



Legislation Text

File #: 13-142, **Version:** 1

Staff Report for Resolution Approving a Contractual Services Agreement Between the City of San Leandro and The Planning Center | DC&E to Prepare the Environmental Impact Report for the San Leandro Shoreline Development Project

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council approve a contractual services agreement (CSA) with The Planning Center | DC&E for an amount not to exceed \$522,130 to prepare the Environmental Impact Report for the San Leandro Shoreline Development Project.

BACKGROUND

The City of San Leandro received application materials from the developer, Cal-Coast Companies, LLC (Cal-Coast), in December 2012 outlining their plans to redevelop approximately 50 acres of City-owned property at the San Leandro Shoreline (Shoreline). The project is proposed to include restaurants, a hotel and conference center, amenities for small boats, pedestrians and bicyclists, as well as an office complex and a range of single-family and multi-family housing. This project requires a General Plan Amendment, a Rezone, and a Planned Development approval. As such, a comprehensive California Environmental Quality Act (CEQA) process, specifically an Environmental Impact Report (EIR), must be undertaken.

Analysis

Staff distributed a Request for Proposals (RFP) for preparation of an EIR in December 2012 with broad outreach to environmental consulting firms in the Bay Area and beyond known for expertise in complex development projects. The City received five proposals by the January 2013 deadline and three firms were interviewed in February 2013. After extensive review of the candidate teams, including detailed reference checks by both City staff and Cal-Coast, The Planning Center | DC&E was selected for recommendation to City Council. The consultant team includes The Planning Center | DC&E (lead environmental consultant); Kittelson and Associates, Inc. (traffic analysis); TranSystem Corporation (hydrology/water quality and utilities/service systems); Environmental Collaborative (biological resources); Alan Kropp and Associates (geology and soils); and Tom Origer and Associates (cultural resources).

A tentative outline of the tasks and milestones for the Environmental Impact Report (EIR) follows:

Shoreline EIR Tasks and Developer Milestones

Project Initiation, Scoping Sessions with Public and Agencies	June - July 2013
Transportation Impact Study	June-November 2013

Draft EIR available for 45-day Public Review Period	January 2014
Planning Commission Worksession on Draft EIR	January 2014
City Council Worksession on Draft EIR	February 2014
Responses to Comments and Final EIR	March - April 2014
Planning Commission Hearing on EIR and Entitlements	April 2014
City Council Certification of Final EIR / Approval of Entitlements	May 2014

Due to the complexity of this project, the above timeline should be considered as an estimate, only.

Previous Actions

- At the October 15, 2007 City Council meeting, the City Council approved the RFQ for a Master Developer for the Shoreline-Marina Area.
- On October 20, 2008 the City Council adopted a resolution approving the original Exclusive Negotiating Rights Agreement (ENRA) with Cal-Coast for development of the Shoreline-Marina area.
- On October 4, 2010 the City Council approved a Consultant Services Agreement with ESA for preparation of a Harbor Basin Alternatives Study.
- On April 2, 2012, the City Council approved an extension of the ENRA with Cal-Coast Companies LLC.

Applicable General Plan Policies

- General Plan Goal 9 for the Marina and Shoreline calls for recognizing and taking advantage of the unique business amenities offered by the San Leandro Marina area. The policies and actions include pursuing development of a new hotel along with complementary uses such as restaurants and ancillary retail, office and conference facilities. Future uses and activities that provide the revenue necessary to enable continued boating operations are also encouraged.
- Development of the Conceptual Master Plan is consistent with the San Leandro Marina Focus Area outline in the General Plan.
- The General Plan Land Use map would need to be updated from the existing designations on certain portions of the project site from Parks/Recreation to General Commercial to support a mixed-use project. This would be included as part of the entitlement process.

Environmental Review

The contract is for the preparation of an Environmental Impact Report for the San Leandro Shoreline Development Project. Approval of the CSA is exempt from CEQA (California Environmental Quality Act.)

Summary of Public Outreach Efforts

Since 2005, extensive public outreach on the development has occurred, including:

- 17 Shoreline Development Citizens' Advisory Committee meetings;
- Six town hall meetings;
- 25 Shoreline-Marina Committee meetings; and
- Six City Council work sessions.

Legal Analysis

The report, consulting services agreement, and recommendation were reviewed and approved as to form by the City Attorney's Office.

Fiscal Impacts

The EIR covers both the proposed landside as well as the harbor developments. The cost for preparation of the Environmental Impact Report by the consultant will be paid by Cal-Coast with the exception of a small portion of the report. The City will pay only for the preparation of an EIR stand-alone technical document, the **Traffic Impact Report**. Funds for this effort - up to \$22,000 - are budgeted in the Shoreline Account number 597-57-003-5120.

The City, per the ENRA approved by the City Council on April 2, 2012, agreed to reimburse Cal-Coast for costs incurred in design and preparation related to the basin redevelopment. The portion of the EIR related to the harbor development, estimated by the EIR consultant to be \$26,000, will be handled as a credit from the City to Cal-Coast with payment terms to be negotiated as part of the Development Agreement.

ATTACHMENTS

Attachment to Staff Report

None

Attachment to Related Legislative File

- Contract Services Agreement with The Planning Center | DC&E

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