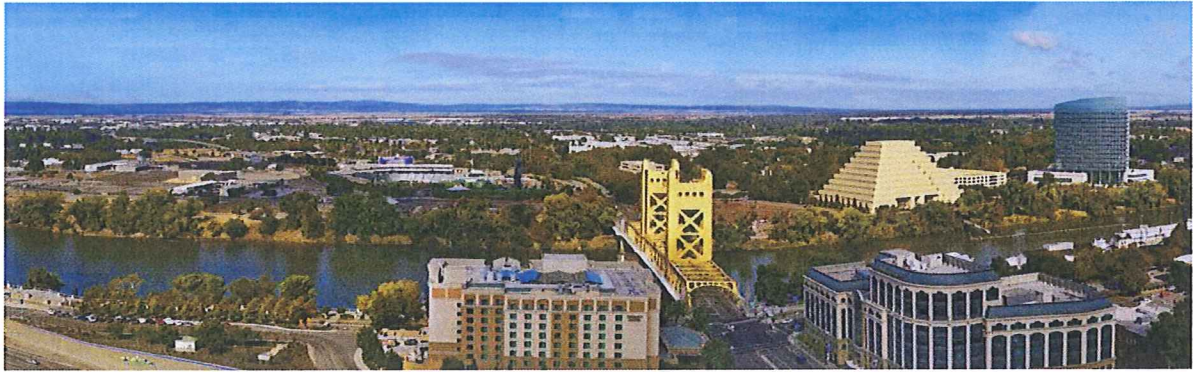


West Sacramento

Part 1 Introduction To the General Plan Policy Document



POLICY DOCUMENT PART 1

INTRODUCTION

The City of West Sacramento General Plan sets a new direction for the future of West Sacramento. New or expanded elements include Economic Development, Mobility, Urban Structure and Design, and Healthy Community. Intertwined through all the elements are climate change and Crime Prevention Through Environmental Design goals and objectives to create and recreate West Sacramento as a safe, healthy, socially and economically viable and sustainable community. The development of the General Plan began in 2007 based on the foundation of the city's Vision, which was updated comprehensively in 2000 and created a framework for the new General Plan.

The General Plan was shaped over a multi-year period by an outreach process that engaged residents, businesses, developers, and decision-makers. It builds off of the City Council's Strategic Plan goals. The Introduction to the General Plan presents a profile of West Sacramento, including the city's history; presents West Sacramento's Vision; summarizes General Plan organization; explains the purpose of a General Plan and the legal requirements; explains how the City is responding to global climate change and environmental design to promote health and safety; reviews how to use the General Plan; and lastly, recounts how the General Plan was prepared.

West Sacramento: A Vision of the Future

It is envisioned that over the next twenty years, West Sacramento will continue to build on the success of the last twenty-eight years as a vibrant city where people can live, work and play. The City's success is attributed to the organizational continuity and the following key principles which should be maintained by future councils:

- Annual strategic planning

The City Council, through its annual strategic planning session, will continue to set the operating vision for the city. As such, the city will be recognized throughout the state for the following characteristics:

The West Sacramento Riverfront will be a well-known regional destination and attraction. The river's edge will be a gathering point for people of the Sacramento region and beyond with both active social points of activities and quiet, natural opportunities to enjoy the river.

Both sides of the river will be a part of a strong, vibrant, healthy, transit-oriented, and sustainable metropolitan downtown core that will provide a world-class urban experience for workers, visitors and a large residential population.

The City will remain a powerful job center for the region, continue to have a strong and diverse economy, maintaining its current strengths as a global food hub and in distribution, adding significant new employment in manufacturing and office occupations. The City will continue to retain a job surplus. As the city's downtown, West Capitol Avenue will find new life as an active and attractive mixed-use commercial and residential core.

Our vibrant neighborhoods, providing a full range of quality housing choices, will retain a sense of local identity and pride while also feeling that they are a meaningful part of the city. Improvement to streets and utilities will be matched by steady private upgrading of homes by residents.

New development and redevelopment will create new neighborhoods with their own identity and character but also be connected to the city as a whole. The amenities and master planned pedestrian and transit-friendly villages will become models for others to follow.

The City will continue to expand and enhance its regional and local bicycle/pedestrian trail network, providing active transportation and connecting its citizens and the region to a range of urban and delta destinations.

