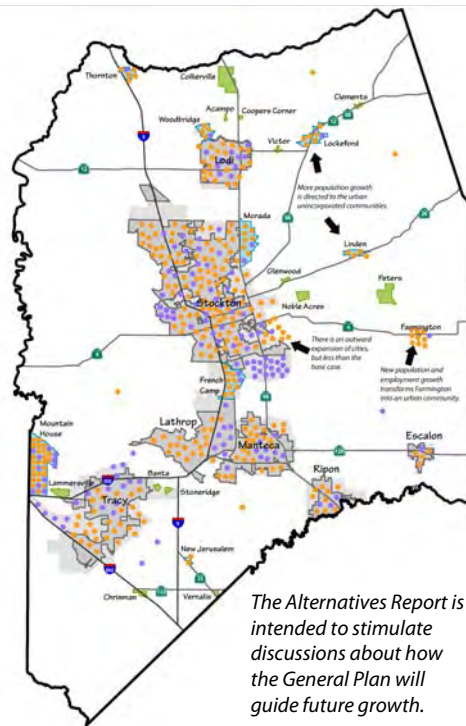




FUTURE GROWTH OPTIONS FOR THE COUNTY UNVEILED

How San Joaquin County may grow in the future is being discussed as part of the County's effort to update the General Plan. On March 3, 2011, the County published the Alternatives Report, which describes four growth alternatives that present different future development patterns to accommodate the over one million people and 685,000 employees who are expected to live and work in the County by 2030. The Alternatives Report is the third major product of the General Plan Update process, and is intended to stimulate discussions concerning the advantages and disadvantages of different growth options and to help the Board of Supervisors, Planning Commission, and residents determine a course of action for how the General Plan will guide future growth and development within the County.

The four growth alternatives outlined in the Report include the Base Case, which is based on continued implementation of the County's existing 2010 General Plan (adopted in 1992), and three alternative growth scenarios (i.e., A, B, and C). The three alternative growth scenarios are based on input from the Board of Supervisors, Planning Commission, previous General Plan Update community



The Alternatives Report is intended to stimulate discussions about how the General Plan will guide future growth.

workshops, and the County's General Plan Update Consultants. Each of the four alternatives emphasizes a different approach to accommodating future growth and development and the Alternatives Report describes and compares the implications of each approach.

Continued on page 3

COUNTY EXPLORES MAJOR ISSUE SCENARIOS



In 2005 Hurricane Katrina struck the Gulf states displacing thousands of residents, costing an estimated \$81 billion in property damage, and killing over 1,800 people. While this natural disaster was unprecedented in its impact, it was no surprise that such an event was possible.

As San Joaquin County looks to plan its future growth and development, there are many events and situations that could have a major impact on current and future residents, the economy, and the natural environment. In most cases these are out of the County's control. However, residents and businesses rely on the County for protection and support if and when they do occur. The General Plan Update offers a unique opportunity to identify and evaluate the County's future in the context of such events and situations.

In the Alternatives Report six events and situations are explored in terms of how they may impact the County if they occur, including: a major flood event, an acute drought, increased energy costs, high speed rail construction, peripheral canal development, and continued fiscal crises. It does this by extrapolating current issues to create fictional events and situations that take place at some point in the future. It then evaluates how each of the four alternatives would prepare the County to cope with and address each situation and analyzes how the County would fare.

Continued on page 4

INPUT SOUGHT ON COUNTY'S FUTURE

The Planning Commission and Board of Supervisors will be reviewing land use alternatives for San Joaquin County and selecting a "preferred alternative" this Spring. What will San Joaquin County look like in 2030? Where will people live? Where will they work? What kinds of housing choices will people have? The preferred alternative will be the basis for the updated General Plan Policy Document, which will be drafted in the next phase of the update process. Before that happens, residents of San Joaquin County are invited to provide input on the alternatives. It's time to put on your citizen planner hat and tell us how you think future development in the County should occur.



Continued on back page



What is the General Plan?

In June 2008 the San Joaquin County Board of Supervisors approved a program to update the County General Plan. The General Plan was last comprehensively revised in 1992 and the County is now in the process of updating the Plan to reflect changing conditions in the County.

The General Plan guides growth and development. It guides where future jobs, homes, and transportation investments will go in unincorporated areas. All specific plans, subdivisions, public works projects, and zoning approved by the County must be consistent with the General Plan.

A general plan typically has three defining features:

- **General.** As the name implies, the General Plan provides general guidance that will be used to direct future land use and resource decisions in unincorporated areas of the County.
- **Comprehensive.** The general plan covers a wide range of social, economic, infrastructure, and natural resource factors. These include topics such as land use, agriculture, housing, circulation, utilities, public services, recreation, and biological resources.
- **Long-range.** The General Plan provides guidance on reaching a future envisioned 15 or more years into the future (the updated General Plan will look out to the year 2030). To help achieve this envisioned future, the updated General Plan will include policies and actions that address both immediate and long-term needs in unincorporated areas of the County.

All of the General Plan Update documents produced to date are available on the website at: www.sjcgpu.com/docs

The General Plan Update process will take several years to complete. The County has published four major documents to date. These are available for public review and comment on the General Plan update website.

Background Report

The Background Report provides a “snapshot” in time of the County’s existing conditions and provides data and information on a wide range of topics. The Draft Background Report also identifies a list of key findings concerning the various topical areas.

Issues and Opportunities Report

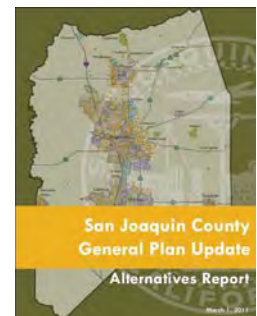
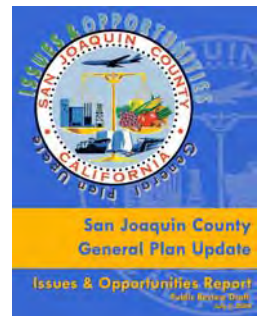
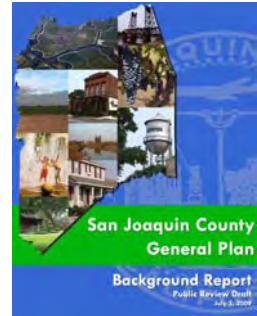
The Issues and Opportunities Report is a summary of the key issues and opportunities that have major policy implications for San Joaquin County. The report also contains a Community Overviews section that provides a profile of rural communities, urban communities, and city community areas (i.e., unincorporated “fringe” areas adjacent to city limits).

