



**San Joaquin County
General Plan Update**

**Board of Supervisors/
Planning Commission
Joint Study Session**



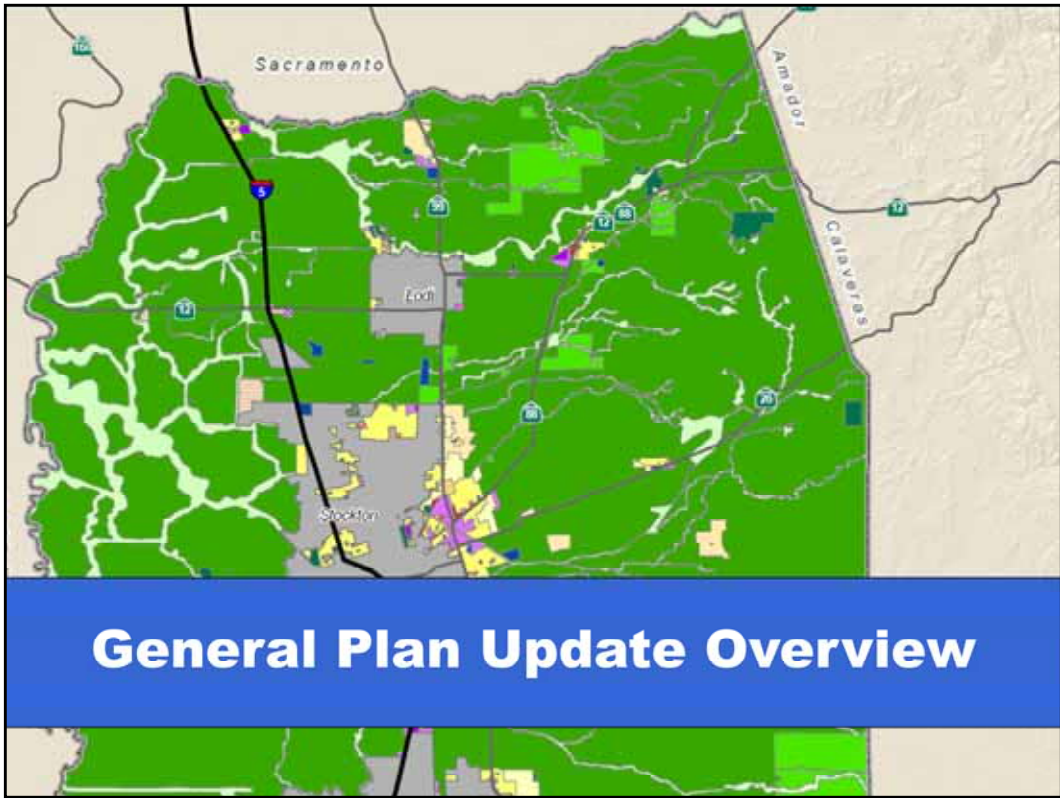
February 24, 2009

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Agenda



1. Introductions
2. General Plan Update Overview
3. Where we are in the Process
4. Emerging Issues
5. Focus Groups
6. Next Steps
7. Questions & Comments



General Plan Update Overview

General Plan Update Overview



What is a General Plan?

- Blueprint for future growth
- Goals, policies, and programs
- Addresses issues, changing conditions, and values

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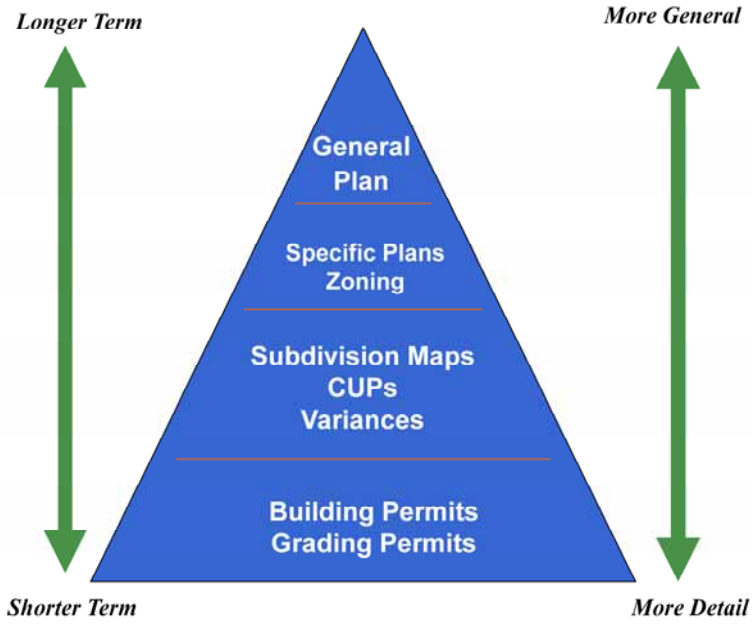
What is a General Plan

- Blueprint or “constitution” for physical development in a community.
- Long-range planning document required by State law
- Generally plans for a period of 20 to 25 years in the future.
- Addresses a comprehensive list of issues, changing conditions, and values
- Contains goals, policies, and programs that establish direction for decisions
- Includes Land Use and Circulation Diagrams directing future development and transportation improvements

San Joaquin County General Plan Update

- The County’s General Plan was last updated in 1992, nearly 16 years ago
- The General Plan Update will focus on the unincorporated communities and other unincorporated areas of the County
- Areas within incorporated cities are not included in the County’s General Plan Update process, however cities will be consulted throughout the process to gain input
- *The GPU is not a part of San Joaquin COGs Regional Blueprint process. It is a separate San Joaquin County program, however State law (SB 375) now encourages the County’s General Plan to be consistent with the plan that will ultimately be adopted out of the Regional Blueprint.*

