



Los Banos

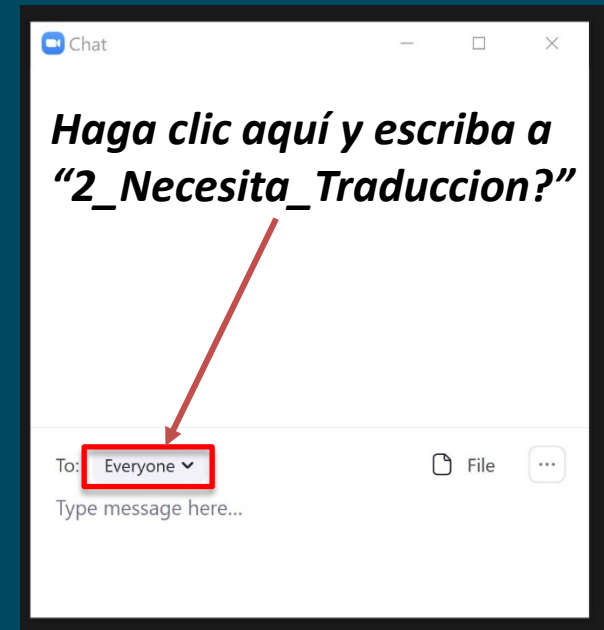
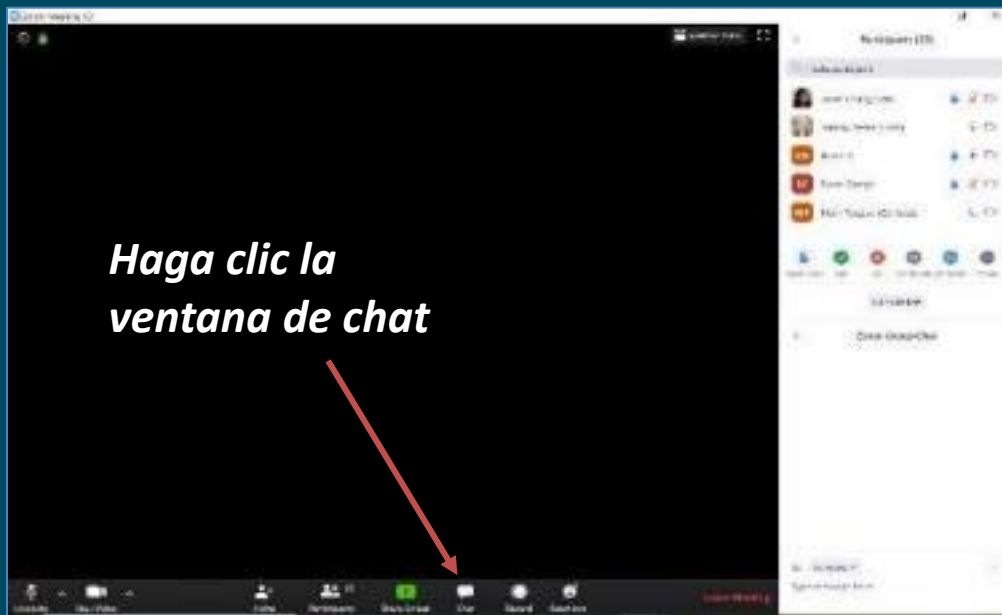
General Plan Update

Community Workshop

April 19, 2021

Necesita traducción?

Si necesita traducción en español, puede escribir a “2_Necesita_Traduccion?” en el chat



Welcome!



- » **Stacy Souza Elms**
Community & Economics Development Director
City of Los Banos
- » **Joanna Jansen**, AICP, Principal, PlaceWorks
- » **Cliff Lau**, PlaceWorks
- » **Ricardo Pozos**, PlaceWorks

Today's Workshop

- » Real Time Poll
- » What Is a General Plan?
- » Project Outreach
- » What is in this General Plan?
 - Key Issues
 - Elements
 - Environmental Justice
 - Environmental Impact Review
- » General Plan Schedule
- » Comments and Questions
- » Next Steps



