



Blueprint ~ Valley Planner's Network

Wednesday, September 26, 2012

10:00 AM ~ 12:00 NOON @ Fresno COG

2035 Tulare St., Suite 201 Fresno, CA



Optional
Access

For Video Teleconferencing – Contact your local COG

or

Call In: 877-455-8695 ~ Code: 740166

AGENDA

1. (10:00 – 10:10) Welcome and Self Introductions
 - Notes from June 26, 2012 Meeting - Attachment 1
2. (10:10 – 10:25) Prop 84 (Round 1) – Blueprint:
 - BP Integration – Attachment 2
 - Greenprint – Attachment 3
3. (10:25 – 11:00) Regional Transportation Planning:
 - Individual COG Reports – Attachment 4
 - SB 375 Process and Timeline
 - Modeling Outcomes and Findings
 - Regional Transportation Plan (RTP)
 - Sustainable Communities Strategy (SCS)
4. (11:00 – 11:40) SJV Blueprint Higher Density Housing Market Study: *(This presentation will provide for the last comment period before the report and model are finalized for the study)*
 - Presentation by the Concord Group Highlighting the Model and Report compiled for the study
 - Model Demonstration and Training: the model includes relevant housing analysis for each City, County and Metro-area within the San Joaquin Valley and will be available for open use on the Toolkit website.
 - Group Questions and Discussion
5. (11:40 – 11:50) Update on Regional Planning efforts:
 - Toolkit
 - Smart Valley Places
 - Goods Movement Study
 - Fall Policy Conference / Blueprint Awards
6. (11:50 – 12:00) Discussion with Planners:
7. Other Items:
Next Meeting Date: - Feb 27, 2013

PARKING Yellow Level– Tulare and Van Ness underground garage – we will validate ticket

Valley Planner's Workgroup Meeting Notes

June 27, 2012

(Full MP3 audio of the meeting is available by contacting Fresno COG at (559) 233-4148)

1. Welcome and Self Introductions (0:00)

John Wright welcomed the meeting attendees, remote site location, and phone participants and asked that everyone introduce themselves (see attendance list at end of notes). There were no corrections or additions to the notes from the last meeting on February 29, 2012.

2. Prop 84 (Round 1) – Blueprint Integration: BP Integration/Smart Valley Places Joint Convention. Greenprint Briefing (5:00) *(PowerPoint presentation and handout available on-line at valleyblueprint.org)*

- a. Prop 84 Blueprint Integration (Circuit Planners) (Attachment 1) - Eric Von Berg and Rob Terry discussed:
 - i. Circuit Planners in all three regions have contacted all 46 of the smaller cities (with populations under 50,000) to gauge interest in the project. Reception has been very positive regarding the assistance being offered.
 - ii. Approximately 12-15 overarching needs/tools have been identified to provide the most impactful assistance to the collection of cities; a finalized list of these efforts is soon to come, which will be shared with the various governmental agencies and groups.
 - iii. Individual tool/project work with each of the cities is expected to begin in late summer.
 - iv. Challenges regarding plan making and implementation within the smaller jurisdictions, such as lack of staff and monetary resources, can be served by activities such as circuit planning activities; hosting the tools/templates created on the Valley Blueprint Toolkit.
 - v. County and un-incorporated lands can also be served through this circuit planning process through the use of tools placed into the toolkit.
 - vi. Discussions on the similarities and differences of city needs throughout the valley.
 - vii. Norm Allinder posed the question of how the Regional Housing Needs Allocations (RHNA) will be approached. John Wright stated that his question will be discussed under item four.

- b. BP Integration/Smart Valley Places Joint Mid-Flight Convention – May 31, 2012
Eric Von Berg and Rob Terry reported:
 - i. Held at the Modesto Convention Centre
 - ii. Attended by approximately 300 individuals
 - iii. Dovetailing efforts and coordination between the two projects continues to be strong and effective, serving both the 14 larger cities and 46 smaller cities throughout the valley.

- c. Greenprint (Attachment 2) – Clark Thompson discussed:
 - i. The description of the Greenprint, intended to look at the non-urban areas of the valley; regarding open space and conservation, etc.
 - ii. Round 1 activity will provide mostly mapping and data collection, culminating in a state of the valley report, which will provide the background for principles and strategies to be formulated in Round 2 activities.
 - iii. A major activity in Round 1 is the soon-to-come Greenprint survey, which is intended to identify those areas of most importance and concern to those in the valley.

