

3. *Project Description*

The San Leandro Shoreline Development Project (referred to as the “Project”) is proposed as an integrated master planned development and a public/private partnership between Cal Coast Companies LLC and the City of San Leandro, on 52 acres of the City-owned shoreline and 23 acres of water area. This chapter provides a detailed description of the Project, including the location, setting, characteristics of the site, objectives of the Project, principal features, approximate construction phasing, as well as required permits and approvals. These activities and approvals collectively constitute the “Project” for the purposes of this EIR.

3.1 PROJECT SITE LOCATION AND CHARACTERISTICS

3.1.1 REGIONAL LOCATION

As shown on Figure 3-1, Regional Location, the Project is located in the City of San Leandro, in the San Leandro Shoreline Area. The San Leandro Shoreline Area encompasses approximately 900 acres of mostly City-owned land situated on the eastern shore of the San Francisco Bay at the western end of Marina Boulevard. This area is commonly referred to as the Shoreline Recreational Area. The Shoreline Recreational Area is south of Oakland International Airport and is accessible via Interstate 880, located 1.2 miles east of the Project site.

3.1.2 SURROUNDING LAND USES

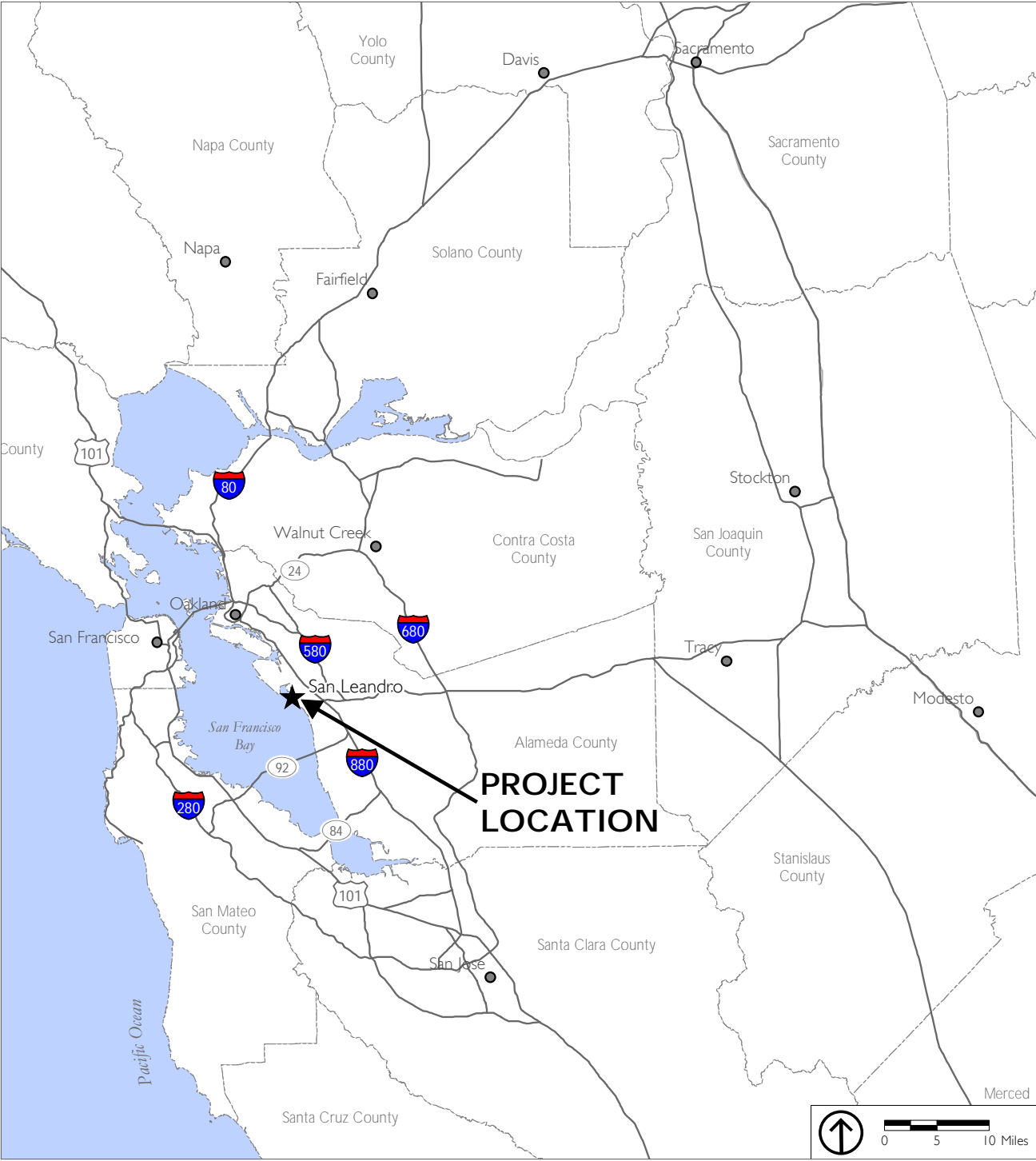
Land uses adjacent to the Project site are described below. As shown in Figure 3-2, Local Context, the San Francisco Bay is located directly west of the Project site.

