An aerial photograph of a marina center. The central feature is a large, circular basin with a dark, calm surface. The basin is surrounded by a concrete or paved embankment. To the right of the basin, there is a row of buildings, including a large, multi-story structure and several smaller, single-story buildings. A road or driveway runs along the right side of the buildings. The overall scene is a mix of natural water and man-made structures.

Marina Center
October 6, 2009
Report to Council on CEQA Process and Final EIR



Introduction

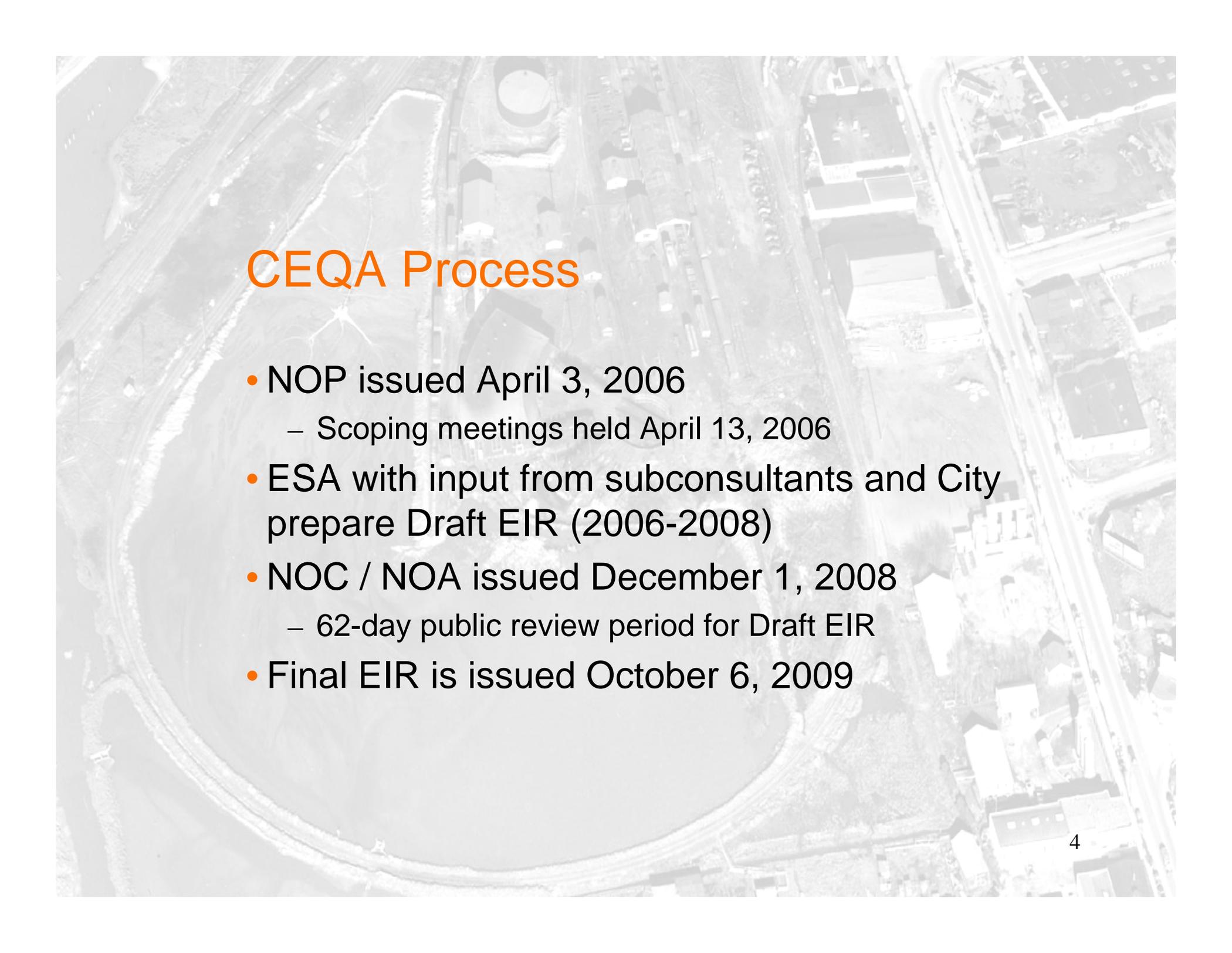
- Project Description
- Overview of CEQA Process/Next Steps
- Marina Center Final EIR Structure and Format
- Key Issues Raised in comments and responses to comments

Project Description and Overview

- Proposed Project
 - Phase 1
 - Remediation and wetland restoration/reserve
 - Future Phases
 - LCP Amendment
 - Mixed use development
 - Improved circulation and public access



