

SB35 Eligibility Screening Maps

SB 35 Environmental Mapping – 3600 San Pablo Ave

The following document has been prepared in order to establish that the project proposed at 3600 San Pablo Ave, in the City of Emeryville, is outside certain regulatory zones as required by Government Code Section 65914.3 (SB 35) for threshold compliance.

SB 35 requires that a project demonstrate its location outside of certain sensitive geographic boundaries. The detailed mapping provided below demonstrates that the project is NOT within any of the listed locations. Each of those boundaries or locations is addressed below, with specific information about the project's relative location. The boundaries include:

1. Coastal zone
2. Prime farmland or farmland of statewide importance
3. Wetlands
4. High or very high fire hazard severity zones
5. Hazardous waste sites
6. Earthquake fault zone (unless the development complies with applicable seismic protection building code standards)
7. Floodplain or floodway designated by FEMA
8. Lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan
9. Habitat for a state or federally protected species
10. Land under a conservation easement

1. California Coastal Zone: <https://www.coastal.ca.gov/maps/czb/>

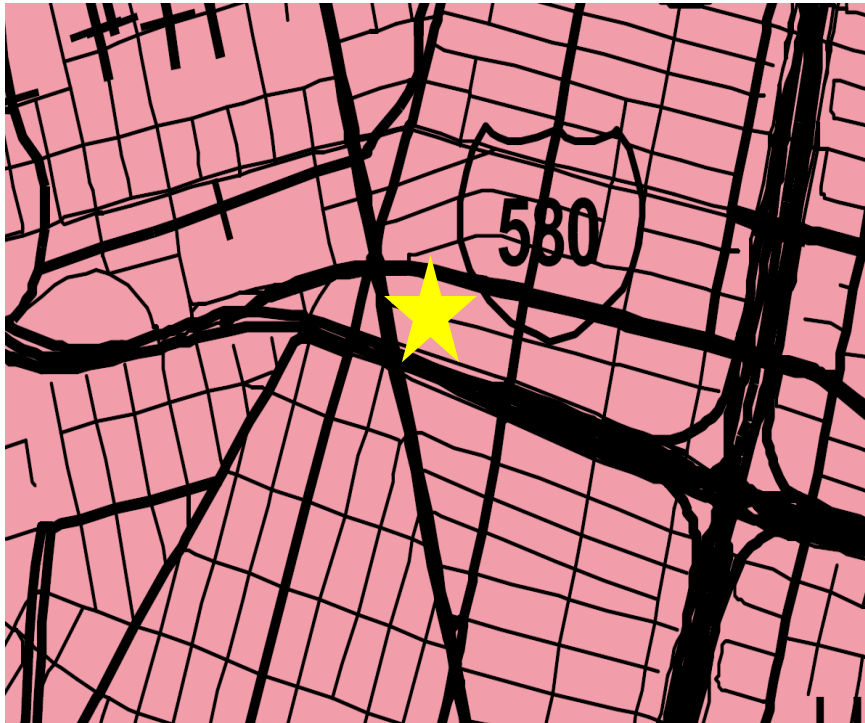
The project is not within the California Coastal Zone. The heavy blue line is the coastal zone boundary and the project site is inland of the Coastal Zone boundary. Please note on the map to the right that the coastal zone does not extend past San Francisco to Alameda County at all.



