



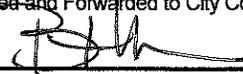
Agenda Date: 02/24/2015

Agenda Item: 5.1

## STAFF REPORT

**Date:** Tuesday, February 24, 2015  
**To:** Bryan H. Montgomery, City Manager  
**From:** Joshua McMurray, Senior Planner  
Kenneth W. Strelo, Senior Planner  
**Subject:** **General Plan and Zoning Code Update Scoping Report**

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

### Background

The Oakley 2020 General Plan (Plan) was adopted, after City incorporation, in December of 2002. A General Plan is the policy of acceptable land uses in each jurisdiction. Each city and county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning and activities allowed on each land parcel to provide compatibility and continuity to the entire region as well as each individual neighborhood. The Oakley 2020 General Plan was adopted in 2002 and extends through to 2020. General Plans are updated periodically in-between the time period of the Plan. The last update to several elements in the General Plan was in 2010.

The General Plan, as specified in State law, is required to have seven mandatory elements consisting of: Land Use, Circulation (traffic), Housing, Open Space, Conservation, Parks and Recreation, Health and Safety, and Noise. The Oakley 2020 General Plan has two option elements: Growth Management and Economic Development. The current Plan is intended to help guide the development of the City through 2020, so there are several years of life left. Typically, as a City nears the end of the Plan period, there is an evaluation done to see what, if any changes (small or large) are necessary. The City has started this evaluation with the hiring of a consultant to prepare a General Plan and Zoning Update Scoping Report as outlined below.

### Scoping Report

During the May 27, 2014 Fund Balance discussion the City Council allocated \$20,000 to conduct a General Plan and Zoning Code Scoping Report. The City contracted with Placeworks in August 2014 to prepare the report. Placeworks specializes in land use, design and environmental projects for both the public and private sector, and Placeworks has prepared similar reports for other jurisdiction of a comparable size to Oakley. The intent of the report was to take a real time look at the General Plan and Zoning Code and provide recommendations, both required by law and optional updates that could be considered. The report concludes that although there are a limited number of targeted updates required to bring the Oakley

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2020 General Plan into compliance with recent State legislative updates, there are no wholesale changes needed as well as no updates required to the City's Zoning Code.

As the attached report explains, there is one change requiring an amendment to the General Plan as a result of recently passed State legislation dealing with flood protection requirements. This item is the most critical in terms of when it needs to be completed. There are several other items addressed in the report that identify areas in which the City may want to update the General Plan including adding language regarding greenhouse gas (GHG) reduction, traffic level of service measurement, streamlined environmental review for infill projects, and Complete Streets. Lastly, Placeworks has identified General Plan "Assists and Opportunities". They have provided a menu of optional actions related to each the General Plan and the Zoning Code.

### **Fiscal Impact**

The attached scoping report includes a budget and schedule. The most immediate update needed, Task A dealing with flood legislation, is estimated to cost around \$12,000 and take around three months to complete. The original \$20,000 contract with Placeworks has ended up costing less than expected with a little less than half of the remaining budgeted funds left. It would be possible to complete Task A with an additional \$3,000 to \$4,000 and using the remaining fund balance from the original contract. The other optional items are broken out separately as Tasks B through F in Attachment 2 of this report.

### **Recommendation**

Staff recommends that the City Council of the City of Oakley receive the Staff Report and presentation by Placeworks and provide comments and direction to Staff.

### **Attachments**

1. Placeworks Memo dated December 17, 2014
2. Placeworks Memo dated February 13, 2015



## MEMORANDUM

DATE December 17, 2014  
TO City of Oakley  
FROM Carey Stone and Charlie Knox, PlaceWorks  
SUBJECT Potential General Plan and Zoning Update Key Issues

The purpose of this memorandum is to summarize our review of the Oakley 2020 General Plan (adopted 2002) and Zoning Ordinance for compliance with recent State legislative updates and to describe issues and opportunities that a future update could address. We have concluded that **no update of the Zoning Ordinance is required**, but we do offer several optional additions the City may wish to consider, along with more numerous needed additions to the General Plan.

### PROJECT BACKGROUND

Oakley's history as a settled community extends from the late 1800s. The city is known for its small town, rural character with easy access to the recreational amenities of the Sacramento/San Joaquin Delta. Following incorporation in 1999, one of the City's first priorities was to prepare a General Plan to guide development through 2020. The General Plan still serves the City well, and our review indicates that a minor "tune-up" to address recent State legislation requirements will allow the General Plan to continue to serve Oakley's needs.

