



# Association of Bay Area Governments

## CEQA Environmental Review Log

Issue No: 290 Monday, November 24, 2008

A listing from the Association of Bay Area Governments of Projects Affecting The Nine-County San Francisco Bay Area

Guide to Listing: Project applications shown in the Newsletter are received and published monthly to notify local governments and other parties about programs requiring intergovernmental review and projects of special significance. For more information, call either the ABAG Clearinghouse at (510) 464-7993 or the contact person.

### Documents Received On Or After Saturday, September 13, 2008

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
12/10/2008	MULTI-COUNTY		NOP	EBMUD camanche Permit Extension	East Bay Municipal Utility District	Fred Etheridge	(510) 287-0816

The proposed project would extend the term of the existing Camanche water right Permit 10478 through the year 2040. The permit extension would allow EBMUD additional time to fully apply the water allocated to it by Permit 10478 to beneficial uses.

10/17/2008	MULTI-COUNTY		Other	TITLE 13. California Air Resources Board	California Air Resources Board	Clerk of the Board	(916) 322-3928
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Notice of Public Availability of Modified Text and Availability of Additional Documents

12/10/2008	Alameda		Notice	Creekside Mixed-Use Development Project	City of Oakland community and Economic Development Agency	Darin Ranelletti, Plann	(510) 238-3663
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Demolition of an existing commercial building and surface parking and construction of 102 residential units, apporximately 5,893 square feet of ground-floor commercial space, and 120 enclosed parkig spaces. The project site is designated Neighborhood Center Mixed Use and Mixed Housing Type Residential in the Oakland General Plan and is located in the C-28 Commercial Shopping District Zone and R-40 Garden Apartment Residential Zone. The project requires multiple planning permist including design review, conditional use permits and variances.

12/18/2008	Alameda		NOP	Ballpark Village Community Specific Plan	City of Fremont, Community Development Departente	Kelly Dickmann, Sr. Pl	(510) 494-4453
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Implementation of the project as set forth in Draft specific Plan would allow the development of a 900,000 square foot 32,000 seat Major League Baseball ballpark with up to 200,000 square feet of additional ancillary building space; up to 540,000 square feet of retail; an 80 room hotel; upt to 3,150 residential units; up to 300,000 square feet of office and R&D; a 7.5 acre auto delareship; a school; and associated open space, cirulation, and infrastructure improvements. As depicted on Figure 3, development within the Plan Area is divided into six separate Districts, each with its own land use progra: Ballpark (BV-B); Mixed Use (BV-MY); Residential (BV-ra, -Rb) and West Cushing-BV-Rec); Municipal Parcel (BV-MP); and Parking (BV-P). Table 2 details the uses for each district.

11/11/2008	Alameda		NOP	1938 Broadway Mixed Use Project	City of Oakland, Community and Economic Development Agency	Heather Klein, Planner	(510) 238-3659
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The proposed project would include the demolition of the existing one-story Encinal Broadway building located at 1930-1946 Broadway, demolition of the paved parking lot south of that building, and the construction of a 56-story high-rise tower approximately 715 feet tall (Figure 2). The Tapscott buiding also would be rehabilitated as part of the proposed project. The high-rise tower combined with the refurbished Tapscott Building would have approximately 1.56 million gross sq. ft. (gsf) of space, providing approximately 829,500 gsf of office space, 307,700 gsf of parking, 220 residential units on the upper floors covering approximately 350,600 gsf of parking, 220 residential units on the upper floors covering approximately 350,600 gsf, and about 85,200 gsf of retail space. The high-rise tower would resemble a helical stair case stepping back from a broad base up to the slim residential tower above the 33rd floor (Figure 2). The building would have a dual structural system consisteing of an interior core combined with an exterior painted or stainless steel fram. This structural design would make the building particularly resistant to earthquake loads. The building would be sheathed primarily in glass separated by metal spandrel panels. These panels may also be covered wit photovoltaic cells to help provide electrical power for the building.

