Community Meeting #3
South Cove Sailing Basin Dredging & Seawall Replacement Projects

Zoom Meeting, 6pm, October 28, 2026



Taylor Lancelot, Project Manager
Associate Civil Engineer

Nelson Lam
Supervising Civil Engineer

Department of Parks, Recreation & Waterfront

Parks Make Life Better!

CITY OF BERKELEY

Recently Completed Construction

A. South Cove East Dock Pier Piling Repair
Completed in September, 2025; $151K total in One-Time General Fund

B. South Cove Middle Dock ADA Gangway Float Replacement
Completed in December, 2025; $125K total in One-Time General Fund, and Marina Fund

C. South Cove West Parking lot Paving
Open to the public in April, 2026; $2.15M total, $1.27M SCC, General Fund and Marina Fund

D. N-Lot Parking Lot (east of Skates)
Completed in September, 2026; Skates Lease Extension Terms, $60K General Fund & Marina Fund

E. Docks D&E Replacement
Open to slipholders in September, 2026; $9.57M total, $4.3M SCC, Measure T1, General Fund & Marina Fund

F. Marina Inner-Harbor and Entrance Dredging
1st episode at Entrances and Main Fairway - Completed in October, 2024
2nd episode at areas under former Docks D&E, cleaned up the marina entrance and O Dock - Completed in December 2025
Last episode for areas under N, H, and I Docks – Anticipated to complete by end of November, 2026; $4.9M total, $4.46M SCC, General Fund & Marina Fund





Projects in Design and Construction

DESIGN PROJECTS

A. Marina Blvd Shoreline Resiliency and Public Access
$385K SCC Grant; Preliminary Design, Draft Permit, CEQA Phase Only

B. Bay Trail Extension - Shorebird Park Segment
$248K SCC Grant; Design, Permitting and CEQA only

C. Recreation Gateway Pier and J&K Parking Lot Improvements
$1.45M SCC Grant; Design and Construction

D. I-80 and Aquatic Park Lagoon Subsurface Culvert Resiliency Project
$4.82M total, $4.12M LTCAP Grant, General Fund; Design and Construction



CONSTRUCTION PROJECT

E. South Cove Boat Hoist Drive Aisle Sink Hole Repair
Anticipated to start week of Nov 2; $76K in Marina Fund

F. Docks L&M Pier Piling Repair
Completed October 26, 2026; $151K in General Fund and Marina Fund

G. K-Dock Restroom Renovation
Anticipated to complete December, 2026/January, 2027; $675K; General Fund, Marina Fund, and Measure T1

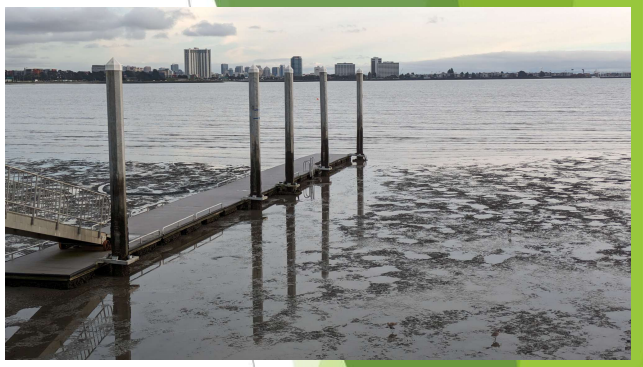
Current Budget Issues

- Reduced One-time General Fund for Capital Projects
- Reduced Marina Enterprise Fund Lease Revenue
- Measure T1 has been fully allocated to 76 projects
- Grant Funds have been fully allocated to projects
- Loss of 25% of Capital Project Division Project Managers in Parks, Recreation & Waterfront Department (2 positions)

The cumulative impact will be on projects where construction funding has not yet been identified

South Cove Sailing Basin Dredging Project







Summary of Previous Community Engagement Series
South Cove Sailing Basin Dredging Project

Community Meeting #1 – April 18, 2024

- Presented dredging's regulatory permitting process & how construction cost is determined
- Presented current conditions and results of the hydrographic survey
- Determined variety of uses in the basin including use area and discussed preferred depth

