



San Leandro Shoreline Development Project EIR

for the City of San Leandro June 18, 2015 | Planning Commission
Hearing



Overview

Project Summary & Timeline

City of San Leandro

Final EIR

PlaceWorks



City Council Goals

- Place San Leandro on a firm foundation for long-term fiscal sustainability
- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride



Laying the Groundwork

2005 - 2007

Outlined financial challenges, analyzed boat harbor options/privatization, researched challenges and future plans of bay area boat harbors

2008 – 2011

Entered into exclusive agreement with master developer, established CAC, analyzed dredging alternatives, educated CAC and created development concepts, fatal flaws analysis, architectural design study of hotel/conference center, harbor basin alternatives study completed, financial feasibility study of basin alternatives completed

CAC recommended development plan to the City and that the City maintain the boat harbor for as long as feasible, then move to the Aquatic Park alternatives should additional revenue not be found.



Laying the Groundwork continued

2012 – 2014

Entered into a second exclusive agreement with Cal-Coast for development of Shoreline consistent with approved concept, SAG created, Agreement with PlaceWorks for EIR executed, released draft EIR, public comment period opened

64 Public Meetings to date

16 Citizens Advisory Committee Meetings

6 Town Hall Meetings

25 Shoreline Marina-Committee Meetings

4 Shoreline Advisory Meetings

3 Community Meetings – HOAs, Berthers, Library

2 Planning Commission Work Sessions

8 City Council Work Sessions



Shoreline Development Proposed Project



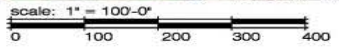
SAN LEANDRO SHORELINE DEVELOPMENT
NOVEMBER 2013 CONCEPTUAL MASTER PLAN

San Leandro
SAN LEANDRO, CALIFORNIA

DEVELOPER
CAL COAST COMPANIES, LLC.
1450 West Redondo Beach Blvd., Suite 150, Gardena, CA 90247

Wither Malcom Architects, LLP
2251 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

JOB NO. A8040.200
DATE: November 21, 2013



Proposed Project Summary

75 acres of public property:

- 52-acres of land
- 23-acres of water

Project to include:

- 150k sf office campus
- 200-room hotel
- 15k sf conference center
- 354 housing units
- 3 new restaurants
- Parking structure
- Branch library/community space

Public Amenities:

- 2 miles of pedestrian promenade/bike path
- Pedestrian/bike bridge
- Pedestrian piers
- Boardwalk lookout pier
- Refurbishment of restrooms
- Bocce ball courts
- Outdoor recreation areas
- Picnic areas

Includes the removal of El Torito, Mulford library, the San Leandro Yacht Club buildings and the reconfiguration of 5 of the tees/holes on the Marina Golf Course



Proposed Project Summary

- Includes the removal of El Torito, Mulford branch library, and the San Leandro Yacht Club buildings
- 5 of the tees/holes on the Marina Golf Course would be reconfigured
- Should safe and navigable boating operations cease to exist, the harbor masters office, fuel pump/dock and the 462 existing boat slips would be removed and replaced with:
 - Perched beach
 - Small boat launch
 - Kayak storage building
 - Aeration fountain



Tentative Schedule

Planning Application Submitted by Cal-Coast	November 2012
EIR, General Plan Amendment, Zoning Code Amendments	
Consultant Agreement to City Council	March 2013
Draft EIR Published	December 8, 2014
Planning Commission & Council Work Sessions	January 2015
Draft EIR Public Comment Period closes	February 6, 2015
Planning Commission Public Hearing on Certification of Final EIR, General Plan Amendment & Zoning Code Changes	June 2015
City Council Public Hearing on Certification of Final EIR, General Plan Amendment & Zoning Code Changes	July 2015
Planned Development/Vesting Tentative Map	
Shoreline Advisory Group, Community & BCDC Meetings	February 2015
Planning Commission & City Council Work Sessions	December 2015
Designs Submitted	March 2016
Planning Commission & City Council Work Sessions	May 2016
Planning Commission & City Council Public Hearing	July 2016



