

Executive Summary

This General Plan will serve as the City’s “blueprint” for development and environmental resource management through the year 2030. The Plan contains seven elements, including Economic Development, Land Use, Circulation, Parks, Open Space and Resources, Noise, Safety, and Public Facilities and Utilities. Each element is numbered consecutively and divided into sections. In each section are guiding policies and then implementing actions that express what the City will do to carry out the plan (e.g. create or modify regulations, devote staff time or allocate budget resources toward various actions).

The plan is designed to create a Los Banos that will have the small-town character envisioned by the community with more jobs for local residents. It also will facilitate development of new walkable neighborhoods with a mix of housing types oriented around a neighborhood center with nearby schools and parks. Below is a full list of guiding policies contained in the Los Banos 2030 General Plan that provide direction to achieve the community vision. They reflect the underlying themes in this Plan and new initiatives that will be undertaken by the City.

ECONOMIC DEVELOPMENT

- ED-G-1 Help create jobs and improve job quality for existing and future Los Banos residents.
- ED-G-2 Facilitate the development of new businesses, and/or expansion of existing businesses through site availability, infrastructure investment, and labor force preparedness.
- ED-G-3 Make Los Banos an ideal place to do business by fostering a business friendly climate.
- ED-G-4 Strengthen positive working relationships among the business community, education providers, regional economic institutions and City government.
- ED-G-5 Promote Downtown as a cultural and entertainment center to bring people downtown and stimulate business opportunities.
- ED-G-6 Foster a fiscally healthy City government.
- ED-G-7 Seek and promote particular businesses or economic opportunities that provide needed local goods, services, employment, or those that enhance the city’s physical and social well being.

LAND USE

- LU-G-1 Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.
- LU-G-2 Maintain a well-defined compact urban form, with a defined urban growth boundary and development intensities on land designated for urban uses.
- LU-G-3 Ensure that new development provides for infrastructure, schools, parks, neighborhoods shops, and community facilities in close proximity to residents.
- LU-G-4 Preserve and enhance Los Banos' neighborhood character and small town feel.
- LU-G-5 Reinforce the City's image by protecting historical resources, strengthening focal points, improving streetscapes and the safety of neighborhoods.
- LU-G-6 Promote environmentally sensitive and sustainable design in new development.
- LU-G-7 Provide for residential development with strong community identities, appropriate and compatible scales of development, identifiable centers and edges and well-defined public spaces for recreation and civic activities.
- LU-G-8 Provide for a full range of housing types and prices within neighborhoods, including minimum requirements for small-lot single family homes, townhouses, and multi-family housing to ensure that the economic needs of all segments of the community are met.
- LU-G-9 Provide for a transition between higher density and lower density residential areas, or require buffers of varying size between residential uses and non-residential uses without restricting pedestrian and bicycle access.
- LU-G-10 Foster viable, pedestrian-oriented neighborhood centers and strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs.
- LU-G-11 Develop a vibrant, mixed-use Downtown that is the pride of the community.
- LU-G-12 Provide appropriately located areas for a broad range of employment generating uses to strengthen the City's economic base and provide employment opportunities for residents.
- LU-G-13 Foster high quality design and allow secondary uses in Employment Park or industrial areas if they can complement or enhance the primary use.
- LU-G-14 Provide appropriate settings for a diverse range of civic, institutional and community land uses.