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
11/17/2008	Alameda		Notice	Oak to Ninth Avenue Project	City of Oakland Community and Economic Development Agency	Margaret Stanzione	(510) 238-6538
<p>Construction of approximately 3,100 residential dwelling units, approximately 200,000 square feet of ground floor retail/commercial space, and 31.89 acres of parks and open spaces. Demolition of approximately 160,000 of the 180,000 square foot Ninth Avenue Terminal building and conversion to park and other uses consistent with the Tidelands Trust. Creation of the continuous public pedestrian trail and bicycle facility along the project's waterfront (excluding parcels not owned by the City/Port of Oakland or the project sponsor) as a segment of the Bay Trail. The majority of existing uses and structures on the project site would be removed or demolished.</p>							
12/11/2008	Alameda		Notice	Bentley School Major Conditional Use Permit	City of Oakland	Heather Klein	(510) 238-6538
<p>The Bentley School (school) is an independent private school composed of a Lower School (K-5) and Middle School (6-8). The school's Hiller Campus is located at 1 Hiller Drive in the North Oakland/Berkeley Hills, near the intersection of Hiller Drive and Tunnel Road/Highway 13. The school property encompasses approx 4.2 acres on five contiguous parcels and straddles the City of Oakland and City of Berkeley border. The portion of the Project site in Oakland is designated Hillside Residential in the Oakland General Plan and is zoned as One Family Residential Zone (R-30). The portion of the Project site in Berkeley is designated Low Density Residential in the Berkeley General Plan and is zoned as Single Family Residential Zone (R-1H). The project site is not on the Cortese List. The proposed Project would legalize and permit the Bentley School's existing day-to-day operations, which are currently in violation of the Major Conditional Use Permit (CUP) granted by the Oakland City Council in 1969.</p>							
11/10/2008	Alameda		Notice	Creekside Landing (formerly Bayside Marketplace)	City of Fremont Community Development	Clifford Nguyen	(510) 494-4769
<p>The project includes a new 524 square foot retail center with associated improvements, as well as the extension of Fremont Boulevard and the SF Bay Trail to Dixon Landing Road on the eastern-most 59 acres of a 147-acre site. No changes are proposed to the remaining western-most 88 acre wetlands. Development of the described project and related activities require City of Fremont approval of a Conditional Use Permit consistent with the site's current Restricted Industrial Zoning and Commercial Industrial General Plan Overlay.</p>							
10/21/2008	Alameda County		Plan	Livermore Dountown Specific Plan Amendments and Regional Performing Arts Theater	City of Livermore	Paul Spence	
<p>The project analyzed within this Subsequent EIR is comprised of the two components described below: 1. Downtown Specific Plan Amendments (Amendments) in 2004, the city of Livermore adopted a Downtown Specific Plan (Specific Plan) for the Downtown area. The Specific Plan details land uses and their distribution, proposed infrastructure improvements, development standards and design guidelines and proposed standards. 2. Regional Performing Arts Theater. The Downtown Specific Plan currently designates the block east of the First Street/South Livermore Avenue intersection as the location of the Regional Performing Arts Theater. This block currently contains three buildings, including the historic Pacific Telephone &amp; Telegraph building, and Mill Square Park. Two other alternative locations are also under consideration.</p>							
10/21/2008	Alameda County		Draft EIR	Proposed Pleasant General Plan 2005-2025	City of Pleasanton, Community Development Department	Janice Stern	(925) 931-5606
<p>a Draft Environmental Impact Report (DEIR) for a comprehensive update of the Pleasanton General Plan. The 2005-2025 General Plan consists of 13 elements which include the seven state-required elements as well as elements addressing public facilities and community programs, water, air quality, energy, community character, economic and fiscal matters, and subregional planning. The Housing Element was adopted in April 2003 and was not amended. The proposed General Plan would provide guidance for development and conservation within the Planning Area to a planning horizon of 2025.</p>							
10/19/2008	Alameda County		Draft EIR	Henkel Property Demolition Project	City of Fremont, Community Development	Jennifer Craven, Asso	(510) 494-4440
<p>In March 2006, the property owner (Henkel Corporation) began environmental remediation of the site to remove contaminants under the jurisdiction of the Regional Water Quality Control Board (RWQCB). To complete the remediation process, access to known contaminants located under site building walls and foundations needs to be obtained. The applicant has requested to demolish and remove all remaining buildings from the project site to provide increased safety for the remediation contractors and better access to the contaminated soil under the buildings, thus facilitating its effective removal. The site, including all buildings, has been identified as a potential historic resource eligible for the California Register of Historical Resources. Once the buildings are removed, the on-going environmental remediation of the site would be completed and the site would be re-graded at generally the same finished grade as currently exists on the site. Although the applicant intends to remediate soils on the site to levels appropriate for any future land use, neither remediation nor future redevelopment is included as part of the proposed project. The subject site is a known hazardous or toxic site as identified by State law.</p>							