Real Time Poll

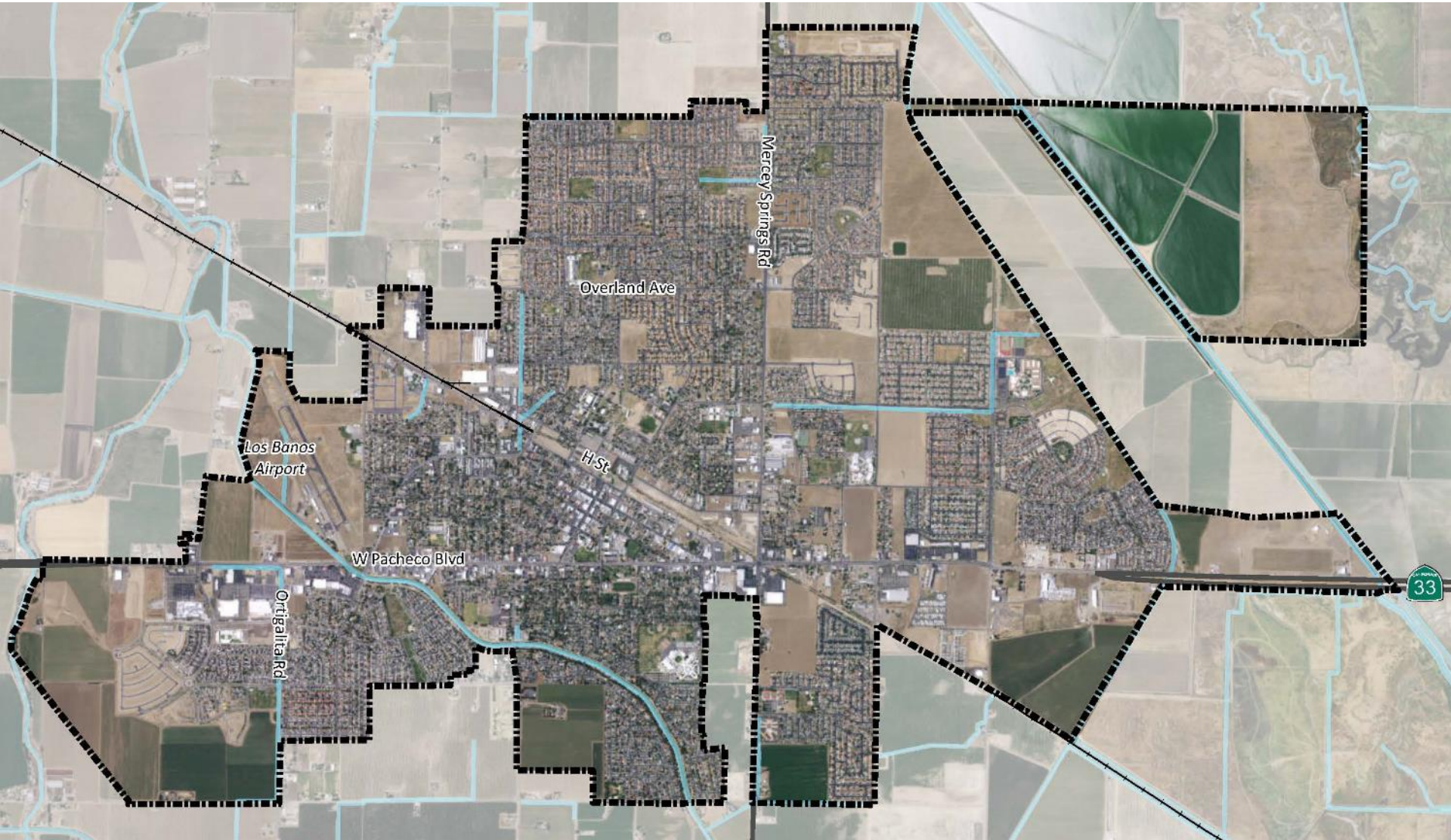
What is a General Plan?

“Constitution for Growth and Development”

