

Notice of Preparation (NOP) of an Environmental Impact Report and Public Scoping Meeting for the Alameda Shipways Residential Project

Notice is hereby given that the City of Alameda, Lead Agency, will prepare an Environmental Impact Report (EIR) for the Alameda Shipways Residential Project (“Project”) and will hold a public scoping meeting on **April 24, 2017** to receive comments on the scope of the EIR, as detailed below. This NOP/Notice of Public Scoping Meeting (Notice) and the proposed project plans are available online at <https://alamedaca.gov/planning/major-planning-projects>.

The City has determined that an EIR must be prepared for the Project prior to making any final decision regarding whether to approve the Project, in accordance with the California Environmental Quality Act (CEQA). The EIR will cover all environmental topics required by CEQA. The purpose of the project-specific EIR will be to assess potential physical environmental effects of the Project, to identify ways to minimize or avoid significant effects, and to describe and analyze alternatives to the Project. The City has issued this Notice to Responsible Agencies, Trustee Agencies, federal agencies, transportation planning agencies and agencies with transportation facilities that may be affected and other interested parties. Responsible Agencies are those public agencies, other than the City, that have a role in approving or carrying out the Project.

PROJECT TITLE: Alameda Shipways Residential Project	PROJECT LOCATION: Approximately 8.1 acres of land at 1100-1250 Marina Village Parkway in Alameda, California
LEAD AGENCY: City of Alameda Community Development Department 2263 Santa Clara Avenue, Room 190 Alameda, CA 94501	LEAD AGENCY CONTACT: Andrew Thomas, Assistant Community Development Director City of Alameda Community Development Department 2263 Santa Clara Avenue, Room 190 Alameda, CA 94501 Telephone: (510) 747-6881 Fax: (510) 747-6853 athomas@alamedaca.gov
PROJECT APPLICANT/DEVELOPER: The Cavallari Group, Inc. c/o Dennis Cavallari 312 La Rambla San Clemente, CA 92672	DATE OF THIS NOTICE: April 4, 2017

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 **April 24, 2017, 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. All comments must be received in writing at the City of Alameda Community Development Department by **5:00 p.m. on Monday, May 1, 2017.**

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. Your agency will need to use the EIR when considering your permit or other approval for the Project. We will also need the name, address, telephone number and email address of the contact person for your agency.

PROJECT SITE AND SURROUNDINGS:

The Project is located at 1100-1250 Marina Village Parkway in the City of Alameda. The site is bounded by the Oakland Estuary to the north, by Marina Village Parkway to the south, and parking lots for marinas to the east and west. The existing Stay America Hotel is the first significant structure further west (1350 Marina Village Parkway) and an existing five-story office building is the first significant structure further east (108 Marina Village Parkway). See **Figures 1** for regional location and an aerial photo of the existing Project site. The site consists of 3 parcels (A, B and C) and is commonly referred to as the "Alameda Shipways". Parcel A (APN 074-1334-067) is 4.82 acres, Parcel B (APN 074-1334-024) is 1.62 acres, and Parcel C (APN 074-1334-023) is 1.66 acres for a total of 8.1 acres. All three parcels are included as part of the proposed Project.

The Project site was originally developed for shipbuilding, circa 1916. Based on historic aerial photographs, the current structures were built between 1939 and 1946. The site includes four narrow crane ways separated by horizontal finger piers, four head houses, four concrete ship ramps (called Shipways) and a welding slab that juts into the Oakland Estuary. Portions of the finger piers, ship ramps, and welding slab (and portions of the proposed park area described below) are located in two City of Alameda parcels (APN 074-1334-069 and -068). The existing structures are supported on approximately 6,000 timber piles. Ship building activities continued at the site through the 1950's.

In 1984 and 1985, the head houses were renovated for commercial office space that was tucked under the above-ground portions of the existing shipways. The four buildings are signed "Shipways 1, 2, 3 and 4" from west to east.

EXISTING GENERAL PLAN AND ZONING

The Property is designated as Mixed Use (MU) in the General Plan, and the property has a Mixed Use Planned Development (MX) zoning district designation with a Multifamily Residential Combining Zone

overlay (the “Multi-family District” or “MF District”). Pursuant to the MX zoning district, the property is subject to the 1984 Marina Village Master Plan. The Marina Village Master Plan establishes the appropriate location for commercial uses, retail uses, open space uses, marina uses, and residential uses within the Marina Village Master Plan area. The Master Plan establishes the subject property as a location for residential use. In 2012, the City of Alameda City Council approved the MF District overlay for the property and added the property to the City's list of available housing sites to accommodate the City's Regional Housing Needs Allocation. The property is identified as a Housing Opportunity site in the 2015-2023 City of Alameda Housing Element.

