



Rodeo Marina LLC

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A Future for the Rodeo Marina

One Pacific Avenue

Rodeo Area, Contra Costa County, California

Introduction

The Bray Family Trust and Rodeo Marina LLC. propose to repair and rehabilitate portions of the Marina and to construct new portions to provide a new, vital and economically sound marina facility in the Town of Rodeo. To accomplish this the following proposal will require an amendment to the Rodeo Area General Plan and a combined land use/development plan to meet the requirements of the P.1 zoning for the area. This document, with attachments, shall serve as a proposed project description as the first step towards a new Rodeo Marina that services the needs of the community.

Proposal

Generally, the proposed project consists of a phased redevelopment of the site for a series of uses. These uses include a restaurant, marine repair facility, harbor master building, bed and breakfast inn, a marine contractor's yard with office and warehouse buildings, several mixed-use commercial buildings, boat docks, boat storage, boat docks, small boat launch ramp, and public access to the San Pablo Bay frontage.

Site History

The Rodeo Marina, formerly known as Bennett's Marina, is located on 12.89-acre site. The site is divided into a lower and an upper portion. (See attached aerial photo)

There are currently two active businesses on the lower portion of the Marina site. These consist of a boat/engine repair facility of approximately 4,500 square feet and a restaurant and bar in a 5,350 square foot building. Additionally, the lower portion is used for boat and recreational vehicle storage.

The existing marina consists of two silted-in boat basins with the bay mud bottom showing at low tide. There is a floating, covered boat storage shed. Because of the silted condition of the marina there are only a few boats utilizing the existing berths. The breakwaters for the marina were incorrectly configured as to increase the level of siltation. A boat launch ramp is located at the south end of the marina accessing directly into San Pablo Bay.

On the east side of the marina site near the railroad is a sandstone bluff approximately 20 feet high that is the upper portion of the site. There is a caretaker's house with garage in this area. The upper portion is used for boat and recreational vehicle storage.

An Environmental Protection Agency grant in cooperation with the State Department of Toxic Substances funded a series of environmental studies (Phase I and Phase II) to determine the extent of contaminated materials at the Rodeo Marina site. Sub-surface contamination was relatively minor in nature except in relationship to two existing but unused fuel storage tanks. Based on this environmental assessment the owners have completed the removal of two fuel storage tanks on the site. A draft remediation plan has been prepared for submittal to the Regional Water Quality Control Board. (See attached plan)

Within the study process the existing siltation materials in the boat basins were examined. The assessment determined that the Rodeo Marina sediments should be suitable for a variety of disposal options as a part of the future dredging of the two boat basins. This includes in-bay disposal, reuse as wetland cover or wetland foundation material, and upland as construction cover or land fill daily cover.

Property Information

Ownership: The existing owners of the property are the Bray Family Trust and Rodeo Marina, LLC. Final transfer of the property from the trust to the limited liability company will be completed by the first part of next year.

Bray Family Trust
736 Ferry Street
Martinez, California 94553

Rodeo Marina LLC.
609 Quinan Street
Pinole, California 94564

Attn: Oliver Bray, Esq.

Attn: Marc Grisham AICP

Assessors Parcel Number: 357-020-009

Legal Description: A portion of Rancho El Pinole and Tideland Survey #58, County of Contra Costa, California

Zoning District: P.1 - Rodeo Redevelopment Area Planned Unit Development

Current Land Use Designation: Commercial Recreation CR

Proposed Land Use Designation: Commercial Recreation CR
Mixed Use MU
Light Industrial LI

Land Areas

Based on a future minor subdivision application that is to be filed with the development plan for the project, the following are the approximate areas of each proposed parcels. See attached Site Plan.

Parcel	Land Area	Water Area	Total Area	Off-site Area	Breakwater Area
1.	144,000 3.31 Ac±	133,300 2.60 Ac±	257,300 5.91±	21,700 a 21,500 b 43,200 0.99 Ac±	39,100 c 0.90 Ac±
Footnotes:					
a. State Lands Area just north of marine repair building					
b. Railroad property @ southeast corner of property 12,500 sf. water area + 8,900 sf. land area					
c. East breakwater reconfigured					
2.	33,150 0.76 Ac±	-	33,150 0.76 Ac±	-	-
3.	48,560 1.11 Ac±	-	48,560 1.11 Ac±	-	-
4.	132,000 3.00 Ac±	85,500 1.96 Ac±	217,000 4.99 Ac±	-	11,200 d 0.26 Ac±
d. West breakwater reconfigured					
Totals	357,710 8.21 Ac±	198,800 4.56 Ac±	556,510 12.78 Ac±	43,200 0.99 Ac±	50,300 1.16 Ac±

Proposed Land Uses

Parcel 1. Land uses include the following:

- A. Existing one-story 4,900 +/- SF restaurant to be rehabilitated and updated along with associated parking areas, service areas, and landscaping.
- B. Existing one-story 3600 +/- SF marine repair and sales building, fenced service yard, and fenced boat storage area. Includes potential expansion of 1800 SF building area.
- C. New two-story, 3,100 +/- SF harbor master's building with ground floor commercial space and restrooms and second floor residential space for "eyes on the street" security. Includes associated parking areas and landscaping. See attached plan and elevation.
- D. New two-story 10,700 +/- SF marine related mixed use commercial building with ground floor roll-up door, shop spaces, and with second floor office spaces. Includes associated parking, service areas, and landscaping. See attached plan and elevation.
- E. Potential purchase of small property in the southeast corner of the site from the Union Pacific Railroad for use as a small boat center and launching area. Includes associated parking, landscaping, and vehicular access to adjacent mixed-use building.
- F. Newly dredged east harbor basin with 118 new boat slips with additional guest docking. Access from adjacent new parking areas next to marine repair building, harbor master building, and on east state lands property.
- G. New public access trail on east breakwater including silt-controlling reconfiguration of harbor entrance.
- H. Newly dredged Bay Water Trail in east marshlands to small boat center.
- I. Also anticipated is that East Bay Regional Park District shall install a new pedestrian bridge across the railroad tracks to allow for safe pedestrian access to the project and to park district lands to the west and the Bay Trail.

Parcel 2. Land uses include the following:

- A. Existing 1,800 square foot residence to be converted into "main house" of a new Bed and Breakfast facility with the construction of new two story building wings containing approximately 16 units. Includes associated parking, service areas, and landscaping.

Parcel 3. Land uses include the following:

- A. Two new speculative two-story 5,000 +/- SF mixed use commercial buildings with ground floor office spaces and second floor flex spaces. Includes associated parking areas, service areas, and landscaping.

Parcel 4. Land uses include the following:

- A. New two-story 6,000 +/- SF corporate office building for a marine construction company along with associated parking and landscaping.
- B. New one-story 5,000 +/- SF warehouse/shop building.
- C. Improved outdoor storage and staging yard with new bulkhead walls at west and east harbor basins.
- D. Newly dredged west and east harbor basins with space for tugboat and barge mounted marine construction cranes and equipment.
- E. Repair and reconfiguration of west breakwater for silt-controlled harbor entrance.

Phasing and Project Development

The project will be done in several phases and buildings will be constructed and/or reconstructed by two entities. Initiation of construction will be dependent on securing of financing and securing of users. Rodeo Marina LLC. will be responsible for development on Parcels 1 through 3. Vortex Marine Construction, Inc. will be responsible for all construction on Parcel 4 and dredging and breakwater reconstruction work on Parcel 1.

Phase 1 - Rodeo Marina LLC.

The first building to be built by Rodeo Marina, LLC. will probably be the two-story 10,700 +/- SF marine related mixed use commercial building on Parcel 1. Following completion of the new commercial building, construction would be started on the two-story, 3,100 +/- SF harbormaster's building on Parcel 1. Concurrently with the construction activities a new ADA restroom would be constructed and repairs to the front façade and access doors would be made in the existing one-story 3600 +/- SF marine repair and sales building.

Phase 1 - Vortex Marine Construction, Inc.

With initiation of construction and renovation on Parcel 1 by Rodeo Marina LLC., Vortex Marine Construction, Inc. would start construction on Parcel 4. Vortex Marine Construction, Inc. is a California based general marine contractor, owning and operating one of the largest fleets of floating construction equipment in the Western United States. The company specializes in marine and heavy civil construction projects throughout the United States with an emphasis on safe and innovative construction techniques. Typical projects range from \$ 1,000,000 to \$25,000,000 and include construction or repair of bridges, piers and wharves, dams, breakwaters, as well as marine pile driving, underwater construction, pipeline/cable installation and heavy salvage. Vortex's diversified customer base includes Federal, State, and Local Governmental Agencies, Port Districts, Transportation Authorities, Utility Providers, Marine Facility Owners and Operators, and Maritime Shipping and Towing Companies.

Their construction work would include a new two-story 6,000 +/- SF corporate office building for the marine construction company along with associated parking and landscaping. Additionally, the one-story 5,000 +/- SF warehouse/shop building would be built.

As construction is initiated on the two buildings, Vortex will also be working on the dredging of the East and West Basins, reconfiguration of the breakwaters and harbor entrance, and construction of sheet pile bulkheads along the staging areas of Parcel 4.

