

ENVIRONMENTAL REVIEW

Urban Planning Partners provides environmental review services in compliance with California Environmental Quality Act (CEQA), including preparation of Environmental Impact Reports (EIRs), Mitigated Negative Declarations (MNDs), Initial Studies (ISs), and necessary documentation to support Categorical Exemptions (CEs) and other CEQA documents. Our experience includes conducting CEQA analysis at both the program and project level for a variety of project types and sizes including general plan updates, rezonings, specific plans, development regulations, industrial reuse projects, downtown mixed-use redevelopment, research & development complexes, residential annexations, coastal mixed-use development, public buildings, and small residential infill projects.

Urban Planning Partners' approach to preparing CEQA documents pays careful attention to defining the project for the purposes of CEQA, establishing baseline and the criteria for evaluating impacts, the methods for evaluating the impacts, and establishing appropriate mitigation measures to ensure the evaluation is objective and consistent with applicable agency requirements. At the program level, and even sometimes at the project level, our clients can be challenged by defining the project for the purposes of CEQA and in a way that will maximize the level of CEQA review while also allowing flexibility for the plan or project to evolve. Urban Planning Partners works closely with our clients to determine the best approach and framework for defining and evaluating a plan or project to ensure it is comprehensively evaluated and the desired level of CEQA review is achieved. The comprehensiveness and understandability of our CEQA documents allow the project debate, if any, to focus on the project's or plan's merits and not the findings or scope of the environmental analysis.



We are skilled at working on politically challenging projects that involve divergent viewpoints from community groups and within lead and responsible agencies. With this experience comes the ability to recognize patterns, foresee potentially challenging issues, and advise clients on the best response given the situation. We are experienced in working with attorneys on legally contentious projects and understand the necessity of well-balanced and defensible planning and CEQA documents.

Environmental Review

Ensuring compliance with State, federal, and local environmental regulations is often one of the most challenging aspects of a development project. As policies and environmental processes continue to shift and evolve, we pride ourselves on staying current with statute and guideline amendments, case law, policy trends, and innovations in our field. Our conscientious tracking of new developments in the field allows us to pinpoint opportunities during the environmental review process and advise our clients on any challenges that we foresee. By staying current, we are also in a better position to develop and implement out-of-the-box solutions when feasible.

SELECT ENVIRONMENTAL REVIEW PROJECTS

Mixed-use Projects

- ♦ *MacArthur Transit Village EIR* for MTCP/City of Oakland/BART
- ♦ *Mirabella Senior Housing and Parkview Plaza EIR* for the City of Foster City
- ♦ *Pilgrim-Triton Master Plan EIR* for the City of Foster City
- ♦ *Marketplace Expansion EIR* for the City of Emeryville
- ♦ *Truckee Railyard Master Plan EIR* for the Town of Truckee
- ♦ *1300 El Camino Real Mixed-Use Project EIR* for the City of Menlo Park
- ♦ *El Cerrito Del Norte Mixed-Use Project IS/MND* for The Olson Company
- ♦ *Second and Harrison Streets Mixed-Use Project CEQA Review* for The Olson Company
- ♦ *Sherwin-Williams Development Plan EIR* for the City of Emeryville
- ♦ *North Main Street Development Projects EIR* for the City of Milpitas
- ♦ *Derry Lane Mixed-Use Development EIR* for the City of Menlo Park
- ♦ *Harbor Walk/Olson Company Mixed-Use Project CEQA Documentation* for the City of Benicia
- ♦ *221 First Street IS/MND* for the City of Benicia
- ♦ *Uptown/Forest City Mixed-Use Residential Project EIR* for Forest City Residential West, Oakland
- ♦ *Ford Building Reuse EIR* for the City of Richmond
- ♦ *Downtown Campbell Mixed-Use Development IS* for the City of Campbell
- ♦ *Fleet Industrial Supply Center/Catellus Mixed-Use Development EIR* for the City of Alameda
- ♦ *Foster/Woodstock Mixed-Use Project EIR* for the City of Foster City
- ♦ *Wavcrest Village EIR* for the City of Half Moon Bay

Residential

- ♦ *Hunter Property Residential Subdivision Project EIR* for the City of St. Helena
- ♦ *High & MacArthur Focused EIR* for the City of Oakland
- ♦ *Alhambra Highlands EIR* for the City of Martinez
- ♦ *Sunnybrae Initial Study* for City of San Mateo
- ♦ *2555 Pulgas Avenue Live/Work Project EIR* for the City of East Palo Alto
- ♦ *1439 Alice Street Residential Project Environmental Review Services* for Mark Borsuk, Inc.
- ♦ *Tassafaronga Village Revitalization Project CEQA/NEPA* for the City of Oakland
- ♦ *Lincoln and Mission Residential Condominiums Project EIR* for the City of San Rafael
- ♦ *Westside and Southwest Gateway Annexations and Development Projects EIR* for the City of Lodi
- ♦ *Clarke & Weeks Townhomes Project IS/MND* for the City of East Palo Alto

Residential (continued)