10/17/2008	Alameda County		NOP	California State University, East Bay, Hayward Campus Master Plan; Pioneer Heights IV; and Harder Road Parking Structure	California State University	Jim Zavagno	(510) 885-4149
<p>California State University, East Bay, Hayward Campus Master Plan; Pioneer Heights IV; and Harder Road Parking Structure</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
10/29/2008	Alameda County		Neg. Dec.	Solyndra Manufacturing Plant	City of Fremont Community Development Department	Stephen Kowalski	(510) 494-4532
<p>The applicant, Solydra, Inc. is proposing to construct a 609,650 square foot photovoltaic (PV) manufacturing facility on a 30 acre vacant portion of a 42.8 acre site located at 47422 Kato Road. The project includes a subdivision map to create an individual 30 acre parcel for the manufacturing plant and Zoning Administrator review for design and operation of the facility. The proposed manufacturing facility layout contains 530,200 square feet of manufacturing plant floor area, 64,000 square feet of ancillary office space, 11,450 square foot cafeteria, and a 4,000 square foot employee fitness center. The facility also includes non-habitable areas of 119,300 square feet of mechanical equipment enclosures and on 11,800 square foot hazardous materials enclosure. At complete buildout a 16,000 sq.ft. electrical substation will be built in the northeast corner of the project site to supply additional electrical power to run the facility. Development of the facility will occur in up to multiple phases over a two year period. The building will range in height from 40-50 feet. The project includes site improvements of landscaping and parking on the 30 acre site.</p>							
11/1/2008	Alameda County		Notice	Oak to Ninth Avenue Project	City of Oakland Community and Economic Development Agency	Eric Angstadt	
<p>construction of approximately 3,100 residential dwelling units, approximately 200,000 square feet of ground-floor retail/commercial space, and 31.89 acres of parks and open spaces. Demolition of approximately 160,000 of the 180,000 square foot Ninth Avenue Terminal building and conversion to park and other uses consistent with the Tidelands Trust. Creation of a continuous public pedestrian trail and bicycle facility along the project's waterfront (excluding parcels not owned by the City/Port of Oakland or the project sponsor) as a segment of the Bay Trail. The majority of existing uses and structures on the project site would be removed or demolished.</p>							
12/12/2008	Contra Costa		NOP	Hercules Updated 2009 Redevelopment Plan EIR	City of Hercules	Liz Warmerdam	(510) 799-8231
<p>The proposed project consists of the following elements: 1. An amendment to the Amended and Restated Redevelopment Plan for the Merged Dynamite and Project Area No. 2 Project Areas. 1. Amending the City's General Plan land use designation for Hilltown from Industrial to Planned Commercial-Residential and Sycamore Crossing from General Commercial to Planned Commercial-Residential. 3. Amending the City's zoning designation for Hilltown from Industrial to PC-R Planned Commercial Residential Mixed Use District and Sycamore Crossing from General Commercial to PC_R Planned Commercial Residential Mixed Use District. 4. Amending the City's Zoning Ordinance, Chapter 15 PC-R Planned Commercial Residential Mixed Use District, to include "hotel" as a conditional use.</p>							
11/22/2008	Contra Costa		Notice	City Gate	City of Antioch, Department of Community Development	Mindy Gentry	
<p>HPH Properties, LP requests approval of a rezone and final planned development or approximately 16.1 acres from Business Park to Planned Development. The applicant is proposing a use list and zoning regulations compliant with the General Plan. The use list includes a gas station and convenience mart/car wash/fast food, light industrial/business flex space, a hot, site down restaurant, and RV/boat/mini storage.</p>							
12/1/2008	Contra Costa			Bank of Agriculture and Commerce and Auto Spa	City of Antioch	Mindy Gentry	(925) 779-7035
<p>Richard Miller requests approval of a planned development, use permit and design review to develop an approximately 3,500 square full service bank and a 5,125 square foot car wash with two shade canopies on approximately 2.3 acres. The application also requests approval of a tentative map to create 2 parcels from one existing parcel.</p>							
12/3/2008	Contra Costa		Draft EIR	Hercules New Town Center(HNTC)	City of Hercules	Mr. Steven Lawton	(510) 799-8233
<p>The proposed Hercules New Town Center (HNTC) project consists of two elements. First, the City of Hercules Redevelopment Agency (City RDA) proposes amendments to the Hercules General Plan (General Plan) and Zoning Ordinance to create a "New Town Center" (NTC) land use designation and zoning district that would apply to the HNTC planning area. The HNTC planning area comprises seven parcels totaling approximately 35 acres. Second, the City RDA and the Hercules New Town Center LLC (project sponsor) propose redevelopment of one parcel within the HNTC planning area. This project would be located on the PNR parcel and is also referred to as the Market Town project.</p>							
11/25/2008	Contra Costa		Notice	2700 Appian Way Mixed Use Project	City of Pinole, Development Services Department	Anne Hersch	(510) 741-3895