2. Prime farmland or farmland of statewide importance:

<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/>

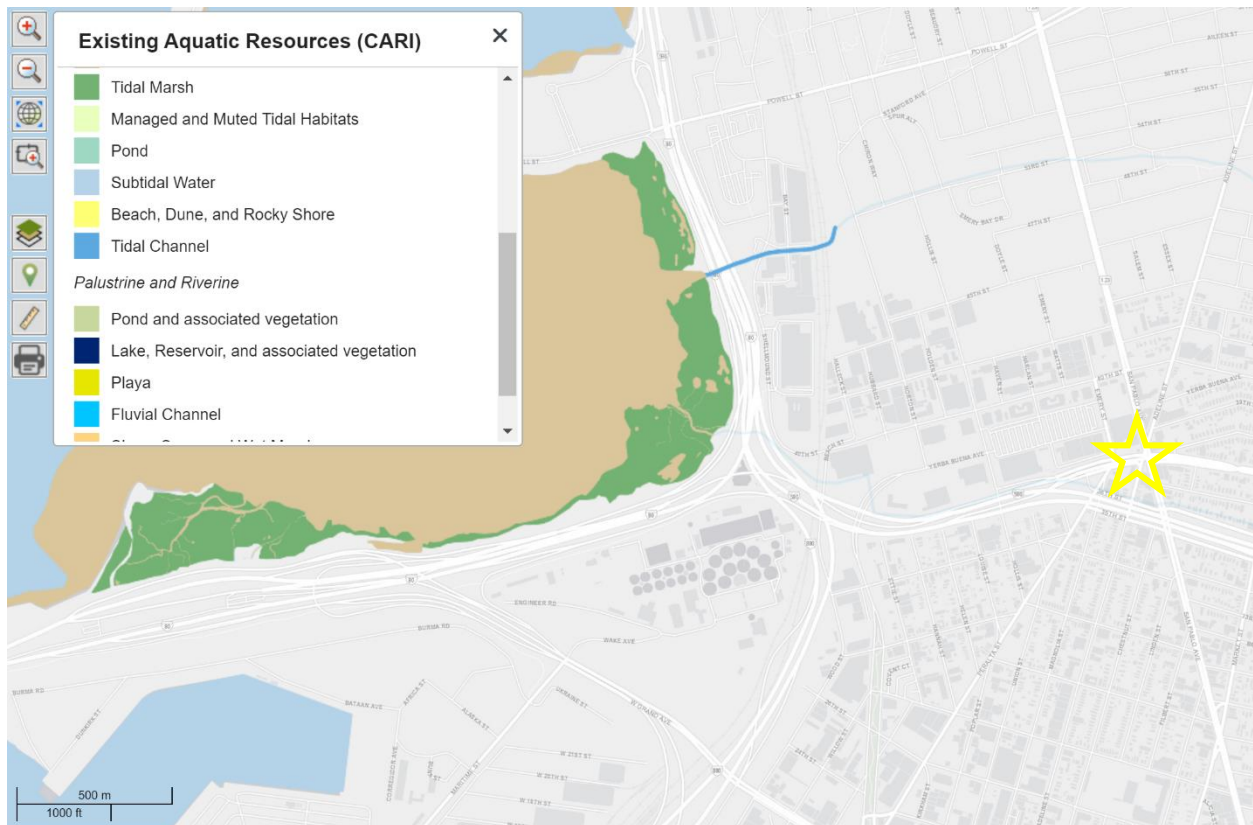
The project site is not within land designated as prime farmland or farmland of statewide importance. The project site is shown well within the “pink” area, which is designated as “URBAN AND BUILT-UP LAND”.



