



Association of Bay Area Governments

CEQA Environmental Review Log

Issue No: 418 Sunday, April 30, 2017

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, April 15, 2017

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
4/3/2017	ALAMEDA COUNTY		NOP of EIR	Bay Fair Transit-Oriented Development (TOD) Specific Plan	City of San Leandro Planning Department	Tom Liao	(510) 577-6003
<p>The proposed Specific Plan provides a vision for a sustainable, vibrant, and safe transit-oriented village with a diversity of land uses serving local and regional populations. It will include goals and policies related to land use, circulation, infrastructure, and design to fulfill the vision for the Plan Area.</p>							
5/26/2017	ALAMEDA COUNTY		Neg. Dec.	Encinal Dune Restoration and Shoreline Stabilization	East Bay Regional Park District	Joe Sullivan	(510) 544-2300
<p>The East Bay Regional Park District would remove large debris and non-native vegetation, restore native dune habitat, stabilize the shoreline and improve beach access for non-motorized watercraft.</p>							
5/11/2017	ALAMEDA COUNTY		Draft EIR	CSUEB Hayward Campus Master Plan; including Pioneer Heights Phase IV Student Housing	California State University East Bay	Jim Zavagno	(510) 885-4149
<p>The proposed PH Phase IV Project would expand the existing Pioneer Heights student neighborhood on the campus by adding more housing to the south of the existing student housing. The project includes four buildings that would vary from four to six stories and would reach a maximum height of 65 feet. These buildings would be arranged around a one-acre quad which would provide open space for the student residents. The student housing complex would provide a total of 600 student beds, a portion of the planned master plan development of an additional 3,700 student housing beds discussed in Volume 1 of this Draft EIR.</p>							
5/7/2017	ALAMEDA COUNTY		NOP of SEIR	Spotorno Ranch Project	City of Pleasanton Community Development Department	Jenny Soo	(925) 931-5600
<p>The Project Applicant, Tim Lewis Communities, is proposing to rezone and subdivide the Project site to build 39 single-family residential lots and roadways on the 31-acre Spotorno Flat portion of the site and permanently preserve approximately 123 acres as open space. As shown on Exhibit 2, the area that would be developed is located on flat terrain in the western portion of the site in the vicinity of existing residential development, while the larger area to the east containing hilly terrain would be preserved as open space. Residential lots would range in size from 17,216 square feet (0.39 acre) to 38,331 square feet (0.88 acre). Homes would be constructed in a variety of rural residential architectural styles. The proposed site plan includes preservation of an existing wetland area in the western portion of the site and the construction of an adjacent bio-retention area for onsite stormwater management. Please note that the site plan and associated physical elements of the project may undergo change in the coming months as the project is reviewed by staff and the Planning Commission.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
5/29/2017	ALAMEDA COUNTY		NOA Draft EI	3100 San Pablo Ave Outpatient Center Project	City of Berkeley Planning and Development Department	Greg Powell	(510) 981-7414
<p>The project would establish the BayHealth Outpatient Center, a 97,443 square foot medical office, including outpatient services and an urgent care component, in the existing building. This would involve changing approximately 97,443 square feet of space in the existing building from office space that was part of or ancillary to the former light industrial uses to the proposed Outpatient Center use. The medical facility would be located on portions of the first and second floors, plus all of the third and fourth floors. In the portion of the building in the City of Berkeley, the proposed Medical Practitioners use would be located in the C-W zone district. In the portion of the building in Oakland, pursuant to Berkeley's role as administering land use approvals under the MOU, the City of Berkeley will process the project under C-W zoning provisions, as a logical extension of Berkeley's adjacent zoning designations and taking into account the City of Oakland's similar zoning for the building. (In Oakland, the building is similarly split-zoned between Community Commercial Zone – 2 [CC-2] where health care uses are permitted, and Housing and Business Mix 2 [HBX-2], where health care uses may be permitted with a Conditional Use Permit, which is similar to Berkeley's Use Permit.)</p>							
4/26/2017	CONTRA COSTA COUNTY		Neg. Dec.	Making Waves Academy Expansion Project	City of Richmond Planning and Building Services Department	Hector Lopez	(510) 620-6706
<p>The proposed Making Waves Academy Expansion project would include the expansion of an existing middle and high school campus on Lakeside Drive from 6.45 acres to 20.25 acres. The school would increase student enrollment in grades 5 through 12 from approximately 800 to a maximum enrollment of 2,050, and increase the number of staff from 70 to 300. In addition to renovations to the existing three classroom buildings, the project would demolish approximately 165,387 square feet of existing one- and two-story commercial buildings on six parcels and construct three new classroom buildings and two new gymnasiums. Overall proposed development includes 208,986 gross square feet of new buildings, outdoor physical recreation areas (i.e., playing and sports fields, play structures and ball courts, recess yards), new landscaping and trees throughout the site, and associated parking and infrastructure improvements. The project also involves consolidation of the eight existing parcels that make up the site into three parcels and the abandonment of Technology Court. The new school campus would be configured with two distinct campuses to house middle and high school programs.</p>							
5/17/2017	CONTRA COSTA COUNTY		Neg. Dec.	Almond Knolls Project	City of Antioch Community Development Department	Alexis Morris	(925) 779-7035
<p>The Almond Knolls Project (proposed project) would include the construction of a multifamily, clustered residential development on an approximately 2.9-acre vacant lot in the City of Antioch, California. The development would include five two- to three-story Almond Knolls Project Initial Study/Mitigated Negative Declaration 3 April 2017 apartment buildings comprising a total of 58 units, as well as open space areas, a looped driveway, an outdoor recreation area, and various landscaping features.</p>							
5/25/2017	CONTRA COSTA COUNTY		Draft EIR	CarMax Auto Superstore (PLN 16-0027	City of Pleasant Hill Planning Division	Troy Fujimoto	(925) 671-5224
<p>CarMax automobile dealership and associated site improvements (PLN 16-0027); the project site is located at 65 and 77 Chilpancingo Parkway, Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003. The project includes demolition of the existing unoccupied former Kmart building and an existing operational McDonald's restaurant and construction of up to approximately 45,289 square feet of structures/facilities for a CarMax automobile dealership on approximately 9.95 acres, constructed in two phases beginning in late 2017. It is expected that the second phase would begin construction after completion of the first phase. Phase I would include an approximately 18,824-square-foot CarMax Auto Superstore building, lighted outdoor vehicle display area and surface parking, on approximately 7.93-acres. Phase II would encompass the remaining approximately 2.02 acres including the expansion of the CarMax Auto Superstore building constructed in Phase I by approximately 26,465 square feet, with an additional automotive service building, and the addition of a Final Quality Control building, attached to the Car Wash (to be built in the first phase).</p>							
5/25/2017	CONTRA COSTA COUNTY		Draft EIR	CarMax Auto Superstore	City of Pleasant Hill, Planning Division	Troy Fujimoto	(925) 671-5224
<p>The project includes demolition of the existing unoccupied former Kmart building and an existing operational McDonald's restaurant and construction of up to approximately 45,289 square feet of structures/facilities for a CarMax automobile dealership on approximately 9.95-acres, constructed in two phases beginning in late 2017. http://www.ci.pleasant-hill.ca.us/CivicAlerts.aspx?AID=512</p>							
4/10/2017	MARIN COUNTY		NOP	Woodacre/San Geronimo Flats Wastewater Recycling Project	Marin County Community Development Agency	Rachel Reid	(415) 473-6863
<p>The project is intended to address water quality concerns related to existing onsite systems in portions of Woodacre and San Geronimo that are old, failing, or not operating at current standards for wastewater treatment and disposal. The proposed wastewater recycling system will include the abandonment of these substandard septic systems and the installation of collector pipelines, which will include pressure sewer lines where gravity collection is not feasible. A lift station will pump wastewater from Woodacre via a 5,300+ foot force main to a new tertiary treatment facility located on the west side of the maintenance yard on the San Geronimo Golf Course. Wastewater from San Geronimo will be collected and pumped to the treatment facility via a network of small diameter pressure sewers. Wastewater will be treated to meet water recycling standards. The treated effluent will be stored in two new storage ponds and used for irrigation on the golf course.</p>							

