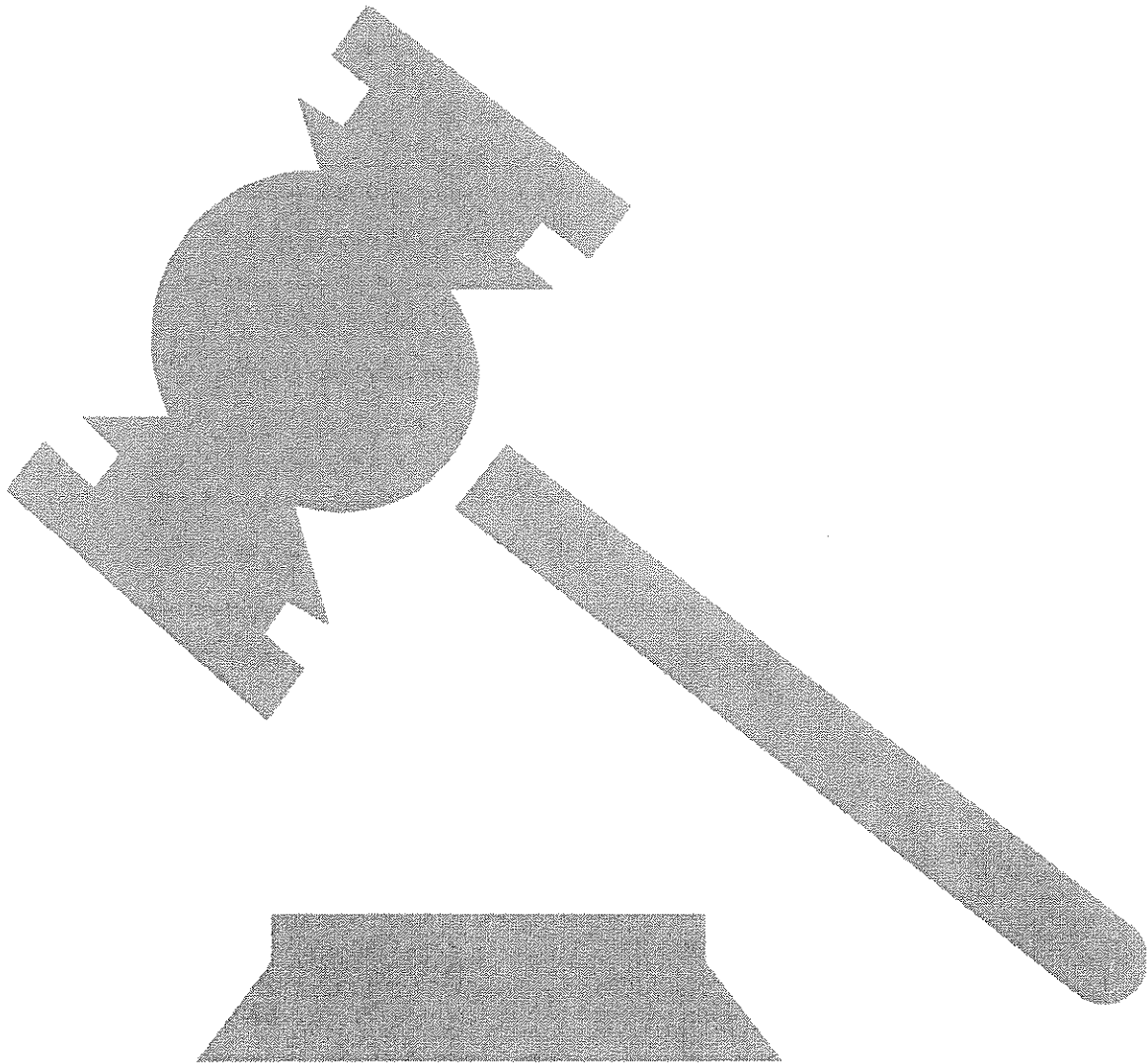




***TRANSPORTATION
ACTION/DISCUSSION ITEMS
AGENDA ITEM III. A.***



2035 Tulare Street, Suite 201
Fresno, California 93721

Telephone: (559) 233-4148 • Fax: (559) 233-9645
Website Address: www.fresnocog.org

May 22, 2008

To: Fresno COG Policy Board

From: Barbara Steck, Senior Transportation Planner
Fresno COG Blueprint Project Manager

Re: Fresno COG's Blueprint Concept

This is an update following the Blueprint Roundtable's technical subcommittee meeting of May 14, 2008. At that meeting, the subcommittee met to refine the Blueprint elements outlined at the Blueprint Roundtable's workshop on May 1st. During the May 1st meeting, the committee had reached consensus on a hybrid concept that borrowed elements from several scenarios, but was based on Scenario E's Metro Rural Loop transportation network. The Roundtable is recommending that the COG Policy Board submit this hybrid to U.C. Davis as Fresno COG's Preferred Blueprint Concept that will be included in the Valleywide analysis. Knowing that the concept still needs to be modified a bit, time and budget suggest that we forward it as is to U.C. Davis with the caveat that specific elements be "tweaked" during the Valleywide modeling runs.

The elements of *Fresno COG's Preferred Blueprint Concept* note that:

- It borrows from other proposed scenarios.
- It is based on a high capacity, multi-modal transportation network that provides connectivity throughout the region. The transportation system includes east-west transportation corridors connecting to Interstate 5.
- Overall, new growth between now and 2050 will average 8 dwelling units/acre. Growth priority will be to existing cities and planned development areas (recognizing the growth needs of smaller communities). It will involve infill development, redevelopment (at levels somewhere between those projected in Scenarios C and E [or averaging 983 units per year countywide]), and greenfield development.
- This scenario allows for growth to meet regional housing needs and general plan growth areas, consistent with the smart growth principles of Diversity, Density, Design and Destination (adjusting allocations to deal with RHNA and future adopted General Plans). (This does not preclude expansion of spheres of influence under certain circumstances that include smart growth principles.)
- It would discourage, but not prohibit, growth on strategic farmland and resource conservation/open space land. (Strategic farmland maps will be provided as part of the Blueprint toolbox.)
- It will provide for employment centers to serve the west side of Fresno County either along the I-5 Corridor or other appropriate locations.
- It will require collaborative planning in order to ensure that policies are in place for planned, orderly growth within planned growth areas while allowing flexibility in meeting the performance goals.
- It will allow some flexibility in allocating growth, but in a manner that will ensure acceptable performance outcomes.

Member Agencies: The cities of Clovis, Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma & Fresno County

A principle objective of the preferred scenario is competitive economic development. Job growth should be balanced with housing growth in order to reduce VMT (vehicle miles traveled), and should include appropriate job growth for west side cities.

The attachment shows the modeling assumptions of the "Scenario E - Metro Rural Loop". In an effort not to "reinvent the wheel", staff suggests using the performance measures associated with this scenario to make the comparison with the "Scenario A - Current Trends" with Scenario E, which we will adapt to form the preferred hybrid concept. This will allow us to move forward with the process and forward Fresno's Preferred Blueprint concept on to U.C. Davis for Valleywide analysis. The elements listed above further define Fresno COG's Preferred Blueprint Concept. Specific edits to the Valleywide modeling of Fresno's submittal will capture those elements as well as include:

- Removing discouragement of Strategic Farmland within cities' SOI.
- Adjust redevelopment numbers to achieve annual countywide average of 983 units per year.
- Modify "Community Allocation Tiers" shown below to allow growth to be more evenly distributed throughout county. (This will require further discussion on how the tiers will be weighted.)

Staff and PAC recommend that the COG board submit the hybrid scenario to U.C. Davis with the elements and caveats mentioned above, with the understanding that these items will be included in the Valleywide modeling and that the Blueprint is still a work in progress.

MRL-Blueprint Scenario

Modeling Assumption

- Housing Share**

Very Low Density	0.5 %	0.8 du/ac
Low Density	25 %	5 du/ac
Medium Density	34.5%	10 du/ac
Medium High Density	32.8%	21 du/ac
High Density	5.7%	36 du/ac
Very High Density	0.9%	60 du/ac
Residential Core	0.6%	100 du/ac

- Employment Share**

Industrial/Warehousing/Distribution	16.6%	800sf/ 0.375FAR
Business/Office Park/Light Industrial	9.2%	500sf/ 0.45FAR
Office Commercial	33.6%	300sf/ 0.75FAR
Regional Commercial	7.5%	400sf/ 0.4FAR
Community Commercial	8.9%	400sf/ 0.35FAR
Neighborhood Commercial	9.7%	350sf/ 0.35FAR
Central Business Com/Mixed Use	7.2%	278sf/ 1.0FAR
Downtown Commercial/Mixed Use	7.2%	176sf/ 1.0FAR

UPLAN 2.6	
1	Very Low Density Residential (0.8 du/ac)
2	Low Density Residential (5 du/ac)
3	Medium Density Residential (10 du/ac)
4	Medium High Density Residential (20 du/ac)
5	High Density Residential/Mixed use (36 du/ac)
6	Very High Density Residential/Mixed use (60 du/ac)
7	Residential Core (100 du/ac)
8	Neighborhood Commercial (0.35 FAR/350 sf/emp)
9	Community Commercial (0.35 FAR/400 sf/emp)
10	Regional Commercial (0.4 FAR/400 sf/emp)
11	Office Commercial (0.75 FAR/300 sf/emp)
12	Business/Office Park/Light Industrial (0.45 FAR/ 500 sf/emp)
13	Industrial (0.375 FAR/ 800 sf/emp)
14	Business/Office Park/Light Industrial (0.45 FAR/ 500 sf/emp)
15	Industrial (0.375 FAR/ 800 sf/emp)