Planning Hierarchy



General Plan Update Overview



Public Outreach

- Stakeholder Interviews
- Community Workshops
- Project Website
- Newsletters
- E-Updates
- Technical Advisory Committee (TAC)
- Focus Group meetings
- Meetings with cities
- Joint BOS/PC Study Sessions
- Public hearings



www.sjgcpu.com



Newsletters



Workshops

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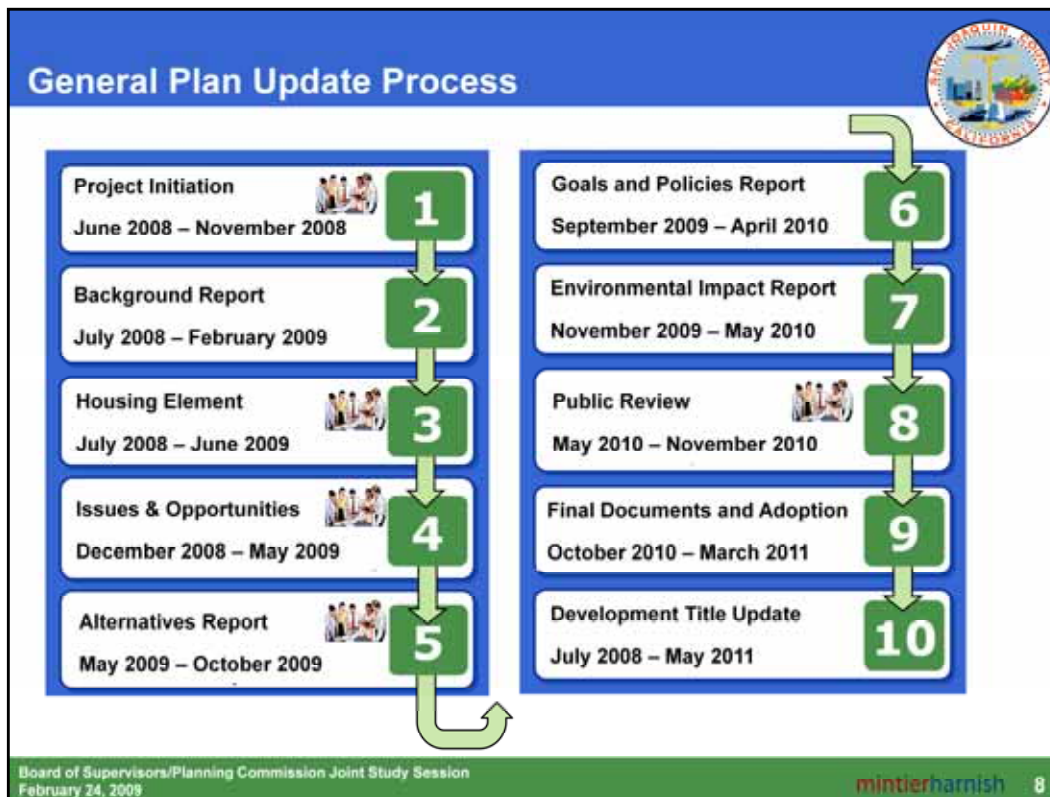
- We've conducted Stakeholder Interviews with over 40 individuals including:
 - Supervisors
 - Planning Commissioners
 - County Department Heads
 - City Community Development Directors
 - Representatives from other agencies and community organizations
- The first round of 14 Community Workshops was conducted during October and November at locations throughout the County.