### LEGAL COMPLIANCE

PlaceWorks has reviewed the 2020 General Plan and Zoning Ordinance for compliance with recent State legislation. **General Plan updates are needed only to address flood protection requirements.** The City may wish to consider adding language regarding greenhouse gas (GHG) reduction, traffic level of service measurement, streamlined environmental review for infill projects, and complete streets.

### Flood Legislation

Passed in 2007, AB 5, SB 17, and AB 162 require that by 2015 urban and urbanizing areas in California achieve, or make adequate progress toward achieving, protection for areas prone to the 200-year flood (a 0.5% chance of occurring in any year) in order to be able to continue to approve development in the floodplain. The legislation was primarily focused on communities in the Sacramento Valley and San Joaquin Valley, but some components also affect all cities in California. Most of these requirements went into effect in 2008 and 2009, or upon the adoption of the 2007-2014 Housing Element. Government Code Section 65302 now requires that:

- » The Land Use Element identify areas subject to flooding and commit to an annual review of the boundaries of those areas. The land use designation map must consider the location of water resources and open space areas that are used for groundwater recharge and stormwater management.
- » The Open Space and Conservation Element identify areas that may accommodate floodwater for the purposes of groundwater recharge and stormwater management. Policies and implementation programs that address water resources must be developed in coordination with the local flood protection agency (Contra Costa County Water Conservation and Flood Control District).
- » The Safety Element provide information on flood hazard areas and include goals, policies, and implementation programs to protect communities from unreasonable risk of flooding based on the most current and accurate available information regarding flood hazard areas.

#### *Required General Plan Actions*

Flood hazards are addressed primarily in the Oakley General Plan Growth Management and Health and Safety Elements, and Land Use Element Policies 2.6.5-2.6.7 address procedures for development proposed within flood zones. While these provisions address protecting people and development from flood risk, they need to be augmented as follows to comply with the complete range of legislative requirements:

- » Policies relating to flood safety, groundwater recharge, and stormwater management should be added under Goal 6.3 in the Open Space and Conservation Element, along with a map showing areas available for groundwater recharge and stormwater management.
- » Policies should be added under Health and Safety Element Goal 8.2 to:
  - maintain the structural and operational integrity of essential public facilities during flooding, and
  - locate new public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communication.
- » A program should be added under the Health and Safety Element Goal 8.3 to require annual reviews and updates of flood hazard area mapping, and Figure 8-3, 100-Year Floodplain Locations, should be updated using the most current Flood Insurance Rate Maps.

#### **Greenhouse Gas Emission Reduction**

SB 375, the Sustainable Communities and Climate Protection Act (2008) ties local land use activities to statewide GHG emissions reduction targets. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans and land use planning to reduce vehicle travel. SB 375 required the California Air Resources Board (CARB) to



establish GHG emissions reduction targets for each of the 18 metropolitan planning organizations (MPOs), including the Metropolitan Transportation Commission (MTC), which is the MPO for the nine-county San Francisco Bay Area region. Based on a 2005 baseline, MTC has established a 7-percent per capita reduction target by 2020, and a 15 percent reduction target by 2035. A primary strategy to achieve these targets is focusing growth in Priority Development Areas (PDAs), such as the three planned PDAs in Oakley.

#### *Optional General Plan Actions*

As part of a General Plan Tune-up, the City may wish to consider programs to support growth within the planned PDAs, such as:

- » Work with the Ironhouse Sanitary District to prioritize wastewater infrastructure upgrades listed in the District Sewer Master Plan to serve areas where development is most likely to occur.
- » Update Economic Development Element Policy 5.1.5 to call for the City to target economic development activities within the planned PDAs.

#### **Traffic Level of Service**

Level of Service (LOS) is the traditional way to describe delays at intersections and along roadway segments. LOS ranges from A, or free-flow conditions, to F, jammed conditions with excessive delays. Circulation Element Policy 3.1.1 requires all signalized intersections in Oakley to perform at LOS D or better. If a roadway fails to meet the LOS standard, improvements are triggered, typically street widening (which encourages increased auto use and greenhouse gas emissions). The goal of SB 743 (passed in 2013) is to shift the focus of transportation metrics from traffic flow to emission reduction, and State Office of Planning and Research guidance on SB 743 issued in August 2014 recommends vehicle miles traveled (VMT) to replace LOS. VMT measures the number of vehicle miles generated by a project, which can be offset by transit and walking and biking.