Feedback From the Community

- Strong desire from the community to see cost estimates for various depths
- Kayakers would like to be added to the use list and would like to see a beach launch in the southwest corner
- Overall concern on how long the dredged area will remain deep
- Concern on mixed use within the basin after dredging
- Mixed feelings on dredge depth, shallower to keep costs low vs deeper in the event dredging may never happen again
- Need for a deeper launch point elsewhere in the marina
- General agreement with dredge area priorities presented

Summary of Previous Community Engagement Series
South Cove Sailing Basin Dredging Project

Community Meeting #2 – November 6, 2024

- Presented engineer's estimates on various depths and areas
- Presented sampling strategy of the dredging material process to inform a more site-specific programming-level cost estimate on project cost
- Obtained community feedback on preferred dredged depth and location.

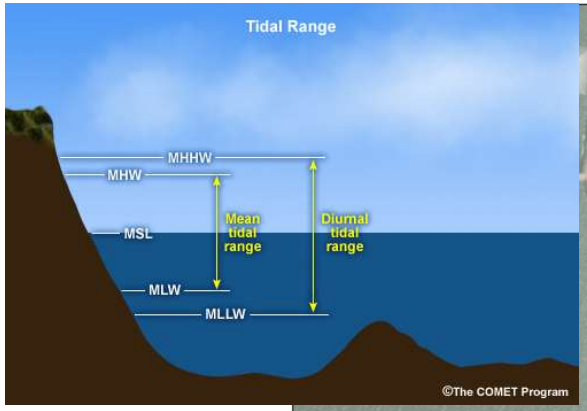
Feedback From the Community

Dredge depth at EL-4.0' appears to be preferred as it would accommodate future siltation and accommodate a wider usage of activities.

Areas A & B appears to be the preferred locations to focus the dredging effort, as a balance between cost and benefit.

Recap of Community Meeting #1 and #2

South Cove Sailing Basin Dredging - Existing Conditions



Recap of Community Meeting #1 and #2



Goals Community Engagement Series on South Cove Sailing Basin Dredging Project
Community Meeting #3 – Here We Are Today

- Review sample results and disposal requirements from the DMMO
- Present more refined cost estimates, particularly at Areas A & B, and at depth EL-4’
- Reaffirm consensus to prioritize dredge area and depths that benefit all users to seek construction funding



