

Welcome!



The Draft Alternatives Workshops are an opportunity to show three draft alternatives that represent a range of different approaches to future growth, land use changes and transportation/circulation improvements. The purpose of the workshop is to gather community input on whether this is the right range of scenarios to evaluate in the next phase of the General Plan update.

Land Use Alternatives Process

1. Choose study areas.
2. **Develop a range of alternatives for each study area.** ← **We are here**
3. Evaluate and compare alternatives and share the evaluation with the community. The alternatives evaluation will consider:
 - Amount of development that would be allowed
 - Overall character
 - Traffic impacts
 - Public health
 - Displacement
 - Impacts on utilities and public services
 - Environmental sustainability
 - City's fiscal health
 - Potential community benefits
 - Development feasibility
 - Applicable State laws/regulations
4. Through a community engagement process, select a preferred alternative by mixing and matching pieces of these alternatives and/or adding new ideas.
5. Further study the preferred alternative through the General Plan Environmental Impact Report (EIR).
6. Refine the preferred alternative to become the updated General Plan Land Use map and list of future transportation improvements in the General Plan.

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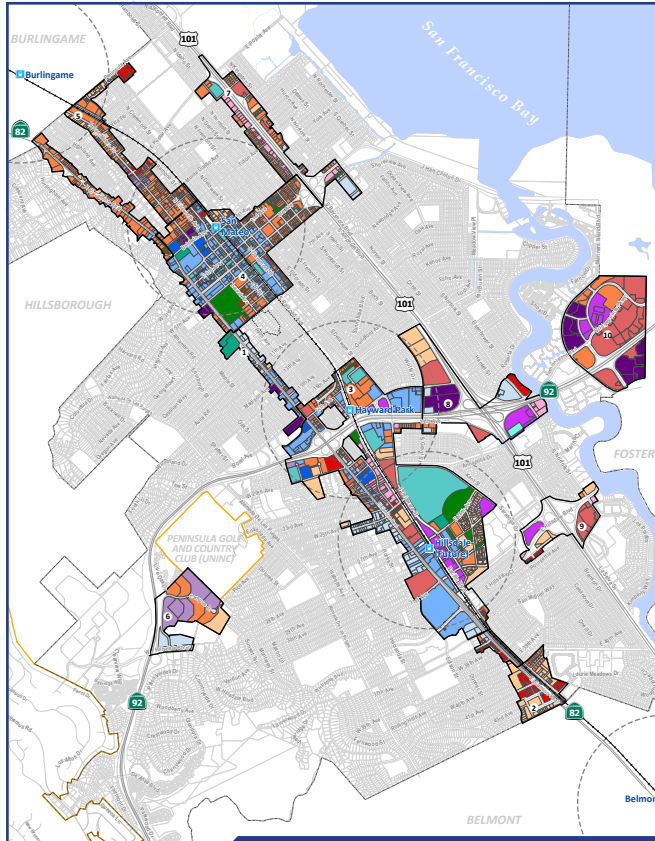
What do you think?

Is this the right range of alternative scenarios?

Are there ideas or changes missing that you would like to see evaluated?



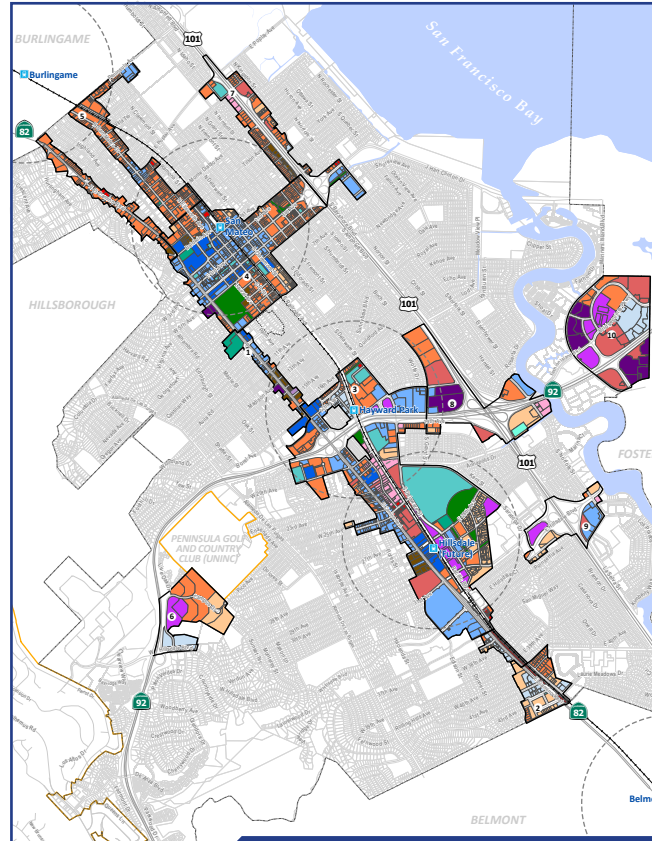
Alternative Scenarios



Alternative A

	Existing	Net New
Homes	9,270	+ 10,910
Population	18,200	+ 33,050
Jobs	39,710	+ 15,430

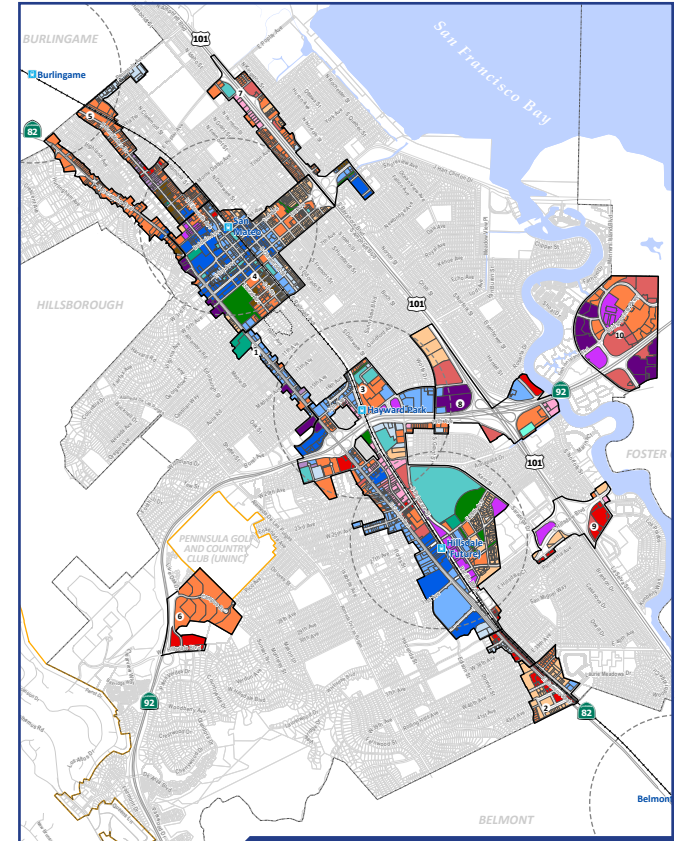
The number of new homes and population includes 1,000 ADU's added outside of Study Areas by 2040.



Alternative B

	Existing	Net New
Homes	9,270	+ 15,820
Population	18,200	+ 39,235
Jobs	39,710	+ 15,430

The number of new homes and population includes 1,250 ADU's added outside of Study Areas by 2040.



Alternative C

	Existing	Net New
Homes	9,270	+ 20,830
Population	18,200	+ 58,320
Jobs	39,710	+ 14,990

The number of new homes and population includes 1,000 ADU's added outside of Study Areas by 2040.