- Long range planning that unifies the city

Our City will continue to approach planning and investments that provide community-wide benefit such as the Civic Center, Community Center, River Walk, Barge Canal Access, and bridges that join the north and south areas as well as streetcar and bridges east across the river to downtown Sacramento.

- Embracement of new technology, innovation and engagement

City processes will be data-driven, user designed, and transparent.

- Prudent fiscal and risk-taking approach

The City Council will adopt a timely and balanced budget, maintain adequate reserves and take prudent investment risks.

Profile of West Sacramento

West Sacramento is located in eastern Yolo County between the Sacramento River to the east and the Yolo Bypass to the west. It lies immediately across the Sacramento River from the city of Sacramento and is approximately 85 miles east of San Francisco. Interstate 80 runs through the northwestern part of the city; Highway 50 bisects the city, running east-west through the center of town; and Interstate 5 runs north-south through the city of Sacramento just across the river.

History

Over four thousand years ago, Patwin Native Americans were the first inhabitants of the area now known as the City of West Sacramento. During the 1800s, European settlers moved into the area. In 1845, a land grant was given to John Schwarz, who named the area "Rancho Nueva Flandria." In 1846, James McDowell bought 600 acres of "Rancho Nueva Flandria" from John Schwartz. However, in 1849 James McDowell died, leaving his wife Margret and three daughters without support. Margret soon surveyed, subdivided, and sold the area into 41 blocks and renamed the area the Town of Washington.

With time, the area continued to grow, prosper, and develop. The Town of Washington was renamed Broderick in honor of U.S. Senator David D. Broderick. After 1900, the three communities known as Bryte, Broderick, and West Sacramento were cumulatively known as "East Yolo." From 1900 to 1920, the population of East Yolo doubled from 1,398 to 2,638. Several attempts were made to incorporate Broderick, but none was successful.

Through the 1920s and 1930s, West Sacramento remained primarily rural. The population grew to about 5,185 and changed very little through World War II. West Sacramento then experienced a major post war boom, due in large part to the construction of the Sacramento-Yolo Port (now known as the Port of West Sacramento). The population doubled to 11,225 by 1950 and by 1960, the Census reported the population of East Yolo at 25,032. The appearance of the area changed with growth. The rural landscapes gave way to large-scale commercial and industrial buildings and new residential subdivisions sprouted up to provide housing for the growing workforce. Through the 1960s and 1970s government agencies were also formed to provide services to the growing population.

In 1968 and 1972, proponents for incorporation for the West Sacramento area were unable to convince voters to create a unified city; however, in 1986 the voters overwhelmingly approved a measure to incorporate the four distinct communities of Broderick, Bryte, West Sacramento, and Southport and create the City of West Sacramento.

Following its incorporation West Sacramento adopted its first General Plan in 1990. Since that time, the city has continued to grow into a vibrant community with a wide range of housing types and densities, commercial and industrial areas, and parks and open space. In 2016, the City had a population of approximately 53,000 according to the state Department of Finance. West Sacramento is transitioning from a suburban community to an urban city. The General Plan Vision on the preceding page describes how West Sacramento will grow and change in the future.

General Plan Organization

The General Plan is made up of two documents: the Policy Document and the Background Report.

General Plan Policy Document

The Policy Document is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the city and identifies implementation programs that will ensure the goals and policies in the General Plan are carried out. The Policy Document also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The General Plan Policy Document contains three parts and appendices as follows:

Part 1: Introduction. The Introduction to the General Plan contains a profile of the City of West Sacramento; lays out the General Plan vision; explains what the General Plan is and how to use the Plan; and describes the process used to develop the General Plan.

Part 2: General Plan Goals and Policies. Part 2 of the General Plan contains the goals and policies of the General Plan organized into the following 11 Elements:

- Introduction
- Land Use
- Urban Structure & Design
- Housing (under a separate cover)
- Economic Development
- Mobility
- Public Facilities & Services
- Parks & Recreation
- Natural & Cultural Resources
- Safety
- Healthy Community

Part 3: Administration and Implementation. The Administration and Implementation part of the General Plan contains procedures for maintaining and carrying out the General Plan in a systematic and consistent manner. The Administration and Implementation part of the General Plan is organized as follows:

- Introduction
- General Plan Maintenance and Monitoring
- General Plan Amendments
- General Plan Consistency Implementation
- Categories of Implementation Actions/Tools
- Specific Implementation Programs

Appendices. The following information is contained in Appendices A-B:

- Appendix A: EIR Mitigation Measures

General Plan Background Report

The Background Report is a snapshot of West Sacramento's current conditions and trends. The Background Report, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use, housing, demographic and economic conditions, transportation and circulation, public facilities and services, recreational and cultural resources, natural resources; health and safety, urban structure and design, and child care. The Report provides decision makers, the public, and local agencies with a factual context for making policy decisions. The Background Report also serves as the description of existing conditions for the General Plan Environmental Impact Report (EIR).