Vision and Guiding Principles

The General Plan Vision and Guiding Principles will be used to shape the future of San Joaquin County. The Vision represents the ideal future for San Joaquin County in 2030 and paints a picture of what the County will strive to be in 20 years. The Guiding Principles represent the County’s core planning values. They establish benchmarks for the General Plan goals and policies.

Alternatives Report

The Alternatives Report describes four growth alternatives that present different future development patterns in the County. The Report is intended to help determine a course of action for how the General Plan will guide future growth and development within the County.



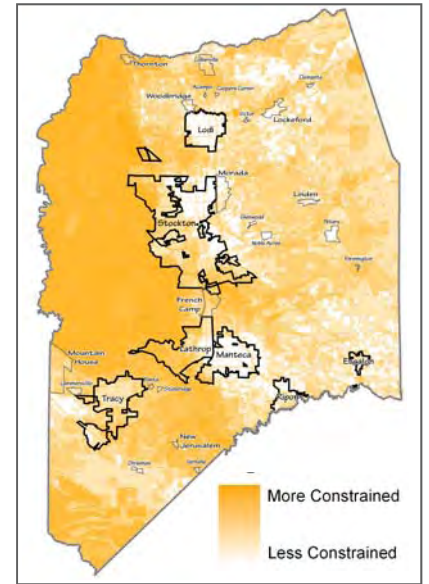
Steps in Updating the General Plan



FUTURE GROWTH OPTIONS

(Continued from page 1)

As a first step in developing the alternatives, the County analyzed, ranked, and mapped over 30 different potential development constraints and considerations, such as floodplains, agricultural land preservation, and the Delta. This analysis, also included in the Alternatives Report, describes major factors that were considered when determining where new growth could occur within the County. It describes what should be considered when thinking about which areas of the County are the least suitable or most accommodating for new growth.



Based on the constraints analysis and population and employment growth projections, the County developed the four alternatives described in the Report. While each alternative uses the same population and employment projection, they differ in how they accommodate that growth. Each alternative emphasizes growth in different areas of the County and assumes different types of development to achieve each alternative.

The Alternatives Report first describes the Base Case, which is a continuation of the Existing 2010 General Plan. The Report then describes three alternatives that would set a new direction for how the County could grow in the future. See pages 5-8 for a detailed description of the Base Case and Alternatives A, B, and C.

Once the alternatives were drafted, the County conducted an analysis to evaluate and compare each of the four alternatives. The Alternatives Report summarizes this analysis and includes over 20 different topical issues that provide an understanding of the potential implications of implementing the four alternatives. The topics were developed based on issues previously identified by the Board of Supervisors, Planning Commission, and County residents. For example, the conversion of agricultural land to urban uses was identified as a major issue facing the County. It raises concerns for the local economy and quality of life in the County. Because the alternatives vary in the amount of agricultural land converted to urban uses, this issue provides a measure to evaluate and compare the alternatives. A summary of the evaluation analysis can be found on page 10.

The Alternatives Report provides a foundation for a discussion about how the County could grow in the future and what those choices mean to residents, businesses, agriculture, and the environment. The Board of Supervisors will ultimately be responsible for choosing a preferred alternative that will be the basis for the up-

Continued on page 4



FUTURE GROWTH OPTIONS

(Continued from page 3)

dated General Plan, but before that happens the County will seek input from community members about their preferences for future County growth. While selecting one of the alternatives described in the Alternatives Report is an option, the preferred alternative will likely be made up of parts of each alternative that community members, the Planning Commission, and the Board of Supervisors feel best represents how San Joaquin County should grow in the future.

During the community workshops, residents will be asked to review the alternatives, discuss their benefits and drawbacks, and select what aspects of each alternative should be considered for developing the preferred alternative. The community workshop schedule is listed on page 12. If you can't make one of the workshops, fill out the questionnaire on page 11.

Get involved

Community Workshops

The County will hold 14 Community Workshops throughout the County to gather input on a preferred land use alternative. Workshop dates and locations are listed on the back page.

Board of Supervisors and Planning Commission Study Sessions and Hearings

The Board of Supervisors and Planning Commission will meet several times during the General Plan Update process to review milestone products and provide feedback to County staff and the General Plan Consultants. Dates and locations will be posted on the project website and published in future newsletters once they are scheduled.

General Plan Update Website

The General Plan Update website contains up-to-date information on the General Plan, including information about the upcoming workshop. You can also comment on the alternatives through the General Plan Update website. Visit the website and click on the "contact" link to provide feedback.



www.sjcpu.com

MAJOR ISSUE SCENARIOS

(Continued from page 1)

The High Speed Rail scenario describes how the rail system, completed in 2025, has made California a more competitive state in the global economy. It has brought more jobs to places throughout the San Joaquin Valley, as companies from around the world have located in Stockton, Modesto, Merced, and other major stops along the high speed rail corridor. Unemployment is down and the number of higher-wage jobs is up. Which of the alternatives takes the greatest advantage of the high speed rail system?



The Water Resources and Drought scenario describes a more grim future in which five years of consecutive drought has reduced available water supplies and the entire state has mandatory water rationing by 2025. Which of the land use alternatives can better prepare the County to deal with a future water shortage?

In the Flooding scenario the County is weathering one of the worst storms in recent history, combined with an earthquake in the Bay Area that resulted in significant shaking in the County, damaging buildings and infrastructure and weakening Delta levees. Which alternative puts the fewest residents and businesses in harm's way of a major flood?

In the Energy Cost Increase scenario gasoline prices have increased to nearly \$5 a gallon in 2030. The increase in the cost of oil and gas has led to higher home energy costs, higher food costs, and higher transportation costs for all modes of travel. What does this mean for commuters who depend on jobs in the Bay Area? The Alternatives Report describes how each of the alternatives might influence a future where energy costs are much higher.