General Plan Update Overview

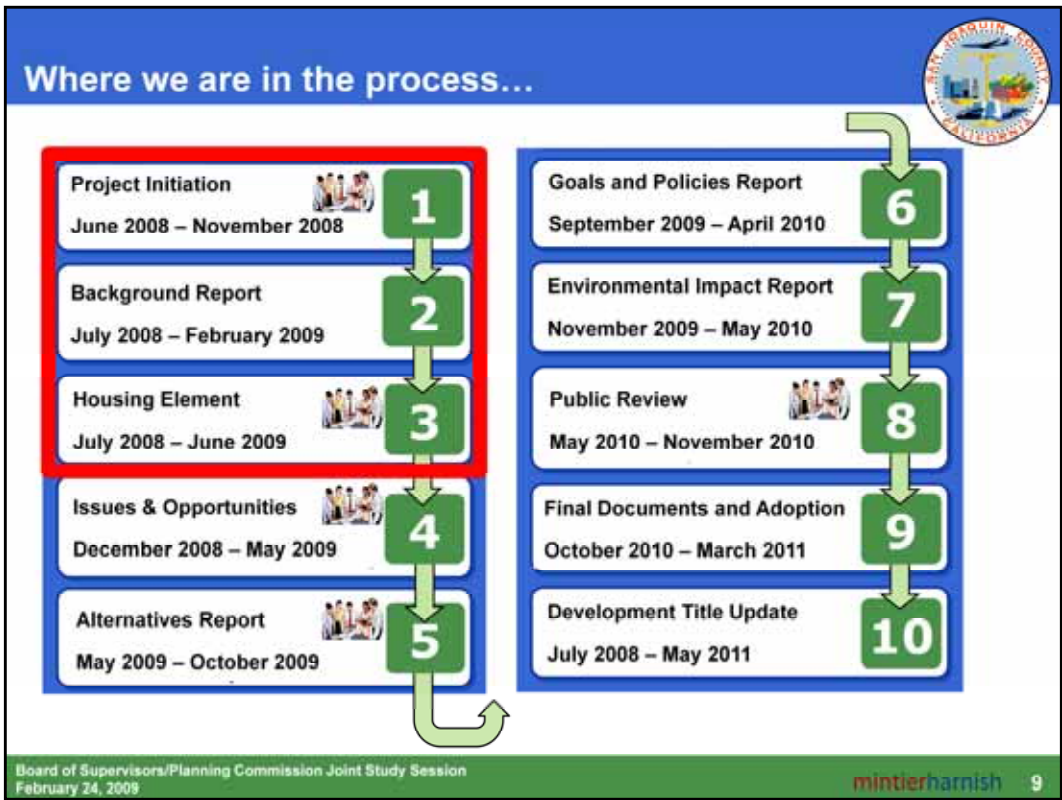


General Plan Update Products

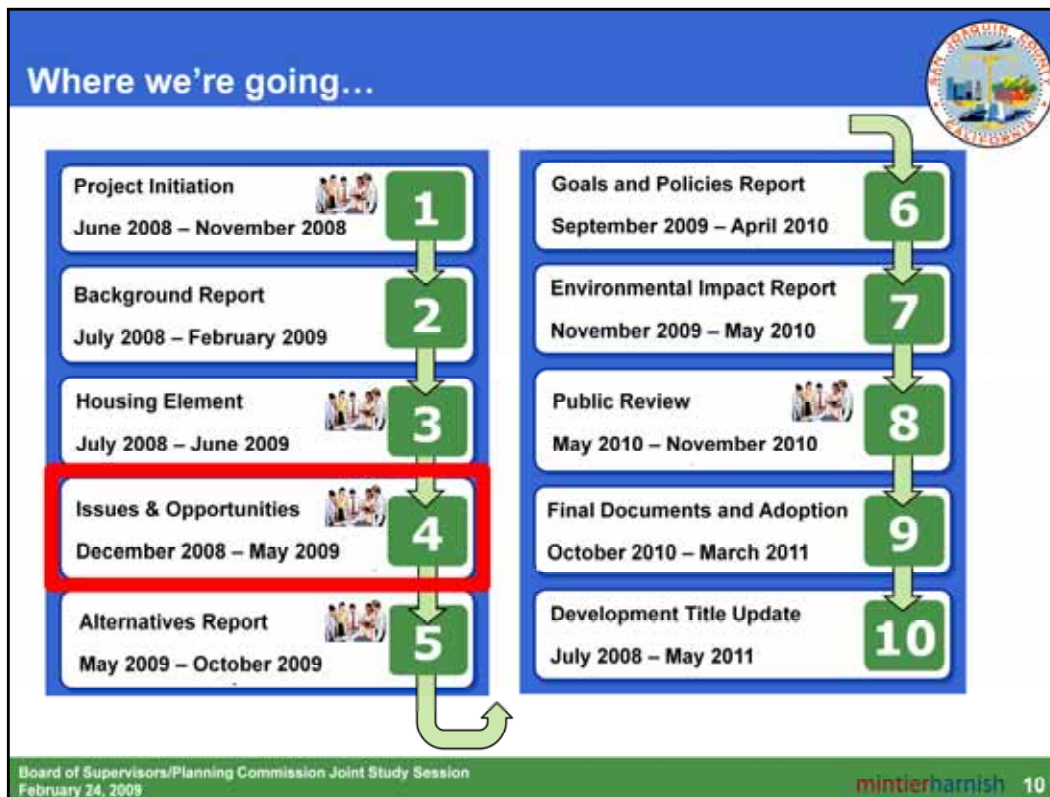
- Background Report Snapshot of where the County is today
- Issues & Opportunities..... Identifies range of concerns and choices
- Alternatives Report..... Provides different paths/ways to achieve vision
- Vision Statement..... Paints a picture of the county in 25 years
- Policy Document..... Provides the tools to achieve the vision
- Environmental Impact Report.. Identifies potential impacts and suggests ways to minimize or eliminate negative impacts



- The General Plan Update is a 3 year process that will be completed in 2011
- The Update includes ten phases, with public review of the draft General Plan and EIR expected in mid-2010
- There are three rounds of community workshops (Project Initiation, Issues and Opportunities, and Alternatives) and one Community Forum for Public Review of the Draft General Plan
- The Housing Element is also being updated, however this is on an accelerated schedule to meet State mandated adoption requirements by August 2008



- We are currently in the first three phases of the Update.