<p>The proposed project consists of a new two-story mixed-use building with office/retail uses on the ground level and residential apartments on the second floor. Ground floor space will be divided into two suites with proposed office and retail uses. The second floor includes three apartments and a common laundry room. Two studio units and one two-bedroom unit are proposed. A common stairwell will serve all three residential units. The building is approximately 4,600 square feet and will have a surface parking lot with twelve (12) parking space. The project site is 9,514 square feet and currently vacant.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
10/27/2008	Contra Costa County		Notice	Remediation of Landfill Sites Along Markley Creek Project	City of Antioch	Joseph G. Brandt	
<p>The project involves consolidation of waste material on the Project Site (a portion of the Old Antioch Landfill) from the remediation of landfill sites along nearby Markley Creek. The waste material will be covered and the site will remain vacant. The Project Site will accommodate between approximately 11,000-20,000 cubic yards of fill and reach a height of 4-8 feet above current grade. The Project Site is located at the southeast corner of Somersville Road and James Donlon Boulevard and is part of the Old Antioch Landfill.</p>							
10/29/2008	Contra Costa County		NOP	Railroad Avenue Specific Plan EIR	City of Pittsburg Planning Department	Leigha Schmidt	(925) 252-4015
<p>The City of Pittsburg Planning Department is preparing a Specific Plan which, if adopted, would amend provisions of the City's General Plan. This Railroad Avenue Specific Plan would provide for the creation of new land use classifications, development policies and guidelines, urban design guidelines, planned community resources, transportation and circulation improvements, utility and infrastructure improvements, implementation strategies, and phasing recommendations. If adopted, the Specific Plan would guide all new development in key sub-areas located within the Specific Plan Area. Existing developments would not be directly affected unless the occupants or owners choose to expand or change their structures, grounds, or uses in accordance with Pittsburg Municipal Code (PMC) Chapter 18.76, Nonconforming Uses and Structures.</p>							
11/26/2008	CONTRA COSTA COUNTY		Notice	County Square Market	City of Antioch, Department of Community Development	Nina Oshinsky	
<p>Global Seven, Inc. on behalf of county Square Market, requests the approval of a use permit to add 3,400 sq.ft. of interior space to the second floor and utilize approximately 8,600 sq. ft. of the second floor for office leasing in an approximately 34,254 sq. ft. Asian Market</p>							
12/1/2008	CONTRA COSTA COUNTY		Notice	Extended Consolidation Area in association with the Remediation of Landfill Sites Along Markley Creek	City of Antioch, Department of Community Dev.	Tina Wehmeister	(925) 779-7038
<p>the Project involves consolidation of waste material on the Project Site (a portion of the Old Antioch Landfill) from the remediation of landfill sites along nearby Markley Creek. The waste material will be covered and the site will remain vacant. The Project Site will accommodate between approximately 11,000 - 20,000 cubic yards of fill and reach a height of 4-8 feet above current grade.</p>							
12/9/2008	CONTRA COSTA COUNTY			Sciortino Ranch Project	City of Brentwood Community Development Dept.	Erik Nolthenius	(925) 516-5137
<p>The proposed project includes General Plan and PD zone amendments that would permit park, multi-family residential and single-family residential, retail, office, commercial and/or institutional uses on the project site.</p>							
11/5/2008	Contra Costa County		Notice	Rail Extension from Pittsburg/Bay Point BART Station to Hillcrest Avenue	BART Planning Department	Katie Balk	(510) 464-7673
<p>The Proposed Project would add 10 miles to the BART system beginning at the Pittsburg/Bay Point BART station and continuing down the median of State Route 4 to a terminus station in the vicinity of Hillcrest Avenue in Antioch.</p>							
11/25/2008	Marin		NOP	Sir Francis Drake boulevard Rehabilitation Project	County of Marin Department of Public Works	David M. Bernardi	(415) 499-7864
<p>The roadway rehabilitation project consists of pavement rehabilitation, drainage improvements, pullout improvements, and slope repair. Proposed pavement rehabilitation is divided into three segments.</p>							
12/1/2008	Marin		Notice	Hamilton Wetland Restoration Project	California State Coastal Conservancy	Betsy Wilson or Tom	(510) 286-1015
<p>The US Army Corps of Engineers (USACE) and California State Coastal Conservancy (Conservancy), in collaboration with the Long Term Management Strategy for Dredged Material in San Francisco Bay (LTMS) agencies, are proposing an aquatic transfer facility (ATF) to beneficially use dredged material in restoring tidal wetlands at the original Hamilton Wetland Restoration Project site and the Bel Marin Keys Unit V Expansion site (collectively, the HWRP). The USACE is the lead agency for this project under the National Environmental Policy Act (NEPA). The Conservancy is the lead agency for this project under the California Environmental Quality Act (CEQA). This document is a Supplemental Environmental Impact Statement/Environmental Impact Report (SEIS/EIR) to the 1998 HWRP Final EIS/EIR, the 2003 Bel Marin Keys Unit V Expansion (BMKV) Final SEIS/EIR, and the 2006 Supplemental Environmental Assessment (EA) to the Oakland Harbor Navigation Improvements (050ft) Project Final EIS/EIR. The HWRP Dredged Material Aquatic Transfer Facility Draft SEIS/EIR and previous NEPA/CEQA documents are online at <a href="http://www.hamiltonwetlands.org">www.hamiltonwetlands.org</a>.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
12/14/2008	Marin		Neg. Dec.	Caprice Restaurant Project	Town of Tiburon, Planning Division	Dan Watrous, Plannin	
