



# Association of Bay Area Governments

## CEQA Environmental Review Log

Issue No: 424 Friday, September 15, 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 Tuesday, August 15, 2017

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
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9/18/2017	ALAMEDA COUNTY		NOP of SEIR	IKEA Retail Center Project	City of Dublin Community Development Department	Amy Million	(925) 833-6610
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The IKEA store would consist of a two-story building located over a two-level parking structure1 . The building would be set against the Arnold Road frontage and face Hacienda Drive. The building would stand 61 feet above finished grade. The principal loading docks would be located in the rear of the building facing Arnold Road. A recycling and refuse collection area, trash compactor, and emergency diesel generator would also be located in the rear of the store. A two-bay loading dock for home deliveries would be located on the south side of the building facing I-580. The building design reflects a contemporary theme incorporating blue and yellow2 . The building facades would be broken up by geometry, and building materials such as composite metal panels, steel elements and clear anodized glass, aluminum, and storefront glazing at the entrance. Covered walkways would be incorporated along the front of the building. Operational CharacteristicsThe IKEA store is expected to be open for business 7 days a week from 10:00 a.m. to 9:00 p.m. Longer operational hours may be applicable during holidays or to accomidate future operational needs/market conditions. The project is anticipated to employ 150 employees per shift for a total of approximately 350 employees.

10/13/2017	ALAMEDA COUNTY		NOP of EIR	Oakland Alameda Access Projct	Caltrans District 4	Melissa Coppola	
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The Oakland Alameda Access Project includes identi-fication of potential arterial and freeway access improvements between I-880, I-980 and local Oakland streets; including access to and from the Posey/Webster Tubes which connect the cities of Oakland and Alameda. The improvements are intended to increase mobility and reduce traffic congestion, reduce freeway-bound regional traffic on local roadways, and improve connectivity for bicycle and pedestrian traffic.

	CONTRA COSTA COUNTY		Notice	Almond Knolls	City of Antioch Planning Division	Alexis Morris	
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The proposed project would include the construction of a gated residential community comprised of five two- to three-story apartment buildings with 58 units organized around a looped private driveway. In addition, the project would include multiple open-space areas and various landscape features. The northern portion of the site would be separated from Worrell Road by a six-foot-tall, decorative black steel fence with two pedestrian gates and two vehicle gates . The proposed project would require a General Plan Amendment, rezone, use permit, Tentative Parcel Map, and design review.

9/14/2017	CONTRA COSTA COUNTY		NOP of EIR	City of Antioch Brackish Water Desalination Project	City of Antioch Planning Division	Scott Buenting	(925) 779-7050
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The City proposes to construct, operate, and maintain the Project which includes a desalination facility within the City's existing WTP. The goals of the Project are to improve water supply reliability and water quality for its customers, especially during droughts and future changes in Delta water management, and to provide operational flexibility for the City. The Project meets these goals by constructing facilities that allows the City to withdraw water from the River year-round under its pre-1914 water rights, even when the chloride concentration is above the 75 mg/l limit normally treated at the WTP. The omponents that comprise the Project shown in Figures 1 and 2 are as follows:

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
9/11/2017	CONTRA COSTA COUNTY		Draft EIR	The Ranch Project	City of Antioch Community Development Department	Alexis Morris	(925) 779-7035

The applicant is proposing to amend the general plan, and construct multiple single-family residential neighborhoods, various public facilities and amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The proposed project includes two scenarios: a Multi-Generational Plan and a Traditional Plan.

