

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Downtown West: Updated schedule
Date: Tuesday, March 24, 2020 4:49:54 PM
Attachments: [Working EIR Schedule 3.15.20.pdf](#)

From: Linda S. Peters <lspeters@esassoc.com>
Sent: Monday, March 16, 2020 8:07 AM
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Subject: Downtown West: Updated schedule

[External Email]

Good morning all,

Please see attached for an updated schedule, per our discussion last week. I will update additional information relative to the HLC meeting once I receive confirmation of appropriate timing.

Thanks!

Linda

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Mixed-Use Project Environmental Review Workplan/Schedule

Phase

TASKS AND MILESTONES

EXPECTED NOTES

DRAFT - 3.15.2020

CITY COORDINATION/PREAPPLICATION

Framework Presentation to City	July 18, 2019	Complete
City Working Groups (Presentation to Submittal)	Weekly	
Planning/DPW/DOT Working Groups (Thursdays)	Weekly	

APPLICATION SUBMITTALS

EEA (Environmental Evaluation Application)	October 10, 2019	Complete
GP Amendment, DSAP Amendment	October 10, 2019	Complete
Master Planned Development Permit / Planned Development Zoning	October 10, 2019	Complete

OTHER PROJECT APPROVAL DOCUMENTS

Design Guidelines (D4D)	March 26, 2020	
Vesting Tentative Map	tbd	
Development Agreement	tbd	

SUMMARY MILESTONES

City reviews GHG methodology	July 11, 2019	Complete
Applicant Submits EEA to City	October 10, 2019	Complete
City publishes NOP	October 23, 2019	Complete
City holds public scoping meeting	November 7, 2019	Complete
City publishes Draft EIR	May 15, 2020	
City transmits EIR resolution and staff report to Commission	October 14, 2020	
Commission adopts motions recommending EIR certification	October 28, 2020	
Council certifies EIR	November 17, 2020	

Environmental Kick-Off (internal)

June 19, 2019 Complete

Applicant confirms General Plan downtown planning / population growth context (GP)	June 21, 2019	Complete
City discussion and review of GHG methodology (AB900)	July 11, 2019	Complete
EIR Scoping discussion with Planning (CEQA document type, technical studies and sc	July 11, 2019	Complete
City review draft GHG report (start 8/8) comments due	August 12, 2019	Complete
Consultant submits to city Admin Draft-1 NOP for review and comment	August 16, 2019	Complete
City review draft ELDP application (start 8/21), comments due	August 22, 2019	Complete

ESA submits ELDP application to OPR

August 26, 2019 Complete

City reviews Admin Draft-1 NOP, returns comments to consultant	September 6, 2019	Complete
Consultant prepares/submits to city Admin Draft-2 NOP for review and comment	September 27, 2019	Complete

Applicant submits EEA to City Planning

October 10, 2019 Complete

Planning confirms with city Environmental Planner assignment to manage project's CI	October 11, 2019	Complete
Applicant confirms notice mailing procedures (when to finalize mail recipient address	October 11, 2019	Complete
City reviews Admin Draft-2 NOP, returns comments to consultant	October 11, 2019	Complete
Consultant submits screencheck NOP to city	October 16, 2018	Complete

City publishes Notice of Preparation

October 23, 2019 Complete

Presentation to Historic Landmark Commission

January 15, 2020 Originally 11/19

Public scoping session (Thursday 6:30-8:30)

November 7, 2019 Complete

Close of 30-day NOP public comment period, city transmits copies of all scoping com	November 22, 2019	Complete
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Consultant submits ADEIR-1 to city	November 1, 2019	Complete: no sections req transp data
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KEY MILESTONE SUMMARY

CEQA SCOPING / ELDP APPLICATION REVIEW & SUBMITTAL

	F&P submit Admin Draft TA to ESA	December 11, 2019	Complete
	City reviews ADEIR-1, returns comments to consultants	December 9, 2019	Complete
	ADEIR-1 Round Table	December 11, 2019	Complete
	Consultant edits/submits ADEIR-2, draft MMRP, and Admin Draft TA to city	February 10, 2019	Includes: Air and Noise Studies
	WSA due from SJWC (90 days from notice)	January 21, 2020	Complete
	F&P submits Admin Draft LTA to City	February 28, 2020	Complete
	ADEIR-2 Round Table	February 28, 2020	Complete
	City sends comments on Draft LTA	March 10, 2020	
	Design for Development Workshop (City and Applicant)	March 11, 2020	Complete
	Receipt of ADEIR-2 Data Gaps (Applicant and City)	March 13, 2020	
	F&P submit revised TA/LTA to City, ESA	March 16, 2020	Depends on extent of comments received
	Consultant submits initial draft DWDSG to ESA to fold into EIR	March 17, 2020	
	City review and comments on TA/LTA	March 23, 2020	TBC
	F&P submits final TA/LTA to City	March 27, 2020	Depends on extent of comments received
DEIR	Consultant submits ADEIR-3 with Draft DWDSG City and Applicant (ESA)	March 30, 2020	
	Comments due to to ESA on ADEIR-3, DWDSG (City and Applicant)	April 10, 2020	
	ADEIR-3 Round Table (All)	April 15, 2020	
	Screencheck DEIR with draft notices City and Applicant (ESA)	April 29, 2020	
	Applicant provides Screencheck DWDSG	May 1, 2020	ESA will have seen 2 prelim. drafts.
	DWDSG Rountable for consistency	May 4, 2020	
	Screencheck roundtable (live editing page turn)	May 5 & 6, 2020	
	Resolve all remaining screencheck items	May 7 & 8, 2020	
	DEIR consistency review and production (ESA)	May 9-15, 2020	Page turn
	City sends NOA to newspaper for publication (verify 10 days or 7 days in advance)		TBC
	Consultant sends DEIR, NOA, NOC to City and SCH	May 15, 2020	
	City mails Notice of DEIR Availability (NOA) to interested parties as required by code	May 15, 2020	
	Notice of DEIR completion (NOC) transmitted to SCH	May 15, 2020	
	City publishes DEIR	May 15, 2020	
	Presentation to Historic Landmarks Commission		TBC
	End 45-day DEIR public comment period	June 29, 2020	
	Consultant submits C&R-1 and 1st Amendment to city	July 31, 2020	
	City reviews C&R-1, submits to CAO	August 21, 2020	
CAO reviews C&R-1, 1st Amendment with City Comments	August 28, 2020		
City finalizes review on C&R, 1st Amendment, CAO comments and sends to consultant	September 2, 2020		
C&R-1, 1st Amendment Round Table	September 4, 2020		
Consultant prepares Screencheck	September 28, 2020		
City & CAO reviews Screencheck	October 2, 2020		
Screencheck Round Table	October 7, 2020		
City finalizes EIR resolution, PC staff report	October 14, 2020		
City publishes C&R, 1st Amendment, consultant prints paper copies	October 16, 2020		
Planning Commission adopts motion recommending certification of EIR	October 28, 2020		
Planning Commissions reviews/recommends project GP amendments and DA	October 28, 2020		
City Council Hearing and Certification of Project and EIR	November 17, 2020	City seeing if Nov 10th works	
Council reading for rezoning	December 1, 2020		

C&R

CPC