To the north of the Project site, from west to east, lie the San Francisco Bay and residential uses along Neptune Drive and Marina Boulevard. Residential uses include single-family homes and multi-family residential units within the Mulford Gardens neighborhood. North of the Project site, across an inlet of the San Francisco Bay is East Bay Regional Park District’s Oyster Bay Regional Shoreline, Waste Management’s Davis Street Transfer Station, the City of San Leandro Water Pollution Control Plant, and Oakland International Airport.

The Marina Golf Course (part of the larger Monarch Bay Golf Club) is located on the eastern portion of the Project site, with residential uses located further east along Aurora Drive, West Avenue 133rd, and West Avenue 134th. Residential uses include single-family homes and multi-family residential units. The existing Mulford-Marina Branch Library is located at the corner of Aurora Drive and Fairway Drive. The new Kaiser Permanente San Leandro Medical Center is located approximately one mile to the east, between Marina Boulevard and Fairway Drive on Merced Street.



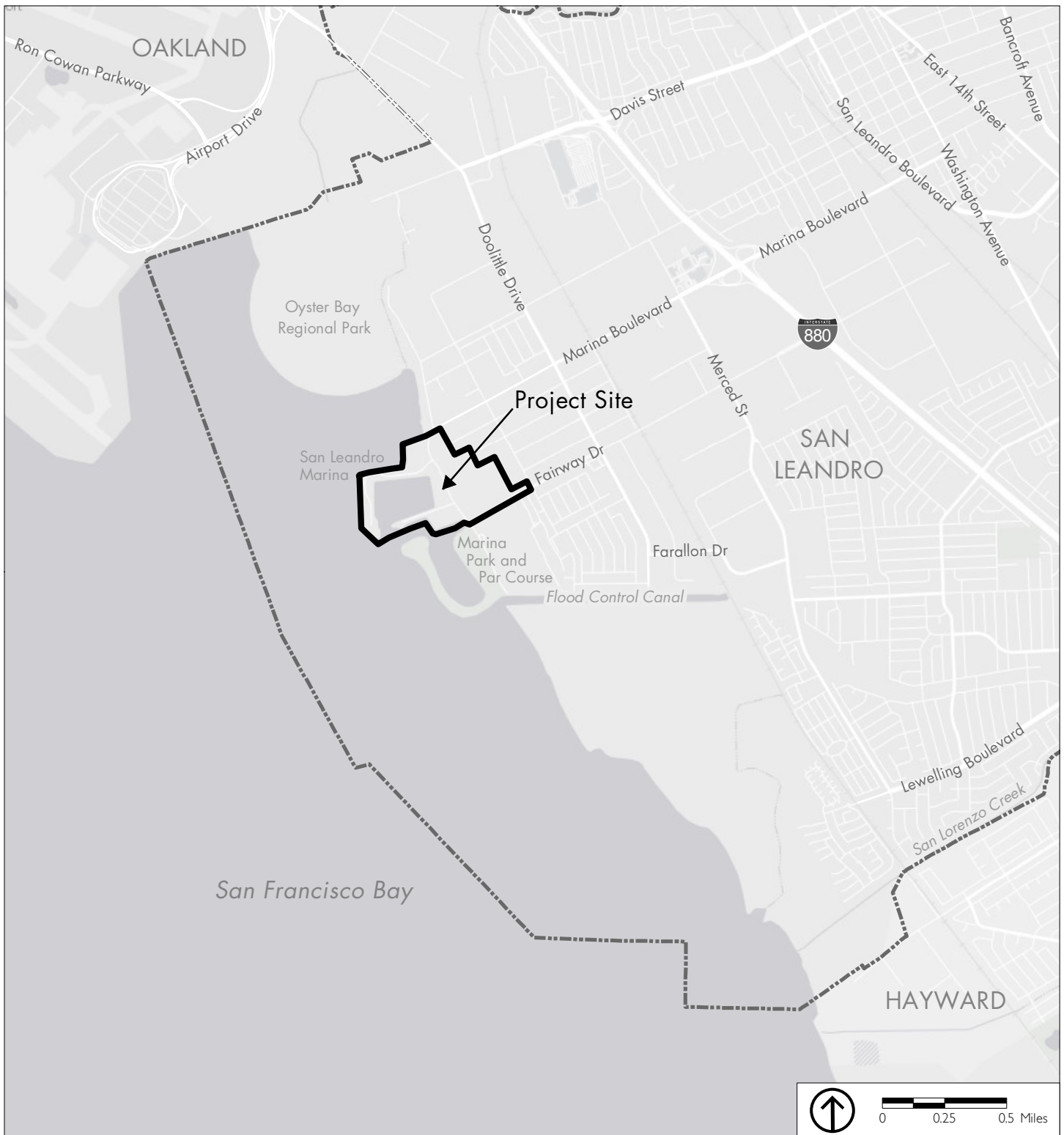
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Source: PlaceWorks, 2013.