Tentative Schedule continued

Development Agreement	
Lease Negotiations, Market & Feasibility studies	September 2015
Agreement to City Council	July 2016
Permitting	
Meetings with Agencies (1 year process)	September 2015
BCDC Application Approved (requires permits from all other Agencies)	September 2016
Post Approval/Pre-Construction (1 year process)	July 2017
Ground Break	July 2017

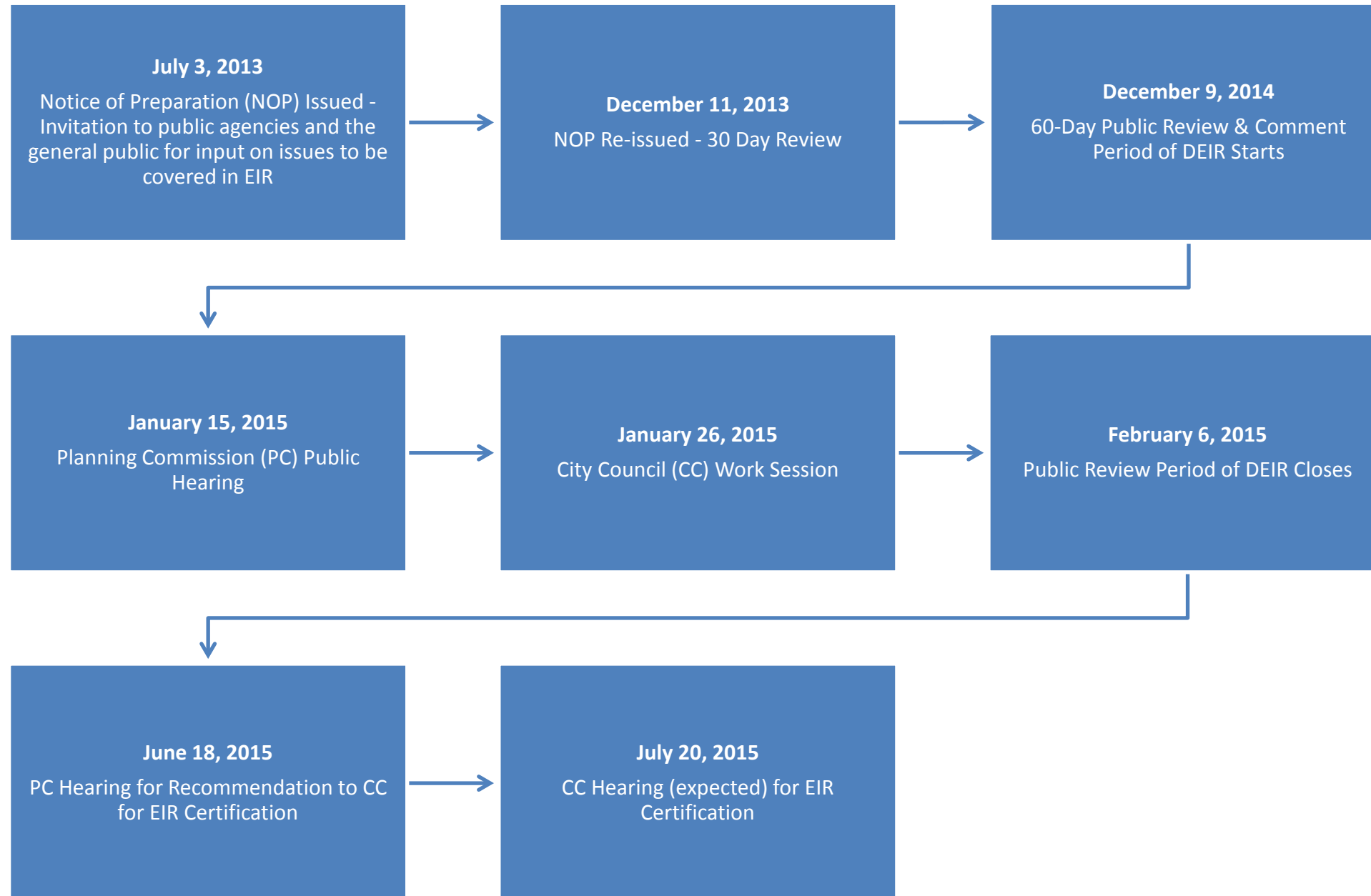


Final EIR Overview

- EIR Process
- California Environmental Quality Act (CEQA) Overview
- Draft EIR
 - Project and Project Objectives
 - Issues Addressed in the DEIR
 - Impact Conclusions
 - Public Review Period
- Final EIR
- Staff Recommendation