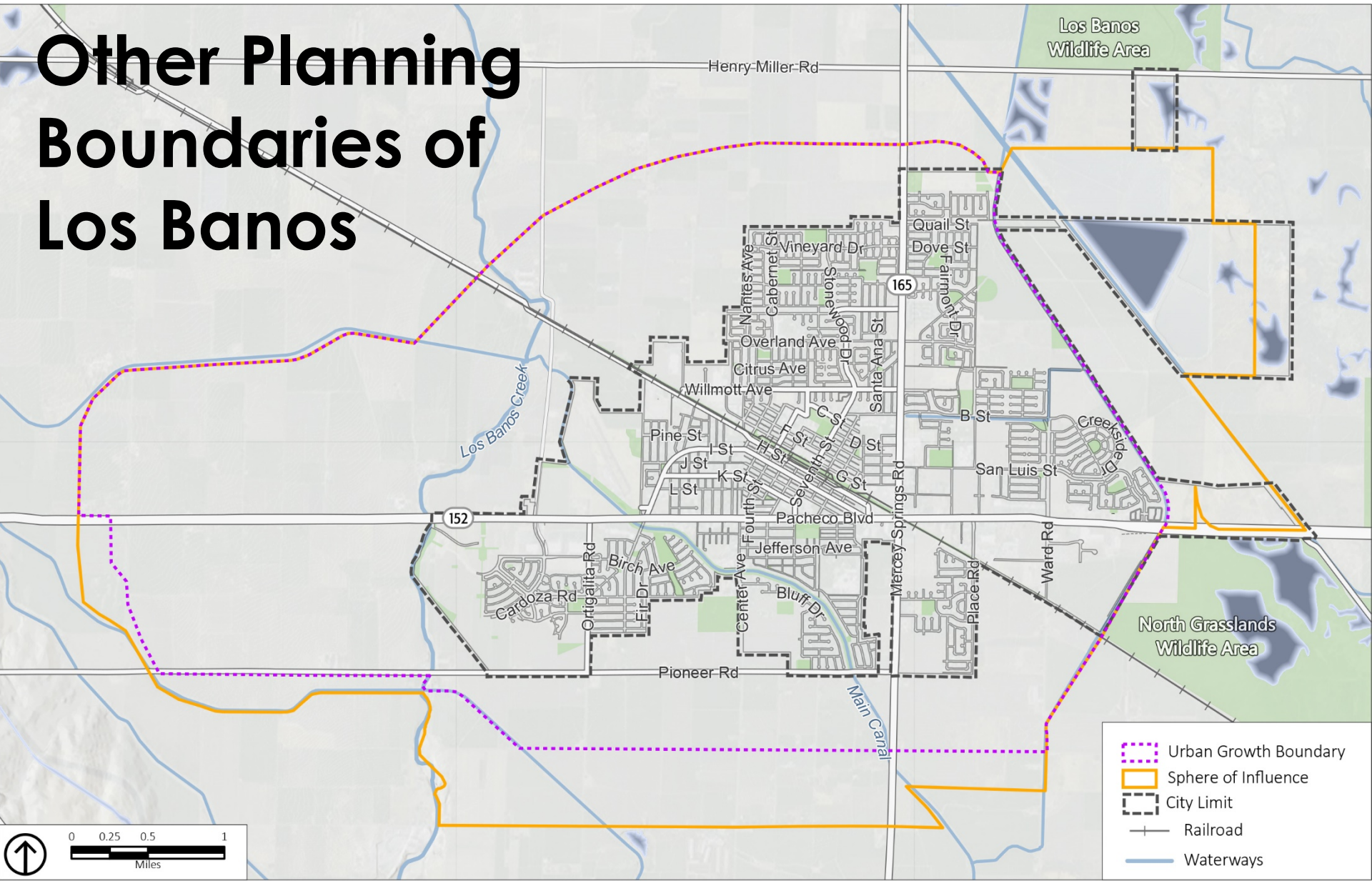
- » Establishes City Vision and supporting Goals, Policies, and Actions
- » Provides consistent direction for future development
- » Balances growth and quality of life



City Limits of Los Banos



Other Planning Boundaries of Los Banos



Source: Merced County, 2019; PlaceWorks, 2020.