<p>The proposed project includes a request for Town approval of a Conditional Use Permit to allow replacement of the existing Caprice Restaurant with a new restaurant building located in Tiburon, California. The lowest floor of the existing restaurant building would be rebuilt, the existing second (entry) floor would be removed and replaced with a new second floor and a third floor would be added.</p>							
11/24/2008	Marin		Neg. Dec.	Vedanta Retreat Creek Permit Application	Marin County Community Development Agency	Tim Haddad, Env. Co	(415) 499-6269
<p>9979 State Route-1, Olema::: The applicant. Warner Hirsch on behalf of Vedanta Retreat, is proposing to dredge approximately 1,800 cubic yards of accumulated sediment from an existing pond that is fed by an unnamed tributary to Olema Creek. Excavation of the material is proposed to be done by mechanical means with an excavator from the pond top-of-bank. The dredged material is proposed to be temporarily stockpiled within the property for drying and subsequently used on road repairs, landfill and other maintenance activities as needed.</p>							
10/26/2008	Marin County		Notice	Proposed Valentine Dock (APN 060-105-31 and 060-105-20)	City of Belvedere	Pierce Macdonald	(415) 435-3838
<p>Installation of a new 18-foot by 24-foot floating dock accessed by a 18-foot by 3-foot gangway. Gangway would lead from existing wharf/deck located adjacent to an existing single-family residence. Three existing wood anchor pilings associated with a prior floating dock would be removed and two new wood anchor pilings encased in a rubberized sleeve would be installed. The project requires the review and approval of a Designe Review application, pursuant to Title 20 of the Belvedere Municipal Code.</p>							
11/22/2008	San Francisco		Draft EIR	Drew School Addition 2901 California Street/1831-1835 Broderick Street	San Francisco Planning Deaprtment	Bill Wycko	(415) 558-6378
<p>The proejct sponsor, Drew School. Proposes to demolish an existing 45-foot-tall, three-story-over-basement residential building at 1831-1835 Broderick Street. And construct a three-story-over-basement, 40-foot-tall additional the existing Drew School building at 2901 California Street for an assembly room/theatre, rehearsal space and classrooms that is of a size sufficient to support Drew School's program in drama, music and the arts.</p>							
12/12/2008	San Francisco		Final EIR	South Access to the Golden Gate Bridge, Doyle Drive Project	San Francisco County Transportation Authority	Leroy Saage, PE	(415) 522-4800
<p>Doyle Drive, a portion of Route 101 located within the Presidio of San Francisco, the South Access of Golden Gate Bridge to Marin County, needs to be replaced. Proposed a design to improve the drive within its setting. <a href="http://www.doyledrive.org">www.doyledrive.org</a> for more info.</p>							
11/10/2008	San Francisco		NOP	San Francisco 2004 Housing Element	San Francisco Planning Department	Bill Wycko	(415) 558-6378
<p>The city and County of San Francisco is preparing an EIR for the 2004 Housing Element, a proposed update to the 1990 Residence element of the General Plan. The Housing Element is a policy document that consists of goals and policies to guide the City and provide and non-profit developers in providing housing for existing and future residents to meet projected housing demand, as required under Government Code section 65580 et seq ("State housing element law"). Although the 2004 Housing Element was previously adopted by the San Francisco Planning Commission on May 13, 2004, and found in compliance with State housing element law by HCD on October 28, 2004, the California court of Appeals found that the Mitigated Neg Dec prepared for the element was inadequate and has required the preparation of an EIR. The EIR for this project will address the court of Appeals' mandate to analyze the potentially significant environmental impacts of the changes from the 1990 Residence Element contained in the proposed 2004 Housing Element. The purpose of the EIR is to provide information about potentially significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project.</p>							
10/29/2008	SAN FRANCISCO CITY AND COUNTY		NOP	Case No. 2005.1074E -- City Place (935-965 Market Street)	San Francisco Planning Department	Nannie Turrell	(415) 575-9047
<p>The approximately 1.06-acre project site is on Assessor's Block 3704, Lots 71,72, and 73. It is located on the south side of Market Street between Fifth and Sixth Streets. The proposed project would demolish the three two- to five-story buildings on the site and redevelop the site with one five-story, 90-foot-tall retail building, with associated building services and subsurface parking. Overall, the building would contain approximately 376,620 gsf, with about 262,180 gsf of retail uses; about 3,920 gsf of common areas; about 11,700 gsf of mechanical and storage space; and about 98,820 gsf of parking, loading, and driveways and maneuvering space. The project would result in an increase of about 190,220 gsf of developed space on the project site. The project site is in the C03-G (Downtown General Commercial) and C-3-R (Downtown Retail) Zoning Districts, and the 120-X Height and Bulk District. The project would include the use of transferable development rights (TDRs) subject to applicable height and bulk limitations. The project would require a Conditional Use authorization for parking in addition to permitted accessory parking and for demolition of a former theatre use; variances for the width of the loading and parking access on Stevenson Street, and an exception to freight loading requirements under Planning Code Section 309.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
10/29/2008	SAN FRANCISCO CITY AND COUNTY		NOP	1645 Pacific Avenue	San Francisco Planning Department	Brett Bollinger	(415) 575-9024