MRL-Blueprint Scenario

Modeling Assumption

- Community Allocation Tiers**

Tier 1: Fresno Clovis

Tier 2: Larger Communities within Hwy 65 & 99 Bypass (Loop)

Tier 3: Smaller Communities within, and Larger Communities outside Loop

Tier 4: Smaller Communities outside Loop

- Transit, Transportation Infrastructure**

- Higher Intensity Uses given preference to ½ mile radius around stations

- MRL highways and regular arterials attractors for growth of lower intensity uses

- Preserving Agriculture & Environmentally sensitive lands**

- Discouragement of Growth Highest for Best Value Ag Land

- Growth on Sensitive Habitat such as Wetlands strongly Discouraged

CITIES	ALL RESPONSES	COG Board	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Reedley	San Joaquin	Sanger	Selma	Website
Total of Responses	409	24	22	0	16	34	33	11	7	10	20	5	16	30	0	42	0	139
What is your gender?																		
Female	49.2%	N.A.	54.0%		82.0%	56.0%	47.0%	33.0%	100.0%	20.0%	56.0%	100.0%	42.0%	42.0%		30.0%		49.6%
Male	50.8%	N.A.	46.0%		18.0%	44.0%	53.0%	67.0%	0.0%	80.0%	44.0%	0.0%	58.0%	58.0%		70.0%		50.4%
What is your age?																		
Less than 20	2.5%	N.A.	0.0%		9.0%	3.0%	3.0%	0.0%	0.0%	0.0%	12.0%	20.0%	0.0%	4.0%		4.0%		0.0%
21-35	18.3%	N.A.	23.0%		9.0%	10.0%	6.0%	0.0%	33.0%	0.0%	12.0%	0.0%	8.0%	15.0%		0.0%		34.5%
36-50	28.7%	N.A.	31.0%		36.0%	18.0%	27.0%	0.0%	67.0%	18.0%	35.0%	40.0%	25.0%	15.0%		33.0%		32.4%
51-65	37.8%	N.A.	38.0%		36.0%	33.0%	33.0%	78.0%	0.0%	55.0%	29.0%	40.0%	67.0%	44.0%		58.0%		28.1%
Greater than 65	12.5%	N.A.	8.0%		9.0%	36.0%	30.0%	22.0%	0.0%	27.0%	12.0%	0.0%	0.0%	22.0%		4.0%		5.0%
What County do you live in?																		
Fresno	93.1%	N.A.	92.0%		91.0%	93.0%	N.A.	100.0%	100.0%	89.0%	94.0%	100.0%	92.0%	85.0%		89.0%		95.7%
Madera	1.9%	N.A.	0.0%		9.0%	0.0%	N.A.	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	0.0%		0.0%		2.9%
Tulare	2.0%	N.A.	8.0%		0.0%	0.0%	N.A.	0.0%	0.0%	11.0%	0.0%	0.0%	0.0%	11.0%		0.0%		0.7%
Other	3.0%	N.A.	0.0%		0.0%	7.0%		0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	4.0%		11.0%		0.7%
What part of Fresno County do you live in?																		
Fresno or Clovis	50.6%	50.0%	83.0%		0.0%	11.0%	87.0%	22.0%	33.0%	20.0%	0.0%	33.0%	20.0%	4.0%		29.0%		85.9%
Mountain areas	3.8%	4.0%	17.0%		0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	9.0%		0.0%		5.2%
Eastside	29.9%	23.0%	0.0%		0.0%	86.0%	3.0%	0.0%	33.0%	70.0%	0.0%	67.0%	80.0%	83.0%		71.0%		4.4%
Westside	11.0%	15.0%	0.0%		100.0%	0.0%	0.0%	0.0%	33.0%	0.0%	100.0%	0.0%	0.0%	0.0%		0.0%		2.2%
Coalinga/Huron	2.6%	8.0%	0.0%		0.0%	0.0%	0.0%	78.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%		0.0%
Other	2.1%	0.0%	0.0%		0.0%	3.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%		0.0%		2.2%
Which category best describes you?																		
Private citizen	47.4%	4.0%	62.0%		20.0%	67.0%	30.0%	11.0%	0.0%	10.0%	13.0%	60.0%	25.0%	44.0%		41.0%		72.7%
Elected or appointed official	16.6%	52.0%	0.0%		0.0%	11.0%	6.0%	67.0%	33.0%	40.0%	25.0%	40.0%	42.0%	15.0%		33.0%		2.9%
Government employee	16.8%	36.0%	31.0%		0.0%	11.0%	15.0%	22.0%	33.0%	20.0%	6.0%	0.0%	25.0%	22.0%		19.0%		12.9%
Community of Non-profit group	11.8%	0.0%	0.0%		80.0%	0.0%	39.0%	0.0%	0.0%	10.0%	56.0%	0.0%	8.0%	4.0%		0.0%		5.8%
Builder/Developer	1.3%	0.0%	0.0%		0.0%	3.0%	3.0%	0.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%		0.7%
Consultant	3.8%	8.0%	8.0%		0.0%	3.0%	3.0%	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%	11.0%		4.0%		2.2%
Other	2.4%	0.0%	0.0%		0.0%	6.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%		4.0%		2.9%
Long Range (60 Years) Planning most effective?																		
City level	21.1%	20.0%	25.0%		30.0%	41.0%	3.0%	33.0%	0.0%	18.0%	73.0%	20.0%	25.0%	8.0%		16.0%		16.1%
Sub-region of the County level	9.7%	20.0%	0.0%		0.0%	11.0%	10.0%	0.0%	0.0%	27.0%	0.0%	0.0%	17.0%	12.0%		16.0%		8.8%
County level	23.2%	28.0%	42.0%		40.0%	11.0%	10.0%	22.0%	67.0%	27.0%	0.0%	0.0%	8.0%	8.0%		20.0%		31.4%
SJV level (8 counties)	33.8%	32.0%	33.0%		30.0%	30.0%	47.0%	22.0%	0.0%	27.0%	7.0%	40.0%	42.0%	69.0%		36.0%		29.9%
State level	12.3%	0.0%	0.0%		0.0%	8.0%	30.0%	22.0%	33.0%	0.0%	20.0%	40.0%	8.0%	4.0%		12.0%		13.9%
Describe your home																		
5+ Acre lot	5.3%	4.0%	18.0%		0.0%	0.0%	3.0%	0.0%	25.0%	0.0%	0.0%	0.0%	17.0%	8.0%		7.0%		4.3%
1-5 Acre lot	9.1%	0.0%	0.0%		30.0%	8.0%	16.0%	0.0%	0.0%	18.0%	0.0%	0.0%	8.0%	8.0%		14.0%		9.4%
Standard lot	72.3%	92.0%	62.0%		70.0%	78.0%	72.0%	78.0%	0.0%	64.0%	81.0%	100.0%	67.0%	76.0%		69.0%		70.5%
Apartment	7.2%	4.0%	15.0%		0.0%	11.0%	3.0%	11.0%	25.0%	0.0%	19.0%	0.0%	8.0%	0.0%		3.0%		7.9%
Condo/Duplex	4.9%	0.0%	8.0%		0.0%	3.0%	6.0%	11.0%	25.0%	18.0%	0.0%	0.0%	0.0%	4.0%		3.0%		5.8%
Mobile Home	0.3%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%		0.0%
Not sure	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		3.0%		2.2%
Where can mixed-use developments be built?																		
Only in downtowns	20.9%	12.0%	8.0%		11.0%	54.0%	0.0%	22.0%	0.0%	0.0%	100.0%	60.0%	60.0%	15.0%		4.0%		14.1%
Near transit centers	6.5%	0.0%	0.0%		0.0%	0.0%	3.0%	11.0%	0.0%	0.0%	0.0%	0.0%	10.0%	15.0%		7.0%		11.1%
In neighborhoods	3.4%	4.0%	0.0%		44.0%	0.0%	0.0%	11.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		4.0%		2.2%
All of the above	66.3%	80.0%	92.0%		44.0%	41.0%	97.0%	44.0%	100.0%	91.0%	0.0%	40.0%	20.0%	69.0%		81.0%		70.4%

