



Association of Bay Area Governments

CEQA Environmental Review Log

Issue No: 336 Monday, October 31, 2011

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, October 01, 2011

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
11/17/2011	Alameda		NOP	1800 San Pablo Avenue Project (AKA Fox Block Project) Draft SEIR	City of Oakland - Community and Economic Development Agency, Planning & Zoning Division	Eric Angstadt, Deputy	(510) 238-6383
The Project would involve the construction of a three-story (above grade) structure containing commercial uses and a parking garage. The building would be a maximum of 90 feet in height and would contain a total of 120,000 square feet of interior space. The building would contain 30,000 square feet of commercial space on the first floor; 40,000 square feet of commercial space on each of the second and third floors; and 10,000 square feet of commercial space on the roof top. Up to 309 fee parking spaces would be constructed on three floors below grade.							
11/14/2011	Alameda		Notice	City of Pleasanton Housing Element Update and Climate Action Plan	City of Pleasanton Community Development Department	Janice Stern	(925) 931-5606
The project consists of an update to the City's General Plan Housing Element and adoption of a Climate Action Plan. The Housing Element Update proposes a plan to meet the City's share of housing needs for all economic segments of the community as identified in the Regional Housing Needs Allocation (RHN). The primary revision to the Housing Element is expansion of the inventory of land available to meet Pleasanton's share of the regional housing need through 2014. The 17 sites currently under consideration to accommodate the housing allocation may require General Plan Amendments of rezoning to allow for multi-family housing. The Climate Action Plan includes policies and programs addressing the City's intent to reduce greenhouse gas emissions to meet the targets set by AB 32.							
11/17/2011	Alameda		Notice	Emerald Views Residential Development Project - Draft EIR	City of Oakland - Community and Economic Development	Heather Klein	(510) 238-3659
The proposed project would include the construction of a high-rise residential tower (approx. 457 feet tall) with approximately 370 residential units (including a mix of one and two-bedroom units). The ground floor of the tower would include a lobby, café, lounge, management offices and other uses. Project parking, approx 357 spaces, would be provided in 5 levels of subsurface parking. Access to the garage with in the site would be provided on 19th Street via a sloped driveway on the southern portion of the site.							
11/7/2011	Alameda		NOP	West Berkeley Project - Supplemental EIR	City of Berkeley, Planning & Development Department	Debra Sanderson	(510) 981-7410
This Supplemental EIR will consider the potential environmental impacts of the following options relating to the Master Use Permit process, as directed by the City Council on July 19, 2011 and September 20, 2011: - Allow increased housing density within four specific potential Master Use Permit (MUP) sites that also include MUR and/or C-W zoned property: 1) Peerless Greens, 2246 Fifth Street; 2) Saul Zantz Media Center, 2657 Tenth Street; 3) Marchant Building, 1035 Folger Avenue; 4) OSH/H.S. Heinz Company Plan Building, 1099 Ashby/2900 San Pablo Avenue. - Allow increased building height (up to 100 feet) for essential industrial equipment and processes in all MUP sites; - Allow flexible placement of manufacturing and residential uses throughout MUP sites; - Address potential impacts of MUPs on Aquatic Park and its habitat.							