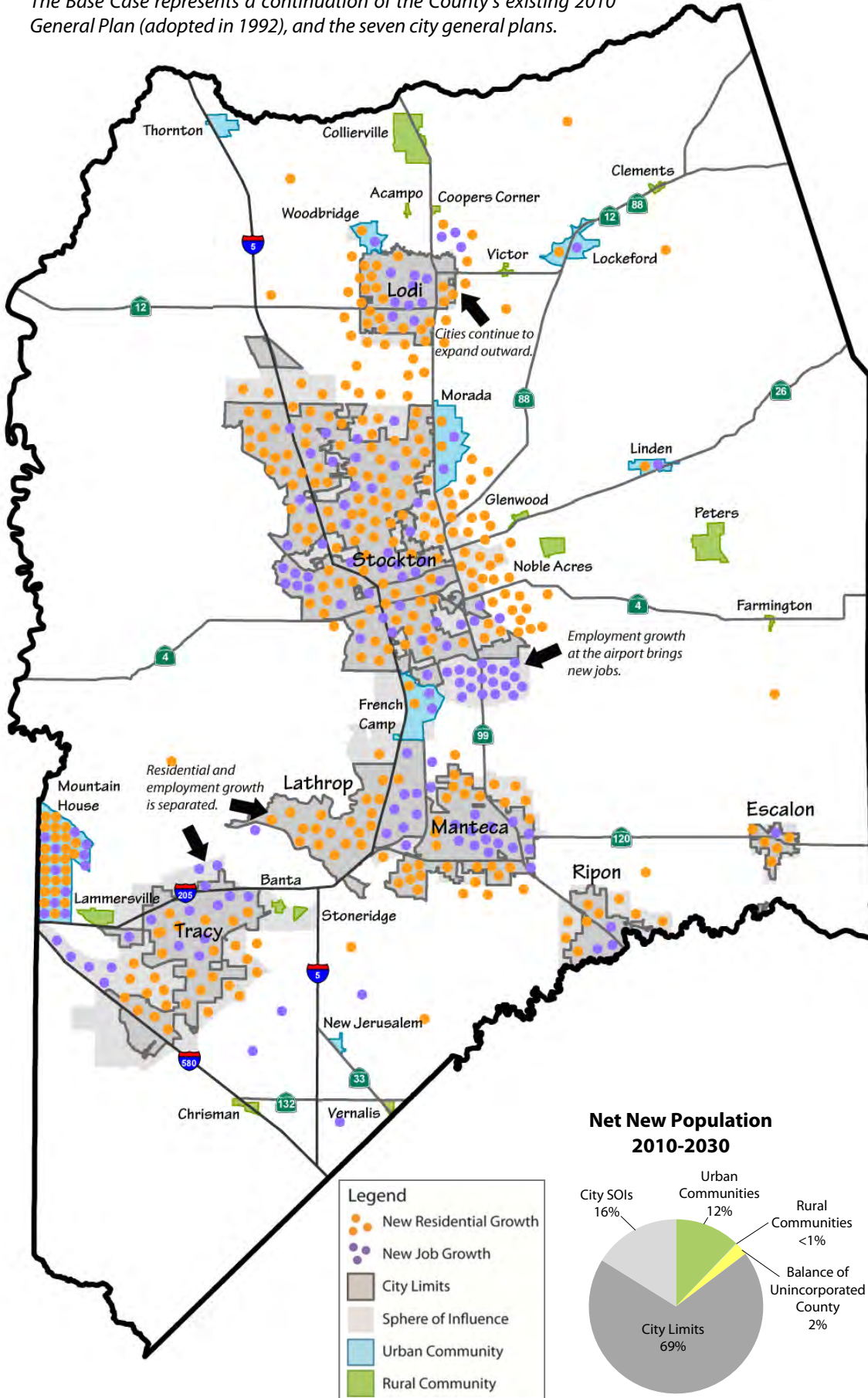


In the Peripheral Canal Scenario the State has completed construction of the canal, which diverts 15,000 cfs of water from the Delta for delivery to the San Joaquin Valley and Southern California. The project has resulted in increases in the average salinity of the Delta and the loss of roughly 1,400 acres of agricultural land. Can any of the alternatives alleviate impacts of the Peripheral Canal project?

Finally, the Fiscal Scenario describes the current fiscal crisis facing the nation. Which alternative(s) distributes new development between cities and the unincorporated County in the most fiscally-beneficial way to the County?

Base Case

The Base Case represents a continuation of the County's existing 2010 General Plan (adopted in 1992), and the seven city general plans.



Key Features:

Community

- Activity focuses within and around city downtowns and suburban centers
- Reinforces existing unincorporated community character and identity
- New development expands significantly into agricultural and open space areas

Housing

- Some new single-family homes are built in unincorporated communities
- Greatly expands suburban residential subdivisions, including single-family homes and moderate-density apartments, around cities

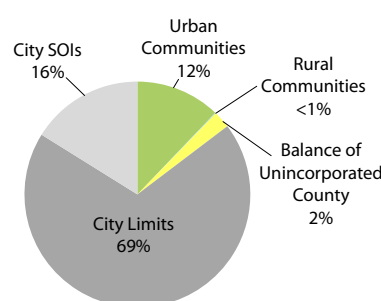
Jobs

- Most new jobs are located in retail, office, and industrial parks within and around cities
- Provides limited employment growth in unincorporated areas

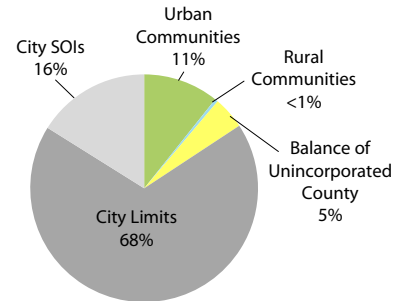
Transportation

- People rely more on cars to get to most daily destinations
- Few options are available to travel by bike, foot, or transit
- The majority of transportation funds go to building and widening roads

