



## NOTICE OF PREPARATION

**To:** Agencies, Organizations, and Interested Parties

**From:** City of Alameda, Community Development Services Department

**Subject:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Administrative Code. The City of Alameda (the City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study and will prepare an Environmental Impact Report (EIR) for the proposed project identified below.

**Project Title:** Harbor Bay Residential and Athletic Club Project

**Agencies:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR when considering any permit or other approval that your agency must issue for the project.

**Organizations and Interested Parties:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**Project Location:** The proposed project consists of two components, development of the Harbor Bay Residential site at 200 Packet Landing Road, Alameda, California 94502; and development of the Harbor Athletic Bay Club, which is bounded by North Loop Road to the southwest, the existing Harbor Bay KinderCare campus (2155 North Loop Road) to the west, Catalina Avenue to the northeast, and the existing Chinese Christian Schools campus (1801 North Loop Road) to the southeast. See Figure 1 (Regional Location) through Figure 3 (Harbor Bay Club Project Location Aerial Photo) for regional location, and location of the Harbor Bay Residential site and Harbor Bay Athletic Club site.

**Project Description:** The proposed development of the Harbor Bay Residential and Harbor Bay Athletic Club would consist of two components. The primary project component includes the construction and operation of 80 new single-family residential units on approximately 8.39 acres of land at 200 Packet Landing Road, hereinafter referred to as the "Harbor Bay Residential." The secondary project component includes the relocation of the existing Harbor Bay Athletic Club on three vacant parcels totaling approximately 8.95 acres located on the north side of North Loop Road in the Harbor Bay Business Park, hereinafter referred to as the "Harbor Bay Club." Harbor Bay Residential and Harbor Bay Athletic Club are hereinafter collectively referred to as the "proposed project" or "project."

## **Harbor Bay Residential**

The proposed Harbor Bay Residential would construct 80 single-family detached homes, with private roads for interior access, and Homeowner Association (HOA) common areas of open spaces and guest parking on approximately 8.39 acres of land, as depicted in Figure 4 (Harbor Bay Residential Site Plan). The new homes would be two- to three-story, single-family, detached units. The total density for the 8.93-acre site would be 9.6 dwelling units per acre. The development area would be laid out in lots on private courts. The cumulative area occupied by private lots would be 5 acres. The remaining 3.4 acres would be composed of common areas, including approximately 2.4 acres for streets, courts, and parking and approximately 1 acre of landscaping and open space. The landscaping and open space would include pathways and a community park situated in the middle of the northern end site.

The Harbor Bay Residential development would include internal access via nine connections from its internal roadways onto Packet Landing Road. Each of these connections would be controlled with stop signs. There would be no access to Veterans Court or to other residential streets in the existing Bay Farm Island area. However, there will be a 20-foot emergency vehicle access connection from Veterans Court. The project roadways and site design would conform to City design and parking standards. Each of the proposed 80 residential units in the proposed Harbor Bay Residential development would include a two-space, enclosed garage. Therefore, a total of 160 covered parking spaces would be incorporated into the Harbor Bay Residential site. Additionally, each residential driveway would provide a parking space; therefore, incorporating a total of 80 uncovered parking spaces. 29 open street parking would be available on the proposed project's internal roadways for a total of 269 parking spaces. This type of development is required to provide 2.25 parking spaces per dwelling unit; however, the Harbor Bay Residential site proposes to provide 3.4 parking spaces per dwelling units, thereby exceeding the City requirement.

## **Harbor Bay Athletic Club**

The Harbor Bay Athletic Club would be developed on three vacant parcels on the north side of North Loop Road in the Harbor Bay Business Park. The project proposes to develop a two-story clubhouse for approximately 3,000 anticipated members. The proposed development plans for the new approximately 40,000-sqaure-foot (sf) Harbor Bay Athletic Club include an enclosed athletic clubhouse building with spaces for cardio/weights, fitness support, indoor day care with an outdoor day care play area, a day spa and pro shop with an outdoor spa terrace, men's and women's locker rooms, reception, clubhouse offices, and miscellaneous program support, equipment and supplies storage areas. There would be an indoor café with outdoor café seating. The proposed outdoor facilities are eight tennis hard courts, with a tournament viewing stand, a sports/basketball court, a six-lane 25-meter adult lap pool, a seven-lane 25-meter family pool with an added diving area, a water spa, a kids' pool, a splash pad, poolside cabanas, convenient access restrooms, outdoor lounge areas, a barbeque area, a paved sports court, and an all-weather turf playfield. Additionally, space is reserved in the southwest corner for a two-story commercial office building of approximately 15,000 sf. The site plan includes landscaped setbacks from Catalina Avenue, as well as from adjoining properties to the east and west, and from North Loop Road (see Figure 5). The clubhouse facility would include tennis courts that would be lighted until approximately 10:00 P.M. for a designated number of nights per week. Additionally, the clubhouse facility would include an on-site afterschool program for a maximum of 60 children.