3. Prop 84 (Round 2) Application (Attachment 3) *(see attachment emailed morning of meeting)* (32:00)

Rob Terry shared the following updates:

- The Strategic Growth Council recently announced that the Fresno COG, in behalf of all eight of the Valley COGs, was successful in their Prop 84 Round 2 application efforts to secure a 1 million dollar grant to assist in the completion of modeling updates, Greenprint implementation and SCS completion throughout the valley.
- Grant contract signing and specific deliverable discussions are anticipated to begin in late 2012 and throughout 2013.

4. Regional Transportation Planning (36:00)

- a. SB 375 Process and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Attachment 5) – Michael Sigala discussed:
 - i. Explanation of what SB 375 is and where it came from, utilizing the briefing attachment he designed to capture the process history and timeline.
 - ii. Explanation of the how the SCS is an element or component of the RTP, which is overseen at each of the MPOs. How SB375 targets fit into this process and what types of items are discussed in an SCS.
 - iii. Explanation of the valley growth scenarios and how existing land use plans are used to determine land use scenarios and how they affect GHG reduction targets.
 - iv. John Wright notated that the overall process of formulating GHG reduction targets is still coming to fruition, with questions still outstanding such as; will the targets be valley-wide? Will each county go at it alone? Will there be sub-regions that go in together? He stressed that it is imperative that local agencies and regional agencies work together as the discussion moves forward.
 - v. Michael Sigala noted that the Valley COG Directors have been working to answer the questions notated above; the California Air Resources Board (CARB), who is the decision making body regarding the approval of GHG reduction targets, does desire to see a valley unified vision and commitment. As such, they have allowed the valley MPOs to have the time to provide input into their interim targets of 5 and 10 percent reduction targets. It is anticipated that in November of 2012, the valley MPOs will take their recommendation to CARB.
 - vi. Bob Borchard discussed the challenges that the municipalities in the northern counties have had in acquiring the data to truly analyze CARBs reduction percentages.
 - vii. John Wright explained the RTP process, and what would trigger an Alternative Planning Strategy (APS), should the CARB reduction targets not be attainable within the SCS of the RTP. The overall timeline of the RTP was discussed, which sunsets in late 2013.
- b. Peer-to-peer exchange with SACOG on rural/urban connection strategies – Rob Terry reported:
 - i. This exchange has been arranged in partnership with the Local Government Commission (LGC), who has arranged for SACOG representatives to visit with agency staff in the central valley to discuss lessons learned during their first RTP/SCS process and their RUCS and IMPACS tools.
 - ii. The event is scheduled for the afternoon of July 18, 2012, at the Fresno COG offices. MPO and local agency staff have been invited and encouraged to attend.

5. Update on Regional Planning Efforts *(see attachment emailed with agenda)* **(1:08:00)**

- a. Smart Valley Places and the SJV Regional Broadband Consortium – Rachel Audino and Phil Segress discussed:
 - i. Plans for the next Smart Valley Places Convention are being formulated. At current, the expectation is to have the event in the south end of the valley sometime in the first quarter of 2013.
 - ii. The next Executive Committee meeting for the SVP program is scheduled for September 18, 2012, in Clovis.
 - iii. The Regional Fair Housing and Equity Assessment (FHEA) for the 14 SVP cities has begun, which is the first of its kind in the valley.
 - iv. Rachel has recently taken over as the project manager for the SJV Broadband Consortium. Their first move was to meet with each of the smaller cities to discuss their needs and desires regarding broadband infrastructure. In addition, a tool to analyze broadband effectiveness has been submitted for toolkit peer review.

- b. The San Joaquin Valley Planner's Toolkit (toolkit.valleyblueprint.org) – Jim Harnish reported:
 - i. An Executive Committee has recently been established, and conducted several conference calls. The responsibility of the committee is to oversee the operations of the toolkit process. Directly under this committee is the peer review network, which is a collection of approximately 35 volunteer planners and various agency staff who will review each proposed tool for inclusion into the toolkit; their reviews and recommendations are then passed on to the Executive Committee for the final decision of inclusion into the toolkit.
 - ii. Tools including Ag Mitigation, Air Quality Elements, GHG Emission Reduction Strategies, Solar Energy Facility Siting, Broadband Infrastructure Strategies, Infill/Re-use, Design Guidelines Patterns and Resources are all currently in the peer review process.
 - iii. Permanent funding is currently being sought to arrange for the long term viability of the toolkit, to avoid having to locate grant funding on a continual basis. John encouraged those attending to speak to their affiliated organizations, elected officials and management to encourage enhanced use and visibility of the toolkit and strengthen the desire for solid funding to maintain this item.

- c. San Joaquin Valley Goods Movement Study – Rob Terry reported:
 - i. The study has eclipsed its approximate half-way point, with six of the nine major tasks either completed or underway. The majority of the information up to this point has been the collecting and analyzing of data from the various modes associated with goods movement (truck, rail, air, etc.).
 - ii. The stakeholder group continues its outreach to each county and interest group to identify relevant issues relating to goods movement. Draft findings and reports should be available later in the year.

