Tonight’s Agenda

- Introductions
- EIR Process
- Project Description
- Planning Entitlements Requested
- What is Scoping
- Schedule
- How Can the Public Participate
EIR Process

- Application submitted—August 2015
- Staff Determination for EIR
- Town Staff Reviewed Six Proposals to Prepare the EIR and Interviewed Three Consultant Teams
- Town Staff Chose the Environmental Consulting Firm - GHD
- Contract with GHD Approved by Town Council October 2015
- Staff Manages GHD and Applicant is Paying all Costs for Staff and GHD’s Work
EIR Process cont.

- GHD Preliminary Work Completed
  - Review of Existing Documents
  - Peer Review of Applicant’s Documents
  - Traffic and Parking Data Collection

- Next Steps
  - Scoping Meeting
  - Draft EIR Available for Review
  - Final EIR Prepared
    - Response to All Comments
    - Mitigation Measures
Project Description

- Retail Store and Café - ±46,000 sq. ft.
- Two Levels and Roof Top Courtyard - Max. Height 46 feet
- Lease Gravel Lot from the TCM
- Pave, Landscape and Illuminate to Create ±451 Parking Spaces
Planning Entitlements Requested

- Gravel Lot
  - General Plan Amendment - Wetlands/Marshlands to Mixed Use Reg. Serving Com.
  - Rezoning–Parks Open Space/Natural Habitat District to Reg. Shopping District

- Design Review
- Conditional Use Permit for Café
- Sign Permit
- Lot Line Adjustment
- Prelim. and Precise Plans Amendments
What is Scoping?

- Defining the scope and content of Environmental Impact Report
  - What potential impacts should be studied?
  - What potential alternatives should be considered?
  - What mitigation measures should be investigated?
- Provide specificity in comments
Anticipated Schedule

- Notice of Preparation sent 10/25 (neighbors, interested parties & state agencies)
- Scoping Period – ends November 30th
- Draft EIR available for review – Spring 2017 (45-day public review period)
- Planning Commission - Spring 2017
- Final EIR – Summer 2017
- Consideration of Certification of EIR – Summer 2017
How the Public Can Participate

- Comment during public scoping meeting tonight (verbal comments/comment form on back table)
- Submit written comments by November 30th
- Stay informed (sign-up sheet on back table)
- Comment on Draft EIR - Spring 2017
- Attend Draft EIR Public Hearings-Summer 2017
QUESTIONS ?