



Shoreline Development Project Draft Environmental Impact Report

City Council
January 26, 2015

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

Overview

- * Project Summary & Timeline
City of San Leandro
- * EIR Process & Summary of Impacts
PlaceWorks
- * Public Comment on Draft EIR - written
comments appreciated

Laying the Groundwork

2005-06

- * Outlined financial challenges, analyzed boat harbor options due to lack of funding for dredging.
- * Researched challenges and future plans of six bay area boat harbors.

2007

- * Environmental & Regulatory Constraints Assessment
- * Dredging – Past, Present, Future
- * Revenue Feasibility Study/Public Opinion Poll
- * Criteria and Process for Master Developer RFQ

Laying the Groundwork

2008

- * Master Developer interviews and ENRA
- * Shoreline CAC established
- * In depth analysis of dredging alternatives

2009

- * CAC educated regarding past development attempts, Shoreline Enterprise Fund, revenue study results, traffic, environmental constraints, etc.
- * CAC groups created development concepts
- * Cal-Coast developed Discussion Plans 1, 2 and 3

Refining the Vision

2010

- * Fatal Flaws analysis completed
- * CAC approved motion (25/1) that Discussion Plan 6 reflects the general recommendation of the committee
- * Architectural Design Study of Proposed Hotel/ Conference Center
- * Harbor Basin Alternative Study RFQ and selection made, report drafted

Refining the Vision

2011

- * Council requested CAC provide direction to the City Council regarding the Harbor Basin
- * Cal-Coast prepared Financial Feasibility Study
- * CAC recommends Discussion Plan 8 and that the City maintain the boat harbor for as long as feasible, then move to the Aquatic Park alternative should additional revenue not be found.
- * Council directs staff to negotiate new ENRA with Cal-Coast for development of Discussion Plan 8

Progress Continues

2012

- * City and Cal-Coast enter into second ENRA
- * Shoreline Advisory Group created

2013

- * City enters into Agreement with PlaceWorks for EIR

2014

- * Draft EIR Released December 9

2015

- * Draft EIR Public Comment Period closes February 6

Extensive Community Outreach

2005-2015

- 16 Citizens Advisory Committee Meetings
- 6 Town Hall Meetings
- 25 Shoreline Marina-Committee Meetings
- 3 Shoreline Advisory Meetings
- 3 Community Meetings – HOAs, Berthers, Library
- 1 Planning Commission Work Session
- 7 City Council Work Sessions

Shoreline Development Proposed Project



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 meeting space

Proposed Project Summary

- * Project to include:
 - * 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

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

Proposed Project Summary

- * 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

Project Objectives

Build an economically viable and vibrant mixed-use development which provides needed amenities and services to the citizens of the City, including:

- * A banquet/conference facility for residents and others to hold large parties such as weddings and other events in San Leandro and to support tournaments at the Tony Lema Golf Course
- * A limited-service hotel
- * Multiple dining options
- * Housing units responsive to market demands to increase housing stock for above-moderate income units
- * Class A office space to attract innovative businesses and quality jobs for the citizens of San Leandro
- * An enhanced library/community building

Project Objectives

- * 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 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.

Project Objectives

- * Ensure the redeveloped portion of the shoreline complements existing amenities and provides needed connection between the amenities and current 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, existing debt burden and plan for a successful transition to an environmentally sustainable alternative that maintains the public access to the harbor and San Francisco Bay.

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	June 2015
Designs Submitted	August 2015
Planning Commission & City Council Work Sessions	September 2015
Planning Commission & City Council Public Hearing	November 2015

Tentative Schedule continued

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

The California Environmental Quality Act (CEQA) is California's primary environmental protection law.