The project site (Assessor's Block 0595, Lot 013) is located on the block bounded by Pacific Avenue to the north, Polk Street to the east, Jackson Street to the south, and Van Ness Avenue to the east, in the Nob Hill area of San Francisco. The project sponsor, 1645 Pacific Avenue, LLC, proposes to construct a six-story, 65-foot-tall, 64170 square-foot building containing 48 dwelling units, 3,410 square feet of ground-floor retail space, and a basement level with 49 parking spaces. The proposed building would be a LEED (Leadership in Energy Efficient Design) Gold rated building.

10/21/2008	SAN FRANCISCO CITY AND COUNTY		Notice	Medical Center Mission Bay Clinical Facilities Initial Phase	University of California Planning Design & Construction	Charlotte Strem, Actin	(510) 987-0113
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The project includes approval of the design of a 289-bed integrated specialty hospital for children, women and cancer programs and associated outpatient and support space on a recently acquired 14.5 acre site immediately south of the UCSF Mission Bay research campus site. Design approval of two of the project components, a cancer outpatient building and a parking structure, will be requested at a later date. A future phase of development on the site would include an additional 261 beds for a total of 550 beds, plus associated support space. Both phases of development are evaluated in the EIR. Current project approvals are for the integrated hospital, an outpatient building, an Energy Center (centralized utilities) and the design and construction of a medical transport helipad. Although analyzed in the Final EIR, operation of a helicopter is not included in the current approval. It is anticipated that helicopter operations will undergo additional project level environmental review prior to university approval in the future. The Project also includes an amendment (Amendment #3) to the UCSF 1996 Long Range Development Plan 9LRDP) to expand the campus boundaries to include the 14.5 acre project site, to revise the Mission Bay functional zone to incorporate the additional site and clinical facilities land uses, and to expand the UCSF Mission Bay space program profile to include the Medical Center program, thus increasing the Mission Bay campus program 4,437,000 gross square feet.

