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August 11, 1995

To: Delta Protection Commission

From: Margit Aramburu, Executive Director

Subject: Pending Projects Memo
(For Commission Information Only)

Purpose of the Pending Projects Memo:

The purpose of the memo is to enhance communication throughout the Delta and to let jurisdictions know what projects are being proposed "next door". No Commission action is required; the Pending Projects Memo is for information only.

Pending Projects Memo:

The attached memo is intended to be informational only, and does not represent analysis of the consistency of the proposed project with the Commission adopted Land Use and Resource Management Plan for the Primary Zone of the Delta. The projects included on the Pending Projects Memo have the following characteristics:

* Are pending, and include projects which are approved but not yet constructed. The memo may include projects which are not "development" as defined in Section 29723(b) of the Public Resources Code, again for information only.

* Are private, local, State, and federal projects in the Primary Zone.

* Are projects in the Secondary Zone that would have a direct impact on the land uses and resources of the Primary Zone, for example a marina.

* Are not minor subdivisions or lot line adjustments which conform to existing zoning, nor gas wells or communication antennae, nor placement of a mobilehome in conformance with existing codes.

The Pending Permits Memo includes projects within each of the five Delta Counties, plus a page for projects located in more than one county.

Additional information about these projects is available in the Commission's office, including environmental documents, staff reports, planning commission agendas, and meeting minutes.

CONTRA COSTA

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Bethel Island Levee Rehabilitation	Bethel Isl. Municipal Improv. District	2	Bethel Island	Levee Rehab Mitigation	2.3 miles	Yes, 46 Pasture	Yes/Wetland 46 Acres	Neg Dec 1/95; Needs Corps Permit
Hom Subdivision	Estate of Hom	1	Knightsen	1-10.4 ac parcel 3-10 ac parcel 30.3 ac remainder 14.6 ac pond	70.6	N.A.	Unk.	PC 6/95; Approved 6/6/95
Discovery Bay West	Hoffman Const. Co.	1 & 2	West of Discovery Bay	2,000 DU Marina 34 Berths	1089	Yes 921	Yes, for Loss of 12.6 ac Wetlands	8/7/95 Village I approved; 2/5/95 Village II & III PH
Wastewater Facility Plant Expansion	Ironhouse Sanitary District	1 & 2	Jersey Island	Disposal of Treated Wastewater and Sludge Supporting Agriculture in 1 Plant Expansion in 2	2,900	No	N.A.	FEIR 10/94; Needs RWQCB Approval
Delta Environmental Science Center	Multiple Sponsors	1 & 2	Jersey Island	Public Education	-	-	-	FEIR 10/94
Rezone Point San Joaquin	Contra Costa County	1	North of Winter Island	Rezone from U (Unrestricted) to A-2 (5 ac minimum parcel)	20	No	N.A.	Notice of NegDec 3/15/95; PC 6/95

CONTRA COSTA-cont.

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Dunes Residential	Antioch Diversified Development Associates	2	Antioch Adjacent to Antioch Dunes Wildlife Refuge (USFW). Former Wastewater Treatment Plant and Settling Ponds	Residential 167 DU	12	No	Yes, Construct Barrier to Prevent Access to Refuge	DEIR 10/94; On Hold
Delta Cove	Antioch Diversified Development Associates	2	Antioch Adjacent to San Joaquin River	Residential 139 DU New Waterfront Promenade (1/2 mi.) New Waterfront Park	23	No	Yes, Protect Existing Wetlands	DEIR 9/94; On Hold
Delta Coves	Delta Coves Limited Partnership	2	Bethel Island	Excavate lagoon; create levees and 491 lots with docks; 65 condos; 100-150 berth marina launch ramp	310	No	Yes, wetland creation at 2 to 1 (25.6 ac impacted)	PN 1/95; Public Meeting 7/26/95 (previous permit expired 10/83)
Willowest Marina	Butler/ Anderson	2	Bethel Island	Marina 24 berths	4	No	Yes, avoid wetlands	Neg Dec 4/9/95; Approved 6/12/95
Quarry Permit	O'Neil/ MRF Lands	1	Holland Tract (4 sites)	Remove up 450,000 ac yards of sand; Regrade for ag use; Create 10 ac pond.	190	Yes, 10 ac	Unk.	Neg Dec 6/95

CONTRA COSTA-cont.

