



Joint Cordova and Vineyard
Community Planning Advisory Council
Master Plan Topic Workshops

Workshop #1- Planning & Environmental Review

Department of Community Development
March 30, 2016

Todd Smith, Principal Planner

Four Workshops on Master Plan Topics

Workshop #1: March 30, 2016
Planning and Environmental Review

Workshop #2: April 13, 2016
Transportation Planning

Workshop #3: April 26, 2016
Water Supply, Sewer, and Drainage

Workshop #4: May 11, 2016
Infrastructure Financing
Report Back(s) from prior workshops

Agenda

Introductions – (10 minutes)

Presentations:

1. County General Plan and New Growth Area Policies- (15 minutes)
Question and Answer Session - (15 minutes)
2. California Environmental Quality Act (CEQA)- (15 minutes)
Question and Answer Session - (15 minutes)

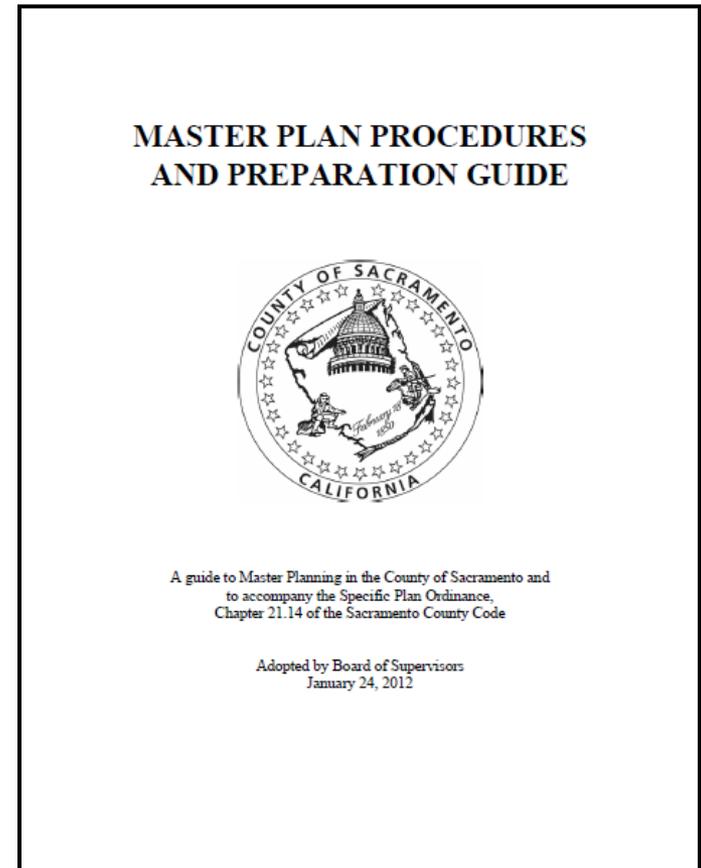
Wrap Up – (10 minutes)

County General Plan and New Growth Area Policies

Master Plan Review Process

Four Step Process Adopted by the Board in January 2012

1. Pre-Application Phase - Completed
2. Master Plan Initiation Phase - Completed
3. Master Plan Preparation Phase – In Process
4. Master Plan Hearing and Adoption Phase



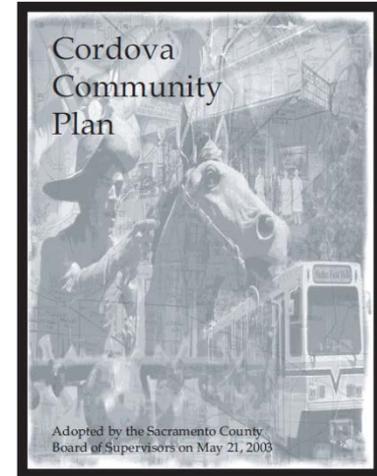
Community Outreach – CPAC Meetings

- Prior to Master Plan Initiation
- During the Preparation of the Master Plan
- Joint CPAC workshops
- Additional workshops on individual projects
- During the Hearing and Adoption Phase

Feedback has been and will be forwarded to the Planning Commission and the Board of Supervisors during all workshops and public hearings.

What is a Community Plan?

- Reflects goals & policies of communities
- Guides land use & development of specific communities
- Must be consistent with the General Plan
- Adopted by resolution as an amendment to the General Plan



What is a Master or Specific Plan?

- Updates subareas of a Community Plan
- Contain specific zoning code land uses, development standards and design guidelines for a specific geographical area
- Refers to and/or replaces Countywide Zoning Code

What is Zoning and Design Guidelines?

