



**BAYVIEW LANDING, L.P.**

# **Encinal Terminals Planning Board Use Permit**

*Alameda, California*

MARCH 2026

# BACKGROUND INFORMATION

# BACKDROP

Pervasive poor real estate market conditions that started in 2022 and continue today have devastated real estate development around the Bay Area, the state, and the country.

The present viability of the Encinal Terminals Tidelands Exchange Master Plan has been decimated and has delayed implementation of the approved development plan.

Continued trespassing, graffiti and vandalism, which are a nuisance, disturbance and security risk to us and our neighbors, have plagued the site despite continued efforts by the landowner and the Alameda PD to prevent and minimize the effects.

# PROJECT APPROVAL HISTORY/STATUS

5-789

**1/2013  
NWC  
Acquires  
Property**

12/2017  
PB  
approves  
but CC  
rejects 1<sup>st</sup>  
Tidelands  
Exchange  
Master Plan

10/2018  
City Council  
Approval of  
Master Plan  
without  
Tidelands  
Exchange

12/2017  
EIR  
Certified  
by City  
Council

2020  
NWC submits  
new Tidelands  
Exchange  
Plan

5/2021  
Alameda  
Planning  
Board  
Approval of  
Tidelands  
Exchange  
Master Plan

2/2022  
City Council  
Approval of  
Tidelands  
Exchange

2/2023  
Governor  
signed  
Tidelands  
Exchange  
Agreement

7/2023  
Legislation  
passage  
regarding  
Exchange

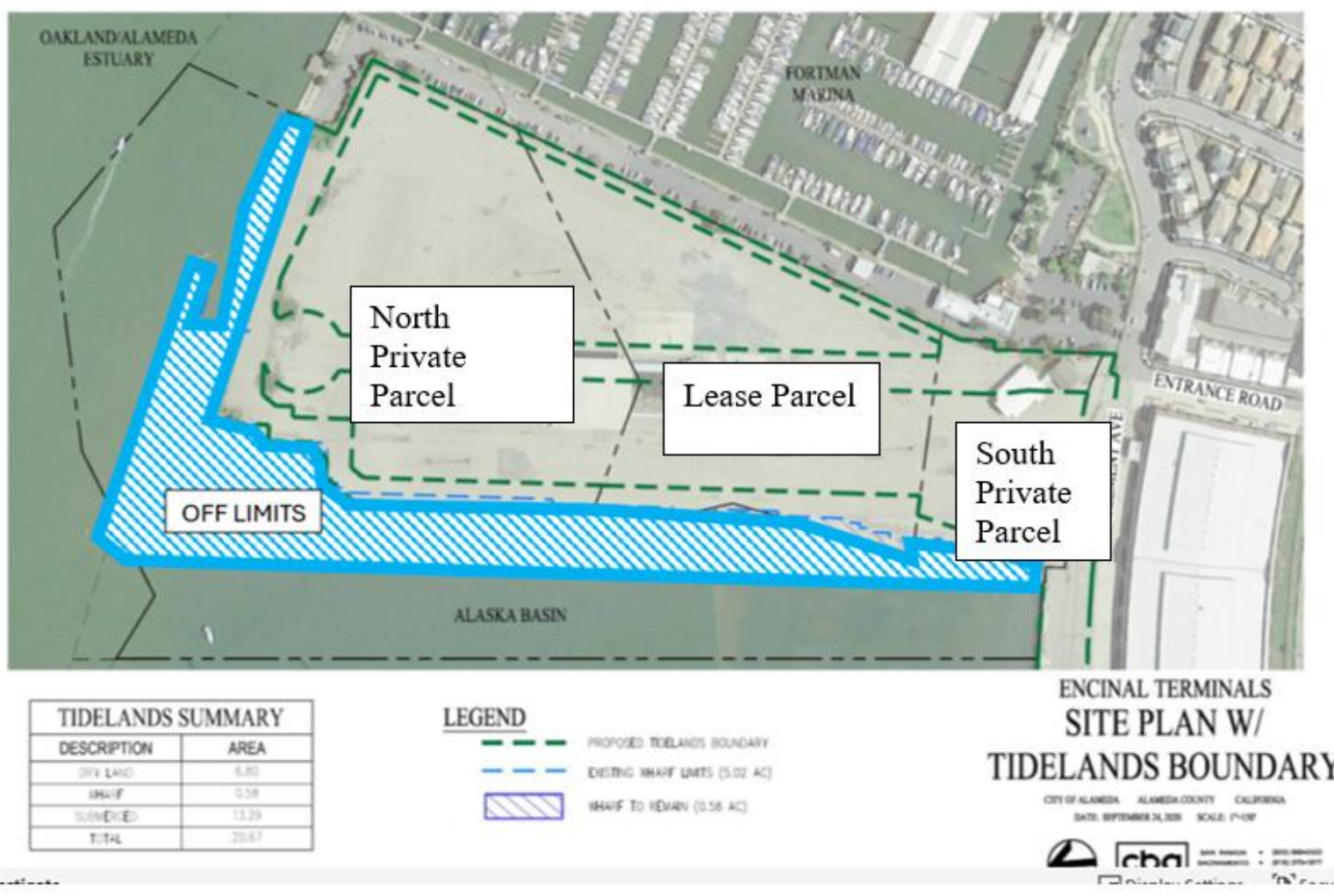
1/2025  
City  
Council  
approval  
of  
Milestone  
Extension

3/2025  
NWC sale  
to Bayview  
Landing  
L.P.

