



# Association of Bay Area Governments

## CEQA Environmental Review Log

Issue No: 406 Friday, July 15, 2016

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 Friday, July 01, 2016

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
8/15/2016	ALAMEDA COUNTY		NOA EIR	Alameda - North Bay Farm Island Pipeline Crossing Project	East Bay Municipal Utility District	Aaron Hope	(866) 403-2683
		EBMUD is planning to construct three transmission pipelines (24-inch inner diameter) located within Alameda County in the Cities of Oakland and Alameda. Water service to the City of Alameda is provided by four existing underwater pipeline crossings at three separate locations between the City of Oakland, Alameda Island, and North Bay Farm Island. Failure of one of three existing crossing locations could lead to a reduction in the level of service for existing customers and potentially reduce the available water supply to Alameda Island and North Bay Farm Island. Three new pipeline crossings are proposed to replace the existing pipeline crossings to ensure long-term reliability of the water distribution system, meet existing and future water needs, and facilitate repair and replacement of aging infrastructure.					
	CONTRA COSTA COUNTY		Notice	Terminal One Project (PLN14-316) Notice of Determination	City of Richmond Planning Department	Lina Velasco	(510) 620-6841
		The Project is the development of approximately 13.8 acres of property located on the San Francisco Bay in the City of Richmond (the "Project Site"), proposed by Terminal One Development LLC (the "applicant"). Proposed development of the site includes residential and public open space uses, as well as road, trail, and other improvements on and off the Project site.					
7/29/2016	CONTRA COSTA COUNTY		Neg. Dec.	Acorn Self-Storage	City of Oakley Planning Department	Joshua McMurray	
		The proposed project includes the construction of a self-storage facility on approximately 4.7 acres of vacant land. The facility would consist of seven self-storage buildings, totaling 107,758 square feet (sf), several metal storage containers, and a combined office and manager's residence totaling 2,200 sf over two stories (see Figure 2). The project site would have one combined entrance and exit point, as well as two other separate exit points providing access to and from the site off Neroly Road. Utility connections would be made to existing storm drains and water systems on Neroly Road, and sewer line connections would be made at the intersection of Placer Drive and Gold Run Road. The proposed project also includes the incorporation of photovoltaic solar panels on the roof of the storage buildings, which would provide a renewable, low carbon intensity source of energy.					
7/20/2016	CONTRA COSTA COUNTY		Neg. Dec.	DeNova Homes Major Subdivision (Application No. PLN 14-0371)	City of Pleasant Public Works and Community Development Department	Jeff Olsen	(925) 671-5206

The project would construct 18 single-family homes and all associated improvements, such as roads and stormwater drainages, on approximately 9.86 acres, as shown in Appendix A, project plans. The project would also include a rezone of a portion of the project site from R-10 Single Family Residential – Medium Density to Planned Unit District (PUD). The 2.8 acre portion of the site, to remain zoned R-10, would consist of four large hill-top parcels to be deed restricted as "open space." These four "open space" parcels would be maintained by the new development's Homeowner's Association or an approved land conservancy. In association with the Major Subdivision proposal, the project would also include a Lot Line Adjustment to reconfigure four of the five existing parcels that contrive the 9.86 acre project site. Lastly, the southern portion of the site would be provided with a 20-foot wide Emergency Vehicle Access easement, to be controlled by a Cityapproved security gate, to serve the single-family neighborhood to the south in the event that their normal emergency access route(s) are unavailable. The project includes the following applications: Rezoning, Major Subdivision (Vesting Tentative Map), a Concept Plan/Development Plan and an Architectural Review Permit, as well as the standard building and grading permits that are required for this type of development.

Due Date	County	Impact Area	Documant Type	Document Title	Lead Agency	Contact	Phone
7/29/2016	CONTRA COSTA COUNTY		Neg. Dec.	Gateway Self-Storage and 7-Eleven	City of Oakley Planning Department	Joshua McMurray	(925) 625-7004

The proposed project would require the following approvals: 1) a General Plan Amendment (GPA 05-16) to amend the land use designation from Public and Semi-Public Facilities to Commercial; 2) a Tezone (RZ 07-16) from Public and Semi-Public to General Commercial; 3) Tentative Parcel Map (TPM 02-16) to subdivide 3.63 acres into two parcels; 4) Conditional Use Permit (CUP 02-16) to establish a self-storage and gas station; and 5) Design Review (DR 14-16) to construct an approximately 101,997-square-foot self-storage facility and a 3,795 square foot convenience store with six fueling stations and a fueling canopy