Sampling Procedures

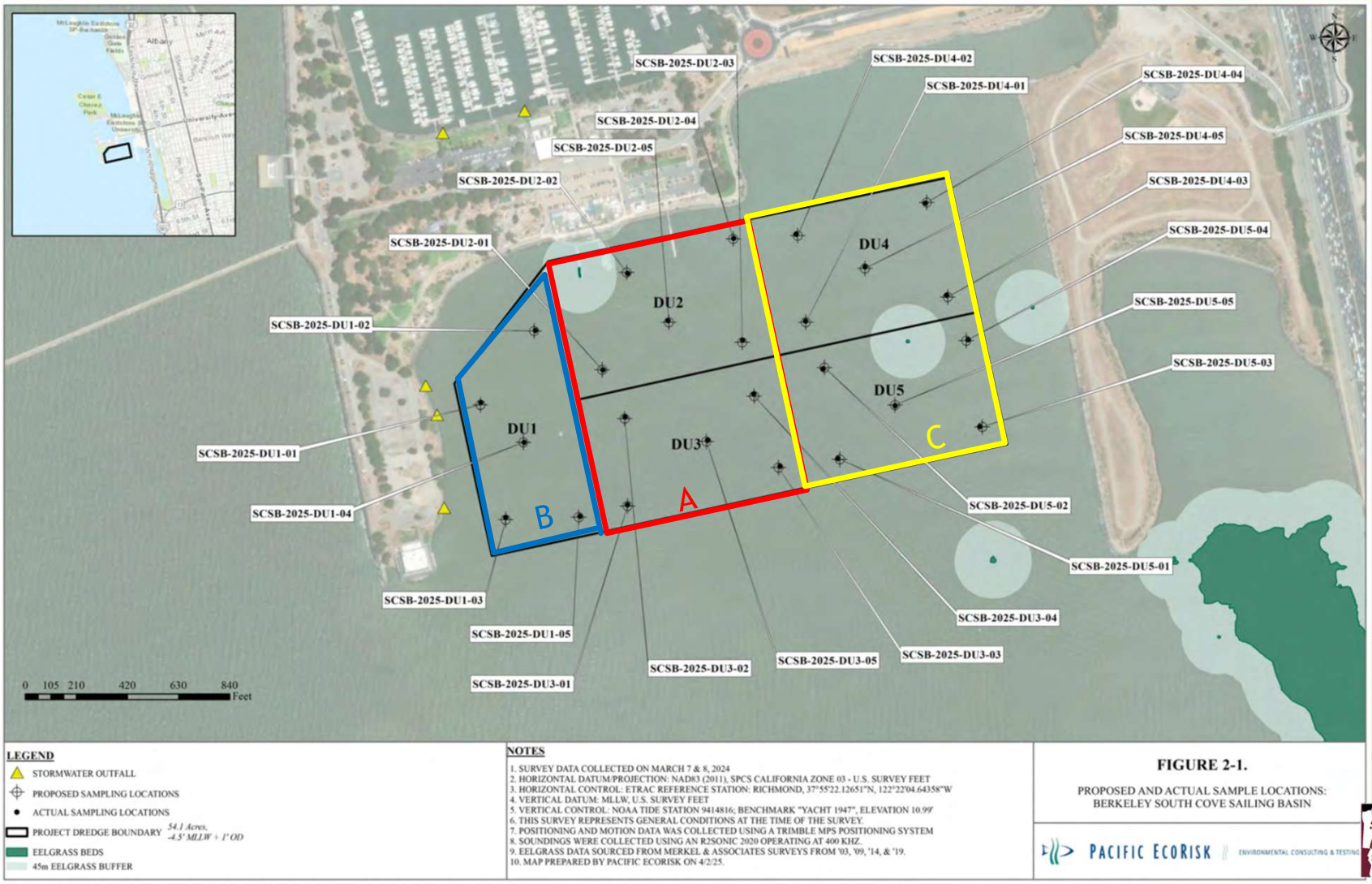
- Sampling was performed on April 8-10, 2025. A total of 25 sediment cores were collected from within the proposed dredge boundary of five dredge units.

- All sediment cores were collected to the project depth plus over-depth at -6.0 MLLW:

-4.5 (design depth+variance) + -1.0 (Over-depth) + -0.5 (Z-layer).

Results were compared with:

1. San Francisco Bay Bioaccumulation Trigger
2. San Francisco Bay Total Mass Daily Load (TMDL)
3. Cullinan Ranch Restoration Project criteria
4. Montezuma Wetlands Restoration Project criteria