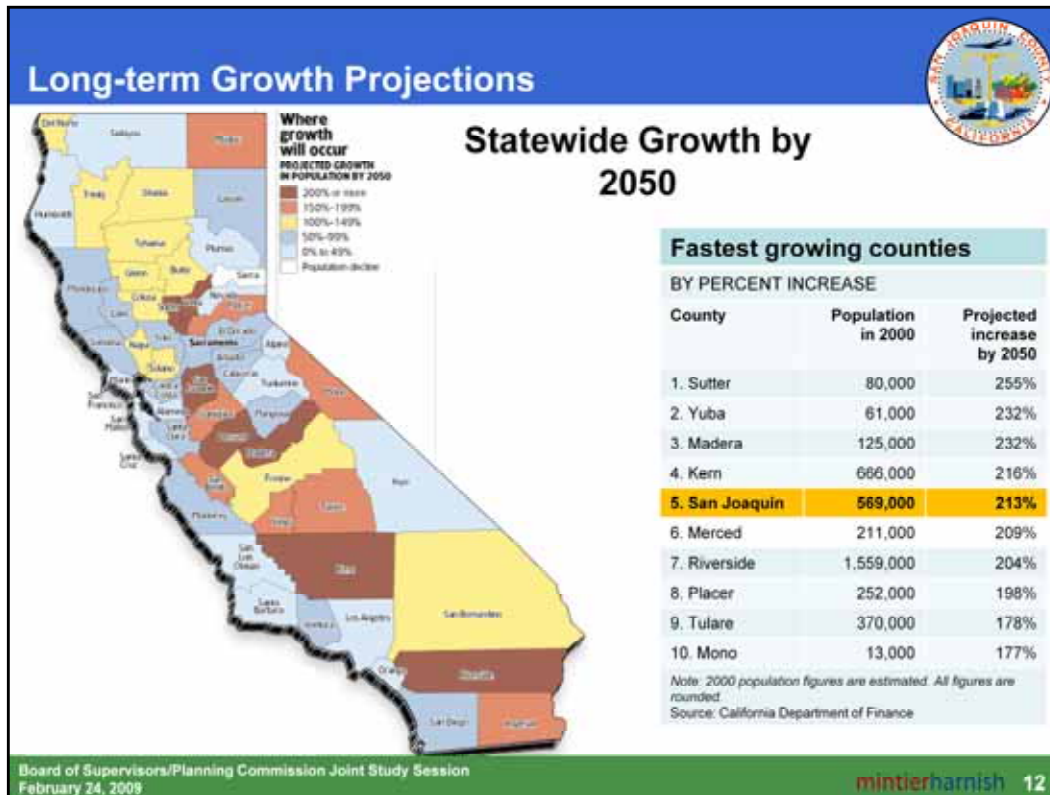


- We will meet with the PC to review the input received during the 14 Community Workshops
- Before meeting with the BOS next, we will be starting the Issues and Opportunities Phase.
- We will summarize the major Issues and Opportunities to be addressed in the General Plan.
- The Issues and Opportunities will include information from the Background Report, Stakeholder Interviews, Community Workshops, TAC, and Focus Groups.



Emerging Issues

- The following are several examples of emerging issues since the last GPU (1992).
- These, in addition to other issues, will be addressed in this GPU.
- This is not meant to be an exhaustive list, only examples of some major issues.
- These are based on what we've heard from BOS input, Stakeholder Interviews, Community Workshops, and preliminary Background Report findings.
- Additional details on issues can be found in the Stakeholder Interviews Summary and Community Workshops Summary found on the General Plan Update website.
- The Background Report will include findings that provide detailed information on issues and topics.
- The Issues and Opportunities Report will provide more detail on the biggest issues the County is facing and highlight opportunities that the County can capitalize on or preserve.

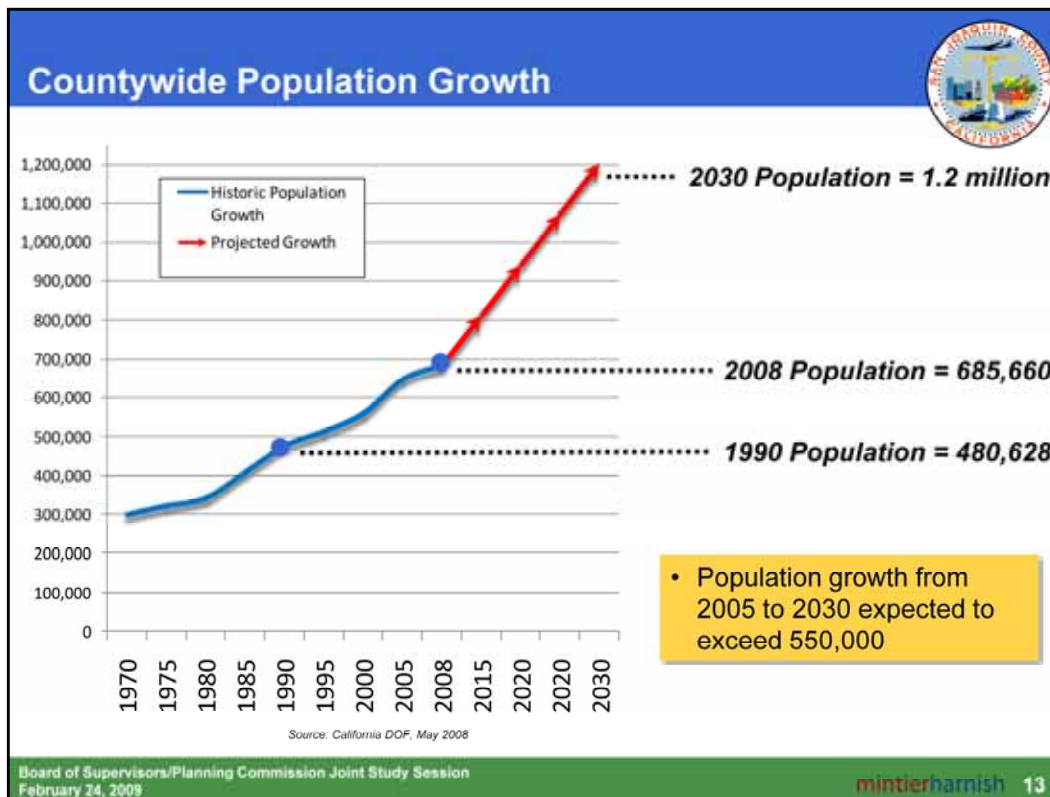


Long-term Growth

- California is expected to reach 60 million people by 2050.
- San Joaquin County is expected to grow by 213 percent by 2050, and increase of 1.21 million.
- Fifth fastest growing county in the state.

Source:

- Department of Finance



Historic Population Growth

- 1990 Population = 480,000
- 2008 Population = 685,000
- From 1970-2008 population grew by nearly 400,000.

