



# Ceres General Plan Update



**Planning Commission Hearing  
Draft General Plan and Final EIR  
April 30, 2018**

## Agenda

1. Planning Process and Public Participation Program
2. Public Review Draft General Plan
3. Financing Strategy
4. Environmental Review (Draft EIR and Final EIR)
5. Findings of Fact and Statement of Overriding Considerations
6. Remaining Policy Questions
7. Planning Commission Questions
8. Public Comment
9. Planning Commission Discussion
10. Recommendations

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# Planning Process

- ✓1. Issue Identification & Visioning
  - Stakeholder interviews; 2 Community Workshops; Newsletter #1; Community-wide Survey; Vision Statement and Guiding Principles
- ✓2. Background Studies
  - Existing Conditions Report; Demographic, Economic, & Fiscal Conditions Report; Newsletter #2
- ✓3. Alternatives & Evaluation
  - Drafted Alternatives; Analyzed Potential Growth and Fiscal, Transportation, and Utilities Impacts; 2 Community Workshops; Planning Commission and City Council meetings
- ✓4. Draft General Plan
- ✓5. Environmental Review
- ⑥ Review and Adoption



# Public Participation Program

- Keeping the Community Informed
  - Project Website  
([www.CeresGeneralPlanUpdate.com](http://www.CeresGeneralPlanUpdate.com))
  - Newsletters
  - Planning Commission and City Council Study Sessions



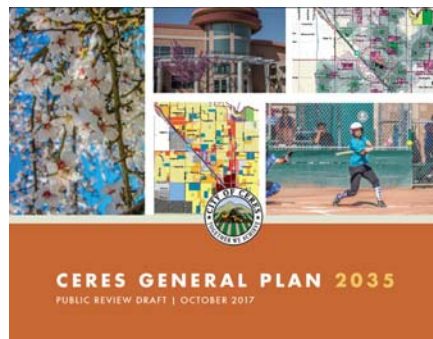
## Public Participation Program

- Gathering Community Input
  - Stakeholder Interviews (December 2015)
  - Visioning Workshop (January 2016)
  - Staff Presentations for Community Organizations (Winter 2016)
  - Community-wide Survey (Spring/Summer 2016)
  - Alternatives Workshops – English and Spanish (Jan/Feb 2017)
  - Ceres Street Faire (May 2017)
  - Draft General Plan and EIR Open House (March 2018)



## Draft General Plan

- Public Review Draft released October 20, 2017
- Planning Commission/ City Council Study Session October 30, 2017
- Open House March 8, 2018



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## Draft General Plan

- Constitution for local development
- Addresses Land Use, Conservation, Open Space, Circulation, Noise, Safety, and Environmental Justice per State law, as well as Economic Development
- Expresses a Community Vision and Guiding Principles for the year 2035
- Outlines goals, policies, and implementation actions to achieve the vision

### VISION STATEMENT

*In 2035, Ceres has a continued connection to its agricultural heritage, a balance of housing and retail choices, ample job opportunities, an attractive Downtown, rich cultural and community events and an abundance of recreational opportunities. Ceres is a place where families want to raise their children and businesses want to locate and flourish. In Ceres, people enjoy a safe and healthy city with first-rate community amenities and a clean and sustainable environment.*

## Draft General Plan Organization

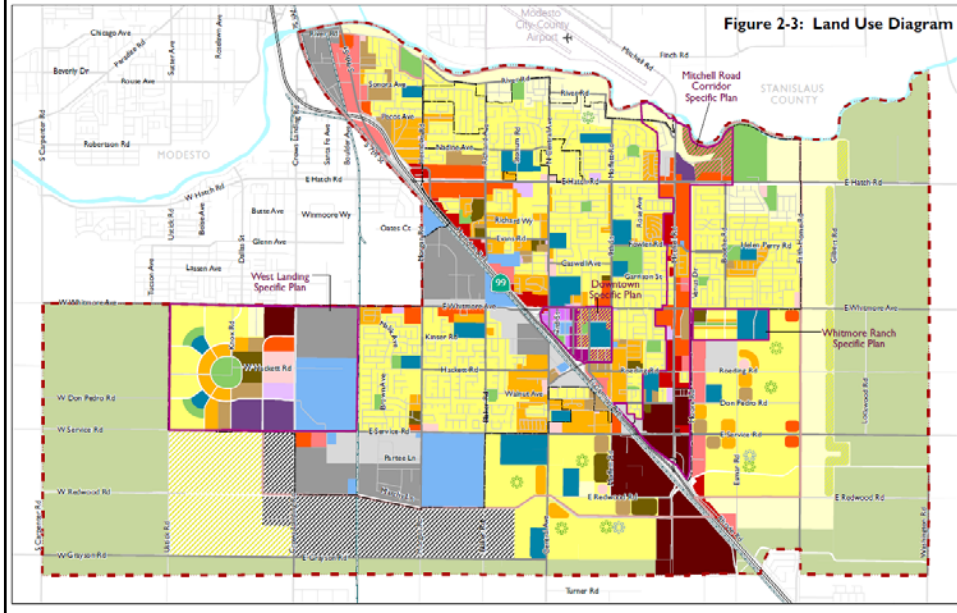
1. Introduction
2. Land Use and Community Design Element
3. Transportation and Circulation Element
4. Agriculture and Natural Resources Element
5. Health and Safety Element
6. Public Facilities and Services Element
7. Economic and Community Development Element

### Appendix A: Implementation Matrix

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## Draft General Plan Land Use Map



## Draft General Plan Recommended Changes

- Minor corrections
- Additional policies to reduce environmental impacts identified through the EIR
- Revisions based on review of General Plan for Financing Strategy
- Revisions to respond to concerns identified through public comment process

