

CHAPTER
5

OPEN SPACE, PARKS, AND CONSERVATION

A. OVERVIEW

This chapter incorporates the state-mandated “Open Space” and “Conservation” Elements of the General Plan. It addresses the management of San Leandro’s park and open space areas, and the conservation of natural resources such as soil, water, and natural habitat. Its goals and policies address a broad range of issues, with the common purpose of improving recreational opportunities and protecting the City’s natural environment.

San Leandro’s parks are a source of pride and enjoyment for the entire community and accommodate recreational activities for all segments of the population. The City is home to a world-class golf course, a scenic shoreline trail system, a large regional park, and numerous smaller neighborhood and community parks. These parks offer a range of leisure time experiences, from the quiet contemplation of nature to active sports like swimming and soccer.

But there are also deficiencies in the park system that must be addressed. Some of the parks need rehabilitation and updating. Others require design changes to address safety issues and use conflicts. Some neighborhoods lack convenient access to parks and would benefit from additional open space and recreational facilities. The recent increase in youth population has led to growing demand for recreational programs and competition for access to facilities. The ability to fund park improvements, and even meet basic maintenance needs, remains a

challenge. The General Plan includes policies and programs to address this challenge and others to ensure that the City’s parks remain an asset for years to come.

In addition to the parks, San Leandro contains other significant open spaces. These areas contain diverse ecosystems, including wetlands near the shoreline, riparian woodlands along San Leandro Creek, and grasslands in the hills. Even the City’s residential neighborhoods provide an “urban forest,” with trees and shrubs providing habitat for birds and small mammals. These ecosystems must be managed to avoid their degradation and ensure the long-term sustenance of plant and animal life. Ultimately, a healthy natural environment can enhance public health, local aesthetics, and civic pride.

Another mission of this Element is to promote conservation practices among San Leandro residents and businesses. Three areas are emphasized: water conservation, recycling, and energy conservation. A number of programs are presented to reduce the consumption of non-renewable resources and promote more sustainable alternatives. In each case, there is a need for greater awareness of why conservation is needed and the contributions that each San Leandro resident or business can make toward achieving conservation goals.



B. OPEN SPACE

State guidelines require that four types of open space be identified and analyzed in the General Plan:

- *Open Space for Recreation.* This category includes the City's park system, as well as schoolyards, athletic fields, the regional parks, and other areas used for recreation. The management of these areas is addressed on pages 189 through 197 and is covered by Goals 21 through 24.
- *Open Space for the Protection of Natural Resources.* In San Leandro, this category includes the Shoreline Marshlands, the riparian areas along San Leandro Creek, and the offshore waters of San Francisco Bay. These areas will remain undeveloped in the future to protect natural habitat, including several endangered or threatened species. These areas are addressed on Pages 197 through 206 and are covered by Goals 25 and 26.
- *Open Space for the Managed Production of Resources.* This category includes agricultural land, commercial fishing grounds, timber harvest areas, quarries, and other areas used for resource production. At one time, such open spaces were abundant in San Leandro, consisting primarily of farms and orchards. Virtually all of these areas have been converted to urban uses. The soil and mineral resources which support resource production in San Leandro are addressed on Page 206-207.
- *Open Space for Public Health and Safety.* This includes the "no build" zone along the Hayward Fault, unstable slopes in the San Leandro Hills, and the floodways along local creeks and flood control channels. These areas are addressed in detail in Chapter 6.

Open space areas are shown on Figure 3-2 (Land Use Diagram). Two of the 15 categories on the map—(1) Parks and (2) Resource Conservation Areas—have been used to delineate open space in the City.

C. PARKS

City Parks

San Leandro has 121 acres of City parks, including four community parks, ten neighborhood parks, seven mini-parks, and four special use recreation areas. The City also has a 178-acre municipal golf course and a 466-slip public marina. The location of these parks is shown on Figure 5-1. Table 5-1 includes the acreage of each park, along with the acreage of other open space areas in the City. The other open space areas include 87 acres of school athletic fields and playgrounds.

Most of the City's parks were developed in the two decades following World War II. The post-war population boom brought about a great increase in recreational needs and large parks such as Washington Manor, Stenzel, Halcyon, Bonaire were incorporated in the subdivisions developed at that time. Several of the post-war era parks were developed collaboratively with schools, supplementing the City's park system and providing access to special facilities such as swimming pools and running tracks. In the early 1960s, the Marina Park, boat basin, and golf courses were developed through a major land reclamation and redevelopment program. The Marina soon became the flagship of the City's park system. Most of the parks created since 1970 have been small "pocket" parks under an acre in size, developed on vacant parcels or within new subdivisions.

San Leandro's Parks

Community Parks range in size from 5 to 30 acres. Each park serves multiple neighborhoods and contains a wide variety of active and passive recreational facilities. The City's four community parks are Marina, Thrasher, Washington Manor, and Chabot.

Neighborhood Parks are typically 2 to 10 acres in size and provide for the daily recreational needs of area residents. They often have large lawn areas for informal sports and play activities. They may include facilities such as tennis courts and tot lots, but usually do not include major facilities such as lighted ballfields. Examples include Bonaire and Memorial.

Mini-Parks or "pocket parks" are usually less than an acre in size and accommodate small recreational facilities such as picnic tables and tot lots. Such parks are often included in new developments, in accordance with the City's Subdivision Ordinance and parkland dedication requirements.

Special Use Parks include facilities which serve a specific need or population group. Examples include the Heath Tennis Courts, the San Leandro Ball Park, and Farelly Pool.

Regional Parks and Trails include the Oyster Bay Regional Shoreline and the Bay Trail. Oyster Bay is owned and operated by the East Bay Regional Park District and is mostly unimproved at the present time.

Golf Courses include the 178-acre Monarch Bay public golf complex. This complex consists of the 18-hole Tony Lema and 9-hole Marina Golf Courses, and a driving range, pro-shop, and clubhouse.

School Facilities include sports fields, hard court areas, lawns, and other facilities at 14 school campuses in San Leandro. These facilities are owned by the San Leandro and San Lorenzo Unified School District. Joint use agreements have been developed for some of these facilities which allow access by the general public when school is not in session.

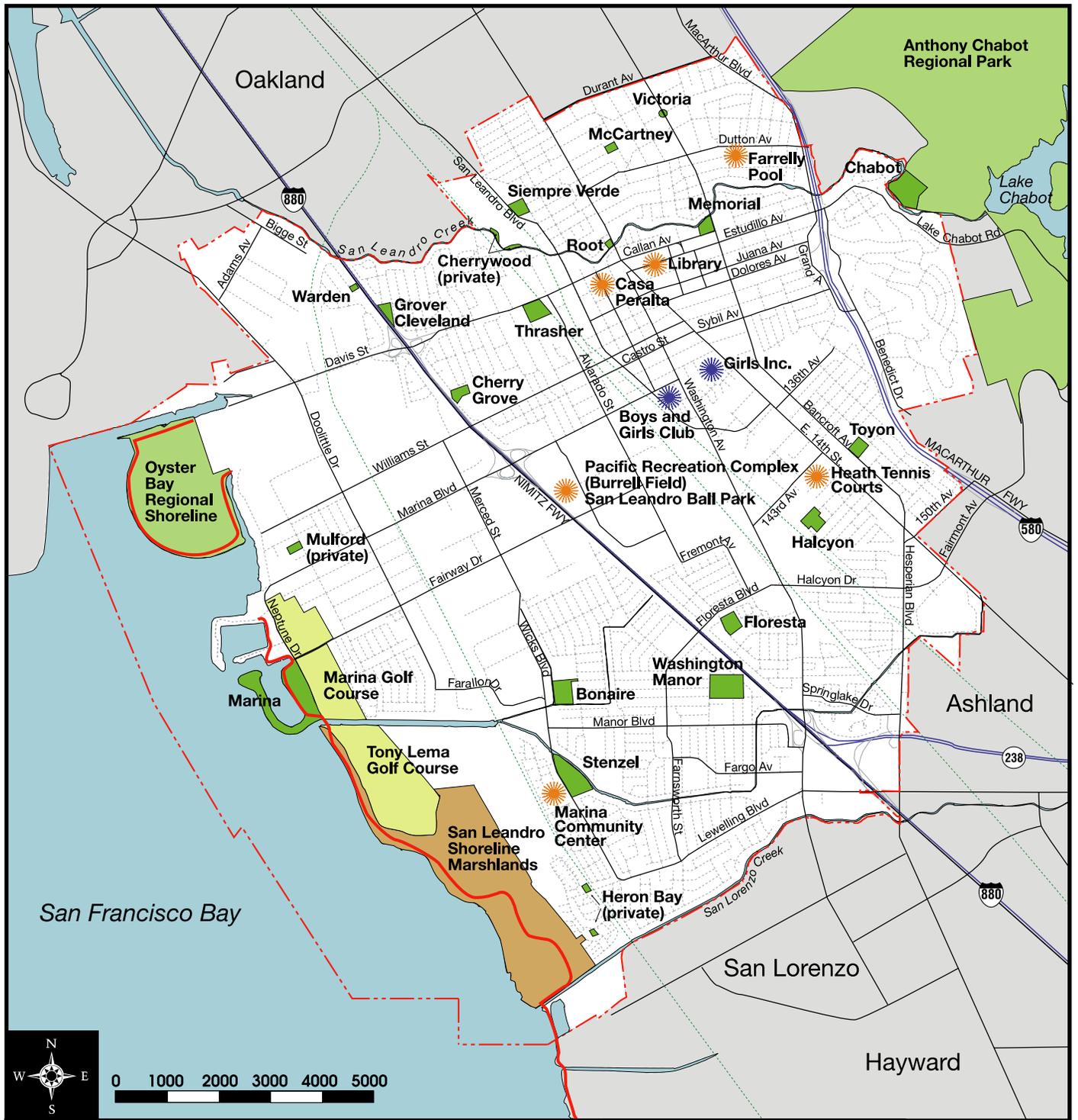
Table 5-1 Park and Recreational Facilities in San Leandro

