General Plan Areas 3 and 4
An Overview
History

• General Plan Update (GPU) 1992
• 1999 Land Use Vote “Measure C” 61.3% voted not to change the designation
• 2006 New Technology Park Associates (NTPA) begins SP process
• 2006 - Community Meeting
• Spring 2007 - Open House
• May 2007 - N.O.P
• November – Community Meeting
• February – Community Meeting/Planning Commission Workshop
• February 26 – Planning Commission Meeting
Process and Schedule

• Phase 1: Constraints Analysis, Fall 2007

• Phase 2: Development of Alternatives and Conceptual Plan, Spring 2008.

Constraints

- Traffic
- Hazardous Materials
- Habitat
- Wetlands
- Soil Stability
- Flood Protection
Wetland Delineation

- work verified by U.S. Army Corps of Engineers
- nothing was disclaimed (SWANCC/Rapanos)
- wrecking yard basins/landscape irrigation areas
Wetland Quality
Concept Plans
Area 3
Concept
Plan “A”
Area 3
Concept Plan “B”
Area 4
Concept Plan “A”
Area 4
Concept
Plan “B”
Golf Course Plans and Imagery
Golf Course Plans and Imagery
Area 4 Golf Course
Plan “A”
Area 4
Golf Course
Plan “B”
Commission and Staff Recommendations

- Area 3 – Include Both A and B
- Specific Plan Area 4–Concept Plan B
Next Steps

• Contract for Environmental Analysis
  March 27, 2008
• DEIR Release - Summer 2008
• Council Action - Fall 2008