Figure 3-1
Regional Location

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Source: PlaceWorks, 2013

- Key**
-  San Leandro City Limit
 -  Project Site

FIGURE 3-2
LOCAL CONTEXT

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To the south of the Project site, west to east, is the San Francisco Bay, a public boat launch ramp, a small boat lagoon, the City's Marina Park and Par Course, the Tony Lema Golf Course (part of the larger Monarch Bay Golf Club), the Seagate residential community, and the Marina Faire neighborhood.

Located within the Project site to the west of Monarch Bay Drive is Horatio's Restaurant and The Marina Inn on San Francisco Bay (Marina Inn). No modifications are planned for these buildings; however, the adjacent parking lots would be modified as part of this Project resulting from the proposed road alignment.

3.2 GENERAL PLAN LAND USE DESIGNATION AND ZONING

The City of San Leandro General Plan (adopted in 2002) and Zoning Code provide a policy framework to ensure that future development in the City is consistent with its priorities and goals.

3.2.1.1 GENERAL PLAN DESIGNATION

The land use designations for the Project site are General Commercial and Parks and Recreation. The General Commercial designation is characterized by commercial uses providing a broader range of goods and services and serving a broader market than the neighborhood commercial areas. The Parks and Recreation designation denotes land, which is used for active recreational purposes, including neighborhood, community, and regional parks, golf courses, and the recreational amenities at the San Leandro Marina.

Approval of the Project, as described below, would require a General Plan amendment to make the entire site General Commercial.

3.2.1.2 ZONING

The current zoning designation for the site is CR Commercial Recreation. Uses allowed within the CR District include cafés, marine sales and service, park and recreation facilities, full-service restaurants and retail sales.

Approval of the Project, as described below, would involve a rezoning to Commercial Community (CC) with a Planned Development (PD) overlay.

3.3 STATEMENT OF OBJECTIVES

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15124(b), the EIR must identify the objectives sought by the Project.

