



City of Los Banos / General Plan Update 2040

January 10, 2018

Presentation Outline

- » Meeting Objective
- » Project Overview
- » What Is a General Plan?
- » Key Issues
- » Staff Identified Fixes
- » Project Outreach
- » Draft Website
- » Questions to Consider



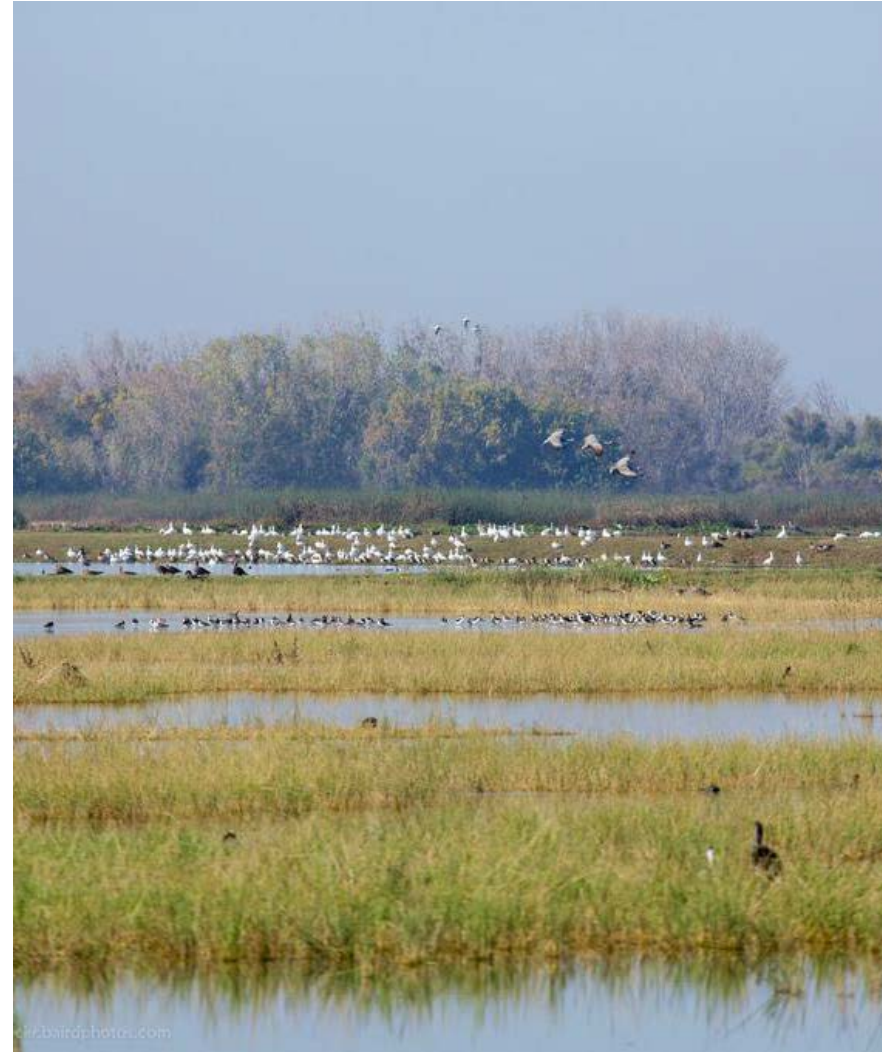
Meeting Objective

- » No action or decision will be made tonight.
- » Instead, we hope to hear a range of views, opinions, and ideas about the key issues for the General Plan Update.
- » Differences of opinions are okay.

