS OF PROPOSED GROWTH OPTIONS

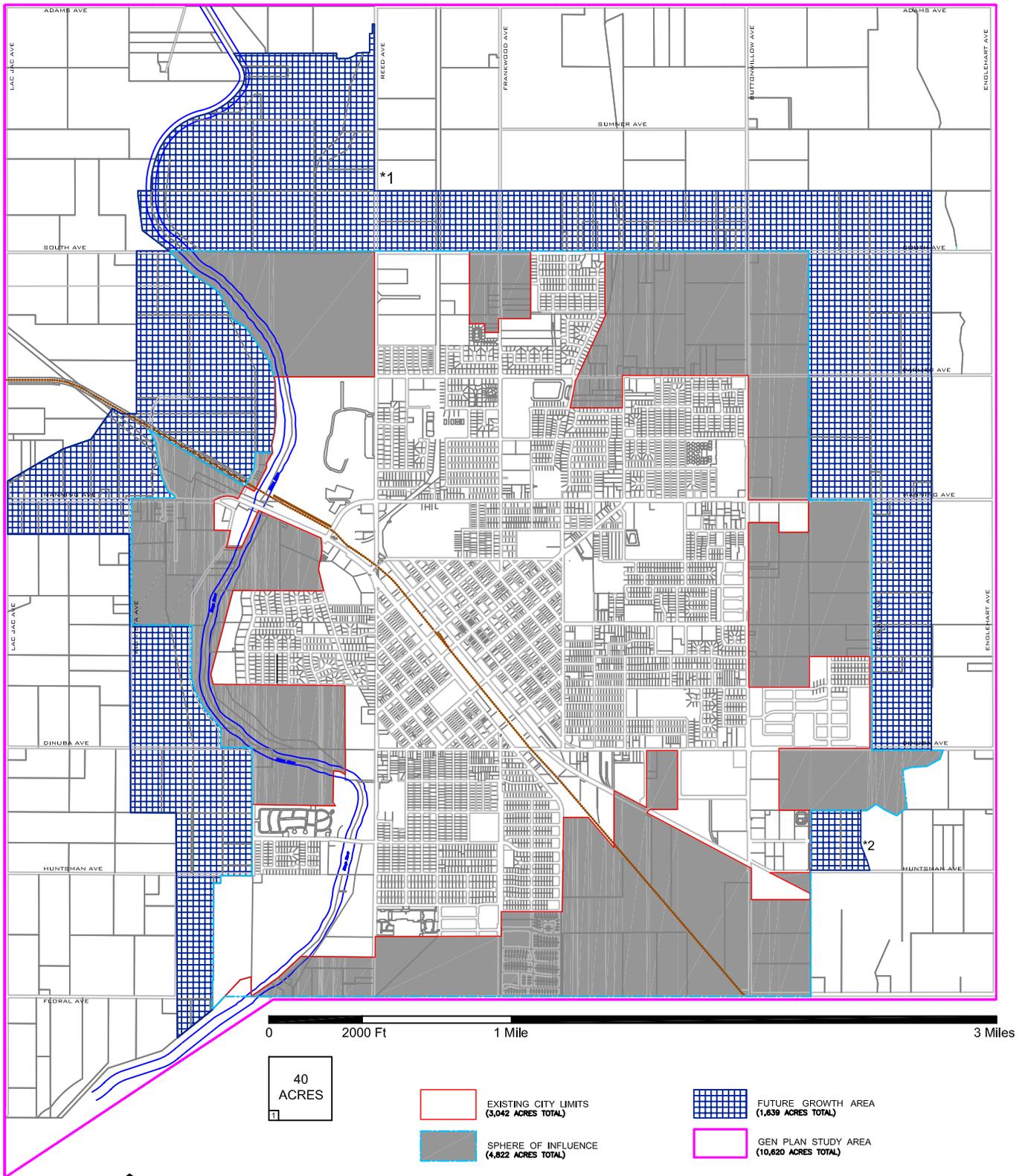
Year	Total Population	Population Increase	Residential Acres Used	Total Acres Used	Proposed Growth Within - Acres Remaining in SOI	25% Flex = 479 Acres	Proposed Sphere Expansion - Acres Remaining in SOI	25% Flex = 855 Acres
2008	25,906				1,914		3,419	
2009	26,683	777	43	61	1,853		3,358	
2010	27,484	800	44	63	1,789		3,294	
2011	28,308	825	46	65	1,724		3,229	
2012	29,157	849	47	67	1,657		3,162	
2013	30,032	875	48	69	1,588		3,093	
2014	30,933	901	50	71	1,517		3,022	
2015	31,861	928	51	73	1,444		2,949	
2016	32,817	956	53	76	1,368		2,873	
2017	33,801	985	54	78	1,290		2,795	
2018	34,815	1,014	56	80	1,210		2,715	
2019	35,860	1,044	58	83	1,128		2,633	
2020	36,936	1,076	59	85	1,043		2,548	
2021	38,044	1,108	61	88	955		2,460	
2022	39,185	1,141	63	90	865		2,370	
2023	40,361	1,176	65	93	772		2,277	
2024	41,572	1,211	67	96	676		2,181	
2025	42,819	1,247	69	99	578		2,083	
2026	44,103	1,285	71	101	476		1,981	
2027	45,426	1,323	73	105	372		1,877	
2028	46,789	1,363	75	108	264		1,769	
2029	48,193	1,404	78	111	153		1,658	
2030	49,639	1,446	80	114	39		1,544	