- Zoning
 - Specifies the immediate uses for land
 - Regulates use, placement, spacing, and size of buildings to promote orderly development
 - Zoning Code Update adopted September 2015
- Design Guidelines
 - Community
 - Multifamily
 - Single-Family (Proposed)



General Plan Update

Growth Management

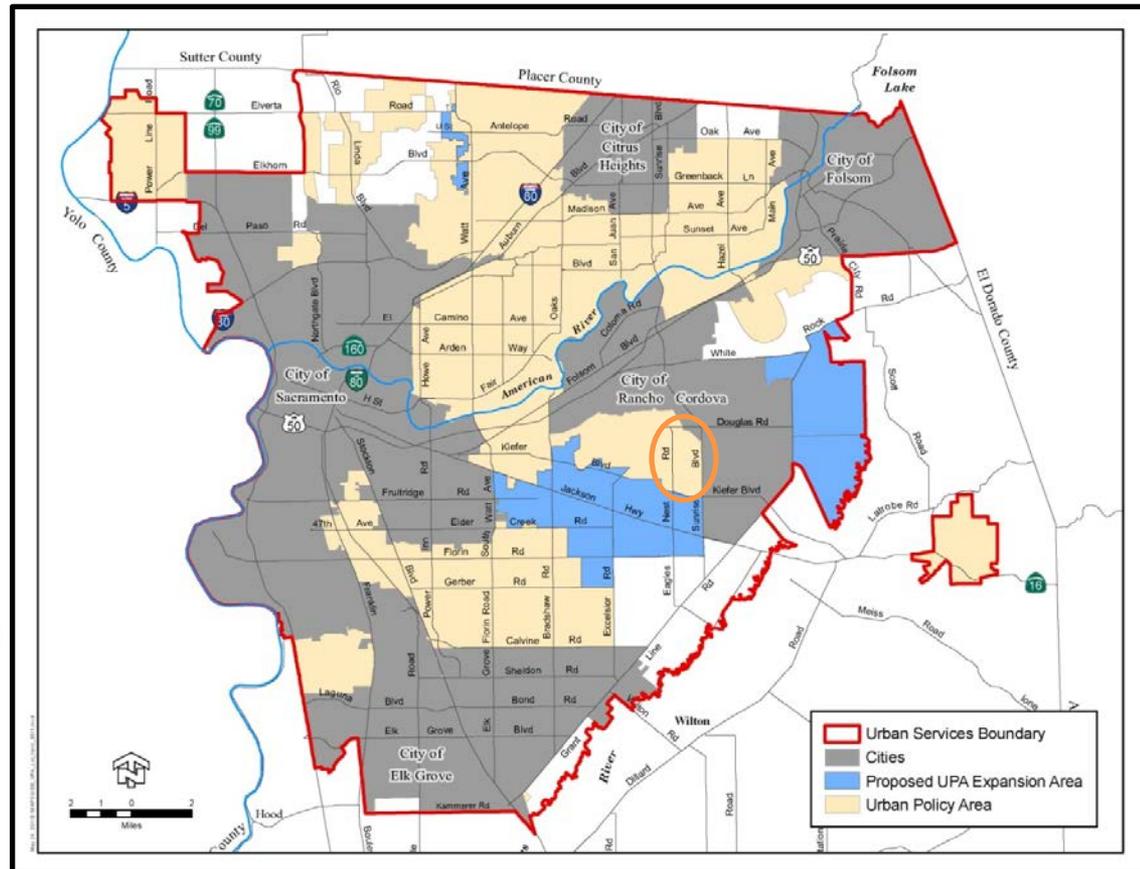
- 1993 General Plan required a supply/demand test to expand UPA
- New 2030 General Plan requires consistency with growth criteria
- Key change: from a geographic & demand based-approach to one focused on **quality** and **performance**

General Plan Update

Must comply with Growth Management Criteria in order to be brought into the UPA

Master Plans already located within the UPA

- ❑ Use Criteria as guideline for development
- ❑ Example: Mather South Community Master Plan



Growth Management Criteria

Proposals to **expand** UPA must be consistent with standards set by Board in the General Plan (LU-119)

West Jackson Highway, Jackson Township and NewBridge have been found consistent with these criteria.

Mather South Community is already within the UPA and therefore LU-119 does not strictly apply.



Example of logical planning boundary.



Example of logical planning boundary.

