

ALTERNATIVES FOR THE CITY OF SAN LEANDRO BOAT HARBOR BASIN TOWN HALL MEETING

November 17, 2010
7:00 p.m. – 9:00 p.m.
15301 Wicks Boulevard, Marina Community Center

MEETING NOTES

I. Welcome and Introductions

City Manager Hollister called the meeting to order at 7:00 p.m. and welcomed everyone present. He introduced Business Development Manager Battenberg to give an overview of the discussions, effort, and process to consider enhancing the shoreline and the marina over past years to the present time; Public Works Director Bakaldin to give an overview of the harbor, dredging, Shoreline Enterprise Fund; and Facilities and Open Space Manager Pollart to present preliminary options in the Harbor Basin Alternatives Study.

II. Discussion

Business Development Manager Battenberg, Public Works Director Bakaldin, and Facilities and Open Space Manager Pollart gave a powerpoint presentation, as stated above (see attached slides).

The public in attendance provided the following input or asked questions:

- There should be an attempt to try to save a portion of the harbor; dredge the inner harbor. The future shoreline development needs the harbor to create a more aesthetic and desirable setting for people to come visit.
- Would revenue generated from the proposed new homes be enough to pay the cost of dredging? *Initial revenue generated would be first used for necessary infrastructure for the new development including roadways, utilities, and amenities such as the 15-foot shoreline trail, park areas and bocce courts.*
- ESA should be alerted that the Alameda County Flood Control District has a large storm drain line that brings silt from run-off southeast of the existing boat launch.
- Can dredge material be pumped to the nearby disposal site instead of trucking it, to reduce costs? *No. It is too expensive to pump; it costs less to truck the material. It was also explained that even if dredging were significantly reduced and appeared affordable for the entire inner harbor, the cost of disposing the dredged material would still be cost prohibitive.*
- What is the purpose harbor basin alternatives? They seem to be the reasons for the new development. *Staff interjected that the study will help the City decide what is possible for the future. It will determine what the City can do and what the costs will be. Doing nothing and letting it silt up into a mudflat is not a good alternative as is to continue with a 462 slip harbor.*
- The shortfall of revenue to operate the marina did just not occur recently. The City has been fortunate in past years that the Federal government has been able to fund dredging projects. However, the government does not have funds available

anymore. Rather than letting the harbor silt-up, the City must be proactive in creating a comprehensive plan for the inner harbor and the development of the land.

- The alternatives presented were disappointing. The City has not adequately advertised and promoted the marina. The high costs of dredging appeared inflated. Funding for city parks, street improvements such as medians, lighting and landscaping should be diverted to dredging and maintaining the marina.
- The plans appeared well conceived. It was recommended that there be an increase in boater fees and that more concessions be included in the shoreline to generate revenues.
- Although the Harbor Operations continue to operate at a loss, the City should try to keep a portion of the harbor. The boat harbor is necessary to keep Horatio's, the Marina Inn, and El Torito's desirable for paying customers.
- Has the City explored making the marina a commercial harbor to obtain some financing for dredging? *Yes. A 12-foot deep channel would need to be maintained. That depth plus the distance to the ocean water makes it cost prohibitive.*
- With the exception of the proposed housing, the alternatives for the future of the basin plus the new development look well planned.
- Audrey Velasquez, General Manager of the San Leandro Marina Inn, stated that the guests love the boats in the harbor and recommended the partial dredge alternative in order to maintain some boats.
- Concern was expressed with the three-story office buildings and the parking structure. *Staff interjected that the developer has explained at past meetings that restaurants and hotels by themselves would not be successful without the office and residential components. All of the various uses have a synergy – to complement and support one another.*
- The basin alternatives should include walking bridges or paths to improve the connection and accessibility around the perimeter edge of the inner basin. If a natural area (small island) is planned for the inner basin, it should be made accessible via bridge or walking path.
- A gate should be considered at the opening of the inner harbor for the purpose of retaining water inside the basin at low tide. This would prevent the unpleasant appearance of mud and potential odors at low tide.
- A beach area in the basin should require a lifeguard for safety.

III. Adjourn

The meeting adjourned at 9:05 p.m.