CIRCULATION

- C-G-1 Promote safe and efficient vehicular circulation.
- C-G-2 Provide a wide variety of transportation alternatives and modes to serve all residents and businesses to enhance the quality of life.
- C-G-3 Make efficient use of existing transportation facilities and, through coordinated land use planning, strive to improve accessibility to shops, schools, parks and employment centers and reduce total vehicle miles traveled per household to minimize vehicle emissions and save energy.
- C-G-4 Protect neighborhoods by discouraging through-traffic on local streets.
- C-G-5 Improve the scenic character of transportation corridors in the city.
- C-G-6 Maintain acceptable levels of service (LOS) D and ensure that future development and the circulation system are in balance.
- C-G-7 Continue to pursue creative sources of funding for transportation improvements.
- C-G-8 Ensure that new development pays its fair share of the costs of transportation facilities.
- C-G-9 Promote the use of public transit for daily trips to schools, work and doctors appointments.
- C-G-10 Promote the development and use of park-and-ride facilities for commuters.
- C-G-11 Promote bicycling and walking as alternatives to the automobile.
- C-G-12 Foster practical parking solutions.
- C-G-13 Promote the Los Banos Municipal Airport to meet increasing business and industrial goods movement demand, as well as recreational flying.
- C-G-14 Participate in the planning process for the California High-Speed Train.
- C-G-15 Improve commercial goods movement.

PARKS, OPEN SPACE, AND CONSERVATION

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| POSR-G-1 | Establish and maintain a high-quality public park system for Los Banos. | POSR-G-11 | Ensure ground water quality is maintained at a satisfactory level for domestic consumption. |
| POSR-G-2 | Provide park and recreation facilities within close proximity to residents they are intended to serve. | POSR-G-12 | Identify and preserve the archaeological and historic resources that are found within the Los Banos Planning Area. |
| POSR-G-3 | Provide a unified and consistently marked trail system throughout the city, including bikeways, pathways, sidewalks, and other trails that link key destinations in the city including parks and recreational facilities, community facilities, public schools, and downtown. | POSR-G-13 | Improve air quality to promote public health, safety, and Los Banos' environmental quality. |
| POSR-G-4 | Preserve and maintain open space around the city for future generations. | POSR-G-14 | Make air quality a priority in land use planning by implementing emissions reduction efforts targeting mobile sources, stationary sources and construction related sources. |
| POSR-G-5 | Continue to provide public access to public open space to the maximum extent feasible. | POSR-G-15 | Assume leadership in efforts to reduce toxic air pollutants and ozone depleting compounds. |
| POSR-G-6 | Protect rare and endangered species. | | |
| POSR-G-7 | Protect and enhance the natural habitat features and open space corridors within and around the Planning Area. | | |
| POSR-G-8 | Promote preservation of agriculture within the Planning Area. | | |
| POSR-G-9 | Protect the quality of storm water that discharges into areas in and around Los Banos. | | |
| POSR-G-10 | Ensure adequate groundwater reserves are maintained for present and future domestic, commercial, and industrial uses. | | |

NOISE

N-G-1 Strive to achieve an acceptable noise environment for the present and future residents of Los Banos.

SAFETY

- S-G-1 Minimize risks of property damage and personal injury posed by seismic hazards, soil hazards, and erosion.
- S-G-2 Protect the community from risks to lives and property posed by flooding and stormwater runoff.
- S-G-3 Protect Los Banos' residents and businesses from potential wildfire and structural fire hazards.
- S-G-4 Protect Los Banos' ecology and residents from harm resulting from the improper production, use, storage, disposal, or transportation of hazardous materials.
- S-G-5 Maintain and enhance the City's capacity for law enforcement and fire-fighting.
- S-G-6 Improve current police and fire response times and staffing ratios.
- S-G-7 Control and reduce violent crime rates.
- S-G-8 Minimize the risk of personal injury, property damage, and environmental damage from both natural and man-made disasters.
- S-G-9 Improve natural disaster response capabilities through a variety of preparedness measures.

PUBLIC FACILITIES AND UTILITIES

- PFU-G-1 Provide superior educational opportunities for children and all members of the community.
- PFU-G-2 Provide public and cultural facilities that contribute to Los Banos' positive image, enhance community identity, and meet the civic and social needs of residents.
- PFU-G-3 Ensure an adequate supply of fresh water to serve existing and future needs of the city.
- PFU-G-4 Ensure that adequate waste water treatment capacity is available to serve existing and future needs of the city.
- PFU-G-5 Promote the conservation of water within Los Banos.
- PFU-G-6 Meet the city's solid waste disposal needs, while maximizing opportunities for waste reduction and recycling.

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