= General Plan Update Years

= 25% Flex Rate Exhausted



# PROPOSED SPHERE EXPANSION

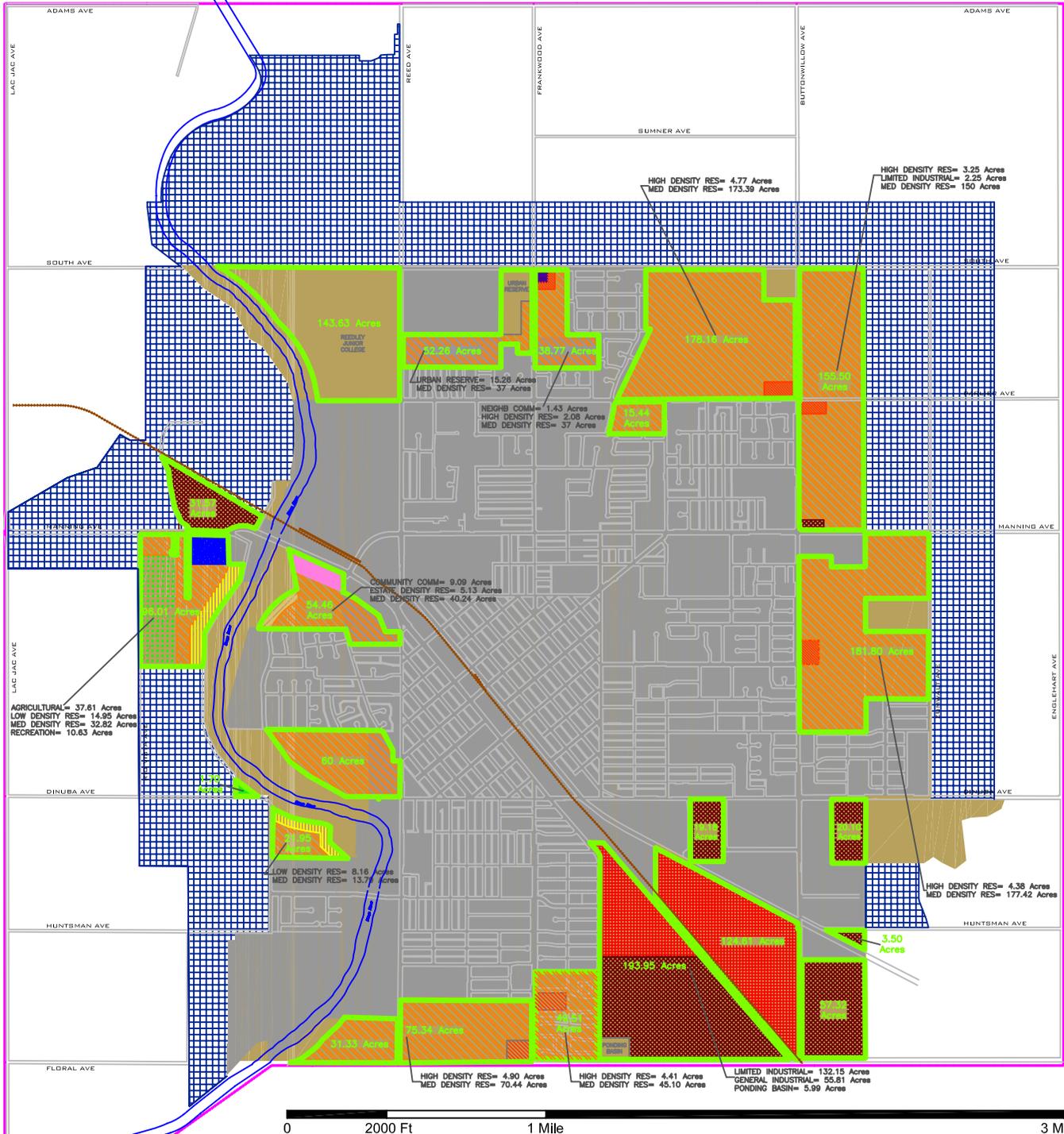


\*1 Approx. 143 Acres owned by SCCCD and not available for development

\*2 Approx. 32 Acres designated for KCUSD Corp. Yard



# POTENTIAL AREAS OF GROWTH WITHIN THE EXISTING SOI & PROPOSED SPHERE EXPANSION



- RESIDENTIAL**
- ESTATE DENSITY (5.13 TOTAL ACRES)
  - LOW DENSITY (23.11 TOTAL ACRES)
  - MEDIUM DENSITY (698.97 TOTAL ACRES)
  - HIGH DENSITY (23.79 TOTAL ACRES)

- COMMERCIAL**
- NEIGHBORHOOD (1.43 TOTAL ACRES)
  - COMMUNITY (9.09 TOTAL ACRES)
  - RECREATIONAL (10.63 TOTAL ACRES)
  - GENERAL INDUSTRIAL (180.42 TOTAL ACRES)
  - LIMITED INDUSTRIAL (266.07 TOTAL ACRES)
  - AGRICULTURAL (39.31 TOTAL ACRES)