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
6/12/2017	SAN FRANCISCO CITY AND COUNTY		Draft EIR	Seawall Lot 337 and Pier 48 Mixed-Use	City of San Francisco Planning Department	Tania Sheyner	(415) 575-9127

The project would amend the San Francisco Planning Code, adding a new Special Use District (SUD), which would establish land use zoning controls for the project site and incorporate design controls into the proposed SUD. As envisioned, the proposed project would entail development of a mixed-use, multi-phase project at Seawall Lot 337, rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open space, for a total of approximately 8 acres of open space on the project site. The project would include 2.7 to 2.8 million gross square feet (gsf) of mixed uses on 11 proposed development blocks. The mixed-use development would comprise approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 units, consisting of both market-rate and affordable housing), approximately 972,000 to 1.4 million gsf of commercial uses, and 241,000 to 244,800 gsf of active/retail uses on the lower floors of each block. Additionally, the project would include approximately 1.1 million gsf of aboveground and underground parking (approximately 3,100 parking spaces) and rehabilitation of 242,500 gsf of Pier 48 for industrial, restaurant, active/retail, tour, exhibition, and meeting space use, specifically analyzed as a proposed brewery.

4/3/2017	SAN MATEO COUNTY		NOP of EIR	Community Civic Campus Project	City of South San Francisco Planning Division	Tony Rozzi	
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The project would include the development of a new Community Civic Campus which includes a new Joint Library and Recreation Facility, a new Police station (including Human Resource and IT City offices), and associated parking structure on the eastern project site. A new Fire Station would be constructed on the western project site.

5/30/2017	SANTA CLARA COUNTY		Neg. Dec.	Guadalupe River Trail Master Plan	City of San Jose Planning Department	Krinjal Mathur	(408) 535-7874
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The project is a Master Plan that would construct an approximately 4.9 mile reach that would provide a continuous trail connection between the northern terminus of the Guadalupe River Trail in Alviso to its southern terminus at Gleman Road. The majority of the trail would consist of 16-foot wide trail sections with limited landscaping, and trail and gateway plazas.

5/29/2017	SOLANO COUNTY		Neg. Dec.	Pokrajac Properties	Solano County Planning Services Division	Karen Avery	(707) 784-6765
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The applicant is proposing a rezoning of the properties to align the zoning designations with the current General Plan designations. Currently the property is under four zoning designations-rural residential, agricultural, neighborhood commercial and highway commercial.