



Notice of Preparation (NOP) of an Environmental Impact Report and Public Scoping Meeting for the Neptune Beach Project

Notice is hereby given that the City of Alameda, Lead Agency, will prepare an Environmental Impact Report (EIR) for the Neptune Beach Project (“project”) and will hold a public scoping meeting to receive comments on the scope of the EIR, as detailed below. The EIR will be prepared in accordance with the California Environmental Quality Act (CEQA). The purpose of the EIR is to provide information about potential physical environmental effects of the project, to identify ways to minimize significant effects, and to describe and analyze alternatives to the project.

PROJECT TITLE: Neptune Beach Project	PROJECT ADDRESS + LOCATION: 620 Central Avenue (Address) End of McKay (Location) Alameda, California 94501
LEAD AGENCY: City of Alameda Community Development Department 2263 Santa Clara Avenue, Room 190 Alameda, CA 94501	LEAD AGENCY CONTACT: Andrew Thomas, City Planner City of Alameda Community Development Department 2263 Santa Clara Avenue, Room 190 Alameda, CA 94501 Telephone: (510) 747-6881 Fax: (510) 747-6853 athomas@ci.alameda.ca.us
PROJECT APPLICANT/DEVELOPER: Tim Lewis Communities/STL Company, LLC 3300 Douglas Boulevard, Building 400, Ste 450 Roseville, CA 95661	DATE OF THIS NOTICE: May 20, 2013

PUBLIC REVIEW AND SCOPING:

The City of Alameda Planning Board will hold a Public Scoping Meeting to receive comments to help the City refine the scope and content of the EIR on **Wednesday June 5, 2013, at Alameda City Hall, 2263 Santa Clara Avenue, Alameda, CA 94501, City Council Chambers, 3rd Floor, and beginning at 7:00 PM.** No action will be taken at the meeting.

Comments on the proposed scope and content of the EIR may be submitted in writing to the attention of Andrew Thomas, City of Alameda, at the address indicated above for Lead Agency Contact. Comments may also be emailed to Andrew Thomas at the email address shown above.

If you are an authorized representative of a Responsible Agency, or a Trustee Agency, or a transportation planning agency or agency with transportation facilities that may be affected, the City needs to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the project. Provide the name, address, telephone number and email address of the contact person for your agency.

All comments must be received in writing at the City of Alameda Community Development Department by **5:00 p.m. on Monday, June 24, 2013.**

PROJECT SITE AND SURROUNDINGS:

The City of Alameda is located on a small island and a portion of an adjacent peninsula (Bay Farm Island) in the San Francisco Bay within a county of the same name, adjacent to the City of Oakland. (See **Figure 1**, Regional Location). Alameda is located 12 miles east of San Francisco and separated from the City of Oakland by an estuary. It is bordered by the Oakland-Alameda Estuary and the Port of Oakland to the north, San Francisco Bay to the west and south, and the City and Port of Oakland to the east.

The proposed project site is 3.89-acres on the southern shore of Alameda, adjacent to Crown Memorial State Beach. (See **Figure 2**, Project Location). The site is currently accessed through a locked gate (as the site is currently vacant) on the west side of McKay Avenue, across from Robert Crown Memorial State Beach.

The project site is bounded by McKay Avenue to the east, King's Road and residential uses to the west, federal buildings utilized by the General Services Administration ("GSA") to the north, an East Bay Regional Park District maintenance facility to the south, and the Robert W. Crown Memorial State Beach to the southeast. (See **Figure 3**, Aerial View of Project Site). The site is approximately 11 feet above sea level with a relatively flat topography. The project proponent, STL Company, LLC, owns and controls the project site, Assessor Parcel Number (APN) 074-1305-026.

The site contains two, two-story vacant federal office buildings and a large asphalt parking lot that covers approximately two-thirds of the site. There are two small unmaintained ornamental lawn areas located within the site, and a row of ornamental trees line the west and south boundaries of the site.

The project site and an adjacent parcel were previously occupied by the Department of Agriculture ("USDA"). USDA recently reassessed their use of the project site and consolidated their uses into the facilities on the adjacent property. In early 2011, following USDA's consolidation, the GSA put the project site up for auction and the successful bidder was the project proponent.

PROJECT DESCRIPTION:

The proposed project would demolish the two existing buildings on the project site and construct 48 two- and three-story single family homes. (See **Figure 4**, Proposed Project Site Plan). The average lot size would be approximately 2,000 square feet. The 3 bedroom homes would front on streets or landscaped 'paseos' and would include two-car rear-accessed garages. The paseos would allow for passive recreational amenities such as gathering spaces and outdoor shade structures. Access to the site would be provided by McKay Avenue and a network of internal streets. The internal streets will be privately maintained.

The proposed project requires tentative map, planned development, and design review approvals from the City of Alameda.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:

The EIR will examine the environmental impacts of the whole of the project, identify mitigation measures, and analyze whether proposed mitigation measures would reduce any significant environmental impacts to a less than significant level as defined by CEQA. The EIR will be a project level EIR.

Because the Lead Agency has determined that an EIR will clearly be required, no Initial Study has been prepared for the project. The EIR will evaluate the environmental impacts of the project on each of the following environmental topics: Aesthetics; Air Quality; Biological Resources; Climate Change; Cultural Resources (including historical resources); Geology, Soils and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; and Utilities and Services Systems.

