

TOPICS

- A CEQA Path
- The Foundations: A Plan and Plan-Level EIR
- Streamlining Tools
- How to Make the Tools Work
- Keys to Success

CEQA PATH

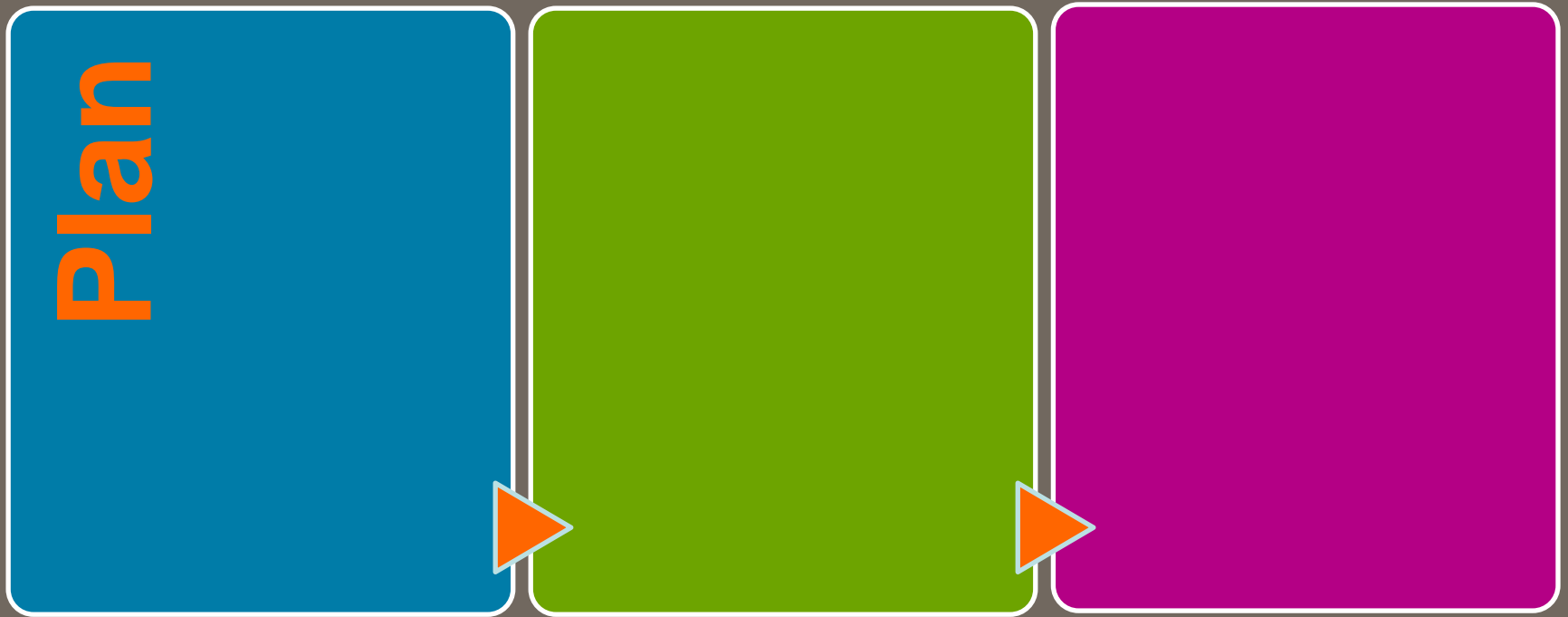
Plan

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graph LR; A[Plan] --> B[Plan EIR]; B --> C[Project CEQA];
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**Plan
EIR**