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Create Wetland Habitat	Hofmann Company	2	Kellogg Creek, Discovery Bay	Remove portions of levee and create waterside berm for new habitat.	2	No	No	PN 7/18/95
Pipeline	Ironhouse Sanitary District	1&2	Dutch Slough	Install 24" effluent discharge line under Dutch Slough to Jersey Island	N.A.	-	Yes	PN 7/18/95

SACRAMENTO

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Wildlife Management Plan	DWR	1	Twitchell Island	Habitat/ Subsidence Control	3,000	Yes, 3,000	Yes; Habitat Creation	NegDec 6/93
Wildlife Mangement Plan	DWR	1	Sherman Island	Habitat / Subsidence Control	10,000	Yes, 10,000	Yes; Habitat Creation	NegDec 1/90
Lot Reduction Permits Variance	River Isl. Land Co.	1	Tyler Island	Create 9 Homesite Parcels 10-14 ac in AG-80 Zone. Revised: 5 lots; 150-186 ac.	872.9	N.A.	N.A.	Env. Assess 11/94 Neg Dec 2/95 Approved 4/14/95
Willow Berm Marina Expansion	H. Hanf	1	Lower Andrus Island	Marina 95 Berths	8.2	No	N.A.	Under Construction
Willow Berm Marina	H. Hanf	1	Andrus Island	Relocate fuel dock and fuel tanks.	N.A.	No	No	Approved 7/10/95
The Willows	L. Gregerson	1	East Walnut Grove SPA	Resubdivide parcel to create 50 lots where 34 lots were approved in 1992.	7.28	Unk.	Unk.	Appl. Info Form 7/95
Courtland Trace Subdivision	Courtland Partners	1	East of Courtland	Amend Gen. Plan & Comm Plan From Ag to Residential AG-20toRD-2 48 Lots	27	Yes; 27	Unknown	Notice of Preparation 10/93 Studies Underway

SACRAMENTO-cont.

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Water Reclamation Project	Sac. County Dept. of Public Works	2	City golf course	Construct pipelines to irrigate golf course with treated wastewater	Unk.	No	N.A.	Notice of Preparation 2/95
Land Purchase for Interim North Delta Program	DWR	1	South of Hood	Acquisition only	122	Unk. Vineyard	N.A.	Property Acquired
Hydroacoustic Salmon Guidance Test	San Luis and Delta-Mendota Water Authority	1	Delta Cross Channel	Install temporary hydroacoustic barrier	-	N.A.	N.A.	Withdrawn 8/95
Harbor Marina Use Permit	Calvin Hotel	1	Lower Andrus Island	Second renewal of a Use Permit for 409 berth marina	35	No	No	Supplement to FEIR 6/95
Variance	Augusto & Wilson	1	Sherman Island Road	Legalize one 10 ac. parcel in A-80 zone.	10	No	N.A.	App. 3/95 Zoning Admin 6/95 App. 8/95
Sherman Island Overland Project	DWR	1	Sherman Island	Provide alternate water intakes from Three Mile Slough to 3 privately owned parcels if high salinity.	N.A.	No	Protect garter snake habitat	NegDec 7/95

SAN JOAQUIN

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Boat Storage/ Repair	L. Coulter	1	Walnut Grove Rd.	Boat Storage Boat Repair	1	No	Unknown	Use Permit Revoked; PH 8/95
Tower Park Marina Expansion	West Rec	1	Terminous Tract	712 RV Camp Sites - Phased	141	82	Yes, Swainson Hawk/ Waterfowl Habitat 1/2 ac per ac of Ag lost	FEIR 8/89; Pending
Mountain House New Town General Plan Amendment	Trimark Communities	1 & 2 Note: Wastewater disposal proposed in 1 zone	South of Old River to I-205	16,000 DU Marina 2 golf courses Shoreline Path 70 ac park	4,784	Yes	Yes, Acquisition of habitat for Kit Fox and Swainson's Hawk	Approved BOS 11/94; DFG lawsuit heard 7/95
South Delta Temporary Barriers Project; Grant Line (New Location) Canal Barrier	DWR	1	Grant Line Canal and Tracy Blvd	12,600 tons of rock (June 1-mid Sept.) 6-48" culverts w/flap gates. Boat portage facility	-	No	Yes, Monitor Swainson's Hawk nest adjacent to site Create 0.5 ac riparian habitat on Twitchell or Sherman Island to offset loss of 0.4 ac.	Neg Dec 5/95; Corps PN 7/95

SAN JOAQUIN-cont.