CITIES	ALL RESPONSES	COG Board	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Readley	San Joaquin	Sanger	Selma	Website
Total of Responses	409	24	22	0	16	34	33	11	7	10	20	5	16	30	0	42	0	139
None of the above	2.7%	4.0%	0.0%		0.0%	5.0%	0.0%	11.0%	0.0%	9.0%	0.0%	0.0%	10.0%	0.0%		4.0%		2.2%
Increased densities are related to																		
Walkability	5.6%	0.0%	0.0%		11.0%	0.0%	0.0%	0.0%	N.A.	13.0%	13.0%	0.0%	9.0%	0.0%		4.0%		10.0%
Transit use	3.6%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	N.A.	0.0%	13.0%	0.0%	0.0%	0.0%		0.0%		8.5%
Fewer auto trips	2.9%	0.0%	0.0%		11.0%	0.0%	3.0%	11.0%	N.A.	0.0%	6.0%	20.0%	0.0%	0.0%		0.0%		3.8%
Farmland conservation	5.3%	4.0%	0.0%		11.0%	0.0%	3.0%	44.0%	N.A.	25.0%	0.0%	0.0%	9.0%	12.0%		0.0%		3.8%
Improved air quality	27.2%	0.0%	10.0%		11.0%	0.0%	0.0%	0.0%	N.A.	N.A.	0.0%	0.0%	0.0%	0.0%		0.0%		N.A.
All of the above	55.2%	96.0%	90.0%		56.0%	100.0%	94.0%	44.0%	N.A.	63.0%	69.0%	80.0%	82.0%	88.0%		96.0%		73.8%
How many units /acre (Aggie Village)																		
6 units/acre	29.1%	17.0%	17.0%		25.0%	24.0%	23.0%	75.0%	N.A.	N.A.	38.0%	40.0%	30.0%	26.0%		37.0%		N.A.
13 units/acre	34.1%	48.0%	58.0%		25.0%	21.0%	33.0%	25.0%	N.A.	N.A.	38.0%	0.0%	10.0%	43.0%		37.0%		N.A.
17 units/acre	24.0%	29.0%	17.0%		25.0%	38.0%	33.0%	0.0%	N.A.	N.A.	25.0%	40.0%	10.0%	30.0%		11.0%		N.A.
21 units/acre	13.0%	8.0%	8.0%		25.0%	18.0%	10.0%	0.0%	N.A.	N.A.	0.0%	20.0%	50.0%	0.0%		16.0%		N.A.
How many units /acre (Metro Square)																		
6 units/acre	4.9%	0.0%	0.0%		22.0%	3.0%	3.0%	13.0%	N.A.	N.A.	6.0%	20.0%	9.0%	0.0%		4.0%		N.A.
13 units/acre	14.8%	9.0%	0.0%		11.0%	24.0%	24.0%	50.0%	N.A.	N.A.	19.0%	0.0%	9.0%	17.0%		4.0%		N.A.
17 units/acre	26.9%	57.0%	60.0%		22.0%	15.0%	62.0%	13.0%	N.A.	N.A.	25.0%	0.0%	0.0%	9.0%		7.0%		N.A.
21 units/acre	53.5%	35.0%	40.0%		44.0%	59.0%	10.0%	25.0%	N.A.	N.A.	50.0%	80.0%	82.0%	74.0%		85.0%		N.A.
How many units/acre (City Walk, Brea)																		
18 units/acre	3.6%	4.0%	0.0%		0.0%	0.0%	0.0%	25.0%	N.A.	N.A.	0.0%	20.0%	9.0%	4.0%		4.0%		N.A.
24 units/acre	9.3%	13.0%	36.0%		0.0%	9.0%	11.0%	13.0%	N.A.	N.A.	6.0%	0.0%	9.0%	0.0%		4.0%		N.A.
36 units/acre	44.7%	52.0%	27.0%		22.0%	29.0%	78.0%	38.0%	N.A.	N.A.	31.0%	40.0%	36.0%	60.0%		46.0%		N.A.
48 units/acre	42.3%	30.0%	36.0%		78.0%	62.0%	11.0%	25.0%	N.A.	N.A.	63.0%	40.0%	45.0%	36.0%		46.0%		N.A.
How many units/acre (St. Francis Apts)																		
18 units/acre	1.2%	8.0%	0.0%		N.A.	0.0%	0.0%	0.0%	N.A.	N.A.	0.0%	N.A.	0.0%	N.A.		N.A.		N.A.
24 units/acre	13.9%	13.0%	0.0%		N.A.	6.0%	44.0%	11.0%	N.A.	N.A.	7.0%	N.A.	0.0%	N.A.		N.A.		N.A.
36 units/acre	31.7%	54.0%	38.0%		N.A.	9.0%	50.0%	0.0%	N.A.	N.A.	20.0%	N.A.	36.0%	N.A.		N.A.		N.A.
48 units/acre	53.0%	25.0%	62.0%		N.A.	84.0%	6.0%	89.0%	N.A.	N.A.	73.0%	N.A.	64.0%	N.A.		N.A.		N.A.
How many units/acre (Park Place, Mtn View)																		
20 units/acre	2.3%	N.A.	0.0%		N.A.	7.0%	N.A.	0.0%	N.A.	N.A.	0.0%	N.A.	0.0%	N.A.		N.A.		N.A.
40 units/acre	14.5%	N.A.	36.0%		N.A.	4.0%	N.A.	25.0%	N.A.	N.A.	0.0%	N.A.	18.0%	N.A.		N.A.		N.A.
60 units/acre	59.3%	N.A.	64.0%		N.A.	57.0%	N.A.	25.0%	N.A.	N.A.	73.0%	N.A.	64.0%	N.A.		N.A.		N.A.
80 units/acre	23.9%	N.A.	0.0%		N.A.	32.0%	N.A.	50.0%	N.A.	N.A.	27.0%	N.A.	18.0%	N.A.		N.A.		N.A.
How many units/acre (Capri, Santa Monica)																		
84 units/acre	20.9%	40.0%	25.0%		25.0%	0.0%	52.0%	13.0%	N.A.	N.A.	7.0%	20.0%	0.0%	16.0%		19.0%		N.A.
100 units/acre	30.8%	24.0%	33.0%		13.0%	38.0%	28.0%	38.0%	N.A.	N.A.	29.0%	20.0%	18.0%	40.0%		35.0%		N.A.
Should not be allowed	33.9%	24.0%	42.0%		13.0%	31.0%	16.0%	38.0%	N.A.	N.A.	43.0%	40.0%	64.0%	40.0%		38.0%		N.A.
142/acre	14.5%	12.0%	0.0%		50.0%	31.0%	4.0%	13.0%	N.A.	N.A.	21.0%	20.0%	18.0%	4.0%		8.0%		N.A.
How much do you support the following housing choice (RR)																		
Strongly support	13.5%	4.0%	25.0%		11.0%	6.0%	8.0%	11.0%	25.0%	9.0%	29.0%	40.0%	36.0%	15.0%		4.0%		N.A.
Should be included as a future housing choice	27.2%	9.0%	25.0%		0.0%	32.0%	8.0%	44.0%	25.0%	27.0%	0.0%	20.0%	36.0%	37.0%		60.0%		N.A.
Should be discouraged	36.5%	70.0%	42.0%		44.0%	26.0%	38.0%	33.0%	60.0%	55.0%	29.0%	20.0%	18.0%	37.0%		24.0%		N.A.
Should not be allowed	14.4%	13.0%	0.0%		22.0%	18.0%	46.0%	0.0%	0.0%	0.0%	21.0%	0.0%	0.0%	11.0%		8.0%		N.A.
Not sure	8.4%	4.0%	8.0%		22.0%	18.0%	0.0%	11.0%	0.0%	9.0%	21.0%	20.0%	9.0%	0.0%		4.0%		N.A.
How much do you support the following housing choice (SFR/SmLot)																		
Strongly support	22.2%	24.0%	23.0%		25.0%	25.0%	41.0%	0.0%	25.0%	9.0%	20.0%	40.0%	18.0%	42.0%		23.0%		14.5%