Net New Population 2010-2030



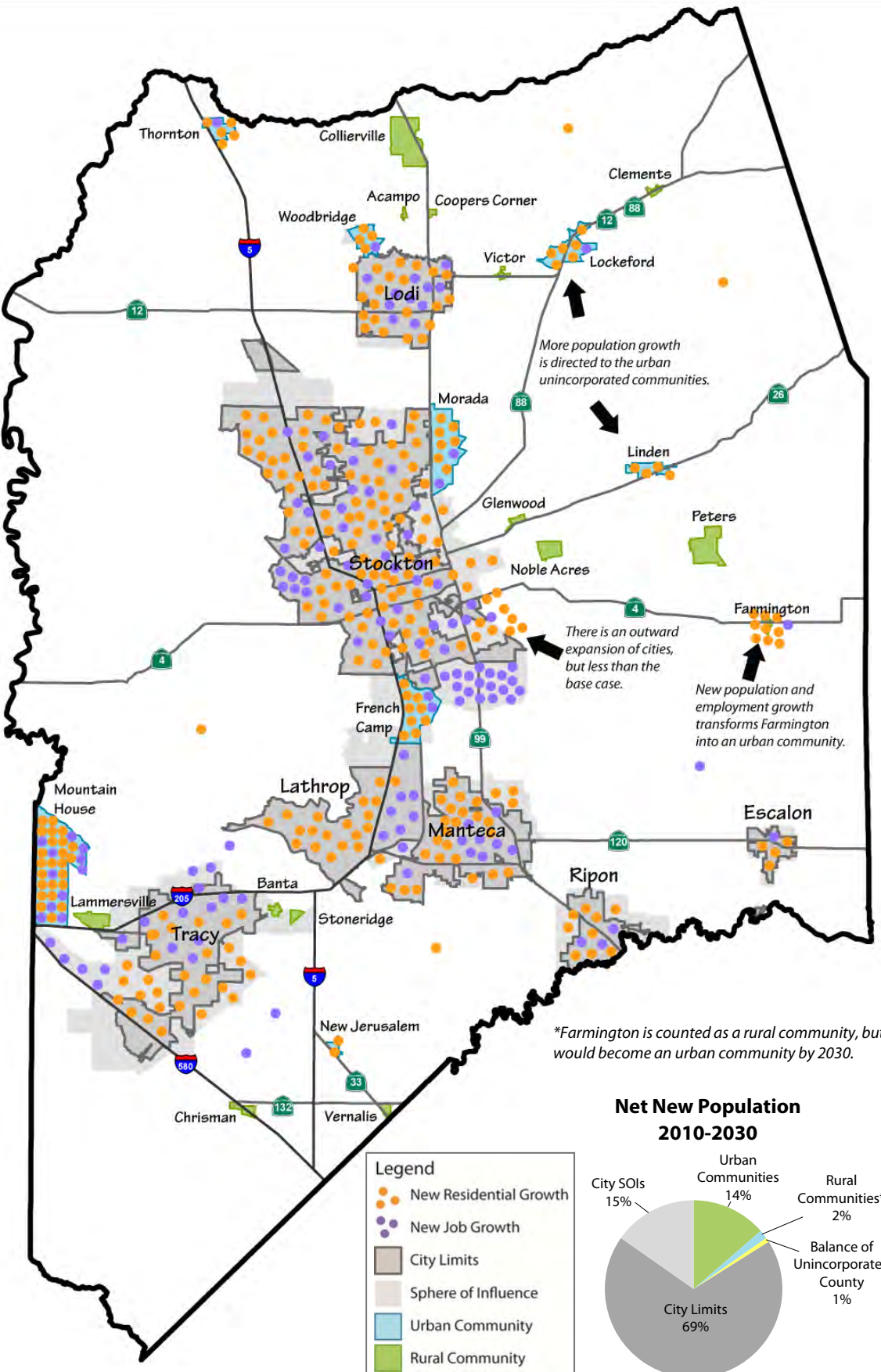
Net New Employment 2010-2030





Alternative A

Alternative A distributes population growth among the urban unincorporated communities of French Camp, Linden, Lockeford, Morada, Mountain House, Thornton, and Woodbridge.



Key Features

Community

- Activity focuses on unincorporated urban communities, city downtowns, and suburban centers
- Could result in the greatest change to unincorporated community identity and character
- New development expands into agricultural and open space areas

Housing

- Focuses new single-family housing choices in unincorporated communities
- Expands suburban residential neighborhoods, including single-family homes and moderate-density apartments, around cities

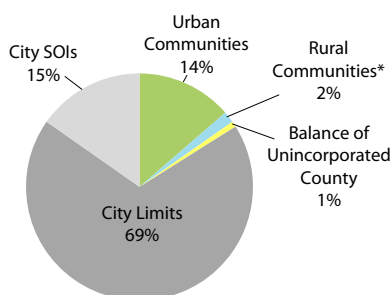
Jobs

- New jobs occur within and around cities
- Provides some new services and employment uses along urban community main streets
- Expands suburban retail and office employment in and around cities

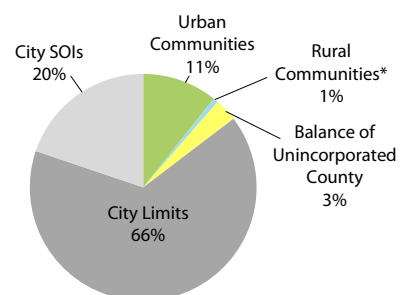
Transportation

- People rely on cars with improved options to travel by bike, foot, or transit
- Unincorporated communities expand public transit service and walking and bicycle options
- The majority of transportation funds go to expanding roads and increasing public transit to unincorporated communities

