



2019049101

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WHITECOTTON COTTAGE DEMOLITION PROJECT

The County of Alameda General Services Agency is preparing a Draft Environmental Impact Report (EIR) for the Whitecotton Cottage Demolition Project ("proposed project"), as identified below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical and environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA).

The County of Alameda is the Lead Agency for the proposed project. This notice is being sent to the California State Clearinghouse, Alameda County Clerk, and other interested agencies and parties. No responsible agencies, or public agencies besides the County of Alameda that also have a role in approving or carrying out the project, have been identified for this project. When the Draft EIR is published, a Notice of Availability of a Draft EIR will be sent to the California State Clearinghouse, Alameda Public Clerk, and interested parties and individuals who have indicated that they would like to review the Draft EIR.

Responses to this NOP and any questions or comments should be directed in writing to: *Jason Garrison, Environmental Project Manager, Environmental Department-Capital Programs, 1401 Lakeside Drive, Suite 800, Oakland, CA 94612*, or jason.garrison@acgov.org. Comments on the NOP must be received **on or before May 17, 2019**. Comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project.

PROJECT TITLE: Whitecotton Cottage Demolition Project

PROJECT LOCATION: The project site is an approximately 2,000 square-foot portion of a larger, approximately 82-acre parcel (APN 80A-238-10) in unincorporated Alameda County. The parcel is one of eight parcels on which the Alameda County Fairmont Hospital campus is located. The campus is bounded by Fairmont Drive to the northwest and Foothill Boulevard to the southeast. The project site occurs towards the southeastern portion of the campus and is bounded by a roadway (Meadow Drive) to the west, a parking lot to the south, a medical building (Cherry Hill Detox Center) to the northeast, and landscaped area to the north. Figure 1 shows the project site. The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project would involve the demolition of the existing Whitecotton cottage, an existing vacant 3,942 square-foot building with two stories above grade and a basement. While the building remains in its historic location, it has not been maintained for approximately 20 years and is in an advanced state of disrepair.

Demolition of the structure would involve:

- The removal of asbestos-containing materials
- Stabilization of loose and peeling lead-based paint
- Removal and proper disposal of components coated with lead-based paint

- Excavation and disposal of approximately 222 cubic yards of soil, including lead contaminated soil around the structure
- Rough grading of the site

The County of Alameda General Services Agency would manage the demolition project and ensure compliance with all appropriate regulatory guidelines associated with hazardous materials abatement and demolition. All project activities, including demolition, excavation, remediation, and grading would be expected to take approximately eight weeks, including approximately two weeks for demolition, one week for excavation, four weeks for soil and waste testing, and one week for rough grading. There are no current redevelopment plans for the site. Once the structure is demolished and grading has occurred, the site would be covered in gravel.

POTENTIAL ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project would result in potentially significant environmental effects relating to Historic Resources. This issue will be analyzed in the Draft EIR. As discussed in the Initial Study, all other issue areas were found to have no physical environmental effects, a less than significant environmental effect, or a less than significant environmental effect with incorporation of mitigation measures. Mitigation measures related to nesting birds (Mitigation Measure BIO-1), bats (Mitigation Measure BIO-2), archeological resources (Mitigation Measure CR-1), construction noise (Mitigation Measure N-1), construction vibration (Mitigation Measure N-2), and the unanticipated discovery of tribal cultural resources (Mitigation Measure TCR-1) are required and with implementation of these measures impacts related to sensitive species, construction noise, construction vibration, and tribal cultural resources would be less than significant.

The Draft EIR will also examine 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.

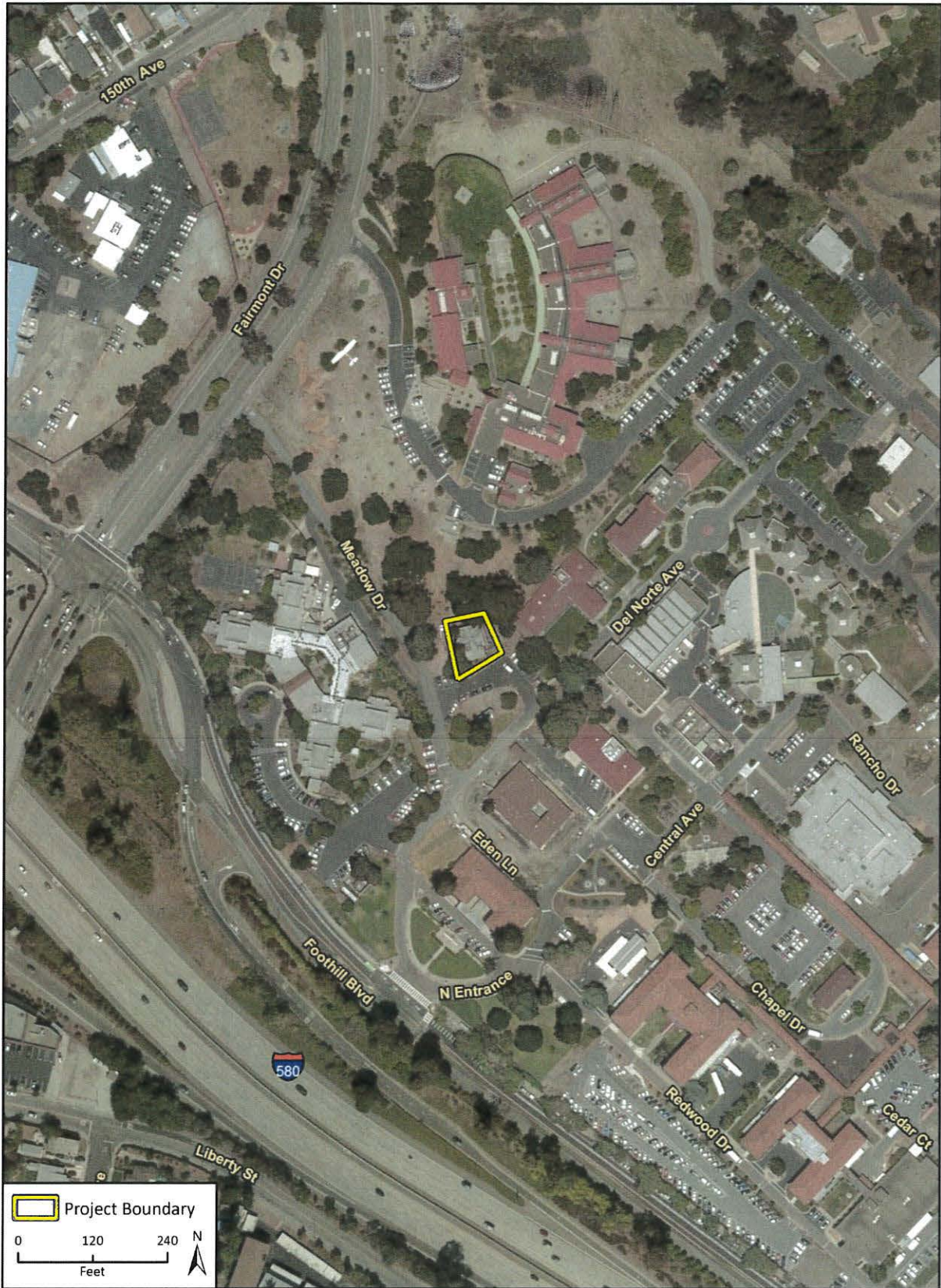
Jason B. Garrison

Signature: Jason Garrison, Environmental Project Manager, County of Alameda General Services Agency

Date of Distribution: April 17, 2019

Attachment: Figure 1, Project Location

Figure 1: Project Location



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