



Memorandum

TO: PLANNING COMMISSION MEMBERS

FROM: WINSTON RHODES, AICP, PLANNING MANAGER

SUBJECT: CALIFORNIA ENVIRONMENTAL QUALITY ACT SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE, SPECIFIC PLAN FOR SAN PABLO AVENUE, APPIAN WAY, AND PINOLE VALLEY ROAD, AND ZONING ORDINANCE UPDATE.

DATE: March 9, 2009

BACKGROUND

The California Environmental Quality Act (CEQA) requires agencies to prepare a Notice of Preparation (NOP) after deciding to prepare an environmental impact report (EIR). The City has decided to prepare a Program EIR for the city-initiated General Plan Update, Specific Plan, and Zoning Ordinance Update to analyze the anticipated project impacts. The City is the lead agency for this project for the purposes of CEQA.

The purpose of the NOP is to solicit input from responsible and trustee agencies that either have discretionary approval authority or legal jurisdiction over natural resources affected by the proposed project so that early input is provided and consultation occurs about the EIR contents. For projects of regional or areawide significance, lead agencies are required to conduct at least one scoping meeting where input can be provided about the scope of the EIR and the topics or issues that will need to be analyzed.

The City is required to contact Contra Costa County, adjacent cities, responsible and trustee agencies, and interested organizations and individuals who have requested written notification of NOPs. The NOP responses are due by March 18, 2009. As of March 5, 2009, one comment letter has been received (see attachment). The NOP was mailed on February 17, 2009 and previously provided to the Commission last month.

This is the second of two scheduled scoping sessions where input can be provided about the topics or issues that need to be analyzed within the EIR. These sessions have been scheduled during the Planning Commission meeting in order for the Planning Commission to hear first hand any issues raised by other agencies or interested members of the public. The input provided will be forwarded to the EIR consultant team at Pacific Municipal Consultants to help with the preparation of the EIR.

In addition, any agency input will be helpful for the Planning Commission to be aware of in conjunction with review of the draft Specific Plan, General Plan Update, and Zoning Ordinance Update

RECOMMENDATION AND NEXT STEPS

Open the Scoping Session to allow time for agency or interested party oral and /or written input to be submitted. Close the second scoping session. Staff anticipates that a public draft EIR for the project will be circulated for a required 45-day review period during the Fall of this year as work on the project progresses and the project alternatives are formulated.

ATTACHMENT

March 2, 2009 California Emergency Management Agency NOP response