SOURCE: Baysinger Partners Architecture PC, 2009



CEQA Process

- **NOP issued April 3, 2006**
 - Scoping meetings held April 13, 2006
- **ESA with input from subconsultants and City prepare Draft EIR (2006-2008)**
- **NOC / NOA issued December 1, 2008**
 - 62-day public review period for Draft EIR
- **Final EIR is issued October 6, 2009**



Next Steps

- Final EIR certification and public hearing on CDP for Phase 1, tentatively scheduled for October 20, 2009
- NOD filed with County Clerk
- Issuance of grading permit
- Phase 1 construction
- Subsequent development phases subject to future City and other regulatory agency entitlements



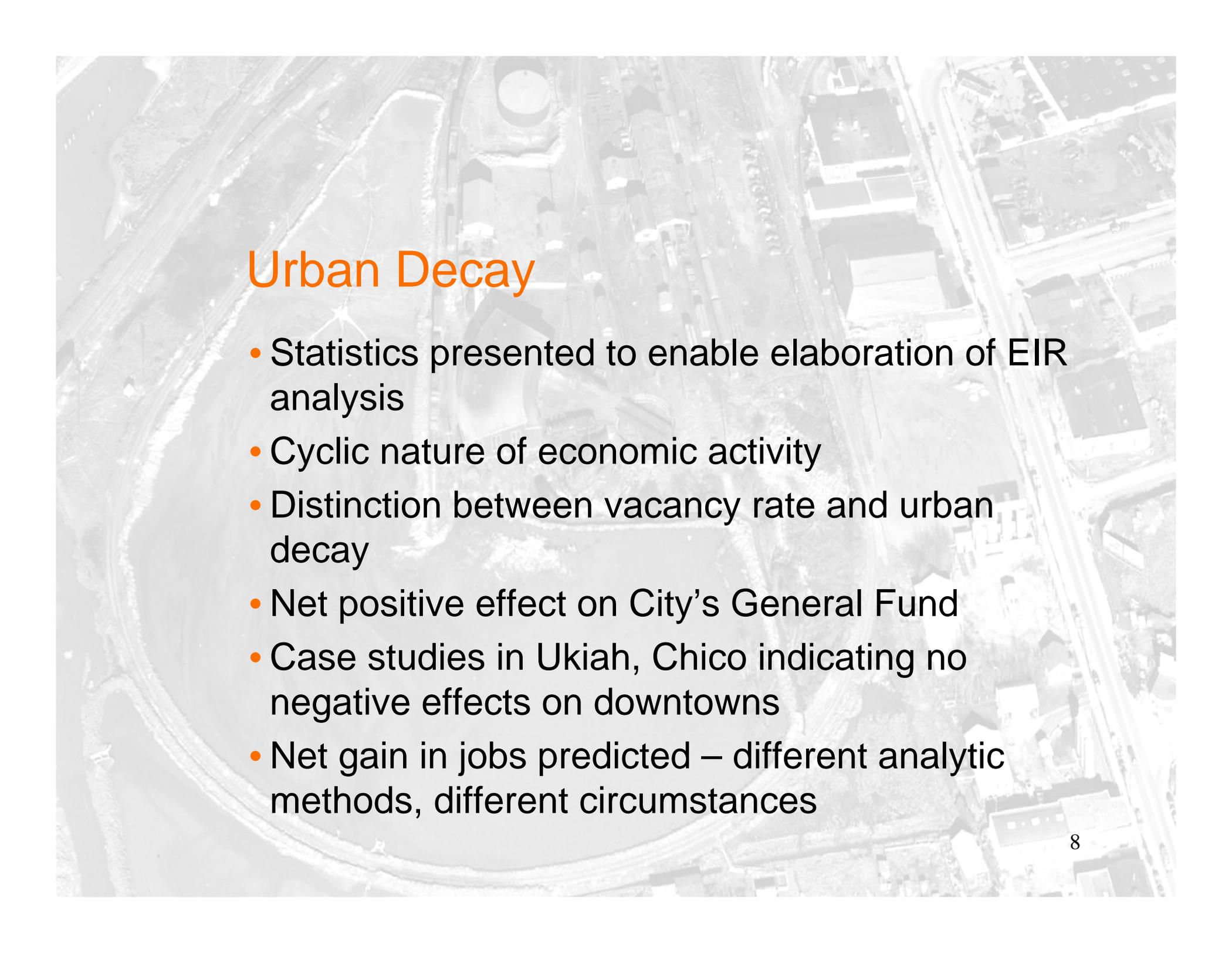
Final EIR Structure and Format

- Final EIR consists of Draft EIR plus Response to Comments
 - Errata/Changes to Draft EIR
 - Master responses for common themes, major issues
 - Individual responses to all comments
 - Mitigation Monitoring and Reporting Program
 - Appendices