#### *Optional General Plan Actions*

Depending on whether the State has adopted a new metric at the time of a General Plan Tune-up, the City may desire to add a program for adopting the new metric to analyze proposed development, either in addition to or instead of the current LOS standard. Another program could be considered that would require new development to support transit, walking and/or biking to reduce VMT through features like carpooling incentives, bike parking and on-site showers, car sharing services, and subsidized Tri-Delta Transit passes.

#### **Streamlined Review for Infill Projects**

Adopted in 2011, SB 226 provides an option for abbreviated California Environmental Quality Act (CEQA) review for infill projects that meet criteria regarding location (e.g. proximity to transit) and consistency with a qualified regional GHG reduction plan. While the General Plan supports infill development, a tune-up could confirm



whether the General Plan Land Diagram satisfies these criteria and could include an assessment of future infill sites to facilitate utilization of SB 226 streamlining in the future.

### **Complete Streets**

The California Complete Streets Act (AB 1358; enacted in 2008 in effect as of 2011), requires the City, upon any substantial revision of the Circulation Element, to modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

MTC has published additional requirements indicating what cities must do to be eligible to receive regional transportation grant funding. The City is already eligible for funding by having adopted the MTC-recommended Complete Streets resolution in January 2013.

The current Oakley General Plan already embraces the concept of Complete Streets, although it does not use this term. The concept that Oakley's streets should be attractive and safe not only for cars, but also for pedestrians and cyclists, is already well-integrated throughout the document and demonstrates a clear understanding of the links between land use, circulation, and community character. Land Use Element Goals 2.7 and 2.8 and Circulation Element Goal 3.2 call for cohesive bicycle and pedestrian network and pleasant walking environments. Land Use Element policies 2.7.1, 2.8.2, 2.8.3, 2.8.6, 2.8.7 support enhanced walking and biking infrastructure, while Circulation Element policy 3.2.1 seeks "maximum opportunities for bicycle and pedestrian circulation on existing and new roadway facilities" and program 3.2.B calls for developing a "Bicycle and Pedestrian Master Plan, including design standards, for bicycle and pedestrian facilities." Policies 3.3.1, 3.3.2, and 3.3.3 focus on expanding transit and providing transit amenities.

#### *Optional General Plan Actions*

In conjunction with the countywide Complete Streets effort, the City may desire to bolster conformance with the Complete Streets Requirements by:

- » Referencing transit users, seniors, children, and persons with disabilities in goals, policies, and programs, particularly under Circulation Element Goals 3.2 and 3.3.
- » Adding a program under Circulation Element Goal 3.7 requiring Complete Streets features in street design in appropriate locations, including sidewalks and curbs, bicycle or shared lanes, bicycle parking, transit accessibility and transit priority measures, lighting, and shade trees and planting strips (as listed in the OPR guidance document).

### **GENERAL PLAN ASSETS**



The 2020 General Plan is a cohesive and thorough document. The City is continually making strides to enhance Oakley's character and to guide future development that accommodates the community's needs and desires. This is evident in recent planning efforts such as the Downtown Specific Plan, River Oaks Crossing Specific Plan, and East Cypress Corridor Specific Plan. The following paragraphs identify some of the City's key assets that could be afforded special attention under a General Plan Tune-up should the City choose to expand the scope of the Tune-up beyond compliance with State legislation.

### **Tourism**

Oakley enjoys a prime location adjacent to the recreational amenities of the San Joaquin River Delta. The new East Bay Regional Park District's Big Break Regional Shoreline is an enormous asset to Oakley and is already drawing a significant amount of visitors. The City could use a General Plan Tune-up to bolster Oakley's position as a Delta recreation area with policies and actions to strengthen Delta-related tourism.

Much of the northern Oakley City limit follows the San Joaquin River Delta shoreline. While access to the waterfront is currently limited in Oakley, there is a major opportunity with the redevelopment of the DuPont site to provide both passive and active waterfront access to the community. Waterfront access has the potential to draw visitors to Oakley and increase economic activity. Creating a vital waterfront with public (and perhaps some additional limited commercial) uses could raise Oakley's profile as a recreation destination, helping to draw new visitors and businesses to the city.

In addition, the City has active vineyards that contribute grapes to some of the region's most renowned wineries, and there is interest in establishing tasting rooms and distilleries. A General Plan Tune-up could provide an opportunity to encourage wine-related tourism as a land use policy matter.

#### *Optional General Plan Actions*

The City could consider adding a policy to promote tourism associated with the San Joaquin River Delta and wineries, as well as a program to create a tourism development strategy.