3/2026  
Request  
for  
Interim  
Use

2013      2017      2018      2019      2020      2021      2022      2023      2024      2025      2026

**April 2022 RE Market Collapse Begins,  
Continues to Present**



# TIDELANDS EXCHANGE



Figure 1.1 Existing Parcels (Pre-Tidelands Exchange)

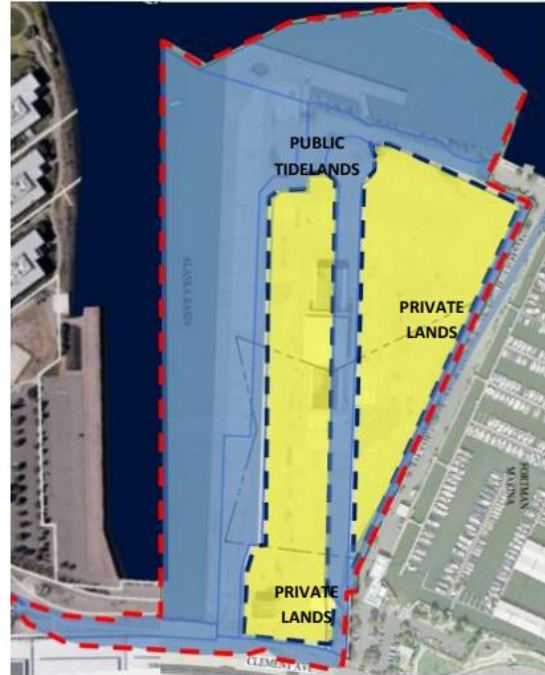


Figure 1.2 Post Tidelands Exchange Configuration



Figure 1.3 Conceptual Illustrative Plan

# REQUEST

Bayview Landing, L.P. requests the Planning Board approve a Use Permit for the Encinal Terminals site for parking storage of new electric vehicles.

Such an interim use provides a low impact method to allow temporary occupancy of the site that will improve the negative conditions that have perpetuated, while we complete the permitting processes required to commence development.

# WHY APPROVE THIS USE PERMIT?

1. REMOVES BLIGHT, IMPROVES NEIGHBORHOOD SAFETY
2. ISOLATES USES AWAY FROM NEIGHBORS
3. ACCELERATES SOLVING THE AWKWARD FORTMAN MARINA ENTRANCE
4. REPLICATES A PROVEN APPROACH ON OTHER VACANT SITES

# 1. IMPROVES NEIGHBORHOOD SAFETY

- **Occupation** of the current vacant blighted site will
  - Create an active, occupied daily use, with people at the site, and no abandoned portions of the site
  - Remove conditions that have led to trespassing, graffiti and vandalism that have plagued the property and surrounding neighbors by demolishing buildings
  - Improve neighborhood safety and security



