

# ITEM 7-A

## CITY OF ALAMEDA

### Memorandum

To: Honorable President and  
Members of the Planning Board

From: Andrew Thomas,  
City Planner

Date: June 5, 2013

Re: Public Hearing on the Scope of the Environmental Impact Report for the  
Proposed Neptune Beach Residential Project at the foot of McKay Avenue.

### BACKGROUND

On May 20, 2013, the City of Alameda published a Notice of Preparation (NOP) informing responsible agencies and the general public that the City of Alameda will be preparing an Environmental Impact Report (EIR) to evaluate the potential environmental impacts that might result from the proposed Neptune Beach Residential Project. The NOP is included as Exhibit 1.

The purpose of this public hearing before the Planning Board is to provide an opportunity for the public and responsible agencies to submit comments on the scope of an EIR. Upon completion, the EIR should fully inform the community and City decision makers about the potential environmental impacts of the proposal and enable a well-informed decision at a future date on the project.

Because the City, as "Lead Agency", has determined that an EIR will 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. The EIR will also include a discussion of Alternatives to the project including a No Project Alternative.

Once the Draft EIR (DEIR) is completed and circulated for public review, the Planning Board will hold a second public hearing to provide an opportunity to comment on the adequacy of the analysis included in the DEIR. Staff will then prepare a Final EIR for public circulation before any final actions on the proposed project can be taken.

## PROJECT DESCRIPTION

The proposed project site is 3.89-acres on the southern shore of Alameda, adjacent to Crown Memorial State Beach. The site is 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 Department of Agriculture (USDA) 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. The site is

approximately 11 feet above sea level with a relatively flat topography. The photograph below shows a view of the site from inside the gate.



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 USDA. USDA recently reassessed its use of the project site and consolidated its uses into the facilities on the adjacent property. In early 2011, following USDA's consolidation, the General Service Administration put the project site up for auction and the successful bidder was the project proponent. The project proponent is STL Company, LLC.



The proposed project requires tentative and final maps, planned development, and design review approvals from the City of Alameda. The proposed project would demolish the two existing buildings on the project site and construct 48 two- and three-story single family homes. 15% of the homes would be made available for low income households. The average lot size would be approximately 2,000 square feet. The three- and four- 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.

A drawing of the proposed site plan and examples of the proposed home designs are included as Exhibits 2 and 3. Examples of the landscaping details are included as Exhibit 4.

#### RECOMMENDATION

Hold a public hearing to accept public comments on the scope of the EIR. No action on the proposed project is being requested of the Planning Board at this time.

RESPECTFULLY SUBMITTED BY:



ANDREW THOMAS  
CITY PLANNER

Attachments:

1. Notice of Preparation
2. Draft Building Elevations
3. Draft Site Plan
4. Draft Landscaping Details.