EIR Process



CEQA Overview

- The California Environmental Quality Act is the State's primary environmental protection law.
- CEQA requires that public agencies disclose the potential environmental impacts of projects that have a physical effect on the environment.
- CEQA does not dictate project approval or denial.

Project Objectives

- 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:
 - A banquet/conference facility;
 - A limited-service hotel;
 - Multiple dining options;
 - Housing units responsive to market demands to increase City housing stock, for above-moderate income units;
 - Class A office space; and
 - An enhanced library/community building

Project Objectives cont.

- 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 to increase 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 the fenced former Boatworks site.

Project Objectives cont.

- Ensure 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 economic uncertainty of acquiring funding for future harbor dredging 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.

Issues Addressed in the Draft EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils & Seismicity
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services & Recreation
- Transportation & Traffic
- Utilities & Service Systems

Impact Conclusions

No Impacts

- Agriculture & Forestry Resources
- Mineral Resources



Less than Significant Impacts

- Aesthetics
- Hazards & Hazardous Materials
- Land Use & Planning
- Population & Housing
- Public Services & Recreation

Impact Conclusions

Less than Significant Impacts with Mitigation

- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, & Seismicity
- Hydrology & Water Quality
- Utilities & Service Systems

Significant and Unavoidable Impacts

- Greenhouse Gas (GHG) Emissions
- Noise
- Transportation & Traffic



Draft EIR Alternatives

The following alternatives to the Project were considered and analyzed in the Draft EIR:

- No Project Alternative
 - Would not meet Project Objectives
- Relocated Hotel Alternative
 - Would not reduce potentially significant impacts
- Reduced Density/Intensity Alternative
 - Could meet some Project Objectives
 - Would contribute less housing towards the Regional Housing Needs Allocation