10/21/2008	San Francisco City and County		Notice	55 Laguna Mixed Use Project	Univeristy of California Planning, Design & Construction	Charlotte Strem, Actin	(510) 987-0113
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Approval of binding agreement to ground lease 55 Laguna, to enable the construction of a mixed use development comprised of 330 dwelling units, approximately 110 affordable senior dwelling units, approximately 12,000 square feet of community facility space and approximately 5,000 square feet of neighborhood serving retails space ina a total of 10 buildings on the property. The Project will also include approximately 90,690 square feet of parking in two underground garages and 14 surface spaces, for a total of approximately 310 spaces. In addition there will be approximately 35,000 square feet of publicly accessible open space. The project would result in the adaptive reuse of three City landmark buildings, the demolition of the heavily altered Middle Hall, the one-story Administration Wing of Richardson Hall and the retaining walls along Laguna and Haight Streets and the construction of seven new builgins.

11/10/2008	San Mateo		Other	Hyatt Place Hotel	City of South San Francisco Planning Division	Gerry Beaudin, Sr. Pla	(650) 877-8535
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Precise Plan, Signs Program, Design Review, Transportation Demand Management Plan & Variance applications for a 166 room, eight-story Hyatt Place Hotel, including associated sub-surface parking, surface parking, public art, landscape improvements and a variance request for a reduced building to parking area setback at 550 Gateway Boulevard within the Gateway Specific Plan Area in accordance with SSFMC chapters 20.57, 20.85, 20.86

12/5/2008	San Mateo		NOP	Big Wave Wellness Center and Office Park	County of San Mateo Planning & Bldg Dept.	Camille Leung, Planne	(650) 363-1826
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The project site is located in unincorporated San Mateo County along Airport Street, on the north side of the City of Half Moon Bay, situated on the San Mateo County coastline, with the Half Moon Bay Airport immediately adjacent to the east. The project area is accessible via State Route 1 (SR1), located less than 0.5 miles to the east, and Airport Street. The project site can be directly located to the east and south of the site, respectively. The approximate 19.5-acre, two parcel project site consits of APN 045-311-060 (northern parcel) at 14.253 acres in size dna APN 047-312-040 (southern parcel) which consists of 5.275 acres.

10/21/2008	San Mateo County		Notice	Montara Water and Sanitary District Phase 1 Public Works Plan	California Coastal Commission	Ruby Pap	(415) 904-5400
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The Montara Water and Sanitary District (MWSD) has submitted to the Commission, an application for its Phæse 1 Public Works Plan (PWP). MWSD proposes to improve specific portions of the District's water system, including water storage and transmission facilities, water well production, and water treatment. Pursuant to Section 13355 of the Commission's regulations, prior to the Commission's review of the proposed public works plan, Commission staff is required to make available environmental information on the plan. The public has the opportunity to comment on the environmental information prior to the close of the public hearing on the plan. Staff anticipates that the Public Works Plan could be scheduled for Commission review at the October 2008 meeting in Ventura.