Blueprint Clicker Exercise
Summary

5/1/2008 2:50 PM

CITIES	ALL RESPONSES	COG Board	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Reedley	San Joaquin	Sanger	Selma	Website
Total of Responses	409	24	22	0	16	34	33	11	7	10	20	5	15	30	0	42	0	139
Should be included as a future housing choice	50.1%	64.0%	62.0%		50.0%	44.0%	48.0%	89.0%	50.0%	82.0%	47.0%	40.0%	64.0%	50.0%		73.0%		34.8%
Should be discouraged	16.8%	4.0%	8.0%		0.0%	17.0%	7.0%	11.0%	25.0%	0.0%	20.0%	20.0%	0.0%	8.0%		0.0%		34.1%
Should not be allowed	6.6%	4.0%	8.0%		13.0%	8.0%	4.0%	0.0%	0.0%	0.0%	7.0%	0.0%	18.0%	0.0%		4.0%		8.7%
Not sure	4.5%	4.0%	0.0%		13.0%	6.0%	0.0%	0.0%	0.0%	9.0%	7.0%	0.0%	0.0%	0.0%		0.0%		8.0%
How much do you support the following housing choice (MFR/Rowhouses)																		
Strongly support	22.0%	17.0%	27.0%		25.0%	13.0%	56.0%	0.0%	0.0%	20.0%	27.0%	20.0%	20.0%	33.0%		19.0%		17.0%
Should be included as a future housing choice	57.2%	54.0%	45.0%		50.0%	38.0%	44.0%	67.0%	100.0%	70.0%	7.0%	20.0%	40.0%	56.0%		73.0%		70.4%
Should be discouraged	12.2%	17.0%	18.0%		0.0%	28.0%	0.0%	33.0%	0.0%	0.0%	20.0%	40.0%	20.0%	11.0%		4.0%		10.4%
Should not be allowed	6.3%	8.0%	9.0%		13.0%	19.0%	0.0%	0.0%	0.0%	10.0%	27.0%	0.0%	20.0%	0.0%		4.0%		1.5%
Not sure	2.5%	4.0%	0.0%		13.0%	3.0%	0.0%	0.0%	0.0%	0.0%	20.0%	20.0%	0.0%	0.0%		0.0%		0.7%
How much do you support the following mixed use choice?																		
Strongly support	31.2%	40.0%	46.0%		11.0%	18.0%	67.0%	11.0%	50.0%	40.0%	19.0%	40.0%	55.0%	30.0%		44.0%		19.6%
Should be included as a future housing choice	50.0%	48.0%	31.0%		56.0%	48.0%	33.0%	56.0%	50.0%	60.0%	44.0%	40.0%	36.0%	63.0%		44.0%		58.0%
Should be discouraged	10.2%	0.0%	8.0%		0.0%	15.0%	0.0%	22.0%	0.0%	0.0%	19.0%	20.0%	9.0%	7.0%		12.0%		13.8%
Should not be allowed	5.4%	8.0%	8.0%		22.0%	18.0%	0.0%	11.0%	0.0%	0.0%	13.0%	0.0%	0.0%	0.0%		0.0%		3.6%
Not sure	3.1%	4.0%	8.0%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%		0.0%		5.1%
Would you live here?(MFR/Rowhouses)																		
Yes	26.8%	13.0%	33.0%		22.0%	19.0%	64.0%	22.0%	25.0%	18.0%	N.A.	20.0%	9.0%	44.0%		19.0%		23.9%
Maybe	28.7%	42.0%	33.0%		11.0%	25.0%	28.0%	44.0%	25.0%	55.0%	N.A.	20.0%	9.0%	26.0%		22.0%		31.2%
No	41.7%	42.0%	25.0%		56.0%	56.0%	8.0%	33.0%	50.0%	27.0%	N.A.	60.0%	82.0%	26.0%		52.0%		43.5%
Not sure	2.7%	4.0%	8.0%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%	N.A.	0.0%	0.0%	4.0%		7.0%		1.4%
Would you live here?(Mixed use)																		
Yes	28.0%	17.0%	31.0%		33.0%	18.0%	61.0%	11.0%	0.0%	27.0%	N.A.	75.0%	55.0%	31.0%		18.0%		23.9%
Maybe	30.1%	46.0%	38.0%		56.0%	12.0%	25.0%	44.0%	75.0%	55.0%	N.A.	0.0%	18.0%	8.0%		29.0%		31.2%
No	39.0%	38.0%	31.0%		11.0%	67.0%	11.0%	44.0%	25.0%	18.0%	N.A.	25.0%	27.0%	50.0%		43.0%		43.5%
Not sure	3.2%	0.0%	0.0%		0.0%	3.0%	4.0%	0.0%	0.0%	0.0%	N.A.	0.0%	0.0%	12.0%		11.0%		1.4%
What type of housing is most needed in Fresno County?																		
Smaller lot - SFR	29.7%	50.0%	50.0%		57.0%	27.0%	19.0%	56.0%	25.0%	9.0%	20.0%	0.0%	18.0%	39.0%		50.0%		18.2%
Larger lot - SFR	23.7%	0.0%	17.0%		43.0%	24.0%	4.0%	0.0%	0.0%	9.0%	60.0%	67.0%	36.0%	46.0%		32.0%		19.7%
Condominiums	14.0%	8.0%	17.0%		0.0%	8.0%	22.0%	0.0%	50.0%	9.0%	7.0%	33.0%	27.0%	8.0%		7.0%		17.5%
Apartments/ higher density developments	17.8%	21.0%	8.0%		0.0%	16.0%	56.0%	22.0%	0.0%	55.0%	7.0%	0.0%	9.0%	4.0%		11.0%		18.2%
Mobile Home Parks	0.7%	0.0%	0.0%		0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%		0.0%		0.0%
Nothing different than what we have now	8.2%	17.0%	0.0%		0.0%	16.0%	0.0%	22.0%	25.0%	9.0%	7.0%	0.0%	9.0%	0.0%		0.0%		11.7%
Not sure	6.1%	4.0%	8.0%		0.0%	3.0%	0.0%	0.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%		0.0%		14.6%
Which alternative scenario provides the future land uses you desire for Fresno County?																		
Scenario A: Current Trends	6.1%	0.0%	N.A.		18.0%	23.0%	0.0%	0.0%	0.0%	N.A.	6.0%	0.0%	9.0%	0.0%		3.0%		N.A.
Scenario B: Countywide Growth	16.0%	17.0%	N.A.		9.0%	11.0%	4.0%	33.0%	25.0%	N.A.	56.0%	0.0%	9.0%	8.0%		17.0%		N.A.
Scenario C: Metro-focused	11.4%	17.0%	N.A.		0.0%	17.0%	14.0%	11.0%	25.0%	N.A.	6.0%	0.0%	9.0%	19.0%		3.0%		N.A.
Scenario D: Maintaining Boundaries	26.8%	29.0%	N.A.		27.0%	11.0%	29.0%	0.0%	50.0%	N.A.	6.0%	0.0%	73.0%	38.0%		27.0%		N.A.
Scenario E: Metro Rural Loop	20.7%	4.0%	N.A.		36.0%	29.0%	29.0%	44.0%	0.0%	N.A.	6.0%	0.0%	0.0%	19.0%		27.0%		N.A.
Mix of the above (only on 2 surveys)	24.4%	29.0%	N.A.		N.A.	N.A.	21.0%	N.A.	N.A.	N.A.	N.A.	0.0%	0.0%	N.A.		N.A.		N.A.
None of the above (not on all surveys)	2.7%	4.0%	N.A.		N.A.	0.0%	4.0%	11.0%	0.0%	N.A.	6.0%	0.0%	0.0%	0.0%		3.0%		N.A.
Not sure (not on all surveys)	13.8%	N.A.	N.A.		9.0%	9.0%	N.A.	0.0%	0.0%	N.A.	13.0%	100.0%	0.0%	15.0%		20.0%		N.A.

CITIES	ALL RESPONSES	COG Board	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Reedley	San Joaquin	Sanger	Selma	Website
Total of Responses	409	24	22	0	16	34	33	11	7	10	20	5	16	30	0	42	0	139
Where should jurisdictions focus growth and dev. in future?																		
Within Cities' SOIs	45.7%	N.A.	N.A.		45.0%	22.0%	N.A.	56.0%	50.0%	18.0%	38.0%	67.0%	40.0%	43.0%		37.0%		56.7%
Along major multi modal transit corridors - adjacent to existing cities SOIs	19.4%	N.A.	N.A.		36.0%	28.0%	N.A.	33.0%	50.0%	36.0%	54.0%	0.0%	30.0%	17.0%		41.0%		0.0%
Along major multi modal transit corridors - in new communities	8.4%	N.A.	N.A.		18.0%	22.0%	N.A.	0.0%	0.0%	9.0%	0.0%	0.0%	0.0%	4.0%		7.0%		8.9%
Unsure/Need more information	26.4%	N.A.	N.A.		0.0%	28.0%	N.A.	11.0%	0.0%	36.0%	8.0%	33.0%	30.0%	35.0%		15.0%		34.4%
Why do you believe the Blueprint is important to Fresno and the Valley?																		
It will reduce environmental impacts such as air quality	5.6%	9.0%	N.A.		18.0%	3.0%	4.0%	11.0%	0.0%	0.0%	7.0%	0.0%	11.0%	0.0%		4.0%		6.0%
It will reduce dependence on automobile	1.9%	0.0%	N.A.		9.0%	10.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%		0.0%		0.8%
It will facilitate higher densities that will support transit	4.4%	0.0%	N.A.		9.0%	7.0%	4.0%	0.0%	0.0%	10.0%	0.0%	25.0%	0.0%	0.0%		8.0%		4.5%
It will improve the quality of life for future generations	16.3%	13.0%	N.A.		9.0%	17.0%	12.0%	22.0%	50.0%	0.0%	33.0%	25.0%	44.0%	0.0%		19.0%		14.3%
All of the above	71.9%	78.0%	N.A.		55.0%	63.0%	81.0%	67.0%	50.0%	90.0%	53.0%	50.0%	44.0%	100.0%		69.0%		74.4%
How did you hear about this workshop?																		
Newspaper	9.1%	N.A.	N.A.		27.0%	9.0%	N.A.	17.0%	N.A.	0.0%	0.0%	0.0%	20.0%	N.A.		15.0%		5.8%
email	21.4%	N.A.	N.A.		0.0%	19.0%	N.A.	0.0%	N.A.	9.0%	7.0%	0.0%	0.0%	N.A.		6.0%		37.0%
Website	4.8%	N.A.	N.A.		0.0%	0.0%	N.A.	0.0%	N.A.	0.0%	0.0%	0.0%	0.0%	N.A.		0.0%		10.1%
Radio	2.8%	N.A.	N.A.		0.0%	0.0%	N.A.	0.0%	N.A.	0.0%	0.0%	0.0%	0.0%	N.A.		0.0%		5.8%
Television	3.3%	N.A.	N.A.		9.0%	3.0%	N.A.	0.0%	N.A.	0.0%	0.0%	0.0%	0.0%	N.A.		3.0%		4.3%
From a friend	26.5%	N.A.	N.A.		64.0%	16.0%	N.A.	0.0%	N.A.	9.0%	47.0%	0.0%	10.0%	N.A.		33.0%		26.1%
Other	32.0%	N.A.	N.A.		0.0%	53.0%	N.A.	83.0%	N.A.	82.0%	47.0%	100.0%	70.0%	N.A.		42.0%		10.9%
How effective was this workshop?																		
Not at all effective	3.7%	N.A.	N.A.		9.0%	4.0%	N.A.	0.0%	0.0%	10.0%	6.0%	N.A.	0.0%	N.A.		7.0%		2.2%
Not very effective	7.1%	N.A.	N.A.		0.0%	4.0%	N.A.	0.0%	0.0%	0.0%	0.0%	N.A.	10.0%	N.A.		4.0%		11.7%
Somewhat effective	31.8%	N.A.	N.A.		18.0%	44.0%	N.A.	13.0%	50.0%	20.0%	0.0%	N.A.	30.0%	N.A.		15.0%		41.6%
Effective	38.1%	N.A.	N.A.		55.0%	30.0%	N.A.	75.0%	50.0%	50.0%	29.0%	N.A.	30.0%	N.A.		44.0%		34.3%
Very effective	19.4%	N.A.	N.A.		18.0%	19.0%	N.A.	13.0%	0.0%	20.0%	65.0%	N.A.	30.0%	N.A.		30.0%		10.2%
What is the most important consideration for future growth?																		
Affordable housing	13.8%	8.0%	N.A.		N.A.	N.A.	18.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.
Economic vitality/jobs	32.2%	42.0%	N.A.		N.A.	N.A.	25.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.
Environment/resources	25.6%	21.0%	N.A.		N.A.	N.A.	29.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.
Transportation access	11.2%	17.0%	N.A.		N.A.	N.A.	7.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.
Preserving farmland	17.6%	13.0%	N.A.		N.A.	N.A.	21.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.
Amenities (parks, open space, etc.)	0.0%	0.0%	N.A.		N.A.	N.A.	0.0%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.		N.A.		N.A.