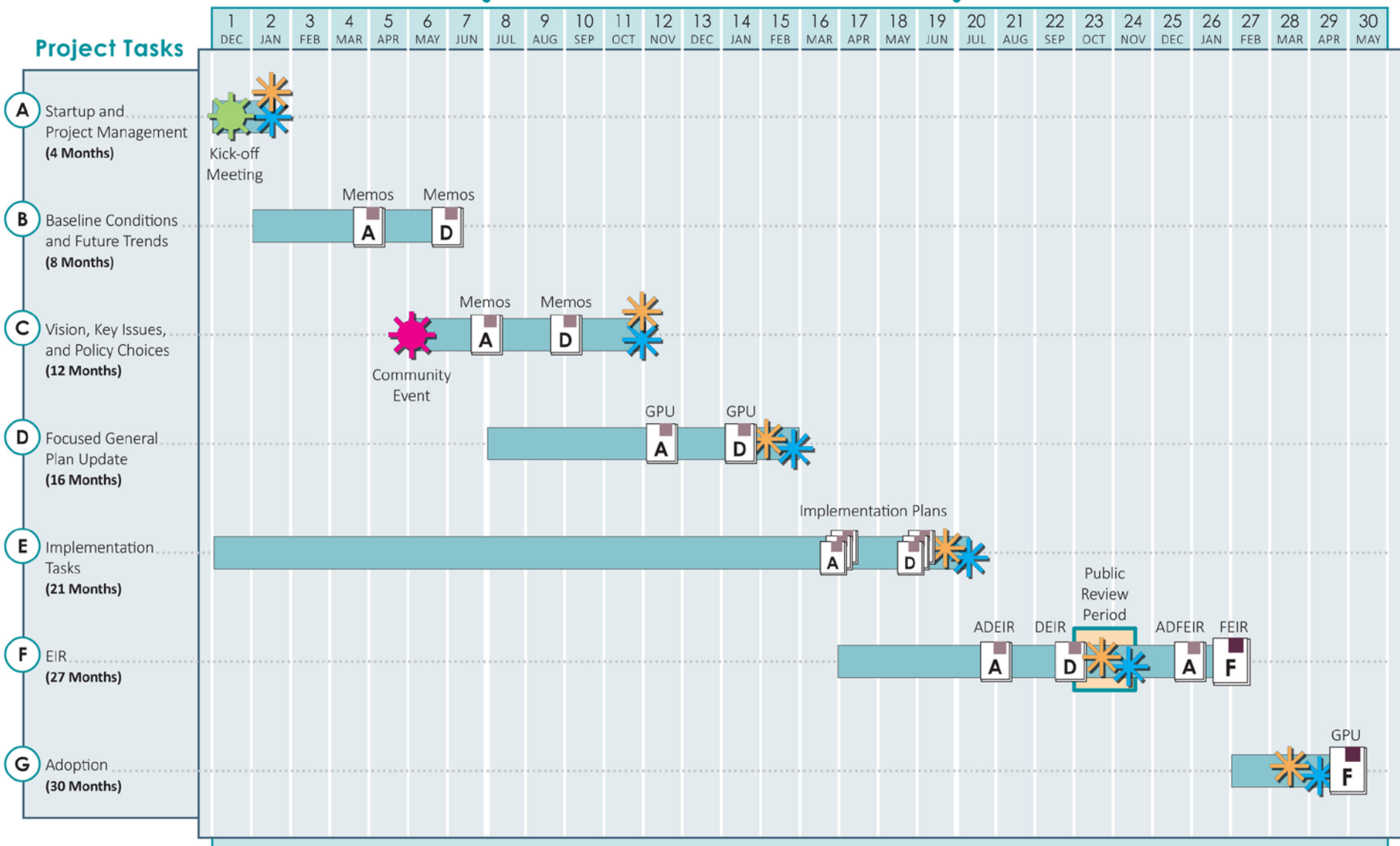


Project Overview

- » Targeted update to address key issues:
 - Economic Development
 - Growth Management
 - Downtown
 - Agricultural Mitigation
 - Water Supply
 - State Required Updates
- » Will result in actionable plans:
 - Economic Development Strategy
 - Business Park Master Plan
 - Downtown Strategic Plan



Project Tasks



What Is a General Plan?

