

Hercules Planning Commission

Updated 2009 Redevelopment Plan

4/20/09



Background

Hercules Redevelopment Agency

- ◆ Dynamite Project Area
 - ◆ created in 1983
 - ◆ to eliminate blight on Powder Co. parcels
 - ◆ expires in 2026

- ◆ Project Area 2
 - ◆ created in 1999 (Pacific Refinery, Creekside & Park Lake Plaza)
 - ◆ expires in 2030

- ◆ Merged Project Area (2005)
 - ◆ "Amended and Restated Redevelopment Plan"

Existing (Merged) Project Area



The Project

“Amend the existing Redevelopment Plan”

- ◆ Include Sycamore Crossing and Hill Town
- ◆ Extend the life of the Dynamite Project Area 10 years
- ◆ Reinstate Eminent Domain on certain parcels in Dynamite

Project requires Amendment to the General Plan & Zoning Ordinance to reflect the proposed plans

Potential for development on Sycamore Crossing and Hill Town and their proposed uses trigger the need for EIR

Why an Amendment and not a new Project Area #3?

- ◆ Tax increment can be spread across the entire Project Area (cross collateralized)
- ◆ Diversified Tax Base (which is helpful when issuing bonds)
- ◆ Minimizes administrative effort (don't need separate accounts)

Planning Commission Actions

- ◆ Recommend City Council certify the EIR (SR1)
- ◆ Recommend CC approve General Plan Amendment to reflect proposed projects (SR1)
- ◆ Recommend CC approve Amendment to the Zoning Ordinance to reflect proposed projects (SR1)
- ◆ Find the Amendment (aka Updated 2009 Redevelopment Plan) consistent with the General Plan and recommend City Council approve it (SR2)

THE PROJECT

*Add Hill Town & Sycamore Crossing
To Project Area*



Hill Town & Sycamore Crossing

Why should they be in the
Redevelopment Project Area?

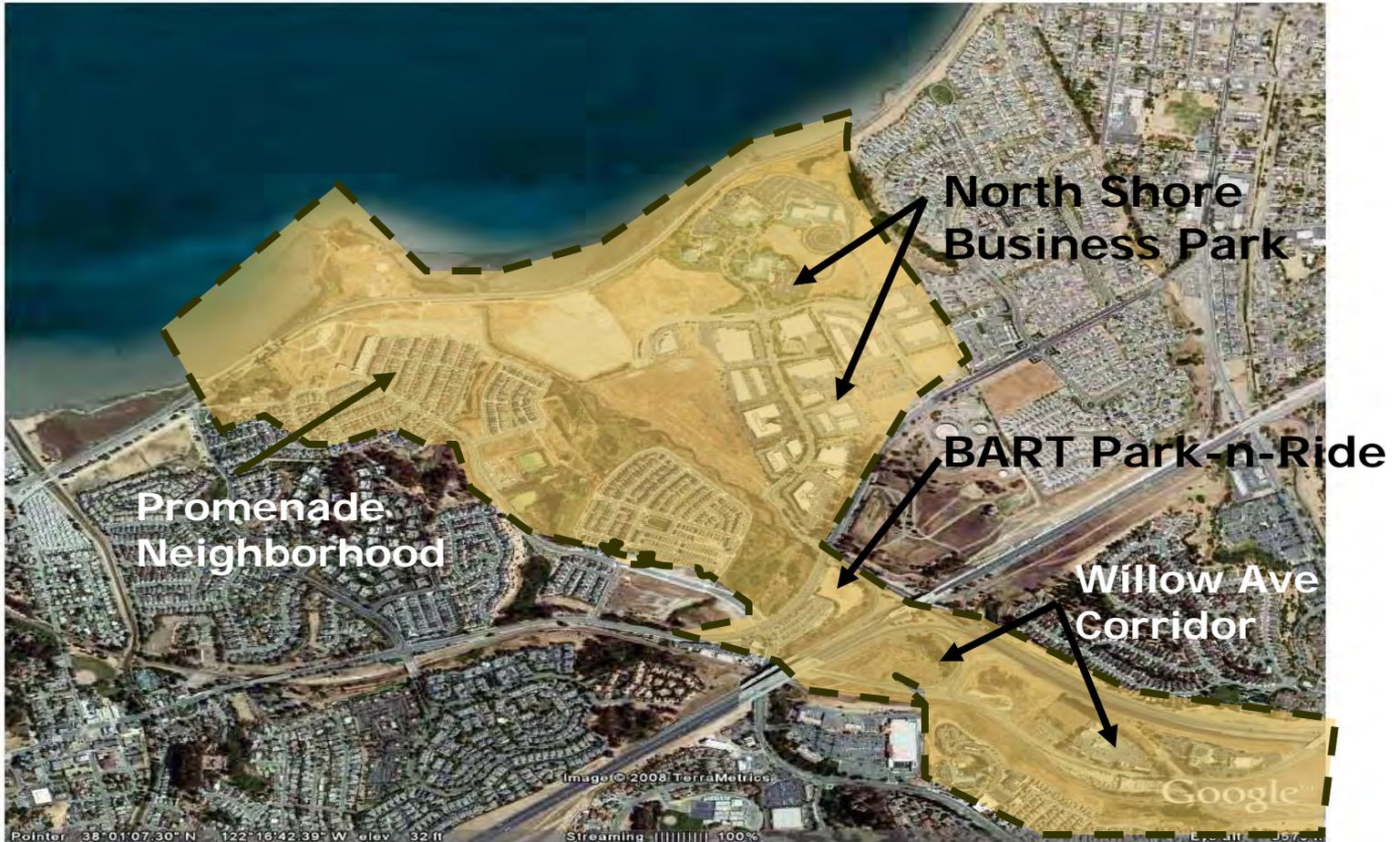
Hill Town – Former PG&E oil storage, heating and pumping facility (one tank remaining) (good example of blight)