PROJECT DESCRIPTION:

The Project proposes to construct 292 apartments (including 13 units for very-low income households, 10 units for low income households, and 17 for moderate income households), , a leasing office, a new waterfront park, common areas, a 488-space parking structure and 13 surface parking spaces, and approximately 2.5 acres of public open space, including an extension of the Bay Trail.

The apartment structure would be four-stories and approximately fifty-six feet in height. The apartments would use a “wrap” design that would surround a common parking structure. The parking would be provided in a 3.5 story (one underground level) parking structure that would be screened from public viewpoints by the residential structures. Handicapped and bicycle parking spaces would be provided consistent with the City standards. Residents would enter and exit the parking structure and access the surface parking via two proposed driveways off Marina Village Parkway. The project will include a private, approximately 5,000 square foot two-story club house with exercise, social, and business facilities. The private outdoor amenities include a swimming pool and several courtyards that will provide sheltered picnic areas and firepit/barbeque areas.

The Project proposes to open approximately 2.0 acres of the site to the public as a park as well as extend the Bay Trail along this portion of the Oakland Estuary. Details of the park area are proposed to include amenities such as a 12,000 sf multi-purpose lawn, a bocce court, a children’s play area, bike and kayak rentals, and a kayak launch. There are also proposed multiple seating areas and a sand area for volleyball. .

The project site’s interface with the estuary will be improved with a rip-rap edge planted with native shoreline plants. Bay friendly planting in the Waterfront Park will consist of native and regionally adapted trees, shrubs and grasses. The planting will act to buffer the residential structure from the Waterfront Park. The project also proposes participation in a transportation demand management program that could include a public water taxi service to be launched from the Shipways pier to the Oakland side of the Estuary. The landing location on the Oakland side is not yet determined but could be the existing dock at the Jack London Aquatic Center, the San Francisco Bay Ferry dock at Jack London Square or another location. Water taxi passengers could thereafter take advantage of a number of public transit options on the Oakland side, including the AC Transit Bus system, BART, and ferries. The pier could also be used to store and launch small, non-motorized boats such as canoes and kayaks. The Project additionally proposes private balconies and eight recessed courtyards to provide common open space areas for the residents plus an extended central pool deck.

PROJECT APPROVALS

The proposed Project would require the following discretionary approvals from the City of Alameda: Design Review, Development Plan, Density Bonus, lot line adjustment, and Historical Advisory Board Certificate of Approval. The project applicants may also choose to apply for a Parcel Map/Vesting Tentative Map and/or Development Agreement, but neither of these two entitlements are required.

In addition to City of Alameda approvals, the Project is anticipated to require an amendment of existing shoreline band and Bay fill permit and CZMA certification from the San Francisco Bay Conservation and Development Commission, Section 401 Water Quality Certification from the San Francisco Bay Regional Water Quality Control Board, and Section 404 of the Clean Water Act / Section 10 of the Rivers and Harbors Act approvals from the U.S. Army Corps of Engineers.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:

City staff and the Project applicant have agreed that the proposed Project may have a significant effect on the environment and that a project-level Environmental Impact Report (EIR) is the appropriate document for compliance with CEQA. No Initial Study has been prepared to focus the analysis; instead the EIR will address all environmental topic areas, including examining the environmental impacts of the Project, identifying mitigation measures, and analyzing whether proposed mitigation measures would reduce any significant environmental impacts to a less-than-significant level as defined by CEQA. Field studies and/or quantitative analysis is proposed in the following environmental topics:

Emissions (Air Quality and Greenhouse Gas) Analysis: The EIR will include an analysis of the Project construction and operational air quality and greenhouse gas emissions using the latest emissions models. It is anticipated that the Project will be implemented consistent with all local, state, and federal requirements and that emissions impacts will be minimized or avoided.

Biological Analysis: The EIR will include an analysis of the biological resources at and around the site and the potential impact of the Project on these resources. It is anticipated that the Project will be implemented consistent with all federal and state requirements and that impacts to biological resources will be minimized or avoided.

Cultural Analysis: The EIR will include an assessment of the cultural significance of structures at the site, the impact of modification or removal of these resources, and measures that could reduce these impacts. It is anticipated that the proposed Project could result in significant impacts related to the removal of historic structures.

Transportation Analysis: The EIR will include a detailed analysis of the potential transportation impacts and feasible mitigations to minimize impacts to automobile, transit, bicycle, and pedestrian travel. The analysis is proposed to include study of both intersection operations, travel time, and vehicle miles traveled (VMT).

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Alameda Shipways Residential Project

INFORMATION:

Documents relating to the Project are available for review at the Alameda Community Development Department and at www.alamedaca.gov.

Andrew Thomas, Assistant Community Development Director
City of Alameda Community Development Department

Date: April 4, 2017

Attachments: Figure 1, Site Location Map

FIGURE 1