SCSB-2025-DU2-03
SCSB-2025-DU4-02
SCSB-2025-DU4-01
SCSB-2025-DU4-04
SCSB-2025-DU2-04
SCSB-2025-DU2-05
SCSB-2025-DU4-05
SCSB-2025-DU2-02
SCSB-2025-DU4-03
SCSB-2025-DU2-01
SCSB-2025-DU5-04
DU4
DU2
SCSB-2025-DU1-02
SCSB-2025-DU5-05
SCSB-2025-DU5-03
DU5
DU1
DU3
C
SCSB-2025-DU1-01
B
A
SCSB-2025-DU1-04
SCSB-2025-DU5-02
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SCSB-2025-DU3-04
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SCSB-2025-DU3-05
SCSB-2025-DU3-03
SCSB-2025-DU3-02
SCSB-2025-DU3-01
0 105 210 420 630 840
Feet
LEGEND
STORMWATER OUTFALL
PROPOSED SAMPLING LOCATIONS
ACTUAL SAMPLING LOCATIONS
PROJECT DREDGE BOUNDARY 54.1 Acres, -4.5' MLLW + 1' OD
EELGRASS BEDS
45m EELGRASS BUFFER
NOTES
1. SURVEY DATA COLLECTED ON MARCH 7 & 8, 2024
2. HORIZONTAL DATUM/PROJECTION: NAD83 (2011), SPCS CALIFORNIA ZONE 03 - U.S. SURVEY FEET
3. HORIZONTAL CONTROL: ETRAC REFERENCE STATION: RICHMOND, 37°55'22.12651"N, 122°22'04.64358"W
4. VERTICAL DATUM: MLLW, U.S. SURVEY FEET
5. VERTICAL CONTROL: NOAA TIDE STATION 9414816; BENCHMARK "YACHT 1947", ELEVATION 10.99'
6. THIS SURVEY REPRESENTS GENERAL CONDITIONS AT THE TIME OF THE SURVEY.
7. POSITIONING AND MOTION DATA WAS COLLECTED USING A TRIMBLE MPS POSITIONING SYSTEM
8. SOUNDINGS WERE COLLECTED USING AN R2SONIC 2020 OPERATING AT 400 KHZ.
9. EELGRASS DATA SOURCED FROM MERKEL & ASSOCIATES SURVEYS FROM '03, '09, '14, & '19.
10. MAP PREPARED BY PACIFIC ECORISK ON 4/2/25.
FIGURE 2-1.
PROPOSED AND ACTUAL SAMPLE LOCATIONS:
BERKELEY SOUTH COVE SAILING BASIN
PACIFIC ECORISK
ENVIRONMENTAL CONSULTING & TESTING

Sampling Results

	Sample ID	Analytes Exceeding SF Bay Background Concentration	Analytes Exceeding SF Bay Bioaccumulation Trigger	Analytes Exceeding SF Bay TMDL Threshold	Analytes Exceeding CRRP Screening Criteria	Analytes Exceeding MWRP Criteria		Analytes Exceeding MET or mWET Screening Levels	
						Surface	Foundation	MET	mWET
Area B	SCSB-2025-DU1	Copper, lead, mercury, silver, zinc, total chlordane, dieldrin, 4,4'-DDE, and total PCBs	Total PCBs	Total PCBs	Lead, total chlordane, and total PCBs	Lead and total PCBs	none	none	Copper
Area A	SCSB-2025-DU2	Cadmium, lead, mercury, silver, total chlordane, dieldrin, 4,4'DDD, 4,4'-DDE, total DDTs, total PCBs, and total dioxins/furans	Total PCBs	Total PCBs	Total chlordane, dieldrin, and total PCBs	Cadmium, dieldrin, and total PCBs	none	none	Copper and lead
	SCSB-2025-DU3	Lead, silver, total chlordane, dieldrin, 4,4'DDD, 4,4'-DDT, total DDTs, total PCBs, and total dioxins/furans	Total PCBs	Total PCBs	Total chlordane and total PCBs	Lead and total PCBs	none	none	Copper
Area C	SCSB-2025-DU4	Cadmium, lead, mercury, silver, total chlordane, dieldrin, 4,4'DDD, 4,4'-DDE, total DDTs, total PCBs, and total dioxins/furans	Dieldrin and total PCBs	Mercury and total PCBs	Cadmium, lead, mercury, silver, total chlordane, dieldrin, total DDTs, and total PCBs	Cadmium, lead, mercury, silver, total chlordane, dieldrin, total DDTs, and total PCBs	Total chlordane	none	Copper and lead
	SCSB-2025-DU5	Cadmium, lead, mercury, silver, zinc, total chlordane, dieldrin, 4,4'DDD, 4,4'-DDE, total DDTs, total PCBs, and total dioxins/furans	Dieldrin, total PCBs, and total dioxins/furans	Mercury and total PCBs	Lead, mercury, silver, zinc, dieldrin, total DDTs, and total PCBs	Cadmium, lead, mercury, silver, zinc, dieldrin, total DDTs, and total PCBs	none	none	Copper

Disposal Requirements

Dredged Material Management Office (DMMO) issued the suitability determination letter on June 1, 2026.

