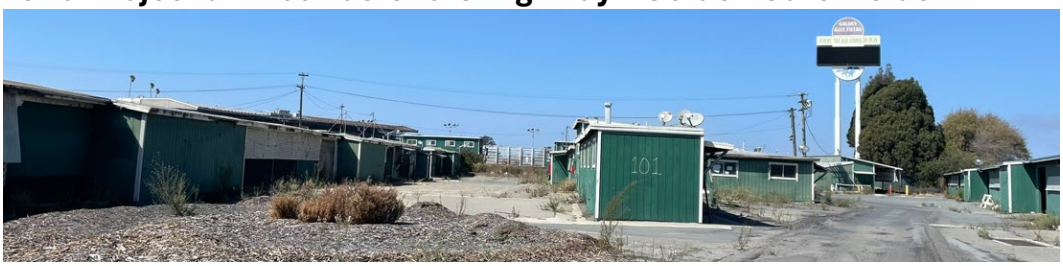
Zoning Adjustments Board Staff Report

APP #ZP2026-0072

November 5, 2026

Use Permit for a Project at 1100 Eastshore Highway – Golden Gate Fields



Quick Facts	Project Description:
Applicant: John Stewart, Encompass Develop, Design & Construct **Project Address:** 1100 Eastshore Highway **Site Size:** 40 acres (City of Berkeley portion) **GP Land Use:** Waterfront/Marina (W) **Zoning:** Waterfront Specific Plan (SP) **CEQA:** Exempt pursuant to Public Resources Code Section 21080.57. **Date Submitted:** June 26, 2026 **Date Deemed Complete:** September 10, 2026 **Project Planner:** Allison Riemer	The applicant is seeking Use Permit approval to demolish approximately 556,000 square feet of structures at 1100 Eastshore Highway (Golden Gate Fields). Structures proposed to be demolished include the stables, employee living quarters, an equine hospital, storage sheds, observation towers, and other accessory structures on approximately 40 acres. **Zoning Permits Requested:** 1. **Demolition.** BMC Section 23.326.030(B)(1)(a) **"Procedure and Findings"** to demolish residential units which are hazardous or unusable and infeasible to repair. * (UPPH) 2. **Demolition.** BMC Section 23.326.070(B) **"Accessory Structures or Buildings"** to demolish stables and other support buildings. * (AUP) *Denotes required findings. **Staff Recommendation:** Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Public Resources Code Section 21080.57 (for public parks funded by the 2024 Climate Bond), and approve ZP2026-0072 pursuant to Section 23.406.040(E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval. The scope is limited only to demolition.

ZONING MAP

Figure 1: Vicinity and Zoning Districts Map

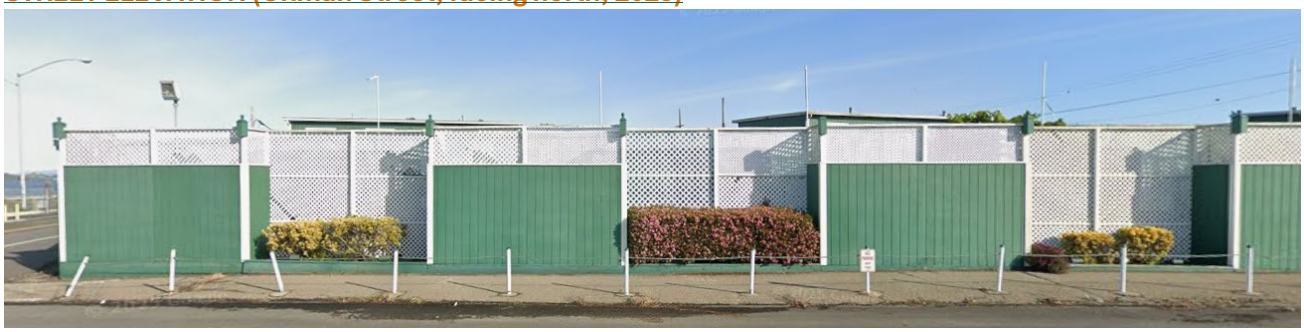


Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Commercial Recreation (City of Albany)	Waterfront (City of Albany)	Horse racetrack (Golden Gate Fields)
South	Waterfront/Marina (W)	Specific Plan (SP)	Park (Tom Bates Regional Sports Complex)
East	Waterfront/Marina (W)	Manufacturing (M)	Interstate 80
West	n/a	n/a	San Francisco Bay