Growth Management Criteria

UPA expansions and Master Plans must meet standards set by Board prior to approval (LU-120)

- Meet criteria PC-1 through PC-10
- AND**
- Meet **ONE** of two alternatives

Projects already within the UPA use criteria as guidelines (i.e. Mather South Community)

Project Consideration:
To consider approval of a proposed UPA expansion/Master Plan, the Board must find that it:

A. Meets the following:

- PC-1. Vision for connection to other adjacent development areas
- PC-2. Housing choice
- PC-3. Quality
- PC-4. Accommodate low and very low income residential units per County's Housing Element based on RHNA
- PC-5. Pedestrian and transit oriented design
- PC-6. Infrastructure Master Plan and Financing Plan
- PC-7. Services Plan
- PC-8. Consistency with County-adopted plans
- PC-9. Consideration of regional planning efforts
- PC-10. Consideration of jobs-housing balance

AND

B. Meets **ONE** of the following alternatives...

<p>Alternative #1- Criteria-based Meet the following criteria:</p> <ul style="list-style-type: none">CB-1. Minimum densityCB-2. Proximity to amenitiesCB-3. Mixed useCB-4. TransitCB-5. Proximity to employment	<p>Alternative #2 - VMT/GHG Emissions Demonstrate that the project results in:</p> <ul style="list-style-type: none">• ≤14 VMT per person per day, OR;• ≤Equivalent GHG per capita per day from cars, light trucks, and medium trucks
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Meeting the Criteria

- Most Common Concern: Higher Density Development
- Best Practices: Consistent with County Policies
- Changing Demographics – more demand for higher density housing products

Examples of Meeting the Criteria

The goal of design guidelines is to provide for quality architectural features. This is an example of multiple family units that don't look like typical apartment "boxes".



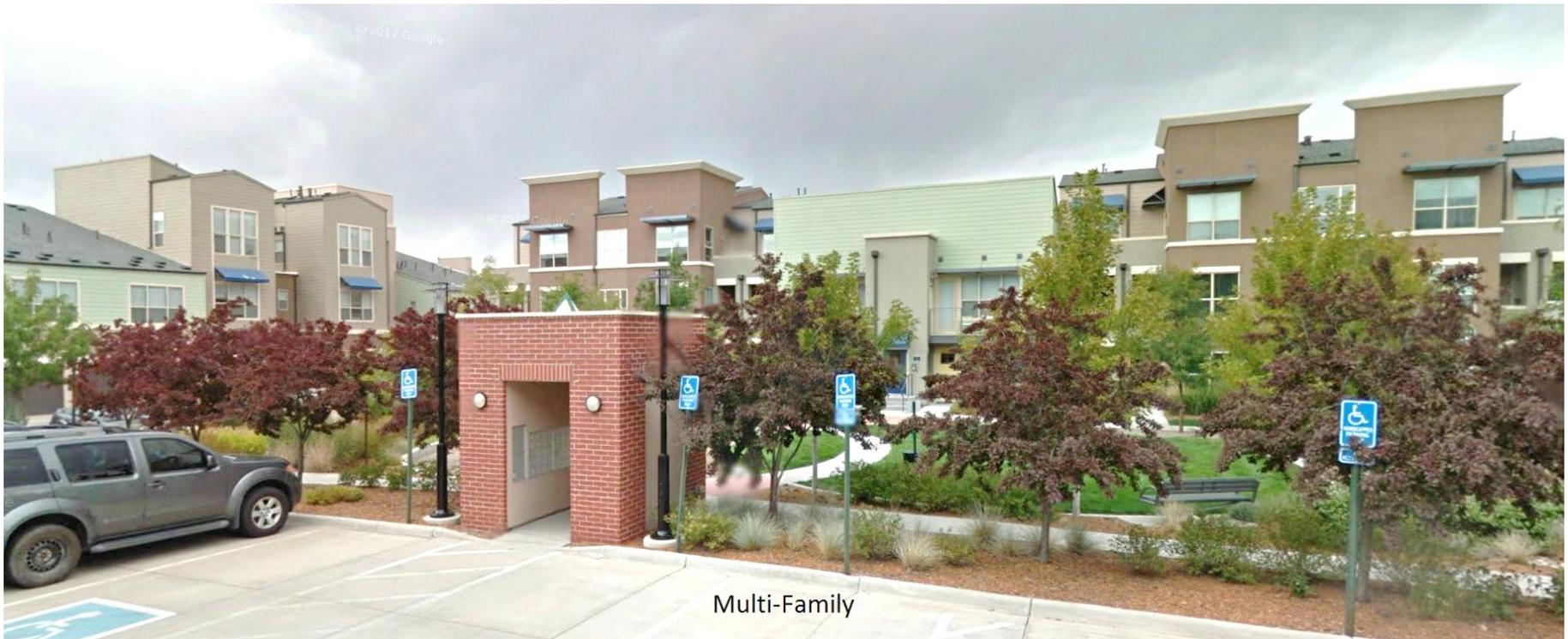
Examples of Meeting the Criteria

Street view of multiple family – shows separated sidewalks, units oriented to the street.