- d. San Joaquin Valley Demographic Projections – Steve Gunnells reported:

- i. John introduced Steve, stating that the demographic projections could have influence on the RTP/SCS and SB 375 target setting processes.
 - ii. Steve reported that the Planning Center, DOF, CARB, Caltrans, MPO Staff and other agency representatives met in Sacramento last week to discuss the projections. The point of the meeting was to introduce the numbers and discuss the differences between the State's projections and the Planning Center's final numbers. Six of the eight counties final numbers did fall within the 3% difference margin allowed by the State for use, with the other two Counties (Kings and Kern) currently undergoing adjustments to attain those percentages. Mohammad Khorsand asked what the feedback from the DOF was in relation to these numbers. Mr. Gunnells expressed that while there is no formal acceptance to be given, the DOF understands that final numbers within 3% of their projections are acceptable to be used, when accompanied by a legitimate methodology.
 - iii. Steve indicated that the numbers suggest several interesting trends; first, that the growth in the Valley while still substantial, is not going to be nearly what the DOF had initially projected. Next that the level of homeownership in the Valley is going to decrease slightly, giving way to more rental units being maintained. Finally, that Kern County will surpass Fresno County in terms of population around 2030.
 - iv. Bob Borchard questioned the level of overall growth throughout the valley, stating that the economic engines driving the growth (such as ag production) are failing, and the concern that this could result in an overall population decline.
 - v. Steve explained that the study was not intended to focus on economics, but more natural increase/decrease and in/out migration.
 - vi. The study is available on-line both on the valleyblueprint.org website and at fresnocog.org.
- e. San Joaquin Valley Higher Density Housing Market Study – Rob Terry reported:
- i. The draft final report and model has been submitted by the Concord Group (the consultant). The model itself is Excel based, with the report available in PDF format. Both are available for open review, and will ultimately be placed in the toolkit.
 - ii. Amongst the most interesting items within the report include the finding that a varied choice of higher density residential products is desired, and thus marketable, however, the cost-effectiveness of such development does not pencil out into the positive until approximately 2018.
 - iii. Additional access to the model can be obtained by contacting your local COG, as each BP Project Manager on staff has been given access to the model. The study will be reviewed and finalized over the coming weeks, with announcement(s) to come regarding further action and acceptance.
- f. Small Communities Network – Rob Terry reported:
- i. Announced that the Small Communities Network (SCN) and Rural Development Center (RDC), under the guidance of Ishmael at OCED at Fresno State, has continued to play a major role in working with the smaller and un-incorporated cities throughout the

valley. It is encouraged that communication to any of the rural communities include the SCN/RDC in their efforts, as they have proven to be extremely effective in the areas of information sharing and outreach efforts to these communities.

6. Discussion with Planners (1:50:00)

- John Wright discussed the potential of holding an annual meeting in relation to the Valley Planner's Network. In addition, funding for such activities was briefly mentioned. Michael Sigala suggested that the annual meeting be held in conjunction with the Fall Policy Conference.

7. Other Items (1:55:00)

Next Meeting Date is September 26, 2012.

Valley Planner's Workgroup Attendance – June 27, 2012

Attendees:

John Wright, Regional Planner
Fred Brusuelas, County of Tulare
Rob Terry, Fresno COG
Michael Sigala, Sigala Inc.
Mark Kielty, City of Tulare
Bonnie Simoes, City of Tulare
Norm Allinder, Madera County
Mohammad Khorsand, Fresno County
Kathy Chung, Fresno COG
Clark Thompson, Fresno COG
Ralph Kachadourian, Tulare County RMA
Eric VonBerg, URS Corp.
Holly Owen, Land Use Associates
Bob Borchard, Municipal Planning Services
Steve Gunnells, The Planning Center | DC&E

On the phone:

Jim Harnish, Mintier Harnish
Brad Wall, City of Modesto
Jaylen French, StanCOG
Rachel Audino, OCED at Fresno State University
Phil Segress, OCED at Fresno State University
Chris Lehn, KCAG
Karl Schoettler, Collins & Schoettler