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	Alameda		NOP	1800 San Pablo Avenue Project (AKA Fox Block Project) Draft SEIR	City of Oakland - Planning and Zoning	Eric Angstadt, Deputy	(510) 238-6983
<p>The Project would involve the construction of a three-story (above grade) structure containing commercial uses and a parking garage. The buliding would be a maximum of 90 feet in height and would contain a total of 120,000 square feet of interior space. The building would contain 30,000 square feet of commercial space on the first floor; 40,000 square feet of commercial space on each of the second and third floors; and 10,000 square feet of commercial space on the roof top. Up to 309 fee parking spaces would be constructed on three floors below grade.</p>							
	Alameda		Form 424	Restoring Oakland's Working Waterfront	Port of Oakland	Mr. Pat Cashman	(510) 238-6281
FY 2011 National Infrastructure Investments							
11/18/2011	Contra Costa		Notice	Via Verdi Repair Project - San Pablo Creek Culvert Replacement - Draft Mitigated Neg Dec	City of Richmond Planning and Building Department	Lina Velasco	(510) 620-6706
<p>The City of Richmond proposes to reconstruct and repair an existing emergency culvert that was installed in response to the structural collapse of the original culvert resulting in a devastating sink hold of Via Verdi Road and surrounding parcels. The City proposes to install a replacement culvert that can support the flow of San Pablo Creek and withstand and support the traffic of El Portal Drive. The replacement box culvert will be constructed within the banks of San Pablo Creek underneath El Portal Road and includes the daylighting of approximately 30 feet of San Pablo Creek. In addition to the culvert replacement, the Via Verdi temporary bypass road will be removed and the surrounding areas will be restored to pro-collapse conditions. Work is proposed within the San Pablo stream bank to allow for installation of the replacement culvert. Restoration of the stream bank will occur upon completion of the culvert installation. El Portal Drive will be closed to traffic and pedestrians during construction, however, emergency and local access will be maintained via the temporary bypass road.</p>							
11/28/2011	Contra Costa County		NOP	Brentwood Boulevard Specific Plan - Draft EIR (Recirculated)	City of Brentwood Community Development Department	Erik Nolthernius	(925) 516-5407
<p>The City of Brentwood has completed a Recirculated Draft Environmental Impact Report (DEIR) for the Brentwood Boulevard Specific Plan (Project), located in eastern Contra Costa County. The City is the lead agency for this Project, which includes a General Plan amendment and a rezone to conform to the Brentwood Boulevard Specific Plan. The Project is approx 265 acres (310 acres including existing and future right-of-way) in size and is located along the Brentwood Boulevard frontage, beginning at Delta Road on the north and continuing to Second Street on the south. Approximately half of the Project (151 acres) is characterized as vacant land. The remaining acreage is developed with a combination of commercial, office, industrial, residential, and similar types of uses.</p>							
11/18/2011	Marin		NOP	Child Study Center at College of Marin, Kentfield Campus - EIR	Marin Community College District - Department of Modernization	Ms. Faby Guillen	(415) 720-1778
<p>The proposed Child Study Center (CSC) would be used by the children of registered students. It would also provide classroom space for students studying Early Childhood Education as part of their program at the College of Marin. The CSC would include two pre-school classrooms, an art classroom, an observation/meeting/conference room, and adult education classroom, an entry lobby and student art gallery, a food preparation and storage area, laundry, staff workroom, and offices. Outdoor space would include shade structures, play structures, hardscape and softscape play areas, irrigated landscaping, a garden, and parking for 17 vehicles, along with vehicle drop-off area. Site access would be from Magnolia Avenue and a private driveway that would allow vehicles to access the on-site parking/drop-off area. About six of the 17 spaces would be used by on-site staff and other staff would use Lot No. 13 of the College which is just north of the site.</p>							
11/4/2011	Marin		Neg. Dec.	Kirschman master Plan Waiver, Coastal Permit, Land Division and Precise Development Plan	Marin County Community Development Agency	Rachel Warner	
<p>The project is a proposal to divide a 10-acre lot into two lots and establish development standards for construction of a new residence within a proposed building envelope. Parcel A would be 6.93 acres buildings, a driveway, two water wells, and a septic system. The 10-acre lot slopes down from the western boudary towards the east to Coppermine Creek and a small pond. All existing improvements are located on proposed Parcel A and proposed Parcel B is currently a vacant mixed hardwood forest. No construction is proposed with this appication; however, the land division would create a new separate legal lot with an 11,000 square foot building envelope for future construction of a new single-family residence, and a separate area downslope for a future septic system leach field. The building envelope is proposed approximately 130 feet southeast of the existing residence. A new 175-lineal-foot driveway would branch off the existing driveway tot provide access to the future residence. Domestic water supply for the future residence would be from Well #2 on proposed Parcel A through a 15-foot water facilities easement. Access and utilities to Parcel B would be provided through a 40-foot wide roadway and utilities easement across Parcel A.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
12/13/2011	Marin		Plan	Grady Ranch Precise Development Plan Draft Supplement to the 199 Grady Ranch/Big Rock Ranch Master Plan	Marin County Community Development Agency	Rachel Warner	(415) 499-6269