Agricultural and Forestry Resources and Mineral Resources are not planned to be addressed in the EIR because there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance ("Farmland") on the project site; no forest land, timberland or timberland zoned Timberland Production on the project site; the project would not result in a loss or conversion of farmland or forest land; the project would not conflict with existing zoning for agricultural use or a Williamson Act contract; there are no mineral resources on the project site; and the project would not result in the loss of availability of a designated locally-important mineral resources site.

Alternatives to the proposed project that could reduce or eliminate significant environmental effects will be analyzed in the draft EIR, including a "no project" alternative.

INFORMATION:

Documents relating to the project are available for review at the Alameda Community Development Department and at www.ci.alameda.ca.us.

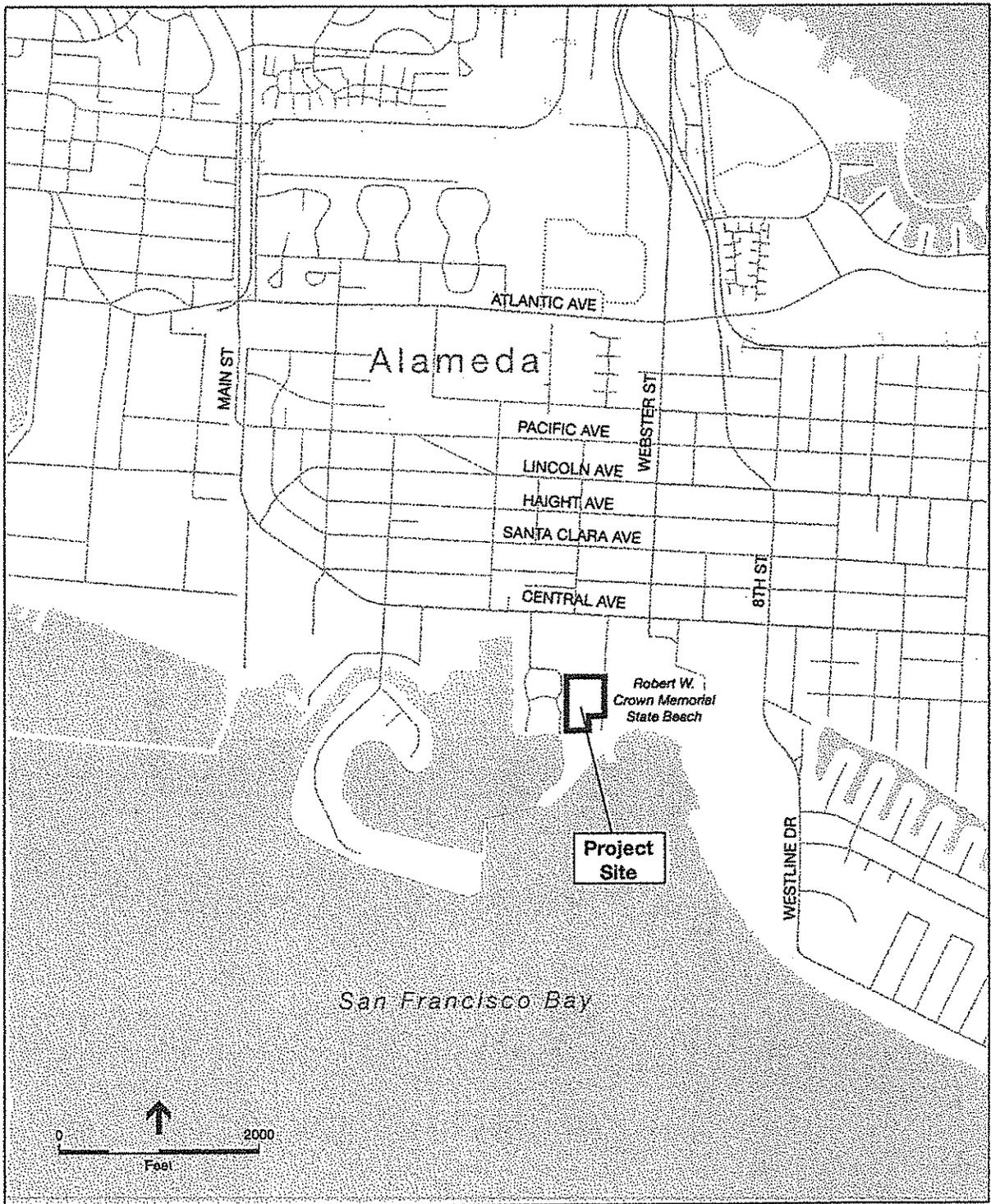


Andrew Thomas, City Planner
City of Alameda Community Development Department

Date: May 20, 2013

Attachments:

- Figure 1: Regional Location
- Figure 2: Project Location
- Figure 3: Aerial View of Project Site
- Figure 4: Proposed Project Site Plan



SOURCE: ESA

Neptune Beach . 130008

Figure 2
Project Location



Neptune Beach . 130008
Figure 3
Aerial View of Project Site

SOURCE: Olberding Environmental, Inc.; Google Earth



Neptune Beach, 130008
Figure 4
 Proposed Project Site Plan

SOURCE: Abrams Associates