



Update on Monarch Bay Shoreline Development Project



City Council Meeting
April 3, 2017





BLUE DOLPHIN

SAN LEANDRO MARINA
LUNCHEON

ENTREES

Steamed Clams (Plain or Bordelaise)	2.75
Fresh Filet of Sole (Fried)	1.95
Jumbo Prawns (Fried)	1.95
Grilled Eastern Oysters	1.95
Deep Fried Halibut Steak	2.25
Shrimp Creole Scallops	1.95
Abalone Steak, Pan Fried	1.95
Fresh Crab Omelet	2.45
Broiled a la Farmigiana (Our Specialty)	2.25
Froggled Swordfish Steak	2.65
Broiled Salmon Meuniere	1.95
Fish Kebab	2.45
Served with Rice Pilaf and Peas	2.65
Prime Rib, au Jus	1.95
Slim and Trim Plate	2.75
Ground Filet of Beef or Broiled Swordfish Steak	2.35
with Cottage Cheese and Tomatoes	2.65

SPECIAL SALADS

Crab Meat Salad or Louie	3.85
Combination Shrimp and Louie	1.95
Shrimp Louie	
Tossed Green Salad with Crab and Shrimp	2.85
Crisp Tossed Green Salad	3.50
Patrician Pineapple	2.85
Marina Special (A Meal in Itself)	2.85
Lobster Special (Crab Legs, Prawns, Shrimp and Anchovies)	1.85
The Pampered Tomato	1.15
Fresh Tomato Stuffed with Tasty Crab Salad	2.85

STEAK SPECIAL
Jr. Filet Mignon
Potatoes, Cole Slaw
— \$2.45 —

NEW YORK STEAK
A La Minute
Steer Beef, Potatoes and Garnishes
— \$3.25 —

TOURNADES
SELECT CUTS OF BEEF, WRAPPED IN BACON
Potatoes, Cole Slaw
— \$2.45 —

HOT and COLD SANDWICHES

Roast Prime Rib	2.85
Filet Burger	1.65
Pot Roast	1.65
Abalone Sandwich	1.95
Club House Sandwich	2.25
Cold Baked Ham	1.65
Turkey Sandwich	1.65

BEVERAGES

Coffee	.25
Tea (Per Pot)	.25
Ice Tea	.25
Milk	.25
Sanka	.25

SOUPS and CHOWDERS

Coney Island Clam Chowder	.50
Boston Clam Chowder (Cream)	.50
Clam Broth	.50
Soup du Jour	.50

DESSERTS

Ice Cream	.40
Sherbet	.40
Requefort Cheese	.40
Cheese Cake	.40
Chocolate Sundae	.40
Melon in Season	.40
Nut Roll	.40

APPETIZERS and COCKTAILS

Blue Points on Half Shell (Half Doz.)	2.25
Eastern Oysters Supreme	1.35
Cracked Crab (Whole) (In Season)	2.00
Shrimp or Crab Cocktail Supreme	1.35
Lobster Cocktail Supreme	1.35