Parks	Acreage
COMMUNITY PARKS	
Chabot	10.5
Marina	30.0
Thrasher	4.7
Washington Manor	13.3
NEIGHBORHOOD PARKS	
Bonaire	5.1
Cherry Grove	4.1
Floresta	1.7
Halcyon	4.7
McCartney	1.7
Memorial	2.7
Mulford (privately owned and maintained)	1.4
Siempre Verde	1.8
Stenzel	9.9
Toyon	2.4
MINI-PARKS	
Grover Cleveland	1.1
Halcyon Drive Linear Park	0.7
Heron Bay (two privately owned and maintained parks)	1.4
Root	0.8
Victoria	0.3
Warden	0.3
SPECIAL USE PARKS	
Farrelly	0.5
Heath	0.7
Pacific Athletic Complex (Burrell Field)	15.0
San Leandro Ball Park	6.2
TOTAL ACTIVE PARK ACREAGE	121.0
PUBLIC GOLF COURSES	
Monarch Bay Golf Course	178.0
TOTAL CITY-OWNED OPEN SPACE ACREAGE ELIGIBLE FOR INCLUSION IN PARK IMPACT FEE STANDARD	299.0

Other Major Open Spaces	
Description	Acres
Oyster Bay Regional Shoreline	170
San Leandro Shoreline Marshlands	172
Citation Marsh (private)	100
Dredge Materials Management Site	114
TOTAL OTHER OPEN SPACES	556

School Facilities	Acreage
Bancroft	4.2
Corvallis	6.0
Dayton	0.5
Garfield	4.3
Jefferson	5.6
Madison	6.4
McKinley	3.2
Monroe	4.0
Muir	15.2
Redwood	5.2
Roosevelt	3.9
San Leandro HS	15.6
Washington	1.3
Washington Manor	4.9
Wilson	6.7
TOTAL SCHOOL FACILITY ACREAGE	87.0

TOTAL CITY PARKS	121.0
TOTAL GOLF COURSE	178.0
TOTAL SCHOOL FACILITIES	87.0
ACREAGE ELIGIBLE FOR INCLUSION IN PARK IMPACT FEE STANDARD	386.0
POPULATION (2000)	79,460
ACRES/1,000 RESIDENTS	4.86



LEGEND

- City Park
- Regional Park
- Golf Course
- Conservation Area
- San Francisco Bay Trail
- Special Use Facility
- Non-Profit Facility

**SAN LEANDRO
PARK SYSTEM**

FIGURE 5-1

San Leandro General Plan Update, 2002



create a landscape and lighting assessment district, or enact any other type of funding initiative that requires a citywide vote. Such initiatives must be well researched, incorporate extensive public input, and be targeted to cover the improvements that San Leandro residents want the most. It will be difficult to create new local funding sources if the public is not confident that their tax dollars will be spent efficiently and effectively.

Rehabilitation and Maintenance Needs

Surveys conducted over the course of the General Plan update found that rehabilitation of the City’s parks is one of the top civic priorities in San Leandro (see Chart 5-1). Many of the parks contain outdated equipment and facilities, worn out turf, aging buildings and restrooms, and deteriorating irrigation systems. These parks have faced ever increasing demand as the City’s population has grown. Recreational needs are also becoming more diverse, as the demand for non-traditional activities such as roller blading, skateboarding, and cultural arts has created a need for new types of facilities.

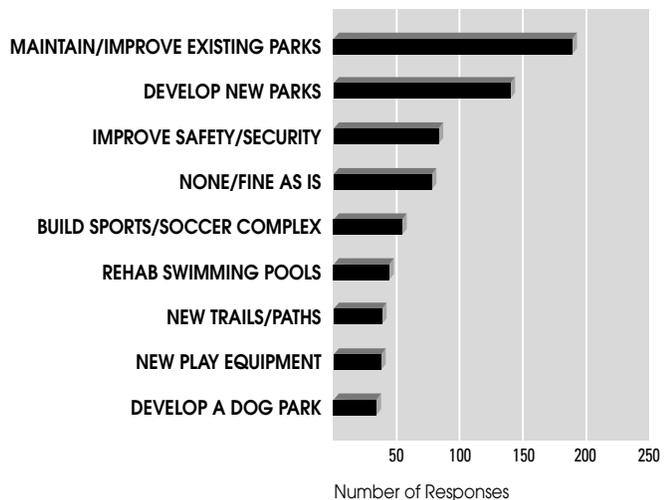
Based on the 2001 General Plan Survey, most residents believe that San Leandro’s existing parks should be updated and improved before new parks are developed. Policies and programs in this General Plan urge the City to maintain or increase General Fund allocations for this purpose, and to explore possible new funding sources such as grants, concessions, assessment districts, and bond measures. State Proposition 12 created a one-time funding source for several key improvements in the City, but additional sources will be needed in the future.

Broad public support will be critical if the City is to successfully pass a bond measure,

With this in mind, the City’s park rehabilitation strategies should build upon the extensive amount of work that has already been done to assess deficiencies and improvement needs. In 1998, the City commissioned a Parks Needs Assessment, resulting in an extensive set of recommendations. Master plans have been prepared for most of the parks, and ADA (Americans With Disabilities Act)

CHART 5-1 Survey Findings—Recreational Needs

Q: What new or improved park facilities do you feel are most needed in San Leandro? (950 responses)



Source: General Plan Citywide Survey, 2001



compliance needs have been determined for many facilities. These studies and plans should become the starting point for a comprehensive strategy to finance and build the necessary improvements.

Additional public input should be solicited as park rehabilitation strategies are refined and implemented. In fact, public input should be solicited in all aspects of park planning and care. Greater park stewardship can provide an effective way to build neighborhood pride, improve park safety, reduce vandalism, and ultimately make the parks more useful for all residents.

Level of Service Standards

The following Level of Service standards have been established for the City's park system:

- At least 4.86 acres of improved parkland should be provided for every 1,000 residents.
- A park should be accessible within one-half mile of each San Leandro resident.

The 4.86 acres per thousand standard is based on the existing ratio of parks to population in the City of San Leandro. To maximize the City's parkland dedication requirement for new residential development, the base acreage for this standard

includes City parks, schoolyards and school athletic fields, and the Monarch Bay Golf Course. The City will sustain this ratio in the future by developing new parks as population increases. Based on a projected 2015 population of 85,000, the City will need 27 acres of additional parkland during the next 13 years. In addition, joint use agreements will need to be firmly established for each of the City's public schools, to ensure that these facilities are actually available for public use.

The second part of the park standard—access within one-half mile—suggests that park acquisition and development be targeted to several specific areas. Those areas that currently do not meet the distance standard include Marina Faire, the southern part of Washington Manor (south of Lewelling), the Springlake/ Huntington Park area, the Timothy Drive area, the northern MacArthur corridor, the southern part of Downtown, and the southern part of Bay-O-Vista.²

¹ The park standard is based on active recreation areas only and does not include the Shoreline Marshlands, Oyster Bay Regional Shoreline, and other passive open space areas. Pursuant to the Quimby Act, which allows the City to sustain the existing park-to-population ratio through impact fees and parkland dedication requirements, this figure also includes the Monarch-Bay Golf Course. It is important to keep in mind that most San Leandro neighborhoods fall short of the 4.86 acre standard, making it even more imperative to develop additional parks as new housing is developed.

² A map of these areas may be found in the General Plan "Existing Conditions Report" and in the 1998 San Leandro Parks Needs Assessment by Callender Associates.

Potential New Parks

Although the City's priority is to restore and enhance existing parks, it is important not to lose sight of the fact that the City as a whole is underserved by parkland. Goal 22 of the General Plan presents policies and programs to increase park acreage. Because San Leandro is almost fully developed, opportunities for new parks may not be immediately apparent. There are few vacant sites left in the City and those that exist are expensive or not conveniently situated for recreation. In the future, the City will need to consider less conventional sites, such as utility and railroad rights-of-way, and redeveloping industrial areas. There may also be opportunities to convert existing public open space into more usable parkland, particularly at Oyster Bay Regional Park, and to improve access to school recreational facilities through joint use agreements (see discussion below).

The City will continue to use park impact fee and dedication requirements to ensure that open space is set aside within developing neighborhoods. Such requirements ensured that parks were included in the Cherrywood and Heron Bay subdivisions and will provide a funding source for land acquisition and capital improvements in the future. However, impact fees alone will not be sufficient to address the backlog of deficiencies, or the need for larger facilities such as soccer fields. Projects like the Sports Complex described in the Land Use Element (see P. 119) are needed to fully redress the shortage of parkland in the City.

Elsewhere in San Leandro, opportunities for new mini-parks, community gardens, and other public spaces should continue to be explored. These could range from pockets of surplus land that are "adopted" and landscaped by neighborhood groups to the restoration of the Downtown Plaza and fountain on East 14th Street. There may be opportunities for additional parks along San Leandro Creek, and on the PG&E right-of-way adjacent to San Leandro High School. Opportunities to include private open space areas in new commercial and industrial development also should be encouraged. Such areas

might include landscaped "commons" or outdoor seating areas, courtyards, plazas, and employee recreational facilities. The City will also encourage the development of private recreational facilities that are open to the public, such as driving ranges and skating rinks.

Regional Parks and Trails

The East Bay Regional Park District (EBRPD) was formed in 1934 with the mission of preserving open space in the East Bay Hills. This mission has expanded as the District's service area, and the population of that service area, have expanded. The District currently manages more than 90,000 acres of land in 60 parks in Alameda and Contra Costa Counties. Its landholdings in the San Leandro Area include Anthony Chabot/Lake Chabot Regional Park east of the City limits and Oyster Bay Regional Shoreline, located on the former Oakland Scavenger landfill at the west end of Davis Street.

Anthony Chabot Regional Park provides a semi-wilderness experience in close proximity to the City, with an extensive network of hiking, equestrian, and mountain biking trails crossing some 5,000 acres of scenic hillside open space. Lake Chabot, a 315-acre reservoir, is the centerpiece of the park. Facilities for fishing, boating, picnicking and camping are located along the shoreline. Improved trail connections between Lake Chabot and the City of San Leandro should be explored in the future, both along Lake Chabot Road and along San Leandro Creek.