Examples of Meeting the Criteria

Interior view of multiple family – shows parking area for complex and interior open space.



Multi-Family

Examples of Meeting the Criteria

This project in Irvine, California shows the interface of a multiple family project across the street from single family units.



Examples of Meeting the Criteria



This project in Irvine, California shows the how design features can enhance the commercial areas of the community.



Questions and Comments

15 minutes

Understanding CEQA

CEQA Main Objectives

- To disclose significant effects of proposed projects,
- To identify ways to avoid or reduce impacts
- To prevent environmental damage
- To disclose to public reasons for approval
- To foster interagency coordination
- To enhance public participation



What Projects Are Subject to CEQA?

- Adoption or amendment of General Plans, Community Plans & Specific Plans
- Rezones
- Conditional Use Permits
- Parcel Maps & Subdivision Maps
- Variances pursuant to the Zoning Code
- Public Works construction projects
- Other discretionary projects



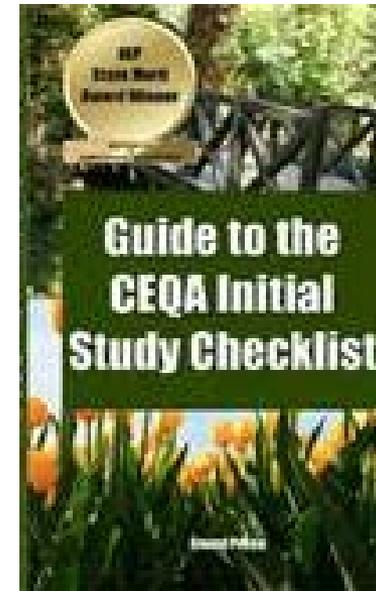
CEQA Document Types

- Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report



Initial Study/ Negative Declaration/ Mitigated Negative Declaration

- Preliminary analysis to determine if EIR or Negative Declaration is required.
- Typically includes Initial Study checklist
- Initial Study may result in:
 - Negative Declaration
 - Mitigated Negative Declaration
 - EIR determination



Environmental Impact Report (EIR)

- Significant Environmental Effects identified
- NOP released at start of process
- NOA filed when Draft EIR released
- 30 or 45 day public review of DEIR
- FEIR provided to public agencies 10 days prior to hearing
- NOD filed after project approval



DEIR Public Hearing

- Normally combined with public hearing on project
- Public testimony taken on the ***adequacy of the EIR***
- DEIR Hearing Actions - Close the public comment period on the DEIR



Final EIR

- The Final EIR includes all written and verbal comments on the Draft EIR
- Responses to all comments
- Highlights any changes to the document
- Circulated for not less than 10 days
- No noticing required



Final EIR - Hearing Actions (1st meeting)

- If the hearing body plans to approve the project
 - Certify the FEIR
 - Tentatively approve the project
 - Continue the item for preparation of findings



- If the hearing body denies the project, no action on FEIR required

Final EIR - Hearing Actions (2nd Meeting)

- The Hearing Body:

- approves the project

- adopts the Findings of Fact and Statement of Overriding Considerations

- adopts the Mitigation Monitoring and Reporting Program (MMRP)

- PER files NOD



CEQA Process for Master Plans

- Separate EIRs for each Master Plan
- Notice of Preparation
- Draft EIR Preparation
- Upon Release of Draft EIR:
 - Planning Commission hearing on Draft EIR
 - Return to CPACs for further review of draft plans and advisory recommendation
- Final EIRs prepared after the Planning Commission hearing
- Final Certification of EIR by Board of Supervisors

Necessary Studies for Master Plans

- Wetland delineation
- Special status species survey
- Arborist report
- Cultural Resource Assessment
- Community and Traffic Noise Assessment
- Drainage Study
- Sewer Study
- Water Supply Assessment
- Traffic Study
- Air Quality Analysis
- Climate Change Analysis
- Phase 1: Hazardous Material Environmental Site Assessment
- Geotechnical Engineering Report

Questions and Comments

15 minutes

Next Workshops

- April 13, 2016 – Transportation Planning Overview
- April 26, 2016 - Water Supply, Sewer, Drainage Policy and Planning Overview
- May 11, 2016 – Infrastructure and Municipal Services Planning and Financing Overview

Contacts

Master Plans – Overall Project Management

- Todd Smith, Principal Planner: 874-6918; smithtodd@saccounty.net

Master Plans – Environmental Review

- Cathy Hack, Environmental Coordinator: 874-7183;
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Staff contacts for each project listed in Agenda Handout.