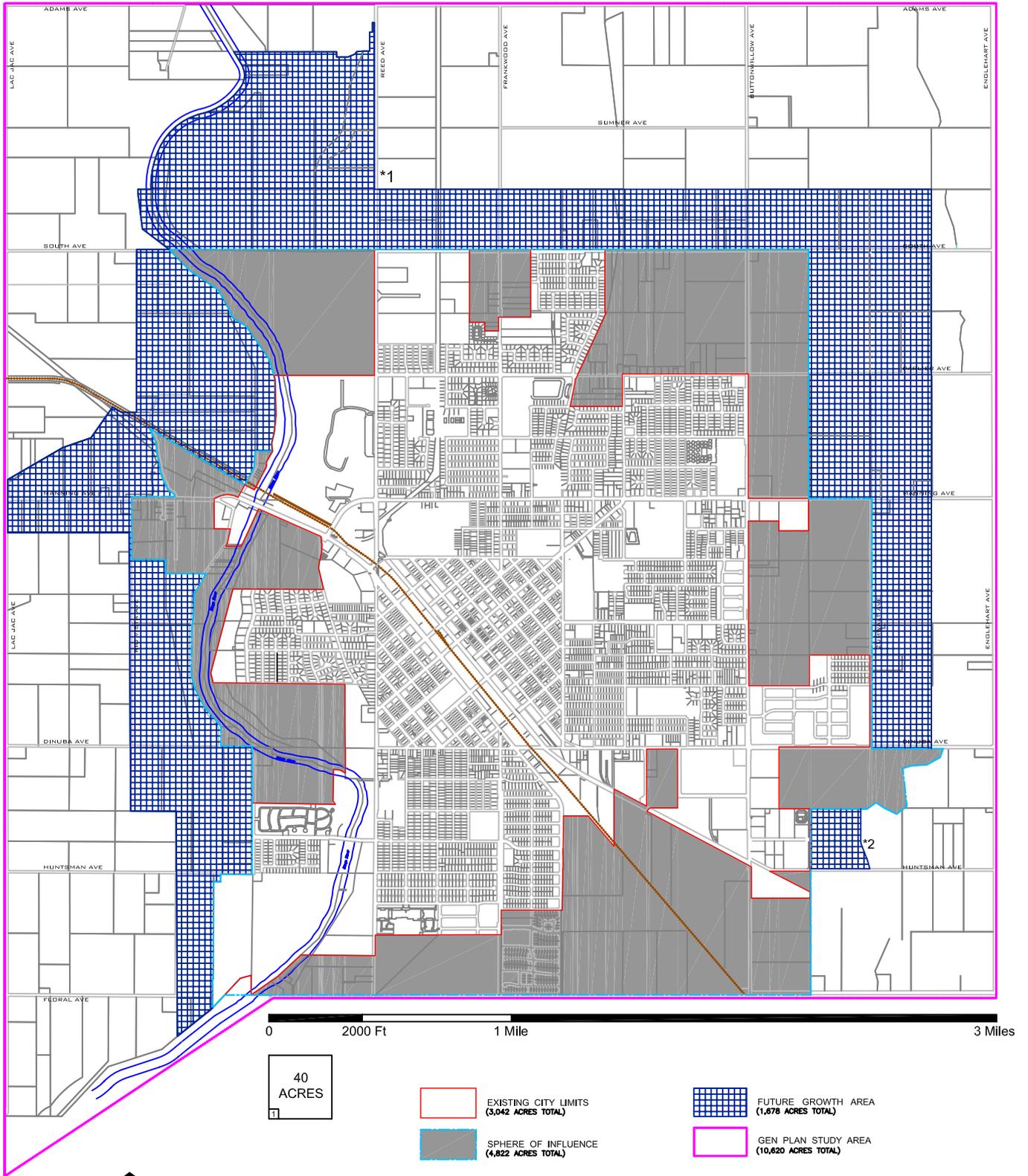
- OTHER**
- GP UPDATE STUDY AREA (10,820 TOTAL ACRES)
  - SPHERE OF INFLUENCE (4,822 TOTAL ACRES)
  - CITY LIMITS (8,042 TOTAL ACRES)
  - PROPOSED SPHERE EXPANSION (1,639 TOTAL ACRES)
  - TOTAL SPECIFIED AREA (3,419 ACRES)