The objectives of the Project are to:

- Build an economically viable and vibrant mixed-use development which provides needed amenities and services to the residents of the City of San Leandro and creates a regional recreational and commercial destination, including:

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- A banquet/conference facility for residents and others to hold large parties such as weddings, graduation parties, *quinceañeras*, and other events in San Leandro. The banquet/conference center is also needed to support tournaments at the Tony Lema Golf Course;
 - A limited-service hotel, providing limited food and beverage service to hotel guests and not the general public;
 - Multiple dining options;
 - Housing units responsive to market demands to increase City housing stock, for above-moderate income units¹;
 - Class A office space to attract innovative businesses and quality jobs for the citizens of San Leandro; and
 - An enhanced Library/community building.
- Ensure the Project uses are synergistic and create a regional destination for dining, lodging, entertainment, and recreation.
 - Provide recreation opportunities such as bocce ball courts, a small boat launch and public gathering spaces, a 20-foot-wide public promenade including lookout stations, to increase and enhance the public's access to the Bay.
 - Provide multiple areas for the public to enjoy scenic views and interact with the San Francisco Bay.
 - Enhance connections between the San Leandro's shoreline and the San Francisco Bay Trail.
 - Remove current blight, including the former Blue Dolphin site pillars and fencing and the fenced former Boatworks site.
 - Ensure the redeveloped portion of San Leandro Shoreline complements existing amenities and provides needed connection between the amenities and current shoreline uses.
 - Ensure that development is provided in an environmentally sensitive manner, and promotes the latest trends in energy efficiency.
 - Recognize the economic uncertainty of acquiring future funding for needed on-going channel and harbor dredging, the City's existing debt burden related to past harbor improvements, and the City's desire to plan for a successful transition from the existing blighted use to an environmentally and financially sustainable alternative that maintains the public's access to the harbor basin and San Francisco Bay.

3.4 PROJECT CHARACTERISTICS

Pursuant to the CEQA Guidelines, Title 14 California Code of Regulations, Section 15378(a), the Project is considered a "project" subject to environmental review as its implementation is "an action [undertaken by a public agency], and issuance of a permit or entitlement which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the

¹ Housing units would be to satisfy 2014-2022 Regional Housing Needs Allocation (RHNA) housing target for above-moderate income units of 1,161 units.

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environment." This Draft EIR compares the construction and operation of the Project with the existing baseline condition, described in detail in each section of Chapter 4.0, Environmental Analysis.

The vision for the Project is to redevelop a portion of the Shoreline Recreational Area with attractive and desirable amenities available to all San Leandro residents, as well as create a regional destination for dining, lodging, entertainment, and recreation.

3.4.1 PROJECT BACKGROUND

This section describes the Project background and the proposed construction of the Project.

3.4.1.1 EXISTING SITE

The Project site includes a total of approximately 75 acres, consisting of 52 acres of land and a water surface area of approximately 23 acres, of the Shoreline Recreational Area. The Project site is generally located along both sides of Monarch Bay Drive between Marina Boulevard and Fairway Drive, with development centered primarily along Monarch Bay Drive. This site consists of two peninsulas, Mulford Point to the north and Pescador Point to the south, that encircle the boat harbor and includes existing commercial and recreational facilities. The Project site also includes portions of the existing 9-hole Marina Golf Course and an existing 2,000 square-foot public library building with a related parking lot.

There are approximately 1,950 existing parking lot spaces throughout the Project site.

The Shoreline Recreational Area includes three existing commercial enterprises and one partially demolished restaurant/banquet facility. These include the 131-room Marina Inn, opened in 1985; Horatio's Restaurant, completed in 1978; and an El Torito Restaurant, which originally opened as part of the Tia Maria chain in 1970. The foundation and deck piers of the former Blue Dolphin Restaurant remain on-site.

Boating facilities currently include a 462-slip public boat harbor with a separate boat launch and support operations, and two private yacht clubs. Due to physical constraints caused by build-up of silt both in the harbor and the 2-mile federal channel, occupancy of the harbor currently stands at less than 30 percent.

There are two vehicular entrances to the Shoreline Recreational Area, one at Marina Boulevard (with direct access to Interstate 880), and a secondary access via Fairway Drive.

3.4.1.2 PROJECT COMPONENTS

The San Leandro Shoreline Development Project is proposed as an integrated master planned development and a public/private partnership with the City and Cal Coast Companies LLC, on a 75-acre Project site, consisting of approximately 52 acres of City-owned shoreline and approximately 23 acres of water area. The Conceptual Site Plan for the Project is shown on Figure 3-3. Cal Coast Companies would build the Project; however, the City is financially responsible for the boat harbor and marina, including long-term maintenance and modifications. The City may enter into an agreement with Cal Coast Companies to finance and construct the waterside redevelopment on behalf of the City; the redevelopment features are included in the public amenities portion of the list below.