“Constitution for Growth and Development”

- » Establishes City Vision and supporting Goals, Policies, and Actions
- » Provides consistent direction for future development
- » Balances growth and quality of life



What Is a General Plan?

Required Elements

- » Land Use
- » Circulation
- » Housing
- » Parks, Open Space, and Resources (includes Air Quality)
- » Noise
- » Safety
- » Environmental Justice (NEW)

Optional Elements

- » Economic Development
- » Public Facilities and Utilities

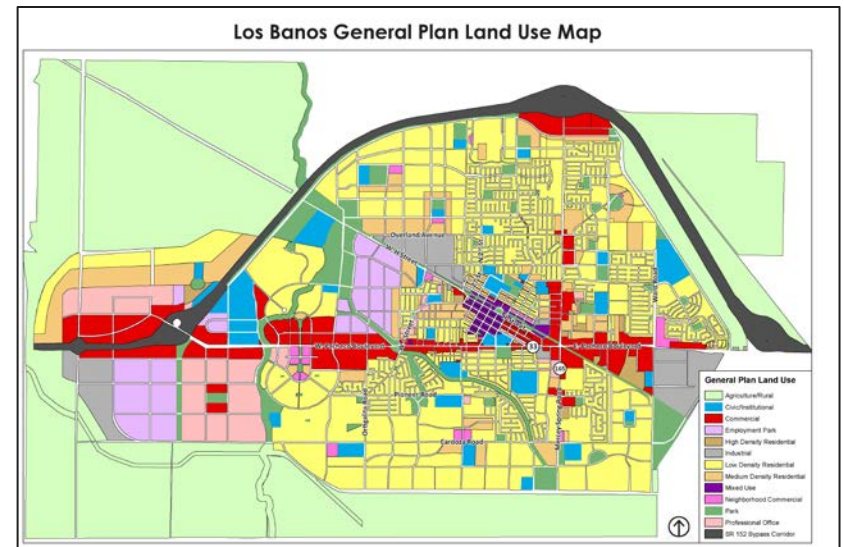
Key Issues

- » Economic Development:
 - Job Growth
 - Business Park Master Plan
 - Airport Relocation
- » Growth Management/Annexation Policy
- » Downtown
- » School Sites/Coordinating Future Capacity
- » Agricultural Mitigation
- » Water Supply
- » Required Legislative Consistency Updates



Staff Identified Fixes

- » Update existing conditions information
- » Show future public facilities on the land use map
- » Add clarity on the circulation diagram
- » Add more actionable language and specificity
- » Add historic preservation policies and actions



Project Outreach

- » Project Website
- » Online Engagement
- » Community Event
- » Economic Development
Advisory Committee
- » Downtown stakeholder group
- » Multiple Planning Commission
and City Council hearings



General Plan Update

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City kicks off General Plan Update!

¡ La Ciudad da inicio a la Actualización del Plan General!

[Learn More](#)

About the Update

The City of Los Banos is updating its General Plan. Please check this website for regular updates and documents during the General Plan Update process. For background on the project, please read the [Overview](#) page.

La Ciudad de Los Banos está actualizando su Plan General. Consulte este sitio web para obtener actualizaciones y documentos periódicos durante el proceso de Actualización del Plan General. Para obtener información general sobre el proyecto, lea la página [Descripción General](#).

Upcoming Events

- Patum feribusque ad inte, fes hum erniri fatra rendam eo, mius fermihi, facta ditris et; nos et, nonsimus, consult iostiam.
- Catium, quid am abus niaeconsules nihil hocriam. Vatque con te etrum moventintes.
- Sit ina, consu quam tat, nu iam temquis huspiorum hus non teatid atifes, efacte hos vivem auctum nosulium in dem, teatiquite, cat, unum, conerfir lis sum publicum.
- Ucto nos conscis mis movesideme ad Caturi ium tu movide ci sendientra,

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Overview

Overview

Now is an exciting time for the City of Los Banos as the City embarks upon a targeted update to its 2009 General Plan, to help guide development and conservation in the city over the next 20 years. Specifically, the City is undertaking a comprehensive update to the major policy documents that guide the city's economic and physical growth as well as preservation of natural and agricultural resources. While the 2009 General Plan is not quite yet 10 years old, those years have seen significant economic, political, and technological changes, with more on the horizon. The General Plan Update will position Los Banos to respond to those changes and gear up for the future.