The proposed Grady Ranch Precise Development Plan (PDP) details a second phase of the implementation of the Lucasfilm Ltd. Grady Ranch/Big Rock Ranch Master Plan and Use Permit approved by the Marin County Board of Supervisors on October 29, 1997. Lucasfilm Ltd. is an entertainment company with offices and facilities in Marin County. The company's headquarters are located at Skywalker Ranch, approximately four miles west of the Grady Ranch PDP site. The previously proposed Master Plan included a project site that was comprised of the Grady, Big Rock, McGuire, and Loma Alta ranches. The Master Plan Project was planned as a phased project that included two office building complexes (one each on Grady and Big Rock Ranch), development of housing for employees and overnight guests, and the preservation of 95 percent of the property as open space under an agricultural conservation easement with public trail access and public open space. Since the approval of the Master Plan, construction of the multimedia facility and accessory buildings has occurred on Big Rock Ranch, and conservation easements have been established. There was also a fee dedication of the part of Grady Ranch, in addition to the agricultural conservation easement. Fee title dedication of 800 acres of open space was offered to, and accepted by, the Marin County Open Space District.

Marin	Notice	Stafford Lake Bike Park Master Plan	County of Marin Department of Parks and Open Space	James Raives	(415) 499-6387
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The proposed 17-acre Stafford Lake Bike Park would be located within the Stafford Lake County Park, which is in north Marin County approximately 3 miles west of Novato and Hwy 101. Marin County Parks is developing a master plan for a bike park within Stafford Lake Regional park that describes the facilities and configuration of the bike park. The proposed bike park master plan proposes a system of trails, riding zones, skills development stations, and practice areas that provide a full range of riding opportunities from beginner-level riders to professionals, including: -A loop trail around the bike park that accesses all of the trails and riding areas; Kids, beginner, intermediate, and advanced riding zones designed to provide opportunities to develop riding skills and includes apump tracks, trails, skills stations and jumps; other trails and facilities that provide a variety of riding opportunities and challenges; and other facilities including bridges over an existing stream, fencing, entrances, parking, benches, picnic tables and shade structures. The master plan also includes measures to control site drainage and sedimentation and includes soil amenities, bioswales, and other measures to control sedimentation. The goal of the sediment control is to capture all sedimentation onsite. Finally, the bike park master addressess other important issues including safety, signs, enforcement, construction, operations, maintenance, park closures for weather, and special events. The project is located in unincorporated Marin County within Stafford Lake County Park, at 3549 Novato Boulevard.

11/29/2011	Napa		NOP	Alexander Crossings Apartments Project	City of Napa Community Development Department	Scott Klingbeil, Sr. PI	(707) 257-9530
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The current project is proposing to develop 134 multifamily units with an average density of 20.9 units per acre. The proposed development includes 11 residential buildings and a 4,800 square foot community clubhouse. Four of the residential buildings will be three-story walk-ups and seven residential buildings will be two-story walk-ups. Each buildings will be wood framed, with stucco and Hardie shingle exteriors, and composition roofs. There will be a total of 40 one bedroom, 74 two bedroom, and 20 three bedroom units. The square footage for the one bedroom units is 778 square feet (sf), the two bedroom two bath units are 1,106 sf, and the three bedroom two bath units are 1,238sf. Each apartment unit will contain designer interiors, low VOC Green label wall-to-wall carpeting, formaldehyde-free cabinets, and central heating and air. The buildings are designed to exceed Title 24 energy standards and will incorporate Energy Star rated appliances, energy efficient lighting, double-pane windows, and energy efficient insulation. Exterior amenities include a community swimming pool and sun deck. The site landscaping is designed to maximize communal outdoor space with drought-tolerant low water usage plants. The project site encompasses two General Plan and Zoning designations. The westernmost 4.19 acres adjacent to Silverado Trail has a General Plan designation of (MFR-175), Multi-Family Residential with an allowable density of 20 to 30 units per acre and a Zoning designation of RM-Multi-Family Residential. The easternmost 2.20 acres of the site has a General Plan designation of (SFI-173), Single-Family Infill with an allowable density of 4 to 8 units an acre and a Zoning Designation of RI-5, Single-Family Infill. The applicant is requesting a General Plan Amendment (GPA) and Rezone of the 2.20-acre portion of the site to the above noted Multi-Family Residential Designation, as shown in Figure 2 (Gpa.Rezone). Development of the project would require removal of two vacant residences and associated outbuildings, as well as trees and other vegetation. The project also proposes extensive drought-tolerant landscaping and the planting of over 250 trees throughout the project site.