**Project
CEQA**

STEP 1: THE FOUNDATION



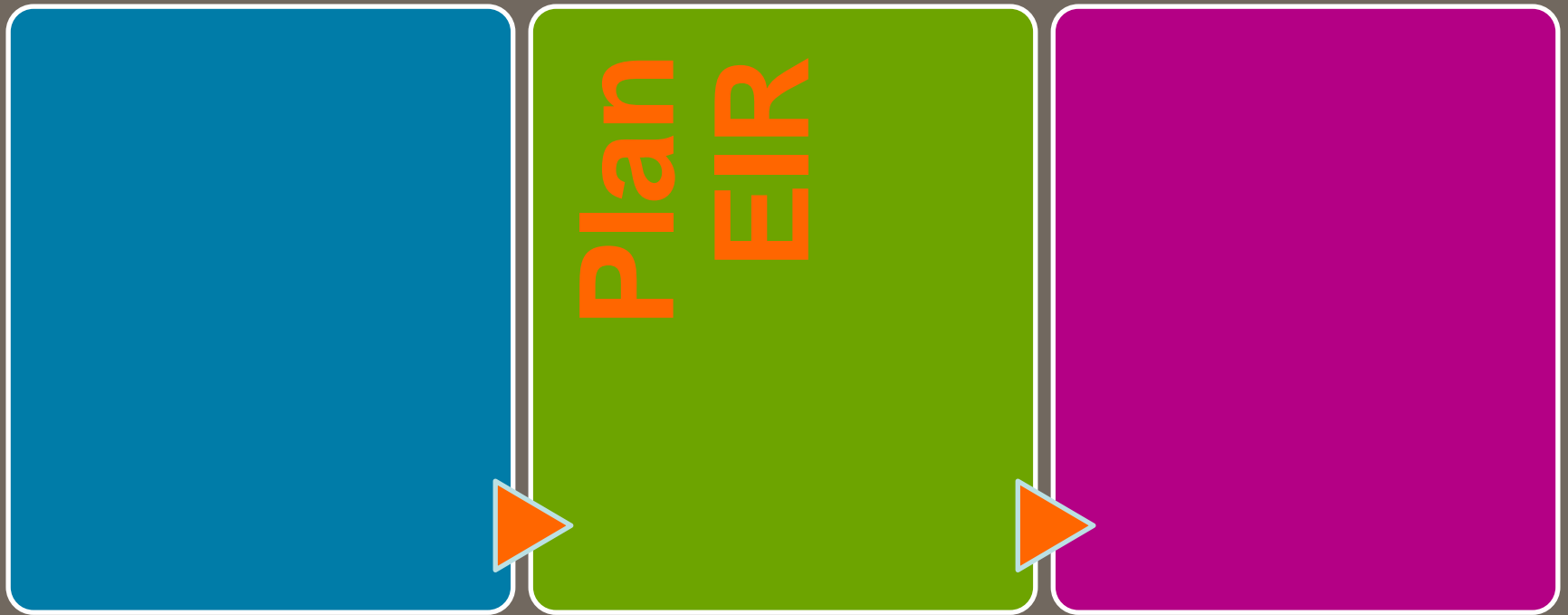
THE FOUNDATION: A PLAN THAT ANTICIPATES IMPLEMENTATION

- Include standards for land use, design, and environmental protection
 - Be granular
- Establish uniformly applied development policies or standards
- Adopt CEQA thresholds of significance