9/27/2017	SAN FRANCISCO CITY AND COUNTY		Notice	Pier 31½, Port of San Francisco, Alcatraz Ferry Embarkation Project	City and County of San Francisco Environmental Planning	Monica Huggins	(415) 575-9128
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Alcatraz Island, a national historic landmark, is part of and managed by the Golden Gate National Recreation Area, a National Park Service (Park Service) unit that includes numerous park facilities within the San Francisco Bay area, including Fort Mason, Fort Baker, Ocean Beach, and Crissy Field. The Alcatraz ferry embarkation site has been operating at Pier 31½ since 2006. Under the proposed project, the Park Service seeks to enter into a long-term agreement with the Port of San Francisco (Port) for the development and operation of an improved ferry embarkation site at Pier 31½ to support Alcatraz Island visitors. The Port agreement would require that the Park Service, through its concessioner, renovate the marginal wharf, bulkhead buildings at Pier 31 and Pier 33, and portions of the shed buildings at Pier 31 and Pier 33. Renovations would provide a combination of indoor and outdoor spaces to welcome, orient, and provide improved basic amenities for the public, including a new ticketing queue and infrastructure, café seating, interpretive displays, and a civic plaza. The proposed project would also replace the existing dock and gangway with two parallel floating docks and gangways to support the berthing of up to three ferry boats at a time. Under the proposed project, the estimated number of ferry trips from the Pier 31½ site would increase by two ferry trips per day in the peak season.

9/22/2017	SAN FRANCISCO CITY AND COUNTY		Draft EIR	UCSF Mount Sutro Open Space Reserve Vegetation Management Plan	UCSF Campus Planning	Diane Wong	(415) 502-5952
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The University of California, San Francisco (UC San Francisco or UCSF) is proposing to adopt and implement a vegetation management plan for the UCSF Mount Sutro Open Space Reserve (Reserve). The University-owned Reserve is a largely undeveloped 61-acre forest located within UCSF's Parnassus Heights campus site at the center of San Francisco. The Reserve is surrounded by UCSF's hospital, research, educational and support structures to the north/northwest, and by urban residential neighborhoods to the south, east, and west. The Reserve, designated as permanent open space by the Regents of the University of California (Regents), is open to the public and serves as a point of respite and recreation for UCSF and for the greater community. The primary purposes of the proposed Vegetation Management Plan (plan) fall into four broad categories: • Protect the safety of Reserve users and adjacent campus and residential properties • Improve and enhance the health and stability of the ecosystem • Enhance the visual design and aesthetic experience in the Reserve • Maintain and ensure public access to the Reserve To achieve a healthy and stable ecosystem, the plan outlines strategies for increasing the biodiversity of vegetation, conserving existing native vegetation, improving the regeneration and recruitment of tall tree species, managing insect and disease pressure on blue gum eucalyptus, and improving structural diversity. The purpose of the plan is to provide a management framework for protecting, enhancing, and restoring vegetation in the 61-acre Reserve. University staff worked with consultants and a panel of technical advisors to develop the plan.

10/9/2017	SANTA CLARA COUNTY		Neg. Dec.	Hecker Pass Commercial Architectural and Site Review project (AS 17-02)	City of Gilroy Community Development Department	Rebecca Tolentino	(408) 846-0451
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Architectural and Site Review (AS 17-02), a proposed Agri-tourist Commercial project in the Hecker Pass Specific Plan area, located near the western city limit of Gilroy. The proposed project, located on a 6-acre parcel south of Hecker Pass Highway, includes three buildings with the following proposed uses: a winery building and two mixed use buildings with restaurant/retail on the ground floor and 22 one and two-bedroom residential units on the second floor. These 22 residential units will function as "live/work units," which is permitted by the Hecker Pass Specific Plan under the Agri-tourist Commercial designation. Proposed commercial uses total 32,758 square feet and are anticipated to consist of a wine tasting room, wine warehouse, and outdoor crush area; a small retail store; and several eateries and a deli and wine store. Filed by Hecker Pass Commercial LLC, c/o Skip Spiering, 1550 The Alameda, Suite 100, San Jose, CA 95126.