Project Outreach

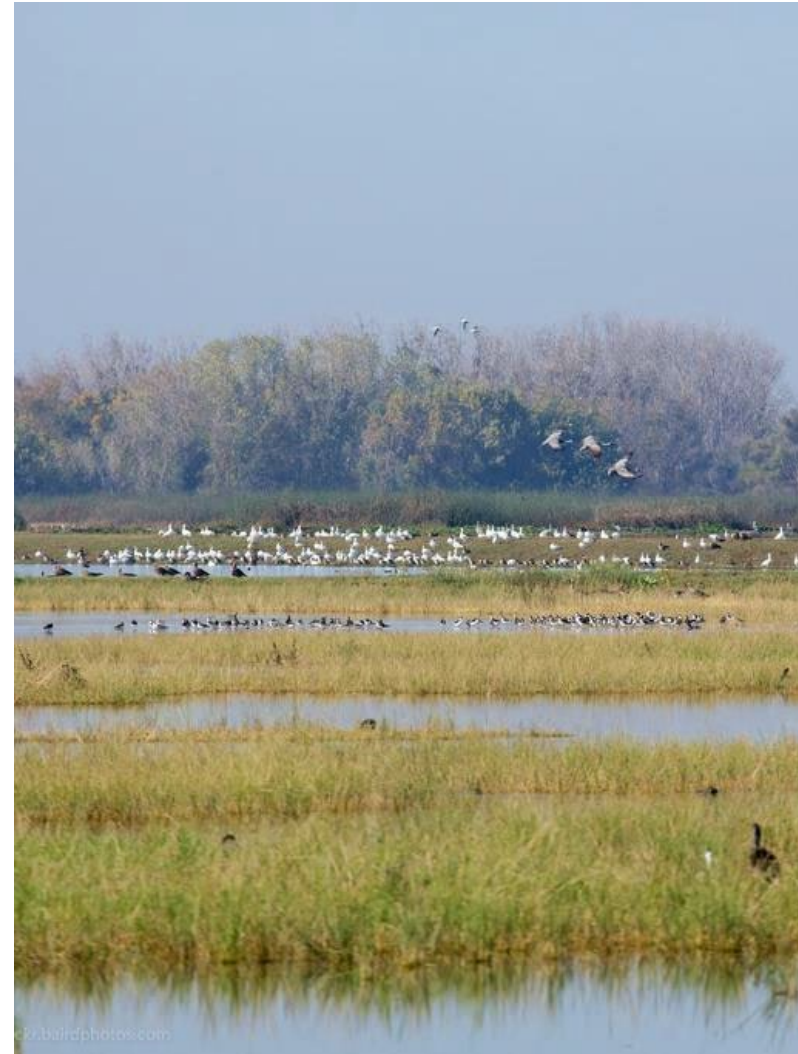
- » LosBanos2040.org
- » Online Engagement
- » Community Event
- » Economic Development Advisory Committee
- » Downtown stakeholder group
- » Regional agencies
- » Planning Commission and City Council study sessions



What is in the General Plan?

Key Issues

- » Economic Development
- » Growth Management/
Annexation Policy
- » Downtown
- » Agricultural Mitigation
- » Water Supply
- » Historic Preservation
- » Legislative Consistency Updates



What is in the General Plan?

Required Elements

- » Land Use
- » Circulation
- » Parks, Open Space, and Conservation (includes Air Quality)