A 182-acre area between Anthony Chabot Park and the Bay-O-Vista neighborhood known as Fairmont Ridge was acquired by the EBRPD in the early 1990s. The site is currently managed by the Park District as a resource conservation area. It provides habitat for a number of rare plants and forms an attractive backdrop for many San Leandro neighborhoods. Steep terrain and constrained access on Fairmont Ridge limit the types of recreational uses that might be developed in the future. Again, additional trail connections to San Leandro neighborhoods could be pursued to improve access between San Leandro and Anthony Chabot Regional Park.

Oyster Bay Regional Shoreline holds the greatest potential for improvement among EBRPD's local landholdings. The 170-acre former landfill is entirely within the San Leandro City limits and is almost

completely undeveloped. During the past few years, the park has been the subject of litigation between the EBRPD and Alameda County Waste Management regarding the removal of contaminated groundwater. This has stalled the implementation of a Master Land Use Plan, which calls for the development of additional picnic areas, trails, and other low-impact facilities. Now that legal issues have been resolved, the Land Use Plan should be updated and the possibility of additional facilities and amenities should be explored.

San Leandro also contains approximately four miles of the San Francisco Bay Trail. Bicyclists can travel south from the San Leandro Marina to the San Mateo Bridge—a distance of eight miles—without crossing a single roadway. An extension of the trail will soon provide a direct link as far south as Union City. On the north, a planned bridge across Oyster Bay Slough and a new trail across Oakland's reconstructed Galbraith Golf Course will provide a link to the Martin Luther King Junior Regional Shoreline in Oakland. The ultimate goal is for the trail to encircle the entire Bay. Spur trails from the Bay Trail are also planned to provide shoreline access from nearby neighborhoods.

Joint Use Agreements

Schools are an integral part of the network of park and recreational facilities in San Leandro. The athletic fields, gymnasiums, swimming pools, and other facilities owned by the San Leandro and San Lorenzo Unified School District supplement City-owned facilities to create a more complete and well-balanced park system. Public access to these facilities is governed by joint use agreements between the City and each school district. The City and schools also collaborate on recreational programming and capital facility development.



Joint use agreements have yet to be developed for a number of school facilities due to unresolved issues of funding, liability, maintenance, scheduling, and staffing. A School/City Liaison Committee comprised of San Leandro City Council members and Board members from the two school districts convenes regularly to address these issues. Even after agreements have been developed for all sites, it is important that this Committee remains active to monitor the success of co-sponsored programs and explore other ways to expand recreational services.

Although the most significant issue is public access, another issue the School/City Liaison Committee may address in the future is the redesign of certain school sites to make them more “parklike.” Some of the school properties—particularly those in neighborhoods that lack conventional City parks—would benefit from additional greenery, paths, street furniture, and recreational facilities. Since school grounds provide the only open spaces in some San Leandro neighborhoods, it is important that they be viewed as aesthetic and recreational resources as well as educational resources for the community.

The City also works cooperatively with non-profit agencies such as the Boys and Girls Club and Girls Inc. to coordinate the delivery of recreational services. Some of these agencies receive financial assistance from the City to operate facilities that provide a public benefit. Collaboration with these groups further expands local recreational opportunities and reaches groups who might not otherwise participate in City programs.

D. NATURAL RESOURCES

San Leandro’s natural resources contribute to its ecological health and scenic beauty. The City’s urban character masks what is actually a rich mosaic of natural and manmade ecosystems. Within the City limits, there are over two square miles of offshore waters and mudflats, a 350-acre wetland, riparian woodlands along one of the East Bay’s longest creeks, and hillside grasslands and brushlands.



All of the City’s natural resources, from air to soil, are susceptible to damage by urban activities. Policies in this Element provide long-term strategies to protect natural resources and ensure their responsible management. These strategies are supplemented by air and water quality policies in the Environmental Hazards Element.

San Leandro Creek

San Leandro Creek has always been considered one of the City’s most important natural resources. The creek drains 48 square miles in Alameda and Contra Costa Counties, including much of the regional watershed and open space lands between the East Bay Plain and the San Ramon Valley. It flows through two major reservoirs before entering San Leandro, then continues for about four miles into Oakland where it enters San Leandro Bay.

While other urban creeks in the East Bay have been channelized or buried, most of San Leandro Creek has been preserved in its natural state. The creek provides a rich riparian habitat in the heart of the City. Its stands of willow, laurel, and eucalyptus trees, and its banks of wildflowers and berries support abundant terrestrial and aquatic life.

Within the San Leandro City limits, the creek’s upper reaches are generally in private ownership. Property lines actually run to the centerline of the creek and individual owners are responsible for basic maintenance and erosion control activities. The lower portions of the creek are under the



watershed. The City will support projects that enhance the creek environment, while respecting private property rights and the privacy and security of persons living nearby.

San Leandro Creek offers a number of opportunities for new park and open space areas. The Creek abuts major development sites near the BART station and Downtown San Leandro. New projects in this area should be oriented to the creek, and should preserve public access along the top of the bank. Several small creekside parks are planned between East 14th Street and Preda Street—these could potentially be linked to form a mile-long trail and greenbelt. An

Environmental Education Center has been proposed along the banks of the creek in this area. The creek provides an opportunity to create a character-defining element in the developing area north of the BART station, and bring nature into an otherwise urban environment.

jurisdiction of the Alameda County Flood Control and Water Conservation District (ACFCWCD). ACFCWCD maintains these sections, and is also responsible for keeping the upper (private) portions free of obstructions which could potentially cause flooding.

Public interest in creek protection has been very high in San Leandro for more than three decades. Several non-profit groups, including the Friends of San Leandro Creek, advocate for watershed management, public education, pollution prevention, and creek restoration. For more than a decade, San Leandro volunteers have monitored water quality, bird population, habitat changes, and water temperature in the creek. Storm drain stenciling, classes, workshops, and educational programs have helped raise public awareness of the creek's importance.

A Watershed Management Plan for San Leandro Creek has been drafted by the ACFCWCD, with input from Alameda County Clean Water Program staff, the Cities of San Leandro and Oakland, the Friends of San Leandro Creek, and concerned citizens. The Draft Plan's mission is to foster a diverse, healthy watershed and ensure that the creek continues to be valued as a natural and community resource. Through a series of recommended "best management practices," it seeks to implement new bank stabilization, public access, and vegetation management projects. San Leandro will consider the recommendations of the Draft Plan as it makes future decisions along the creek and in its

Figure 5-2 identifies watersheds and waterways in San Leandro. Although San Leandro Creek is the City's best known waterway, San Leandro is also crossed by several Alameda County Flood Control channels. Some of these channels follow the original courses of creeks, including San Lorenzo Creek along the City's southern boundary. Environmental resources along the channels have been greatly reduced by the replacement of the natural creekbeds with concrete lining and the removal of riparian vegetation. However, some of the channels have the potential for recreational trails along the tops of the banks.



LEGEND

-  Watershed divide
-  Creek in natural channel
-  Engineered channel
-  Buried storm drain or culvert greater than 24"
-  Direction of flow

Source: Oakland Museum, Guide to East Bay Creeks, 1996

**CREEKS,
DRAINAGE WAYS
AND WATERSHEDS**

FIGURE 5-2

San Leandro General Plan Update, 2002

Plant and Animal Resources

Habitat Types

Prior to San Leandro's development, the land between the shoreline and the base of the hills was covered with native grasses. Herds of deer and elk roamed these grasslands, while rabbits, foxes, racoons, skunks, mice, and many other animals flourished. The shoreline mudflats and salt marshes teemed with shorebirds and shellfish. Meandering creeks, lined with native trees and shrubs, supported Central California steelhead and other aquatic and amphibious life.

Most of the area's native habitat was replaced by agricultural uses in the late 1800s, and then by urban development in the 1900s. Non-native grasses became dominant on undeveloped lands, while a variety of temperate and semi-tropical trees and shrubs were planted in urban areas.

Today, the City still contains grasslands, woodlands, and wetlands, although their extent has been greatly diminished by development (see P. 202). A variety of federal and state agencies, including the U.S. Department of Fish and Wildlife, the U.S. Army Corps of Engineers, and the California Department of Fish and Game, now closely monitor changes to the remaining ecosystems in the City. State and federal laws such as the California Environmental Quality Act (CEQA) have been enacted to ensure that the impacts of new development on plant and animal life are adequately assessed and mitigated. Figure 5-3 shows habitat types in the City at the present time.

Particularly rigorous requirements have been established for wetlands, in part because of the dramatic decline in wetland acreage that took place during the last century. Only about a quarter of the 300 square miles of wetlands that once surrounded San Francisco Bay remain intact. Large-scale filling and diking of the Bay has been curtailed dramatically since the 1960s, and wetlands restoration projects are now underway in some areas, including San Leandro. The Bay Conservation and Development Commission, a State agency, now oversees most development activities within 100 feet of the Bay's shoreline.



San Leandro Shoreline Marshlands

The 172-acre San Leandro Shoreline Marshlands (see Figure 5-1) and adjacent 100-acre Citation Marsh, formerly known as Roberts Landing, comprise one of the largest salt marshes in the Central East Bay. During the late 1800s, this area contained a navigable slough and had an abundant wildlife population. The wetlands were diked in the early 1900s and the area was developed with the Trojan Powder Works explosives factory. After the factory closed in 1964, the fate of the property became a hotly debated topic for more than three decades. Early proposals called for its development with over 2,000 homes. Ultimately, only a small portion of the site was approved for development, and the remainder was dedicated as permanent open space.

A tidal marsh restoration project was launched on the site in the mid-1990s. A series of culverts was cut through the shoreline levees, restoring tidal action to the wetlands. Ditches were enlarged to improve circulation and islands were created to sustain wetland wildlife. A unique sand dune community within the marsh was preserved to provide a roosting area for shorebirds and habitat for a number of endangered animals.