Sycamore Crossing – Though vacant, 5 different utility lines below grade that impede development, a significant deed restriction and mounds of imported fill

(Why hasn't the site been developed before?)

THE PROJECT

*Extend the Life of
Dynamite Project Area to 2036*



THE PROJECT

Re-instate eminent domain on Selected Parcels

(no residential parcels)

PROJECT AREA BOUNDARIES & PARCELS SUBJECT TO EMINENT DOMAIN AS A RESULT OF THE 2009 AMENDMENT

EXHIBIT A



THE PROJECT

Amend General Plan

Hill Town

- ◆ Change from Industrial to Planned Commercial - Residential

Sycamore Crossing

- ◆ Change from General Commercial to Planned Commercial – Residential
- ◆ Allowing maximum building height of 5 stories along major frontages of Sycamore and San Pablo subject to PDP
- ◆ Delete text that requires to develop as commercial use only

Amend Zoning Ordinance

Hill Town

- ◆ From Industrial to PC-R Planned Commercial Residential Mixed Use District

Sycamore Crossing

- ◆ Change from General Commercial to PC-R Planned Commercial Residential Mixed Use District
- ◆ Allowing hotel use as a conditional use
- ◆ Allowing building height of 65' along major frontages of Sycamore and San Pablo subject to a PDP

Hill Town - Existing



Hill Town Proposed Development



Hill Town Unit Count

- ◆ 640 Residential Units
 - 38 townhomes
 - 209 courtyard housing
 - 200 row houses
 - 193 podium units (182 flats & 11 t.h.)
 - 1504 – parking spaces
- ◆ 13 acres Open Space
- ◆ Commercial - tbd

Sycamore Crossing Existing



SOURCE: Impact Sciences, Inc. - November 2008

FIGURE 2.0-3

Aerial Photograph of the Sycamore Crossing Site



359-011-12/08

Sycamore Crossing

Proposed



Sycamore Crossing

Proposed Square Footage

- ◆ 140,000 sq. ft. – retail
- ◆ 25,000 sq ft – market
- ◆ 170,000 sq ft - office
- ◆ 180 room – boutique hotel
- ◆ 170 – residential units
- ◆ Parking garages



Environmental Impact Report

- ◆ Project level for Hill Town and program level for Sycamore Crossing
- ◆ Circulated DEIR from January 27th until March 12, 2009
- ◆ Received 10 comments
- ◆ Final EIR:
 - ◆ Draft EIR (DEIR)
 - ◆ Revisions to DEIR (based on comments)
 - ◆ Comments on DEIR and Response to Comments
 - ◆ Mitigation, Monitoring and Reporting Program (MMRP)
 - ◆ Amendment to EIR (Commissioner McCoy's comments)

Comments on DEIR

Hazardous Material

- ◆ DTSC - ensure we had a work plan (with remedial methods) for decommissioning and dismantling remaining industrial structures on the Hill Town site.