- » Safety and Noise
- » Environmental Justice (new)

Optional Elements

- » Economic Development
- » Public Facilities and Services

Separate Process

- » Housing Element

Land Use Element

- » Determines how land is allowed to be used, including for new homes, new businesses, and civic uses like schools and parks.
- » Sets City expectations for the look, feel, and quality of new development.

SAMPLE GOALS:

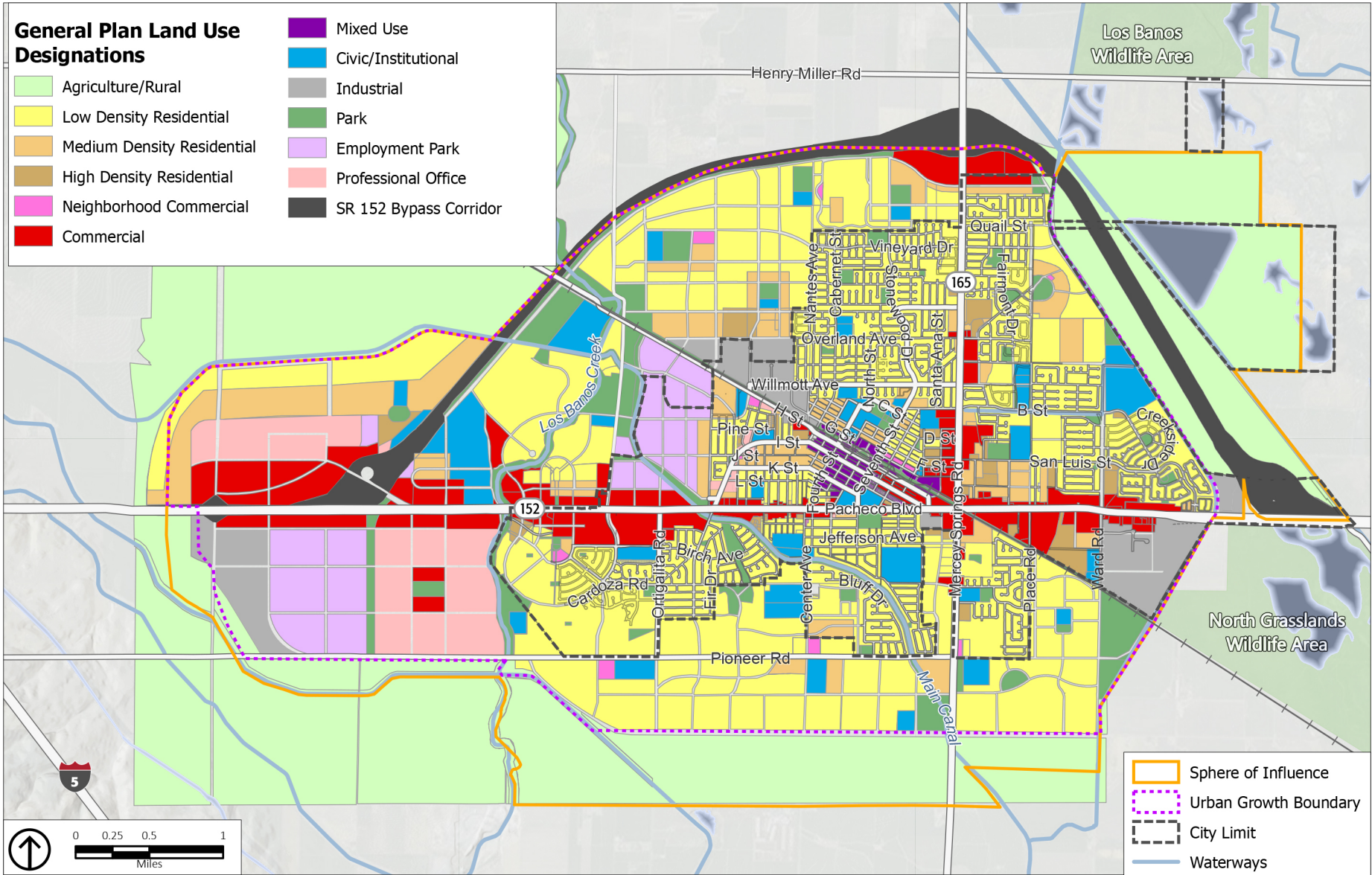
- » Create complete, high-quality neighborhoods
- » Provide different types of housing
- » Attract new employment
- » Improve Downtown