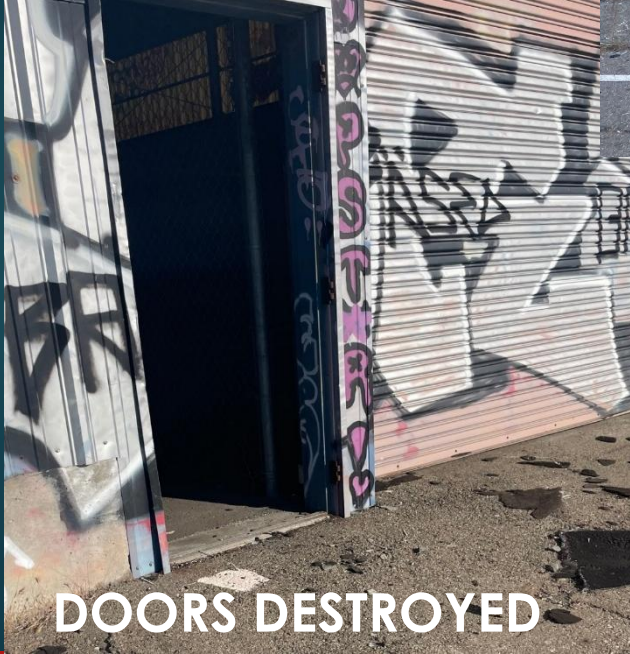
**HOLES CUT INTO BUILDINGS**



**GRAFFITI**



**ELECTRICAL SYSTEM VANDALIZED AND STOLEN**



**DOORS DESTROYED**



**GARAGE DOORS DAMAGED**





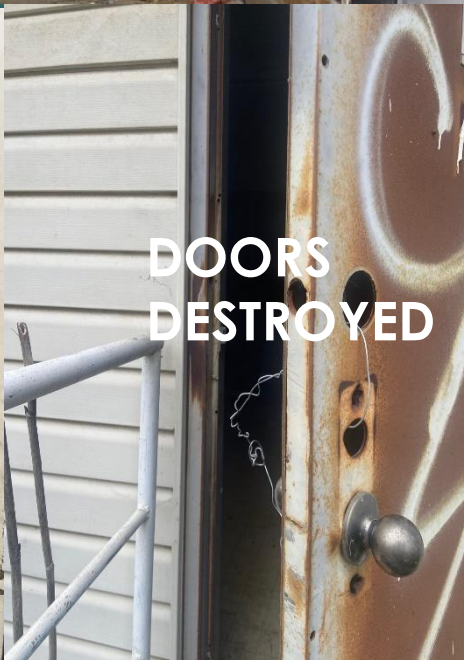
**INTERIOR DESTROYED**



**INTERIOR DESTROYED**



**METAL  
SCREENS**



**DOORS  
DESTROYED**

## 2. USES ISOLATED FROM NEIGHBORS

- The site is surrounded by water on three sides (Fortman east, Estuary north and Alaska Basin and the Wind River campus to the west)
- Residential neighbors (Star Harbor, Marina Shores) will be isolated from all loading and unloading activity that will occur well into the interior of the site



### 3. ACCELERATES FORTMAN MARINA ENTRANCE SOLUTION

- Improvements to the awkward and unsafe 5-way confluence of Entrance Road, Clement Avenue, the Cross Alameda Trail and the Fortman Marina access were contemplated and mandated by the Master Plan. Implementation of this Use Permit will accelerate those improvements.
- Without this Use Permit, these improvements will be deferred until the site improvements for the entirety of the Encinal Terminals site commence.

# Step 1: Demo Permit

- ▶ While processing improvement plans, we will pursue a Demolition permit on the Encinal site only, to
  - ▶ Demo buildings
  - ▶ Extend paving to connect Entrance to site
  - ▶ Re-locate fence



## Step 2: Public Works Permit

- ▶ Modify fence to allow access to Fortman
- ▶ Pave new access to Fortman
- ▶ Close off Clement entrance to Fortman



## 4. REPLICATES A SUCCESSFUL APPROACH ON OTHER VACANT, BLIGHTED SITES

- RAR has replicated this use in other municipalities with similar vacant and blighted properties eliminating the nuisances that were previously impacting the site.
- Those communities have considered this car storage to be a successful temporary solution as a bridge to future development.

# Proposed Conditions regarding Delivery Hours

7. Hours of Operation – Initial Ramp Up Period. Prior to the initial delivery of vehicles to the site, the applicant shall notify the Planning Director in writing, which shall establish a four-week ramp up period during which vehicles may be delivered to the site between the hours of 7:00 AM and 8:00 PM. If the Tidelands Parcel uses commence beyond the four-week ramp up period, an additional two-week ramp up for the Tidelands Parcel will commence when deliveries are permitted under the Tidelands Lease as amended. Upon conclusion of the ramp up period, delivery hours shall default to normal operations set forth below. The inventory draw down period at the conclusion of the use shall follow the same four-week procedure.

## CLEAN VERSION:

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# Proposed Conditions regarding Delivery Hours

18

8. Hours of Operation – Normal Operations. While the majority of transport truck activity to deliver and remove vehicles to and from the site will occur between the hours of 8:00 and 4:00, transport truck deliveries ~~Transport truck activity to deliver and remove vehicles to and from the site~~ may occur only between 8:00 AM and ~~6~~4:00 PM, unless previously authorized in writing by the Planning Director for limited expanded hours to address unusual circumstances. Notwithstanding the foregoing, it is agreed that up to 5 deliveries per week would be permitted to be made before 8:00 AM or after 6:00 PM without prior authorization. All other activity shall take place on the site between 7:00 AM and 8:00 PM. Transport trucks shall not park / idle on City streets. |

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# CLOSING CONCLUSIONS

- This interim use is a good idea because
  - Occupation of the site and removal of blighted buildings improve neighborhood safety and security.
  - The site is isolated, and primary use activities are far from residential neighbors
  - Accelerates solving the Fortman Marina access improvements
  - This is a proven temporary solution and bridge to future development.

BAYVIEW LANDING URGES THE PLANNING BOARD TO  
APPROVE THIS USE PERMIT



**QUESTIONS?**

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