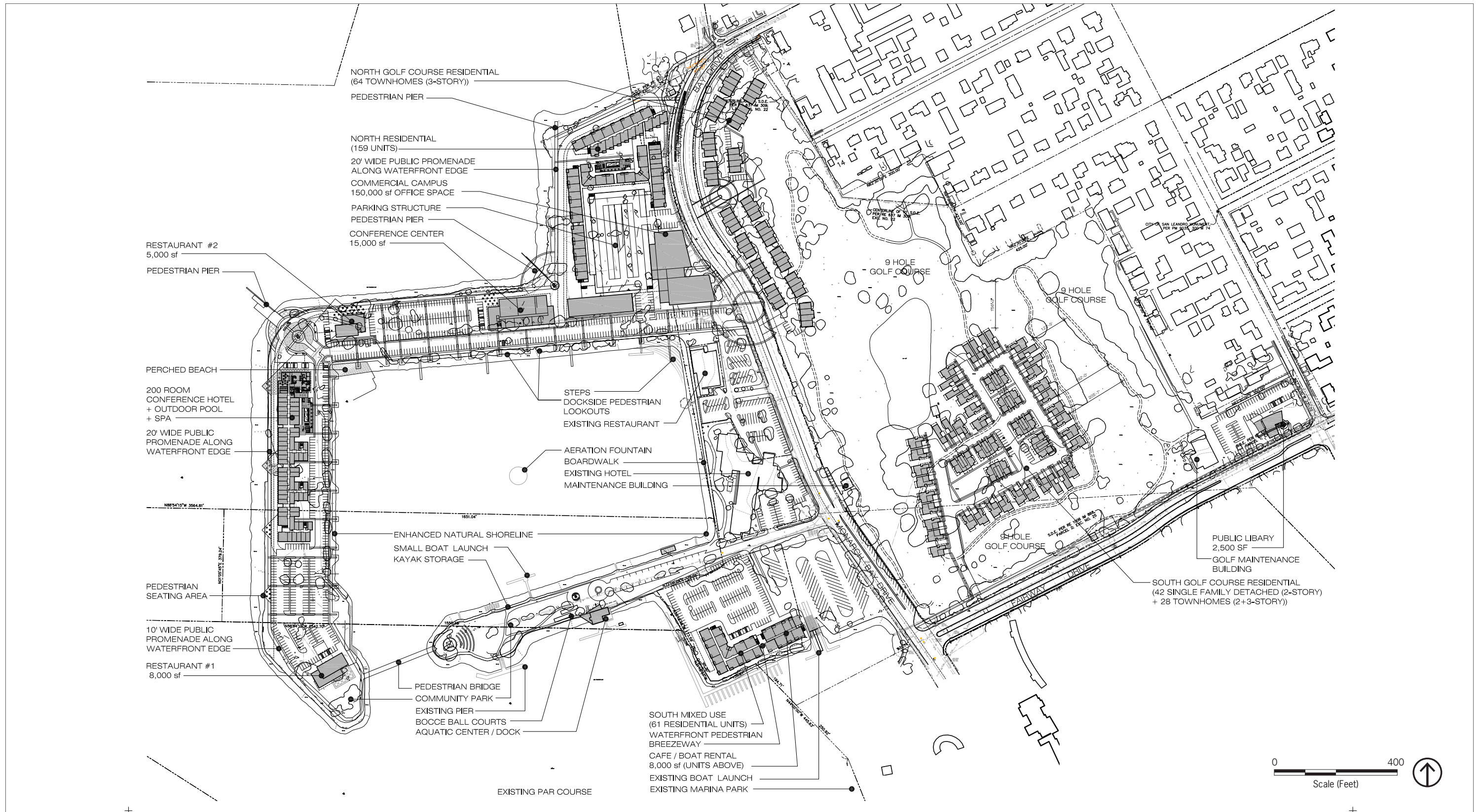


Figure 3-3
Conceptual Site Plan

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As described in Section 1.2, Summary of the Proposed Project, in Chapter 1 of this Draft EIR, the Marina would be maintained for as long as financially feasible; however, for the purpose of the environmental analysis, it is being assumed that the harbor master's office, fuel pump/dock, and the 462 existing boat slips in the harbor basin would eventually be removed by the City.