Sediment proposed to be dredged from Dredge Unit (DU) 1, DU2, DU3, DU5, and the area around individual core SCSB-2025-DU4-1 is suitable for placement at the Montezuma Wetlands Restoration Project (MWRP) as foundation material

Sediment proposed to be dredged from individual core areas SCSB-2025-DU4-2, SCSB-2025-DU4-3, SCSB-2025-DU4-4, and SCSB-2025-DU4-5 are not suitable for aquatic placement and would need to be placed at a permitted landfill.

SOUTH COVE SAILING BASIN DREDGING PROJECT

Desired Dredge Areas and Depth: Areas A & B @ EL -4’

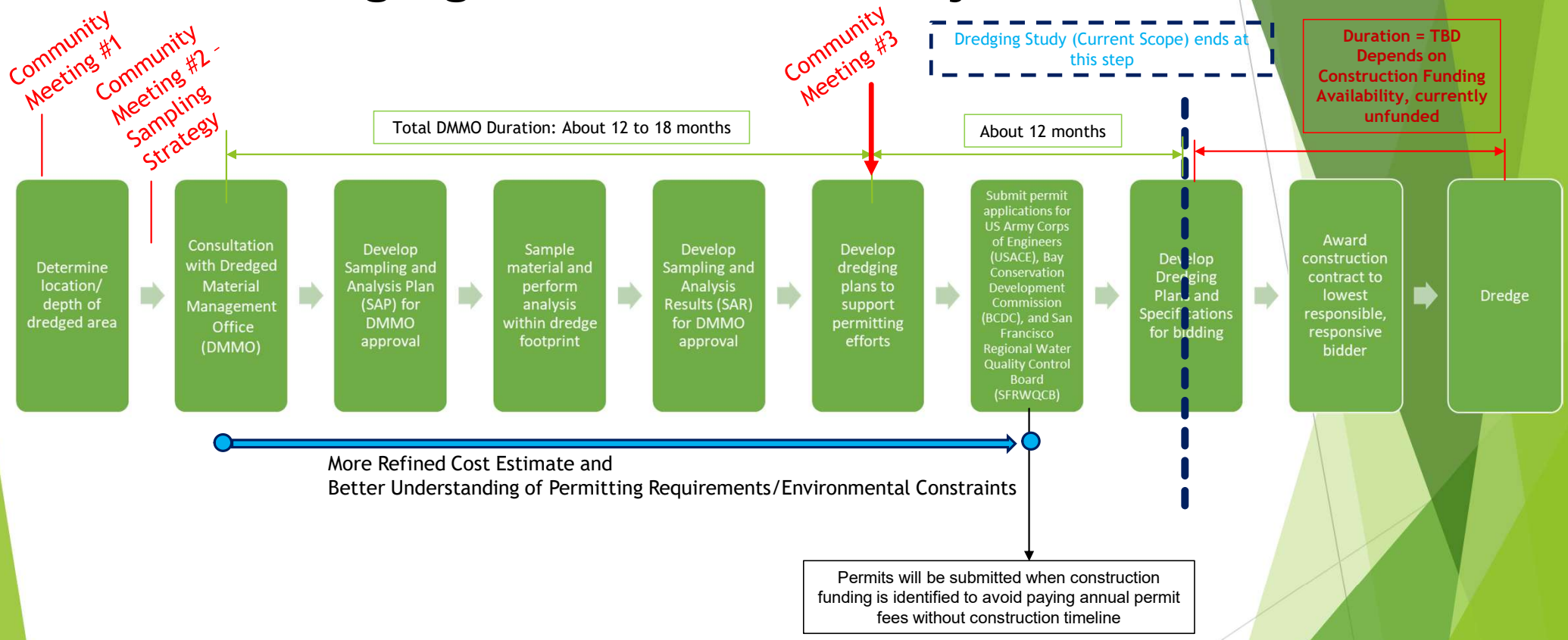


Area	Depth	Volume (CY)		Cost
A	-4.0	68,000	$	12,240,000
B	-4.0	41,000	$	7,380,000
C	-4.0	71,000	$	19,596,000
Total		180,000	$	39,216,000

Programming-Level
Rough Order of Magnitude Estimates

Dredge Areas A + B @ -4’ =
$19,620,000

Dredging Flowchart and Project Timeline



SOUTH COVE SAILING BASIN DREDGING PROJECT

NEXT STEPS

1. Staff to seek construction funding* based on desired areas (A &B) and depth (at El-4').

2. Once construction funding* is identified, we can complete the design, permitting, and CEQA process.

*Currently both Marina Fund and General Fund are facing city-wide budget issues. We will continue to seek grants; however, grants solely for recreational dredging projects are unlikely.