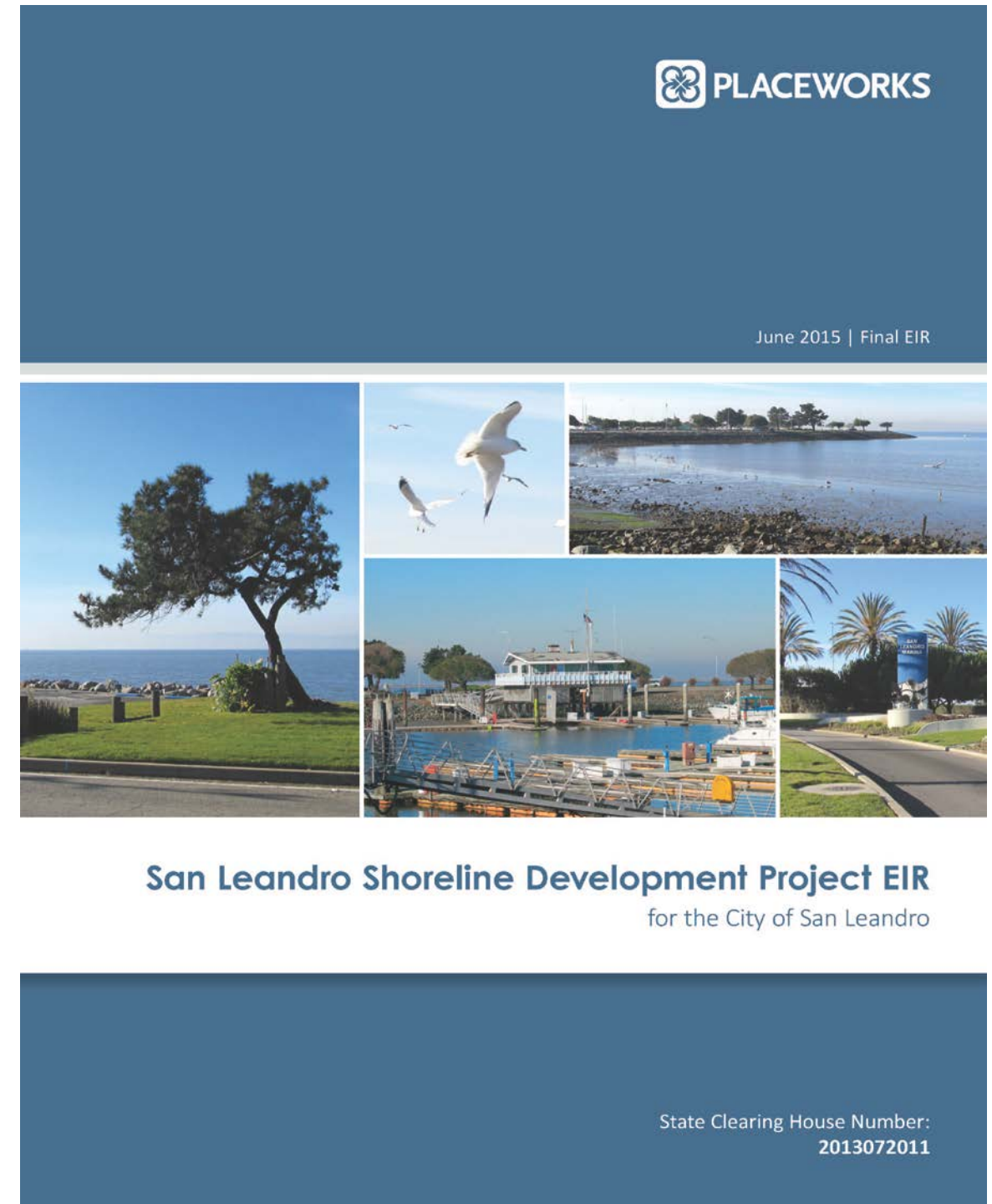
Draft EIR Public Review Period

- CEQA requires a minimum 45-day public review period; however, a 60-day review period was chosen (December 9, 2014 – February 6, 2015) to allow maximum time for community input.
- Opportunity for community input also provided at the:
 - PC Public Hearing (January 15, 2015)
 - CC Work Session (January 26, 2015)
- The Final EIR provides written responses to all comments submitted during the 60-day review period of the Draft EIR, as well as to comments received at the above meetings/hearings.

Final EIR – Contents

The Final EIR (June 2015) contains the following chapters:

- Chapter 1: Introduction
- Chapter 2: Executive Summary
- Chapter 3: Revisions to the Draft EIR
- Chapter 4: List of Commenters
- Chapter 5: Comments and Response



Final EIR – Public Comments

Comments received during the Draft EIR Public Review Period (December 11, 2014 – February 6, 2015), include comments from the public and agencies, some of which are listed below:

- California Department of Transportation (Caltrans)
- East Bay Municipal Utility District (EBMUD)
- SF Bay Regional Water Quality Control Board (SFRWQCB)
- Port of Oakland
- Marina Action Committee
- San Leandro Unified School District

Final EIR – Key Issues

Key issues raised in the comments related to potential environmental impacts include, but are not limited to:

- Monarch butterfly habitat
- Filling and modification of waters of the U.S. and/or State
- Construction and traffic noise
- Water quality of the Bay and Marina waters

Final EIR – Conclusion

- The City carefully reviewed each comment, provided discussion, and additional analysis where appropriate.
- The City provided good faith, reasoned analysis, and additional research and consultation with subject matter experts in order to resolve, clarify, and address any of the environmentally related concerns raised in the comments.
- None of the comments, response, or the changes to the Draft EIR involved a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure or alternative considerably different from that presented in the Draft EIR.

Staff Recommendation

The following documents, together, comprise the Final EIR for the Project:

- Public Review Draft EIR (December 2014)
- Final EIR (June 2015)

Staff recommends that the Planning Commission adopt Resolution No. 2015-01 recommending certification of the San Leandro Shoreline Development Project EIR to the City Council.