CHEF'S DAILY SPECIALS

Choice of Soup or Salad

MONDAY — ROAST SIRLOIN OF BEEF
FRESH SOLE ALMANDINE \$1.95

TUESDAY — BEEF STEW
JUMBO PRAWNS SAUTE, ITALIANO \$1.95

WEDNESDAY — BLUE DOLPHIN SPECIAL
Eggs, Ground Filet, Spinach, Mushrooms \$1.95

THURSDAY — CORNED BEEF AND CABBAGE
BAKED FRESH HALIBUT, PARMIGIANA \$1.95

FRIDAY — CHEESE OMELET
SHRIMP CREOLE \$1.95

SATURDAY — CHICKEN LIVERS with MUSHROOMS
EGGS BENEDICT \$1.95

Above Orders Served with a Bottomless Cup of Coffee

BANQUET ROOMS

TARPON • STURGEON • BARRACUDA • MARLIN
Parties — 2 to 600

Blue Dolphin



1975



Current

Monarch Bay – San Leandro Shoreline Development

Illustrative Site Plan 9/26/16



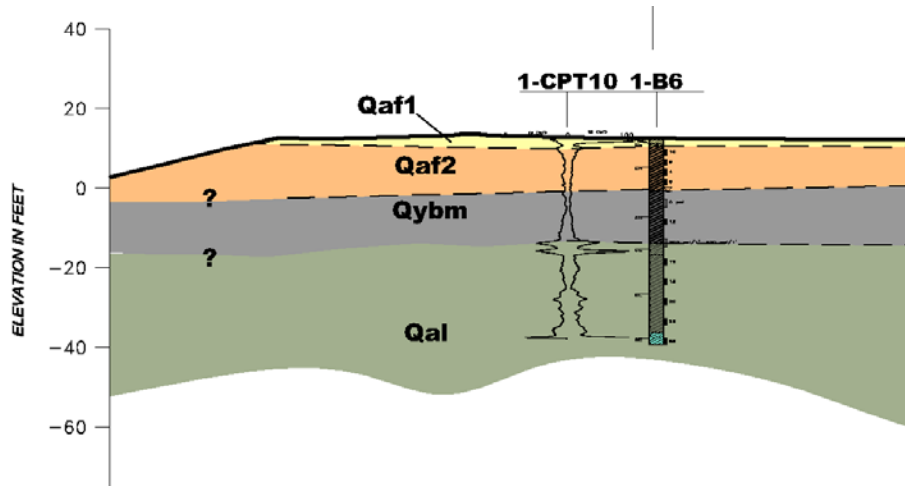
Monarch Bay Shoreline Development BCDC Sea Level Rise Guidelines

All projections reported in this document assume a base year of 2000, and are summarized in Table 3-2. These projections are to be used for projects south of Cape Mendocino.

Table 3-2 SLR projections, in inches, form 2000. Source: CO-CAT (2013); CCC (2015); and NRC (2012).

Year	Central projection	Central upper range	Central lower range	Lower bound	Upper bound
2030	5.67	7.64	3.70	1.69	11.69
2050	11.02	14.65	7.40	4.84	23.94
2100	36.18	46.22	26.14	16.69	65.51

Monarch Bay Shoreline Development Soil Conditions



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- Qaf1** EXISTING FILL, CLAYEY SAND TO SANDY LEAN CLAY WITH GRAVEL
- Qaf2** EXISTING FILL, DREDGED BAY MUD (FAT CLAY)
- Qybm** YOUNG BAY MUD, SOFT TO MEDIUM STIFF, HIGH PLASTICITY CLAY (HOLOCENE)
- Qal** ALLUVIUM, STIFF TO VERY STIFF, LEAN CLAY WITH OCCASIONAL SILTY SAND LENSES

— — — GEOLOGIC CONTACT

————— EXISTING GROUND SURFACE

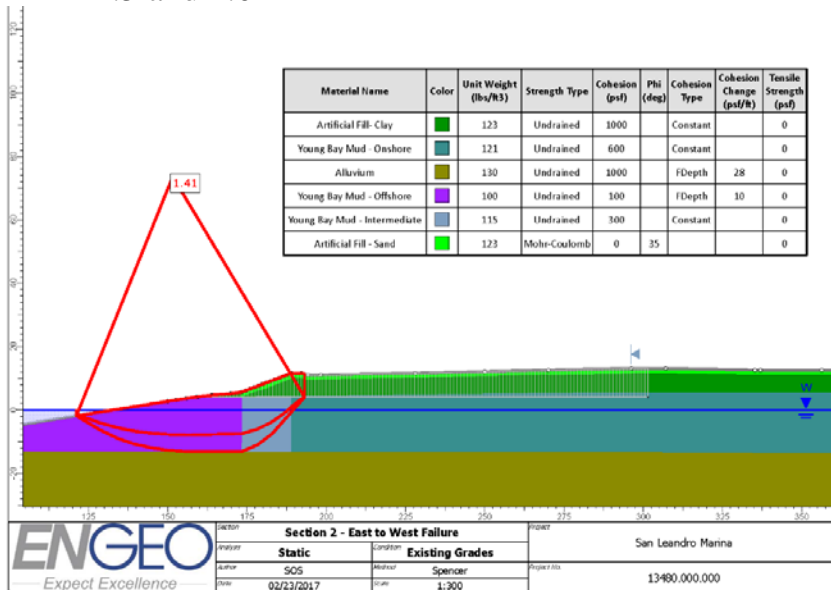
Geotechnical Concerns

- Existing Fill
- Expansive Soils
- Liquefaction Settlement
- Shallow Groundwater
- Consolidation Settlement of Young Bay Mud
- Slope Stability

