

**PEIR Process Summary Table: 1-Step General Plan**

The consultant agreement and scope of work for the New General Plan and its associated Programmatic EIR include consideration of the “Project” and three alternatives in the PEIR analysis. The Project will consist of the draft New General Plan and the associated draft Land Use Study Map. The three alternatives are proposed to include a required “No Project” alternative (2030 build-out of the existing 1990 General Plan); a required “environmentally superior alternative” which is envisioned to be a reduced intensity build-out of the “Project,” and another option allowing for alternate growth strategies, which as envisioned at this time, could result in a higher build-out potential than the Project. It is possible that an additional alternative could be considered which would be focused on a significant development proposal, such as that for the Cargill Saltworks property. An additional alternative of this type was not anticipated in the scope of work for the PEIR, thus an amendment to work scope and associated cost would need to be considered for an additional alternative to be considered. A summary of the Project, the three alternatives and the anticipated level of analysis included in the PEIR for each case is presented in the table below. The optional alternative is not presented in the table because it is not part of the approved work scope.

1-Step General Plan PEIR: Project and Alternatives	Technical Models					
	Within EIR Scope = ✓; Outside EIR Scope X					
	Land Use	Traffic	Air Quality	GHG Emissions	Noise	Other
<b>Project:</b> The project description and all environmental analysis (e.g. land use, population, geology, utilities, noise, etc.) will be based on the draft New General Plan and draft Land Use Study Map. One cumulative analysis would be conducted and would consist primarily of projects and growth associated with adjacent communities.	✓	✓	✓	✓	✓	✓
<b>No Project Alternative:</b> Year 2030 build out of existing General Plan	✓	✓	✓	✓	✓	✓
<b>Reduced Intensity (Environmentally Superior) Alternative:</b> The draft Land Use Study Map would be substantially similar to project with decreases in densities and intensities associated with some land use designations as compared to the Project.	✓	*	X	X	X	X
<b>Alternate Growth Strategies:</b> The draft Land Use Study Map would allow for more change in land use designations than the Project as well as increases in densities and intensities of some land use designations as compared to the Project.	✓	*	X	X	X	X

*\*One additional traffic model run is included in the scope of work. Which alternative it is used for is dependent upon results of the traffic model run for the Project condition. Cost for an additional run is anticipated to be about \$15,000.*