Questions?

South Cove Sailing Basin Seawall Replacement Project







Summary of Previous Community Engagement Series on South Cove Sailing Basin Seawall Replacement Project

Community Meeting #1 – April 18, 2024

- Presented the need for a seawall study and previous condition assessments

Community Meeting #2 – November 6, 2024

- Reviewed design, permitting phase of funding obtained for this project
- Present timeline for Seawall Replacement Project
- Review permitting process and timeline

Feedback from Community on Seawall Replacement

- Question on City's plan for mitigation if fill is created if the new wall is in front of the existing one
- Question about how long construction will take
- Requested the City to consider appropriate curb height to ease boat loading but high enough to provide protection from individuals walking into the water by accident.
- Requested construction be phased to reduce user impact

Goals Community Engagement Series on South Cove Sailing Basin Seawall Replacement Project

Community Meeting #3 – Here We Are Today

- Update on the sinkhole repair and post repair operations
- Update on feedbacks from regulatory permitting agency consultation
- Construction Timeline, depending on when construction funding will become available

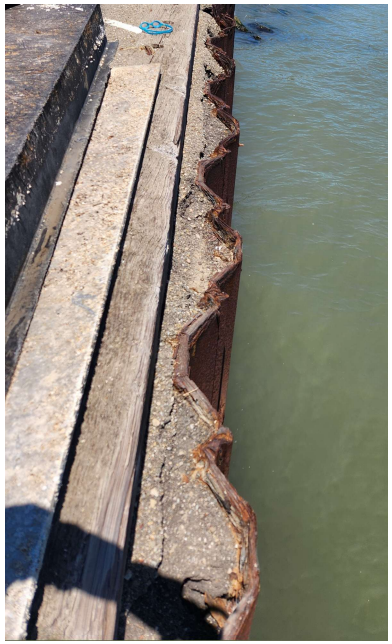
Recap of Community Meeting #1 and #2

South Cove Sailing Basin Seawall Replacement Project

Design and Permitting : **FUNDED – $385,000 (one-time General Fund Council referral)**

Rough Order Magnitude Cost Estimate: $5.0 - 5.5 Million (Unfunded)