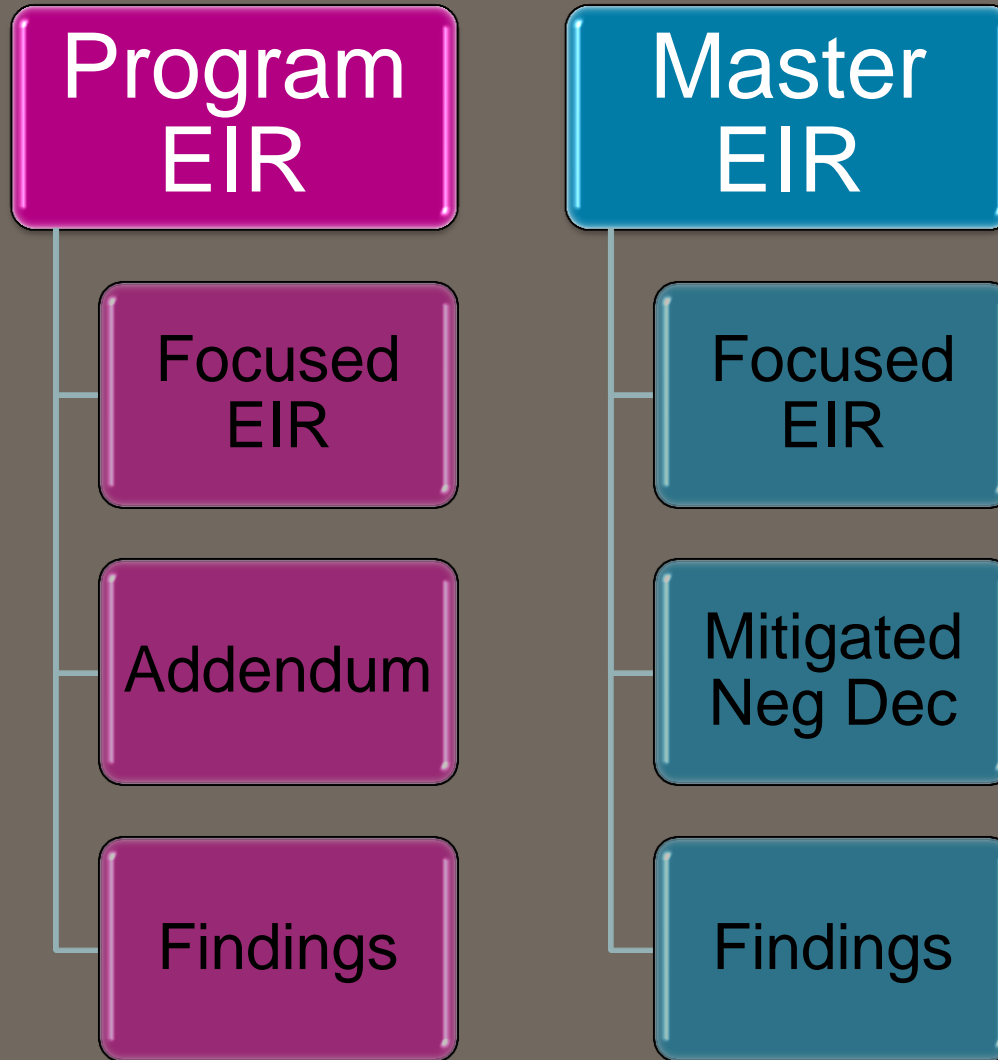
MAKING THE TOOLS WORK: THE PLAN

- Clearly establish policy goals in terms that the community can understand
- Allow conforming projects by right and limit the scope of subsequent discretion
- Articulate environmental thresholds that reflect land use aspirations
- Avoid creation of obstacles

STEP 2: THE FRAME



PLAN LEVEL EIR: OPTIONS



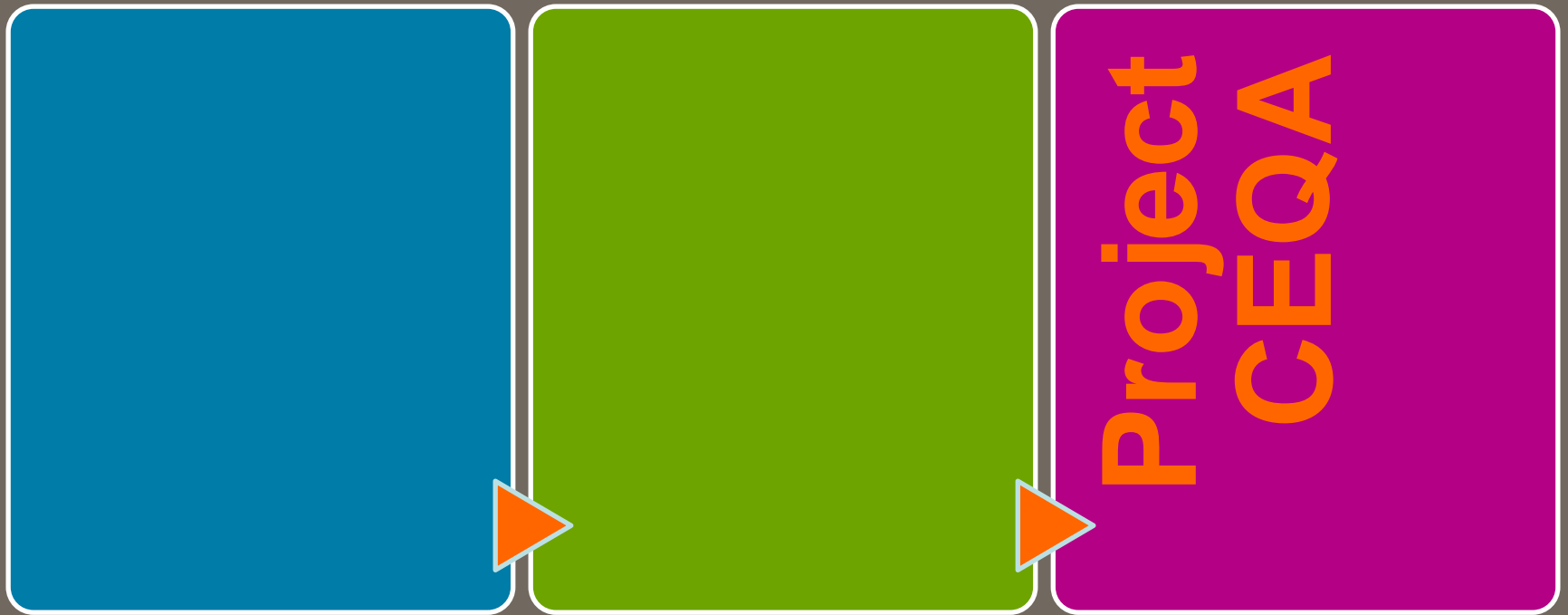
THE FRAME: PLAN-LEVEL EIR

- Program EIR
 - Advantages: Flexible, No time limits
 - Disadvantages: No clear period of coverage; Requires Addenda rather than Tiered MNDs
- Master EIR
 - Advantages: 5 Year clearance; clear path to project MNDs
 - Disadvantages: less legal track record; document is more complicated (?)