What is General Plan 2035?

General Plan 2035 is the City's "constitution" for development. It provides a vision for how the City will grow and change in the future. General Plan 2035 contains the City's official policies on land use, economic development, transportation, urban design, housing, resource protection, municipal services, and public health and safety. It describes the City's long-range goals for the City's future and guides day-to-day decision-making. The general plan and its maps, diagrams, and development policies form the basis for the city's zoning, subdivision, and public works actions.

Legal Requirements

General Plan 2035 was adopted in compliance with the requirements of California Government Code §65300 *et seq.* General Plan 2035 is a legal document and much of its content is defined by statutory requirements. The legal adequacy of General Plan 2035 is critical, since many City actions and programs are required to be consistent with the General Plan.

State law requires each city and county to prepare and adopt a comprehensive and long-range general plan for its physical development (California Government Code §65300). Under California law, no specific plan, zoning, subdivision map, nor public works project may be approved unless the City finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated at least once every five years to ensure that they remain relevant. This is important not only to reflect local

physical and demographic changes, but also broader changes in culture and technology.

State Law requires that general plans address the seven topics (referred to as "elements") of land use, circulation, housing, open space, conservation, safety, and noise (California Government Code §65302), to the extent that the topics are locally relevant. A general plan may also include other topics of local interest, as chosen by the local jurisdiction (California Government Code §65303).

A local jurisdiction may adopt a general plan in the format that best fits its unique circumstances (California Government Code §65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The City of West Sacramento has chosen to adopt a general plan that consolidates some of the mandatory elements and includes several optional elements targeted at addressing the unique planning needs of the city.

In addition to the mandatory elements described above, General Plan 2035 addresses four additional topics: urban design, economic development, historic and cultural resources, and healthy communities. Under state statute, these optional elements carry the same weight of law as those that are legally mandated. Correspondence between the General Plan 2035 elements and the legally required general plan topics are shown in the table on the following page.

West Sacramento General Plan Elements	General Plan Elements Required by State Law								
		Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Optional Elements
	Land Use	X							
	Urban Structure and Design	X							X
	Housing			X					
	Economic Development								X
	Mobility		X						
	Public Facilities and Services	X							X
	Parks and Recreation	X				X			X
	Natural and Cultural Resources				X	X			
Safety						X	X		
Healthy Community	X			X	X			X	

Finally, the California Government Code states that the general plan must cover the entire area within the city limits and any land outside its boundaries that "bears relation to its planning." This provides cities with an opportunity to indicate their concerns about development in adjacent cities and unincorporated areas, particularly areas that may someday be annexed.

Implementing the General Plan

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the direction set out in the general plan. These various actions rest on two essential powers

of local government: corporate and police powers.

Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials.

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early

1970s has increasingly insisted that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law.

this rule include amendments to allow development of affordable housing and comply with a court decision.

The following is a partial list of City actions that must be consistent with General Plan 2035:

- Master plans
- Specific plans
- Capital projects (including indirectly facility master plans)
- Development agreements
- Subdivision approvals
- Development Code/Zoning
- Development projects

The City, in its sole discretion, shall determine a proposed project's consistency with the City's General Plan. Consistency is achieved if a project will further the overall objectives and policies of the General Plan and not obstruct their attainment.

Revising & Amending General Plan 2035

General Plan 2035 is intended to be a living document. As conditions and needs change, the City may need to amend General Plan 2035 to eliminate or modify policies and programs or update the Land Use Diagram. Amendments may also be necessary to conform to State and Federal laws passed after adoption of General Plan 2035.

State law limits the number of times a city can amend its general plan. Generally, no jurisdiction can amend its general plan more than four times each year, although each amendment may include more than one change to the general plan. Exceptions to

Promoting Sustainability & Addressing Global Climate Change

Sustainability refers to the long-term social, economic, and environmental health of the community. A sustainable community grows and prospers while not compromising the ability of future generations to do the same. Sustainable communities are those that use resources efficiently and effectively, provide economic security, and distribute benefits evenly throughout the community.