11/21/2011	San Francisco City and County		Final EIR	Yerba Buena Islands (YBI) Ramps Improvement Project	San Francisco County Transportation Authority	Melanie Brent-Envr. A	(510) 286-5900
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The project is located in the City and County of San Francisco on I-80 on the east side of YBI. The SFCTA and Caltrans propose to replace the existing westbound on- and offramps located on the east side of YBI with new westbound on- and off-ramps. The other four ramps on YBI would not be closed or result in diminished capacity as a result of the project. Therefore no further analysis of potential impacts to these ramps is needed. The YBI ramps, built in the early 1960s, provide access to YBI and TI for motorists traveling to and from the SFOBB portion of I-80. The existing ramps need to be upgraded to improve safety, the geometric configurations and traffic operations between YBI and westbound I-80. The total length of the project area is 0.805 kilometer (0.5 mile), and the project's limits are on I-80 from the end of the SFOBB West Span to the beginning of the SAS Structure of the new SFOBB East Span.

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
	SAN FRANCISCO CITY AND COUNTY		EIR Addenda	New Irvington Tunnel Project	San Francisco Planning Department - Environmental Planning	Steven H. Smith	(415) 558-6373

An Environmental Impact Report (EIR) was certified for the San Francisco Public Utility District's New Irvington Tunnel Project (Project) on November 5, 2009. An Addendum was prepared for the Project to describe minor project modifications that fall within the scope of the originally prepared EIR. You are receiving this notice as a courtesy since you provided comments on the EIR for the aforementioned project. Any questions related to the Project may be directed to the San Francisco Public Utilities Commission at the contact information listed above.

11/28/2011	Solano		NOP	City of Suisun City General Plan Update Draft EIR	City of Suisun City Community Development Department	John Kearns	
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The project to be analyzed is the updated Suisun City General Plan. The General Plan establishes the goals and policies upon which the City Council and Planning Commission will base their decisions. The General Plan will identify the types of land use change that will be allowed, the spacial relationships among land uses, and the general pattern of future development over the long term within the City's planning area.

11/23/2011	Solano		Notice	Ulatris Creek Bike Path Nut - Tree Road to Leisure Town Road - Notice of Intent to Adopt a Mitigated Negative Declaration	City of Vacaville Community Development Department	Peyman Behvand	(707) 449-5332
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Proposal by the City of Vacaville to construct a Class I asphalt concrete public bike path along an apprcimately 0.97-mile section of the north bank of the Ulatris Creek Flood Control Channel from Nut Tree Road to Leisure Town Road and along an apporixmately 100-foot section from Green Tree Drive to the proposed bike path. The project will complete a segment of the Ulatris Creek multi-purpose path system that is identified in the City's General Plan as a trail corridor that serves as a recreational trail and transportation alternative route running through the City form northwest to southeast connecting neighborhoods, commercial, cultural and recreational areas. The proposal is subject to Design Review approval pursuant to the Vacaville Municipal Code.