AERIAL



STREET ELEVATION (Gilman Street, facing north, 2025)



STREET ELEVATION (Gilman Street, facing west, 2025)



BACKGROUND

Subject Site

The overall site is 162 acres, with 122 acres in the City of Albany and 40 acres in the City of Berkeley. Approximately, 32 acres are submerged in the Bay. The portion of the site in the City of Berkeley is located between Gilman Street and the Albany border, west of the Eastshore Freeway. Shoreline access is directly to the west. Eastshore State Park, operated by East Bay Regional Park District, and the Tom Bates Regional Sports Complex, a City of Berkeley park, are located south of the site.

The parcel is relatively flat and contains one- to two-story structures that were used for horses and housed the workers who cared for the horses. When the racetrack was operating, more than 300 workers lived at the track and the stables could accommodate up to 1,420 horses.[1] The Berkeley portion of Golden Gate Fields also contains a restaurant and an office, an equine hospital, storage buildings, and observation towers. The Albany portion of the site contains the racetrack, grandstands, and parking lot. The freeway sign is located on the Albany side and is proposed to remain.

Site History

Horse racing began at Golden Gate Fields in 1941 but soon ended due to the poor condition of the track. During World War II the site was used by the Navy for the storage and repair of landing craft. Horse racing resumed in 1946 and ended in June 2024. The current owners, the Stronach Group, have owned the property since 1999.

In March 2026, the Trust for Public Land announced that they secured an option agreement to purchase the site from the Stronach Group for $175 million and would transfer the land to the East Bay Regional Parks District upon closing.

On September 21, 2026, Governor Newsom signed a budget bill that directs $125 million from the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (Proposition 4) to support the purchase of the site. The East Bay Regional Parks District has committed $20 million of Measure WW money. The Trust for Public Land is currently fundraising for the remaining $30 million difference.

The East Bay Regional Parks Board reviewed the purchase and sale agreement at their October 20, 2026 regular meeting. The Board voted 7-0 to execute a purchase and sale agreement with the Trust

[1] Nick Lozito and Ximena Natera, What's next for Golden Gate Fields' vulnerable workers?, Berkeleyside, December 26, 2024.

for Public Land, execute an environmental conditions agreement with the Stronach Group/Golden Gate Land Holdings, and authorize the transfer and appropriation of $20 million for acquisition and $820,000 for safety and security from Measure WW funds.

Under the terms of the agreement negotiated by the Trust for Public Land, the Stronach Group is required to demolish all buildings from the site prior to the ownership transfer which would occur on March 31, 2027. Once the ownership transfers to the East Bay Regional Parks District, the City will not have any oversight in permitting.

ANALYSIS

Project Scope

The proposed project scope includes:

1. Demolition of the existing structures on the Berkeley portion of the site, including barns, employee living quarters, a restaurant, office space, storage buildings, an equine hospital, and observation towers.
2. Retain the concrete foundations.

Existing structures include 20 one-story stable barns, and 15 two-story stables clad in T1-11 siding. Interspersed among the barns are rooms that were used as employee living quarters for the workers who cared for the horses. There are approximately 1,400 stable stalls and 300 rooms for employee occupancy that housed 400-500 employees. The rooms contain wall heaters and window coverings. Bathroom and kitchen facilities are located separately from the rooms. Many windows have been damaged as the site has been used for training by the Oakland Police Department since racetrack closed. Satellite dishes are attached to many of the buildings. Some doors are boarded up, others are ajar, and some are off of their hinges. A two-story building that straddles the Berkeley-Albany border contained a cafeteria on the first floor and an office above. Along the eastern edge of the property, adjacent to the freeway is a large shed structure that served as a horse run. Weeds and vegetation are growing out of the pavement between the buildings.

Building permit history from 1994 to the present shows 10 permits issued for a demolition of barns, utility relocation, and re-roofing of structures. The California Horse Racing Board (CHRB) had regulatory authority over Golden Gate Fields. The regulations mandate that the track operators provide "habitable rooms" which include natural light, proper ventilation, at least one functioning electric light, and minimum space requirements of at least 50 square feet with dimensions no less than 7 feet in any direction. The California Department of Housing and Community Development (HCD) inspected the living quarters on an annual basis to ensure compliance with health and safety codes.