Draft General Plan Land Use 2040 Map

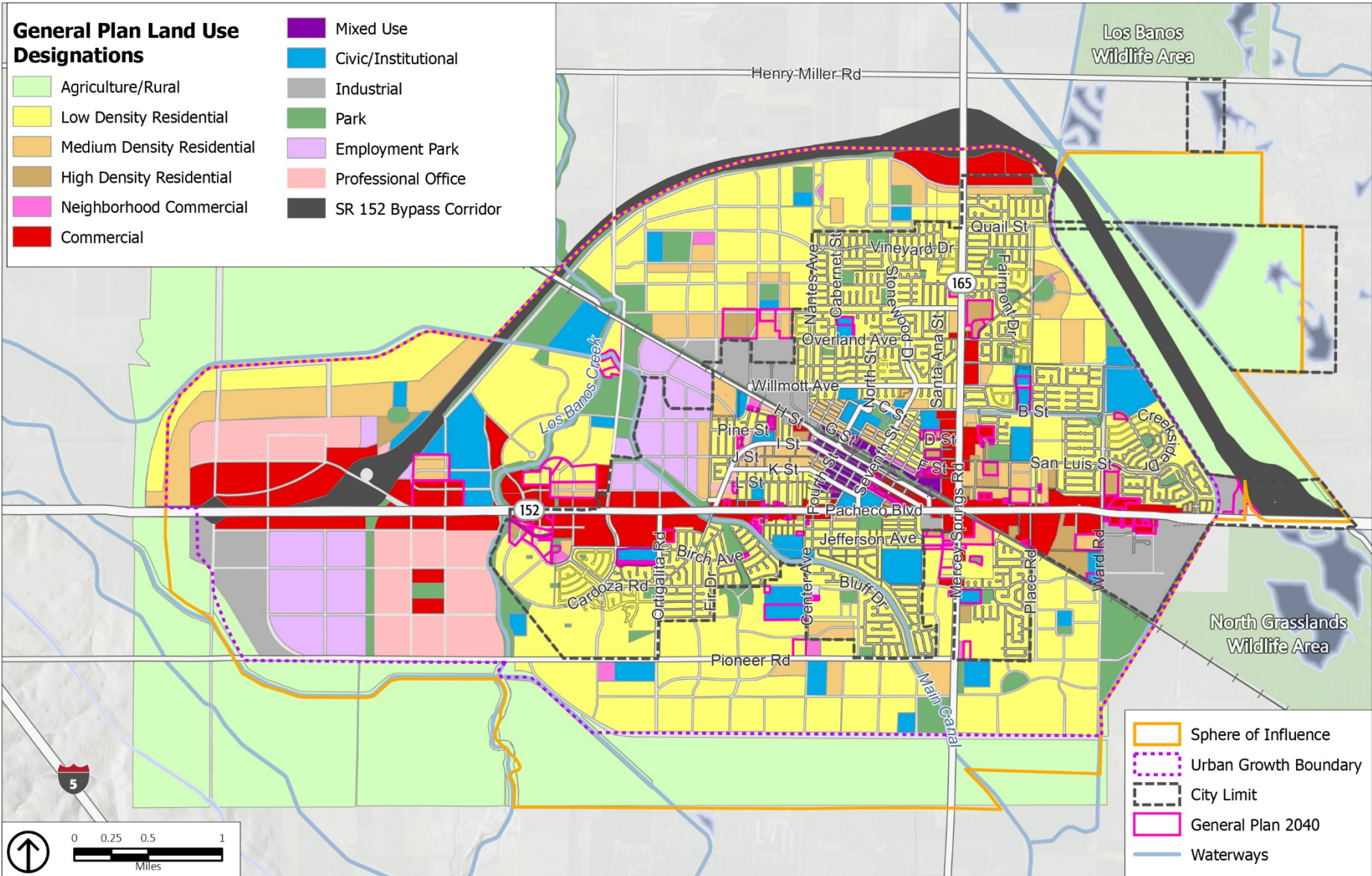
General Plan Land Use Designations

- | | | | |
|--|----------------------------|--|------------------------|
| | Agriculture/Rural | | Mixed Use |
| | Low Density Residential | | Civic/Institutional |
| | Medium Density Residential | | Industrial |
| | High Density Residential | | Park |
| | Neighborhood Commercial | | Employment Park |
| | Commercial | | Professional Office |
| | | | SR 152 Bypass Corridor |



Source: Merced County, 2019; PlaceWorks, 2020.

Draft General Plan Land Use 2040 Map (Changes Highlighted)



Source: Merced County, 2019; PlaceWorks, 2020.

Circulation Element

- » Establishes the transportation network of Los Banos and identifies planned future improvements

SAMPLE GOALS

- » Improve walking, bicycling, and public transit network throughout Los Banos
- » Make roads, trails, and sidewalks accessible and safe for all users, including youth, seniors, and people with disabilities



Parks, Open Space, and Conservation Element (includes Air Quality)

- » Guides creation, maintenance, and improvements to parks and open spaces

SAMPLE GOALS

- » Protect farmland, water quality, cultural and historic places, Tribal resources, wildlife, natural habitats, and air quality
- » Promote sustainability, such as renewable energy, water conservation, and planning for a changing climate



Safety and Noise Element

- » Helps the city plan for emergencies by identifying risks from hazards and natural disasters to Los Banos

SAMPLE GOALS

- » Adapt to and prepare for risks from earthquakes, flooding, fires, and climate change
- » Prepare for and coordinate responses to emergencies and disasters



Safety and Noise Element

- » Regulate noise and mitigate its harmful effects

SAMPLE GOALS

- » Regulate land uses in noisy areas
- » Use interior and exterior measures to reduce noise levels
- » Work to reduce impacts of noise from construction and from airport flights



Economic Development (Optional)

- » Create jobs in Los Banos
- » Support local businesses
- » Improve and enhance Downtown
- » Maintain the fiscal health of the City



Public Facilities and Services (Optional)

- » Improving and maintaining facilities, services, and utilities to equitably serve current and future residents and businesses
- » City services = community center, water, wastewater, solid waste
- » Other agencies = schools, cultural facilities, electricity and gas



Environmental Justice (Required, New)

- » “Environmental justice” is the idea that everyone deserves a safe, healthy neighborhood, regardless of income level, race, or ethnic background.
- » Air pollution and groundwater threats are serious issues in Los Banos.
- » Many neighborhoods experience rates of asthma, cardiovascular disease, linguistic isolation, and unemployment that are higher than the State average.
- » A State law, SB 1000, requires the General Plan to address environmental justice in Los Banos.

