

TO: MAYOR AND CITY COUNCIL MEMBERS  
HONORABLE CHAIRMAN AND PLANNING COMMISSION MEMBERS

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 2003 GENERAL PLAN UPDATE: OVERVIEW OF DRAFT ENVIRONMENTAL  
IMPACT REPORT

DATE: SEPTEMBER 18, 2003

Needs: For the City Council and the Planning Commission:

- To receive an informational report/presentation by the City's General Plan consultant, providing an overview of the Draft Environmental Impact Report (DEIR); and
- To provide an opportunity for public input.

Facts: 1. Per Council and Commission direction, the DEIR reviews and evaluates four different General Plan alternatives.

2. These alternatives anticipate that the City could grow from the current General Plan projection (residential build-out) of 35,300 residents to a potential 45,500 residents by the year 2025. There is assumed to be a proportionate increase in commercial and industrial development (see attached Development Summary Chart).

Alternative #1	Maximum Development	45,500 population estimate
Alternative #2	Moderate Development	44,400 population estimate
Alternative #3	Minimum Development	42,100 population estimate
Alternative #4	Existing General Plan	35,300 population estimate

3. The "proposed project" in the context of the DEIR is the alternative with the maximum potential impacts (the largest geographic area and population scenario). This alternative was selected for study purposes only.
4. Based on the results of the information and analysis in the DEIR, plus consideration of all other applicable information, the Planning Commission and City Council will be asked to determine the acceptable level of growth and development following the formal public hearings scheduled for November and December 2003.
5. The DEIR information and analysis of the potential impacts will also used in refining the Draft goals, policies, and action items included in the 2003 General Plan Update (see Appendix B of the DEIR for a summary overview).
7. Written comments on the DEIR will be accepted until 5 p.m. on September 22, 2003.
8. Updating the General Plan will provide a key land use and planning policy document to guide the decision-making process of the City Council and the Planning Commission in the coming years.

9. Per the direction of the Council and Commission, public participation has been an integral part of the General Plan Process since its inception. To date, there have been a total of 11 public workshops held, 3 public meetings, 10 Ad Hoc Committee meetings (see attached program overview chart).
10. The DEIR includes the following 12 topics:
  - Aesthetics and Community Design
  - Air Quality
  - Biological Resources
  - Cultural and Historic Resources
  - Geologic Hazards
  - Hydrology and Water Quality
  - Land Use and Agriculture
  - Noise
  - Public Services and Infrastructure
  - Recreation
  - Safety
  - Transportation
11. The DEIR concludes that the following impacts would be unavoidable and adverse (i.e: impacts cannot be mitigated to less than significant levels). This conclusion applies to all of the General Plan alternatives that would involve growth beyond 35,300 population:
  - Aesthetics
  - Air Quality
  - Agriculture
  - Noise
  - Recreation
  - Transportation and Circulation
12. After the DEIR comment period closes, a Final Environmental Impact Report will be prepared with responses to the comments received.
13. The Final EIR will provide information for the decision-makers when they consider approval of the General Plan Update at meetings planned for November/December 2003. Notices will be provided for those meetings.

#### Analysis

#### And Conclusion:

The DEIR is an informational document. It has been published and distributed as a Draft in order to provide an opportunity for input prior to preparing a Final document.

As directed by the City Council and the Planning Commission, the four (4) land use alternatives have been reviewed and the associated environmental impacts of each have been identified.

The DEIR includes a Table (see below) that compares the anticipated impacts of each Land Use Alternative in relation to the maximum development alternative. Alternatives 3 and 4 have less environmental impacts than Alternatives 1 and 2. Alternative 2 has the same impacts as Alternative 1 for the areas of biology, cultural resources, geology, and hydrology and it has lesser impacts for the other areas.

**Comparison of Impacts For Alternatives Relative to the Maximum Development Alternative**

<b>Topics/Issue Areas</b>	<b>Alternative 1 (Maximum Growth)</b>  <b>“Proposed Project For DEIR Study”</b>	<b>Alternative 2 (Moderate Growth)</b>	<b>Alternative 3 (Minimum Growth)</b>	<b>Alternative 4 No Project (Existing General Plan)</b>
Aesthetics	=	+	+	+
Air Quality	=	+	+	+
Biology	=	=	+	+
Cultural Resources	=	=	+	+
Geology	=	=	+	+
Hydrology	=	=	+	+
Land Use & Agriculture	=	+	+	+
Noise	=	+	+	+
Public Services	=	+	+	+
Recreation	=	+	+	+
Safety	=	+	+	+
Transportation	=	+	+	+
- Overall environmentally inferior to the proposed project/study alternative = Overall impact similar to the proposed project/study alternative + Overall environmentally superior to the proposed project/study alternative				

For each of the six (6) identified adverse and unavoidable impacts, the Planning Commission and City Council will be asked to consider whether or not there are specific economic, legal, social, technological, or other benefits associated with the General Plan that outweigh the unavoidable impacts (“statement of overriding considerations”).

A brief review of each of six (6) identified areas is provided below.

**Aesthetics**                      Urban development of properties within the City will unavoidably change the rural character at the City’s edge.

**Air Quality**                      The timeframe for the development as envisioned in the General Plan Update differs from the timeframe of the adopted Clean Air Plan.