The restoration project appears to have been successful, with populations of endangered species like the salt marsh harvest mouse on the rise. Additional wetland enhancement programs are planned for the future. These programs include a predator management plan to address the spread of feral and domestic animals in the area, and a plan to control invasive cordgrass. Possible future programs could address restoration of the Citation Marsh, which is currently in private ownership.

In a Nutshell... San Leandro Habitat

San Leandro contains the following six major habitat types:

- **Riparian Woodlands.** Riparian woodlands occur along San Leandro Creek. These areas include bay, eucalyptus, willows, cottonwoods, elderberry, big leaf maples, and other large trees that do well in moist, sandy soils. Wildflowers, thistle, blackberry, and other shrubs form dense ground cover in many areas. Because riparian areas follow creeks, they may provide migratory corridors for wildlife.
- **Brushland and Grassland.** These plant communities occur in a limited number of locations in the San Leandro Hills but are present to a much greater extent east of the City limits on Fairmont Ridge and around Lake Chabot. The brushlands are characterized by chaparral, poison oak, coyote brush, and other scrub vegetation. The grassland areas include a variety of oat and rye grasses, forbs, herbs, and bromes. Both areas provide habitat for mice, gophers, ground squirrels, rabbits, lizards, snakes, and a variety of birds.
- **Wetlands.** Wetlands are areas that are periodically or permanently saturated with water. They include salt marshes and mudflats. Although many of San Leandro's wetlands have been altered by development and landfill, they remain one of the City's most significant natural communities. Wetlands are governed by a complex set of state and federal regulations. These regulations strongly discourage the filling of wetlands and specify mitigation requirements for projects with wetland impacts.
- **Aquatic.** Aquatic habitat includes the waters of San Francisco Bay, San Leandro Creek, and the local flood control channels. The Bay includes oysters, shrimp, crab, and other benthic invertebrates, as well as anchovies, flounder, turbot, topsmelt, and other fish. Water quality conditions tend to limit the extent of aquatic life in the creeks and flood control channels.
- **Barren/Ruderal.** Barren areas include undeveloped areas without significant vegetation. Ruderal areas include vacant lots, railroad rights-of-way, roadsides, former landfills, and other areas characterized by non-native grasses and weeds. Both habitats provide foraging areas for birds and support mice and other small animals.
- **Urban.** These areas include City parks, schools, landscaped areas, and private lawns and backyards throughout the community. This is the single largest habitat type in San Leandro, accounting for about 90 percent of the City's land area. Although not traditionally regarded for its wildlife value, the vegetation in this community actually provides extensive habitat. Maintenance of the street tree system and the planting and preservation of trees throughout the City are encouraged to further enhance this habitat. In addition to its wildlife value, urban vegetation absorbs air pollutants, filters noise, provides shade, and significantly enhances the visual beauty of the City.



LEGEND

- Wetlands
- Grasslands
- Riparian Woodland
- Barren/Ruderal
- Range of Special Status Species*
- Original Shoreline of San Francisco Bay (1850)

*Data source is the California Natural Diversity Data Base, 2000. Additional Special Status Species are potentially present in the wetland areas. See text for details

**NATURAL
RESOURCES**

FIGURE 5-3

San Leandro General Plan Update, 2002

San Francisco Bay

San Francisco Bay is the most important water resource in the region. It provides habitat for marine and terrestrial life, offers great scenic, recreational and commercial value, and even provides beneficial climatic and air quality effects. Approximately 1,390 acres of the Bay are contained within San Leandro's City limits. As Figure 5-3 indicates, land reclamation projects have dramatically changed the shoreline over the last 150 years.

The waters off of San Leandro are relatively shallow, averaging less than five feet in depth. Despite the urban character of the shoreline, these waters are still rich in marine life. Oyster harvesting in this area was once an important part of San Leandro's economy, with several businesses in operation in the late 19th and early 20th centuries. The City no longer has any commercial fishing or shellfish harvesting operations. Today, the primary activity on the Bay waters off of San Leandro is recreational boating.

San Leandro is one of the few cities in the region where the shoreline was publicly acquired for recreation and conservation prior to its development. Acquisition by the City took place in 1958, long before the creation of the Bay

Conservation and Development Commission (BCDC). As a result of this foresight, the City now enjoys 1,800 acres of land and water along four miles of San Francisco Bay's easterly shoreline. This area includes a marina, a small boat sailing lagoon and fishing pier, two golf courses, extensive park facilities, a 100-acre dredge material management site (DMMS), and the Shoreline Marshlands. The 175-foot wide, two-mile long Jack D. Maltester Channel connects the Marina to the deeper waters of San Francisco Bay.

Special Status Species

Some of the plants and animals in the San Leandro area are classified as rare, threatened, or endangered by the state and/or federal governments. Others are classified as proposed or candidate species, meaning they are being considered for addition to the rare, threatened, and endangered list. The State also maintains "watch" lists for Species of Special Concern, while the California Native Plant Society has developed a list of rare and endangered plants. State and federal laws prohibit the approval of any project that would impact federally listed species without first identifying mitigation measures.





Probably the best known of San Leandro's endangered species is the salt marsh harvest mouse. The mouse inhabits the pickleweed marshes in the southwest corner of the City and is endangered due to the destruction of this type of habitat on the shores of San Francisco Bay. Most of the other endangered species in and around the City are birds, including the California least tern, the California clapper rail, the Western burrowing owl, and the Northern Harrier. The City also includes an important wintering site for the Monarch butterfly, located on the Monarch Bay Golf Course just north of Fairway Drive.

Any future development which could impact special status species habitat must assess the potential for adverse effects and include appropriate mitigation measures. Through its enforcement of CEQA and ongoing coordination with state and federal agencies, the City will work proactively to ensure the long-term conservation of prime habitat within San Leandro.

Other Resource Issues

Soil Conservation

Soil is one of San Leandro's most valuable natural resources. It affects the capability of land to support various human activities, including agriculture, development, and groundwater recharge. Although commercial agriculture in the City has largely ceased, soil still provides a resource for local gardens, lawns, and trees. Soil properties are also important in determining appropriate construction methods for new buildings, roads, and utilities.

San Leandro contains three major soil types:

- Bay mud is located along the shoreline and consists of soft, expansive clay, mixed with sand and silt. Much of the Bay mud in San Leandro has been covered by landfill and reshaped to support recreational uses, including the Marina and adjacent golf courses. Bay mud tends to be somewhat unstable and is usually not well suited for intensive development.
- Alluvial deposits extend from the foothills to the original shoreline and constitute most of the soil in the City. These soils were deposited by years of erosion from the East Bay Hills and are characterized by layers of silt and clay. Most of these soils can support development, but special construction techniques may be needed to compensate for the shrinking and swelling caused by high clay content.
- Sandstone and shale soils occur in the hills. These soils tend to be more prone to erosion and may be less stable than those on the flatter lands. The soils are relatively shallow, with bedrock not far beneath the surface.

The City has adopted grading and erosion control ordinances to ensure that soil resources are conserved. Its development review processes ensure that new buildings and infrastructure are engineered to take soil properties into consideration.

Mineral Resources

San Leandro's principal mineral resources are volcanic rocks, such as basalt, andesite, and rhyolite. Rhyolite deposits in the East Bay Hills have been used for construction and development for more than a century. San Leandro's only quarry—located east of the City limits on Lake Chabot Road—ceased operation in the 1980s. That quarry began operation in 1886 and was used to produce aggregate and fill for many East Bay construction projects. Although additional rock resources remain on the site, future quarrying activity is unlikely due to potential environmental impacts and stringent permitting requirements. The quarry is currently under the jurisdiction of Alameda County. (Please consult Page 137 for additional discussion of the quarry)

Dredge Spoils Disposal

Dredging, and the disposal of dredge spoils, are a large part of the cost of operating the San Leandro Marina. The City has received federal funds for dredging since the early 1970s. The boat basin is dredged about once every eight years, while the Maltester Channel is dredged about every four years. Dredging is authorized to a depth of 8 feet.

Although the City maintains a dredge materials management site, current federal regulations stipulate that the site may be used for drying purposes only. Because the site is also managed as a tidal mudflat and provides habitat for shorebirds, its use for additional spoils disposal is not assured. Ongoing coordination with state and federal agencies will be necessary to develop long-range solutions for spoils disposal.

Groundwater Management

San Leandro is underlain by an aquifer, a permeable layer of rock and soil which stores water that has percolated into the ground. The aquifer actually consists of several layers, some as shallow as 10 feet and others as deep as 500 feet below the surface. Until the early 1900s, most San Leandro residents relied on the shallow layers for drinking water and irrigation. As the City grew, this supply became inadequate and a central water system linked to reservoirs and storage tanks was constructed.

Today, about 900 wells remain in the City. Most are dormant or are used for industry and water quality monitoring. Years of groundwater pollution from sources such as underground fuel tanks, improperly disposed waste, and lawn fertilizer make the domestic use of groundwater infeasible in the City today. Because polluted groundwater may migrate long distances, and even contaminate surface waters miles from the source, it is important to make sure that human activities avoid further degradation. A variety of water quality programs, described in Chapter 6, address groundwater protection in the City.



E. CONSERVATION

Water

Water is a limited resource in California, subject to growing demand and constrained supply. Drought or no drought, conservation will be essential to meet projected water demand in the East Bay during the next 20 years. The East Bay Municipal Utility District (EBMUD) has estimated that savings from conservation and reclamation programs can reduce systemwide demand by up to 16 million gallons a day by 2020. While this will not eliminate the need to develop new supplies entirely, it will ensure that existing supplies are being used as efficiently as possible.

The City of San Leandro will continue to work cooperatively with EBMUD to promote water conservation practices in San Leandro. These practices include the use of drought tolerant landscaping, low-flow plumbing fixtures, time-controlled irrigation systems, and other techniques which ensure that water is not wasted. Economic and financial incentives, including variable rate structures, have also proven to be an effective way to achieve conservation in the EBMUD service area. San Leandrans consume less water per capita than their counterparts in the hotter, drier parts of the service area—but there is still room for improvement.