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
West Lathrop Specific Plan; Gold Rush City	City of Lathrop	2	Stewart Tract Old River Paradise Cut	Theme parks; Golf courses, Marina; Hotels; RV Park; Campground, Retail; Housing (7,170 DU); 1,183 ac open space, Rebuild levees; Lakes (450 ac)	5,794 ac	Yes; "prime"	Yes, participate in HCP mitigation programs; screen intakes; 900 ac. open space; mitigate Swainson's Hawk habitat @ .5 ac for 1 ac. lost	Spec Plan DEIR 7/95
West Lathrop Specific Plan; Mossdale Village	City of Lathrop	2	East of San Joaquin River	Housing (3,200 DU); Commercial; Marina; 98 ac. open space; 67 ac. waterways	1,161	Yes	Yes, participate in HCP mitigation programs.	Spec Plan DEIR 7/95
Central Valley Project	Bureau of Reclamation	2	Harvey O. Banks Pumping Plant, Tracy	Temporarily pump federal water from Folsom Dam through State pumps. Until 8/18/95.	-	-	-	Notice of Petition 7/18/95

SOLANO

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Montezuma Wetlands	Levin-Fricke	2	Collinsville	Habitat/ Dredge Spoils/ Sediment Rehandling Facility	1,800	Yes; 1,500 grazing	N.A.	DEIR 10/94
Rio Vista NW Area Wastewater Treatment Plant	Rio Vista	1	NW Rio Vista	Treatment Plant	500	Yes; 500 range	Unknown	FEIR 3/93; Annexed 1/95
Release of Net-Pen Raised Striped Bass (Alternative to Hatchery)	DFG	Out of Legal Delta	Salvage small fish from pumps. Raise in pens in Suisun Marsh Release in San Pablo Bay.	Mitigation for water project pump impacts. Release 250,000-500,000 yearlings.	N.A.	N.A.	N.A.	Neg Dec 5/95; 100,000 fish released 8/95
Fish Habitat Restoration	Corps	1	Prospect Island	Break levee, dig channel, build islands, reshape east levees.	1,316	Yes	Unk.	Reconnaissance Report 4/95

YOLO COUNTY

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
West Sacramento Project	Corps & Rec Board	2	East Edge Yolo Bypass	Raise Levees 400 Year Protection for West Sac; Mitigation (Change from 1992 Project)	6 Miles Levees; 70 ac. Mitigation Site	No	Yes; Riparian & Upland Vegetation	DEA 2/95 Approved 4/95
Subdivision/ Rezone	Watkins	1	Netherlands Road, Clarksburg in "Clarksburg Urban Area"	Subdivide 13 ac into 30 lots Rezone A-1 to R-1	13	Yes	Unk.	Request for Comments 5/95; Project being revised
Williamson Act Contract Split	Ojai Ranch Co/ Holland Ranch	1	Clarksburg Area	Sale of 222 ac portion of 1,300 ac ranch; allow Williamson Act on both parcels	1,300	N.A.	N.A.	Request for Comments 5/95 Approved 7/31/95
Dolphin Istallation U.S. Army Corps of Engineers	Ag West Traders	2	Port of Sacramento	Installation of three dolphns for port activities.	N.A.	N.A.	No	Corps Public Notice 6/7/95; Approved 8/95
Yolo Basin Wetlands Access Road	DFG & Corps	2	Hwy 160 & Yolo Bypass	Construct main gravel access road through 180 ac parcel; provides access to restoration project.	180	31	Yes; Restore the borrow area to seasonal wetland habitat.	Env. Asses./ Neg Dec 6/95; FONZI signed 7/14/95

YOLO COUNTY-cont.

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
Southport Wastewater Treatment Plant	West Sacramento	2	Bevan Road and Gregory Avenue	Construct new wastewater treatment plant; discharge treated effluent into Sac River; sludge into landfill.	141	Yes	Yes, Conservation Easement	DEIR 7/95; PH 8/95

MULTI-COUNTY

Project Name	Appl.	Zone	Location	Project	Project Acres	Loss of Ag Land	Mitigation/ Type	Status
East Bay MUD	EBMUD	1	Existing Alignment	Upgrade Aqueducts	10 Miles	No	Unknown	Planning
Sacto-Yolo Port	Port	1	West Levee Toe of Channel Decker Island	Mitigation Bank	3,000	No	N.A.	Preliminary MOU 94
Delta Wetlands	Delta Wetlands	1	Bacon Bouldin Holland Webb	Reservoir/ Habitat	20,000	Yes; up to 20,000	Yes; Seasonal Habitat	DEIR 12/90; Under Revision
Waiver of Waste Discharge Requirements for Compost Facilities	RWQCB	1&2	Regionwide	Waive for green, ag, food processing and paper waste, if no run off and no groundwater impacts. Exception for on-farm composting.		N.A.	N.A.	Neg Dec 4/95
Regulations for Encroachments into Adopted Plans of Flood Control	Reclam. Board	1&2	Statewide	Project Levees (vegetation guidelines) Boating Facilities	-	-	-	Approved 5/95; to OAL for review
Deep Water Ship Channel Maintenance Dredging	Port of Stockton/ Corps	1	Deep Water Ship Channel 3.7 miles	Dredge as needed; place spoils on land; Request waiver of standard for arsenic in spoils.	N.A.	No	-	Request 7/31/95 CVRWQCB Hearing 8/17/95