

**Options and Choices
Summary of Workshop Results**

Average Housing Density	Current Trends	Workshop Results
High Density Residential 25 unit per acre, 3-5 story building	0	37%
Medium Density Residential 15 unit per acre, apartments, condos, townhouses	12	40%
Low Density Residential 7 unit per acre, single family detached	80	20%
Very Low Density Residential 1 unit per acre, large lot, rural fringe	8	3%
	100%	100%

Preservation of Ag Land

- High density development
- Infill development
- Williamson Act maintained
- All low density development restrained within current city SOI

Access to Quality Education

- Vocational education (relate to ag or medical field)
- Higher density development to allow for a more efficient use of school facilities
- Passenger rail
- Neighborhood schools (paid for by developers)

Affordable Housing

- Diversified housing options
- More mixed used / high density
- Childcare and shopping choices included with neighborhood development

Protection of Environment

- Solar / wind power
- Greenbelts
- Buffers around protected habitats, grasslands, and prime ag land
- More large open space to encourage wildlife to flourish
- High density (less land)
- Proper planning/management of assets (water, land, air, food) = live within means

Abundant Supply of Clean Water

- No future development of low density housing
- Nuclear power plant
- Water conservation requirements (metered water to control usage)
- Reuse of water
- No water softeners in new development (lessens salts in groundwater)
- Consider additional water storage facilities
- Water study to determine capacity

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Clean Air

- High Speed Rail
- Job / Housing balance to reduce travel
- Distance high polluting industry from population
- Upgrade diesel trucks
- Incentives for farmers/industry to upgrade old equipment
- Implementation of countywide “Green” program
- Mixed development (live, shop, work, and play within walking distance)

Effective Transportation System

- High Speed Rail
- Incentives for carpooling
- Increase bicycle pathways
- Development of Los Banos Bypass
- Discount fares for public transit
- Mixed development (encourages people to walk)

Quality Local Jobs

- Increase skilled labor force through vocational schooling
- Research jobs linked to UC Merced and ag industry
- Small business job training opportunities
- Entice businesses with incentives (tax, permits, etc.)
- Attraction high tech industries