Monarch Bay Shoreline Development

Slope Stability

- Ratio of shear strength resistance / mobilized shear stress (from gravity, surcharge, earthquake shaking, etc)
- Static and seismic loading
- Target Factors of Safety
 - 1.5 and 1.0



RESULTS:

- Proposed Development required to satisfy BCDC Sea Level Rise Guidelines for 2100 Upper Bound (66")
 - Static: < 1.5
 - Seismic: < 1.0
- Conclusion: Geotechnical mitigation needed for development, based on existing and proposed grades.
- Outer and inner basin stability, ~8,600 linear feet

Monarch Bay Shoreline Development Geotechnical Mitigation Measures

1. Surcharge Program
 - Increase shear strength of soil
2. Steel Sheet Pile Wall
 - Piles can serve as sea wall and provide increased shear resistance
3. Cantilevered Wall on Concrete Pier Foundation
 - Similar to steel sheet pile wall
4. Drilled Displacement Piles
 - Soil column displaced and backfilled with grout
5. Deep Soil Mixing
 - Soils mixed with grout to increase shear strength

Monarch Bay Shoreline Development

Geotechnical Mitigation Measures - Costs

1. Surcharge Program
 - Infeasible
2. Steel Sheet Pile Wall
 - \$2,000 / linear foot ~ = \$17.2 MM
3. Cantilevered Wall on Concrete Pier Foundation
 - \$1,500 / linear foot ~ = \$12.9 MM
4. Drilled Displacement Piles (buildings only)
 - \$935 / linear foot ~ = \$8.1 MM
5. Deep Soil Mixing
 - \$700 / linear foot ~ = \$6.0 MM
 - Will allow for more cost-effective sea wall option (Keystone wall, CMU wall, or similar)
 - 250,000 cubic yards of import still required ~ = \$6MM
 - Total Deep Soil Mixing = + \$12MM