The proposed components of the Project include:

- 150,000-square-foot office campus. Envisioned as Class A office space to be flexible and remain competitive with future market conditions.
- 200-room limited-service hotel. The limited-service hotel would provide amenities to guests including a business center, a fitness room, laundry facility, market pantry, an indoor and/or outdoor pool and whirlpool, and small meeting rooms. This hotel is envisioned as an extended-stay facility.
- 15,000-square-foot conference center. The conference center business would be driven by the hotel, local businesses, and other hotels for small conferences and business meetings. Weekend activity would accommodate social events including weddings, anniversaries, graduations and community social events. In general, these events would be booked for Friday evenings after 4:00 p.m. and Saturday evenings after 5:00 p.m.
- 354 housing units:
 - 220 Flats: Of the approximately 220 flats, 61 mixed-use condominiums would be located at the southern boundary of the Project site off of Pescador Point Drive, and 159 market-rate apartments would be located at the northern boundary of the Project site along the San Francisco Bay. Parking for the 61 units would be provided by surface parking lot, and parking for the other 159 units would be provided by a combination of a parking structure and surface parking lot.
 - 92 Townhomes: The approximately 92 townhomes would consist of attached and clustered units, approximately two to three stories in height, located at the northern boundary of the Project site, east of Monarch Bay Drive. Parking for the proposed townhomes would be provided by a combination of garages and surface lots.
 - 42 Single-Family Detached Homes: The proposed single-family residential units would generally be located on the northern corner of Fairway and Monarch Bay Drive. Parking would be provided by garages and surface lots.
- Three new restaurants (totaling 21,000 square feet):
 - Restaurant at the end of Mulford Point: 8,000 square feet
 - Restaurant adjacent to hotel: 5,000 square feet
 - Café and small boat rental south of Horatio's: 8,000 square feet.
- Parking structure (approximately 35 feet (3 stories) in height providing approximately 800 parking spaces supporting office and multi-family residential uses).

Public amenities include the following:

- Approximately 2,500-square-foot community library/community meeting space on the site of the current Mulford-Marina Branch Library
- Aquatic Center/dock on south side of Pescador Point
- Bocce ball courts
- Community outdoor recreational areas (two)

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- Picnic areas
- Perched beach (interior of harbor basin)
- Pedestrian piers
- Public promenade (2 miles in length, with a minimum width of 20 feet)
- Natural shoreline element along the southwest and southeast interior borders of the harbor basin
- Small amphitheater at the end of Pescador Point Drive
- Pedestrian/bicycle bridge across the existing harbor entrance
- Boardwalk/lookout pier
- Dockside pedestrian lookout piers along the interior of the harbor
- Small boat launch in the interior of the harbor
- Kayak storage building in interior of harbor
- Aeration fountain in harbor basin to aid in water circulation
- Existing restrooms 'J/K' (refurbished) located on Pescador Point Road

It is intended that the future basin would be accessible for non-motorized watercraft. As such, a small boat launch and dock is shown on the south side, near the proposed kayak and stand-up paddleboard storage building. The intent is that kayaks, canoes, or stand-up paddleboards could enter the harbor basin either from the natural shoreline in the southeast, or from the new dock, which would be ADA accessible. The location of the existing City boat launch ramp (for motorized boat access, including by emergency responders) at the intersection of Monarch Bay Drive and Pescador Point remains unaffected by the Project; however, improvements such as mixed-use residential units, waterfront pedestrian promenade, and café/boat rental would occur directly adjacent to the existing boat launch, as shown above in Figure 3-3.

The proposed residential units that are located within a portion of the 9-hole Marina Golf Course would require reconfiguration of approximately five of the golf course tees and holes to accommodate construction of the units; however, the course would re-open upon completion of construction.