The issue of global climate change has received increased attention from governments around the world in recent years. Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. Human activities associated primarily with the use of carbon-based fossil fuels have led to changes in the composition of the atmosphere. The combustion of carbon-based fossil fuels creates greenhouse gas (GHG) emissions such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), which has caused the earth's atmosphere to absorb more heat from the sun.

The concentration of greenhouse gases in the atmosphere has significantly increased because of combustion of fossil fuels associated primarily with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. The choices that communities make about how to develop are critical in determining the future of climate change. By encouraging sustainable development, local jurisdictions can reduce greenhouse gas emissions and create a better world for future generations.

Legal Setting

Although attention and action has been lacking at the Federal level, California has been leading the charge on addressing climate change. In 2006, the State Legislature took a proactive role in addressing the challenges of climate change with the adoption of the California Global Warming Solutions Act of 2006, Assembly Bill 32 (AB 32). AB 32 focuses on reducing GHG emissions in California. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to 1990 statewide levels by 2020.

Since 2006, the legislature has passed several laws to further implementation of AB 32. Foremost among these are SB 97 and SB 375. SB 97 (2007) updated the CEQA guidelines to include direction on feasible mitigation for GHG emissions and climate change impacts. All projects undergoing environmental review must address climate change consistent with the guidelines. SB 375 (2008) brings together land use, housing, and transportation planning in order to reduce GHG emissions. SB 375 requires SACOG (the region's designated MPO) to update the Regional Transportation Plan (RTP) and prepare regional housing needs allocations (RHNA) that result in development patterns and supporting transportation networks that reduce GHG emissions from cars and light trucks. While not required to be consistent, local plans and projects that are consistent with the regional plan will be eligible for incentives, including CEQA streamlining and priority transportation improvements funding.

Finally, an emerging regulatory area related to climate change and sustainability deals with adaptation to the expected impacts of climate change. In 2008, former Governor Schwarzenegger issued Executive Order S-13-08 to prepare a statewide strategy to manage the impacts and challenges from climate change. The 2009 California Climate Adaptation Strategy summarizes the best-known science on climate change impacts in specific sectors and provides recommendations on how to manage against those threats.

City Sustainability Efforts

In August 2007, the City of West Sacramento joined the International Council for Local Environment Issues (ICLEI), an international associations of local governments and national and regional local government organizations that have made a commitment to sustainable development. One of the many benefits included in membership is use of their Clean Air and Climate Protection Software (CACPS) program that converts certain operations into measurements of Greenhouse Gas Emissions (GHG) in terms of CO₂ produced in tons. The City has used the model to measure the GHG generated by electricity, natural gas, solid waste, and vehicle fuel.

In 2008, the City set as a high priority in its 2008 Policy Agenda the requirement for development of a Green and Sustainable Community Strategy. Commitment to require development of a strategy is a strong message that the City believes natural resources are limited and that their use should be managed so they are available for future generations. The Green and Sustainable Community Strategy looks at the needs of the community, City services provided, and the delivery system used to serve the community. Taking a close look at these components allows the City Council to


balance the economic and environmental effects of City-provided services.

The City adopted Resolution 08-47 supporting a regional approach to climate action policies and programs when possible. To further this goal, the City joined the Yolo County Climate Action Compact (YCCAC). The YCCAC is a voluntary group established to identify beneficial climate action policies and programs to be implemented on a regional basis. The group includes members from various Yolo County cities as well as special districts, school districts, and other quasi-governmental agencies. The City of West Sacramento has also been involved in several efforts related to regional planning (e.g., Blueprint, Sustainable Community Strategy (SCS), and GHG reduction goals of SB 375).

Finally, the City is proactive in addressing sustainability and climate change. The City has conducted baseline GHG inventories and identified GHG reduction targets for City operations and community emissions. Several initiatives are underway to reduce energy use and promote conservation. The City has also implemented a Green Building Ordinance. The ordinance implements the statewide green building code (CalGreen), which demands more robust energy and water efficiency in commercial and residential development.