Public education is the cornerstone of local water conservation efforts. EBMUD has made substantial investments in publications, school curricula, conferences, workshops, billboards, advertising, and other media to raise public awareness and influence behavior patterns.



One of the most effective ways to reduce potable water demand is to cut down on the use of high-quality drinking water for landscape irrigation. If properly treated, recycled wastewater or “graywater” from homes and businesses can be effectively used for this purpose. Recycled water systems have already been developed at the San Leandro and Oro Loma Water Pollution Control Plants, but only a small portion of the effluent at each facility is presently being reused.

Treated effluent from the San Leandro plant is used to irrigate golf courses in Alameda and will be used on the remodeled Galbraith Golf Course in Oakland. As funding allows, extension of this system to the Monarch Bay Golf Course is being pursued. Recycled water from the Oro Loma Plant is used on the Sky West Golf Course in Hayward. The technology exists for more widespread application of recycled water, including its use for certain industrial processes and even in commercial and industrial plumbing. Such applications will be encouraged in the future, as they become more economically viable.

Solid Waste and Recycling

Because landfill space is limited, San Leandro and other California cities have embarked on programs to reduce the amount of waste that residents and businesses generate. Many of these programs are the result of a 1989 mandate from the State legislature known as the California Integrated Waste Management Act (AB 939). AB 939 required that all cities reduce the amount of solid waste requiring landfill disposal by 25 percent by 1995 and 50 percent by 2000. The law also required that cities develop Source Reduction and Recycling Elements (SRRE) to specify how they would achieve these goals. San Leandro adopted an SRRE in the early 1990s.

There are two major solid waste service providers in San Leandro, making interagency coordination an important part of achieving recycling targets. About two-thirds of the City is served by Alameda County Industries, a private hauler under contract with the City of San Leandro. The remainder of the City—primarily the Washington Manor area—is served by the Oro Loma Sanitary District. The City, ACI, and Oro Loma have all initiated education and outreach

What's a "Green Building"?

Traditional building practices consume more of our resources than necessary, and can contribute to environmental problems such as air and water pollution, and depletion of forests and energy resources. "Green buildings" are deliberately designed to reduce impacts on the environment. They are energy-efficient, use renewable or recycled construction materials, and are designed to conserve water and reduce waste.

"Green" building practices include:

- The use of building materials with at least some recycled content.
- Minimal construction waste.
- Siting and design to conserve energy and reduce heating and cooling losses.

- Siting and design to conserve natural features such as trees.
- Minimal use of toxic or potentially hazardous construction materials.
- Mechanical ventilation systems which ensure adequate fresh air circulation.
- Accommodation of bicycles, carpools, and other "alternative" modes of transportation.
- Drought-resistant landscaping.
- Reclaimed water systems or recycling of greywater in plumbing.

All of these principles share the common theme of reducing the impact of buildings on the environment while protecting the health and well-being of building occupants.

efforts to discourage unnecessary waste disposal and promote home composting. The City has a recycling and waste prevention business assistance program, provides grants to organizations that promote recycling, and encourages "green" businesses. It also sponsors events such as a Citywide Garage Sale, to encourage the reuse of products that would otherwise be discarded.

Probably the most familiar and far-reaching program implemented in the wake of AB 939 is curbside recycling. This program was initiated in San Leandro in the early 1990s and was subsequently expanded to include green waste recycling. ACI has developed a facility on Aladdin Street where paper, glass, aluminum, and other recyclable materials are sorted for processing. ACI and Oro Loma also have programs for wastes requiring special handling, including motor oil, bulky items (such as furniture and refrigerators), and household hazardous waste.

In 1999, an estimated 223,000 tons of solid waste were generated in the City. Of this total, about 132,000 tons were landfilled, for a diversion rate of 43 percent. In 1999, approximately 14,500 tons of recyclables were collected from residential

customers and 2,400 tons were collected from non-residential customers. By 2000, the landfill diversion rate was estimated at 52 percent, exceeding the target set by AB 939.

The City has set a landfill diversion goal of 75 percent for the year 2010. Several areas have been specifically targeted to help bring the City closer to this goal. These include expanded recycling of construction and demolition debris (concrete, asphalt, wood, etc.), the use of recycled construction materials (see the discussion of "Green Buildings" above), and more aggressive programs targeted to apartment dwellers and local businesses. A program for food waste recycling at local restaurants has been discussed and a program to recycle fluorescent light bulbs is being considered. Customer rewards for exemplary recycling practices have been effective in nearby communities and also may be considered. There are also plans to develop a Materials Recovery Facility (MRF) at the Davis Street Transfer Station, where recycled materials will be sorted for processing.

Energy

San Leandrans depend on energy for transportation, communication, heating and cooling, lighting, and virtually every other aspect of modern living. Most of the energy consumed in the City is imported through natural gas pipelines, electric transmission lines, and fuel trucks. Its availability and cost are, to a great extent, beyond the City's control and are governed by increasingly complex market forces and public sector decisions.

During the late 1990s, California began the phased deregulation of electric utilities, allowing prices to be set by market forces rather than the California Public Utilities Commission. In theory, this was to create less expensive energy and greater market efficiency. In fact, a combination of factors led to a serious energy crisis in the state by Winter 2000, including rolling blackouts and dramatic price increases.

At this point, it is uncertain how the state power system will operate in the future. Regardless of the outcome, energy conservation must remain a priority. Even though San Leandro's mild climate keeps heating and cooling costs relatively low, energy expenditures can be a significant part of a household or business budget. Moreover, the reliability of the local energy system is essential to the economic health of the City and its local industries. Policies in the General Plan treat the current energy crisis as a long-term challenge, to be addressed not only by encouraging conservation but by promoting greater self-reliance and increased use of alternative energy sources.

Conservation remains the most effective and immediate strategy for reducing the City's vulnerability to rolling blackouts and rising utility bills. The City of San Leandro has embarked on comprehensive energy conservation measures in its own operations, raising thermostats, avoiding unnecessary lighting, and shutting down computers and other energy-consuming equipment during non-work hours. Educational programs spearheaded by Pacific Gas and Electric (PG&E), the City, and local schools have emphasized the ways in which consumers can reduce energy costs at home and at work. Programs to weatherize older homes, use more energy-efficient furnaces and appliances, and install energy efficient lighting are more popular than ever before. The City also enforces state standards for energy efficiency in its review and permitting of construction projects.

Although the current crisis has focused on electricity and natural gas, it is important to keep in mind that transportation is the greatest consumer of energy in California. The most far-reaching conservation efforts may consist of strategies to reduce driving, improve vehicle fuel efficiency, and promote the use of alternative fuel vehicles. The land use and transportation strategies at the heart of this General Plan seek to accomplish these objectives, with the parallel objectives of improving air quality and reducing traffic congestion. The same strategies identified in the Transportation Element—improved transit, better bicycle and pedestrian facilities, mixed use development, and more efficient traffic flow—all support energy conservation principles.

Greater self-reliance can be promoted by expanding the use of local energy resources. San Leandro does not have its own natural gas, petroleum, or coal reserves, but it does have resources that can reduce demand on the transmission grid. Climatic conditions in the City are favorable to the use of solar energy, particularly for small-scale applications such as domestic water heating. The City's planning and building requirements presently accommodate solar panels and other forms of solar access. Additional ordinances and other measures may be considered to protect access to sunlight on San Leandro properties, retrofit public buildings with solar generators, and encourage site planning practices which take advantage of solar energy opportunities.



Tree planting at
a San Leandro Creek
clean-up event,
2001

PHOTO COURTESY OF FRIENDS OF SAN LEANDRO CREEK

There are other non-traditional energy resources in the City. A methane recovery system at the Oyster Bay Regional Shoreline has enabled the recovery of methane gas from the former landfill at this site; this gas has been burned to generate steam, which has been used in turn by nearby industries. The City also has the potential for cogeneration facilities, or facilities that use waste heat from industrial processes to drive electric turbine generators. The San Leandro Wastewater Pollution Control Plant has such a facility. The City can encourage the use of these technologies through its business development programs, its support for state and federal energy tax credit programs, and its adoption of local planning and building regulations which accommodate their use.

Goal: Rehabilitation of Existing Parks

21

Maintain and improve San Leandro’s existing parks and recreational facilities.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

21.01

PARK REHABILITATION

Encourage the rehabilitation of the City’s parks to provide residents of all ages and physical capabilities with access to as wide a variety of recreational experiences as possible. Park improvements should maintain a balance between active and passive recreation areas and should ensure that the park system benefits a diverse range of interest groups.

- Annual Budget
- Capital Improvement Program
- Follow-Up Plans/Studies
- Grants
- Park Bond Measure

Action 21.01-A: Parks Action Strategy

Develop and implement a Citywide Parks Action Strategy, including an up-to-date assessment of community needs and public opinion, overall principles for park use, site plans for each park, capital improvement projects, and a funding and implementation program. To the extent feasible, the Action Strategy should build upon previously developed master plans, updated as needed based on input from neighborhood and community groups in the vicinity of each park.

Action 21.01-B: Park Bond Measure

Develop a proposal for a citywide park bond measure that would emphasize funding for the rehabilitation of neighborhood and community parks, and the replacement of aging or obsolete equipment and facilities. As an initial step, a detailed list of facilities and costs should be developed. Projects should be selected to ensure that each neighborhood in the City will benefit and should be based on a comprehensive evaluation of citywide needs and conditions in each park.

Action 21.01-C: ADA Compliance

Complete Americans With Disabilities Act (ADA) compliance upgrades for all City parks.

21.02

PARK MAINTENANCE

Provide for the regular, systematic maintenance of San Leandro’s parks and recreational facilities to prevent deterioration, ensure public safety, and permit continued public use and enjoyment.

- Annual Budget
- Assessment District
- Public Works Maintenance

Action 21.02-A: New Funding Sources for Maintenance

Evaluate the feasibility of increasing funding for park maintenance through a variety of sources, such as landscape and lighting assessment districts.