Net New Population 2010-2030

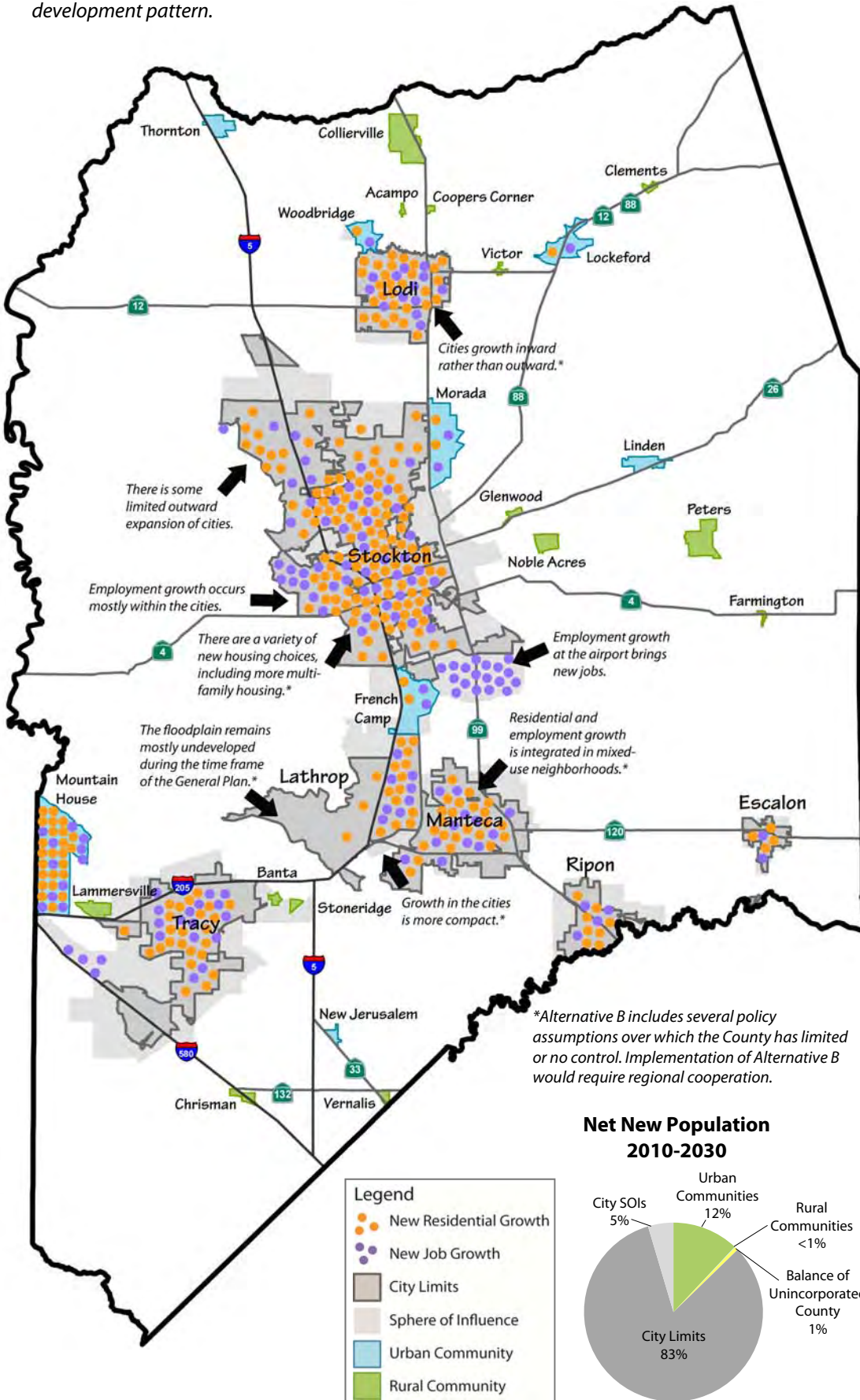


Net New Employment 2010-2030



Alternative B

Alternative B is an interpretation of the San Joaquin Council of Governments Blueprint. Alternative B focuses growth in cities and assumes a more compact development pattern.



Key Features:

Community

- Activity focuses on city downtowns and existing city neighborhood centers
- Employment and residential development integrated within cities.
- Limited investment in unincorporated communities
- Agricultural and open space areas are maintained

Housing

- Little new housing is built outside of cities
- New housing choices within cities include single-family homes, townhomes, and high-density condos and apartments

Jobs

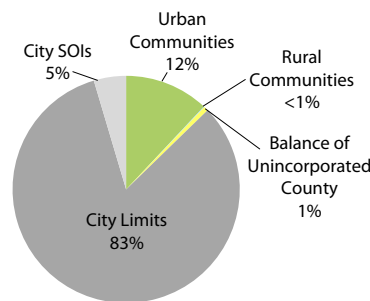
- New jobs concentrated in city downtowns along major urban corridors
- Little employment growth occurs in unincorporated areas
- Expands retail and office employment within cities

Transportation

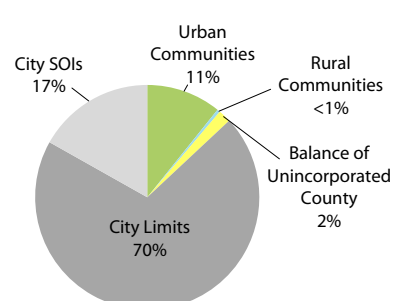
- Extensive transit services are available within and between cities and regions resulting in the least amount of traffic congestion
- People in unincorporated areas rely on cars to move around
- People in cities rely less on cars with expanded options to walk, bike, and ride transit
- The majority of transportation funds go to increasing public transit to unincorporated communities and maintaining existing roads

*Alternative B includes several policy assumptions over which the County has limited or no control. Implementation of Alternative B would require regional cooperation.