\*NOTE: SMALL VACANT PARCELS WITHIN THE CITY LIMITS ARE NOT SHOWN OR ACCOUNTED FOR



# PROPOSED SPHERE EXPANSION



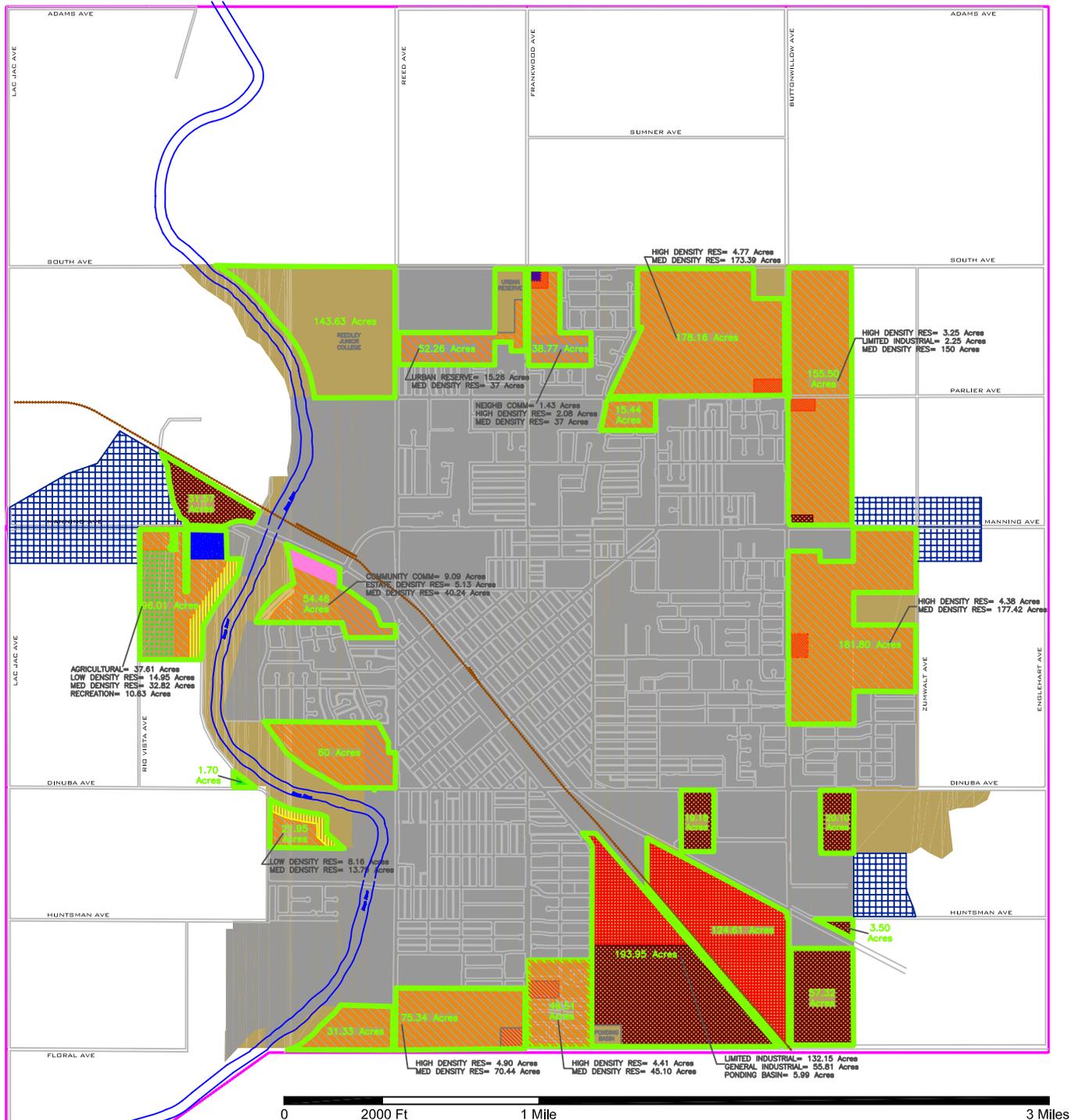
\*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION

\*1 Approx. 143 Acres owned by SCCCD and not available for development

\*2 Approx. 32 Acres designated for KCUSD Corp. Yard



# POTENTIAL AREAS OF GROWTH WITHIN THE EXISTING SOI & ALTERNATE PROPOSED SPHERE EXPANSION



- RESIDENTIAL**
- ESTATE DENSITY (5.13 TOTAL ACRES)
  - LOW DENSITY (23.11 TOTAL ACRES)
  - MEDIUM DENSITY (698.97 TOTAL ACRES)
  - HIGH DENSITY (23.79 TOTAL ACRES)

- COMMERCIAL**
- NEIGHBORHOOD (1.43 TOTAL ACRES)
  - COMMUNITY (9.09 TOTAL ACRES)
  - RECREATIONAL (10.63 TOTAL ACRES)
  - GENERAL INDUSTRIAL (180.42 TOTAL ACRES)
  - LIMITED INDUSTRIAL (266.07 TOTAL ACRES)
  - AGRICULTURAL (39.31 TOTAL ACRES)