Fresno County Blueprint Meetings ~ April 2008

Summary Notes

Clovis: The Blueprint workshop was held on April 14, 2008 and was attended by approximately 20-25 citizens including four of the City Council members. Workshop conversation tended to focus on the importance of identifying a sustainable growth and development strategy that would allow Clovis to maintain its unique identity and still provide Clovis citizens with multiple housing options. Additional discussion focused on the importance of “quality” urban design and property development standards for higher density housing. Several questions were raised regarding General Planning and Sphere of Influence issues, with the understanding that the best laid plans will only “sit on the shelf” if there is not a “commitment “ on the part of all the public entities involved with land use planning to implement the “vision” identified by the Plans.

Coalinga: COG staff attended a Planning Commission hearing on April 8, 2006 and gave a presentation on the Blueprint to the City Council on April 17, 2008. Discussions at the Planning Commission tended to focus on the “unique” situation that Coalinga finds itself in with regards to its location on Fresno County’s Westside. Due to its relatively isolated location and abundance of land, Coalinga tends to feel that the long term impacts of population growth in the San Joaquin Valley may not impact its community as much as those communities that are located on the eastside of Fresno County and along the State Route 99 corridor. Discussion at the Coalinga City Council meeting centered on Coalinga’s desire to continue to “grow” as a community, with the belief that as time passes, others will see the opportunities that Coalinga offers and will choose to live there.

Firebaugh: The Blueprint workshop was held on April 21, 2008 and was attended by approximately 15-18 citizens including Mayor Craig Knight. Approximately half of the audience was “Spanish only” speakers and our Spanish translator was kept very busy with her interpreting. Extensive comments were received relative to the need for improved rural transit to and from Fresno, as well as within the Firebaugh/Mendota sub region. Many residents of Firebaugh are “transit dependent” and would strongly welcome opportunities to utilize rural transit services, particularly in light of the fact that most families rely on a single automobile which is in use throughout the day as one of the family members must use it to get to work, thereby effectively stranding other family members who may have doctor appointments, shopping needs, personal business, etc. Comments were also raised relative to the economic impacts of the retirement of 200,000 acres of Westlands Water District farmland on the Firebaugh community.

Fowler: Our first Blueprint workshop was held in Fowler on April 1st. Because of an advertising glitch, no one from the public attended. City council and staff provided excellent feedback to the presentation, however, and requested that we return after another advertising attempt and help from the city in getting the word out. We did return for a workshop on April 10th and had much better attendance, with 30-35 people in attendance. At the April 1st meeting in Fowler, Gary Mukai, Chairman of the Fowler Planning Commission voiced concerns over the Blueprint vision statement. He followed up with an email, which is attached to these notes for the Blueprint Roundtable.

Fresno City Council: A presentation was made to the Fresno City Council on April 15, 2008. Discussions at the City Council focused on the importance of the Blueprint planning process and identifying a “sustainable” growth strategy for Fresno County and the San Joaquin Valley as a whole, particularly in light of the 9.5 million people that will be living in the San Joaquin Valley in 2050. The importance of the City of Fresno and other communities embracing a mixed-use strategy with regards to land-use was also discussed. Additional discussion focused on the importance of “high quality” density and the importance of communities embracing smart growth planning principles.

Fresno County Board of Supervisors: A presentation was made to the Fresno County Board of Supervisors on April 22, 2008. Supervisors Anderson and Larson offered their individual support for Scenario D as they felt that this scenario provided the most protection for farmland preservation. County Administrative Officer Bart Bohn offered additional comments on the challenge for both cities and the county as it relates to the issue of cities being able to accommodate future growth, while the County must take positions that protect agriculture. Complicating the picture is the “fiscalization” of land use planning that has occurred in California since the passage of Proposition 13. The entire Board was complimentary of the Blueprint planning process.

Fresno: The final workshop was held in the city of Fresno at the U.C. Center on April 28th. We had 33-40 individuals in attendance. The audience was extremely well informed about growth and development issues as well as the environment and resources. Densities were discussed at length as was water, energy and natural resources. There seemed to be more openness to higher densities at this meeting, perhaps because of the urban nature of the city. Some expressed the idea that people that move to Fresno County from urban areas of the state do so for the rural character of the County. There was a great deal of audience participation at the session with interest in follow-up and future involvement.

Huron: The Blueprint workshop was held on Wednesday April 16, 2008 and was attended by approximately 10-12 citizens including four of the five City Council members. Discussions tended to focus on the need for Huron to have the ability to accommodate future growth in its community. Higher densities were also discussed in detail as much of Huron’s existing housing is higher density multi-family dwellings. The City Council fully understands the need to develop sustainable growth and development strategies that will preserve agriculture as Huron’s economy is highly dependent on agriculture and related industries.

Kerman: The Blueprint workshop was held on April 2, 2008 and was attended by approximately 5-8 citizens. Extensive discussion focused on the pros and “cons” of higher density housing. Kerman has experience with higher density housing that was not well done and the units have become a problem for the community in terms of crime and neighborhood blight. The citizens in attendance agreed that the key to higher density housing was to make sure that it is well done with quality design and property development standards that would be an asset to the community in the long run. Comments at the City Council presentation focused on the need to “implement” the recommendations coming forth from the Blueprint process, particularly over the “life” of the Blueprint planning process i.e. the next 40 plus years.

Kingsburg: This meeting was also held during our first week of workshops when advertising was not as well established (April 2nd). While we had great attendance from city council and staff, there was no one from the general public. We did have the opportunity to engage in an in-depth conversation on growth issues, densities and the fiscalization of land use with the elected officials and staff. Planning director Terry Schmal asked for materials so that he could present to the planning commission as well as to a joint meeting of the city council and planning commission. Terry submitted a detailed letter of outcomes, which is included in your meeting handouts.

Mendota: We presented the material to a bi-lingual (English/Spanish) full house (20-25) in Mendota. The majority of the city council members attended as well as some staff. The city really did an excellent job of reaching community members and we had a lively discussion on many topics affecting

Mendota. The city is confronted with a serious land subsidence problem which limits the height and size of buildings. This problem occurs in the heart of the city, thus suggesting that higher density growth should take place closer to the outer boundaries. Jobs/ economic development was the number one concern of those in attendance. There was much interest in the idea of industrial growth along I-5. The attendees felt that they currently had good transportation access.

Orange Cove: We had a very small group at the Orange Cove workshop, which did include two city council members. Positions on densities were rather diverse, with some in favor of a more urban form while a desire for a rural lifestyle was also expressed. Affordable housing and jobs was a major theme. We provided an overview at the city council meeting that followed the workshop and the council was also concerned with the density issue and preserving farmland. Water is also a major issue for the city council.

Parlier: We had some public participation in Parlier, but great attendance from the city council and staff. (Having a weekly newspaper in the small cities makes that form of outreach challenging.) Interestingly, we had attendees from nearby cities attending this workshop because they could not attend in their own towns. The primary issues of concern in Parlier were land buffers and water as it relates to population growth. A Selma resident in attendance was concerned about environmental impacts of a proposed power plant for the area. Feedback suggested that we come back to the community with a more hands on workshop where the community members could work on maps etc.

Sanger: The city of Sanger wins the prize for the largest turnout. We presented to at least 42 people, with several hearing the translated information using bi-lingual headsets. Again – the city outreach really paid off on the turnout. The audience was very involved in the conversation and there were several follow-up questions for the city council. Water was an issue as was Blueprint implementation and regional cooperation. One planning commissioner in the audience recommended that the city council not select any one alternative at this time until more information was available on outcomes of each of the scenarios.

Selma: The “workshop” in Selma on April 7th was actually the city council’s regularly scheduled workshop that is held before council meetings. For this reason, time was limited and we did not conduct the clicker exercise. We did present the power point on the scenarios, however. One council member suggested that if we were promoting higher densities, we needed to develop tools that would help with a “good neighbor ordinance”. A copy of the clicker exercise was sent to the city so that they could administer it to the city council members, but due to some confusion, the item was pulled from the April 21st agenda. We later received comment from the city manager that in all likelihood, the City of Selma would favor Scenario A.

Reedley: Reedley staff also did an excellent job of getting the folks out. The small cities have a “city connect” phone/email system that is used to contact residents about important events or emergencies. It works! We had 30 people with clickers and several joined after we started the exercise. Again, we had a very engaged audience. We also had several council members and staff in attendance. The issue of density is always a topic of conversation when we make our presentation. While many in Reedley like the idea of maintaining boundaries and prohibiting growth on farmland, it was noted that the city is close to filling up its SOI and that the city is surrounded by some of the best farmland. It’s clear that while there are a lot of similarities among the cities, there are also some unique challenges.