- PRIME FARMLAND**
PRIME FARMLAND HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL FEATURES ABLE TO SUSTAIN LONG-TERM AGRICULTURAL PRODUCTION. THIS LAND HAS THE SOIL QUALITY, GROWING SEASON, AND MOISTURE SUPPLY NEEDED TO PRODUCE OUTSTANDING HIGH YIELDS. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF STATEWIDE IMPORTANCE**
FARMLAND OF STATEWIDE IMPORTANCE IS SIMILAR TO PRIME FARMLAND BUT WITH MINOR SHORTCOMINGS, SUCH AS GREATER SLOPES OR LESS ABILITY TO STORE SOIL MOISTURE. LAND MUST HAVE BEEN USED FOR IRRIGATED AGRICULTURAL PRODUCTION AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- UNIQUE FARMLAND**
UNIQUE FARMLAND CONSISTS OF LESSER QUALITY SOILS USED FOR THE PRODUCTION OF THE STATE'S LEADING AGRICULTURAL CROPS. THIS LAND IS USUALLY IRRIGATED, BUT MAY INCLUDE NONIRRIGATED ORCHARDS OR VINEYARDS AS FOUND IN SOME CLIMATIC ZONES IN CALIFORNIA. LAND MUST HAVE BEEN CROPPED AT SOME TIME DURING THE FOUR YEARS PRIOR TO THE MAPPING DATE.
- FARMLAND OF LOCAL IMPORTANCE**
SMALL ORCHARDS AND VINEYARDS PREVALENT IN THE FOOTHILL AREAS. ALSO LAND CULTIVATED AS DRY CROPLAND FOR GRAINS AND HAY.
- GRAZING LAND**
GRAZING LAND IS LAND ON WHICH THE EXISTING VEGETATION IS SUITED TO THE GRAZING OF LIVESTOCK.
- URBAN AND BUILT-UP LAND**
URBAN AND BUILT-UP LAND IS OCCUPIED BY STRUCTURES WITH A BUILDING DENSITY OF AT LEAST 1 UNIT TO 1.5 ACRES OR APPROXIMATELY 4 STRUCTURES TO A 10-ACRE PARCEL. COMMON EXAMPLES INCLUDE RESIDENTIAL, INDUSTRIAL, COMMERCIAL, INSTITUTIONAL FACILITIES, CEMETERIES, AIRPORTS, GOLF COURSES, SANITARY LANDFILLS, SEWAGE TREATMENT, AND WATER CONTROL STRUCTURES.
- OTHER LAND**
OTHER LAND IS LAND NOT INCLUDED IN ANY OTHER MAPPING CATEGORY. COMMON EXAMPLES INCLUDE LOW DENSITY RURAL DEVELOPMENTS, BRUSH, THIMBER, WETLAND, AND RIPARIAN AREAS NOT SUITABLE FOR LIVESTOCK GRAZING, CONFINED LIVESTOCK, POULTRY, OR AQUACULTURE FACILITIES, STOP MARES, SORROW PITS, AND WATER HOUSES SMALLER THAN 40 ACRES. VACANT AND NONAGRICULTURAL LAND SURROUNDED ON ALL SIDES BY URBAN DEVELOPMENT AND GREATER THAN 40 ACRES IS MAPPED AS OTHER LAND.
- WATER**
PERENNIAL WATER BODIES WITH AN EXTENT OF AT LEAST 40 ACRES.

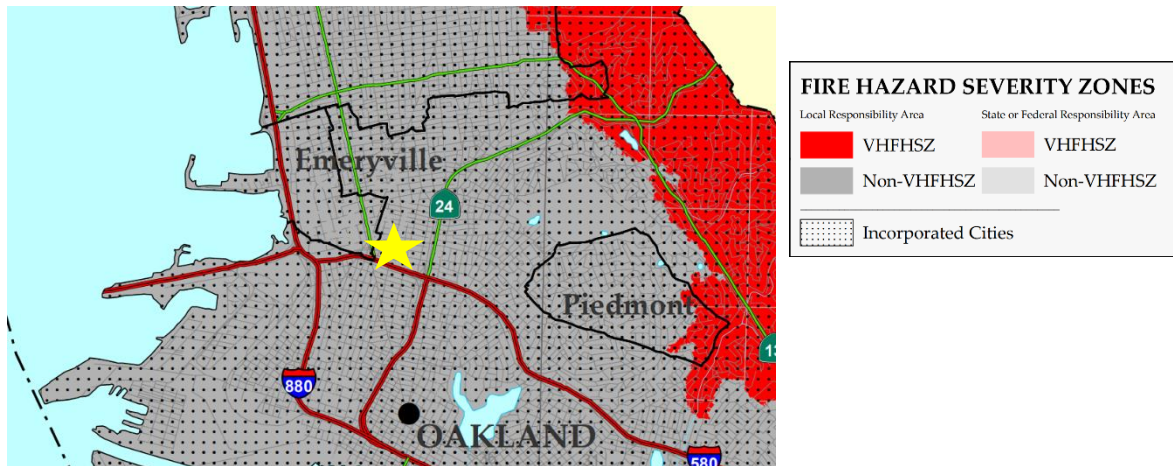
3. Wetlands - <https://www.ecoatlas.org/regions/ecoregion/bay-delta>

As shown on the EcoATLAS which includes the wetlands inventory for California, the project site is not adjacent to any body of water or designated wetland area.