Sustainability in General Plan 2035

The sources, impacts, and solutions to promoting sustainability and addressing climate change are complex. General Plan 2035 is built around the concept of sustainability, including: increasing densities in appropriate locations; promoting mixed-use, green-building, and transit-oriented development; encouraging energy efficiency and water conservation; developing complete streets that provide for bicycles, pedestrians, and transit; and encouraging safe and healthy General Plan 2035 includes policy standards for GHG reduction targets for both City operations and community-wide emissions consistent with AB 32. The cumulative effect of the General Plan policies addressing GHG emissions result in measurable reductions in GHG emissions consistent with the adopted standards. General Plan 2035 also includes policies to mitigate the impacts that are expected to occur due to climate change. Finally, General Plan 2035 includes policies to work with SACOG to help implement regional plans consistent with SB 375.

Sustainability, GHG emissions reduction, and adaptation are addressed by policies and programs throughout General Plan 2035, rather than in a single section. Each policy and program that promotes sustainability or addresses climate change is indicated with the following icon: .

Promoting Community Safety Through Environmental Design

The physical environment can have a dramatic effect on a person's feelings, behavior and the way in which they view the behavior of others. Crime Prevention Through Environmental Design (CPTED) is the design, maintenance and use of the environment to reduce the incidences and fear of crime and improve the quality of life.

There are three core principles of the CPTED theory:

- Natural Surveillance
- Territoriality
- Access Management

Natural Surveillance is achieved through design and maintenance of the physical environment that allows people engaged in their normal activity to easily observe the space around them, as well as eliminate hiding places for undesirable activity.

Territoriality is the delineation of public, private and semi-private areas for people to understand and participate in an area's intended use and often expresses pride and ownership through physical attributes such as art, signage, landscaping, pavement treatments, and other physical expressions.

Access Management is the physical guidance of people coming and going from a space in the safest way possible and can also provide comprehensive way-finding to orient visitors who are unfamiliar with the area.

CPTED principles are overlapping by nature. Physical maintenance of an area is a positive expression of ownership, Territoriality. Lighting and way-finding elements of Access Management contribute to Natural Surveillance and Territoriality. Application of all three core principles together promote a safe and healthy community that people of all ages can live, work and play.

Each policy and program in General Plan 2035 that promotes one or more of the core principles of Crime Prevention Through Environmental Design is indicated with the following icon: ♥

How to Use General Plan 2035

General Plan 2035 is intended for use by all members of the community including residents, businesses, developers, City staff, and decision-makers. The organization of General Plan 2035 allows users to find topics or sections that interest them and to quickly review city policies; although, users should realize that the policies throughout all elements are interrelated, should be examined comprehensively, and must be considered together when making planning decisions.

Residents

For West Sacramento residents General Plan 2035 indicates the general types of uses that are permitted around housing, the long-range plans and changes that may affect neighborhoods, and the policies the City will use to evaluate development applications. General Plan 2035 indicates how the City will attract businesses that provide goods and services to meet daily needs and new jobs that are closely matched to educational skills and that lessen the need to commute. General Plan 2035 informs residents how the City plans to improve transportation infrastructure, continue to provide adequate public services, and protect valued open spaces and environmental resources. Cumulatively, General Plan 2035 identifies the actions the City will take to achieve the community's vision.

Businesses

For West Sacramento businesses, General Plan 2035 outlines the measures the City will take to protect investments and encourage future success. Expectations for the city's business areas are spelled out, while policies

ensure that business operations will be compatible with other businesses and nearby residential areas.

Developers

For developers within the city, or those moving homes or businesses to the city, General Plan 2035 introduces the community, provides background information, and outlines development regulations. It is important to review all maps and policies throughout this General Plan, its appendices, the Background Report and the West Sacramento Municipal Code to get a complete perspective on how and where development may take place.

City staff

General Plan 2035 is used by staff to determine if proposed development and public facilities projects are consistent with City policies. It establishes standards for internal city plans (e.g., facility plans) and operations. General Plan 2035 is used by staff as the basis for making recommendations to decision-makers. General Plan 2035 also provides short- and long-term implementation programs that are used by City staff to achieve the city's vision.