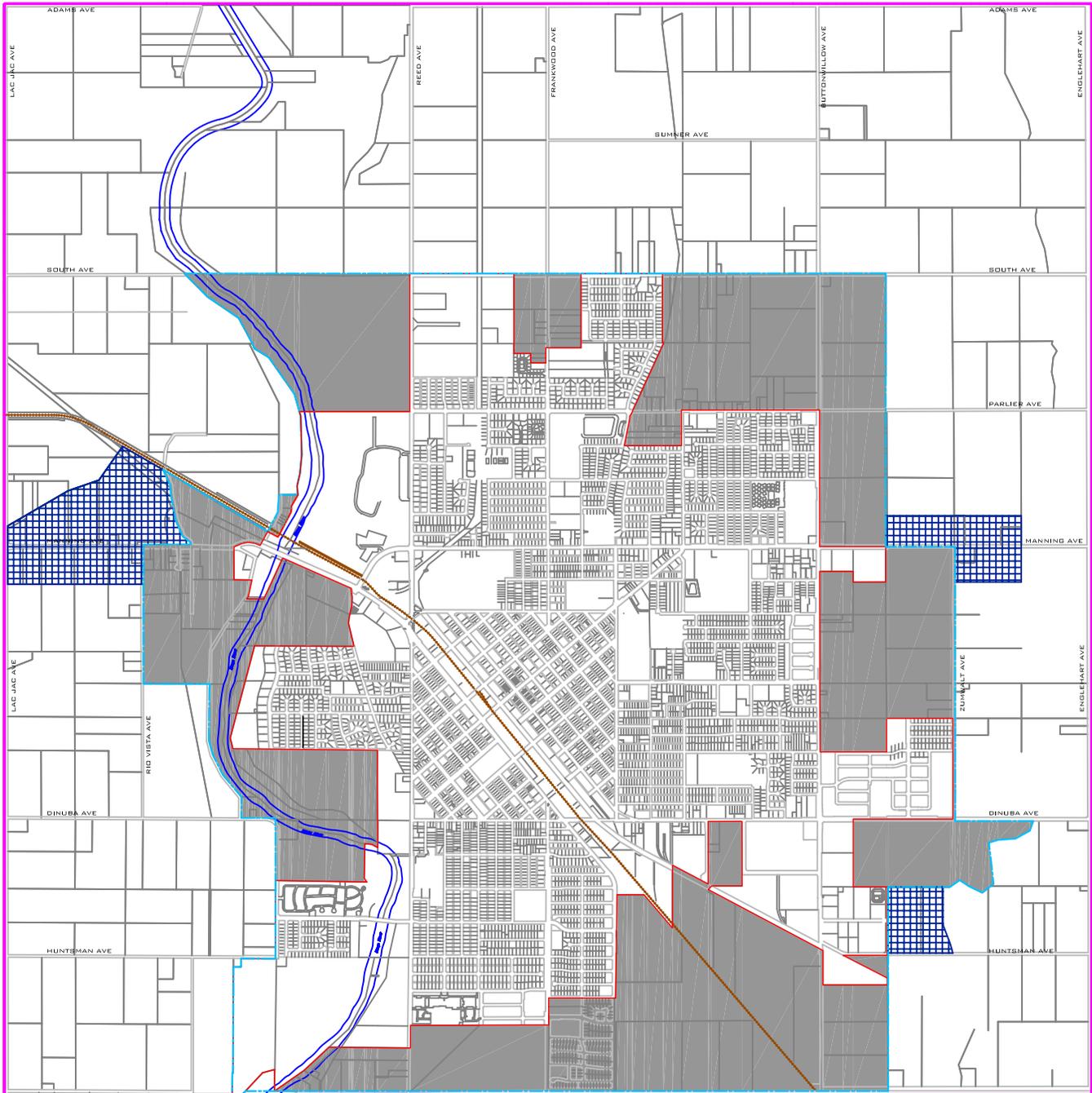
- OTHER**
- GP UPDATE STUDY AREA (10,820 TOTAL ACRES)
  - SPHERE OF INFLUENCE (4,822 TOTAL ACRES)
  - CITY LIMITS (3,042 TOTAL ACRES)
  - PROPOSED SPHERE EXPANSION (228 TOTAL ACRES)
  - TOTAL SPECIFIED AREA (1914 ACRES)