#### *Optional Zoning Ordinance Action*

Should the City desire some limited tourist related uses at the DuPont site or others, the Zoning Code could be amended to streamline review of such uses or allow them by right.

### **Specific Plans**

The City has adopted several specific plans to help define the vision for major development opportunities. These plans provide added guidance for residents and the development community about how Oakley should grow and change in the future. A General Plan Tune-up could review the purpose and goals of these Specific Plans, identify potential policy conflicts, and incorporate the major goals of the Specific Plans as appropriate:



- » **Downtown Specific Plan.** The goal of this Specific Plan is to make Downtown the heart of the city by expanding retail opportunities, improving pedestrian, bicycle, and vehicular circulation, and encouraging mixed-use development within the Downtown core.
- » **River Oaks Crossing Specific Plan.** The Specific Plan includes an approved Development Plan for new commercial uses and roadway and infrastructure improvements for a 76-acre triangle between Bridgehead Road, Main Street, and the railroad right-of-way.
- » **East Cypress Corridor Specific Plan.** This Specific Plan seeks to create a complete community with parks, open space, commercial uses, and schools on 2,060 acres east of Jersey Island Road.

#### *Optional General Plan Actions*

The City could consider the following potential General Plan updates to help realize the goals of the Specific Plans:

- » Add a program to prioritize infrastructure improvements called for in the Downtown and East Cypress Corridor Specific Plans, as well as related infrastructure improvements listed in the 2004 Ironhouse Sanitary District Master Plan.
- » Add a policy encouraging certain uses along the Bridgehead Road corridor to promote implementation of the River Oaks Crossing Specific Plan and compatibility with development of the DuPont site.

### **GENERAL PLAN OPPORTUNITIES**

As discussed above, the 2020 General Plan lays a solid foundation for land use planning and policy direction in Oakley. However, the General Plan was prepared at the City's inception and there are new realities and planning priorities that did not exist at the time it was adopted. This section identifies Tune-up opportunities for the General Plan to continue to serve the City for the next 20 years.

#### **Implementation Programs**

Many of the implementation programs in the current General Plan have been completed, others are dependent upon funding yet to be obtained, and still others may no longer be relevant (such as programs that reference the Redevelopment Agency). During a General Plan Tune-up, all implementation programs could be reviewed for relevancy and status of completion. Implementation programs could be categorized into long- and short-term timeframes to prioritize the most needed actions. Although there are no implementation programs (other than in the Housing Element) that must be completed due to State law, the City may want to consider confirming whether the following implementation programs are still appropriate:

- » **Development Review Process.** Multiple implementation programs establish requirements for the development review process. To the extent that these programs have not already been codified, the City could consider requiring compliance with these programs in the development review process: Guidelines for

the Fiscal Analysis of Development Proposals (2.1.C and 2.1.D), General Plan Compliance Procedure (2.2.A), Historic Resources Modification Procedure (2.5.A), Waterfront Access Procedure (2.6.B), Trail Dedication (2.7.B), Community Entry Monumentation Requirement (2.9.B), Multi-Modal Infrastructure and Access (3.1.C, 3.2.A, 3.3.A, 3.3.C, 3.7.C), Street Circulation (3.4.A), Public Facilities and Infrastructure Requirements (4.2.D, 4.2.F, 4.8.A, and 4.9.A), Defensible Space Guidelines (4.5.C), Park Dedication (7.1.E), and Park Facilities Impact Fee (7.7.J).

- » **Planning Studies.** A variety of implementation programs call for additional planning studies including: Trail Plan (Program 2.7.A), Bicycle and Pedestrian Master Plan (Program 3.2.B), Traffic Management Guidelines (Program 3.4.D), Streetscape Design Standards (3.7.F), Education Facilities Plan (4.6.C), Drainage Plan for areas north and east of the BNSF Railroad (4.10.D), Marsh Creek Management Study (4.10.H), Community Preservation and City Beautification Ordinance (5.3.B), Expand Drainage Easements (6.3.G), Design Guidelines (2.2.B, 2.2.C, 2.2.D, 2.3.A, 2.4.B, 2.8.C, 6.7.A), Drainage Master Plan (8.2.B), and Emergency Response Plan (8.4.C).

### **Projected Growth**

An important component of a General Plan Tune-up could be to ensure that the City can accommodate projected future growth. Two ways to measure whether the General Plan has sufficient land for future growth involve assessing (1) if the City can meet its Regional Housing Needs Allocation (RHNA), and (2) if the City can accommodate regional growth projections.