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
10/21/2008	Santa Clara		Neg. Dec.	Great Exchange Covenant Church Conditional Use Permit Project	City of Santa Clara Planning Division	Gloria Sciara, AICP	(408) 615-3450
Certification of Mitigated Negative Declaration; and Use Permit to allow a church operation through the conversion of an existing office building located in the Light Industrial zone.							
12/5/2008	Santa Clara		Plan	Ohlone Mixed Use - General Development Plan	City of San Jose Department of Planning	Lee Butler, Proj. Mgr.	(408) 535-7800
The project is a Planned Development Rezoning from H1 Heavy Industrial Zoning District to A (PD) Planned Development Zoning District to allow up to 825 multi-family residences and 50,000 sq. ft. for commerical use on a 8.25 gross acre site.							
12/5/2008	Santa Clara		Notice	The Gallery at Central Park	City of Santa Clara Planning Division	Gloria Sciara, AICP	(408) 615-2450
The applicant is requesting approval for a Planned Development-Master Community (PD-MC) zoning district, a Vesting Tentative Map, a Development Agreement, and an EnIR to demolish the existing buildings on the site and to construct 806 hosing units, including 45 single family homes, 152 tow houses, 73 row houses and 536 multifamily (apartments) units.							
11/8/2008	Santa Clara		NOP	San Jose City College Facilitites Master Plan Update 2021	San Jose/Evergreen Community College District	Robert Dias	(408) 270-6400
The San Jose City College Facilities Master Plan Update 2021 (hereafter "Proposed Project") is a refinement of the 2000 Facilities Master Plan (Hereafter "Prior Plan"). Th ePrior Plan was approved in 2000 and allowed for the overall facilities development of approximately 639,002 Outside Gross Square Feet (OGSF) of which 423,402 is designated Assignable Square Feet (ASF). The proposed project will allow for the overall facilities development of approximately 533,577 OGSF/357,241 ASF. This is a reduction of 105,425 OGSF/66,161 ASF from the Prior Plan.							
10/17/2008	Santa Clara County		Draft EIR	Campus at McCarthy Ranch	City of Milpitas	Sheldon S. Ah Sing	(408) 586-3278
The project proposes to add 424,814 square feet of office space to an existing office campus. The site includes 469,494 square feet of existing built office out of 991,000 entitled previously for the site. Essentially, the project contemplates increasing the Floor Area Ratio for the site from .35 to .50 as allowed for in the City's General Plan.							
10/25/2008	Santa Clara County		NOP	McCarthy Ranch Mixed Use Project	City of Milpitas	Sheldon S. Ah Sing	(408) 586-3279
The proposed project represents a final implementation phase of the City-approved McCarthy Ranch Master Plan along the northern reach of McCarthy Boulevard. The project is comprised of three noncontiguous properties--sites A, B and C--totalling approximately 58.5 acres. The three properties are currently designated "Industrial Park and Manufacturing" on the Milpitas General Plan Land Use Map and zoned "Industrial Park" (MP) with a maximum floor area ratio (FAR) of 0.50.							
10/25/2008	Santa Clara County		NOP	801-875 Alma Street Mixed Use Projects	City of Palo Alto	Elena Lee, Sr. Planner	(650) 617-3196
The proposed projects would redevelop the 800 block of Alma Avenue. The first project, Alma Family Affordable Housing Over First Floor Commercial Project, proposes to demolish the existing building at 801 Alma Street and construct a 50-unit multi-family residential building over approximately 16,030 square feet of ground floor commercial space at 801 Alma Street and 841 Alma Street. The 841 Alma Street property commercial space is a vacant site formerly used by the City of Palo Alto as an electric substation. The second project, Alma Senior Affordable Apartments of First Floor Commercial Space Project, would demolish two existing buildings at 853 and 875 Alma Street and construct a 51-unit residential building for seniors over approximately 6,370 square feet of ground floor commercial space. Both the family and senior housing buildings would be five stories in height, constructed over an underground parking garage extending under the entire half block. Adoption of a Planned Community Zone, detailing setbacks, building height, access and other development criteria for the project site(s), is proposed for each of the two mixed-use projects. The applicant is also requesting an exception to excee the maximum allowed 50-foot height limit by three feet.							
10/27/2008	Santa Clara County		NOP	Edgewood Plaza	City of Palo Alto	Jennifer Cutler, Planne	(650) 329-2149
The proposed mixed-use project would allow redevelopment of an existing shopping center on a 3.58 acre site. The project includes demolition of two of the three existing shopping center buildings on the site and redevelopment of the site with approximately 29,000 square feet of retail uses and up to 24, two-story residences. The retail buildings would be one-story and approximately 27 feet in height for the larger building. Residences would border the retail uses on both Channing Avenue and St. Francis Drive.							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
12/15/2008	Solano		NOP	California Health Care Faciltiy, Vacaville	California Preson Health Care Receivership Corporation	Todd Chambers, CEQ	(916) 779-6470
<p>In accordance with the California Environmental Quality Act (CEQA) Public Resources Code, Section 21,00 et seq.), and acting as lead agency, the CPR will be preparing environmental impact report (EIR) to evaluate the potentially significant adverse environmental effects associated with development of an up to 1,400 bed, sub-acute health care facility located on the growunds of the CMF and CSP Solano located at 1600 California Drive and 2100 Peabody Road, respectively in the City of Vacaville, Solano County.</p>							
12/18/2008	Solano		Neg. Dec.	Vineyard RV Park	County of Solano Planning Services Division	Birgitta Corsello	(707) 784-6765
<p>To renew and amend a conditional use permit to add 248 new RV sites and 8,776 sq. ft. of buildings for a total of 358 RV sites and 13,244 sq.ft. of buildings. To request a zoning amendment to the Solano County Zoning Regulations to include "recreational vehicle parks" as a conditional use in the "P" Park zoning district. The property is located at 4985 Midway Road in a "P" Zoning District, less than 1 mile north of the city of Vacaville, APN 0106-210-470</p>							
10/21/2008	Solano County		Neg. Dec.	Minor Subdivision Application No. MS-07-05 of Gordon and Marilyn Sweeney	Solano County, Dept. of Resource Management	Birgitta Corsello	(707) 784-6765
<p>To subdivide one parcel of approximately 8.5 acres of rural residential land into three parcels of 2.5+/- acres, 3+- and 3 acres respectively. The project is located at 4450 Glen Cannon Drive, Fairfield, in an "RR2.5" Rural Residential Zoning District, APN: 0147-172-050</p>							
10/17/2008	Solano County		Notice	Rockvilled Trails Estates Residential Subdivision	Solano County Department of Resource Management		(707) 784-6765
<p>Project includes the development of 370 single-family units. The project site is located in the western central protion of Solano County, approximately three miles north of the Interstate 80/680 (I-80, I-680) interchange and northwest of the City of Fairfield. The 1,220-acre western portion of the project site would be divided into 354 single-family lots with a one-acre minimum lot size and open space parcels. The eastern portion of the site would include 16 agricultrual and residential 20-acre lots. The modified Project also includes the development of the following on-site amenities: a wastewater treatment plant, distribution, storage and disposal system; a roadway circulation system; a wate rsupply, treatment, distribution and storage system; a neighborhood park; and a fire station. Additionally, approximatley 810 acres of open space and trails has been incorporated into the Modified Project design.</p>							
10/27/2008	Sonoma		Notice	Hollyhock Self-Help Homes	Sonoma County Community Development Commission	Lisa Yoshida, Project	(707) 526-1020
<p>The project envisions development of a vacant property at 961 Gravenstein Highway South, Sebastopol, CA (APN 004-390-004). Hollyhock Homes is an affordable 34 unit single-family residential community designed with a common green area for residents. The project under consideration is a self-help housing development where residents will be required to work 30 hours per week on constructing their homes. The development is situated on a 2.29-acre site that is currently vacant. The 34 lots are proposed to range in size from 1,290 to 1,946 square feet and the homes are proposed to range from 1,102 to 1,574 square feet in size. The project consists of two, three and four-bedroom two-story homes and will be affordable to households earning between 60% and 80% of the area median income. The proposal includes 78 surface parking spaces and 42,749 SF of open space. The total developed square footage is 38,465 SF (including parking and home footprints), or 42.8% of the development site.</p>							
10/25/2008	Sonoma County		NOP	City of Santa Rosa General Plan	City of Santa Rosa, Community Development Department	Troy Eggleston	(707) 543-3187
<p>The proposed project is a focused update of Santa Rosa's General Plan, which was last updated in 2002. This update focuses on the Housing Element and will incorporate policies of recent planning documents and new policies regarding climate protection in a document with a horizon year of 2035.</p>							
10/14/2008	Sonoma County		Final EIR	SANTA ROSA SUBREGIONAL WATER REUSE SYSTEM INCREMENTAL RECYCLED WATER PROGRAM – DISCHARGE COMPLIANCE PROJECT	city of SANTA ROSA SUBREGIONAL WATER REUSE SYSTEM		
<p>EIR evaluates the environmental impacts of two alternatives for implementing the DCP: Alternative 1 - continued recycled water discharge to the Laguna de Santa Rosa; and Alternative 2 - relocation of recycled water discharge to the Russian River</p>							