Making the Tools Work: The 1st Tier EIR

- Project Definition
 - Detailed
 - Flexible
- Evaluation
 - Anticipate and evaluate future actions
 - Be conservative
- Mitigation
 - Establish clear performance standards

STEP 3: THE INTERIOR



STREAMLINING TOOLS:

SECTION 15152: TIERING

- For projects consistent with land use plans
 - Type, density, intensity of use
- Requires no additional analysis where impacts were significant and mitigated.
- Need to be able to show how plan policies and/or plan EIR mitigation reduces effects.

STREAMLINING TOOLS:

§15183: CONSISTENT WITH LU PLAN

- Can be used to exempt project from analysis of significant and unavoidable impacts disclosed in Plan EIR

STREAMLINING TOOLS:

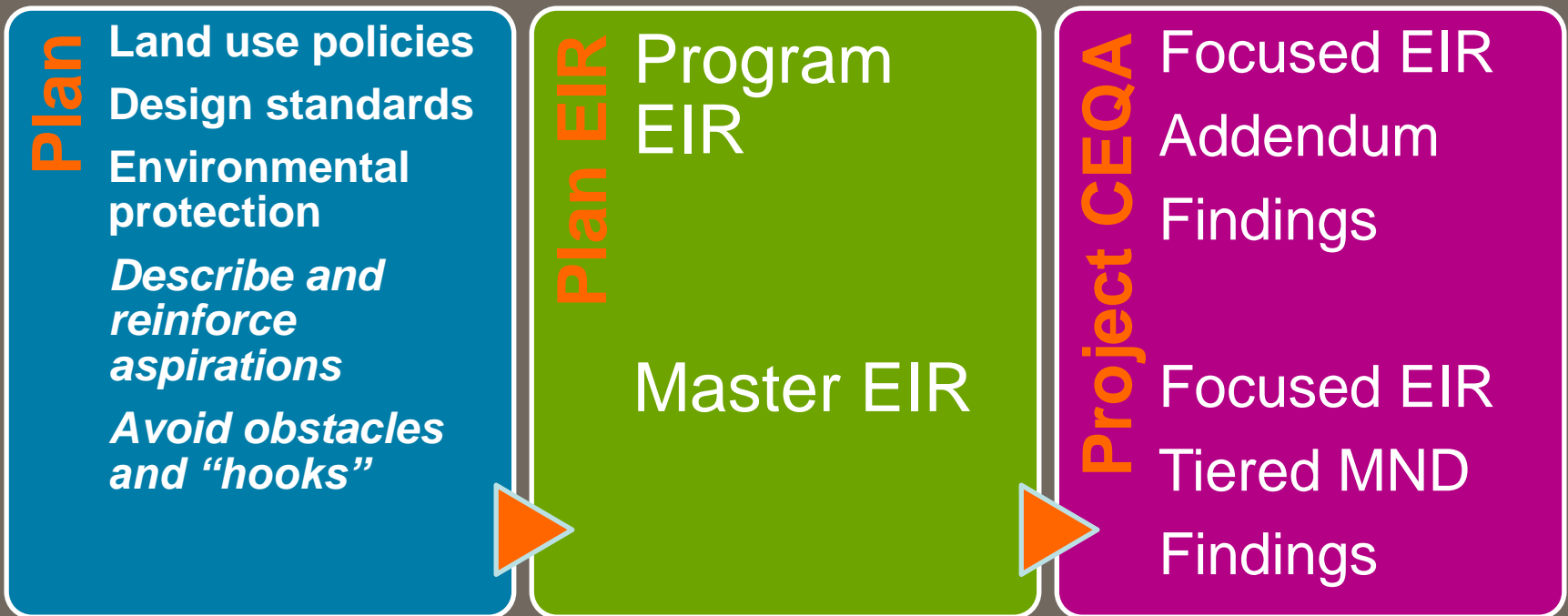
§15183.5: CONSISTENT WITH CAP/GHG REDUCTION PLAN

- Creates exemption from analysis of vehicular GHG for residential and mixed use projects, including Transit Priority Projects, consistent with SCS/APS.

MAKING THE TOOLS WORK: THE 2ND TIER CEQA DOCUMENT

- Be willing to use CEQA...aggressively
 - Under Program EIRs: Addenda for projects with no impacts “peculiar to the site.”
 - Under Master EIRs: Tiered MNDs or Findings
- Maintain integrity of plan EIR
 - Requires focus and investment
- Commit to development
 - Lead agency must think like a developer
 - Lead agency + applicant = consistency

SUMMARY



KEYS TO SUCCESS

- Detailed and honest planning
- Thorough analysis of the plan
- Vigilant implementation
- Partnership
- Commitment

AECOM