#### *Regional Housing Needs Allocation*

The 2014-2022 Regional Housing Needs Allocation for Oakley includes 158 extremely low income housing units, 157 very low units, 174 low units, 175 moderate units, and 502 above moderate units for a total of 1,168 housing units. The Administrative Draft Oakley Housing Element indicates that the City can accommodate its RHNA allocation through entitled projects either under or pending construction. The City is proposing to apply the Affordable Housing Overlay (AHO) zone to several sites to accommodate the extremely low, very low, and low allocations. The General Plan Tune-up could reexamine any constraints to developing affordable housing and assess whether obstacles identified in the 2014-2022 Housing Element need to be addressed at a wider policy level – for example, by offering education regarding affordable housing and density in advance of the next Housing Element cycle.

#### *Regional Growth Projections*

As detailed in Table 1, ABAG and MTC project that there will be an additional 19,968 people, 2,930 jobs and 5,713 households in Oakley by 2040.

**TABLE 1 2040 PROJECTIONS**

|            | 2010   | 2040   | 2010-2040 | % Growth | Average Annual Growth Rate |
|------------|--------|--------|-----------|----------|----------------------------|
| Population | 35,432 | 55,400 | 19,968    | 56%      | 1.50%                      |
| Jobs       | 3,750  | 6,680  | 2,930     | 78%      | 1.94%                      |
| Households | 10,727 | 16,440 | 5,713     | 53%      | 1.43%                      |

### *Optional General Plan Actions*

To help accommodate this projected growth, the General Plan Tune-up could:

- » Review past development trends to determine if the projections reflect past growth trends and/or desired growth management.
- » Consider whether the Sphere of Influence (SOI) is large enough to accommodate this projected growth.
- » Review the General Plan Land Use Diagram to ensure there is the right mix of land uses to accommodate projected growth.

### **Special Study Areas**

A General Plan Tune-up could focus on several study areas to help support Oakley's economic needs, providing basic design guidance for these areas, identifying appropriate land uses, and assessing any potential infrastructure improvements needed to facilitate development:

#### *DuPont Site*

The former DuPont site, located next to Big Break Regional Shoreline and across from the River Oaks Crossing Specific Plan area, is a 150-acre major opportunity area for the city. DuPont is in the process of site remediation and is in the initial planning stages for the site. The site will likely be developed with office, light industrial, and/or R&D uses. There is also the potential for a 22 acre natural gas power generation plant. As discussed above, there are opportunities for a General Plan Tune-up to ensure that redevelopment of the DuPont site takes into consideration waterfront access as well as ensuring synergy with surrounding uses and adjacent planned development.

#### *Neroly Road Light Industrial Area*

The Neroly Road Light Industrial Area, roughly the area between Neroly Road and Live Oak Avenue along Oakley Road, is an area of the city that contains light industrial uses as well as a mix of non-conforming uses, including



residential lots and agricultural parcels. A General Plan Tune-up could consider ways to resolve potential conflicts with non-conforming uses as the area transitions to a more light industrial format.

#### *Southeast Oakley Pending PDA*

The Southeast Oakley Pending Priority Development Area (PDA) encompasses 235 acres along and surrounding Main Street. Regional projections estimate that the PDA could generate 4,303 new residents, 1,264 new households, and 588 new jobs. Existing uses in this area are predominantly single family homes with interspersed vacant parcels. A General Plan Tune-up could help determine land uses and a policy framework that would respect the existing single family neighborhoods, while providing additional neighborhood serving and other job-generating uses.

#### *Other Opportunity Sites*

In addition to the sites discussed above, there are others that could also be studied under a General Plan Tune-up, such as the southeast corner of Empire Avenue and Laurel Road. The City could explore whether existing General Plan land use designations are appropriate given site context and expected future uses and whether any policies are needed to help encourage appropriate future development.



## MEMORANDUM

DATE February 13, 2014  
TO City of Oakley  
FROM Carey Stone and Charlie Knox, PlaceWorks  
SUBJECT General Plan Update Key Issues

### SUMMARY

The purpose of this memorandum is to summarize the estimated costs and schedule associated with a potential future update (or “tune-up”) of the 2020 Oakley General Plan. Based on the analysis presented in our December 17, 2014 memorandum to the City, compliance with recent flood legislation (Task A listed below) is the only action that necessitates an update; however, the City may also wish to consider the additional optional tasks listed below to achieve planning objectives in certain areas of Oakley.