There are existing sidewalks in the project vicinity and along its frontage on North Loop Road. Vehicular access would be provided via two driveways along North Loop Road. There would be no access to Catalina Avenue or to other residential streets in the existing Bay Farm Island area. The project roadways and site

design would conform to City design and parking standards. A total of 277 off-street parking spaces would be incorporated into the Harbor Bay Athletic Club site.

**Potential Environmental Effects:** The City has determined that an EIR is the appropriate level of environmental documentation for this project. The EIR analysis will include the provision of alternatives, and topic areas will include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Recreation, Transportation/Traffic, and Utilities/Service Systems. The City has determined that impacts to Agriculture/Forestry Resources, Geology/Soils, Mineral Resources, Population/Housing, and Public Services would be less than significant. The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate the proposed project and its potential to cause significant effects on the environment, examine methods of reducing adverse environmental impacts, and identify alternatives to the proposed project.

**Document Availability:** The Initial Study is available for review at the following locations:

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

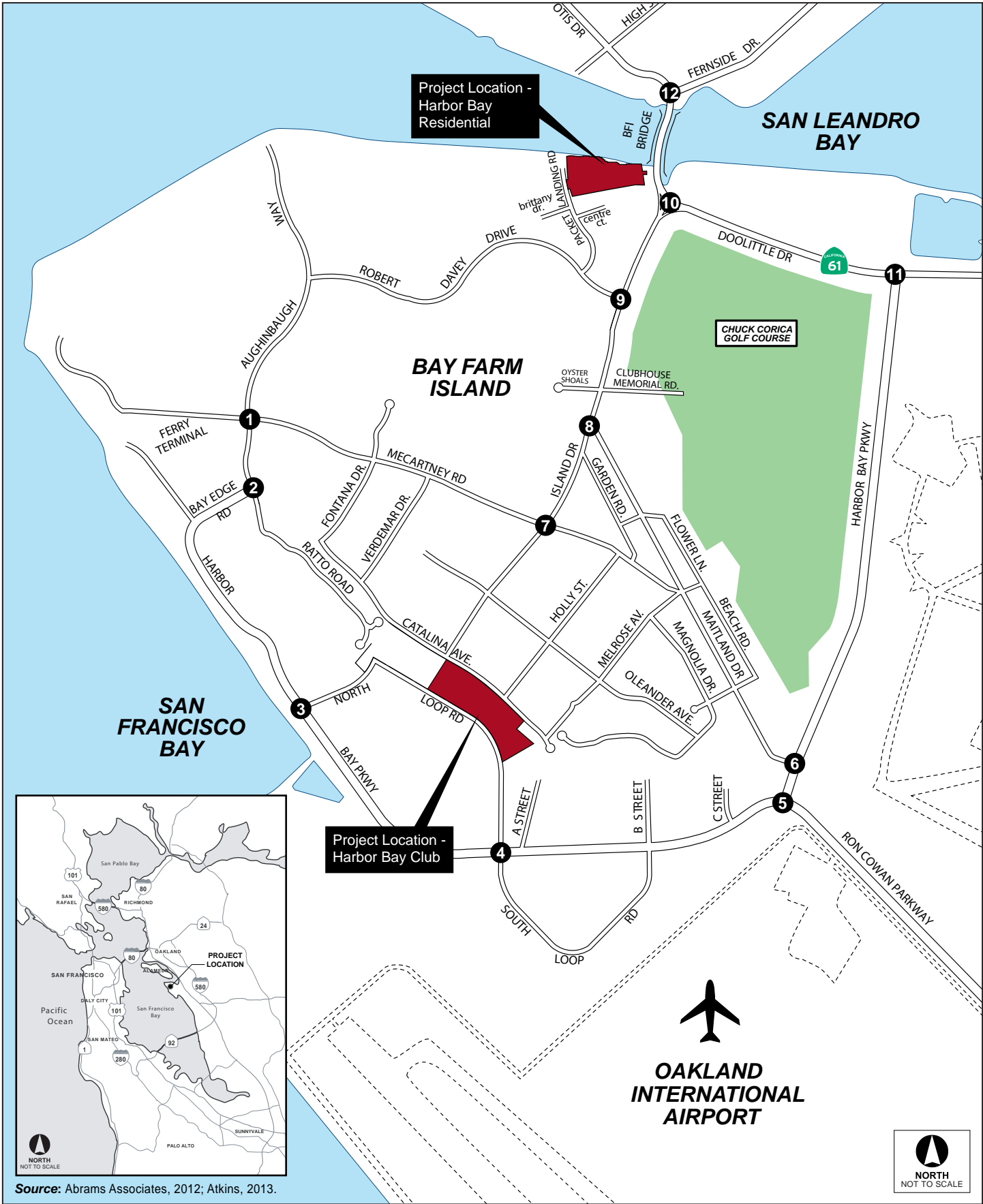
The Initial Study is also available online at the City of Alameda website: <http://www.ci.alameda.ca.us>.

