

MONARCH BAY SHORELINE DEVELOPMENT PROJECT

SECOND AMENDMENT TO EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT

City Council Meeting
June 3, 2019



OVERVIEW

Negotiating Agreement Amendment
Project Scope
Progress Overview & Next Steps



EXCLUSIVE NEGOTIATING RIGHTS AGREEMENT

October 2008 - City entered negotiating agreement with Cal-Coast

April 2012 - Current negotiating agreement established

Agreement provides a framework for development of the San Leandro Shoreline Development Project and addresses specifics regarding:

- Project Scope
- Developer and City responsibilities
- Phasing
- Cost Sharing

AGREEMENT AMENDMENTS

First Amendment - Extended Agreement 14 months to June 2019
- Incorporate current Project Scope & Estimated Timeline

Second Amendment - Would Extend Agreement 6 mos. to December 2019
- Updated Estimate Timeline

PROJECT SCOPE

200-225 room hotel with outdoor space

Approximately 5,000 square foot restaurant

Approximately 7,500 square foot quality full-service restaurant with second floor banquet facility



PROJECT SCOPE

Market/café/bait shop

Up to 285 multi-family units

Up to 215 two-three story townhomes and single family homes along the 9-hole golf course



PROJECT SCOPE

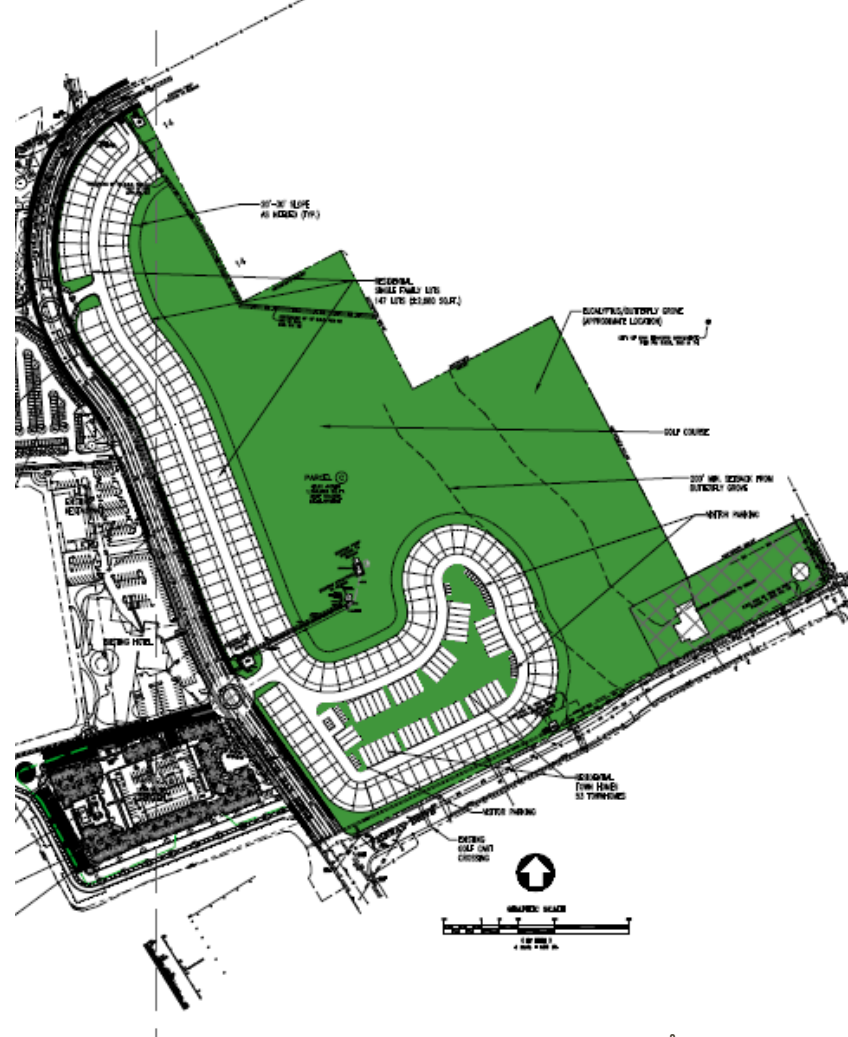
Approximately 18.6 acre
Monarch Bay Park



PROJECT SCOPE

Golf course redesign and reconstruction

Harbor Basin Redevelopment



PROGRESS TO DATE



PROGRESS OVERVIEW

Numerous public meetings with the Shoreline Development Citizens Advisory Committee (CAC) and other groups

Environmental Impact Report Certified

General Plan Map Amendment & Rezoning

Review by the Bay Conservation and Development Commission (BCDC)

PROGRESS OVERVIEW

Updates to project elements based upon numerous reviews and analyses

Successful conclusion of lawsuit filed by the Coalition for the San Leandro Shoreline

Planning and funding of public improvements associated with project including Mulford-Marina Library and Harbor Basin Decommissioning

Ongoing Negotiation of terms for public-private Development Agreement

PROGRESS OVER PAST YEAR

Agreements

Draft Development Agreement

Draft Purchase & Sale
Agreement

Draft Lease Agreements

Project Design & Entitlements

Proposed Golf Course Design

Park Project Review with BCDC & Staff

Pre-Application Meeting

Identification of Process for Zoning
Approval & EIR Addendum

PROJECTED TIMELINE & NEXT STEPS

DEVELOPMENT AGREEMENT and Associated Documents

Target Dates

| | |
|--|--------------|
| Development Agreement Documents Substantially Complete | July 2019 |
| Purchase & Sale Agreement Substantially Complete | July 2019 |
| Lease Agreements Substantially Complete | July 2019 |
| Scope of Development & Schedule of Performance | August 2019 |
| Public Improvement Agreement | August 2019 |
| Development Agreement & Associated Documents Approval | October 2019 |

PROJECTED TIMELINE & NEXT STEPS

ZONING APPLICATIONS & EIR

Target Dates

Updated Zoning Applications

Fall 2019

- Including, but not limited to, General Plan & Zoning Map Amendments

EIR Addendum

Fall 2019

Planning Entitlement Applications – submitted

Fall 2019

-May include Planned Devel., Conditional Use Permits, Site Plan Review, & Variances

Planning Entitlements – Planning Commis. & City Council Review

Winter 2020

TIMELINE & NEXT STEPS

PERMITTING & CONSTRUCTION

Meeting with Agencies

BCDC Design Review Board

BCDC Application Approved

Construction Drawings Submitted (Grading)

Ground Break – Demo & Grading

Construction

Target Dates

Ongoing

Following DA Appvl.

Following Entitlements

Winter 2020

Spring 2020

Summer 2020