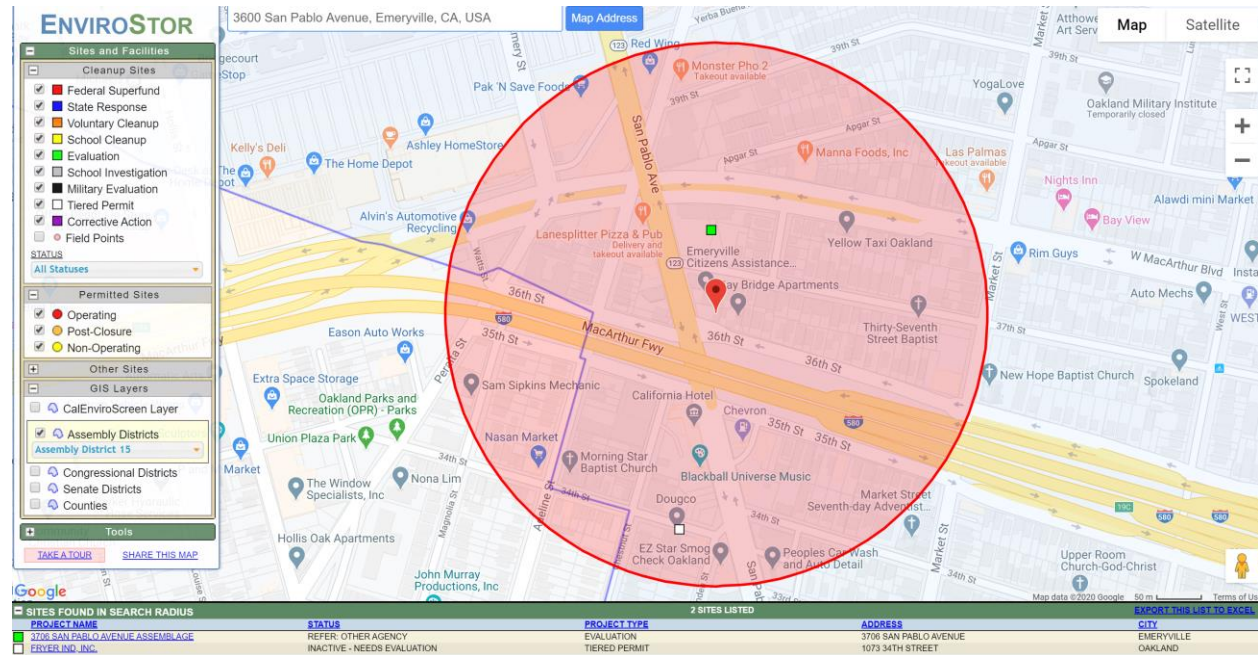
4. High or very high fire hazard severity zones: https://osfm.fire.ca.gov/media/6638/fhszl_map1.pdf

The 2008 Recommended Map illustrated that the project site (depicted as a yellow star) was not in any fire hazard zone.