The Project would require removal of the following structures and features within the Project site:

- Wood and concrete docks and associated piers, including Blue Dolphin Restaurant platform
- Existing El Torito Restaurant building
- Rip-rap along the interior of the harbor
- Existing 2,000 square feet Mulford-Marina Branch Library building
- Marina Golf Course concession stands
- Harbor master's office, fuel pump/dock, and underground storage tank.
- Public/private restrooms 'A', 'E/F', and 'N/O'
- San Leandro Yacht Club building

The Spinnaker Yacht Club building has been identified as the location for the Aquatic Center. The building may be repurposed or replaced.

Vehicle Circulation

The Project proposes to utilize Marina Boulevard, Monarch Bay Drive, and Fairway Drive to provide access to the Project site. The existing roadways within the Project site, Mulford Point Drive and Pescador Point Drive would be reconfigured as shown on Figure 3-2. Mulford Point Drive would be replaced with a

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driveway that provides access to surface parking on Mulford Point, and Pescador Point Drive would be shortened to allow for park amenities

Parking

The Project proposes construction of 2,057 surface and structured parking spaces to provide parking for the office campus, conference center, retail and mixed-use, restaurant, hotel, library, and boat rental uses. These will replace the approximately 1,950 existing parking spaces located within the San Leandro Recreational Area. As a result, the Project proposes approximately 100 net new parking spaces. Table 3-1 shows the expected distribution of parking spaces.

TABLE 3-1 PROPOSED PARKING DISTRIBUTION

Location/Use	Parking Spaces	Parking Type
Restaurant #1	60	Surface
Restaurant #2	30	Surface
Hotel	320	Surface
Conference Center	200	Surface/Structure
Commercial Office Space	500	Structure
North Residential	308	Structure
South Mixed-Use	158	Surface
North Golf Course Residential	160	Surface/Garage
South Golf Course Residential	241	Surface/Garage
Public Library	80	Surface
Total	2,057	

Source: Cal Coast Companies LLC, 2014.

Pedestrian and Bicycle Circulation

The proposed public promenade is a 2-mile-long pedestrian path along the waterfront edge and would also provide a Class I bicycle path. Class II bicycle lanes on Monarch Bay Drive would be installed between Neptune Drive and Fairway Drive.

A network of dockside pedestrian lookouts would be constructed along the interior of the marina, as well as a pedestrian bridge providing access between Pescador Point and Mulford Point.

Sidewalks on both sides of Monarch Bay Drive between Mulford Point Drive and Fairway Drive would be constructed in order to provide continuous pedestrian pathways. Marked crosswalks on Monarch Bay Drive would be installed at Mulford Point Drive, Pescador Point Drive, and Fairway Drive. In addition, marked crosswalks and other crossing features would also be installed at Neptune Drive and at the conceptual location of the middle driveway of the North Golf Course Residential/Parking Structure Access.

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Stormwater

The Project site is connected to the City's storm drain system, and would be required to comply with Provision C.3 of the Municipal Regional Stormwater Permit in order to reduce post-construction stormwater pollutants.² Compliance with Provision C.3 could include, but not limited to, incorporation of Low Impact Development practices, such as the use of bioswales, infiltration trenches, media filtration devices, pervious surface treatments, and bioretention areas.

Water Supply

The Project would continue to be provided with water services from the East Bay Municipal Utility District (EBMUD). Although existing infrastructure would be preserved in place where feasible, some infrastructure would potentially be relocated to the public right-of-way. In addition, extensions would be installed to provide water service to structures proposed by the Project.

Sanitary Sewer Service

The Project site would continue to be provided with sanitary sewer services by the City of San Leandro. As development occurs, extensions would be installed to provide sanitary sewer service to structures proposed by the Project, in addition to the potential relocation of some of the existing infrastructure to accommodate the Project.

Utilities

Electricity and natural gas would be supplied to the Project site by Pacific Gas & Electric (PG&E). Solid waste generated by the Project would be managed by the City's waste hauler franchisee, which is currently Alameda County Industries.

3.4.2 CONSTRUCTION PHASING

The anticipated construction phasing (dependent on market forces) for the Project will be as follows:

3.4.2.1 GRADING

Grading activities would generally occur during Phase 1 and Phase 2. Proposed development occurring on areas of existing surface parking lots (Phase 1 and Phase 3) would occur at one time, and proposed development occurring on the existing golf course (Phase 2) would occur during the start of that phase.