Key Issues and Response

- Urban decay
- Visual aesthetics
- Traffic
- Cultural resources
- Coastal zone land use and wetland fill policies
- Site remediation
- Wastewater capacity
- Sea level rise/greenhouse gas emissions



Urban Decay

- Statistics presented to enable elaboration of EIR analysis
- Cyclic nature of economic activity
- Distinction between vacancy rate and urban decay
- Net positive effect on City's General Fund
- Case studies in Ukiah, Chico indicating no negative effects on downtowns
- Net gain in jobs predicted – different analytic methods, different circumstances



MARINA VIEW BEFORE



MARINA VIEW AFTER

SOURCE: Baysinger Partners Architecture PC, 2009

Visual Aesthetics

- Some views from Bay interrupted by City Marina
- Long range views would be interrupted by new structures
- While altering character of the site, effect on scenic/visual resources not significant given surrounding urban context

Traffic

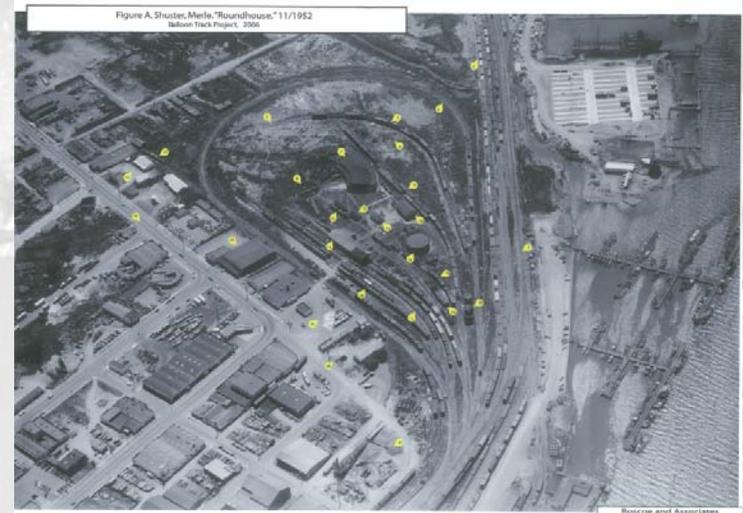
- Cumulative traffic will increase significantly on Broadway with or without the project
- Mitigation measures incorporated to ensure applicant pays “fair share”
 - Cumulative traffic considered significant and unavoidable
- Modeling results indicated analysis of road segments/intersections beyond those studied not warranted



SOURCE: TJKM, 2009

Cultural Resources

- Mitigation measures revised to include specific regulatory guidance and clarity
- Qualified archaeological consultant will conduct subsurface archaeological investigation in conjunction with Phase 1 remediation
- Survey focused in areas predetermined to be sensitive
- Should a sensitive resource be discovered, prescribed steps will be taken to evaluate and protect
- Will conduct subsurface investigations prior to construction of future phases



Coastal Zone

- Project as a whole vs. Phase 1 (Wetland Restoration and SIRAP)
- Conformance with Coastal Act further discussed
- Project site not *directly* adjacent to Bay
- Range of uses theoretically allowed if LCP amended



Source: HBG

Coastal Zone



SOURCE: Baysinger Partners Architecture PC, 2009

- EIR acknowledges that project not fully consistent with all Coastal Act policies
- Balancing mechanism for policy conflict resolution
- Examples cited of other comparable balancing decisions
- Phase 1 does not require LCP Amendment
- Failure to proceed with project (Phase 1) would be in conflict with Coastal Act policy
- Restoration an allowable use
- Wetland mitigation ratio—higher value of wetlands created