21.03

PRIORITY ON RENOVATION

Where cost savings and equivalent benefits would be achieved, rehabilitate existing recreational facilities before building entirely new facilities. A priority should be placed on renovating athletic fields and swimming pools, and replacing outdated facilities with new facilities that are safe, attractive, and better meet current needs.

- Annual Budget
- City Operating Procedures
- Recreation and Parks Commission
- School/City Liaison Committee

Action 21.03-A: Lighting of Sports Fields

Determine the feasibility of installing lights at selected parks and athletic fields to accommodate evening sports activities. A critical factor in this evaluation should be the potential for impacts on nearby neighborhoods and the ability to mitigate such impacts through site planning, lighting design, and scheduling.



21.04	<p>PARK STEWARDSHIP</p> <p>Promote pride of ownership in local parks by involving local residents and neighborhood groups in park maintenance and improvement, recreation programs, community outreach, and special events.</p>	<ul style="list-style-type: none"> ● City Operating Procedures ● Recreation and Parks Commission
21.05	<p>COMMUNITY INPUT</p> <p>Ensure that programs and facilities in parks reflect the priorities of residents in the surrounding neighborhoods. Conduct regular community outreach, workshops, and ongoing liaison with neighborhoods to solicit public input on park issues.</p>	<ul style="list-style-type: none"> ● Public Education and Outreach Programs ● Recreation and Parks Commission
21.06	<p>PARK SAFETY</p> <p>Maintain a high level of personal safety and security in the City’s parks by encouraging broad community use, diversifying park activities, promoting neighborhood watch and stewardship programs, enforcing park ordinances and codes, maintaining effective graffiti abatement and litter removal programs, and undertaking design changes that improve visibility and access.</p>	<ul style="list-style-type: none"> ● Annual Budget ● City Operating Procedures ● Code Enforcement ● Program Development
21.07	<p>MANAGEMENT AND ADMINISTRATION</p> <p>Ensure that park operations and maintenance programs are carried out through the most efficient City organizational structure possible.</p> <p><i>Action 21.07-A: Organizational Evaluation</i> <i>Evaluate the organizational structure of the City’s park maintenance program to determine if there are any changes that would improve the level of service, eliminate possible redundancies, and allow for more efficient operation.</i></p> <p><i>Action 21.07-B: Mulford Park Purchase</i> <i>Pursue the purchase of Mulford Park and its on-going maintenance as a City facility. If this proves to be infeasible, renew the City’s lease on the park and work with the Mulford Gardens Improvement Association to ensure that it is maintained in good condition.</i></p>	<ul style="list-style-type: none"> ● Annual Budget ● City Operating Procedures
21.08	<p>SITING OF NEW BUILDINGS</p> <p>Require that new recreational buildings and other structures within parks are sited in a manner that minimizes their impacts on useable open space, avoids conflicts with existing park activities and nearby residential neighborhoods, and is compatible with the natural setting.</p>	<ul style="list-style-type: none"> ● Park Action Strategy ● Recreation and Parks Commission

21.09

SCHEDULING AND PROGRAMMING

Coordinate the scheduling and programming of recreational activities to avoid conflicts and more evenly distribute activities among City parks. Improve coordination of field maintenance and scheduling between the City and the school districts to maximize the availability of recreational facilities to the public.

- City Operating Procedures
- Joint Use Agreements
- School/City Liaison Committee

21.10

BUDGET ALLOCATION

Ensure that a high level of support is provided for park maintenance and operations in the annual municipal budget.

- Annual Budget

Action 21.10-A: User Fee Updates

Annually update the fees charged for facility rentals, recreation programs, and other activities to ensure that they are appropriate and equitable.

21.11

PARK CONCESSIONS

Where compatible with other park activities and consistent with the mission of the City's Recreation and Human Services Department, consider the feasibility of revenue-generating concessions and other privately sponsored activities that generate funds for park rehabilitation and maintenance.

- City Operating Procedures
- Public/Private Partnerships
- Recreation and Parks Commission



Goal:

22

Development of New Parks

Develop additional parkland in the City to better meet existing needs and to respond to future needs.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

22.01

LEVEL OF SERVICE

Achieve the following service standard for parks:

- At least 4.86 acres of improved parkland per 1,000 residents.
- A park within one-half mile of each San Leandro resident.

As defined in this Policy, this standard shall include community, neighborhood, and mini-parks, as well as school athletic fields and play areas for which joint use agreements exist. Pursuant to the Quimby Act, the standard also includes the Monarch Bay Golf Course in the baseline acreage. The standard does not include passive regional park areas, wetlands, and open spaces where the primary purpose is resource conservation rather than recreation. When evaluating the City's progress toward meeting this standard, it should be recognized that school facilities covered by joint use agreements may be unavailable during school hours, and therefore may not meet recreational needs to the same extent as City parks.

- Capital Improvement Program
- Development Review
- Impact/In-Lieu Fees
- Joint Use Agreements
- Redevelopment Project Funding

22.02

PARK DEDICATION

Require new residential development to pay an impact fee and/or to dedicate parkland to offset the increase in park needs resulting from new residents. Where on-site parkland is dedicated, it should be improved, maintained, and accessible to the general public.

- Development Review
- Impact/In-Lieu Fees

Action 22.02-A: Update of In-Lieu Fee

Update the park in-lieu fee ordinance to better reflect current costs and needs, and to address park needs generated by infill development as well as new subdivisions. Consideration should be given to a tiered fee structure rather than allowing the entire park dedication requirement to be met on-site for large projects.

22.03

NEW PARKS

Pursue opportunities for new parks that augment those dedicated within private development. When planning for such parks, place a priority on sites and/or facilities that:

- Would benefit neighborhoods or user groups that are currently underserved by park and recreational facilities.
- Meet a recreational facility need that has been identified by the community as a top priority.
- Have a funding source identified.
- Have strong community support and advocacy.
- Would protect a special resource such as a historic building or sensitive natural area.
- Have a willing seller or site donor.

Action 22.03-A: Pursuit of Additional Funds

Pursue diverse funding for park improvements, including but not limited to the General Fund, development impact fees, the redevelopment agency, private donations, gifts and endowments, bond measures, and federal and state grants.

Action 22.03-B: New Sports Complex

Pursue the development of a major community park and sports facility at a location near the geographic center of San Leandro. In the event a suitable site cannot be acquired or funding for such a project is infeasible, consider upgrades to existing recreational areas (including Burrell Field) to better meet the demand for additional facilities.

(see also Action 7.12-B regarding Burrell Field)

- Capital Improvement Program
- City Operating Procedures
- Grants
- Impact/In-Lieu Fees
- Park Action Strategy
- Public/Private Partnerships
- Redevelopment Project Funding

22.04

SITE PLANNING GUIDELINES

Ensure that new parks are designed to maximize public access and visibility, and minimize the potential for conflicts with surrounding uses.

- Development Review
- Park Action Strategy

22.05

PROVISIONS FOR MAINTENANCE

Ensure that any proposal for new park or recreational facilities includes a commitment to a high level of ongoing maintenance.

- Assessment District
- City Operating Procedures
- Development Review

22.06

POCKET PARKS

Work with neighborhood groups to develop mini-parks, landscaped pockets, community gardens, and similar areas that beautify neighborhoods, build community spirit, and provide places of enjoyment within residential areas.

- City Operating Procedures
- Public Education and Outreach Programs

22.07

PARK OPPORTUNITY SITES

Pursue opportunities for new parks on sites that are underutilized, vacant, or located within major redevelopment project areas. Where possible, consider the feasibility of acquiring such sites as parkland as they become available for sale or redevelopment.

- Capital Improvement Program
- Grants
- Redevelopment Project Funding

(see also Action 3.10-A regarding the use of vacant land for parks).

22.08

TRAILS

Encourage the development of additional trails within the City.

- Intergovernmental Coordination
- Public/Private Partnerships

Action 22.08-A: Use of Railroad/Flood Control Rights-of-Way

Explore opportunities for new trails along the Alameda County Flood Control Channel levees and the Union Pacific Railroad. If any rail line in the City is declared surplus at a future date, place a high priority on its reuse as a linear park and/or trail.

(see also Policy 14.03 on the development of bicycle trails)

22.09

OPEN SPACE EASEMENTS

Explore the use of easements, long-term leases, cooperative agreements and other cost-effective means of acquiring or sharing open space with other owners.

- Intergovernmental Coordination
- Public/Private Partnerships

22.10

OPEN SPACES IN NEW DEVELOPMENT

Promote the inclusion of plazas, courtyards, landscaped commons, and other publicly accessible open spaces within new commercial, industrial, and public facility development.

- Design Guidelines
- Development Review
- Zoning

22.11

PRIVATE SECTOR FACILITIES

Encourage privately owned and operated recreational facilities that are open to the general public, provided that such facilities are compatible with surrounding uses and consistent with community goals. Examples of such facilities include skating rinks, driving ranges, batting cages, family fun centers, and bowling alleys.

- Business Development Programs
- Public/Private Partnerships

Goal: Regional Parks

23

Maximize the potential benefits of the East Bay Regional Park District system for San Leandro residents.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

23.01

OYSTER BAY REGIONAL SHORELINE

Maintain Oyster Bay Regional Shoreline Park as permanent open space. Support EBRPD efforts to develop recreational facilities, such as picnic areas, interpretive trails and plaques, and children's play areas, at Oyster Bay.

Action 23.01-A: Update of Oyster Bay Park Plan

Encourage EBRPD to update the Land Use Master Plan for Oyster Bay Regional Park, and work with EBRPD to solicit citizen input in the update process.

- Intergovernmental Coordination

23.02

PUBLIC AWARENESS OF EBRPD FACILITIES

Promote greater public awareness of the East Bay Regional Park District lands and facilities in and around San Leandro, including Oyster Bay Shoreline, Fairmont Ridge, Lake Chabot, and Anthony Chabot Regional Park. Improve access to these parks from San Leandro, and advertise these parks to San Leandro households.