Net New Population 2010-2030



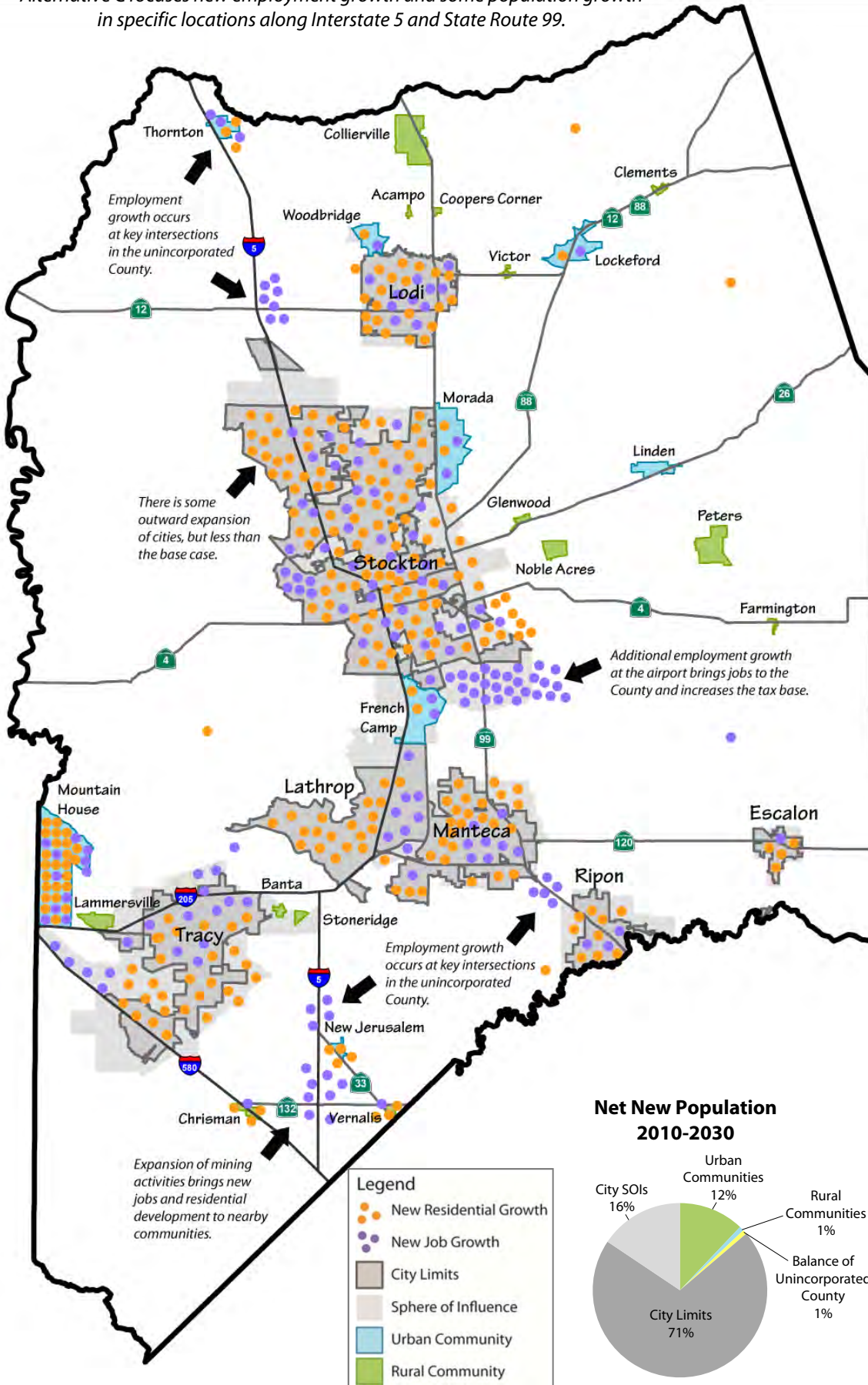
Net New Employment 2010-2030





Alternative C

Alternative C focuses new employment growth and some population growth in specific locations along Interstate 5 and State Route 99.



Key Features:

Community

- Activity focuses within and around city downtowns and suburban centers and at key interchanges in unincorporated areas
- Could result in change to identity and character of some unincorporated communities
- New development expands into agricultural and open space areas

Housing

- Focuses new single-family housing choices in some unincorporated communities
- Expands suburban residential neighborhoods, including single-family homes and moderate-density apartments, around cities

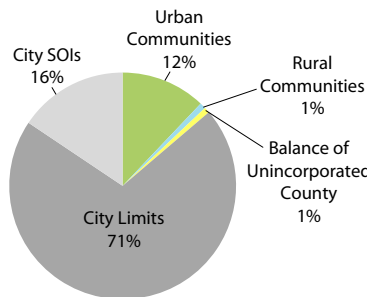
Jobs

- New jobs occur at new unincorporated employment centers and within and around cities
- Expands industrial parks and manufacturing and goods movement facilities in the unincorporated areas
- Expands suburban retail and office employment in and around cities

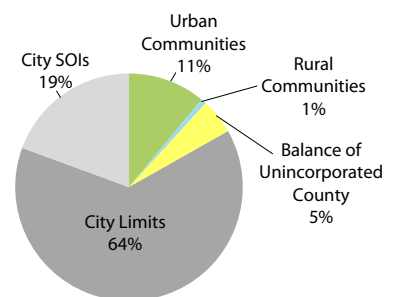
Transportation

- People rely on cars with some options to travel by bike, foot, or transit
- Truck traffic increases in unincorporated areas
- The majority of transportation dollars go to expanding and building roads

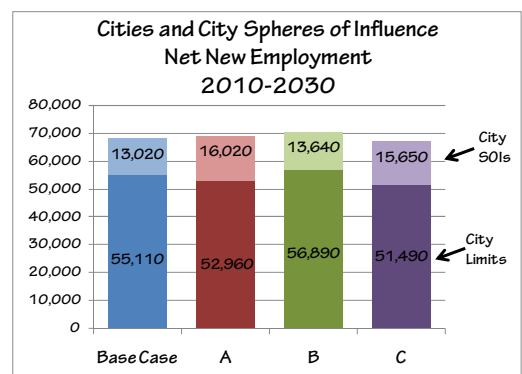
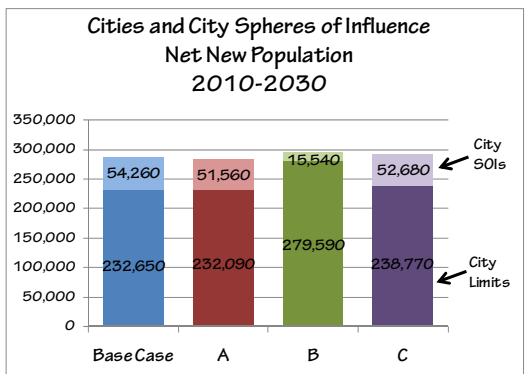
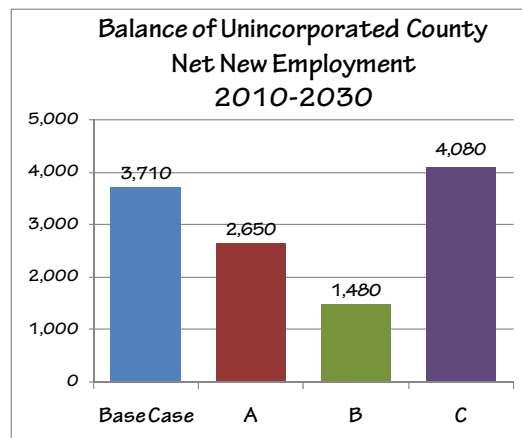
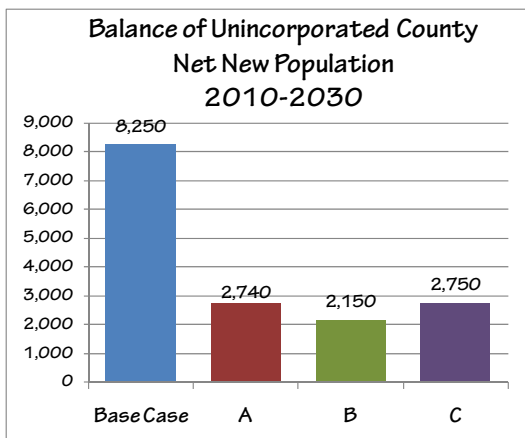
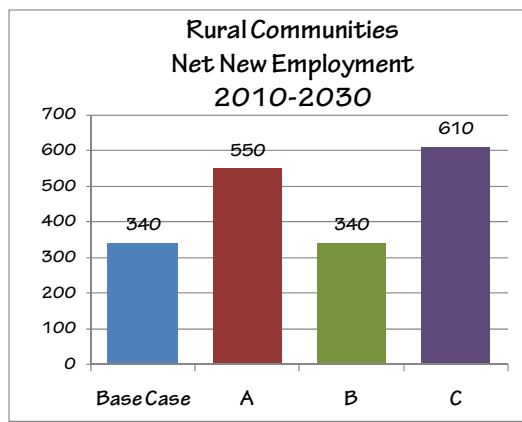
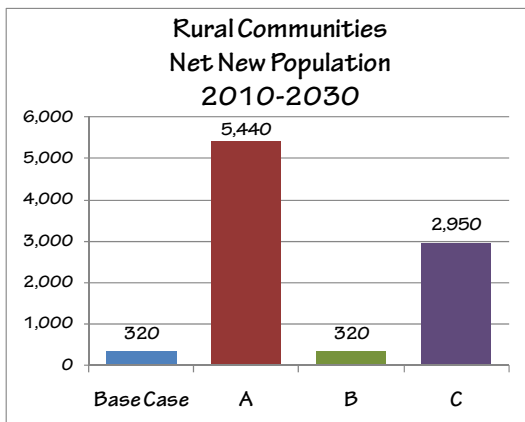
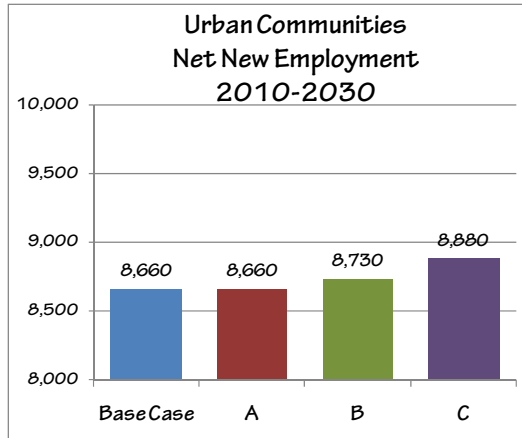
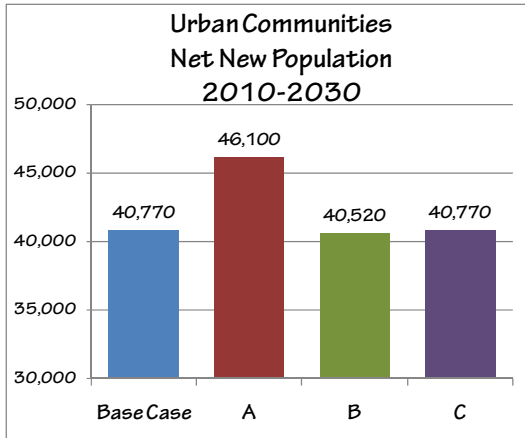
Net New Population 2010-2030