BCDC 100' Shoreline Band

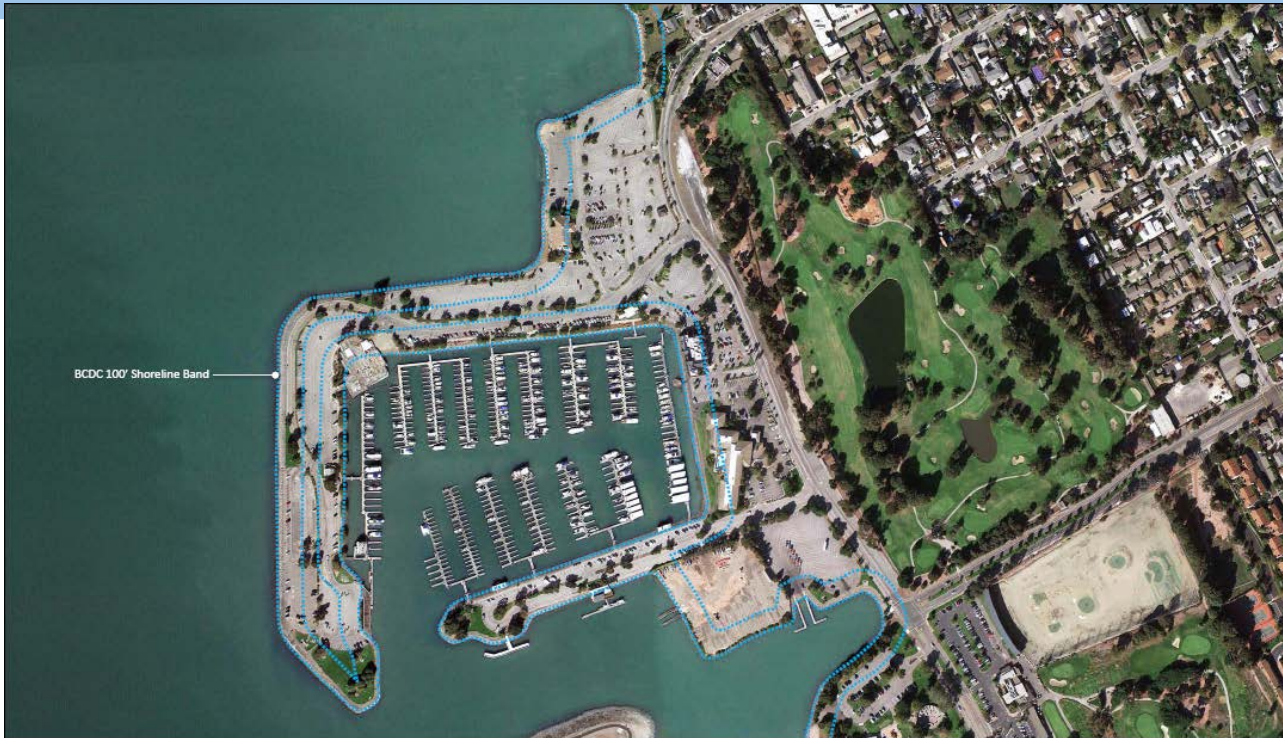


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Monarch Bay Shoreline Development Illustrative Site Plan



Monarch Shoreline Development Conceptual Park Master Plan



Monarch Bay Shoreline Development Diagram Plan



Monarch Bay Shoreline Development Park Program



ACTIVE/ PASSIVE EVENT



PROMENADE

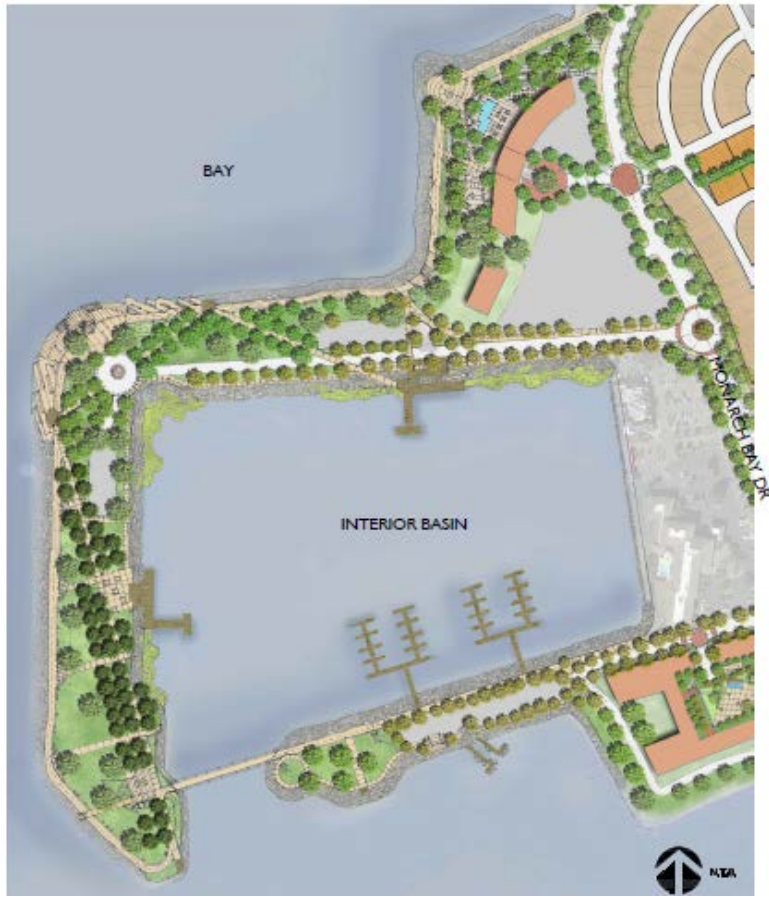


FOOD TRUCKS



ART EXPERIENCE

Monarch Bay Shoreline Development Park Program



WATER ACTIVITIES



ENVIRONMENTAL EDUCATION



SMALL BOATING



VIEWING