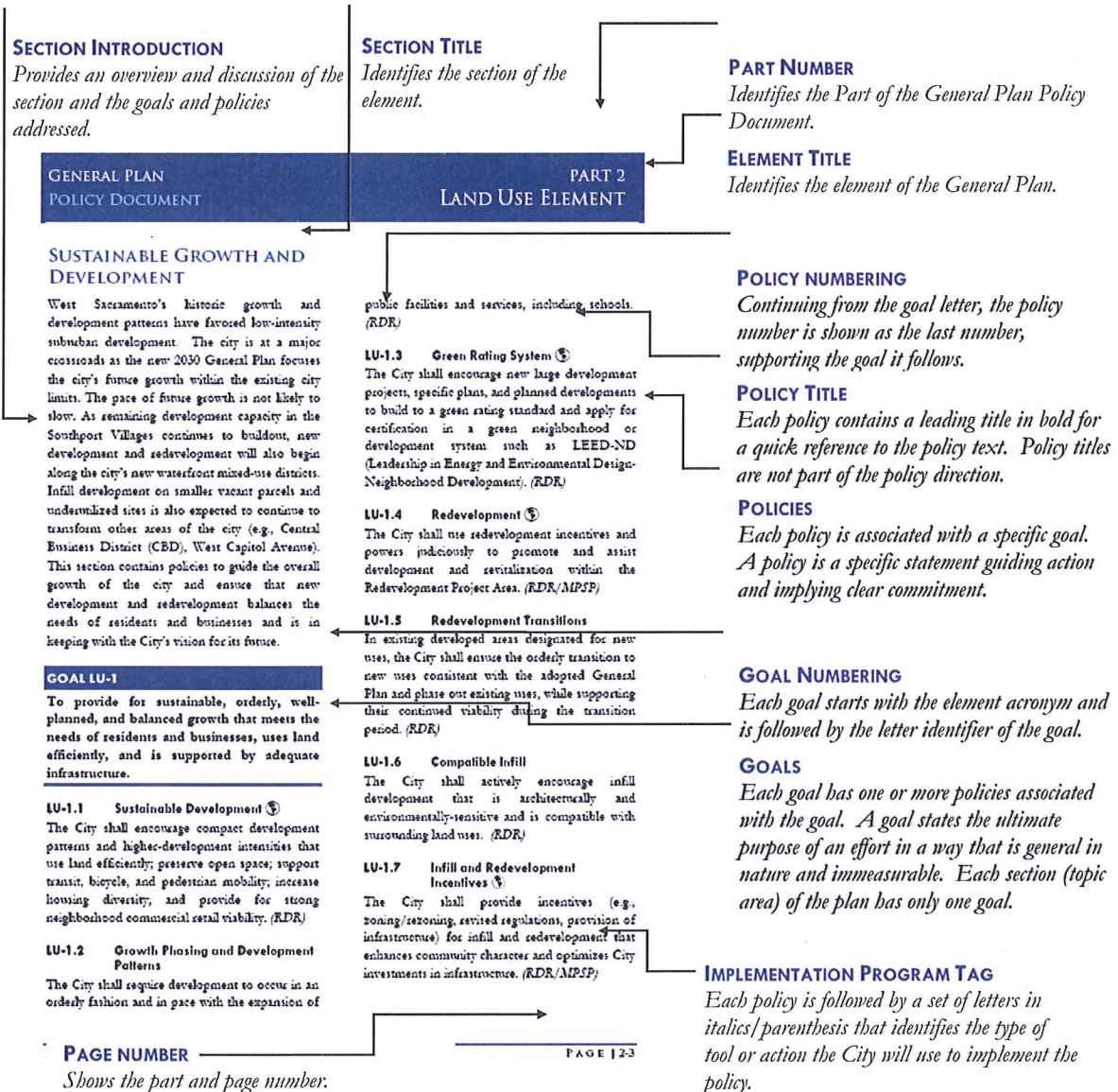
Decision-Makers

General Plan 2035 is a tool to help City commissions and the City Council make land use and public investment decisions. All development decisions must be consistent with General Plan 2035. Finally, the Plan is also intended to help other public agencies, from Caltrans to SACOG to local school districts, as they contemplate future actions in and around West Sacramento.

Goals and Policies Readers' Guide

Each element contains the goals and policies that will be used by the City to guide future land use, development, and environmental protection decisions. A goal is a statement that describes in general terms a desired future condition or "end" state. Goals

describe ideal future conditions for a particular topic and tend to be very general and broad. A policy is a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.



Implementation Programs Readers' Guide

To help ensure that appropriate actions are taken to implement General Plan 2035, the Plan includes a set of implementation programs. Implementation programs identify the specific steps to be taken by the City to implement the policies. They may include revisions of current codes and ordinances, plans and capital improvements, programs, financing, and other measures that should be assigned to different City departments after General Plan 2035 is adopted. The types of tools or actions the City can use to carry out its policies and implementation programs generally fall into eight categories. These are explained in detail in Part 4, Administration and Implementation, along with the specific implementation programs.