The stables at Golden Gate Fields were considered general employee housing and are regulated through the Employee Housing Act[2]. The Act applies to privately operated living quarters that housed employees of the racetrack. This housing was available only to employees of Golden Gate Fields and not the general public.

[2] https://www.hcd.ca.gov/building-standards/employee-housing/overview

Exterior of employee living quarters



Living Quarters Entrance





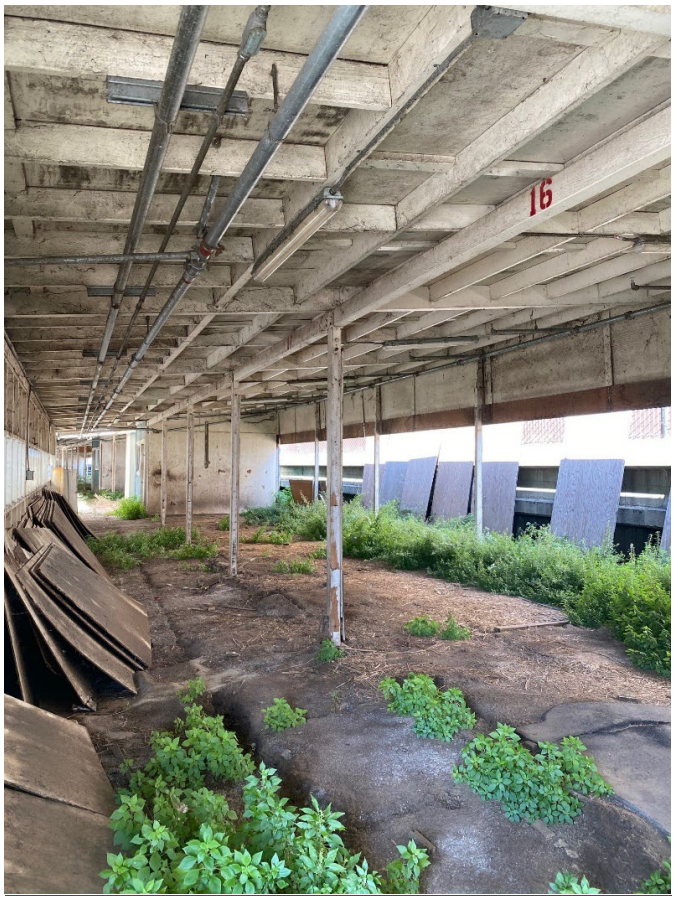
Interior of employee living quarters



Debris from employee living quarters



Horse Run located adjacent to I-80 Gilman Off-Ramp



Stables



The applicant provided a detailed table of the structures proposed to be removed within the City of Berkeley. The stables, which include employee living quarters, comprise approximately 90 percent of the overall demolition square footage.

Golden Gate Fields - Building Areas — Updated 10/14/2026

Berkeley Buildings

	Description	Qty	Stories	Footprint SF	Total SF	Notes
1	Equine Hospital	1	1	2,069	2,069	Was stated as 2 stories and is 1
2	Outbuilding @ Hospital	1	1	1,200	1,200	
3	Receiving Barn	1	Partial 2	16,818	18,021	
4	Office/Restaurant	1	2	5,189	10,378	
5	Stable Barn - Type 1	20	1	275,897	275,897	
6	Stables - Type 2	15	Partial 2	209,153	225,885	This includes the small portions of 3 barns that overlap into Albany
7	Hot walkers	0	0	0	0	Removed
8	Stable Gate	1	1	140	140	
9	Vehicle Maint	0	0	0	0	Albany
10	Storage Building	1	1	1,828	1,828	
11	Misc storage outbuilding	1	1	700	700	
12	Barn area Trailers	0	0	0	0	Removed
13	Print Shop	0	0	0	0	Albany
14	New Barn Buildings	2	1	5,380	5,380	
15	Perimeter Shed	1	1	14,500	14,500	
16	Observation towers	2	1	160	160	Only 2 in Berkeley
17	Total SF			533,034	556,158	