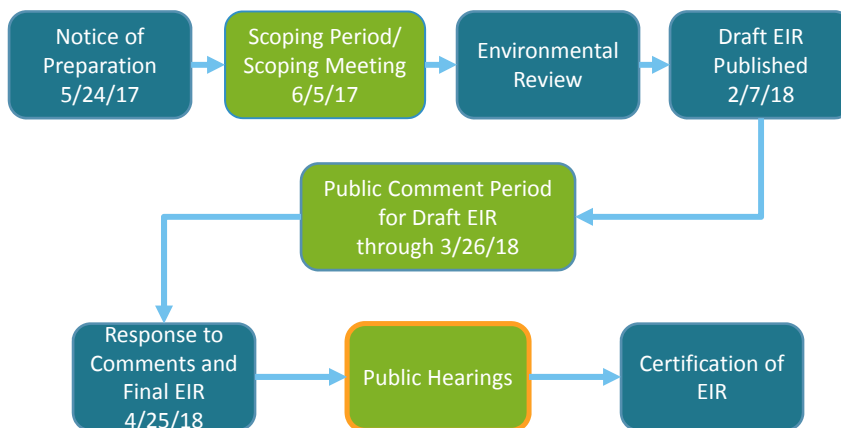
## General Plan Financing Strategy

- Summarizes the types of infrastructure investment identified during the General Plan update, along with preliminary cost estimates.
  - Water, wastewater, stormwater, transportation, streetscape, parking, public space, public facilities, parks and recreational facilities
- Describes an overall financing framework.
- Identifies potential financing mechanisms.
- Reviews and summarizes principles and policies from the General Plan update that call for public improvements.
- Proposes action items to implement the General Plan policies.

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## Environmental Review Process



= opportunity for public input

## Environmental Impact Report

- Draft EIR
  - Provides background and identifies potential impacts related to:
    - Aesthetics
    - Agricultural Resources
    - Air Quality
    - Biological Resources
    - Energy, Greenhouse Gases, and Climate Change
    - Geology, Soils, and Seismicity
    - Hazards and Hazardous Materials
    - Historic and Cultural Resources
    - Hydrology and Water Quality
    - Land Use, Population, and Housing
    - Noise
    - Public Services and Recreation
    - Transportation
    - Utilities
  - Assesses alternatives, cumulative impacts, growth-inducing impacts, and significant irreversible environmental change

## Environmental Impact Report

- Final EIR
  - Includes all comments made during the public comment period
  - Provides written response to comments
  - Lists revisions to the Draft EIR
  - None of the information added to the DEIR resulted in the identification of new or significant impacts or represented other significant new information requiring recirculation of the DEIR under CEQA Guidelines Section 15088.5.



## Certifying the Final EIR

- Prior to approving the General Plan update, the City shall certify that:
  - The Final EIR has been completed in compliance with CEQA;
  - The Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the Final EIR prior to approving the Plan; and
  - The Final EIR reflects the City Council's independent judgment and analysis.

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## Findings and Statement of Overriding Considerations

- Prior to adopting the General Plan update, the City is required by CEQA to:
  - Make written findings for each significant environmental effect identified in the certified EIR
    1. Changes or alterations have been required in the project which avoid or substantially lessen the environmental effect (mitigation)
    2. Mitigation is the responsibility/jurisdiction of another public agency
    3. Mitigation and alternatives infeasible
  - Make a statement of overriding considerations regarding the specific reasons to support its action



## Findings

- Significant impacts found related to
  - Agricultural Resources
  - Air Quality
  - Hazards and Hazardous Materials
  - Land Use, Population, and Housing
  - Noise
  - Transportation

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## Statement of Overriding Considerations

- The City finds that the Proposed Project alternatives discussed in the EIR should not be adopted because they do not succeed in reducing environmental impacts while adequately meeting the project's objectives.
- The City finds that the Proposed Project most fully implements the project objective to reflect current conditions and community priorities, and to achieve the community's vision for the future, as supported by the community's Guiding Principles.
- The City has determined that the Proposed Project's benefits outweigh its environmental impacts and deem them acceptable.

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## Statement of Overriding Considerations

- The City has identified the following public benefits:
  - Implementation of the Community Vision and Guiding Principles;
  - Facilitation of long-term agricultural preservation in the region; and
  - Promotion of a balance of housing, services, and employment opportunities in the community.

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## Remaining Policy Question


- Faith Home Road Classification
  - Draft General Plan shows Faith Home Road as a 6-lane Expressway based on StanCOG plans
  - EIR analyzed the circulation system with Faith Home Road as both a 6-lane and 4-lane facility:
    - 6-lane expressway – 13 study segments operating at deficient LOS
    - 4-lane arterial – 15 study segments operating at deficient LOS
  - Not possible to keep it as a 2-lane road long-term
  - Staff recommends changing the classification to 4-lane Arterial

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**Planning Commission**  
**Questions**

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**Public Comment**

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# Planning Commission Discussion

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## Recommendations

- Staff recommends that the Planning Commission make the following recommendations to the City Council to:
  1. Certify the Environmental Impact Report (EIR) prepared for the proposed 2035 General Plan Update, pursuant to CEQA Guidelines Section 15090.
  2. Adopt the proposed Findings of Fact and Statement of Overriding Considerations, pursuant to CEQA Guidelines Section 15091 and 15093.
  3. Adopt the 2035 General Plan Update, including suggested revisions.
  4. Accept the General Plan Update Financing Strategy.

## Next Steps

- City Council Hearing on Monday, May 14
- Finalize the Adopted General Plan

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# THANK YOU

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