San Joaquin Valley Blueprint Integration Project Project and Team Introduction

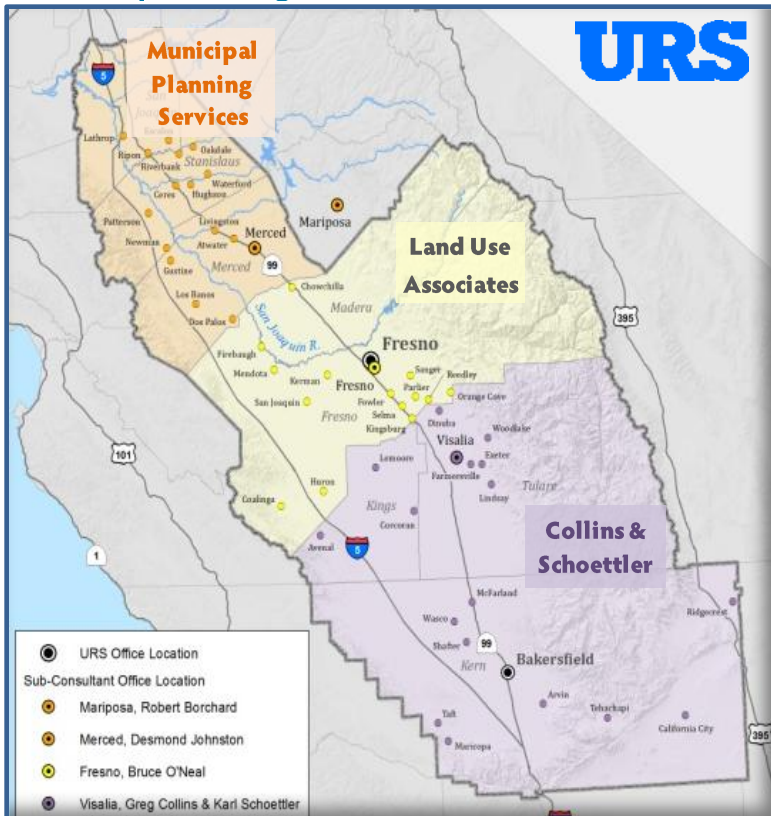
The San Joaquin Valley Blueprint Integration Project is a Valley-wide program, funded through a Round 1 Prop 84 grant, to provide support to the 46 smaller Valley cities (populations under 50,000) in integrating Blueprint Smart Growth principles into their General Plans and planning policies. The valley's eight regional planning agencies have contracted with URS Corporation to lead the effort (with Fresno COG serving as the Project Manager). The URS Team includes three planning firms, all with excellent knowledge and experience working with and for communities throughout the Valley, to serve as *Circuit Planners*. These firms, Municipal Planning Services, Land Use Associates, and Collins & Schoettler, will be providing hands-on support to city representatives to integrate the appropriate Blueprint principles into local planning programs.

Similar to the *Smart Valley Places* program, the *Blueprint Integration* project seeks to communicate the benefits of applying Blueprint principles throughout the San Joaquin Valley. The two programs combine to reach all cities in the Valley and will complement other local and regional planning initiatives, including the *Greenprint* project. The Circuit Planners will work directly and in-person with representatives of the small cities seeking assistance, an approach that responds directly to interests expressed by smaller local agencies. While involvement is completely voluntary, the project's objective is to achieve full participation.

The first phase of the Blueprint Integration program is scheduled to run through January of 2013, with outreach beginning in early 2012. Outreach will be accomplished through a variety of means, including the Circuit Planner collaboration with local representatives, workshops in each of the eight counties, and a Valley-wide workshop to be coordinated with the Smart Valley Places program. By the end of the first phase, each of the participating cities will have identified locally-appropriate strategies for integration of the Blueprint principles into local practices. This will set the stage for ongoing implementation, the details of which will be developed through subsequent phases of the Blueprint Integration Project.

If you would like additional information or have questions about the program, please contact the Fresno COG Grant Manager, Rob Terry at (559) 233-4148 or via email at terry@fresnocog.org.

URS Blueprint Integration Team



Project Management

Bob Lagomarsino, Project Manager
 916-784-3900 / bob.lagomarsino@urs.com
Eric VonBerg, Deputy Project Manager
 559-256-1458 / eric.vonberg@urs.com
Bart Bohn, Principal-in-Charge
 559-256-1470 / bart.bohn@urs.com

North Area Circuit Planner

(San Joaquin, Stanislaus, and Merced Counties)
Bob Borchard /Municipal Planning Services
 209-966-3412 / robbor@sti.net

Central Area Circuit Planner

(Madera and Fresno Counties)
Bruce O'Neal, Land Use Associates
 559-256-4250 / b.oneal@comcast.net

South Area Circuit Planner

(Kings, Tulare, and Kern Counties)
Greg Collins / Karl Schoettler
 Collins & Schoettler
 559-734-8737 / greg@weplancities.com /
karl@weplancities.com

