

Tassajara Parks Project Update

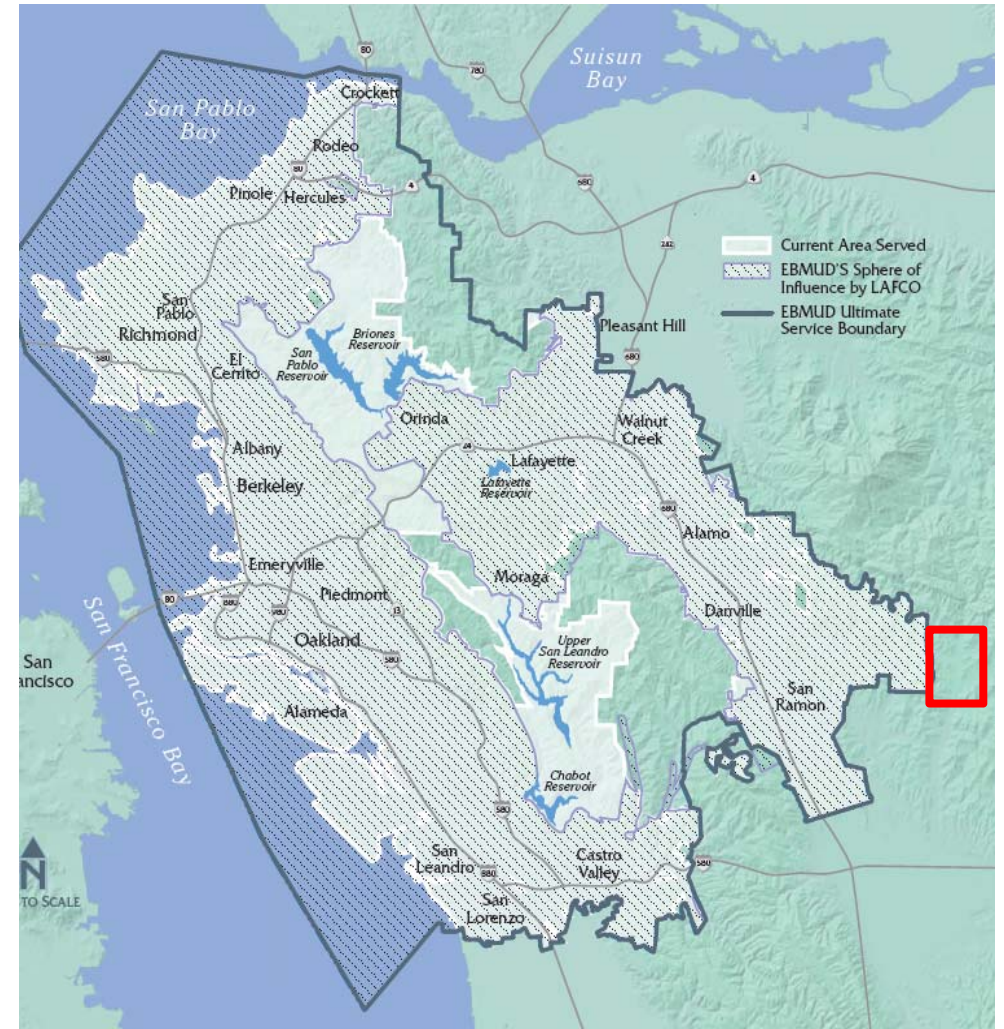
Board Meeting

July 26, 2016

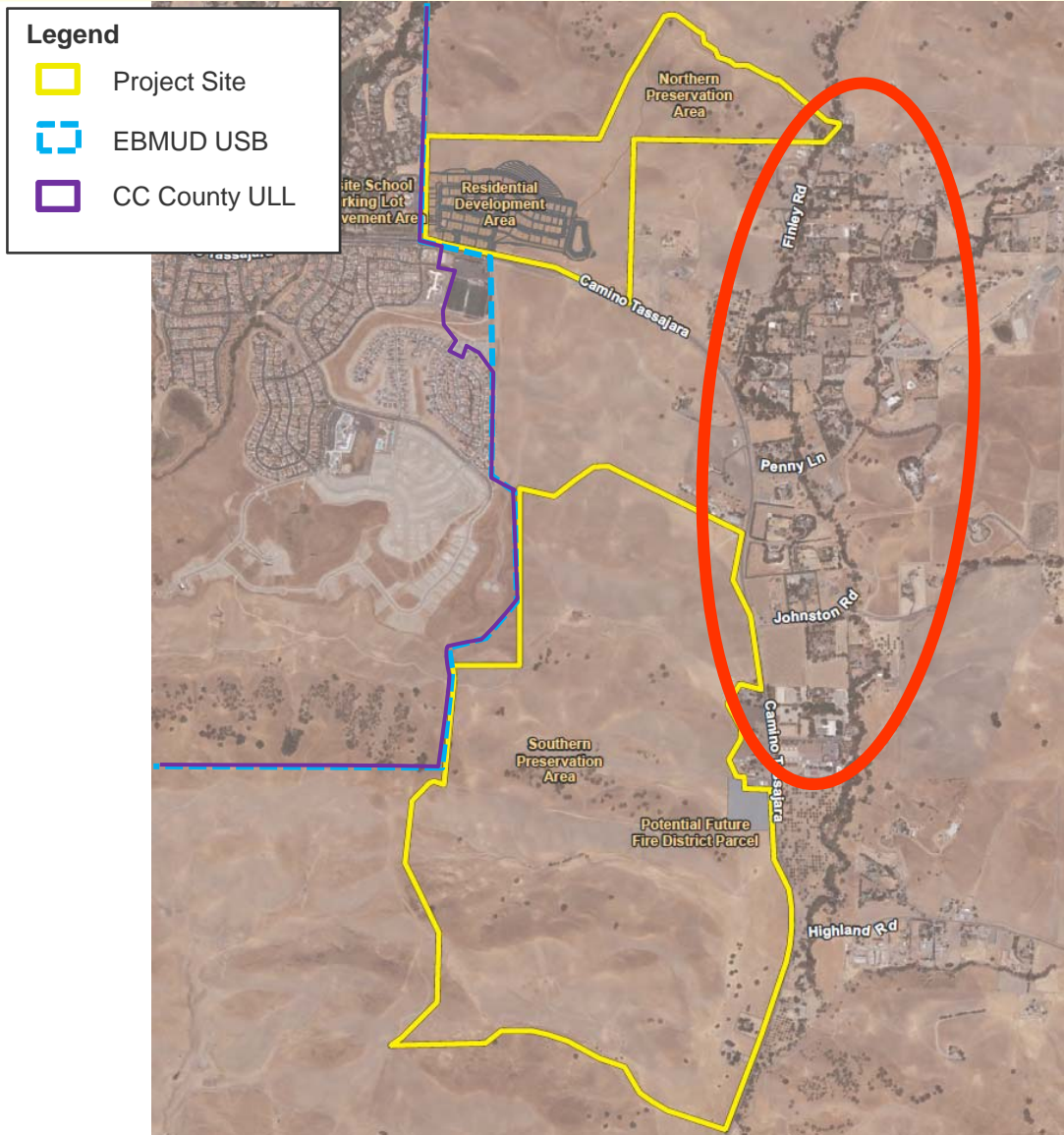
Agenda



- Background
- Draft EIR Comments
- Conservation Offset
- Advisory Election
- Next steps