Phase 2 - Rodeo Marina LLC. and East Bay Regional Park District

The East Basin breakwater that will be reconfigured as part of Phase 1 is located on tidelands owned by the East Bay Regional Park District. The top of the breakwater will become a regional park owned by the District and constructed with park bond proceeds. The Rodeo Marina LLC. would enter into a cooperative agreement that would allow for public access across Marina property to a public parking lot adjacent to the new park. The Marina would exchange land with the District as part of this process. A new segment of public trail would be constructed west of the existing marine repair and sales building and the restaurant. This would allow access to the future small boat launch ramp and boating center. Part of the cooperative agreement will also require access agreements for the new public marina slips that would be constructed in subsequent phases.

Major Actions

To accomplish the first two phases of construction, the following major actions will need to be completed.

- Rodeo Marina, LLC. and architect Michael Woldemar prepares the Combined Land Use/Development Plan for submittal to the County.
- Board of Supervisors initiates the General Plan Amendment Process.
- Rodeo Marina, LLC. and Vortex Marine Construction, Inc. enters into an option for Vortex to purchase their portion of the project site and outline shared responsibilities.
- Rodeo Marina has civil engineer in conjunction with the project architect prepare the parcel map for submittal.

- County staff secures an environmental consultant to prepare the initial study and subsequent environmental reports.
- Rodeo Marina and East Bay Regional Park District enter into cooperative agreement for the development of the breakwater park and public access features including the parking lot and trail to small boat center.
- Rodeo Marina LLC. enters into a land lease agreement with the State Lands Commission.
- Rodeo Marina initiates development plan review and approval process with Bay Conservation and Development Commission.
- Plans and environmental studies circulated for comment by reviewing public agencies.
- Rodeo Marina LLC. working with Ninyo & Moore to complete remediation plan, which is then reviewed and approved by the Regional Water Quality Control Board.
- Redevelopment Agency enters into an agreement with the Rodeo Wastewater Sanitation District for the construction of sanitary sewer improvements.
- County Planning Commission reviews Combined Land Use/Development Plan and draft environmental documents. Commission recommends to the Board of Supervisors the amendment to the General Plan and required zoning amendments.
- Board of Supervisors approves Development Plan, certifies the environmental documents, authorizes the General Plan Amendment and zone changes, and approves the parcel map.
- Rodeo Marina and Vortex initiate the dredging approval process with the Army Corp of Engineers.
- Construction starts on sanitary sewer system by Rodeo Wastewater Sanitation District.
- Michael Woldemar completes construction drawings for the construction of the Vortex buildings on Parcel 4.
- Michael Woldemar completes construction drawings for the construction of the marine-related two-story commercial building on Parcel 1 and the addition of an ADA restroom for the existing marine repair and sales building.
- County staff approves building plans and construction starts.

Infrastructure Improvements

A key component of the development process will be construction of necessary infrastructure improvements. As previously mentioned, the Sanitation District in cooperation with the Redevelopment Agency will need to construction sewer lines to serve all properties within the Waterfront Area of the Rodeo Specific Plan. The property owners would be responsible for all on-site construction relating to sewer laterals serving specific building.

An on-site fire service system would be constructed as recommended by the Rodeo/Hercules Fire Protection District for the provision of fire hydrants to the project area. Water services would be extended to the two new buildings on Parcel 4.

Given the relatively small scale of the project the existing road bridge across the railroad tracks should be sufficient. However, a pedestrian bridge to link the Marina with the old town portion of Rodeo should be constructed. The East Bay Regional Park District had previously considered a pedestrian bridge in this area as part of their agreement process with the Union Pacific Railroad. This bridge will now need to be constructed by the District as part of the future development process for the area.

As part of the parcel map process for the Rodeo Marina, the civil engineer will review all infrastructure requirements. Besides those stated above a review of dry utilities (electric, telephone, cable), and storm drain requirements would be completed.

Review Agencies

Because of the project's relationship to San Pablo Bay there are a significant number of agencies that would be reviewing this project and/or entering into agreements with the development partners. These entities include:

Dredging/Breakwater Configuration

Army Corp of Engineers
U.S. Coast Guard
Fish and Wildlife
Fish and Game
State Lands Commission
Bay Conservation and Development Com.

Site Development

Contra Costa County
CCC Redevelopment Agency
Hercules/Rodeo Fire Protection District
Rodeo Wastewater Sanitation District
East Bay Municipal Utility District
PG&E
AT&T
East Bay Regional Park District
Bay Conservation and Development Com.
Regional Water Quality Control Board

Project Timing

Because of the extent of reviewing agencies, the goal would be to get initial approval to do maintenance dredging in the summer of 2009 on the existing marina and then start building construction in the summer of 2010.

Attachments

1. Aerial Photo
2. Remediation Action Plan (CD provided)
3. Overall Site Plan
4. Concept Drawings - Harbor Master Building
5. Concept Drawings - Marine Mixed-Use Building
6. Concept Drawings - Corporate Office Building
7. Concept Drawings - Warehouse Building