Follow-up Memo from Fowler Planning Commissioner

DATE: April 7, 2008
TO: Barbara Steck, AICP
Fresno COG Blueprint Committee
FROM: Gary Mukai
RE: Fresno County Valley Blue Print

Thank you for your presentation to the City of Fowler on April 1, 2008. I am sorry to miss the community workshop. It's too bad there was some breakdown in the notification process, as I was not aware of the workshop until that morning. It appears that notification is going well this time around and I anticipate good community participation. I am sorry I will have to miss this workshop as well, but I am grateful for your invitation to communicate my ideas with you. My interest in the San Joaquin Valley Blueprint was peaked by attending the Blueprint workshop at the recent Planners' Institute sponsored by the Ca League of Cities. Knowing that I was going to miss your workshop last Tuesday, I downloaded the Fresno County Blueprint information from the Fresno COG website.

Congratulations on completing the planning process to this point. It is good to have five draft scenarios to study. Now it is time for city governments to buy in.

If you remember, I had an issue with the committee's Vision Statement. Perhaps my concern was slightly misguided by my confusion between a Vision Statement verses a Mission Statement. If a Vision Statement is a description of the final end-point of the planning process (your Utopian vision), then I can see how the Vision Statement can apply. But why would you need a statement of the final result when it is more important to have a statement to clarify the "why" and "how" of the planning process.

We all have our own idea of Utopia, but if you were to apply the "litmus test" of assuring "the fundamental rights as a member of a free society" to any planning process, you are guaranteeing detractors along every step of the way. Planning is the process of negotiation and compromise and someone's fundamental rights as a human being may be perceived to be violated along the way.

I would think a "Mission Statement" would better serve the Blueprint process, stressing the sacrifices that we need to endure today to preserve the quality of life that we want for our children and grandchildren.

Thanks for listening.

Gary Mukai, Chairman
City of Fowler Planning Commission

SCENARIO DESCRIPTIONS AND PERFORMANCE MEASURES

SCENARIO	A Current Trends	B Countywide Growth	C Metro-Focused	D Maintaining Boundaries	E Metro Rural Loop
GROWTH AREAS	Countywide	Countywide, Industrial growth on Interstate 5	Metro area 80%, Remaining county 20%	Within the current Spheres of Influence, Millerton New Town	Countywide, parameters in model
SPHERE DEVELOPMENT	Expansion allowed Some expansion occurs	Expansion allowed Some expansion occurs	Expansion allowed Some expansion occurs	Expansion allowed	Expansion allowed
POPULATION	1,928,400	1,928,400	1,928,400	1,928,400	1,928,400
EMPLOYMENT	758,400	758,400	758,400	758,400	758,400
DENSITY	Same as now	10% lot size reduction	25% lot size reduction	50% lot size reduction	As per model
REDEVELOPMENT	250 units per year	500 units per year	1,500 units per year	3,000 units per year	465 units per year
AGRICULTURAL LAND PROTECTION	Same as now	Some protection	Some protection	Protected	Protected
ENVIRONMENTAL LAND PROTECTION	Same as now	Some protection	Some protection	Protected	Protected

SCENARIO A: Current Trends – Reflecting the land use pattern of recent development practices. Growth would not be constrained within the current Spheres of Influence (SOI).

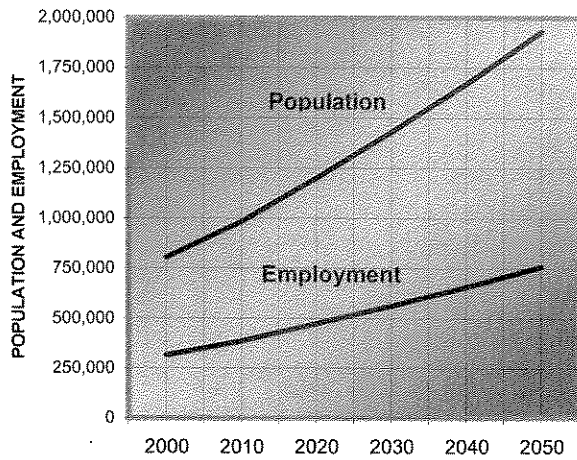
SCENARIO B: Countywide Growth - Distributing a small increase in density within all of the cities and unincorporated communities, and include industrial growth on Interstate 5. It includes some density increase from infill development and redevelopment. It would allow for expansion of the spheres of influence to accommodate growth. It would discourage further growth in areas of strategic agricultural or resource conservation land. There would be limited growth in the remainder of the county (unincorporated areas) to support agriculture.

SCENARIO C: Metro-Focused - Density increase, metropolitan area growth, expanding spheres of influence. This scenario directs 80% of the future growth in Fresno County to the metropolitan area. It would involve infill development, redevelopment and significant greenfield development. It would allow for expansion of the SOI to accommodate growth. It would discourage further growth in areas of strategic agricultural or resource conservation land. There would be limited growth in the remainder of the county.

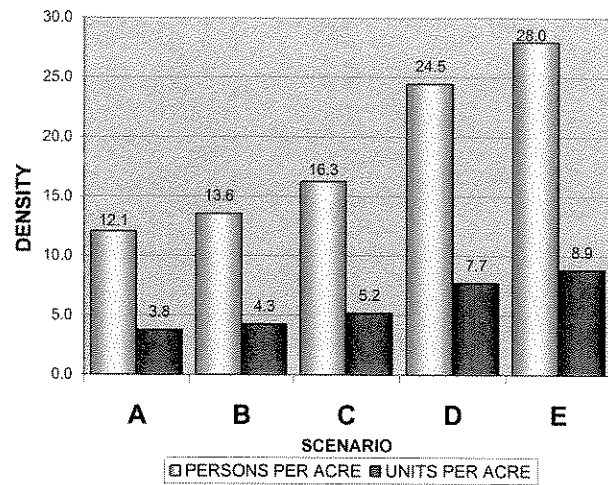
SCENARIO D: Maintaining Boundaries - High density metropolitan area growth. This scenario directs almost all of the future growth in Fresno County to the city spheres and Millerton New Town. It would emphasize higher density infill development and redevelopment; some greenfield development would also occur. It would maintain or shrink the existing SOI. It would allow no further development on strategic agricultural land or on strategic resource conservation land. There would be limited growth in the remainder of the County.

SCENARIO E: Metro Rural Loop - Moderate growth and high density increases utilizing the concept of the "Metro Rural Loop". Growth would be distributed within the County along the major transportation corridors and at designated "Nodes" which could expand existing cities or be "new cities/towns". This scenario would provide for significant infill/redevelopment in the metropolitan area and greenfield development to accommodate projected population. Spheres of Influence would be adjusted accordingly. Growth corridors and nodes would be developed using the strategic farmlands study and strategic resource land mapping. There would be 2050 and 2110 versions.