Net New Employment 2010-2030



Population and Employment by Geography



Urban Communities

- French Camp
- Linden
- Lockeford
- Morada
- Mountain House
- Thornton
- Woodbridge

Rural Communities

- Acampo
- Banta
- Chrisman
- Clements
- Collierville
- Coopers Corner
- Farmington
- Glenwood
- Lammersville
- New Jerusalem
- Noble Acres
- Peters
- Stoneridge
- Vernalis
- Victor

Cities

- Escalon
- Lathrop
- Lodi
- Manteca
- Ripon
- Stockton
- Tracy

At the community-scale, the Alternatives vary greatly:

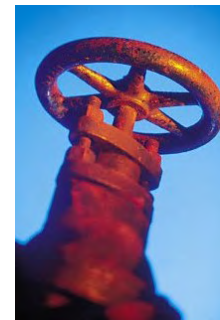
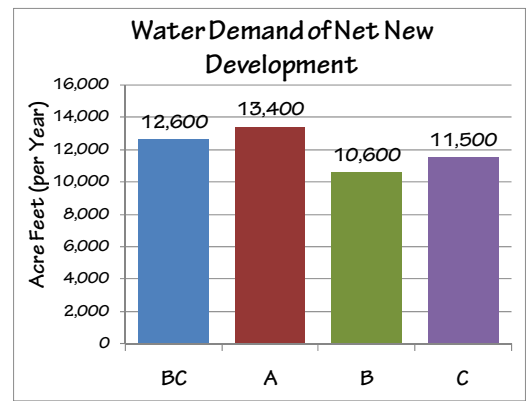
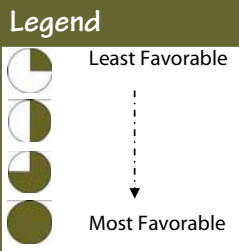
- Urban communities grow significantly under Alternative A
- Rural communities grow significantly under Alternatives A and C
- Other unincorporated areas population grows most in the Base Case
- Other unincorporated areas employment grows most in the Base Case and Alternative C
- Cities grow most in Alternative B



Evaluation Topics: Comparative Summary

The following is an excerpt from the Evaluation Topics section of the Alternatives Report. The table to the right shows how the alternatives compare with one another in terms of the topical areas discussed in the Report.

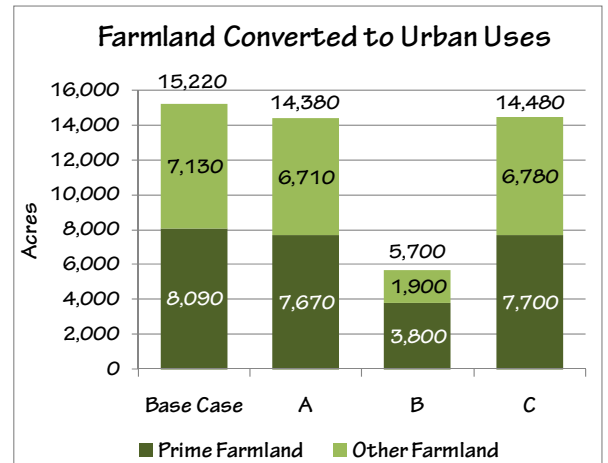
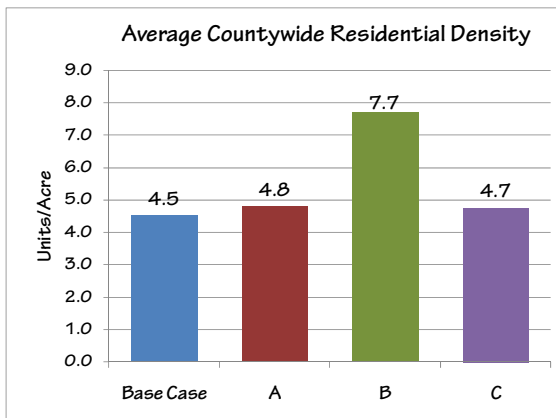
| Criteria | | Base Case | A | B | C |
|--------------------------------|------------------------------------|-----------|---|---|---|
| Land Use | Land Use Efficiency | | | | |
| | Range of Housing Types | | | | |
| | Community Identity | | | | |
| Climate Change | Greenhouse Gas Emissions | | | | |
| Agriculture | Agricultural Land Conversion | | | | |
| Transportation/Circulation | Future Airport Growth | | | | |
| | Vehicle Miles Traveled | | | | |
| | Roadway Impacts | | | | |
| Public Facilities and Services | Capacity/Demand for Infrastructure | | | | |
| | Demand for Emergency Services | | | | |
| Natural Resources | Water Supply/ Demand | | | | |
| | Aquifer Recharge | | | | |
| | Energy Consumption | | | | |
| | Biological Resources | | | | |
| The Delta | Urban Development in the Delta | | | | |
| Recreation | Demand for Parkland | | | | |
| Safety | Flood Risk | | | | |
| | Wildland Fire Hazard Risk | | | | |
| Economic and Fiscal Health | Jobs/Housing Balance | | | | |
| | Fiscal Health | | | | |
| | Property Tax Sharing | | | | |