Site Remediation

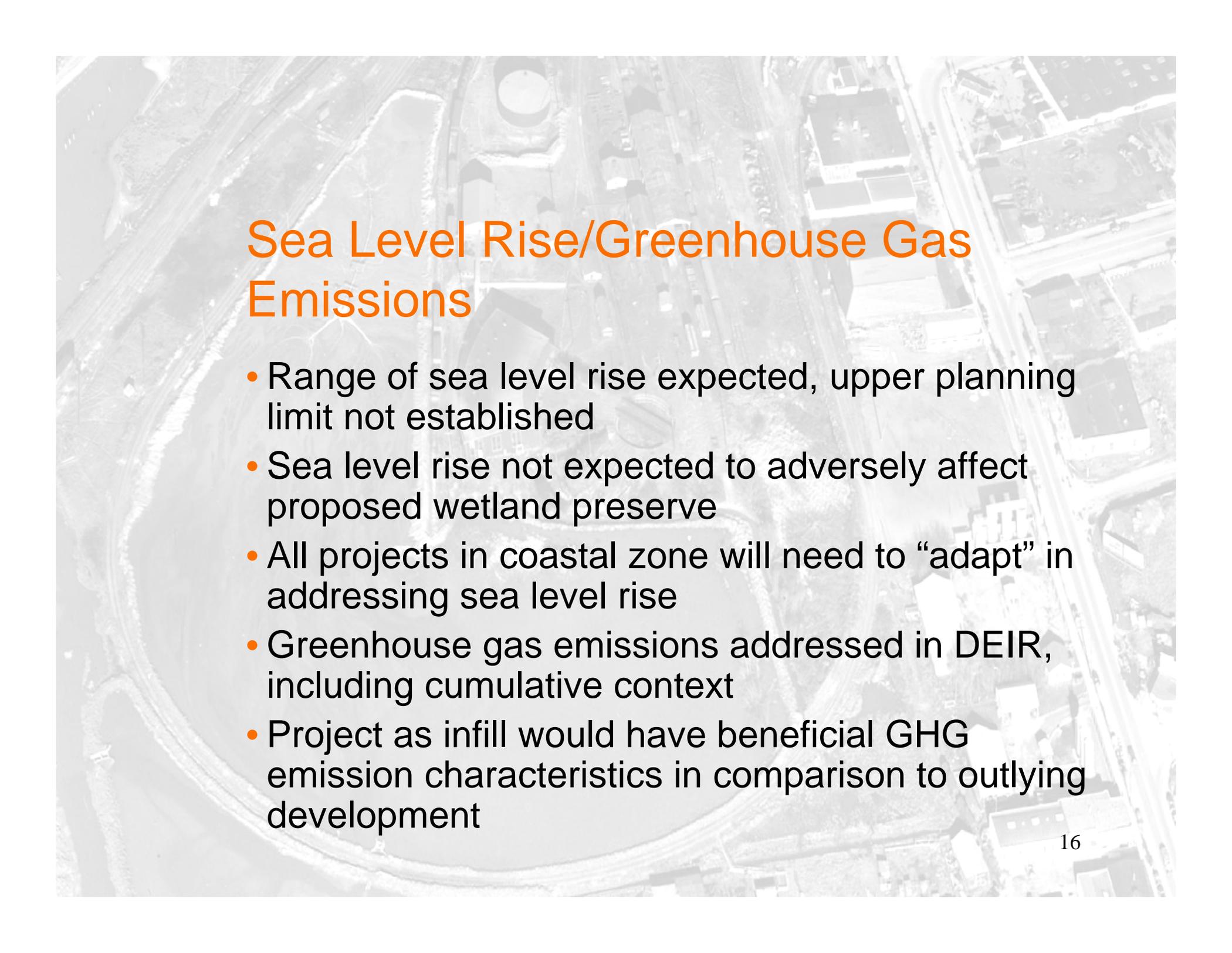
- SIRAP addresses issues related to clean-up and abatement and provides further clarification of activities identified in the EIR
- Focused clean-up (soil removal) at identified hotspots
- Removal in conjunction with testing to ensure cleanup success
- Regional Water Board has concurred with SIRAP
- Focused remediation and importing and covering with clean material an accepted approach
- Final remedial action plan for site still forthcoming





Wastewater Capacity

- Wastewater generation estimate in Draft EIR was in error, revised generation estimate significantly lower
- Treatment Plant does have adequate capacity for the foreseeable future
- Some treatment process improvements were considered but determined not necessary for next permitting cycle
- Cumulative analysis based on all identified foreseeable projects and growth estimates contained in pertinent plans, including the Wastewater Facilities Plan



Sea Level Rise/Greenhouse Gas Emissions

- Range of sea level rise expected, upper planning limit not established
- Sea level rise not expected to adversely affect proposed wetland preserve
- All projects in coastal zone will need to “adapt” in addressing sea level rise
- Greenhouse gas emissions addressed in DEIR, including cumulative context
- Project as infill would have beneficial GHG emission characteristics in comparison to outlying development

An aerial photograph of a large, circular pond or reservoir. The pond is the central focus, surrounded by a concrete or earthen embankment. To the right of the pond, there is a road with several buildings, including what appears to be a large industrial or commercial structure. The overall scene suggests a water management or treatment facility. The text "Conclusion and Next Steps" is overlaid in orange on the image.

Conclusion and Next Steps