

## 2. Introduction

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Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Chapter 14 California Code of Regulations, Section 15378[a], The San Leandro Shoreline Development is considered a “project” subject to environmental review as its implementation is “an action [undertaken by a public agency] which has the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” This Draft Environmental Impact Report (Draft EIR) provides an assessment of the potential environmental consequences of adoption and implementation of the San Leandro Shoreline Development project, herein referred to as the “Project.”

This Draft EIR identifies mitigation measures and alternatives to the Project that would avoid or reduce significant impacts. This Draft EIR compares the development of the Project with the existing baseline condition, described in detail in each section of Chapter 4.0, Environmental Analysis. The City of San Leandro (City) is the Lead Agency for the Project. This assessment is intended to inform the City’s decision-makers, other responsible agencies, and the public-at-large of the nature of the Project and its effect on the environment.

### 2.1 PROPOSED ACTION

If approved by the San Leandro City Council, the Project would result in the redevelopment of the properties surrounding the current San Leandro Marina. The Project site is 52 acres in land area and is owned by the City of San Leandro, and 23 acres of water area. The Project is the result of a public/private partnership between the City of San Leandro and Cal Coast Companies LLC. The Project includes a variety of components which are described in detail in Chapter 3 of this Draft EIR. The salient components include a new 150,000 square foot office campus, a new 200-room hotel, a new conference center, 354 new housing units, 3 new restaurants, and a new parking structure. Although direction from the San Leandro City Council to staff is to maintain the existing San Leandro Marina for as long as financially feasible, for the purpose of the environmental analysis, it is being assumed that the harbor masters office, fuel pump/dock, and the 462 existing boat slips in the harbor basin would eventually be removed by the City at such time as safe and navigable boating operations cease to exist. Since the Project is to be carried out as a partnership between the City and Cal Coast Companies LLC, and the City would need to issue a variety of discretionary permits, pursuant to section 21065 of the CEQA statute, the Project is defined as a “project” under CEQA and is subject to the provisions of the statute.

### 2.2 EIR SCOPE

This document is a project-level EIR that identifies and analyzes potential environmental impacts of the Project. This is in contrast to programmatic EIRs which are used to assess the impact of land use plans where specific uses and plans for construction have not yet been determined. As a project-level EIR or project EIR, the environmental analysis primarily focuses on the changes in the environment that would

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result from the development of the San Leandro Shoreline Development Project. This Project EIR examines the specific short-term impacts (construction) and long-term impacts (operation) that would occur as a result of Project approval. For a complete listing of environmental topics covered in this Draft EIR, see Chapter 4.0, Environmental Evaluation.

## 2.3 ENVIRONMENTAL REVIEW PROCESS

### 2.3.1 DRAFT EIR

Given the magnitude and scope of the Project which relates to the potential for significant impacts on the environment, rather than prepare an Initial Study before preparing an EIR, the City decided to simply prepare a full EIR. In compliance with Section 21080.4 of the California Public Resources Code, the City circulated the Notice of Preparation (NOP) of an EIR for the Project to the Office of Planning and Research (OPR) State Clearinghouse and interested agencies and persons on July 3, 2013, and as a result of Project revisions as described in Chapter 1, Executive Summary, of this Draft EIR, reissued an NOP December 11, 2013 for a required 30-day review period. The NOP solicited comments from identified responsible and trustee agencies, as well as interested parties regarding the scope of the Draft EIR. Appendix A of this Draft EIR includes the reissued NOP as well as the comments received by the City in response to the NOP.

This Draft EIR will be available for review by the public and interested parties, agencies, and organizations for a 60-day comment period, 15 days longer than the required 45-day comment period. This extension has been made to account for the holiday season and to allow the public additional time to review and comment on this Draft EIR. During the comment period, the public is invited to submit written comments on the Draft EIR to the City of San Leandro Community Development Department. Comments should be submitted to:

Sally Barros  
Principal Planner  
Community Development Department  
City of San Leandro  
835 East 14th Street  
San Leandro, CA 94577  
SBarros@sanleandro.org

Written and/or verbal comments on the Draft EIR will also be accepted at a Shoreline Advisory Group meeting, a Planning Commission hearing and City Council work session, for which meeting dates will be legally noticed. Tentative Dates are:

- Shoreline Advisory Group meeting: 6 pm, January 14, 2015 at the Senior Community Center
- Planning Commission public hearing: 7 pm, January 15, 2015 in San Leandro City Council Chambers
- City Council work session: 7 pm, January 26, 2015 in San Leandro City Council Chambers.

### 2.3.2 FINAL EIR

Upon completion of the 60-day comment period, the City of San Leandro will review all comments received and prepare written responses for each comment. A Final EIR will then be prepared,

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incorporating all of the comments received, responses to the comments, and any changes to the Draft EIR that result from the comments received. The Final EIR will then be considered by the City of San Leandro for certification as the environmental document for the Project. All persons who commented on the Draft EIR will be notified of the availability of the Final EIR and the dates of the public hearings before the City.

All responses to comments submitted on the Draft EIR by agencies will be provided to those agencies at least 10 days prior to certifying the EIR. The City Council will make findings regarding the impacts and mitigations as presented in the Final EIR. The Final EIR will need to be certified as complete by the City prior to making a decision to approve the Project.

The Planning Commission will consider and recommend on the Final EIR and the Project. After the City Council certifies the Final EIR, it will also consider the Project itself, which it may approve, deny, or approve with conditions. The City Council may require the mitigation measures specified in this Draft EIR as conditions of Project approval, and it may also require other feasible mitigation measures. Alternately, the City Council may find that the mitigation measures are outside the jurisdiction of the City to implement, or that there are no feasible mitigation measures for a given significant impact. In the latter case, the City Council may nonetheless determine that the Project is necessary or desirable due to specific overriding considerations, including economic factors, and may approve the Project after weighing its benefits against its unavoidable, significant impacts.

### 2.3.3 MITIGATION MONITORING

Public Resources Code Section 21081.6 requires that the lead agency adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081. Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR. The Mitigation Monitoring Program for the Project will be completed at the time of preparation of the Final EIR.

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