Traffic

- ◆ Mov't of Park-n-Ride and how that will affect its use
- ◆ How the project will affect I-80 and SR 4
- ◆ Measures to reduce vehicle trips and use of transit
- ◆ Ramp relocation analysis
- ◆ Difference b/t NTC EIR impacts and Project impacts
- ◆ Round-about at Sycamore and San Pablo
- ◆ WCCTAC's Multi Modal Traffic Service Objectives (MTSO's)
- ◆ Effects on local traffic as a result of construction

Comments on DEIR (con't)

Public Services

- ◆ Water supply, recycling and conservation
- ◆ Impacts to local services like Police, Fire, Parks and Schools
- ◆ Water Pollution Control Plant

Geology

- ◆ Installation of water lines in unstable soils

Air Quality

- ◆ Green building Standards and LEED Certification

Land Use

- ◆ Project impacts on current General Plan

Significant & Unavoidable Impacts

Aesthetics (Hill Town only)

Impact - Visual character could be substantially degraded

Mitigation - significant and unavoidable



Before Development



After Development

Significant & Unavoidable Impacts

Air Quality

Impact

- ◆ Emissions (PM_{10}) from new vehicle trips and area sources would exceed BAAQMD thresholds of significance for regional pollutants

Mitigation — None

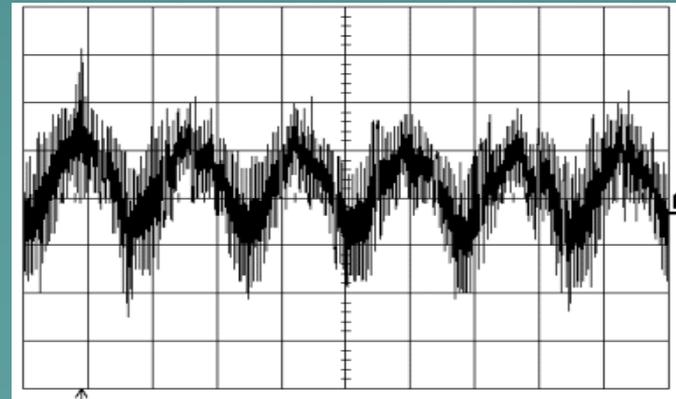
- ◆ can not be mitigated to a level of insignificance
- ◆ Includes 10% reduction for public transit, pedestrian/bike amenities and other smart growth measures

Significant & Unavoidable Impacts

Noise

Impact - Traffic generated by the project together with background and foreseeable future development (cumulative) would increase ambient noise levels.

Mitigation - No feasible mitigation since impacted area is built-out.



EIR APPROVAL

FINDINGS

- ◆ Changes have been incorporated into the Project which substantially lessen the environmental effects
- ◆ Feasible mitigation measures have been adopted to reduce or avoid the potentially significant impacts and no other additional feasible mitigation is available to further reduce the impacts.
- ◆ The “No Project” and the “Reduced Density” alternatives do not meet the Project Objectives.
- ◆ The MMRP will ensure compliance with the changes in and mitigation measures imposed on the Project during implementation
- ◆ The mitigation measures are fully enforceable through conditions of approval, permit conditions, agreements or other measures.

EIR APPROVAL

Statement of Overriding Consideration

“There are specific economic, legal, social, technological and other benefits associated with the Project that outweigh the significant and unavoidable effects and therefore those adverse effects are considered acceptable.”

Planning Commission Actions

- ◆ Recommend City Council Certify the EIR (SR1)
 - ◆ with Findings and Statement of Overriding Considerations and approval of the MMRP
- ◆ Recommend CC approve General Plan Amendment to reflect proposed projects (SR1)
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