Projected Population Growth

- Projected 2030 Population = 1.2 Million
- From 2005-2030 population is expected grow by an additional 553,000 people. A major issue of the General Plan Update will be how and where to accommodate expected growth.
- Projection developed prior to downturn in the economy, however on average, the County has doubled in population every 30 years since 1900.
- Hispanic and Asian populations are expected to grow the fastest, with about 44 percent of the County's population expected to be Hispanic by 2030.

Reasons for SJC Growth

- From 1990 to 2005 population grew an average of 2.1 percent per year.
- SJC averaged about 79 births per 1,000 women between the ages of 15 and 44 years of age. Almost 10 percent more than the state average and 12 percent greater than the national average. This trend will likely continue.
- SJC has, on average, 3,000 to 4,000 people migrate from other countries. This trend is expected to continue.

Source:

- Department of Finance

Economic Health



Unemployment rate



Area foreclosures

- Increasing tax base and revenue stream
- Attracting and retaining an educated/skilled workforce



Rough & Ready Island



Stockton Metro Airport

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Unemployment

- Unemployment in the County was nearly 13 percent at the end of 2008. (*California Employment Development Department*)

Foreclosures

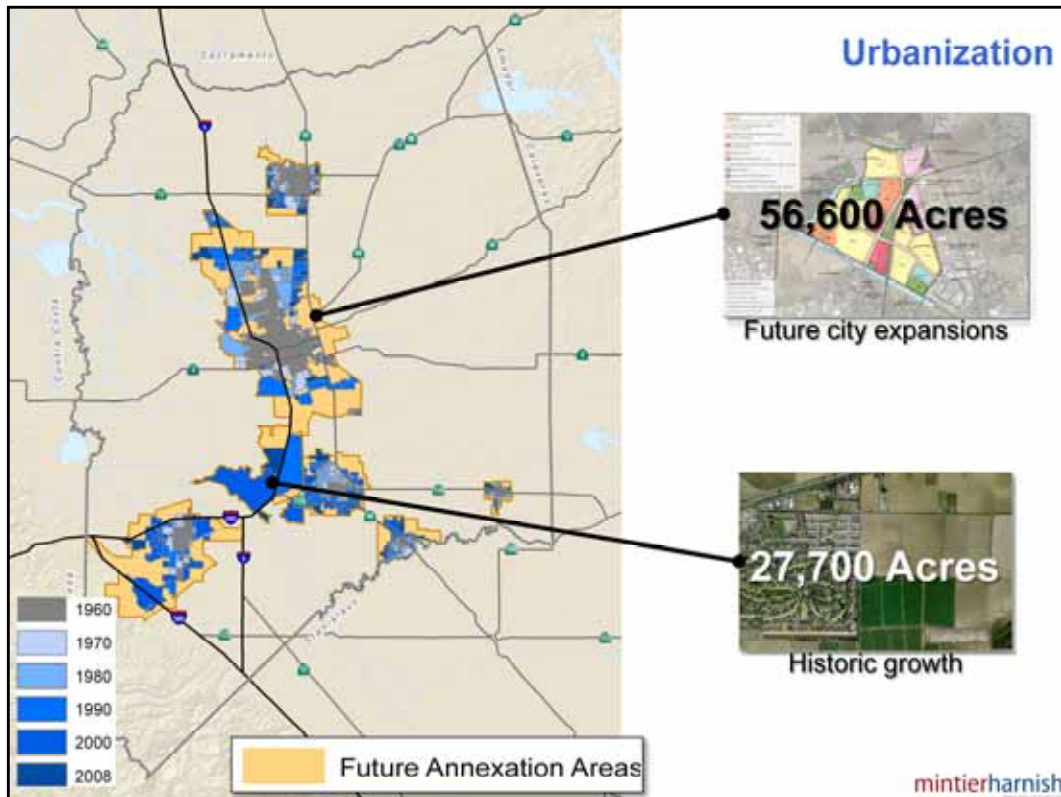
- The County has one of the highest foreclosure rates in the state and nation.
- From January 2007-August 2008 there were more than 12,000 housing foreclosures in San Joaquin County

Tax Revenue

- Tax revenues and State tax allocations are expected to be reduced.

Port & Airport

- The Port, Airport, and access to Highways make the area extremely cost effective and efficient for goods movement
- The Port is the busiest small port in California, with over 3.3 million tons of waterborne tonnage reported in 2007
- Access for Trucks continues to be a priority to increasing the Port's productivity
- The Stockton Airport is in a good position to expand with an availability of land for industry, low landing fees, and a \$10 million improvement program
- The area surrounding the Stockton Airport may experience land use conflicts as more urbanization occurs