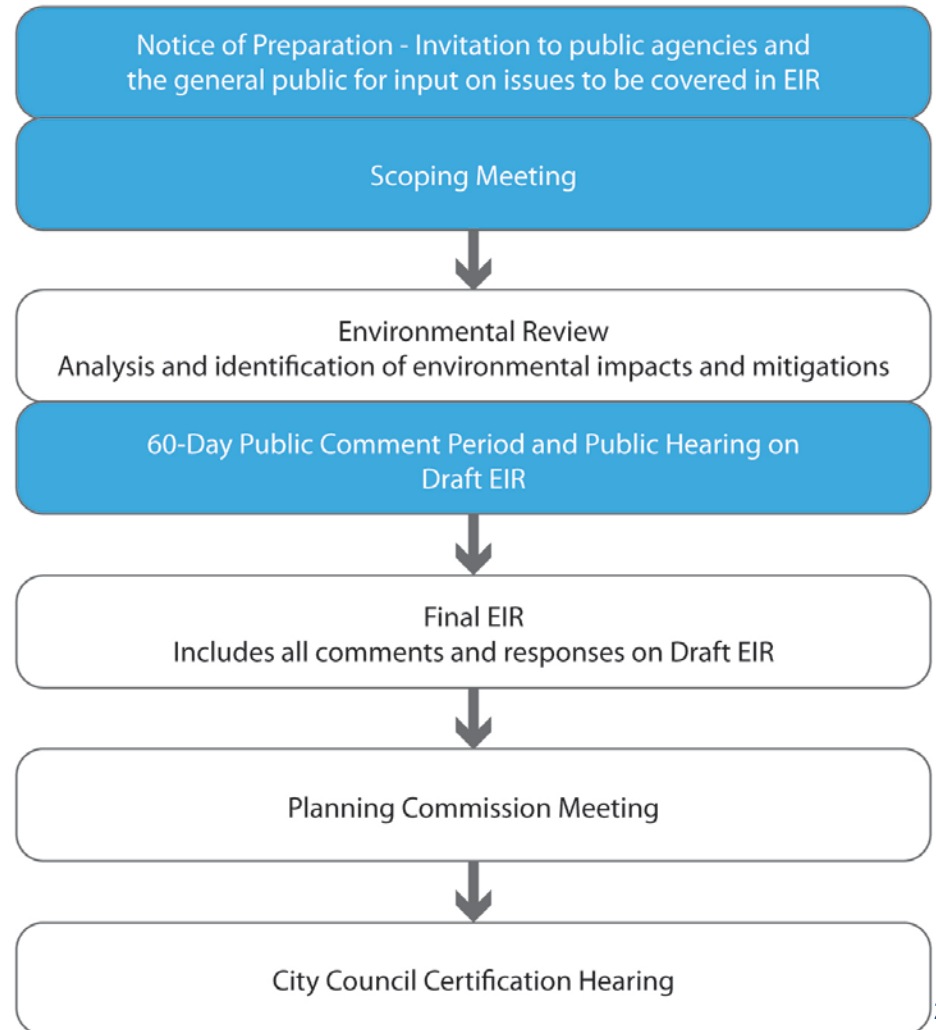
CEQA requires that public agencies disclose potential environmental impacts that could have physical effect on the environment as follows:

- * Effects found not to be significant
- * Significant impacts
- * Ways to mitigate or avoid significant impacts
- * Significant effects that cannot be mitigated
- * Alternatives

CEQA does not dictate project approval or denial.

EIR Process

This chart shows the EIR process and highlights opportunities for public input on the Draft EIR.



Draft EIR Public Review Period

- * CEQA requires the review period for Draft EIRs to be at least 30 days.

During this period State and local agencies as well as members of the public are invited to comment on the analysis in the Draft EIR.
- * A 60-day review period was chosen to allow for adequate public comment over the holidays.
- * Although CEQA does not require formal hearings at any stage of the environmental review process, public hearings will be held at the Planning Commission and City Council meetings.
- * Final EIR will provide written responses to all comments on the Draft EIR submitted during the review period.

Issues Addressed in the Draft EIR

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

Impact Conclusions

No Impacts:

- * Agriculture and Forestry Resources
- * Mineral Resources

Less than Significant:

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

Impact Conclusions

Less than Significant
with Mitigation:

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

Impact Conclusions

Significant and Unavoidable:

- * Greenhouse Gas Emissions
 - * Exceeds GHG reduction goals in short term and cumulative
- * Noise
 - * Groundborne vibration during construction
 - * Permanent increase in ambient noise levels in the area

Impact Conclusions

Significant and Unavoidable:

- * Transportation and Traffic
 - * Primarily Level of Service (LOS) and Volume/Capacity impacts on I-880, and various streets in the study network.

Draft EIR Project Alternatives

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

- * No Project Alternative
- * Relocated Hotel Alternative
- * Reduced Density/Intensity Alternative

Environmentally Superior Alternative

CEQA requires that the EIR identify an “environmentally superior” alternative that would be expected to generate the least amount of significant impacts. CEQA also requires that if the No Project Alternative is selected as the environmentally superior alternative, the EIR must identify the environmentally superior alternative among the remaining alternatives.

The Draft EIR identified the Reduced Density/Intensity Alternative as the environmentally superior alternative after No Project Alternative.

When submitting written comments, please write legibly and include the following information:

- * *Name*
- * *Comment Subject(s)*
- * *Comment*

The EIR is a public document and your name and comments will be displayed in the Final EIR.

Comments are due prior to the
close of the Comment Period on February 6, 2015.