- ◆ *Bockman Road Residential IS/MND* for The Olson Company, San Lorenzo
- ◆ *Seacliff Marina Project EIR* for the City of Richmond
- ◆ *Treetop Apartments Redevelopment IS/MND* for the City of San Bruno
- ◆ *West Campbell Avenue Water Supply Wells and Housing Project IS/MND* for the City of Campbell
- ◆ *Skycrest Development Project IS/MND* for the City of San Bruno
- ◆ *Circle S Residential Project IS/MND* for the City of San Pablo
- ◆ *Cypress Walk Residential Project EIR* for the City of Pacifica
- ◆ *Point Richmond Shores Development EIR* for the City of Richmond
- ◆ *Old Ranch Residential Development EIR* for the City of San Ramon
- ◆ *Thomas L. Berkley Square EIR* for Alameda County Community Development Agency
- ◆ *Ocean Colony Lots 24/25-33 Subdivision EIR* for the City of Half Moon Bay
- ◆ *Magnolia Place IS/MND* for the City of Half Moon Bay
- ◆ *Roddy Ranch EIR* for the City of Antioch
- ◆ *Stanford University/Escondido Village Graduate Student Housing MND* for Santa Clara County
- ◆ *Nina Court Planned Development IS* for the Town of Los Gatos
- ◆ *Fletcher/Wong Residential EIR* for the City of Livermore
- ◆ *Henry Ranch Residential Development EIR* for the City of San Ramon
- ◆ *634 North Santa Cruz Avenue Expanded IS* for the Town of Los Gatos
- ◆ *Signature Properties EIR* for the City of Livermore
- ◆ *Newport Coast Development Phases IV-3 & IV-4 EIR* for the Irvine Co. Development Corp.
- ◆ *15827 Los Gatos Boulevard IS/ND* for the Town of Los Gatos
- ◆ *Circle E Ranch EIR* for the City of San Ramon
- ◆ *Brookside Meadows MND* for the City of Novato
- ◆ *Clark Road Residential EIR* for the City of Richmond
- ◆ *Old Ranch Estates II Residential Development EIR* for the City of San Ramon
- ◆ *Hilltop West Environmental Analysis* for the City of Richmond

Commercial

- ◆ *Berkeley Iceland Adaptive Reuse EIR* for the City of Berkeley
- ◆ *Pixar Master Plan Environmental Review* for the City of Emeryville
- ◆ *Pixar Phases 1 and 2 Environmental Review* for the City of Emeryville
- ◆ *Fox Theater Rehabilitation Project IS/MND* for California Commercial Investments
- ◆ *Alameda County Auto Auction EIR* for the City of Livermore
- ◆ *Livermore Valley Center EIR Addendum* for the City of Livermore
- ◆ *Spieker Properties Tower Environmental Review* for Spieker Properties
- ◆ *Corinthian Yacht Club Negative Declaration* for the Town of Tiburon
- ◆ *Trammel Crow Office Complex Entitlements & CEQA Documentation* for the City of Foster City
- ◆ *EFI/Vintage Park CEQA Documentation* for the City of Foster City
- ◆ *Dyer Street Triangle EIR* for the City of Union City

Environmental Review

Industrial

- ♦ *Chevron Revised Renewal Project EIR* for the City of Richmond
- ♦ *Vanden High School Renovation IS* for the Travis Unified School District
- ♦ *Material Recovery Facility Feasibility Studies* for Brown Vence Associates
- ♦ *Kiefer Landfill Project Industrial Engineering Report CH2M Hill* for Sacramento County

Institutional

- ♦ *Burke Property Acquisition Environmental Review* for the Travis Unified School District
- ♦ *Windrush School Master Plan IS/MND* for the City of El Cerrito
- ♦ *Multiple Environmental Review Projects* for the San Ramon Valley Unified School District
- ♦ *Santa Rosa Junior College Parking Structure EIR* for the Sonoma County Junior College District
- ♦ *On-Call Environmental Services* for the Contra Costa Community College District
- ♦ *New Alameda Free Library EIR* for the City of Alameda
- ♦ *Central Library Restoration and Expansion Project* for the Berkeley Public Library
- ♦ *California Maritime Academy Master Plan EIR* for California State University, Maritime Academy, Vallejo
- ♦ *Dwyer Hall Remodeling and Expansion Project IS* for California Maritime Academy, Vallejo
- ♦ *ValleyCare Medical Center EIR* for the City of Livermore

Plans/Policy

- ♦ *Measure DD Projects EIR* for the City of Oakland
- ♦ *Downtown Martinez Specific Plan EIR* for the City of Martinez
- ♦ *San José Downtown Strategy EIR* for the Redevelopment Agency of San José
- ♦ *Mclver Hill Specific Plan EIR* for the Town of Truckee
- ♦ *Alameda Point General Plan Amendment EIR* for the City of Alameda
- ♦ *Campbell General Plan EIR* for the City of Campbell
- ♦ *Strong Neighborhoods Initiative Program EIR* for the Redevelopment Agency of San José
- ♦ *Naval Air Station and Fleet Industrial Supply Center Disposal and Reuse EIR* for the City of Alameda
- ♦ *Richmond Redevelopment Areas EIR* for the City of Richmond
- ♦ *Foster City Redevelopment Area/Shopping Center EIR* for the City of Foster City

Infrastructure

- ♦ *Lake Madigan Seismic Improvements Project IS/MND* for the City of Vallejo
- ♦ *Arroyo Mocho Bicycle Trail Preliminary Design and CEQA Review* for the City of Livermore
- ♦ *Alameda Point Improvement Project EIR* for the City of Alameda

Miscellaneous

- ♦ *Billboard Relocation Project IS/MND* for the City of Martinez
- ♦ *Terminal One Site Remediation Environmental Review* for the City of Richmond
- ♦ *Sea Cloud Park Phase II Dredging Project EIR* for the City of Foster City
- ♦ *Windemere Alternatives Analysis* for Windemere Partners