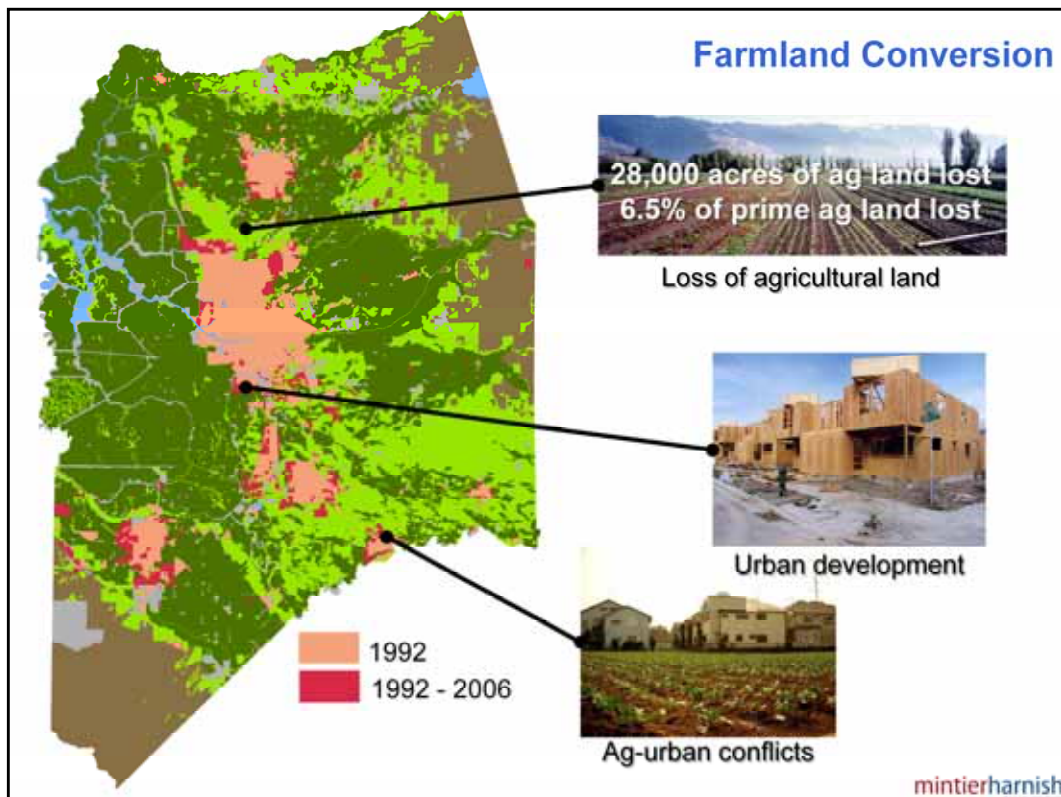


Growth of Cities

- Since 1992, about 27,769 acres have been annexed into cities.
- Cities currently (2008) cover about 90,191 acres (9.8%) of the County's 922,400 acres.

Future City Expansions

- Areas identified for future city annexations (i.e., Spheres of Influence) account for an additional 56,600.
- When combined, existing City limits plus future annexation areas account for nearly 16% of the County's total acreage.
- Even more land is contemplated for development in Cities' General Plans.

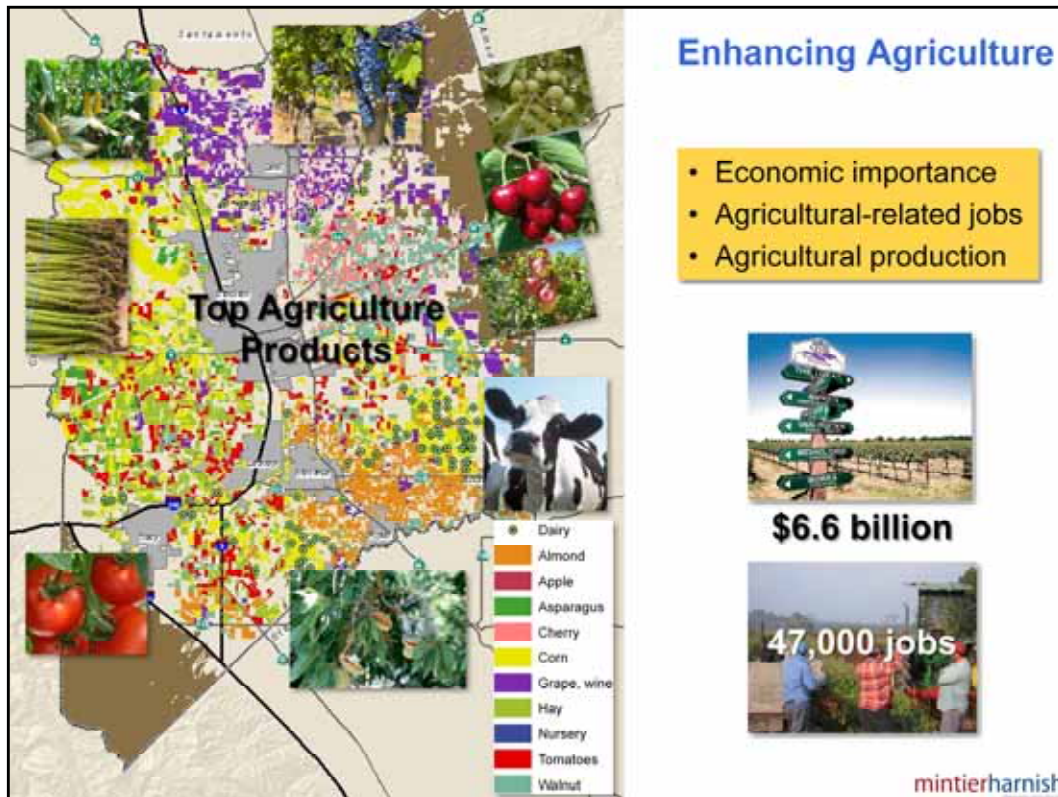


Agricultural Land Conversion

- The County lost 28,000 acres of agricultural land between 1992 and 2006, a decline of 3.5%.
- There has been a disproportionate loss of Prime Farmland. From 1992-2006, 6.5 percent of prime farmland in the County was taken out of production, as compared to a decline of 3.5 percent for all agricultural land.
- About 21,500 acres of agricultural lands were converted directly to urban uses.
- 6,500 acres of agricultural lands out of production, but not urbanized:
 - Created by low density rural residences (“ranchettes”),
 - Converted to wetlands and other natural reserves, and
 - Temporarily idle pending future development.