Table 1. List of Structures Proposed for Demolition

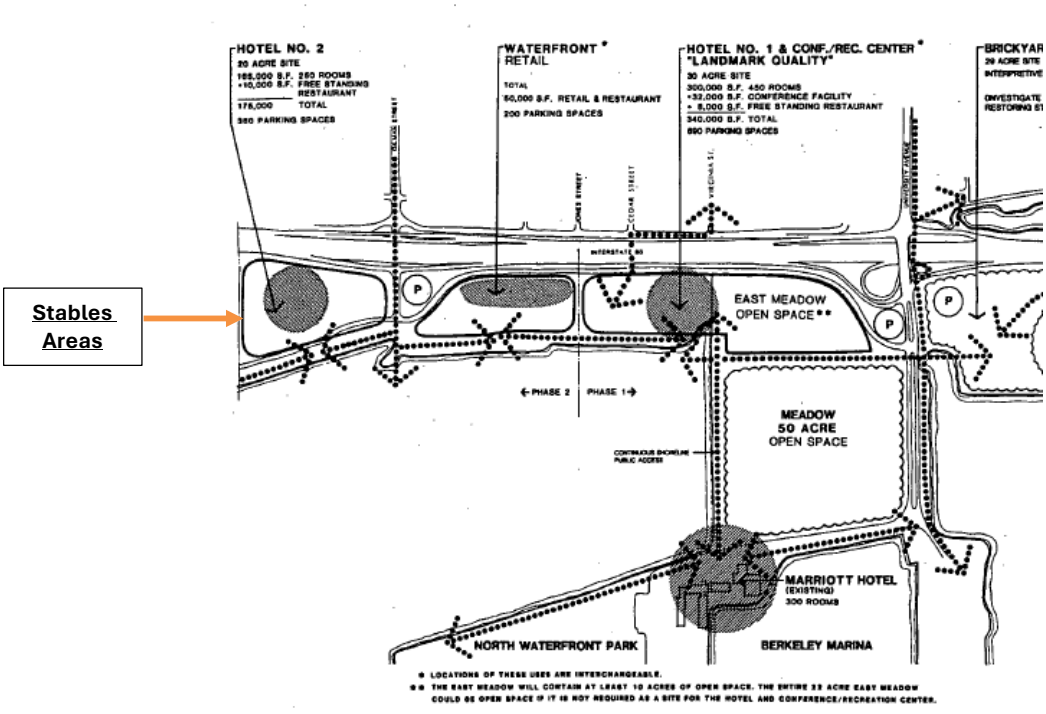
Waterfront Specific Plan

A specific plan is a detailed local planning and regulatory document that specifies uses and development standards in a specifically defined geographic area. The plan implements the broader goals of the City's General Plan. Statutory requirements for specific plans are established in Government Code Sections 65450-65457.

In 1986, the City adopted the Waterfront Specific Plan as an amendment to the 1977 Master Plan (General Plan). The Specific Plan is guided by objectives to establish the Waterfront as an area primarily for recreation, open space and environmental uses; with preservation and enhancement of beaches, marshes, and other natural habitats; develop the Waterfront as part of a continuous East Bay shoreline open space system; provide for an appropriate amount of private development, to make the waterfront part of Berkeley's vibrant urban community, attractive to and usable by Berkeleyans, neighboring Bay Area residents and other visitors; meet the needs of unemployed and under-employed Berkeley residents, in both construction and permanent jobs; and establish uses and activities that reflect and enhance the unique character of the waterfront location.

The subject site is included and identified in the Waterfront Specific Plan as "Stables Area" and is 29 acres bounded by I-80 on the eastern portion, Gilman Street to the south, the Bay to the west, and the Albany City limit line to the north. The Waterfront Specific Plan envisions a hotel or lodging, restaurants, and parking as permitted uses at the site. Since the site is located in the Specific Plan, zoning and permitted land uses are identified in the Specific Plan.

Berkeley Waterfront Specific Plan Development Program



The most recent use as a racetrack is legal non-conforming as the use was established in 1946. The structures on-site supported the operations of the racetrack and are not consistent with the policy objectives identified in the Specific Plan. Employee living quarters or any other type of housing are not listed as a permitted use listed in the Specific Plan, and therefore the employee living quarters are a legal non-conforming use.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

HARD HATS Compliance

Pursuant to BMC Section 13.107.030, this application is subject to the Helping Achieve Responsible Development with Healthcare and Apprenticeship Training Standards ("HARD HATS") Ordinance because it is a private project that includes the demolition of 50,000 square feet or more of floor area and was submitted after January 1, 2024. Each contractor must comply with the apprenticeship and health care expenditure requirements of the ordinance. Alternatively, contractors may comply by signing a Project Labor Agreement with the Building and Construction Trades Council of Alameda County, or if the contractors are signatory to a collective bargaining agreement with a labor union that requires participation in a state-approved apprenticeship program and the provision of health care expenditures to all construction craft employees.

