

Update on Shoreline Development Progress

July 18, 2012
Shoreline Advisory Group



Overview

- Council Adoption of 21-person Subset of CAC to serve as Shoreline Advisory Group (June 4, 2012)
- City Council Work Session on Conceptual Master Plan (September 26, 2011)
- City Council adoption of ENRA with Cal-Coast for Development of the Shoreline Consistent with the Conceptual Master Plan (April 4, 2012)
- Meeting with BCDC re: Aquatic Park Alt. (January 18, 2012)
- Council Shoreline Committee – Retain consultant to create a redevelopment plan for harbor basin (May 1, 2012)
- Other Research and Activities

Shoreline Advisory Group

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New ENRA

The new ENRA incorporates the Conceptual Master Plan as the blueprint for the shoreline development project and addresses specifics regarding responsibilities, phasing, and fees.

ENRA General Provisions

- 3-year term with two 18-month extensions
- City to retain ownership of the site
- Project must be fiscally neutral with respect to the City's General Fund
- No deposit is required
- Project description - size of buildings and uses, phasing



ENRA City Responsibilities

- Legal and consultant costs related to the negotiation of the ground lease agreement. The out-of-pocket expenses are estimated to be approximately \$125,000 over three years.
- In-kind staff contribution, reflects that this is a public-private partnership.

ENRA Developer Responsibilities

- Developer studies, such as financial feasibility, soils, design, etc.
- EIR consultant costs, permitting & plan check fees
- City staff overtime costs and contract costs for review and processing of project application
- Community participation
- Compliance with Prevailing Wage Laws and the City of San Leandro Living Wage Ordinance

ENRA Harbor Basin

Redevelopment Provisions

- Boat harbor maintained as long as feasible.
- City will provide ground lease rent credit for the following expenses incurred by Cal-Coast:
 - The portion of the EIR consultant costs related to redevelopment of the boat harbor basin
 - Design, engineering and permitting costs related to the redevelopment of the boat harbor basin

Other Fiscal Impact

- The City will not incur any expenses related to redevelopment of the boat harbor basin unless the project is fully entitled, financially feasible, consistent with Conceptual Master Plan, and a ground lease is not executed or the City decides to close or not approve redevelopment of the boat harbor
 - EIR costs based on the consultant's proposal
 - Design, engineering and permitting costs
- General Fund impact will be analyzed in the future

Next Steps

- Initiate Entitlement Process
 - Formal planning application submitted by Cal-Coast
 - Cal-Coast and staff to begin discussions with various local and state agencies on required discretionary permits
 - Preparation of EIR and land use entitlements
- Negotiate Ground Lease Agreement with Cal-Coast (market studies, financial pro-forma, phasing, etc.)

Timeline

Refinement of Harbor Basin Alternative	Summer 2012
Formal Planning Application Submitted by Cal-Coast	Fall 2012
EIR Consultant Agreement to Council for approval	January 2013
Market studies & Proforma Submitted by Cal-Coast	Spring 2013
City Council Work Session on Draft EIR	Fall 2013
City Council Work Session on Project	Fall 2013
Council Work Session on Ground Lease Agreement	Winter 2013
Planning Commission Meetings (may take 2)	Spring 2014
City Council Mtg - entitlements & Lease Agreement	Summer 2014
Permitting process completed with various agencies	December 2014

BCDC Comments on Aquatic Park

- Recreational boating, marinas, and habitat restoration are uses supported by the Bay Plan
- A *small* amount of fill may be allowed to further such uses
- Use of dredged materials for habitat creation is not allowed
- Clustering of facilities to produce synergies is recommended
- Natural factors such as, wind, sun, water depth, habitat issues should be considered

Harbor Basin Redevelopment Plan

- Create a plan that promotes hand-powered watercraft uses in the north and south basins including a boat rental facility and casual dining option that builds on the boat launch ramp and San Leandro's location on the Bay Water Trail.
- Retain consultant to provide technical expertise and create a harbor basin redevelopment plan for Cal-Coast to include in the entitlement application.
- CH2MHill selected to perform work.

Other Research & Activities

- Proposal sent to Lucasfilms Ltd. for the office studio facility at San Leandro's shoreline
- Berther meeting (March 20, 2012)
- Site visit to redeveloped marinas (Alviso, Palo Alto & Redwood City)
- Research of local non-profit recreational boating clubs and boat rental facilities
- San Leandro High School Dragon Boat Team possible relocation to San Leandro's shoreline