Blueprint Integration

Circuit Planner Activity Status Updates

As of September 12, 2012



North Area

City	County	BPI Tool	Tool Confirmed by Circuit Planner	Agreement Ltr sent to FCOG from URS	Agreement Ltr mailed by FCOG	City Signed Ltr	Notes
Lathrop	San Joaquin						Met with staff and are reviewing options
Ripon	San Joaquin						Met with staff and are reviewing options
Escalon	San Joaquin	General Plan Audit	08/29/12	09/06/12	09/10/12		
Ceres	Stanislaus	Parks Master Plan	08/17/12	08/28/12	08/29/12		
Riverbank	Stanislaus	Bicycle Plan	08/17/12	09/06/12	09/10/12		
Paterson	Stanislaus	Zoning Performance Standards	08/17/12	09/06/12	09/10/12		
Oakdale	Stanislaus	BP Zoning Consistency Audit	08/17/12	08/28/12	08/29/12		
Newman	Stanislaus	General Plan BP Implementation Checklist	08/21/12	08/28/12	08/29/12		
Waterford	Stanislaus	City Design Standards	08/17/12	09/06/12	09/10/12		
Hughson	Stanislaus	Mixed Use Standards	08/21/12	09/06/12	09/10/12		
Los Banos	Merced	Bike Master Plan	08/17/12	08/28/12	08/29/12		
Atwater	Merced						City Planning staff very limited and have been non-responsive; City contemplating bankruptcy. Preparing letter to explain assistance CP can provide
Livingson	Merced	Community Art/Mural Standards	08/17/12	09/06/12	09/10/12		
Gustine	Merced	Development Review Standards	08/21/12	08/28/12	08/29/12		
Dos Palos	Merced	General Plan Blue Print Consistency	08/21/12	08/28/12	08/29/12		

Central Area

City	County	BPI Tool	Tool Confirmed by CP	Agreement Ltr to FCOG	Agreement Ltr mailed by FCOG	City Signed Ltr	Notes
Chowchilla	Madera	Design Guidelines	08/03/12	08/23/12	08/27/12		
Reedley	Fresno	Multi-Family Design Guidelines	08/16/12	08/28/12	08/29/12	09/05/12	
Sanger	Fresno	General Plan Audit Tool	07/31/12	08/28/12	08/29/12		
Selma	Fresno	Small-Lot Residential Design Guidelines	08/08/12	08/28/12	08/29/12		
Coalinga	Fresno	Small-Lot Residential Design Guidelines	08/03/12	08/23/12	08/27/12		
Kerman	Fresno	Small-Lot Residential Design Guidelines	07/30/12	08/23/12	08/27/12	08/29/12	
Parlier	Fresno	Bike Master Plan	08/20/12	09/11/12	09/12/12		
Kingsburg	Fresno	Zoning Audit Tool	08/16/12	08/23/12	08/27/12		
Orange Cove	Fresno	General Plan Review	08/17/12	08/28/12	08/29/12		
Mendota	Fresno	General Plan Audit Tool	08/01/12	08/23/12	08/27/12	08/29/12	
Huron	Fresno	Zoning Audit Tool	07/31/12	08/23/12	08/27/12	09/10/12	
Firebaugh	Fresno	Bike Master Plan	08/15/12	08/23/12	08/27/12		
Fowler	Fresno	General Plan Audit Tool	08/03/12	08/23/12	08/27/12	08/29/12	
San Joaquin	Fresno	Draft General Plan Review	08/10/12	08/28/12	08/29/12		

South Area

City	County	BPI Tool	Tool Confirmed by CP	Agreement Ltr to FCOG	Agreement Ltr mailed by FCOG	City Signed Ltr	Notes
Chowchilla	Madera	Design Guidelines	08/03/12	08/23/12	08/27/12		
Reedley	Fresno	Multi-Family Design Guidelines	08/16/12	08/28/12	08/29/12	09/05/12	
Sanger	Fresno	General Plan Audit Tool	07/31/12	08/28/12	08/29/12		
Selma	Fresno	Small-Lot Residential Design Guidelines	08/08/12	08/28/12	08/29/12		
Coalinga	Fresno	Small-Lot Residential Design Guidelines	08/03/12	08/23/12	08/27/12		
Kerman	Fresno	Small-Lot Residential Design Guidelines	07/30/12	08/23/12	08/27/12	08/29/12	
Parlier	Fresno	Bike Master Plan	08/20/12	09/11/12	09/12/12		
Kingsburg	Fresno	Zoning Audit Tool	08/16/12	08/23/12	08/27/12		
Orange Cove	Fresno	General Plan Review	08/17/12	08/28/12	08/29/12		
Mendota	Fresno	General Plan Audit Tool	08/01/12	08/23/12	08/27/12	08/29/12	
Huron	Fresno	Zoning Audit Tool	07/31/12	08/23/12	08/27/12	09/10/12	
Firebaugh	Fresno	Bike Master Plan	08/15/12	08/23/12	08/27/12		
Fowler	Fresno	General Plan Audit Tool	08/03/12	08/23/12	08/27/12	08/29/12	
San Joaquin	Fresno	Draft General Plan Review	08/10/12	08/28/12	08/29/12		

The San Joaquin Valley Greenprint Survey Invitation

The San Joaquin Valley Greenprint will document how natural resources support the 8-county San Joaquin Valley's economy, health, and quality of life, and will identify strategies that may be used to guide stewardship of land, water and living resources.