	SANTA CLARA COUNTY		Notice	First Amendment to the 237 Industrial Center Draft EIR	City of San Jose - Department of Planning, Building, and Code Enforcement	Kieulan Pham	(408) 535-3844
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The project site, approximately 64.5 acres, is primarily fallow farmland with two single-family houses, a mobile home, and farm-related accessory structures located near the southern portion of the site. The site is currently supported by well water and a septic tank system. The project includes two development options. Option 1 proposes approximately 1.2 million square feet of light industrial development and Option 2 proposes a 436,880 square foot data center (49.5 megawatts) with a PG&E substation to provide the electrical needs for the data center on approximately 26.5 acres of the site and approximately 728,000 square feet of light industrial development. The project (both development options) would require rezoning from A(PD) – Agricultural Planned Development to LI Light Industrial. <http://www.sanjoseca.gov/index.aspx?nid=5084>

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
9/15/2017	SANTA CLARA COUNTY		NOP of EIR	East Whisman Precise Plan	City of Mountain View Community Development Department	Eric Anderson	(650) 903-6306
<p>The Precise Plan area is currently characterized by primarily high-technology office, research and development, and light industrial uses with scattered commercial and retail uses, totaling approximately 6.054 million square feet. No residential or hotel uses currently exist in the plan area. The proposed East Whisman Precise Plan would include up to 2.3 million net new square feet of office uses, 100,000 net new square feet of retail uses, 200 new hotel rooms, and 5,000 new multifamily residential units. The Plan could also include new parks and trails, new public streets, and recreational facilities.</p>							
9/5/2017	SANTA CLARA COUNTY		Neg. Dec.	Coyote Valley RV Resort Expansion	City of San Jose Planning Division	Kieulan Pham	(408) 535-3844
<p>A Conditional Use Permit to allow the expansion of the existing RV Park (on an approximately 9.9-acre site) to accommodate an additional 70 RV spaces for a total of 197 RV spaces (127 spaces existing, 70 spaces added) on an approximately 9.92-acre vacant site. This expansion includes 70 new RV spaces on currently vacant land as well as the following: parking, landscaping, open space, buildings, sidewalks, and a pool.</p>							
9/21/2017	SANTA CLARA COUNTY		Neg. Dec.	San José-Santa Clara Regional Wastewater Pond A18 South Gate Levee Repair Project	San Jose Planning Division	Kieulan Pham	(408) 535-3844
<p>The proposed Project is a repair of failing sections of the levee on each side of the Pond A18 South Gate Structure. Portions of the original levee have eroded away. The City of San José (City) proposes to place sheet piles and backfill behind them within the original levee footprint to replace the eroded material and restore the South Gate Structure and its adjoining levee to its original size and allow it to function as it had prior to the erosive losses. The repair involves placing sheet piles into the levee so as to extend from a relatively undamaged portion of the levee, across the eroded/damaged area, and connect to each of the four wing walls of the existing South Gate Structure. There would thus be four rows of sheet piles, with each row being of different lengths to cross the voids of different sizes at each of the South Gate's four corners. Construction would occur over a period of approximately 30 days.</p>							
9/24/2017	SANTA CLARA COUNTY		Neg. Dec.	645 Horning Street Gas Station, Food, and Storage Project	City of San Jose Planning Department	Thai-Chau Le	(408) 535-5658
<p>Planned Development Rezoning, Permit, and Tentative Map to demolish six existing buildings, and remove all associated pavement, landscaping, and fencing; and to construct a mix of new commercial buildings including an approximately 3,814-square foot convenience store, six fueling stations (12 total fuel dispensers), an approximately 1,341 square foot automatic carwash, an approximately 2,494-square foot fast-food restaurant with a drive-through, and self-storage facility with three buildings totaling approximately 92,116 square feet on an approximate 3.26 gross acre site.</p>							
9/24/2017	SANTA CLARA COUNTY		Neg. Dec.	1090 S. De Anza Boulevard Hotel Project	City of San Jose Planning Department	Krinjal Mathur	(408) 535-7874
<p>The project proposes a Conventional Rezoning from CP (PD) Commercial Pedestrian Planned Development Zoning District to CP Commercial Pedestrian Zoning District for commercial uses and a Site Development Permit to allow the construction of a four-story, 90-room hotel with one-level of underground parking on a 0.61-gross acre site.</p>							
	SONOMA COUNTY		SF-424	Section 514 Farm Labor Housing Loans and Section 516 Farm Labor grants for off farm building for fiscal year 2017	California Human Development	Anita Maldonado	(707) 523-1155
<p>Ortiz Plaza a low to middle income farm worker housing project.</p>							