TABLE NUMBER AND NAME
Each section begins with a new table number and section name.

TIMELINE
Identifies an estimated time frame for when the implementation program will be completed. Implementation programs may not be completed as indicated due to budget or resource constraints.

IMPLEMENTATION PROGRAM TAG
Each implementation program is followed by a set of letters in italics/parenthesis that identifies the type of tool or action the City will use to implement the program.

Table 3-2 Land Use Implementation Programs		2011-2013	2014-2018	2018-2030	Annual	Ongoing
1. The City shall prepare guidelines that describe the City's process for qualifying for CEQA streamlining for residential mixed-use projects and "Transportation Priority Projects" as provided under State law. (RDR/MPSP)						
Implements Which Policy(ies)	LU-2.3; LU-2.4; LU-2.5		X			
Responsible Department(s)	Community Development					
Supporting Department(s)	Redevelopment					

IMPLEMENTATION PROGRAM TEXT
Specific action(s) the City will take to implement the General Plan.

RESPONSIBLE DEPARTMENT(S)/ SUPPORTING DEPARTMENT(S)
Identifies which City department(s) is responsible to see the specific implementation is completed and which City department(s), if necessary, will support the responsible department.

SUPPORTING POLICY(IES)
Identifies which policy(ies) the implementation program supports.

How General Plan 2035 was Prepared

The City's first General Plan, adopted in 1990, noted the need to periodically update the document in order to keep it timely and a "living" document. Accordingly, minor changes have been made since its inception but a major update was conducted in 2000. The major update first sought to bring all policies into a 2000 perspective. However, a review of those policies noted that several issues needed to be re-examined to confirm whether or not they represented the current direction of the City.

General Plan 2035 is the first comprehensive revision of the City's General Plan. The General Plan update process began in 2007 but had to pause at times due to budgetary constraints. It concluded with General Plan 2035's adoption in November 2016. This major update revised the text of all elements of the General Plan Policy document and Background Report. The 2035 General Plan effort is the result of over four years of work by city residents and business owners representing all segments of West Sacramento. Numerous city residents participated in many different ways to bring their ideas, passions, and energy to plan West Sacramento's future. This input has played a major role in shaping the General Plan.

Background Report

The General Plan update process began with an update of the draft Background Report to reflect current conditions. The Background Report provides a snapshot of the existing conditions, trends, and regulations that influence West Sacramento. The existing conditions information has been used to define the issues facing the city and to provide context for the goals and policies of the plan. This document also serves as the environmental setting description for the EIR that was prepared for General Plan 2035.

Issues & Opportunities Report

The next step was preparing the Issues and Opportunities report. Based on public input from community workshops, community surveys, stakeholder interviews, and direction from the Planning Commission and City Council, this document provided a summary of the range of issues facing West Sacramento and identified key opportunities for the future.

Alternatives Analysis

The third step was to conduct an Alternatives Analysis to evaluate the effectiveness of three land use alternatives in addressing the issues and opportunities. A newsletter presenting the alternatives and summarizing their effectiveness was presented to the community in public workshops and to the Planning Commission. The public and the Planning Commission reviewed the alternatives and provided recommendations on a preferred alternative to guide the city's future. Finally, the City Council provided direction for a preferred alternative on which to base General Plan 2035 goals and policies.

Policy Document

The draft Policy Document was prepared based on direction received from the City Council on the preferred alternative. The Policy Document is the essence of General Plan 2035. It contains the goals, policies, and implementation programs that guide future development within the city and, ultimately, carry out the community's vision.

Environmental Impact Report

The Environmental Impact Report (EIR) was prepared to analyze the potential significant impacts of the draft General Plan 2035 policies and programs and to identify measures to mitigate those impacts. The EIR

was prepared following the requirements of the California Environmental Quality Act (CEQA). The public, responsible and trustee agencies, the Planning Commission, and the City Council used the EIR during their consideration of draft General Plan 2035 to identify additional changes to the General Plan based on potential environmental implications associated with the Plan.

Final General Plan 2035

General Plan 2035 (Background Report and Policy Document) was revised based on the EIR findings, public hearings, and ultimately the direction from the Planning Commission and City Council. The Final General Plan was adopted by the City Council on November 16, 2016. The 2000 General Plan and all existing Community Plans are superseded by General Plan 2035.