Action 23.02-A: EBRPD Publicity

Publicize EBRPD facilities and activities through local access cable TV, an internet web link between the City's webpage and the EBRPD webpage, program information in San Leandro's Recreation Guides, park directional signs, and similar methods.

- Intergovernmental Coordination
- Public Education and Outreach Programs



23.03

BAY AND RIDGE TRAILS

Support the development and improvement of a regional trail system in and around San Leandro, including the Bay Trail and the Ridge Trail. Work with EBRPD to improve access from San Leandro neighborhoods to these trails by improving existing trails, and developing new spur trails, bike lanes, and signage.

- Capital Improvement Program
- Grants
- Intergovernmental Coordination

Action 23.03-A: Bay Trail Missing Links

Work with the EBRPD to complete the following improvements to the Bay Trail within San Leandro:

- *Construction of a bicycle/pedestrian bridge across Oyster Bay Slough.*
- *Development of a signed bike route along Neptune Drive between Williams Street and Marina Boulevard.*
- *Spur trails between the Bay Trail and nearby San Leandro neighborhoods.*

Action 23.03-B: Ridge Trail Spurs

Work with the EBRPD to improve access to the Bay Area Ridge Trail and other regional parks in the East Bay Hills by:

- *Upgrading the existing trail along San Leandro Creek from the City's Chabot Park (at the end of Estudillo Avenue) to the Lake Chabot Dam.*
- *Providing trail access across Fairmont Ridge from the Bay-O-Vista area to Anthony Chabot Park, and*
- *Supporting development of a trail from San Leandro's Chabot Park to Dunsmuir House and Dunsmuir Ridge (in Oakland), with connections to Anthony Chabot Regional Park.*

(See Goal 14 for additional policies and actions on San Leandro's trail system.)

23.04

LOCAL BENEFITS FROM EBRPD

Ensure that future regional park bond measures and EBRPD capital improvement programs include significant funding for projects in and around San Leandro. Work with Park District staff and the Board member(s) serving San Leandro to ensure that the City's interests are well represented.

- City Operating Procedures
- Intergovernmental Coordination
- Recreation and Parks Commission

23.05

CITY/EBRPD PARTNERSHIPS

Pursue partnerships and joint efforts with EBRPD to fund, build, and maintain recreational improvements that benefit San Leandro residents.

- Intergovernmental Coordination

23.06

COORDINATION WITH EBRPD

Coordinate the City of San Leandro’s recreational planning, programming, and marketing with the EBRPD to avoid overlap, encourage collaboration, and increase recreational opportunities for San Leandro residents.

- Intergovernmental Coordination
- Public Education and Outreach Programs

Goal: Joint Use

24

Aggressively pursue additional agreements with the School Districts, the Boys and Girls Club, and other agencies and organizations to ensure that San Leandro’s open spaces and recreational facilities are available for public use.

24.01

JOINT USE AGREEMENTS

Promote joint use agreements between the City and the San Leandro and San Lorenzo Unified School Districts to maximize public access to school recreational facilities and grounds during non-school hours. Emphasize agreements which:

- provide access to facilities which are currently lacking in existing City parks, such as swimming pools, gymnasiums and sports fields.
- benefit areas that currently lack neighborhood or community parks.

- Intergovernmental Coordination
- Joint Use Agreements
- Joint Use Master Plan
- School/City Liaison Committee

Action 24.01-A: Joint Use Facilities Master Plan

Under the direction of the School/City Liaison Committee, develop a Joint Use Facilities Master Plan. The Master Plan would be a collaborative effort between the City and both School Districts and would strive to restore a stronger partnership between the City and the Districts. It would explore the ways that each school recreation area can complement the City park system to develop a more fully integrated and balanced network of parks and open spaces.

Action 24.01-B: Additional Agreements

Develop agreements with both School Districts to allow after-school and weekend public access to all school campuses and recreational facilities.

24.02

COMPREHENSIVE APPROACH

Consider joint use in the broadest possible context, including recreational programs, capital improvement projects, maintenance, and community outreach as well as the shared use of facilities. Coordination between the City and the School Districts in the programming of recreation and sports activities should be encouraged so that the widest range of opportunities are provided to San Leandro residents.

- City Operating Procedures
- Intergovernmental Coordination

24.03

PROBLEM SOLVING

Partner with the School Districts to develop creative solutions to the maintenance, liability, security, and funding challenges associated with the joint use of school properties for public recreation.

- Joint Use Agreements
- School/City Liaison Committee

24.04

SCHOOL CAMPUS DESIGN CHANGES

Work with the School Districts to implement design changes that allow school grounds to function as neighborhood parks as well as school recreation and athletic field areas, particularly in neighborhoods that lack existing parks. Such improvements should be consistent with school site master plans and should provide mutual benefits for both the School Districts and the City. Typical improvements might include tot lots, pathways, landscaping and shade trees, picnic areas, community gardens, ballfields, and similar aesthetic and recreational amenities.

- Capital Improvement Program
- Joint Use Agreements
- Joint Use Master Plan
- Park Bond Measure
- School/City Liaison Committee

Action 24.04-A: San Leandro USD Rehabilitation Projects

Work with the San Leandro Unified School District to pursue the rehabilitation of turf areas, the upgrading of hard court areas, the development of additional softball/ baseball and soccer fields, the acquisition of new children's play equipment, and landscaping improvements on school campuses.

Action 24.04-B: San Lorenzo USD Rehabilitation Projects

Work with the San Lorenzo Unified School District to pursue the development of multi-use athletic fields at school sites within the San Leandro city limits.

24.05

ONGOING COMMUNICATION

Maintain ongoing communication between the City Council, the Recreation and Parks Commission, and the School Boards to address issues of mutual concern and promote additional joint use agreements.

- School/City Liaison Committee

Action 24.05-A: Field Reservation Practices

Develop consistent policies and practices for the reservation and use of City and school sports fields.

24.06

NON-PROFIT SERVICE PROVIDERS

Encourage coordination with non-profit recreational service providers in San Leandro (such as the Boys and Girls Club) so that the public becomes more aware of their facilities, programs, and services. Consider joint use agreements with non-profit and/or private companies to further increase access to recreational facilities.

- Grants
- Human Resources Commission
- Joint Use Agreements
- Public Education and Outreach Programs

24.07

OTHER AGENCIES

Explore joint use opportunities with other public or semi-public agencies to provide for appropriate recreational uses of their properties and rights-of-way.

- Intergovernmental Coordination
- Joint Use Agreements
- Public/Private Partnerships



Goal:

25

San Leandro Creek

Protect San Leandro Creek as a citywide open space and natural resource.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

25.01

CREEK STEWARDSHIP

Support the efforts of community groups such as the Friends of San Leandro Creek to increase public education and recreation, promote habitat restoration and public access, conduct creek clean-up, maintenance, and monitoring programs, and achieve water quality improvements.

Action 25.01-A: Watershed Management Program Implementation

Following the completion of the San Leandro Creek Watershed Management Program, consider implementing those programs that are relevant to the City of San Leandro. These programs address public education, pollution prevention, biological resource enhancement, waterway operations and maintenance, and land use and development.

Action 25.01-B: Community Program Support

Continue to support community-based ecological survey, water quality monitoring, and clean-up programs.

- City Operating Procedures
- Creek Restoration Projects
- Watershed Management Plan

25.02

CREEKSIDE DEVELOPMENT

Require new development adjacent to San Leandro Creek to maintain adequate setbacks from the top of the creek bank, dedicate public access easements for creekside amenities, and where appropriate, undertake improvements such as erosion control, habitat restoration, and bank stabilization.

Action 25.02-A: Watercourse Protection Ordinance

Consider adoption of a watercourse protection ordinance that would establish more stringent permit requirements for the development of structures within creek setback areas. Solicit extensive community input in the preparation of such an ordinance, particularly from creekside property owners.

- CEQA
- Development Review
- Municipal Code and Ordinances

25.03

BALANCED OBJECTIVES

Ensure that future creekside improvements balance the objective of greater public access with the objectives of restoring wildlife habitat, minimizing flood hazards, and respecting the privacy and security of persons living along the creek.

- City Operating Procedures

25.04	<p>ORIENTATION OF NEW STRUCTURES</p> <p>Encourage all new structures on creekside sites to be designed so that the creek is treated as an amenity and focal point.</p>	<ul style="list-style-type: none"> ● Design Guidelines ● Development Review
25.05	<p>HABITAT RESTORATION</p> <p>Encourage the enhancement and restoration of the natural riparian habitat along San Leandro Creek. To the extent feasible, the upper reaches of the creek should be retained as a natural waterway and should not be further channelized for flood control purposes.</p> <p>Action 25.05-A: Chain of Parks</p> <p><i>Pursue the development of an interconnected chain of parks and a continuous trail along San Leandro Creek between Downtown San Leandro and the north end of Preda Street.</i></p>	<ul style="list-style-type: none"> ● Capital Improvement Program ● Creek Restoration Projects ● Flood Plain Management Ordinance
25.06	<p>CREEK MAINTENANCE</p> <p>Support creek maintenance projects that minimize erosion, stabilize creek banks, and protect property from the threat of flooding. Work with private property owners and Alameda County to ensure that fallen vegetation and other potentially hazardous flow obstructions are promptly removed.</p>	<ul style="list-style-type: none"> ● Intergovernmental Coordination ● Public Works Maintenance
25.07	<p>PUBLIC INFORMATION</p> <p>Promote public information on San Leandro Creek, with a focus on youth-oriented environmental programs. The City should support or co-sponsor events such as creek clean-ups, creek walks, student projects, creek classes and workshops, street fairs, and other events that foster greater appreciation of the creek and creek environment.</p> <p>Action 25.07-A: Environmental Education Center</p> <p><i>Develop an Environmental Education Center and Natural History Museum adjacent to San Leandro Creek.</i></p>	<ul style="list-style-type: none"> ● Capital Improvement Program ● Grants ● Public Education and Outreach Programs ● Public/Private Partnerships
25.08	<p>WATERSHED MANAGEMENT</p> <p>Encourage the management of land use and day-to-day activities within the San Leandro Creek Watershed in a way that supports the goal of protecting water quality and habitat within the creek itself.</p> <p>Action 25.08-A: Lake Chabot Releases</p> <p><i>Negotiate an agreement with EBMUD regarding controlled releases of water from Lake Chabot Dam to better sustain fish and wildlife population in the creek.</i></p>	<ul style="list-style-type: none"> ● Flood Plain Management Ordinance ● Intergovernmental Coordination ● Watershed Management Plan

Goal: **Plant and Animal Communities**

26

Identify, protect, and enhance San Leandro's significant plant and animal communities.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

26.01

ECOSYSTEM MANAGEMENT

Promote the long-term conservation of San Leandro's remaining natural ecosystems, including wetlands, grasslands, and riparian areas. Future development should minimize the potential for adverse impacts to these ecosystems and should promote their restoration and enhancement.