Urban/Agriculture Conflicts

- Urban/agriculture conflicts continue to occur along urban edges.



Protecting the Agricultural Economy

- Since 1987, County agriculture product values have tripled.
- County agriculture production market value is ranked 7th highest in the state.
- Farming generates \$6.6 billion in economic production, including crops and related activities such as food processing and transportation.
- Accounts for about 47,000 jobs or 17 percent of County employment.
- High value crops include milk, almonds, wine-grapes, tomatoes, hay, and nursery-related products
- Leads the State in production of cherries, asparagus, pumpkins, apples, grain corn, walnuts, and safflower.

Climate Change

The collage includes the following elements:

- Reduced Snow Levels:** A 3D diagram showing a mountain peak with a 'Future Snowline' (higher) and a 'Present Snowline' (lower).
- Droughts:** A photograph of a dry, brown field with sparse, dead-looking vegetation.
- Flood Events:** A photograph of a person wading through deep floodwaters next to a red triangular 'Flood' warning sign.
- Sea Level Rise:** A satellite map of the San Francisco Bay Area with red boxes highlighting coastal areas at risk of inundation.
- Heat Waves:** A photograph of a man in a white shirt and cap shielding his eyes from the sun.
- Unpredictable Weather Events:** A weather map showing a low-pressure system with associated clouds and precipitation patterns.

- State mandated requirements
- AB 32
- SB 375
- Potential lawsuits
- Climate change impacts

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State Mandates

- The State will mandate that the County reduce the production of greenhouse gas (GHG) emissions that contribute to global warming. This has occurred in both legislative actions and legal suits.
- AB 32 requires the State to reduce Greenhouse Gas emissions. The State in turn will place some of this burden on local governments as it relates to development approvals and transportation.
- SB 375 will provide incentives (e.g., reduced environmental review and access to transportation funding) to those jurisdictions whose General Plan is in compliance with the COGs Blueprint (i.e., Sustainable Communities Plan). These efforts are intended to reduce vehicular transportation and increase “infill” development.
- The California Attorney General’s Office has been threatening jurisdictions that do not adequately address global warming in their General Plans, environmental review documents, and development approvals pursuant to AB 32.

Climate Change Impacts

- The Governor has signed an executive order calling for adaptation to climate change impacts
- It is expected that Climate Change will cause an increase in the frequency and intensity of impacts and safety risks including:
 - Changes in current agriculture/farming practices/crops
 - Droughts, which will require more stable water sources
 - Sea level rise, which will cause a rise in the delta impacting levees, biology,
 - Saltwater intrusion, which will limit groundwater as a source of water
 - Flooding, which will impact the Delta and put more areas of the County at risk
 - Heat waves, which will damage infrastructure and increase demand for County resources.

Transportation



Transit options



High Speed Rail



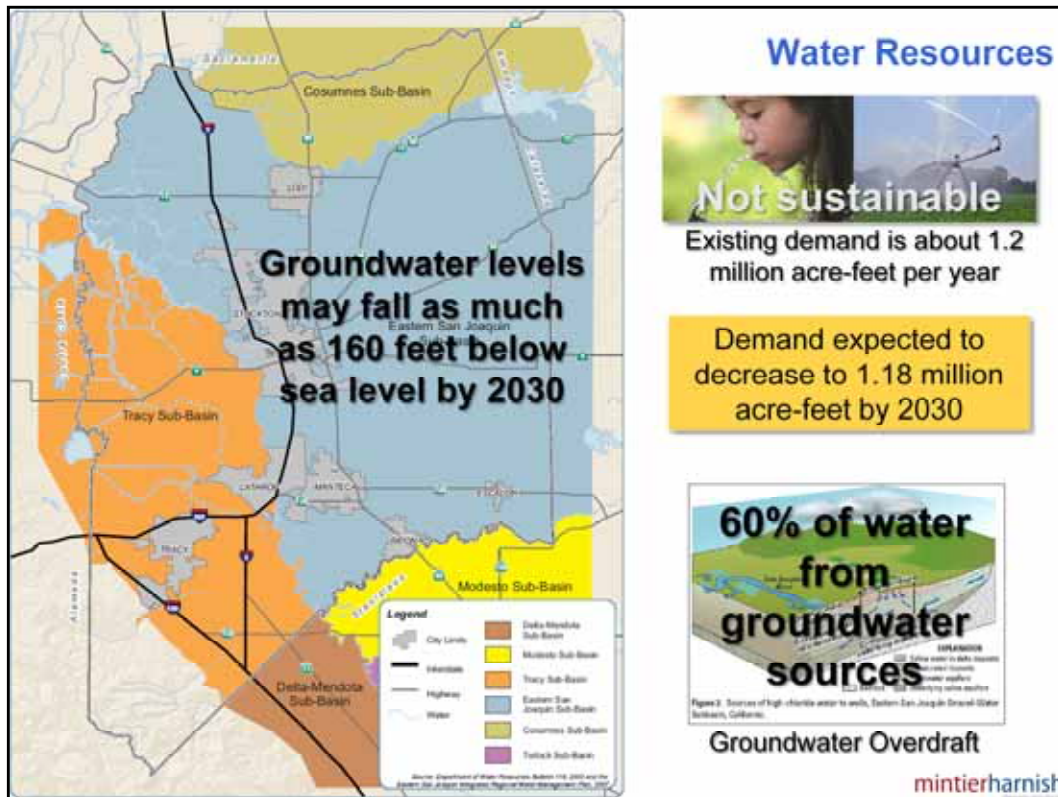
Roadway conditions

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- Highway use has outpaced local roadway use 2:1
- 37 percent of County local roads are in poor or failing condition
- Public transit demand continues to grow
- High speed rail is now planned to pass through the County; stop in Stockton

Transportation

- Between 1990 and 2007, travel on highways grew at twice the rate of travel on local (city/county) roadways (3 percent versus 1.5 percent)
- 37 percent (1,231 miles) of the County's local roadways are in poor or failing condition.
- Demand for public transit is increasing as fuel prices and congestion increase.
- Passenger rail service ridership has steadily increased over the past five years, primarily due to the Bay Area (ACE Train)



Existing Demand

- About 1.2 million acre feet/year of water is currently used in the County.
- Water demand currently exceeds sustainable supplies of water.