**Agency/Public Comments:** The City will accept written comments between September 26, 2013, and October 29, 2013. Please indicate a contact person for your agency or organization and send your responses and comments to:

Andrew Thomas, City Planner  
City of Alameda  
Planning and Building Department  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501  
510.747.6881

Your comments may also be sent by FAX to 510.747.6853 or by email to Andrew Thomas, [athomas@alamedaca.gov](mailto:athomas@alamedaca.gov) (include "Harbor Bay Residential & Athletic Club Project" in the subject heading).

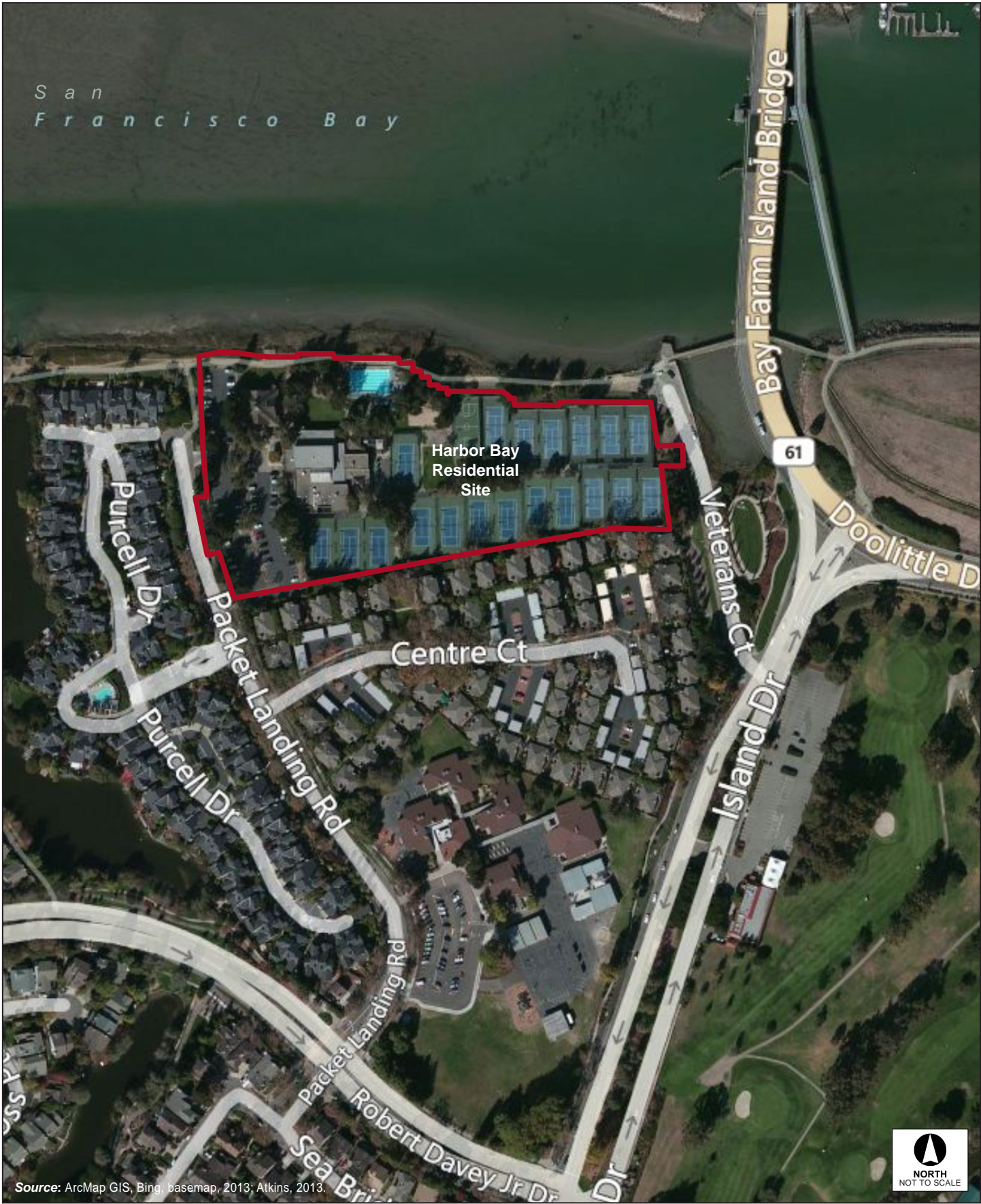
The City of Alameda Planning Board will hold a Public Scoping Meeting to receive comments to help the City refine the scope and content of the EIR **beginning at 7:00 PM on October 28, 2013, at Alameda City Hall, 2263 Santa Clara Avenue, Alameda, CA 94501, City Council Chambers, 3<sup>rd</sup> Floor.** No action will be taken at the meeting.