3.4.2.2 PHASE 1

- 200-room limited-service hotel (inclusive of pool).
- 15,000-square-foot conference center.

² San Francisco Regional Water Quality Control Board (Region 2) Municipal Regional Stormwater Permit (Order No. R2-2009-0074) and NPDES Permit No. CAS612008, as amended by Order No. R2-2011-0083.

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- 5,000-square-foot full-service restaurant.
- 8,000-square-foot full-service restaurant.
- Between 50,000 and 100,000 square feet of office along Monarch Bay Drive and an 800-space parking structure, which would be shared with residential units. The office will be approximately 40 feet in height and the parking structure will depend on parking counts, but no more than 32 feet in height.
- Up to 159 multi-family rental units. A mixed-use building (30,000-square-foot) containing a café/boat rental facility (8,000 square feet) and up to 61 condominium units on the former Boatworks site.
- An approximately 2,500-square-foot Library/Community Building.
- Associated infrastructure.
- Removal of wood and concrete docks and associated piers, including Blue Dolphin Restaurant platform
- Removal of the existing El Torito Restaurant building
- Removal of the San Leandro Yacht Club building
- Removal of public/private restrooms 'A', 'E/F', and 'N/O'
- Removal of harbormaster's office, fuel pump/dock, and underground storage tank.

3.4.2.3 PHASE 2

- 64 2- to 3-story townhomes built on Monarch Bay Drive.
- 70 homes on Fairway Drive built within the redesigned Marina Golf Course:
 - Up to 42 2-story single-family detached homes.
 - Up to 28 townhomes.
- Associated infrastructure.
- Removal of golf course concession stands

3.4.2.4 PHASE 3

- The balance of the 150,000 square feet of office (unless the market allows it to be absorbed during Phase 2). The parking structure will already have been built during Phase I.
- Associated infrastructure.

3.5 REQUIRED PERMITS AND APPROVALS

The City of San Leandro is the Lead Agency for the preparation and certification of the EIR. Responsible, trustee and other agencies will be consulted during the EIR process. Subsequent development entitlements for the Project will require approval of State, federal, and regional responsible and trustee agencies that may rely on the EIR for decisions in their areas of expertise.

The Project will also require a series of planning entitlements, including a General Plan amendment to change the land use designation from General Commercial and Parks/Recreation to General Commercial;

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and a Rezone from CR Commercial Recreation to CC Commercial Community with a Planned Development Overlay, CC (PD) (see Table 3-2). These entitlements will be considered by the Planning Commission (recommending body) and City Council. Subsequent approvals to evaluate the design of the buildings, site plan, and landscape plans will be processed through the City’s Site Plan Review entitlement before the Planning Commission (recommending body) and City Council. Additionally, the City anticipates that the Project will require approvals/permits from responsible, trustee and other federal, State, and regional agencies, including but not limited to the San Francisco Bay Conservation and Development Commission (BCDC), the Army Corps of Engineers, Regional Water Quality Control Board (RWQCB) (San Francisco Bay Region), California Department of Fish and Wildlife and others, as appropriate.

Table 3-2 lists the approvals and permits for the Project:

TABLE 3-2 PERMITS AND APPROVALS

Jurisdiction	Permits/Approval
City of San Leandro	General Plan Amendment to General Commercial Zoning amendment to Commercial Community (CC) with a Planned Development Overlay (PD) Development Agreement Subdivision Map Site Plan Review Development Plan and Design Guidelines Demolition Permits Grading Permits Building Permits Underground Storage Tank Removal Permit National Pollution Discharge Elimination System (NPDES) certification/ Stormwater Pollution Prevention Plan Encroachment permits
San Francisco Bay Conservation and Development Commission (BCDC)	Major Permit
Regional Water Quality Control Board (RWQCB)	Section 401 Clean Water Quality Certification Waste Discharge Requirements (WDR) permit (for any dewatering activities)
Army Corps of Engineers (USACE)	Section 404 Permit
California Department of Fish and Wildlife	Section 2081(b) Permit CDFW Section 2081 Incidental Take Permit
Bay Area Air Quality Management District (BAAQMD)	J Number for Demolition