The General Plan Update will focus on the City's most important issues: economic development, growth management, Downtown, agricultural mitigation, and water supply. In addition, the General Plan will fulfill recent State required updates that have been enacted since the last update.

In addition, to take concrete steps to implement the General Plan, the project will also include three separate plans that respond to some of the City's key issues: an Economic Development Strategy, a Business Park Master Plan, and a Downtown Strategic Plan.

When this project is complete, in the spring of 2020, the City will have a set of action plans to help focus and guide future work for years to come.

To develop planning documents that reflect the community's values and goals, the General Plan Update will be a highly participatory process. The process will rely upon feedback and direction from the public, Economic Development Advisory Committee, stakeholders, City decision-makers, and City staff to ensure that the community's vision and priorities are correctly captured. To view a calendar of upcoming meetings and events, click here.

Descripción General

Este es un momento emocionante para la Ciudad de Los Baños, al embarcarse en una actualización específica de su Plan General 2009 para orientar el desarrollo y la conservación en la ciudad durante los próximos 20 años. Específicamente, la Ciudad está llevando a cabo una actualización completa de de las políticas que guían el crecimiento económico y físico de la ciudad, así como la preservación de recursos naturales y agrícolas. Si bien el Plan General de 2009 aún no tiene 10 años, esos años han visto cambios económicos, políticos y tecnológicos significativos, con más cambios aún en el horizonte. La Actualización del Plan General posicionará a Los Banos para responder a esos cambios y prepararse para el futuro.

La Actualización del Plan General se enfocará en los asuntos más importantes para la Ciudad: desarrollo económico, manejo del crecimiento, centro de la ciudad, mitigación agrícola y suministro de agua. Además, el Plan General cumplirá con las actualizaciones requeridas por el Estado que se han promulgado desde la última actualización.

Asimismo, para tomar medidas concretas para implementar el Plan General el proyecto también incluirá tres planes distintos que responden a asuntos clave de la Ciudad: una Estrategia de Desarrollo Económico, un Plan Maestro para un Parque Industrial y un Plan Estratégico para el Centro.

Cuando se complete el proyecto en la primavera del 2020, la Ciudad tendrá una serie de planes de acción para enfocar y guiar el trabajo futuro en los años venideros.

Para desarrollar documentos de planificación que reflejen los valores y objetivos de la comunidad la Actualización del Plan General será un proceso altamente participativo. Tal proceso dependerá de los comentarios y la dirección del público, del Comité Asesor de Desarrollo Económico, los responsables de la toma de decisiones de la ciudad, el personal de la ciudad y otras partes interesadas, para así garantizar que la visión y las prioridades de la comunidad se capturen correctamente. Para ver un calendario de las próximas reuniones y eventos, haga clic aquí.