100035271 | Harbor Bay Residential & Athletic Club EIR

Source: Abrams Associates, 2012; Atkins, 2013.

Figure 1  
Regional Location



100035271 | Harbor Bay Residential & Athletic Club EIR

Figure 2  
Harbor Bay Residential Project Location Aerial Photo



10003527 | Harbor Bay Residential & Athletic Club EIR

Source: ArcMap GIS, Bing, basemap, 2013; Atkins, 2013.



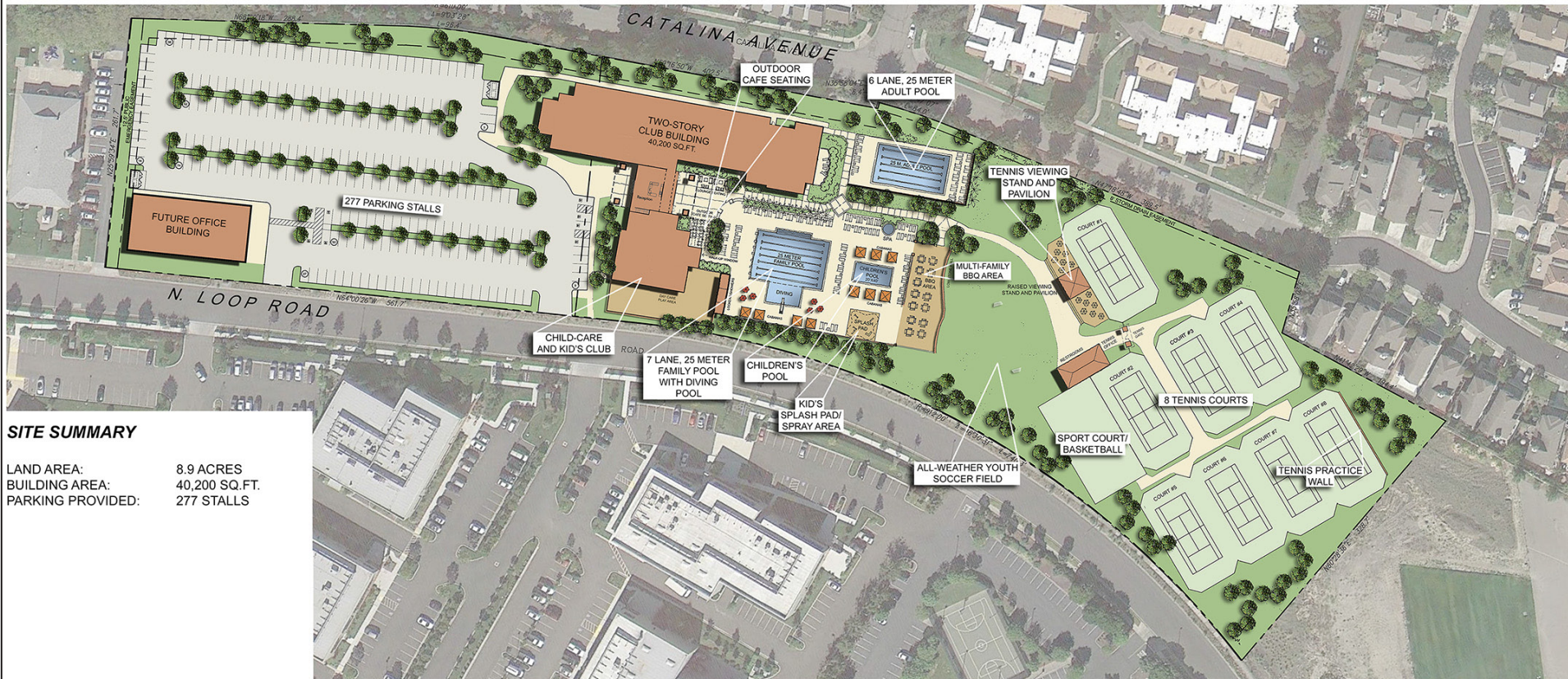
Figure 3  
Harbor Bay Club Project Location Aerial Photo

**ATKINS**

Source: Ruggeri-Jensen-Azar, 2013.



Figure 4  
Harbor Bay Residential Site Plan



**SITE SUMMARY**

LAND AREA: 8.9 ACRES  
 BUILDING AREA: 40,200 SQ.FT.  
 PARKING PROVIDED: 277 STALLS

100035271 | Harbor Bay Residential & Athletic Club EIR

Source: MCG Architecture, 2013.



Figure 5  
 Harbor Bay Club Site Plan (Conceptual)