Tassajara Parks Project Background

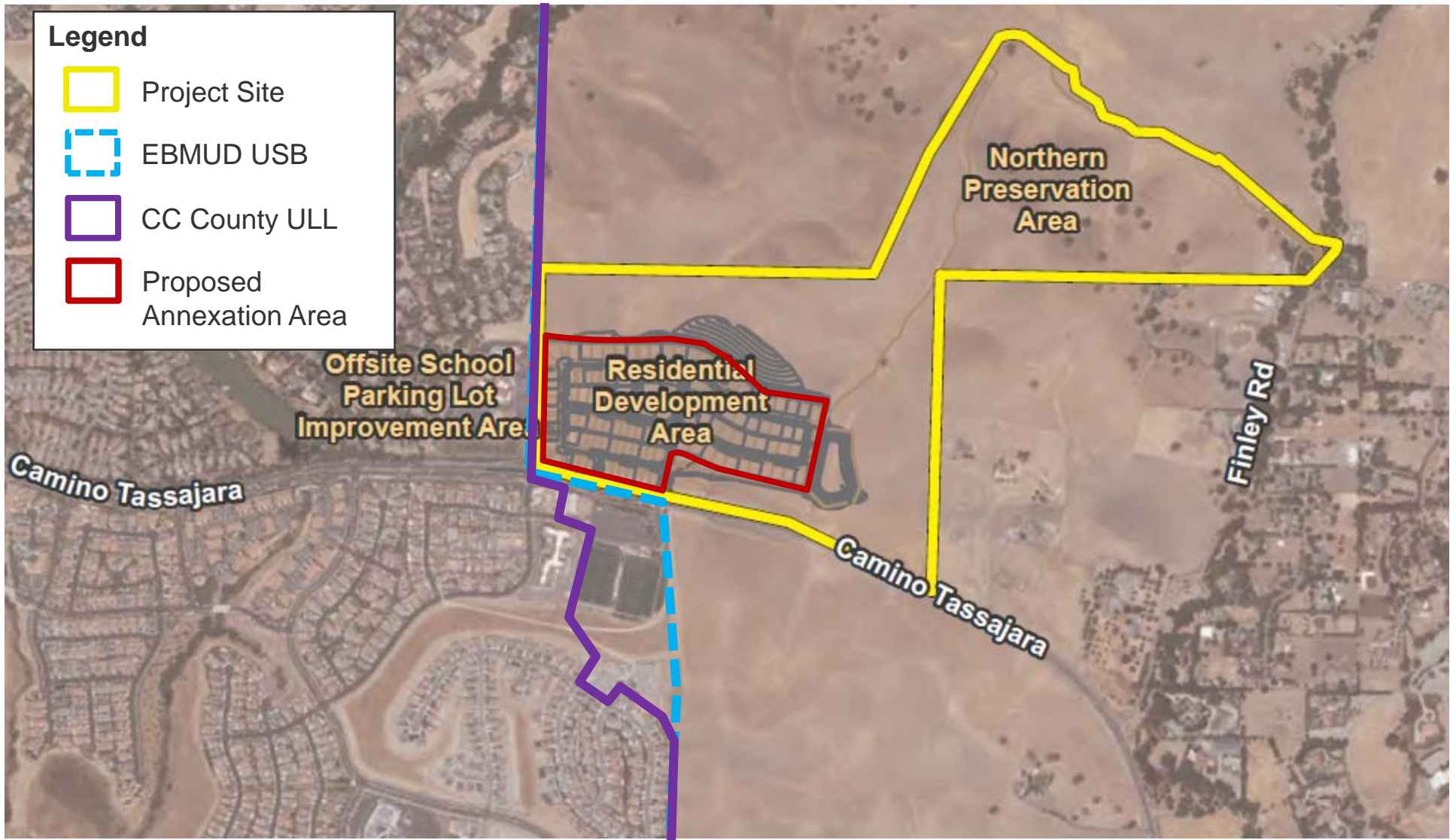


Tassajara Parks Project Proposed Development



Legend

-  Project Site
-  EBMUD USB
-  CC County ULL
-  Proposed Annexation Area



Response History



Document	Response Date
New Farm Project	
Agency Comment Request	March 2010
NOP	May 2011
Tassajara Parks Project	
Agency Comment Request	March 2013
Agency Comment Request	March 2014
NOP	June 2014
Agency Comment Request	February 2015
DEIR	July 13, 2016

Draft EIR Comments



- Applicability of relevant District policies
- Deficiencies in new water supply analysis
- Growth-inducing impacts
- Water demand projections
- Required water distribution system improvements
- Required state and federal approvals
- Alternate water demand offsets

Conservation Offset



- Project sponsor requested meeting to discuss District Draft EIR comments
- Project sponsor also wants to discuss water conservation offset
- Fund water conservation projects
- Detailed agreement required
- Minimum 2 to 1 offset previously used

Advisory Election



- Policy 3.08 - Less than 200 units; Board of Directors determines whether to call advisory election
- Results are purely advisory and not legally binding
- Must be called at least 88 days prior to desired election date

Project Timeline and Uncertainties



- CEQA compliance and land use approvals
 - Draft EIR released in May 2016
 - Project sponsor considering recirculating Draft EIR
 - Final EIR certification and project approval as earliest as Fall 2016
- Project may change in response to Draft EIR comments
- LAFCO approvals
 - Application submitted in May 2016 (not deemed complete)
 - Requires final CEQA documentation
 - Earliest possible LAFCO consideration would be late 2016
 - Requires “will serve” letter from District

Next Steps



- Meet with project sponsor to discuss District comments on Draft EIR and water offset options
- Maintain opposition to project annexation
- Review recirculated Draft EIR and/or Final EIR
- Keep Board of Directors informed so advisory election can be considered if appropriate

Questions