[Join our mailing list](#)

This is an open invitation to respond to a survey before the October 5, 2012 deadline. You are welcome to forward this invitation to anyone you think will be interested in participating. This survey is intended to give us a very broad idea of the natural resource issues and challenges that are of concern to a wide range of stakeholders from throughout the San Joaquin Valley. Your responses will be used to guide the Greenprint Steering Committee as it prioritizes the collection of data, reviews the natural resource policies in place across the valley, and formulates plans for involving the largest number of people possible from across the region in the discussion. Please, take a few moments to share your opinions on these crucial issues.



All questions in the survey are optional. You may answer all or only some of them. To assist us in understanding the importance of issues to different groups of stakeholders, please answer the section titled "Please tell us a little about yourself" regardless of what other questions you answer.

The survey will have two sections that will be collected independently using a secure survey collection system to ensure that your responses to the first section cannot be connected to the second section.

1. The first section will be completely anonymous and will ask you to rank a list of natural resources for protection/restoration and to present your opinions on the strategies and policies currently in place across the San Joaquin Valley.
2. The second section will allow you to voluntarily give us your contact information if you wish to receive further information and to volunteer to be a member of a subcommittee of the Greenprint. This information will be used only to keep you informed of the progress of the Greenprint.

Please, take some time to respond to the survey at the following link:

<http://www.valleyblueprint.org/greenprint.html>

Thank you,

The San Joaquin Valley Greenprint Team

For questions or problems with the survey please contact:

Nathaniel (Nate) Roth
Information Center for the Environment
Department of Environmental Science & Policy
University of California, Davis
1 Shields Ave
Davis, CA 95616
nero@ucdavis.edu
530-754-6212

For questions about the San Joaquin Valley Greenprint please contact:

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Individual COG RTP/SCS Status Updates
(from North to South)

San Joaquin (SJCOG)

A Request for Qualifications (RFQ) for the SJCOG RTP EIR was released on 8/17/12, with the submittal period running through 9/14/12. The NOP can be accessed on the SJCOG webpage at <http://www.sjcog.org/docs/pdf/RFP/2013rtp.eir.pdf>. Contract approval is expected at the September 27, 2012 SJCOG Board Meeting, with work to commence in October of 2012; with project completion in late October 2013.

Questions or correspondence should be directed to Tanisha Taylor or Diane Nguyen @ SJCOG.

Stanislaus (StanCOG)

In conjunction with the RTP, StanCOG is currently working with an SCS Steering Committee, primarily comprised of 14 members, including representatives from each City, various transportation committees, a Policy Board Member, LAFCO and a Citizen's Advisory Committee representative. In addition, outreach partners include various interest and stakeholder groups throughout the County, which list continues to grow. Activities are on-going, and scheduled to complete in October of 2013. Questions or correspondence should be directed to Jaylen French at StanCOG.

Merced (MCAG)

MCAG has begun its RTP/SCS process. An Outreach Strategy and SCS Participation Plan is scheduled for adoption in September. MCAG will conduct three rounds of public outreach and workshops. This Fall, sessions will be informational and focus on visioning. Round 2 in the Spring will discuss choices, tradeoffs, and fine-tune scenarios of land use and transportation for the Draft RTP. Round 3 next Summer will be workshops and outreach on the Draft RTP, SCS, and EIR. Parallel to the outreach process, MCAG will conduct the necessary technical work and prepare background information and reports through the Fall and Winter of 2012-2013. The EIR will be prepared by a consultant (RFP schedule to be determined).

Questions should be directed to Matt Fell at MCAG.

Madera (MCTC)

MCTC recently conducted the RFP and interviewing process to obtain a consultant to develop the RTP/SCS, and to conduct the EIR process. The RFP for said activities went out 8/1/2012, with proposals due by 8/17/12. Board approval of the recommended consultant is expected September 19, 2012, with work to commence in early October, 2012 and complete in early November 2013.

Questions should be directed to Kasia Thompson at MCTC.

Fresno (Fresno COG)

As required by CEQA law, a Notice of Preparation (NOP) for the Fresno COG RTP/SCS Program EIR was released on 8/27/12, with the submittal period running through 9/28/12. The NOP can be accessed on the Fresno COG webpage at <http://fresnocog.org/rtp>, and by clicking on the NOP link.

