

**Notice of Preparation of a
Draft Environmental Impact Report (EIR)
For the Boatworks Residential Project**

Notice is hereby given that the City of Alameda will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Boatworks Residential Project described below. The EIR will address the potential physical and environmental effects for each of the topics outlined in the California Environmental Quality Act (CEQA).

The City of Alameda is the Lead Agency for the Project and is the public agency with the greatest responsibility for reviewing the project. This notice is being sent to responsible agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Alameda, that also have a role in the review of the project.

We need to know the views of your agency as to the scope and content of the environmental information that should be included in the environmental analysis. The City of Alameda Planning Board will hold a scoping meeting to receive comments on the scope of the EIR on **January 26, 2009** at 7:00 PM at 2263 Santa Clara Avenue, City Hall Council Chambers, 3rd Floor. No action will be taken at the meeting. Comments on the scope of the EIR may also be submitted in writing to the City of Alameda Planning and Building Department **by 5:00 PM on Monday February 16, 2009**. Please send your response to Andrew Thomas, Planning Services Manager, at the address shown below. The project description, location, and probable environmental effects are contained in this notice.

Project Title and Location:
Boatworks Residential Project
2229 Clement Street
Alameda, California 94501

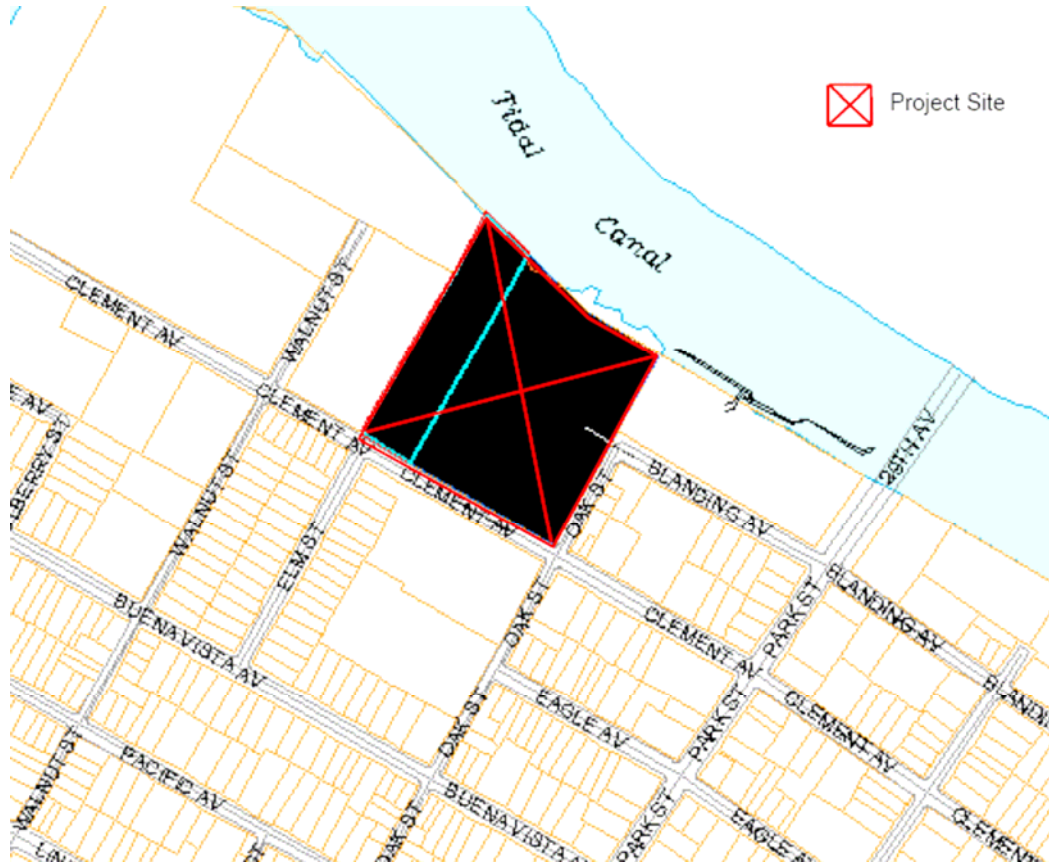
Project Applicant:
Mr. Francis Collins
6050 Hollis Street
Emeryville, California 94608

Lead Agency
City of Alameda
Planning and Building Department
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Lead Agency Contact Person
Andrew Thomas
Planning Services Manager
Telephone: (510) 747-6881
E-mail: athomas@ci.alameda.ca.us
Fax: (510) 747-6853

PROJECT LOCATION:

The proposed Boatworks Project is located on the northern shore of Alameda Island adjacent to the Oakland Estuary at 2229 Clement Street at the intersection of Clement and Oak Streets, one block from the Park Street Bridge.



PROJECT DESCRIPTION:

The project applicant, Mr. Francis Collins, has submitted a development application for permits to construct 242 housing units on the site, which is approximately 9.5 acres in size. The project includes single-family homes and duplexes. Forty-nine of the units would be made affordable to low and very low-income households. The project applicant is proposing to clear the site of all existing structures to make room for the proposed new homes. Public access would be provided along the waterfront side of the project site. (See site plan below.)

PROJECT SITE PLAN:



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The EIR will evaluate each of the environmental topics that were developed according to recommendations in the CEQA Guidelines, feedback from the consultant team, and input from community meetings and scoping sessions. The topics to be evaluated in the EIR include: land use, public policy, population, employment and housing, municipal services, utilities and infrastructure, transportation and circulation, biological resources, historic resources, noise, geology, soils and seismicity, hydrology and water quality, air quality, hazardous materials, visual resources, and parks, open space and recreation. The property is on the Cortese List. The draft EIR will also consider a reasonable range of alternatives to the proposed project, including the CEQA mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.