Existing Structure Constructed in 1967









Proposed Replacement Option



Naval Amphibious Base Coronado in San Diego

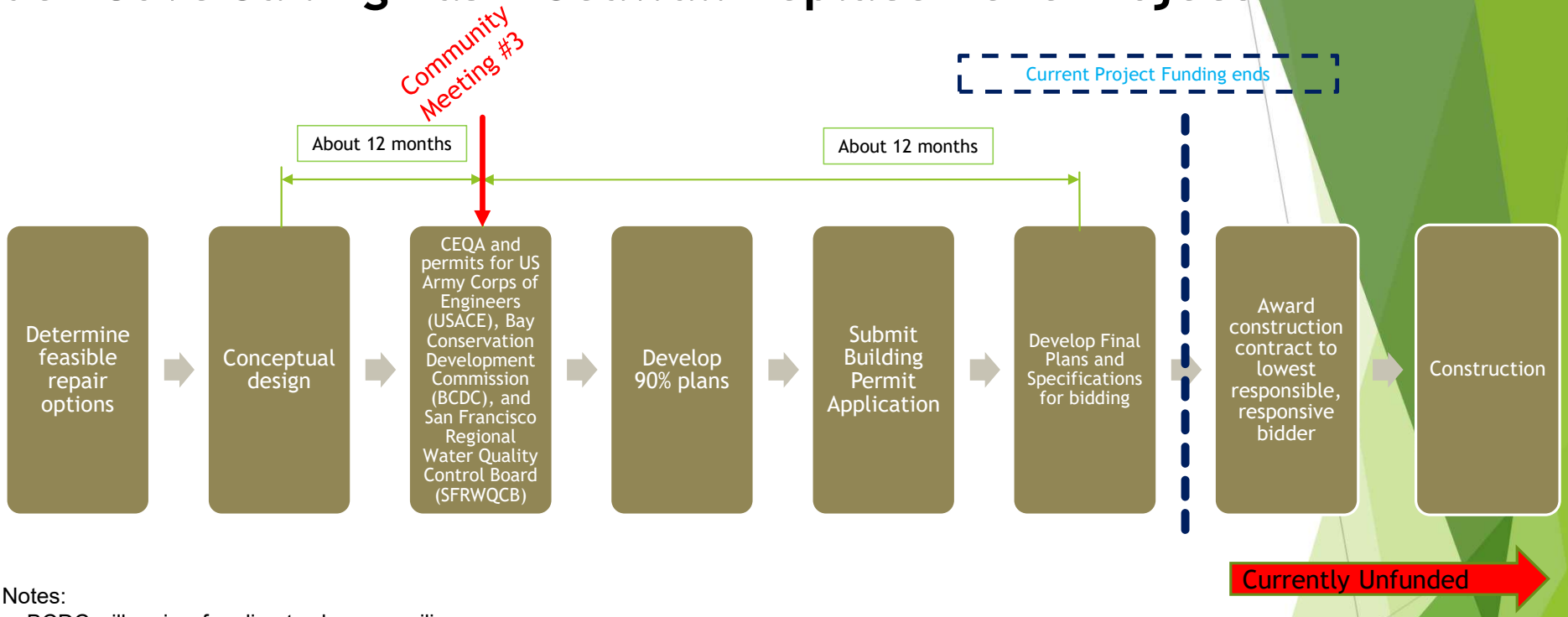
Old sheet pile wall

New sheet pile wall



Questions?

South Cove Sailing Basin Seawall Replacement Project



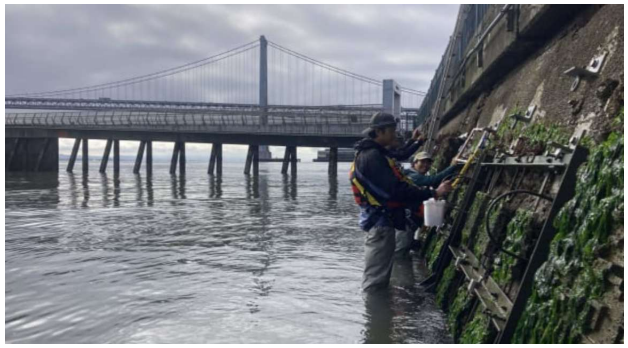
Notes:

- BCDC will review for climate change resiliency
- Construction funding is not identified

South Cove Sailing Basin Seawall Replacement Project

PERMITTING CHALLENGES

1. Alternatives Analysis – Because a vertical seawall provides no habitat benefit, agencies want to see the City explore nature-based alternatives to replacement in-kind.



Port of San Francisco Living Seawall Project



Photo Credit: Port of San Diego

2. Compensatory Mitigation – Shorebird Park Beach improvement
    - Asphalt and concrete debris removal
    - Gravel import depending on site survey



Olympic Sculpture Park, Seattle WA

South Cove Sailing Basin Seawall Replacement Project

NEXT STEPS

1. Submit Permit Applications
2. Seek approval from permitting agencies on mitigation strategy
3. Complete final design with community input
4. Shovel-ready for construction bids



Typical permitted in-water construction window:
around June/July to November.

Next construction window June/July 2027

Identify construction funding* by January, 2027.

*Construction funding has not yet been identified.

