

CITY OF ALAMEDA PLANNING BOARD  
DRAFT RESOLUTION

RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MEASURES, AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ALAMEDA POINT PROJECT.

WHEREAS, Naval Air Station Alameda ("NAS Alameda"), which encompasses the Naval facilities and grounds comprising the western end of the City of Alameda and consists of 1,546 acres of real property, together with the buildings, improvements and related and other tangible personal property located thereon and all rights, easements and appurtenances thereto, was decommissioned by the United States Department of the Navy in 1993 and closed in 1997; and

WHEREAS, in 1996 the Alameda Reuse and Redevelopment Authority, which included the City of Alameda, the Local Reuse Authority under federal base closure law, approved the NAS Alameda Community Reuse Plan ("Reuse Plan"), as amended in 1997, to establish a plan for the reuse and redevelopment of the property at the former NAS Alameda, a portion of which (west of Main Street) is commonly referred to as Alameda Point; and

WHEREAS, on March 21, 2000, the City Council certified the Final Environmental Impact Report ("EIR") pursuant to the California Environmental Quality Act ("CEQA") for the Reuse of Naval Air Station Alameda and the Fleet and Industrial Supply Center, Alameda Annex and Facility; and

WHEREAS, in 2003 the City Council certified the Final EIR for a General Plan Amendment for Alameda Point (GPA-01-01) to implement the community's vision for the reuse of Alameda Point in a manner that implemented the goals of the Reuse Plan and other City of Alameda policy documents; and

WHEREAS, to facilitate redevelopment and reuse consistent with the Reuse Plan and the Alameda General Plan, the City of Alameda has proposed to adopt and implement a general plan amendment, a comprehensive zoning amendment, a Master Infrastructure Plan, and a Town Center and Waterfront Precise Plan ("Precise Plan"), together known as the "Alameda Point Project;" and

WHEREAS, the Alameda Point Project consists of a Master Infrastructure Plan for the replacement, reconstruction, construction, and rehabilitation of deteriorated and substandard infrastructure, buildings, and shoreline protections; rehabilitation and new construction of open space, parks and trails for public enjoyment; rehabilitation, reuse and new construction of approximately 5.5 million square feet of commercial and workplace facilities for approximately 8,900 jobs; maritime and water related recreation uses in and adjacent to the Seaplane Lagoon; rehabilitation and new construction of 1,425 residential units for a wide variety of household types for approximately 3,240 residents; and a General Plan Amendment and a Zoning Ordinance Amendment that would create planning sub-districts within Alameda Point to facilitate a seamless and

integrated mixed-use, transit-oriented community consistent with the existing General Plan and Reuse Plan; and a Precise Plan that would create development standards and design guidelines for public and private improvements in the Town Center and Waterfront sub-district; and

WHEREAS, on January 10, 2013, the City issued a Notice of Preparation ("NOP") of the Draft EIR for the Alameda Point Project (State Clearinghouse No. 2013012043); and

WHEREAS, the NOP was circulated for comment by responsible and trustee agencies and the public for a total of 50 days from January 10, 2013 through March 1, 2013, during which time the City held public scoping meetings on January 29, 2013 and February 25, 2013; and

WHEREAS, the Draft EIR, consisting of one volume plus the Draft EIR Appendices provided on CD, was issued on September 3, 2013, and was circulated for public review through October 21, 2013, for a total of 48 days, during which time the City held public hearings on the Draft EIR on September 9, 2013 and September 25, 2013; and

WHEREAS, following the close of the public review period, the Final EIR was prepared, which responds to the written and oral comments received during the public review period and makes revisions to the Draft EIR; and

WHEREAS, the City provided written responses to public agencies that commented on the Draft EIR on December 19, 2013; and

WHEREAS, the Final EIR, which consists of the Draft EIR and the Draft EIR Appendices, and a Responses to Comments on the Draft EIR volume that contains comments on the Draft EIR, responses to those comments, and revisions to the Draft EIR, which was published on December 19, 2013; and

WHEREAS, the Planning Board held a duly noticed public hearing to receive public testimony on the Final EIR on January 13, 2013, examined pertinent maps and documents, and considered the testimony and written comments received; and

WHEREAS, the Final EIR has been presented to and independently reviewed and considered by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Alameda hereby recommends that the City Council take the following actions:

1. Certify that the Final EIR for the Alameda Point Project has been completed in compliance with CEQA, Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, title 14, section 15000 *et seq.*, and all applicable state and local guidelines, and reflects the independent judgment of the City.

2. Adopt Findings for the Project, including a Statement of Overriding

Considerations, attached hereto as Exhibit A, and adopt and incorporate into the Project all of the mitigation measures within the responsibility and jurisdiction of the City of Alameda which are identified in the Findings.

3. Adopt the Mitigation Monitoring and Reporting Program for the Project, attached hereto as Exhibit B.