8/8/2016	SAN FRANCISCO CITY AND COUNTY		NOP	CREATIVE ARTS & HOLLOWAY MIXED-USE PROJECT	San Francisco State University Physical Planning & Development	Wendy Bloom	(415) 338-3838
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The Project would include demolition of existing housing and construction of new student housing, neighborhood-serving retail, and student support services on Block 6 on the south side of Holloway Avenue. The proposed residences would include apartment-style student housing. Redevelopment of the block would allow for a more compact configuration to increase the supply of on-campus housing in conformance with the CMP's objectives. This development pattern is also in alignment with Parkmerced's redevelopment plans. The retail and support services space would include uses such as neighborhood-serving retail, student support services, bike storage, study rooms, a copy center, and retail dining, and a modest amount of underground parking to replace parking being removed elsewhere on campus in the vicinity of the Project site. The retail and student support services space would be intended to serve SF State and neighbors in the immediate vicinity of the campus. Proposed retail would not have a regional draw that would attract people from outside of the Project vicinity. The Project would also include demolition of existing housing and construction of the Creative Arts replacement building and concert hall on Block 1 on the north side of Font Boulevard and Holloway Avenue. This development assumes relocation of the existing Department of Broadcast & Electronic Communication Arts (BECA) program from the existing Creative Arts building, but does not include an increase in enrollment or full-time employees beyond the total campus enrollment cap of 25,000 FTE students analyzed in the 2007 CMP EIR. A concert hall would be located adjacent to the Creative Arts replacement building. The concert hall would have recording and broadcast capabilities that would provide hands-on learning for BECA students and would serve as a performance venue and state-of-the-art recording studio for chamber orchestras, choral/vocal music, instrumental ensembles, and music groups. It also could host and simulcast lecture series, film festivals, and debates. Events may be open to the campus community only or to the neighborhood and larger community, similar to SF State's current program of performing arts and lectures housed in the McKenna and Knuth Theaters.

7/29/2016	SAN MATEO COUNTY		NOP	Serramonte Views Condominiums and Hotel Project	City of Daly City Planning Department	Michael VanLonkhuys (650) 991-8158	
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The Serramonte Condominiums and Hotel project consists of developing a luxury condominium complex and hotel on an approximately six-acre undeveloped site in Daly City, California. The project site is immediately south of Serramonte Boulevard between Callan and Gellert Boulevards. Some of the steeply sloping site has been terraced but the entire site is undeveloped. A dense grove of trees such as cedars and eucalyptus and other vegetation covers much of the site. The Applicant proposes to subdivide the property into two parcels, a 4.68 acre parcel to accommodate the condominiums and recreation building and a 1.40 acre parcel to accommodate the hotel. Access to both parcels would be from Serramonte Boulevard. The proposed luxury condominium project comprises five five- to six-story residential buildings, each with four residential floors, and one recreation building. Parking garages would be included on the ground floor of each building. The project would include 200 residential units: 80 one-bedroom units, 40 two-bedroom units, and 80 three-bedroom units. The project includes a recreation building for the use of residents. The Applicant anticipates selling off the hotel parcel for an extended stay business hotel. The 137-room hotel would be a four level structure built above three levels of garage.

7/27/2016	SANTA CLARA COUNTY		Neg. Dec.	Animal Assisted Happiness Smile Farm Project	City of Sunnyvale Public Works Department	Craig M. Mobeck	(408) 730-7510
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This Initial Study checklist was prepared to assess the environmental effects of the Animal Assisted Happiness (AAH) Smile Farm Project, herein referred to as the "proposed project" or "project." This Initial Study consists of a depiction of the existing environmental setting and the project description followed by a description of various environmental effects that may result from construction and operation of the proposed project. The project applicant, Animal Assisted Happiness, is a Registered 501(c)(3) non-profit that was founded in 2009. AAH enriches the lives of children experiencing health or family challenges. AAH helps children with severe, chronic, or otherwise disabling health issues or who have family challenges, such as homelessness, split families, or domestic violence situations. AAH's vision is to bring a "Million Smiles" to all these children and family members. AAH's existing facility and operations are currently located with Full Circle Farm, an existing community farm in Sunnyvale, California; however, AAH would like to expand to a larger facility that is more centrally located to its visitors. Animals housed at the Sunnyvale facility include ponies, donkeys, pigs, goats, rabbits, guinea pigs, and chickens, among others.<sup>1</sup>

7/24/2016	SANTA CLARA COUNTY		Neg. Dec.	International Swim Center & Community Recreation Center Expansion	City of Santa Clara Planning Division	Yeh Han Chen	(408) 615-2450
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Adoption of a Mitigated Negative Declaration and Architectural Review to allow the development of a new 171,650 square foot combined International Swim Center (ISC) and Community Recreation Center (CRC), and associated parking on the west side of Central Park, fronting Kiely Boulevard. The proposal includes the demolition of the existing ISC and CRC facilities.

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8/2/2016	SONOMA COUNTY		Other	State Route 116/121 Intersection Improvement Project in Sonoma County	Department of Transportation District 4	Arnica MacCarthy	(510) 286-5645

The SR 116/121 Intersection Improvement Project proposes to improve operations for vehicles, bicycles, and pedestrians where SR 116 and SR 121 intersect, consequently reducing congestion and the occurrence of accidents. Additionally, where possible, the proposed project would maintain and enhance access to adjacent properties and parking for public transit and carpool users. The No Build Alternative, Roundabout Alternative and Signalized Intersection Alternative are under consideration.