

PEIR Process Summary Table: Step 2 of 2-Step General Plan

The consultant agreement for the New General Plan and PEIR did not anticipate a 2-step General Plan process. Step 1 of a 2-step process could be substantially accommodated within the existing scope and budget for the 1-step process. Step 2 of a 2-step process represents additional work scope, budget, and a subsequent schedule. This second step would focus solely on the Cargill Saltworks property. The land use map from Step 1 would remain substantially as approved with the exception of the Cargill Saltworks property. The General Plan elements would be revised as necessary to coordinate with any land use designation change for the Cargill Saltworks property. Step 2 could be initiated by the City or a developer. If a complete development application is received, Step-2 would be fully funded by the developer. Absent a complete development application, the City would need to fund this work. In the event that a development application is submitted for full City review, it is likely that many more alternatives would be studied in Step 2 than in Step 1. For example, such alternatives could include some or all of those considered over the last few months as part of Alternatives 1-7 of the Bayfront Focus Area or new alternatives developed through a new public outreach process. Also, the level of detailed analysis would be much higher if the Project is a development application. In such a case, the PEIR would not be at a programmatic level which is more general, but at a specific plan level. Because it is not known if the Project will be a development application or a City defined alternative, and because there is no approved work scope for Step 2, the following table is conceptual in nature and presents one possible approach to the design of the PEIR Project and associated alternatives and propose that all models would be run for each alternatives.

2-Step Process – Step 2 PEIR – Project and Alternatives	Technical Models (Assume Developer Application) Within EIR Scope = ✓; Outside EIR Scope = X					
	Land Use	Traffic	Air Quality	GHG Emissions	Noise	Other
Project: Either a City defined alternative such as Bayfront Alternatives 1 -7, or in the case of receipt of a complete application for the Cargill Saltworks property, a development proposal.	✓	✓	✓	✓	✓	✓
No Project Alternative: The existing 1990 land use designation for the Cargill site.	✓	✓	✓	✓	✓	✓
Several Environmentally Superior Alternatives: A range of reduced intensity alternatives, perhaps 3 or more, can be studied and may be based on previously developed Alternatives 1 – 7.	✓	✓	✓	✓	✓	✓
Optional Additional Undefined Alternative: In the event that an application is received but is not selected as the Project, the application could be considered as an alternative.	✓	✓	✓	✓	✓	✓