Draft Website

Overview Page

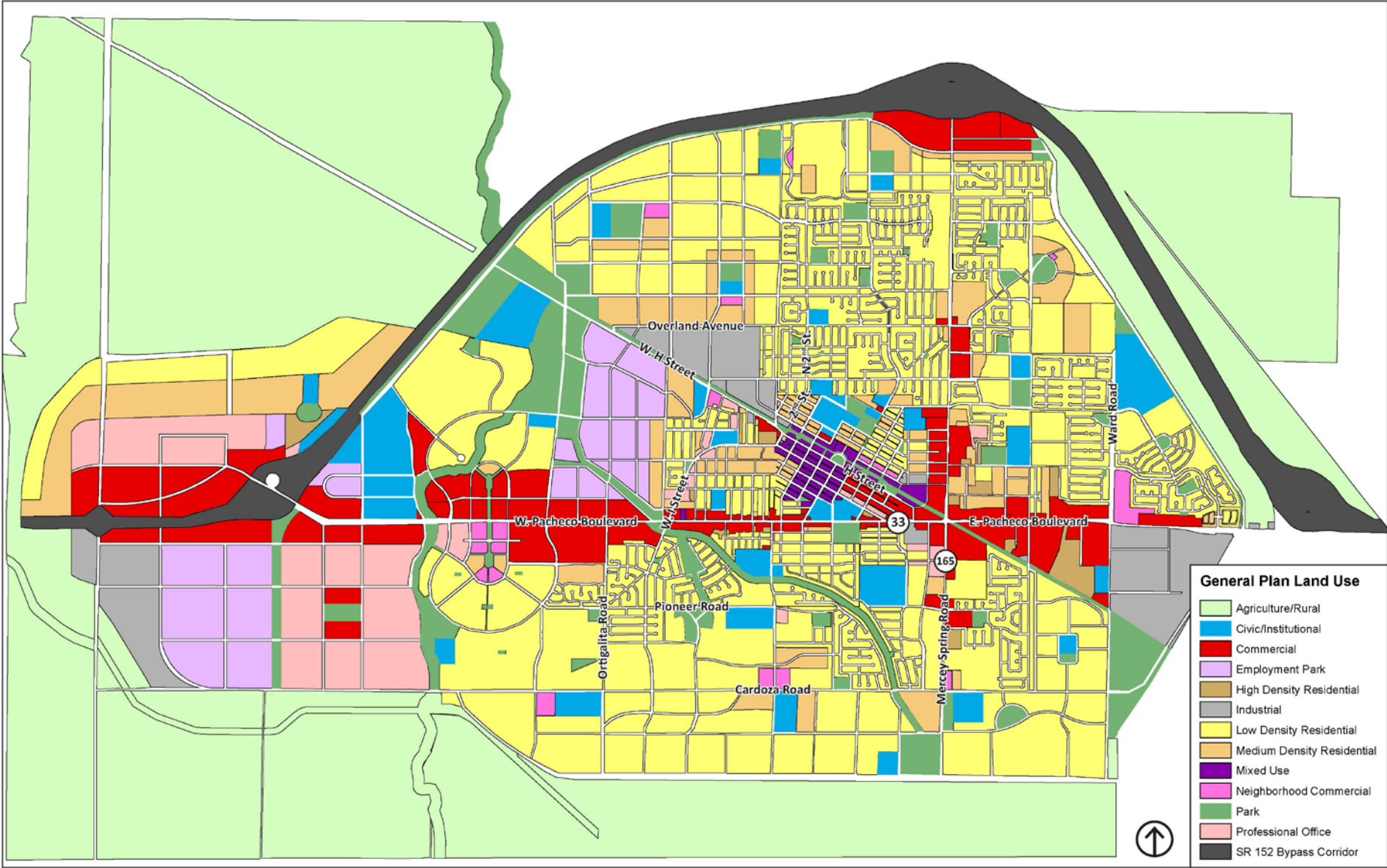
Discussion Questions

1. What current conditions and expected future trends do you see as having the greatest impact on Los Banos' future?
2. What environmental conditions or issues should we be sure that the EIR addresses?
3. What is your vision for future job growth in Los Banos?
4. What is your vision for residential growth in Los Banos? Do you have initial thoughts on ways of managing growth and considering future annexations once existing land within the City limits is entitled?

Discussion Questions

5. What policies and City actions would best support a vibrant downtown?
6. What policies and City actions would best support employment growth?
7. Any other comments on the key issues identified above?

Los Banos General Plan Land Use Map



Circulation Map