\*NOTE: SMALL VACANT PARCELS WITHIN THE CITY LIMITS ARE NOT SHOWN OR ACCOUNTED FOR



# ALTERNATE PROPOSED SPHERE EXPANSION

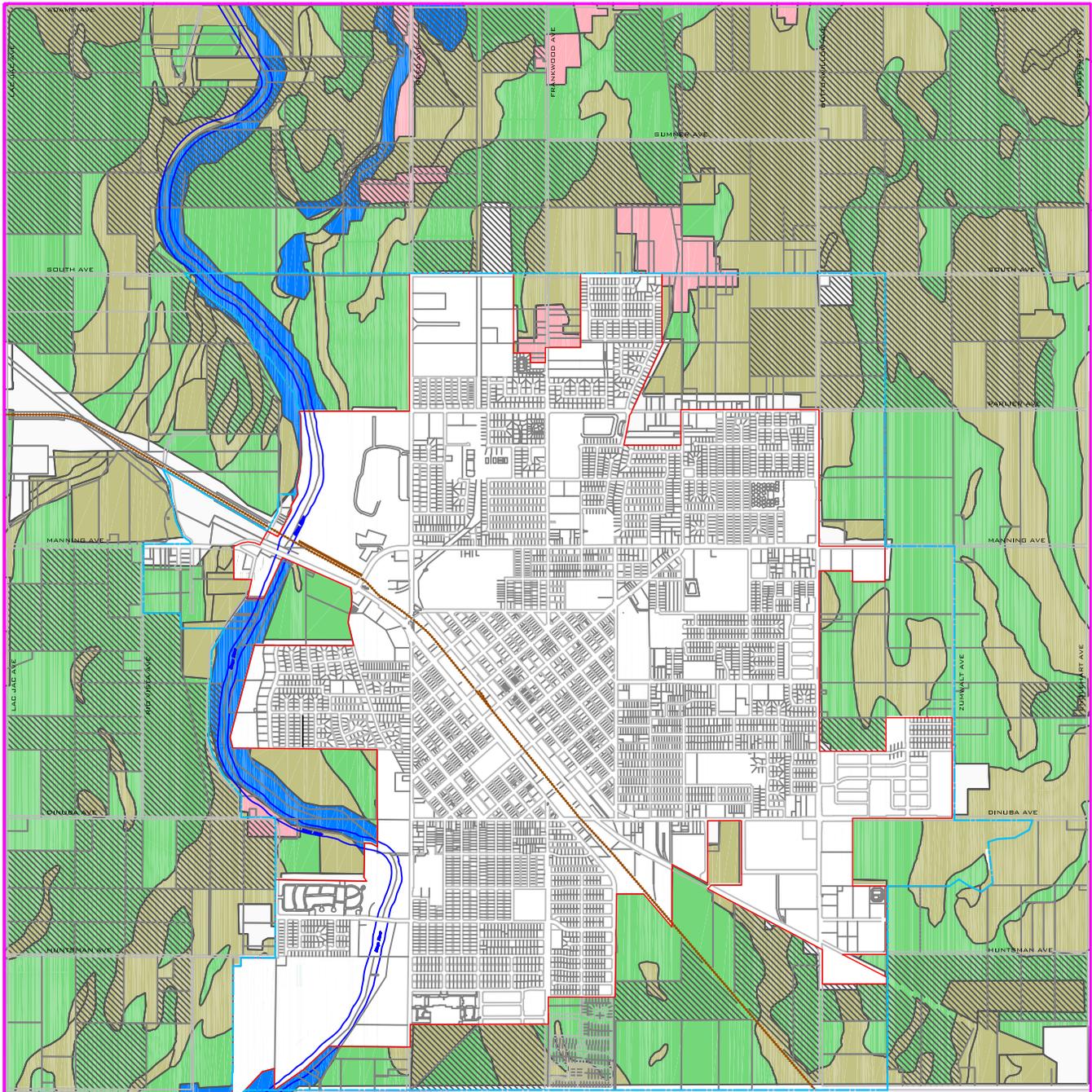


- EXISTING CITY LIMITS  
(3,042 ACRES TOTAL)
- SPHERE OF INFLUENCE  
(4,822 ACRES TOTAL)
- FUTURE GROWTH AREA  
(228 ACRES TOTAL)
- GEN PLAN STUDY AREA  
(10,620 ACRES TOTAL)





# WILLIAMSON ACT CONTRACT WITH PRIME FARMLAND IN REEDLEY AND SURROUNDING COUNTY LANDS



- EXISTING CITY LIMITS  
(3,042 ACRES TOTAL)
- SPHERE OF INFLUENCE  
(4,822 ACRES TOTAL)
- GEN PLAN STUDY AREA  
(10,620 ACRES TOTAL)
- URBAN / BUILT-UP LAND
- WATERWAY
- WILLIAMSON ACT CONTRACT LANDS
- PRIME FARMLAND
- LESS-THAN PRIME FARMLAND



\*FIGURES DO NOT ACCOUNT FOR THE SPORTS PARK ANNEXATION