The Fresno COG Policy Board recently approved the formation of an RTP Roundtable, comprised of 16 seats that allow for one staff person from each member agency; 2 seats for tribal representatives; 16 seats open to a variety of interest groups and 1 “at large” seat. The purpose of the RTP Roundtable is to support the Fresno COG staff and COG standing committees in their development and preparation of the 2014 Regional Transportation Plan and Sustainable Communities Strategy.

Fresno COG staff developed the Draft 2014 Fresno COG RTP Public Outreach Strategy which is a detailed public outreach strategy outlining specific public engagement tools Fresno COG plans to implement during the development of the 2014 Fresno COG RTP. The Strategy includes a public participation plan for the Fresno County Sustainable Communities Strategy. The Draft 2014 Fresno COG RTP Public Outreach Strategy is supplemental to Fresno COG’s Public Participation Plan, the overarching outline of how and when Fresno COG will conduct public outreach.

In conjunction with outreach and roundtable activities, the Fresno COG is also overseeing the operation of several technical working groups to assist in the updating of the RTP and formulation of the SCS. Those interested in being involved are encouraged to contact Barbara Steck, Deputy Director, at the Fresno COG.

Kings (KCAG)

KCAG’s RTP/SCS State-mandated timeline is extended by one year, as compared to the other Valley COGs. As a result, the RFP process for consultant assistance is

tentatively scheduled to begin in approximately six months, with a project completion date of late 2014. Questions should be directed to Bruce Abanathie or Chris Lehn with KCAG.

Tulare (TCAG)

An RFP for consultant services to conduct the EIR for the 2014 TCAG RTP/SCS, plus additional on-call services, was released on August 9, 2012, with a submission deadline of September 14, 2012. It is expected that the Board will make the final selection in mid-October 2012, with work to commence in mid-November 2012. Project completion is scheduled for November of 2013, with on-call services to be on-going, as needed. Questions should be directed to Cynthia Echavarria at TCAG.

Kern (Kern COG)

Kern COG staff is reviewing the target setting process and incorporating the Land Use Model into the Model Improvement Program. Preliminary model runs are encouraging and preliminarily show a 6% reduction in VMT. Kern COG has also retained a consultant for modeling support.

Cycle 1 of the RTP/SCS public outreach is complete with sixteen (16) meetings held in Kern County. Staff is in the process of developing web-based and in person activities for Cycle 2 outreach. Kern COG will focus on established organizational meetings to gain input as well as local fairs and festivals. Kern COG retained PMC to prepare a 2014 Preliminary RTP/SCS. The purpose of the preliminary document is to develop the policy framework for satisfying the requirements of Senate Bill 375 and provide an opportunity for Kern COG member agencies and area stakeholders to have an early look at how the existing 2011 RTP will need to be updated to comply with state requirements.

Questions can be directed to Becky Napier with Kern COG.



Higher Density Housing Market Study

Valley Planners Network Briefing
9.26.2012



THE CONCORD GROUP

RFP's 5 Tasks

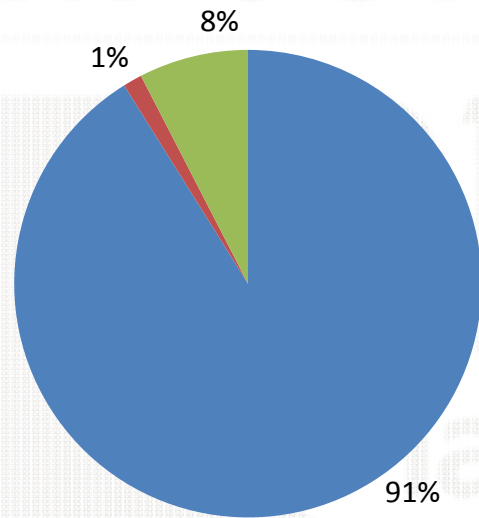
1. Prepare a housing demand model for the San Joaquin Valley by product type and location
2. Produce demand studies for each of the eight counties, four major metropolitan areas (Bakersfield, Fresno, Modesto, Stockton) and various small towns/cities with populations below 50,000
3. Identify the demographic, economic and/or social factors which are projected to influence the future demand for high density residential housing types
4. Clarify the attributes that are driving/defining the San Joaquin Valley housing market and submarkets
5. Indicate how the elements of affordability and geographic location play a role in the placement of higher density housing and how these items affect the types of development desired/achieved

Key Conclusions

- The region is a growing, affordable and attractive location positioned between two of the world's most dynamic economies
- In order to grow at levels forecast by The Planning Center, appropriate densities need to be available to support future ownership and rental households given the current 57%-43% split between owners and renters.
- The region has historically under-delivered higher density housing, particularly for renter households.
- Slow recovery from the recent housing boom-bust cycle challenges the region's real estate economy.
- Development feasibility for higher density ownership housing is challenged near-term by low home prices.