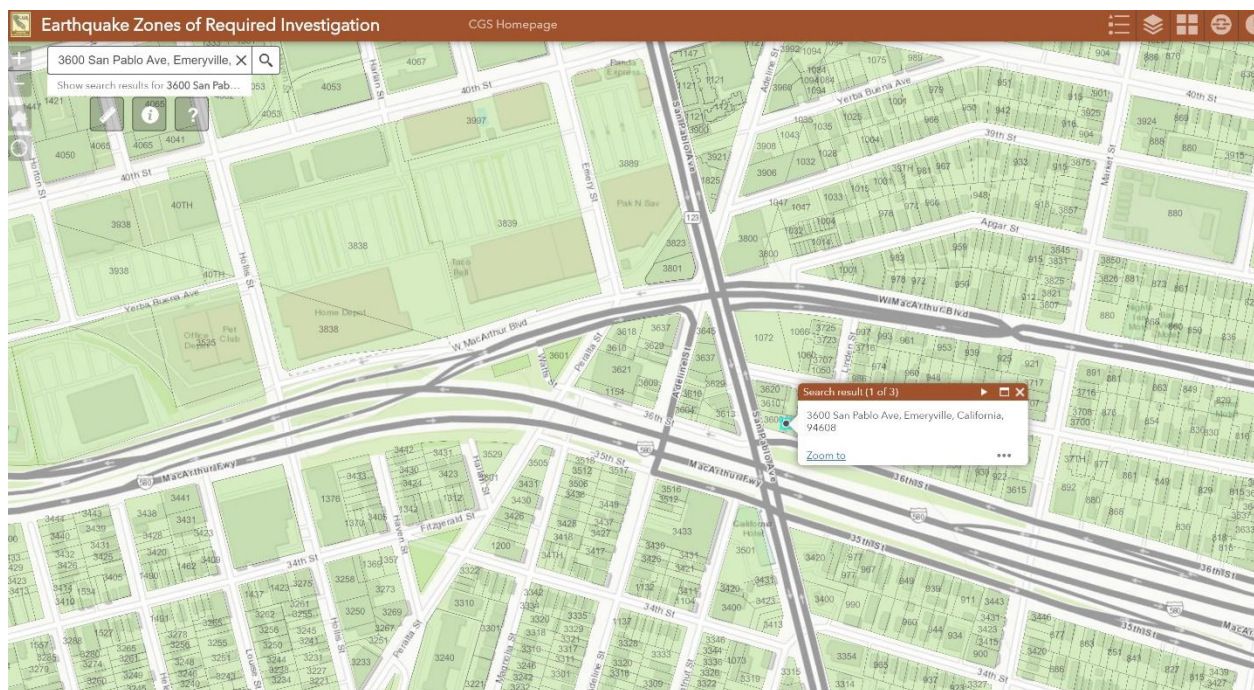
5. Hazardous waste sites - <https://www.envirostor.dtsc.ca.gov/public/map/?assembly=15>

Project site is not listed or shown on the EnviroStor map. There is a site under evaluation within 1000 ft however it is across from 37th Street from the development site.



6. Earthquake fault zone (unless the development complies with applicable seismic protection building code standards) - <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

The California Department of Conservation Earthquake Zones of Required Investigation Map project site shows the development site as “Parcel is in a Liquefaction Zone.” The project is still eligible for entitlements under SB35 as long as it “complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. “(See Government Code Section 65914.3(a)(6)(F)



Parcels

- Parcel is in an Earthquake Fault Zone, a Liquefaction Zone, and a Landslide Zone
- Parcel is in an Earthquake Fault Zone and a Liquefaction Zone
- Parcel is in an Earthquake Fault Zone and a Landslide Zone
- Parcel is in an Earthquake Fault Zone
- Parcel is in a Liquefaction Zone and Landslide Zone
- Parcel is in a Liquefaction Zone
- Parcel is in a Landslide Zone
- Parcel is not in a zone or has not been evaluated

7. Floodplain or floodway designated by FEMA

<https://msc.fema.gov/portal/search#searchresultsanchor>

FEMA does not have a map for the City of Emeryville readily available on their website. The City of Emeryville states that:

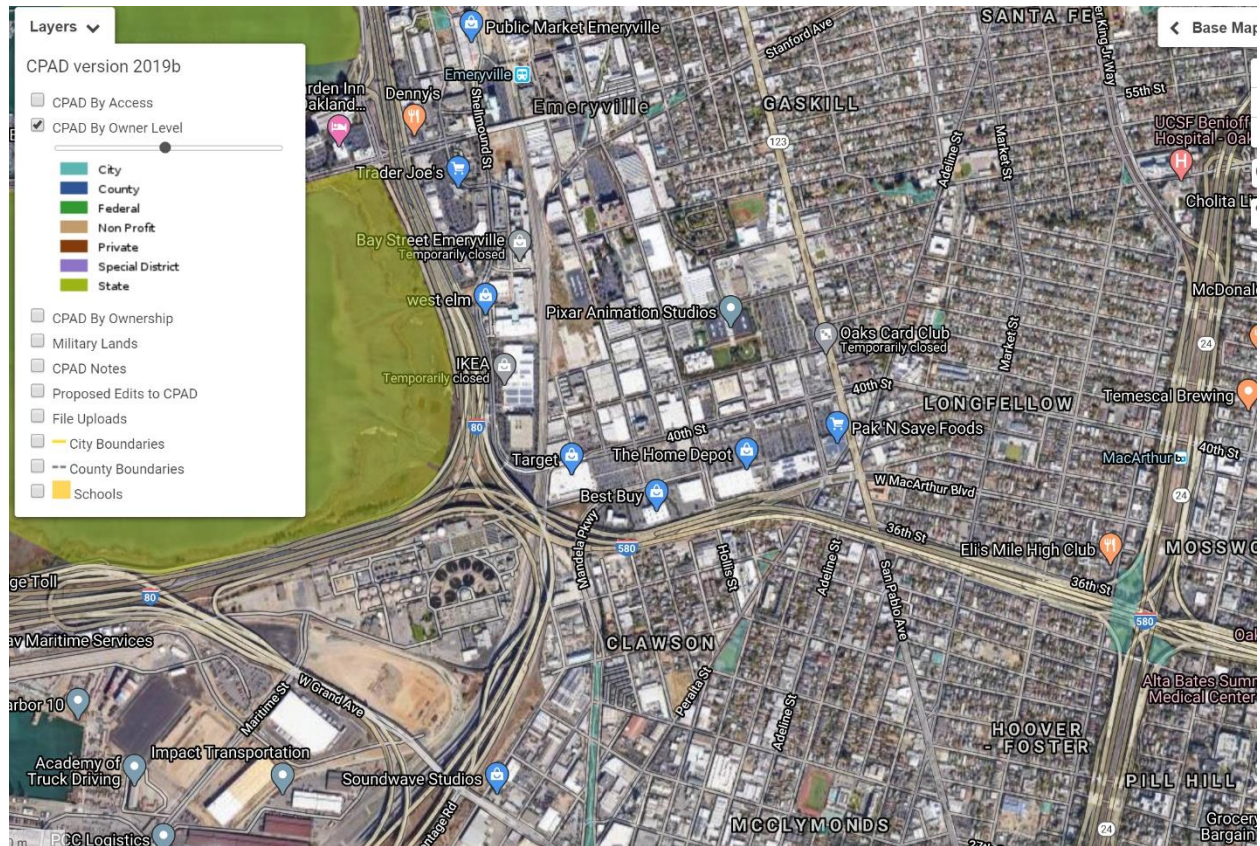
Floodplain Management Plan

Effective August 3, 2009, the City of Emeryville is implementing new *Floodplain Management measures* in order to participate in the National Flood Insurance Program (NFIP). The new Flood Insurance Rate Map (FIRM) issued by FEMA for the City of Emeryville, and all other information regarding Emeryville's Floodplain Status can be found on the FEMA Map Service Center website www.msc.fema.gov. In general, the new FIRM shows that all of the City of Emeryville is located within Zone X, except for the coastal area within the tidal zone which is located in Zone V. For communities that participate in the NFIP, flood insurance is available to all properties in Zone X on a voluntary basis.

The project site does not sit within the tidal zone and therefore should be designated in Zone X which is not a flood hazard area.

8. Lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan - <http://www.mapcollaborator.org/cpad/>

The project site is not shown as being within any natural community or habitat conservation plan.

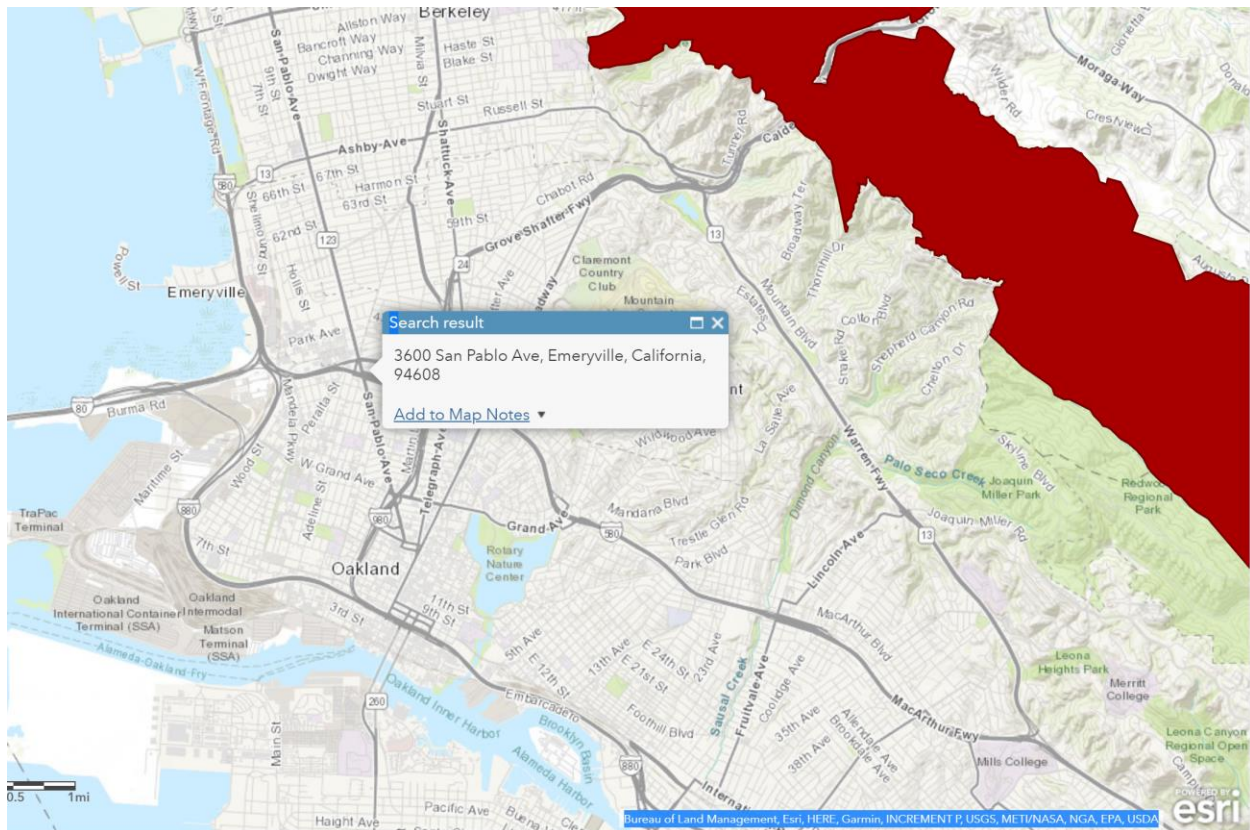


9. Habitat for a state or federally protected species

Federal:

<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>

The project site is called out by the text box below. The project site is not within any habitat for any state or federally protected species. Features in red on the map are current critical habitat for Threatened and Endangered Species.



10. Land under a conservation easement

The subject site is not a part of any conservation easement. Any land under a conservation easement would be shown on the California Protected Area Database (CPAD), which is listed under the community conservation plan map shown for item number 8.