The long-term availability of water is one of the most critical determinants for future growth and development in San Joaquin County. A finite water supply, and increasing competition for that existing supply, will

continue to test the ability of water districts and agencies to meet the increasing water demand created by new growth.

Land use efficiency is measured by the amount of urban land used per person. The less land per capita needed for homes, shopping, schools, and jobs, the more efficient the land use. Land use efficiency directly relates to the density and intensity of growth. In particular, higher average residential densities result in an increase in land use efficiency.



More compact land use patterns can result in less open space converted to urban development.

Conversion of farmland to urban uses can be reduced or minimized through increased land use efficiency and directing growth to communities not located on or near productive farmland.



Community Survey

Please complete and return the survey no later than **May 6, 2011**

Which Way, San Joaquin County?

Can't make it to a community workshop? We still want your input on how you think the County should grow in the future. Just fill in the following survey and send it to us!

Please read the following statements. How well do you think the alternatives address these topics? For each question, **choose the alternative** that you think does the **best job**. Please select only one alternative per statement.



Which alternative best reflects your hopes for the future of San Joaquin County?

What to do with this survey?

Mail it or drop it off:

Raymond Hoo, Senior Planner
San Joaquin County
Community Development Dept.
1810 E. Hazelton Avenue
Stockton, CA 95205

Fax it: (209) 468-3163

Email it: rhoo@sjgov.org

| | Base Case | A | B | C |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. Creates the type of community where I would want to live and/or raise a family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Builds the kind of housing options that I need or want in my community | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Creates the types of employment opportunities that I want in the County | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Provides me and my family with the range of transportation options we need | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Results in a future for San Joaquin County that I am excited about and would help support | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Which alternative do you like the best , overall? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6a. Why? _____ | | | | |
| 6b. What would you change or add from another alternative? _____ | | | | |

7. What type of housing would you most want to live in? Please select your favorite.

Rural ranchette
 New single-family subdivision
 Existing single-family neighborhood
 City downtown apartment or condo

8. What types of jobs do you want available? Please select your favorite.

Suburban retail/office development
 Community "Main Street" building
 City downtown
 Industrial park/manufacturing complex
 Farming operation

9. What kind of transportation investments are important to you? Please select your favorite.

Widen existing roads
 Build new roads
 Improve/expand the bus system
 Improve/expand passenger rail system
 Improve bike/pedestrian paths

Tell us about yourself!

Where do you live? If you live in San Joaquin County, which community?

Do you plan to attend the General Plan Update community workshop? Yes No

What is your age?

Under 20 50-64
 20-29 65-79
 30-49 80+

Your input is needed! Please join us at one of the community workshops!

The County will hold 14 Community Workshops throughout the County during the months of March, April, and May. We urge everyone to participate and help select a preferred growth alternative that will shape the future of San Joaquin County. The Board of Supervisors, the Planning Commission, and the Community Development Department want you to be involved so the General Plan reflects the collective vision of San Joaquin County residents. For more information, check out the General Plan Update Website (www.sjcgpu.com) or contact Ray Hoo, Senior Planner, at 209.468.3164 or rhoo@sjgov.org.

Community Workshop Dates

All Meetings Begin at 7:00 p.m.

| DATE | LOCATION | DATE | LOCATION |
|-----------------------------|--|-----------------------------|--|
| Tuesday 3/29/11 | Public Health Department, Multi-Purpose Room 1601 E. Hazelton Ave., Stockton, CA 95205 | Monday 4/18/11 | Farmington School 25233 E. Highway 4, Farmington, CA 95230 |
| Thursday 3/31/11 | Robert J. Cabral Agricultural Center 2101 E. Earhart Ave., Stockton, CA 95206 | Tuesday 4/19/11 | Lodi Grape Festival, Jackson Hall 413 E. Lockeford St., Lodi, CA 95240 |
| Monday 4/4/11 | Manteca Library 320 W. Center St., Manteca, CA 95336 | Monday 4/25/11 | First Baptist Church 17580 E. State Route 26, Linden, CA 95236 |
| Tuesday 4/5/11 | Davis Elementary School, Multi-Purpose Room 5224 E. Morada Lane, Morada, CA 95212 | Wednesday 4/27/11 | Houston Elementary School Auditorium 4600 E. Acampo Rd., Acampo, CA 95220 |
| Monday 4/11/11 | Larch-Clover Community Center 11157 W. Larch Rd., Tracy, CA 95304 | Thursday 4/28/11 | Ripon Library 333 W. Main St., Ripon, CA 95366 |
| Tuesday 4/12/11 | Escalon Library 1540 Second St., Escalon, CA 95320 | Monday 5/2/11 | Elks Lodge 19071 N. Lower Sac. Rd., Woodbridge, CA 95258 |
| Wednesday 4/13/11 | Lockeford Elementary School, Multi-Purpose Room 19456 N. Tully Rd., Lockeford, CA 95237 | Tuesday 5/3/11 | Thornton Library 26341 N. Thornton Rd., Thornton, CA 95686 |

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Raymond Hoo, Senior Planner
San Joaquin County
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

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