

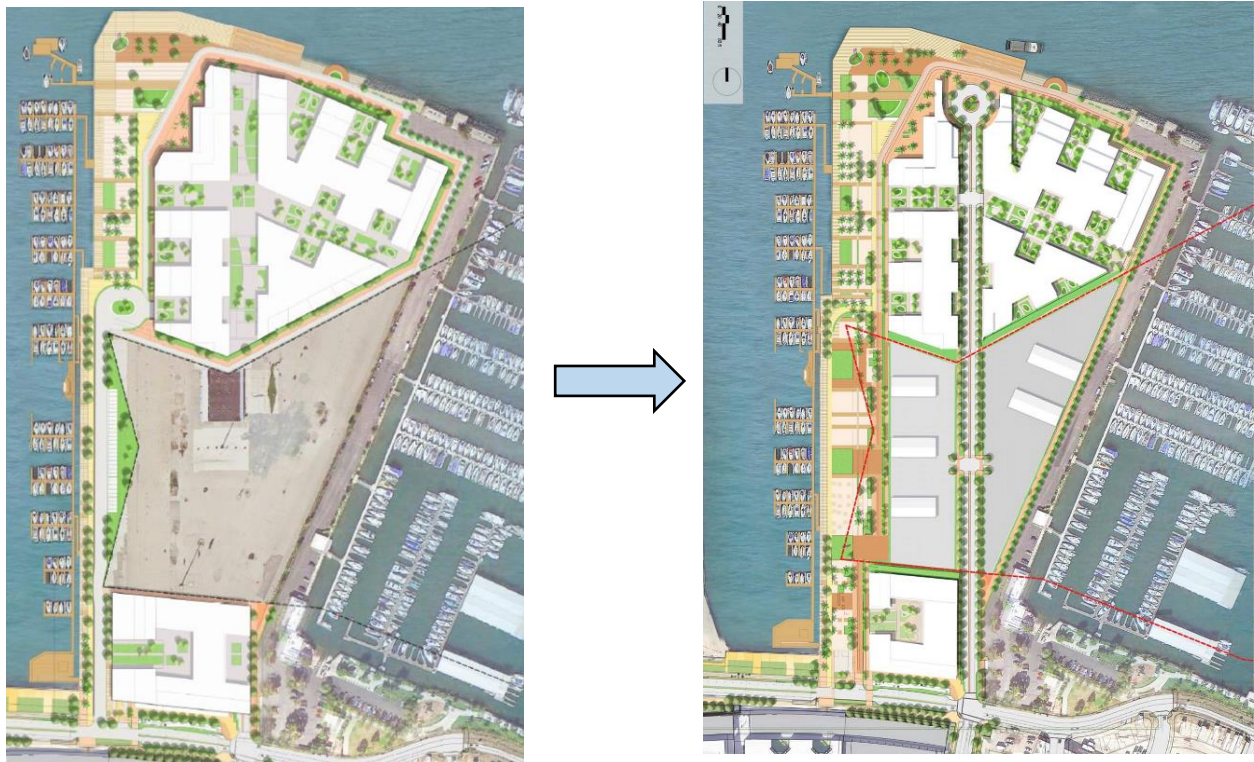
Encinal Master Plan Amendments

Planning Board's recommended amendments:

1. **Move the Street to the Center to better serve Tidelands:** Delete the existing "Streets" description on page 24 of the Master Plan in its entirety, and replace it with the following language:

"To provide an inviting, well-designed public entrance from Clement Avenue, the primary vehicular access into the site shall occur at a four-way intersection at Clement/Entrance and provide access to the Gateway, Tidelands, and Estuary Districts. The final alignment and design of the public right-of-way design shall be determined by the Planning Board during the review of Subdivision Map and Development Plans for development, but the right-of-way shall be no less than 62 feet in width and extend in a straight alignment across the Gateway, Tidelands, and Estuary Districts to the northern edge of the property. The Entrance Road extension shall include driveway access to the adjacent Fortman Marina. In the event that it is not feasible to gain access across the Tidelands property, the alignment may be adjusted to avoid the Tidelands District as necessary and utilize a portion of the wharf directly adjacent to the Tidelands property. Permanent public access and utility easements shall be provided within the right-of-way from the Clement Avenue intersection across the Gateway District, Tidelands District, and Estuary District to the northern waterfront edge of the Encinal Terminals site. In addition, internal east-west streets and/or an EVA may cross the site generally perpendicular to the wharf in order to serve the interior development subareas; all streets will be constructed for a maximum operating speed of 25 miles per hour and will include safe pedestrian crossings, and all streets shall be accessible to the public 24 hours per day."

2. **Revise all Figures as shown below to reflect Street in Center:**



3. **Remove Existing Blighted Structure on Tidelands:** Revise the fourth bullet on Page 67 of the Master Plan to read as follows: “The Tidelands District (E in Figure 4.2), could be developed coincident with the Gateway (A) or Estuary (B/C) Districts, but all existing blighted structures in the Tidelands District will be removed prior to issuance of building permits for any of the residential buildings.”
4. **Use Compostable Plant Material:** Revise the second bullet on page 65 of the Master Plan as follows: “Planning Board Design Review approval of the public access open space, landscaping and tree selections to ensure that landscape material waste is compostable, and Bay Trail plan including along the Fortman Marina frontage.”

Staff Recommended Amendments

Amend page 65 “Subsequent Approvals” to add the following text:

Tidelands Lease Amendments. Any use or development in the Tidelands District that requires a Tidelands Lease extension, amendment or new lease shall first be reviewed by the Planning Board for Master Plan consistency. When considering the tidelands lease proposal, the City Council will consider: the Planning Board recommendations, Public Trust Lands regulations and limitations; Economic Development Strategy objectives; maritime commercial business needs , including boatyard or dry boat storage facilities; and community wide need for well-paying jobs and apprentices supported by project labor agreements with the Building & Construction Trades Council of Alameda County and/or card check neutrality agreement to provide for labor peace.

Amend page 67 to add the following text:

Tidelands Infrastructure Phase One Requirements: All infrastructure improvement plans, grading plans, roadway improvement plans, subdivision improvement agreements and permits shall ensure that the first phase of development at Encinal Terminals includes: 1) all backbone infrastructure from Clement Avenue through the Gateway District to the southern edge of the Tidelands District, and 2) a minimum of 30 feet of improved access from the southern portion of the Tidelands District to the Alaska Basin submerged lands for public and or maritime commercial use.

Tidelands Integration and City Council Oversight: The applicant and/or property owner shall prepare land plans that support future coordinated maritime commercial, maritime recreational, and access between the Encinal and Fortman Tidelands Lands. The plans shall eliminate or minimize, to the extent feasible and within Encinal’s ability to mitigate, all barriers to future coordinated use of the Encinal Terminals Tidelands and adjacent Fortman Tidelands for maritime commercial activities. The applicant and/or property owner and city staff shall present the plan to the Fortman Marina owners and operators for their review and comment. The plans and the suggestions from the Fortman Marina representatives will then be presented to the Planning Board and Alameda City Council prior to issuance of any building permits or subdivision map approvals.

Live-aboard: Amend page 69 to read: “Plans for the marina and land side marina facilities should provide details for drop off areas, bathrooms and other marina facilities including facilities and services to support live-aboards.”

Home Ownership: Amend page 61 “Workforce Housing” to include: “Home Ownership: At least 50% of the residential units to be constructed on the property shall be mapped through the subdivision process to allow for home ownership.”