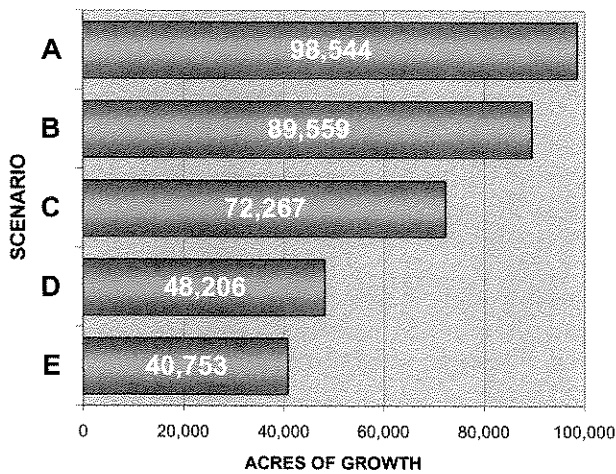
**POPULATION AND EMPLOYMENT
FOR ALL SCENARIOS A B C D E**



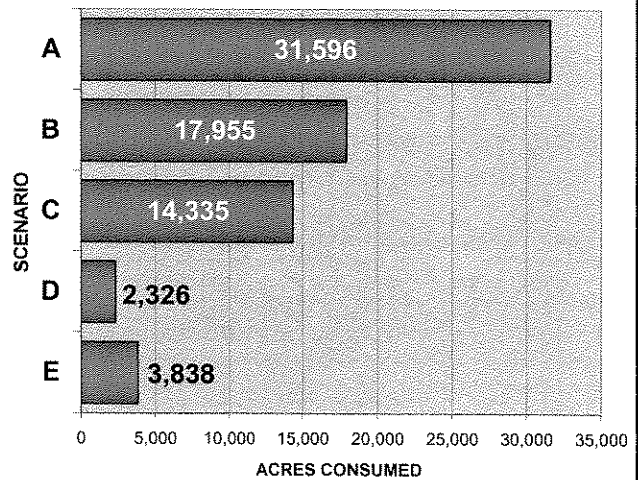
AVERAGE DENSITY OF NEW DEVELOPMENT



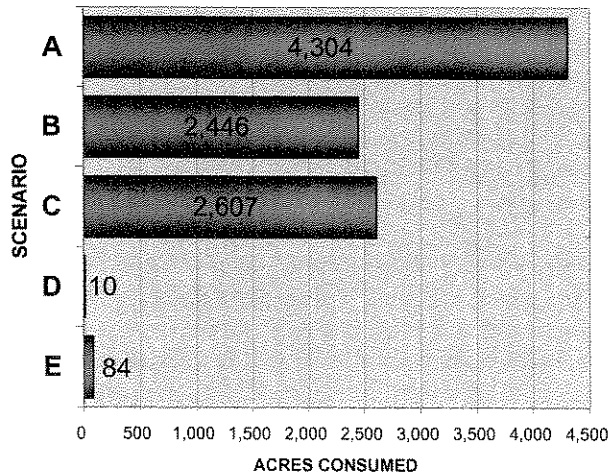
GROWTH OF URBAN AREA



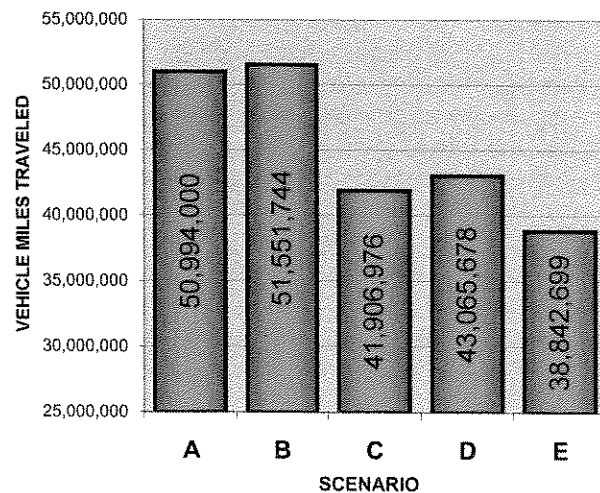
**STRATEGIC FARMLAND CONSUMED
BY NEW GROWTH**



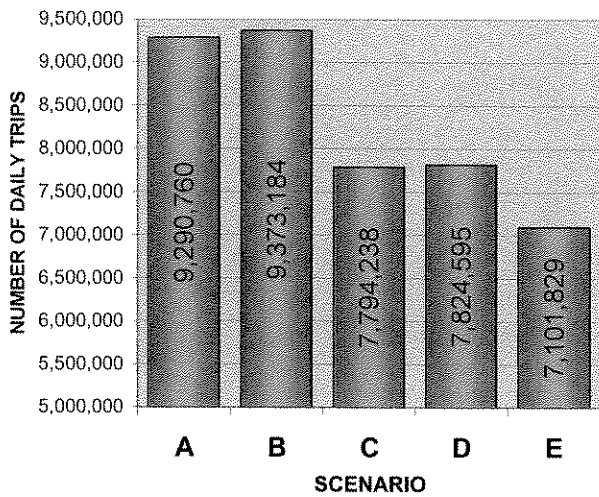
**CRITICAL NATURAL RESOURCES
LAND CONSUMED BY NEW GROWTH**



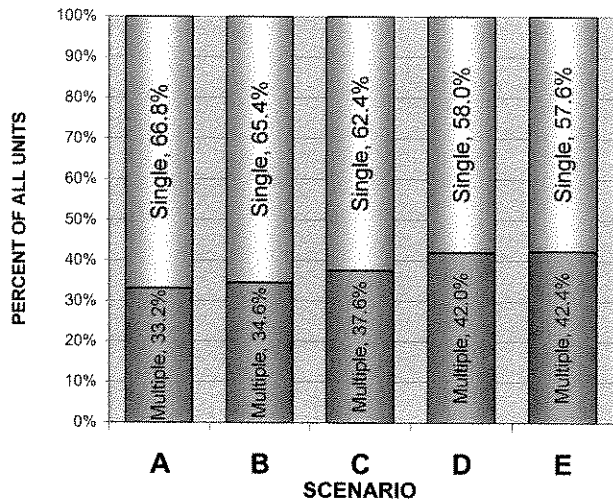
DAILY VEHICLE MILES TRAVELED (VMT)



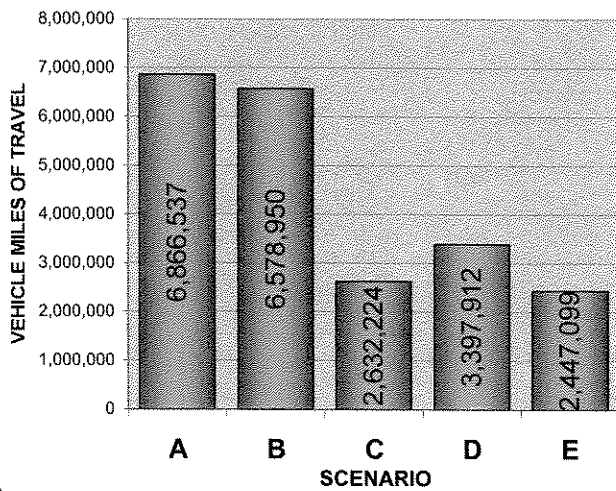
DAILY VEHICLE TRIPS



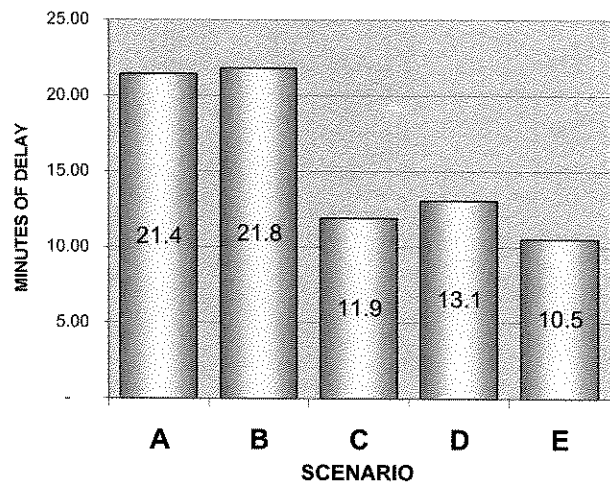
SINGLE AND MULTIPLE FAMILY UNIT PROPORTIONS



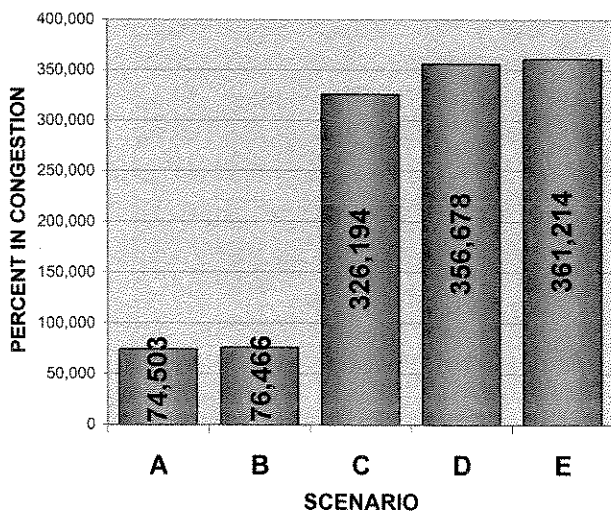
VEHICLE MILES OF TRAVEL (VMT) IN CONGESTION



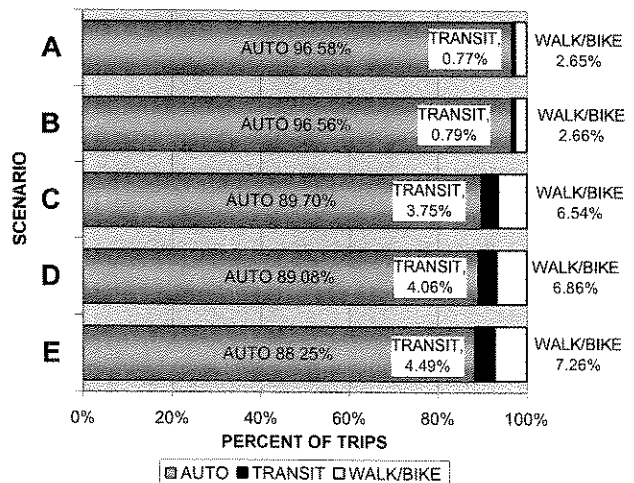
MINUTES OF DELAY PER HOUSEHOLD PER DAY



TOTAL DAILY TRANSIT TRIPS



AUTO, TRANSIT AND WALK/BIKE TRIPS AS PERCENTAGE OF TOTAL TRIPS



Scenario E

II. What concepts do you like most about your selected Scenario?

1. Highly connected centers
2. Ag land preserved/natural resources
3. Mixed use
4. Multi-modal
5. Density (4-D)
6. AB 32
7. Regional plan (4 county)
8. Economic focus/ development
9. Significant realistic infill development

III. What concepts do you like least about your selected Scenario?

1. Density increase without design quality assurance
2. Leg. Vehicle not in place to ensure plan implement action
3. Infrastructure costs/financing is large
4. Concern about political will and "renegade" jurisdictions
5. Requires consolidation but that has not been our history/norm.