### REQUIRED TUNE-UP TASK

As described in the December memo, text and map revisions and additions are needed in the Health and Safety and Open Space and Conservation Elements of the General Plan to achieve compliance with several State flood protection and control legislation requirements with 2015 progress deadlines.

### Tasks

Compliance with State requirements would consist of one Task.

#### Task A. Incorporate Flood Legislation Requirements

*Estimated Schedule – 3 months*

*Estimated Budget – \$12,000*

The estimated Schedule and Budget assume the following subtasks:

- Kick-Off Meeting with City Staff
- Submission of Draft Policy and Map Updates
- City Council Meeting for Review and Direction
- Revisions to Draft Policies and Maps
- One City Council Hearing for Adoption



## **OPTIONAL TUNE-UP TASKS**

As outlined in the December memo, the City may wish to consider additional text and map revisions in order to position the City to be able to accommodate potential anticipated growth and change in Oakley in a strategic and streamlined manner.

### **Tasks**

Optional actions associated with preparing for and accommodating appropriate future change in the city include refinement of Land Use Element policies, a process to address Special Study Areas, zoning map and/or ordinance revisions if needed, and environmental review if required by State law.

#### **Optional Task B. Targeted Policy Updates**

*Estimated Schedule – 3-9 months depending on City’s desired scope of work*

*Estimated Budget – \$15,000-\$35,000 depending on scope of work*

The estimated Schedule and Budget assume the following subtasks:

1. Kick-off Meeting with City Staff
2. Submission of Policy Options Memorandum
3. City Council Meeting for Review and Direction
4. Submission of Draft Policies related to:
  - a. Traffic Level of Service and Measurement
  - b. Complete Streets
  - c. Tourism
  - d. Incorporation of Specific Plans
  - e. Greenhouse Gas Emission Reduction
5. City Council Meeting for Review and Direction
6. Submission of Final Policies
7. One City Council Hearing for Adoption

#### **Optional Task C. Special Study Areas**

*Estimated Schedule – 9-12 months*

*Estimated Budget – \$70,000*

The estimated Schedule and Budget assume the following subtasks:

1. Kick-off Meeting with City Staff
2. Confirmation of Objectives and Boundaries of Study Special Areas:



- DuPont Site, Neroly Road Light Industrial Area
  - Southeast Oakley Pending PDA
  - Southeast corner of Empire Avenue and Laurel Road
3. Identify land use alternatives for each area
  4. Review General Plan Land Use Diagram to Accommodate Projected Growth
    - SOI revisions
    - Buildout
    - Potential infill sites
  5. Conduct Public Workshop
  6. Revise Land Use Alternatives for each area
  7. Submit Preferred Land Use Alternative
  8. City Council Review of Preferred Land Use Alternative
  9. Submit Public Review Draft General Plan Tune-Up
    - Land Use Diagram revisions, if any
    - Goals, Policies and Programs
  10. City Council Review of Draft General Plan Tune-Up
  11. Revise Draft General Plan Tune-Up
  12. City Council Hearing for Adoption
  13. Submit Final Updated General Plan

#### **Optional Task E. Zoning Ordinance Update**

A zoning ordinance update would only be necessary if there are revisions to the General Plan Land Use Diagram, or if zoning text provisions are modified to allow tourism-related uses by right in certain areas.

*Estimated Schedule – 3 months*

*Estimated Budget – \$15,000*

The estimated Schedule and Budget assume the following subtasks:

- Kick-Off Meeting with City Staff
- Submission of Draft Zoning Text and Map Updates
- City Council Meeting for Review and Direction
- Revisions to Draft Standards and Maps
- One City Council Hearing for Adoption



#### **Optional Task F. Environmental Review**

Depending on the City's desired project scope, the General Plan Tune-Up may require review pursuant to the California Environmental Quality Act. The policy updates outlined in Task B above could require an Initial Study/Mitigated Negative Declaration (IS/MND). More significant land use or zoning changes, if desired, could necessitate an Environmental Impact Report (EIR).

*Estimated IS/MND Schedule – 4 months*

*Estimated IS/MND Budget – \$35,000*

*Estimated EIR Schedule – 12 months*

*Estimated EIR Budget – \$105,000*

The estimated Schedule and Budget assume the minimum required scoping, noticing, and response to comment subtasks established in the CEQA Guidelines, as well as:

- Kick-Off Meeting with City Staff
- Submission of One Administrative Draft EIR
- City Council Meeting for Review and Direction
- Revisions to the Draft EIR
- City Council Hearing for Adoption
- Submission of the Final EIR