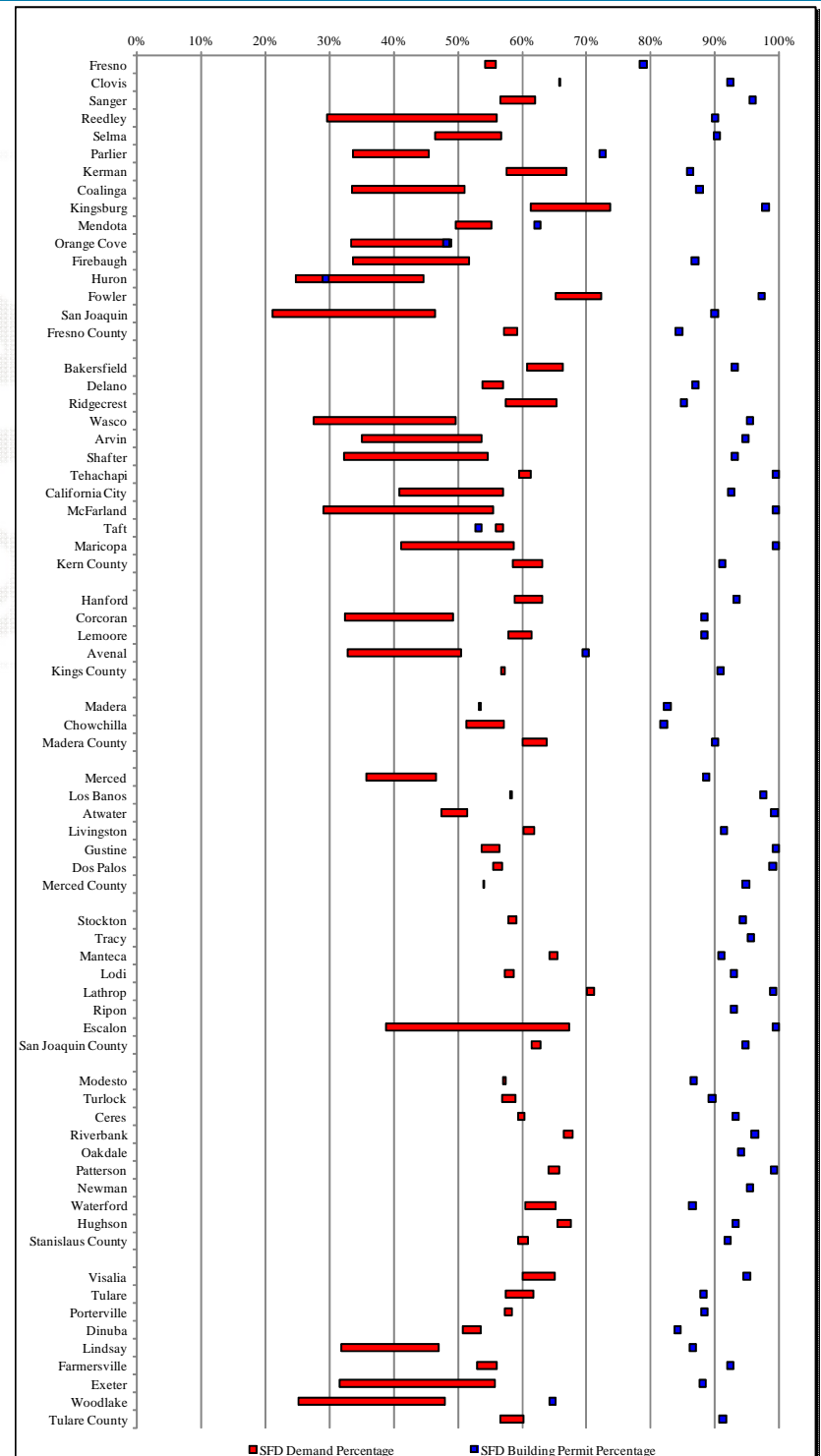
Valley-Wide Conclusions Versus History

Building Permits Since 1990



■ SFD ■ MF 1-5 ■ MF 5+

- Consumer Driven Demand = 22% Multifamily
- Viability Demand = 18% Multifamily
- 1,400 to 2,015 ownership units per year
- 5,300+ rental units per year



SAN JOAQUIN VALLEY

Blueprint

Planning | Process

Model Walk-Thru
and Training