Future Water Demand

- Projected water demand will decrease by 2030 to 1.18 million acre-feet of water demand, a decrease of about 20,000 acre-feet.
- Reduction is based on the conversion of ag-land to urban uses that use less water than agriculture

Groundwater Overdraft

- Groundwater levels have dropped over 100 feet in some areas since 1965, an average decline of 1.5 feet per year.
- Continual overdraft has reduced the storage of the groundwater basins and the availability of water to meet future needs.
- Many areas in the County still rely heavily on groundwater as the only source of water.
- Water needs met through groundwater have doubled since 1980, from 30 percent to 60 percent of water consumption in the County
- In the East San Joaquin Subbasin water levels may fall as much as 160 feet below sea level and the saline water front would move eastward an additional two miles by the year 2020 without reduced pumping and recharge.
- The Farmington Ranch project has provided a location for groundwater recharge, however additional surface water and areas are needed to replenish the groundwater

The Delta

- Importance to region and State
- State regulations and projects
- Increasing risks to safety and economy
- Impacts of disruptions

Source: Sacbee.com; http://www.sacbee.com/1232/rich_media/1444540.html

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- The Delta (and Suisun Marsh) form the largest estuary on the west coast of North America.
- State efforts may change control of the Delta.
 - The Delta Vision Committee Implementation Report calls for a peripheral canal.
 - State projects may change the Delta (i.e., Peripheral Canal and/or loss of islands)
 - Future State efforts may change the governance structure of the Delta.
- Climate change, earthquakes, and subsidence pose a significant risk to levee failure in the Delta.
- Few levees in the Delta were constructed to meet current levels of protection, and it is expected that 10 to 20 Delta Islands will flood over the next 50 years.
- Temporary disruption of Delta water exports could cause a \$30 to \$40 billion loss to the State's economy.



Flooding

- 32 percent of the County is within Special Flood Hazard Areas (i.e., 100-year floodplains).
- Draft FEMA/DWR maps show more areas of the County in 200-year floodplains.
- Changing Federal and State regulations will likely require improvements to levees and flood insurance

Air Quality

- Exceeding Federal and State standards
- Cause of premature deaths
- High economic and social cost to residents and businesses

County contributes about 11% of PM_{2.5} to the SJVAB

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Air Quality

- Air quality in the County is among the poorest in the state, exceeding Federal and State standards.
- On average Federal ozone standards are not met 35-40 days per year and State standards are not met 100 days per year.
- For particulate matter State standards are not met for 90-100 days per year.
- The CARB estimates PM_{2.5} emissions for 2006 to be 4,289 tons annually in San Joaquin County. This equates to a contribution of approximately 11 percent of the total PM_{2.5} emissions for the San Joaquin Valley Air Basin, which includes Kern, Tulare, Kings, Fresno, Madera, Merced, and Stanislaus County. PM_{2.5} is generated primarily from exhausts and burning of fuels (e.g., wood, heating oil, or coal). PM_{2.5} can travel deeply into the respiratory tract, reaching the lungs caused health problems.
- The County has had an overall decline in air pollution violations, however some areas are still in non attainment.
- Poor air quality accounts for about 110 early deaths per year in SJC.
- Estimated to cost about \$761 million in economic value due to loss of productivity and hospitalization.



Focus Groups

Focus Groups



- Five groups
 - Agriculture
 - Natural Resources/The Delta
 - Land Use, Housing, and Economic Development
 - Transportation and Circulation
 - Services, Utilities, and Safety
- Meet throughout the process
- Provide input

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- Consists of five groups, each with 8-12 members, formed around the following topics:
 - Agriculture
 - Natural Resources/The Delta
 - Land Use, Housing, and Economic Development
 - Transportation and Circulation
 - Services, Utilities, and Safety
- Focus Groups will provide technical and policy input throughout the General Plan Update
- Focus Groups will NOT provide direct recommendations to the BOS or PC, but will work with County staff the Consultants.
- Will meet at four key points during the process to provide input on:
 - Background Report
 - Issues and Opportunities Report
 - Alternatives Report
 - Drafter General Plan



Next Steps

Next Steps



- Phase 2, Background Report
- Phase 3, Housing Element
- Phase 4, Issues and Opportunities Report

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Phase 2, Background Report

- Meet with the Focus Groups
- Prepare the Public Review Draft Background Report

Phase 3, Housing Element

- Prepare Public Review Draft Housing Element
- Conduct the 2nd round Housing Element Workshop
- Meet with the Board of Supervisors/Planning Commission

Phase 4, Issues and Opportunities Report

- Meet with the Focus Groups
- Prepare Admin Draft Issues and Opportunities Report
- Meet with the Planning Commission
- Prepare Public Review Draft Issues and Opportunities Report
- Conduct the 2nd round of Community Workshops
- Meet with the Board of Supervisors

Questions & Comments



- General Plan Update?
- Process?
- Emerging issues?
- Focus groups?
- Other questions?

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