Environmental Justice Indicators

Outside
City Limits

Downtown

North Los
Banos

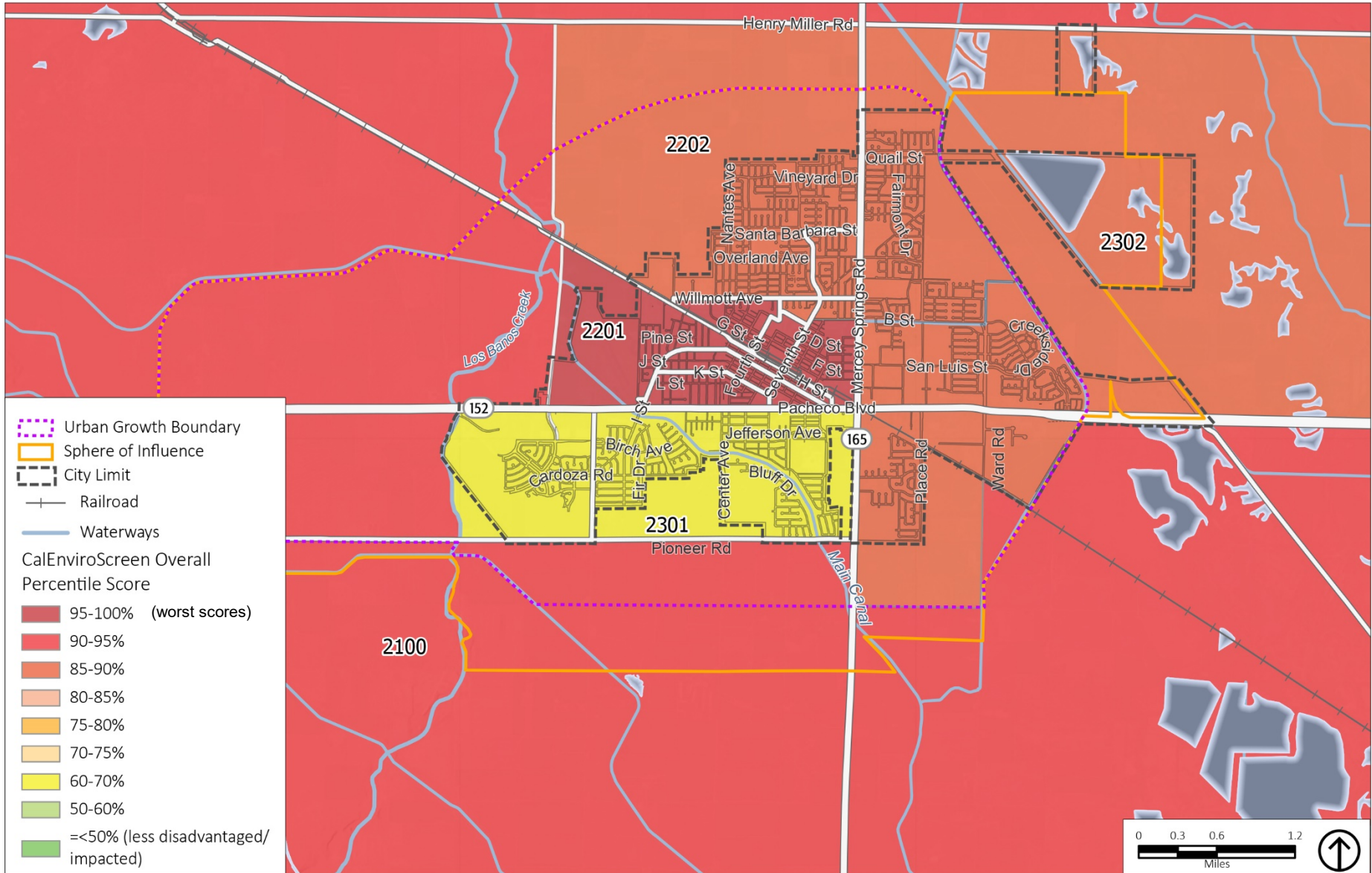
South of 152

East of 165

0 25 50 75 100



Environmental Justice Map



Source: CalEnviroScreen, 2018; Merced County, 2019; PlaceWorks, 2020.

Environmental Justice (Required, New)

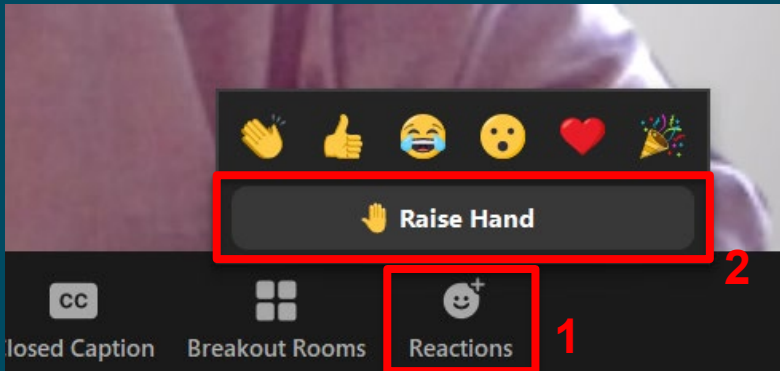
- » The updated General Plan will include policies and actions in every Element to improve health and environmental justice.
- » The General Plan can help reduce health risks by:
 - Reducing pollution exposure
 - Improving services, community amenities, food access
 - Ensuring safe and sanitary homes
 - Encouraging physical activity
 - Promoting community engagement in City government