IV. What would you borrow from other Scenarios?

1. Redevelopment potential (Scenario D)
2. Ag./Nat. Conservation (Scenario D)
3. Difference between large and small communities in density (scale)
4. Metro-focused (Scenario C)

V. How would you revise your selected Scenarios?

1. Finance/Economic component
2. Boundaries adjusted by housing element numbers and adopted general plan
3. Preserving community identity without MRL concept
4. Rename "Connected City Centers Plan"
5. "Can't win alone...We will only win together – One Voice"

Scenario D

II. What concepts do you like most about your selected Scenario?

1. Consumed less overall land – greater densities – greater efficiencies – Gov, maintaining boundaries - greater densities with reinvestment
2. Mixed use density options
3. Greater diversity of architecture
4. Greater options for mass transit
5. Creates the conservation to begin discussing developing with smaller lot sizes

III. What concepts do you like least about your selected Scenario?

1. Careful of cookie-cutter density developments
2. Relies on relocation for redevelopment – displacing people in the process
3. Possibility of legislation that prohibits redevelopment
4. Not as much alternative transportation
5. Prohibiting growth outside sphere of influence

IV. What would you borrow from other Scenarios?

1. Transportation – connecting corridors (E)
2. Industrial growth on I5 or 99 bypass (B)
3. Building commerce hubs at transit centers (E)

V. How would you revise your selected Scenarios?

1. Cities growth wouldn't ½ and ½ be prohibited (B, C & E) – changed to discourage

Scenario C

II. What concepts do you like most about your selected Scenario?

1. Reasonable
2. Allows growth in rural areas
3. Protect Ag land while still using some available Ag land
4. Minimize new regulations
5. Existing trends towards this scenario (market driven)
6. Incorporates principles from other scenarios (65)
7. Provides balance

III. What concepts do you like least about your selected Scenario?

1. Loss of local control
2. Number of redevelopment units unreasonable
3. 80/20 split
4. Does not address jobs – housing - balance

IV. What would you borrow from other Scenarios?

1. Metro Rural Loop – transportation network (e)
2. Employment centers include mix of uses (e)
3. Number of Redevelopment units (B)

V. How would you revise your selected Scenarios?

1. Increase density to approximately 8.0 units per acre
(phased in – periodic benchmarks)

Scenario Breakout Groups

Scenario B

II. What concepts do you like most about your selected Scenario?

1. I-5 Industrial
2. Politically realistic
3. Preserves lifestyle (density, etc.)
4. Keeps growth in Fresno County

III. What concepts do you like least about your selected Scenario?

1. Doesn't emphasize redevelopment enough
2. Should be slightly higher densities
3. Better define I-5 industrial development

IV. What would you borrow from other Scenarios?

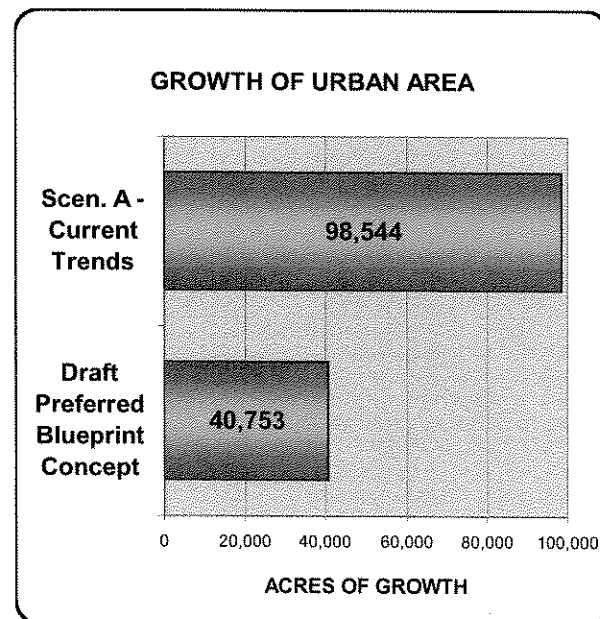
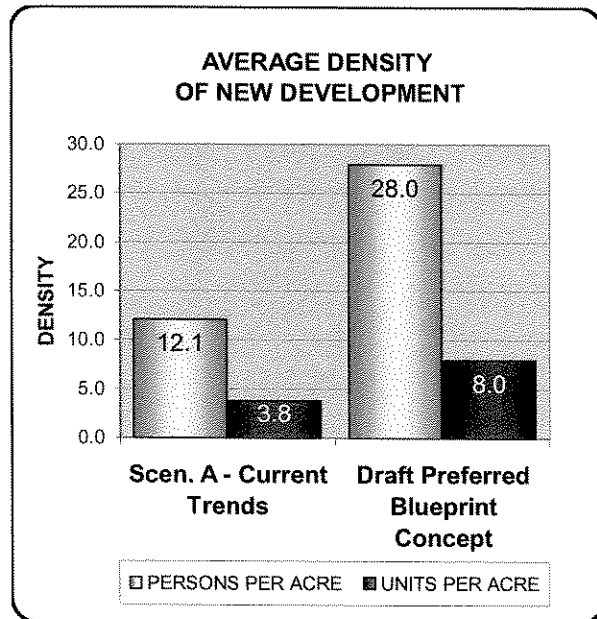
1. Increased density and redevelopment
2. Better connectivity and mass transit

V. How would you revise your selected Scenarios?

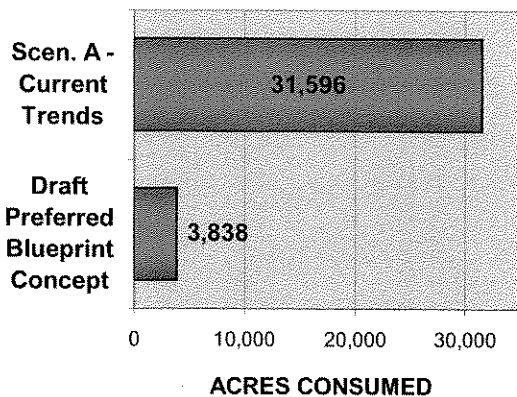
1. Slightly higher densities and redevelopment
2. Further define I-5 industrial development

DRAFT SCENARIO DESCRIPTIONS AND PERFORMANCE MEASURES

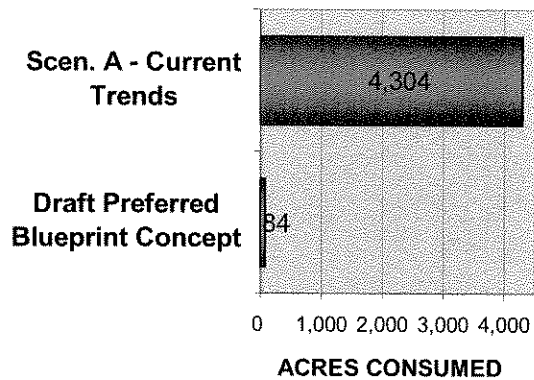
Descriptions	Scenario A Current Trends	Draft Fresno COG's Preferred Blueprint Concept
GROWTH AREAS	Countywide	Countywide, parameters in model
SPHERE DEVELOPMENT	Sphere expansion allowed Some expansion occurs	Sphere expansion allowed
AGRICULTURAL LAND PROTECTION	Same as now	Some protection
ENVIRONMENTAL LAND PROTECTION	Same as now	Some protection
POPULATION (SAME FOR BOTH)	1,928,400	1,928,400
EMPLOYMENT (SAME FOR BOTH)	758,400	758,400
DENSITY OF GROWTH	3.8 units per acre	8.0 units per acre
REDEVELOPMENT	250 units per year	983 units per year



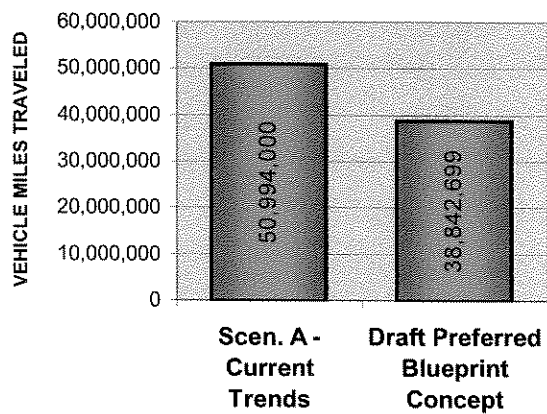
STRATEGIC FARMLAND CONSUMED BY NEW GROWTH



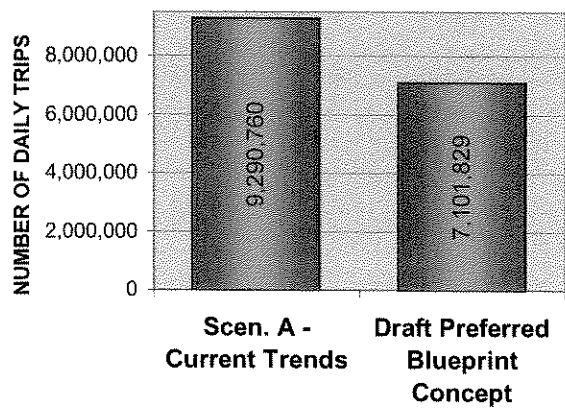
CRITICAL NATURAL RESOURCES LAND CONSUMED BY NEW GROWTH



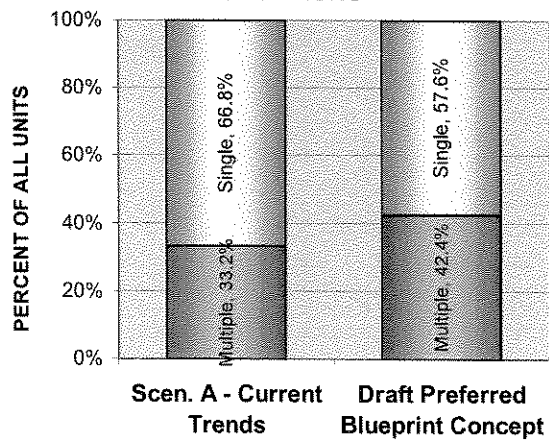
DAILY VEHICLE MILES TRAVELED (DVMT)



DAILY VEHICLE TRIPS



SINGLE AND MULTIPLE FAMILY UNIT PROPORTIONS



VEHICLE MILES OF TRAVEL (VMT) IN CONGESTION