The Clean Air Plan is updated on a periodic basis. The next update will need to address the different timeframes in order to make the Clean Air Plan consistent with the General Plan Update. Additional countywide programs to reduce air pollution would be established if required to attain countywide ambient air quality standards.

**Agriculture**                      The existing General Plan and the proposed General Plan Update identify properties for urban development, which would result in the conversion of prime, statewide or local farmlands of importance to urban land uses.

Continued agricultural use is encouraged. However, at some point in the future the property-owners may decide to convert to urban land uses, as result of the level of urban development in the general vicinity, financial or other matters.

**Noise** Implementation of both the existing General Plan and the proposed General Plan Update would increase exposure to noise.

For the most part, land uses are to be located in areas that are a distance away from sources of noise or are to include mitigation measures to reduce noise to acceptable levels. As a result of increased noise, there are some instances where exposure to noise cannot be fully mitigated to comply with the City's noise standards.

**Recreation** Implementation of both the existing General Plan and the proposed General Plan Update will result in increased park and recreational service and facility demands.

The General Plan Update requires establishment of a Parks, Recreation, Open Space, and Trails Plan. This Plan is also to address facilities development, financing, and on-going maintenance.

**Transportation  
And Circulation**

The list of the transportation and circulation improvements identified in the DEIR was developed as a result of traffic modeling and projections. Many of these improvements are regional in nature and cannot be completed by the City.

Rather, the City has indicated that it will participate as to addressing its fair share of the impacts projected for various roadway segments, Salinas River crossings, US 101, Highway 46 East, Highway 46 West, and Downtown. Other improvements are beyond the projected ability of the City to provide funding. Without adequate funding, the impacts would be significant until funding can be provided.

Written comments on the environmental impacts associated with the General Plan Update will accepted until 5 p.m. on September 22<sup>nd</sup>. Comments received will be incorporated into the General Plan Update as appropriate. A final EIR will also be published with responses to comments included.

**Next Steps**

As for the next steps in the General Plan Update Program,

- Written comments will be accepted on the Draft EIR and General Plan Update Summary until 5 p.m. September 22<sup>nd</sup>.
- A Final EIR and the General Plan Update in its entirety will be released this Fall with public hearings in November/December 2003.

**Fiscal**

**Impact:** None. A program budget has already been established for this project. General Plan implementation items, however, will require establishment of future individual program budgets, as deemed appropriate by the City Council.

Options: For the City Council and the Planning Commission to:

Option a:

1. Receive an informational report and presentation by the City's General Plan consultant, providing an overview of the DEIR findings; and
2. Provide an opportunity for public input; and

Option b: Request additional information and analysis.

Attachments:

DEIR and Appendices (Distributed Separately)

Development Summary Chart/Potential Development for Each Land Use Alternative

Program Overview Chart

DEIR Comment Letters (2)

**2003 General Plan Update  
Development Summary Chart/Potential Development for Each Land Use Alternative**

<b>Land Use</b>	<b>Alternative 1 (Maximum Growth) “Proposed Project” For DEIR Study</b>	<b>Alternative 2 (Moderate Growth)</b>	<b>Alternative 3 (Minimum Growth)</b>	<b>Alternative 4 No Project (Existing General Plan)</b>
<b>Acres:</b>				
Acres (Existing City)	11,985	11,985	11,985	11,985
Acres (Sphere)*	266	266	266	0
Acres (Expansion)**	258	258	0	0
<b>Total Acreage</b>	<b>12,509</b>	<b>12,509</b>	<b>12,251</b>	<b>11,985</b>
<b>Development:</b>				
New Development:				
Residential ***	7,149 du	6,742 du	5,879 du	3,382 du
Commercial	2,983,000 sf	2,813,000 sf	2,453,000 sf	1,411,000 sf
Industrial	1,543,000 sf	1,455,000 sf	1,269,000 sf	730,000 sf
<b>Year 2025 Total Development Potential:</b>				
Residential	16,843 du	16,436 du	15,573 du	13,076 du
Commercial	7,027,000 sf	6,857,000 sf	6,497,000 sf	5,455,000 sf
Industrial	3,636,000 sf	3,548,000 sf	3,362,000 sf	2,823,000 sf
<b>Population:</b>				
Existing	26,500	26,500	26,500	26,500
New Population ***	19,000	17,900	15,600	8,800
<b>Year 2025 Population</b>	<b>45,500</b>	<b>44,400</b>	<b>42,100</b>	<b>35,300</b>

**Notes**

\*Includes only the portions of the existing Sphere of Influence in which annexations are contemplated under the General Plan update.

\*\* Areas beyond the existing Sphere of Influence.

\*\*\* Assumes maximum buildout of Chandler Ranch Area Specific Plan, including as many as 1,507 dwellings (293 of which would be outside the current City limit)

**ALL ATTACHMENTS TO THIS STAFF REPORT MAY NOT BE AVAILABLE  
IN DIGITAL FORMAT FOR VIEWING ON-LINE.**

A hard-copy of the complete agenda packet, along with all staff reports, exhibits and attachments, is available for review in the City Clerk's Office.

**Packets are also available for loan from the City Library,  
beginning on the Friday before each Council meeting.**