- CEQA
- Development Review
- Intergovernmental Coordination

26.02

MITIGATION OF DEVELOPMENT IMPACTS

Require measures to mitigate the impacts of development or public improvements on fish and wildlife habitat, plant resources, and other valuable natural resources in the City.

- CEQA
- Development Review
- Intergovernmental Coordination

26.03

HABITAT RESTORATION

Encourage the restoration of native vegetation in the City's open spaces as a means of enhancing habitat and reducing wildfire hazards.

- Intergovernmental Coordination
- Public Education and Outreach Programs



26.04

SPECIES OF SPECIAL CONCERN

Ensure that local planning and development decisions do not damage the habitat of rare, endangered, and threatened species, and other species of special concern in the City and nearby areas.

- CEQA
- Development Review

Action 26.04-A: Biological Assessments

Require biological assessments for development in areas where special status species may be present. Require mitigation in accordance with state and federal regulations where potential adverse impacts exist.

26.05

SAN LEANDRO SHORELINE MARSHLANDS

Continue the restoration of the San Leandro Shoreline Marshlands as a unique natural area. The emphasis in this area should be on resource conservation, trails and ecological study.

- Program Development
- Shoreline Marshlands Program

Action 26.05-A: San Leandro Shoreline Marshlands Enhancement Program

Continue to monitor the progress of the San Leandro Shoreline Marshlands Enhancement Program. Conduct periodic assessments of hydrology, vegetation, and wildlife in this area, and make adjustments to the management program based on the findings.

Action 26.05-B: Predator Control Plan

Pursuant to the development agreement for Heron Bay, ensure that a predator control plan (controlling feral and domestic animals) is implemented in the San Leandro Shoreline Marshlands. Consider additional measures to improve marsh health, such as a cordgrass control plan.

26.06

INTERGOVERNMENTAL COORDINATION

Coordinate with the appropriate regional, state and federal agencies and other organizations in their efforts to conserve and enhance ecological resources in San Leandro. Refer local projects to these agencies as required for their review and comment.

- Development Review
- Intergovernmental Coordination

Goal: Resource Conservation

27

Promote recycling, water conservation, and other programs which create a more sustainable environment.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

27.01

RECYCLING

Actively promote recycling, composting, and other programs that reduce the amount of solid waste requiring disposal in landfills.

Action 27.01-A: Source Reduction and Recycling Programs

Implement the Source Reduction and Recycling programs necessary to divert 75 percent of San Leandro's wastestream from landfills by 2010.

Action 27.01-B: Waste Reduction Programs

Encourage special bulky waste pick-up events, citywide garage sales, programs offering rebates for inefficient appliances or polluting vehicles, and other waste collection activities that reduce pollution, excessive resource consumption, and improper waste disposal.

Action 27.01-C: Commercial and Multi-Family Residential Programs

Expand recycling programs serving multi-family dwellings and commercial-industrial customers, and develop new recycling programs that target construction and demolition debris and old computers. These programs should include a significant public information and education component aimed at local businesses and should be coordinated through the Chamber of Commerce and other business organizations.

Action 27.01-D: Food Waste Recycling

Implement a food waste recycling program.

Action 27.01-E: Public Education

Expand public education on recycling, particularly for apartment dwellers. Promote school programs that educate children about recycling.

- Solid Waste Management Program

27.02

WATER CONSERVATION

Promote the efficient use of existing water supplies through a variety of water conservation measures, including the use of recycled water for landscaping.

Action 27.02-A: Urban Water Management Plan

Take the actions necessary to implement EBMUD's Urban Water Management Plan at the local level.

- Capital Improvement Program
- Intergovernmental Coordination
- Public Education and Outreach Programs

	<p>Action 27.02-B: Recycled Water use on Golf Courses <i>Coordinate with the Regional Water Quality Control Board, EBMUD, and other agencies to implement plans for recycled water delivery to Marina Park, the Monarch Bay (Tony Lema and Marina) Golf Courses, and other landscaped public areas in San Leandro.</i></p>	
27.03	<p>DROUGHT-TOLERANT LANDSCAPING Encourage the use of native vegetation and drought tolerant non-native vegetation in landscaping plans.</p>	<ul style="list-style-type: none"> ● Water Conserving Landscape Ordinance
27.04	<p>DEVELOPMENT STANDARDS Maintain local planning and building standards that encourage the efficient use of water through such measures as low-flow plumbing fixtures and water-saving appliances. Require water conservation measures as a condition of approval for major developments.</p>	<ul style="list-style-type: none"> ● Building Code ● Conditional Use Permits ● Development Review
27.05	<p>CITY CONSERVATION PRACTICES Ensure that City itself follows conservation practices in its day-to-day operations and is a role model for businesses and residents in the area of conservation. The City should encourage the use of reusable and recyclable goods in its purchasing policies and practices, and should develop strategies that encourage residents and businesses to do the same.</p> <p>Action 27.05-A: Community Conservation Events <i>Promote community events and fairs that increase environmental awareness, such as Arbor Day tree planting, Earth Day activities, shoreline clean-ups, and creek restoration.</i></p> <p>Action 27.05-B: Recycling Incentives <i>Explore incentive programs to promote recycling, including awards or monetary bonuses for exemplary recycling customers.</i></p>	<ul style="list-style-type: none"> ● City Operating Procedures ● Public Education and Outreach Programs

Goal:

28

Energy

Promote the efficient use of energy and a reliable long-term energy supply for San Leandro residents and businesses.

POLICIES AND ACTIONS

IMPLEMENTATION STRATEGIES

28.01

CONSERVATION ADVOCACY

Strongly advocate for increased energy conservation by San Leandro residents and businesses, and ensure that the City itself is a conservation role model.

Action 28.01-A: Energy Retrofits of Public Facilities

Pursue the retrofitting of City facilities to improve energy efficiency, including the development of solar heating systems for public swimming pools and the installation of low wattage lighting. Perform additional retrofitting in the future in the event new technology or new renewable energy sources become available.

- Annual Budget
- City Operating Procedures
- Public Education and Outreach Programs

28.02

PLANNING AND BUILDING PRACTICES

Encourage construction, landscaping, and site planning practices that minimize heating and cooling costs and ensure that energy is efficiently used. Local building codes and other City regulations and procedures should meet or exceed state and federal standards for energy conservation and efficiency.

Action 28.02-A: Land Use Regulations

Review local land use regulations (including the zoning code, building code, and subdivision ordinances) to ensure that there are no obstacles to the use of solar power or the development of alternative energy sources, and to include guidelines that promote solar access in new subdivisions.

- Building Code (Title 24)
- Design Guidelines
- Development Review
- Zoning

28.03

WEATHERIZATION

Promote the weatherization and energy retrofitting of existing homes and businesses, including the development of solar space heating and water heating systems, and the use of energy-efficient lighting, fixtures and appliances.

Action 28.03-A: Incentives for Energy Retrofits

Establishes incentives for energy retrofits upon the sale or purchase of a residence.

- Building Code
- Program Development
- Public Education and Outreach Programs

28.04

LOCAL ENERGY RESOURCES

Accommodate the use of local alternative energy resources, such as solar power, wind, methane gas, and industrial waste heat (cogeneration). Ensure that alternative energy infrastructure is compatible with surrounding land uses and minimizes environmental impacts on the community.

Action 28.04-A: Solar Access Ordinance

Adopt a solar access ordinance which protects opportunities for solar heating of San Leandro residences.

Action 28.04-B: Solar Panel Siting Guidelines

Adopt guidelines for the placement of solar heating panels on San Leandro residences and establish a fee reduction or fee waiver policy for persons installing solar heating systems that meet these guidelines. The guidelines should ensure that the visual impacts of solar panels (from the street and surrounding properties) are minimized.

- Building Code
- Development Review
- Municipal Code and Ordinances
- Zoning

28.05

PUBLIC INFORMATION AND EDUCATION

Promote public information and education on energy conservation and retrofit programs, in part through partnerships with the agencies offering such programs.

Action 28.05-A: Realtor and Lender Programs

Work with local realtors and lenders to distribute information on local energy retrofit programs, "energy star" products, energy-efficient mortgages, energy-related tax credits, and local contractors providing retrofit and weatherization services.

Action 28.05-B: Public Information

Develop and disseminate information to San Leandro residents and businesses on energy conservation. Work with the School Districts to provide similar information to school children and their families.

- Public Education and Outreach Programs
- Public/Private Partnerships

28.06**REDUCING PEAK DEMAND**

Encourage innovative responses to reduce peak demands on the electric power grid, such as flexible work shifts and the development of local power sources.

Action 28.06-A: Energy Municipalization

Closely monitor the state and national energy situation to develop appropriate local responses. The City should keep open the option of creating a municipal energy department responsible for purchasing and delivering power to local customers.

Action 28.06-B: Rolling Blackout Warning System

Work with local business and homeowner organizations to develop early notification and warning systems prior to planned power outages (e.g., “rolling blackouts”).

- Public/Private Partnerships

(Please consult Chapters 4 and 6 for Transportation and Air Quality policies that support energy conservation by promoting bicycling, walking and public transit, and encouraging a development pattern which minimizes the need to drive.)