Environmental Impact Review (EIR)

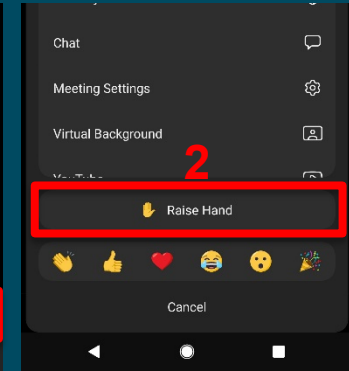
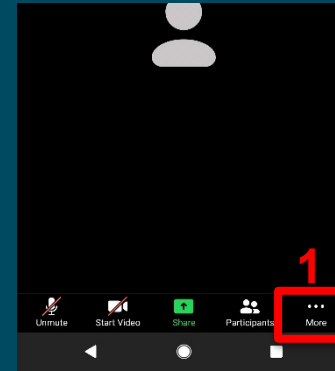
- » State law requires intensive analysis of how the General Plan would impact the physical environment in and around Los Banos.
- » Called an environmental impact review, or EIR.
- » Will study impacts to transportation, agriculture, plant and animal habitats, public services, water supply, agriculture, and historic resources, among others.
- » EIR will be posted on City's website and available for public review in summer 2021.

Town Hall Questions and Comments

How to comment: Raise hand / Levantar la mano



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Teléfono móvil (Levantar la mano)

To type in chat / Escriba en el chat

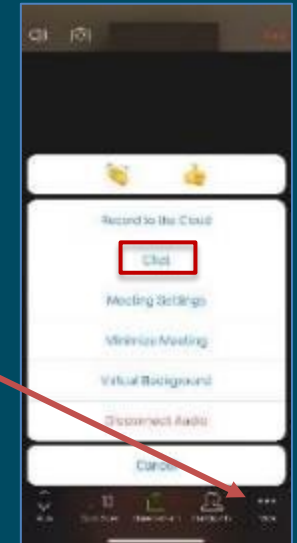
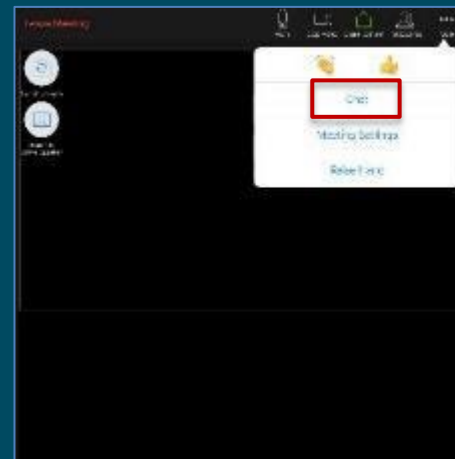
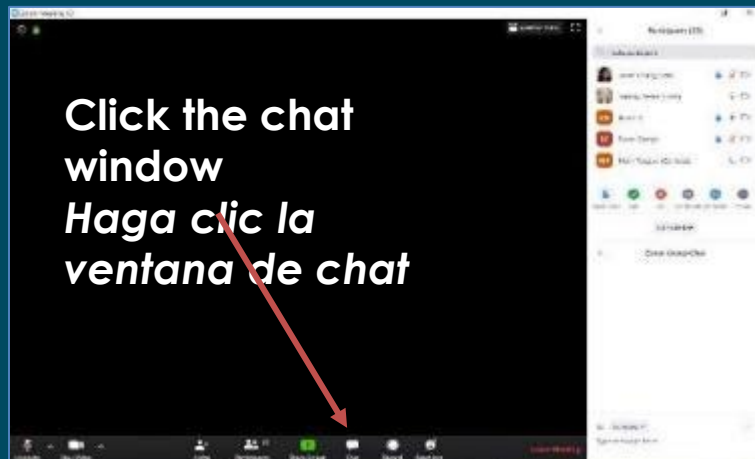
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Share your questions and comments

Ideas:

- » How should the General Plan guide future development in Los Banos?
- » What are the most important issues the General Plan should address?
- » What can the General Plan do to improve health in Los Banos?

Next Steps

Thank you and next steps

- » Draft General Plan – summer 2021
- » Draft EIR – summer 2021
- » Public Review Period – fall 2021
- » Adoption Hearings – late 2021

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<http://losbanos2040.org>



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