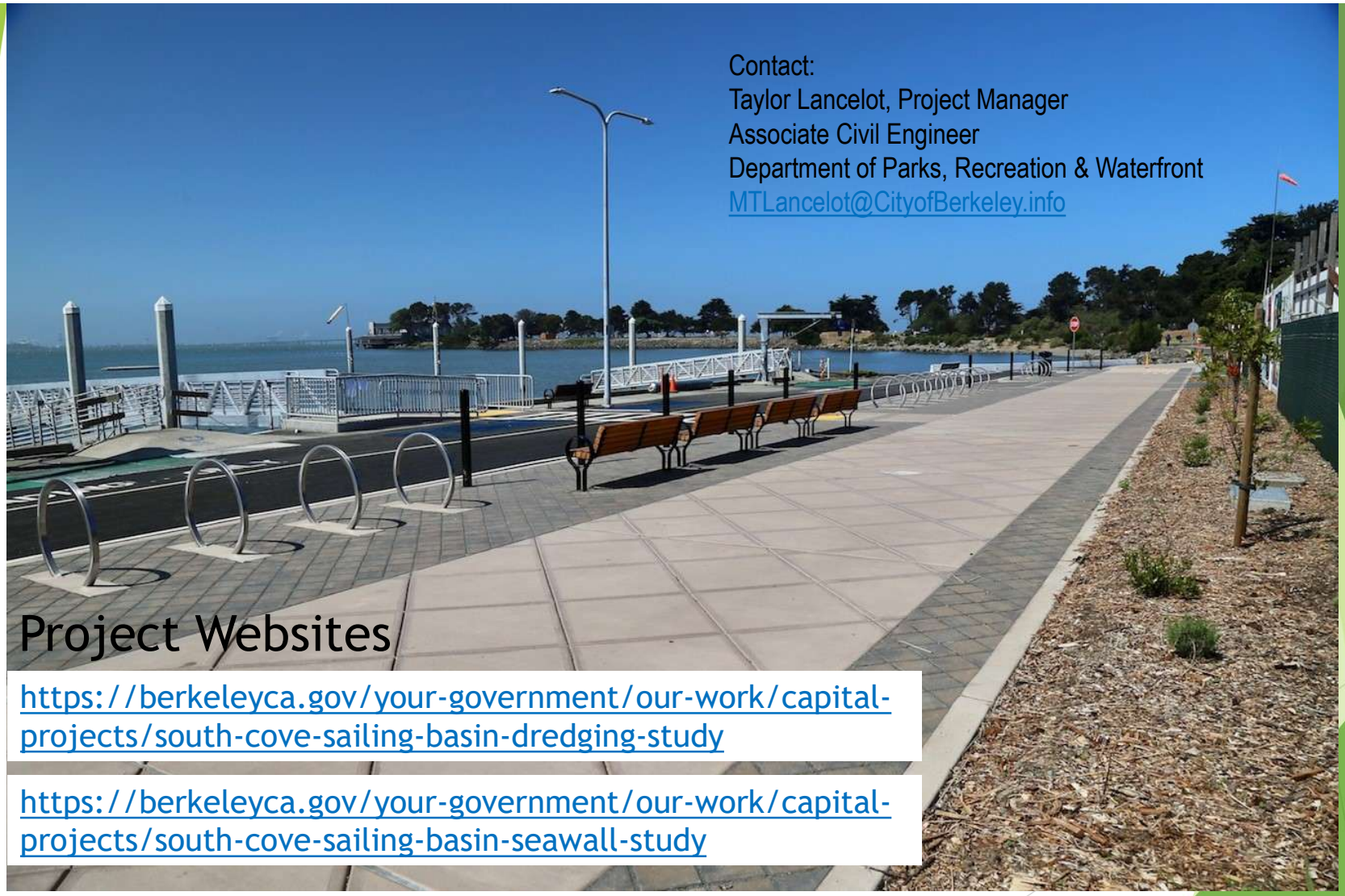


Feedback on Seawall Replacement









Contact:
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Project Websites

https://berkeleyca.gov/your-government/our-work/capital-projects/south-cove-sailing-basin-dredging-study

https://berkeleyca.gov/your-government/our-work/capital-projects/south-cove-sailing-basin-seawall-study