To comply with HARD HATS, the applicant is required to work with staff in Health, Housing, and Community Services who administer the program and fulfill one of the options for compliance. Once compliance is demonstrated, the building permit will be issued for the project. This is the first development application processed subject to HARD HATS.

Environmental Review

As part of the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (Proposition 4) a statutory exemption to the California Environmental Quality Act Guidelines (CEQA) was established. PRC Section 210080.57 states that CEQA does not apply to any activity or approval necessary for or incidental to planning, design, site acquisition, construction, operation, or maintenance of public park or nonmotorized recreational trail facilities funded in whole or in part by the bill.

The site is currently under contract for acquisition and transfer to the East Bay Regional Parks District and is utilizing $125 million of Proposition 4 funds for the acquisition. PRC Section 210080.57 applies because the demolition of the structures on the site is necessary for the site acquisition and construction of a regional public park funded by Proposition 4.

Historic Resource Evaluation

A Historic Resource Evaluations (HRE) is a report that assesses whether a building, structure, or site qualifies as a historic resource under local, state, or federal laws. Under local regulation, this report is used to evaluate demolition of non-residential buildings or structures that are 40 or more years old by the Landmarks Preservation Commission (LPC) for review.

The applicant submitted a request to waive the requirement for a Historic Resources Evaluation (HRE) as part of their application. In reviewing the waiver, staff identified that the uses and structures on-site are legal non-conforming and are inconsistent with the land uses identified in the Waterfront Specific Plan. Additionally, the majority of demolition includes employee living quarters which fall under the definition of "residential use" in the BMC and are otherwise exempt from demolition referral. Staff granted the HRE waiver as the proposed demolition will reduce the non-conforming uses and conditions on-site.

POLICY CONSISTENCY

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. Policy LU-43–Waterfront Plan: 1. Establish the waterfront as an area primarily for recreational, open space, and environmental uses, with preservation and enhancement of beaches, marshes, and other natural habitats. 2. Develop the waterfront as part of a continuous Eastbay shoreline open space system. 3. Provide for an appropriate amount and type of private development to make the waterfront part of Berkeley's vibrant urban community, attractive to and usable by Berkeleyans, neighboring bay area residents, and other visitors. 4. Establish uses and activities that reflect and enhance the unique character of the waterfront and foster the community's relationship with the shoreline. (Also see Open Space and Recreation Policies OS-13, OS-15, and OS-16.)

Staff Analysis: The project would demolish the portion of Golden Gate Fields within the City of Berkeley which will allow a regional public park to be created. The future park will connect existing open space areas to the site and will be usable by Berkeleyans, Bay Area residents, and visitors.

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Description, received June 26, 2026
5. Plans dated June 22, 2026
6. Correspondence
7. Notice of Public Hearing

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
June 26, 2026	Use Permit Application submitted
July 24, 2026	Application deemed incomplete
August 14, 2026	Application resubmitted
September 10, 2026	Application deemed complete
October 22, 2026	Public hearing notices mailed/posted
November 5, 2026	ZAB hearing

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. No new floor area is proposed in the project.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project is not a housing development project.
Bird Safe Buildings (BMC Section 23.304.150)	No	No construction is proposed in the project.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (*Quercus agrifolia*) trees on the project site.
Creeks	Yes	A creek or culvert (Codornices Creek), as defined by BMC Chapter 17.08, exists on the project site. However, since the project is to demolish the site no further action is required.
Density Bonus	No	No housing is proposed in the project.
Hard Hats (BMC Chapter 13.107)	Yes	The project is a covered project because more than 50,000 square feet of structures will be demolished.
Historic Resources	No	Since the predominant use of the project site was residential and the uses were legal non-conforming, and HRE waiver was granted and the demolition was not reviewed by the Landmarks Preservation Commission (LPC).
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	No	No housing is proposed in the project.
Housing Crisis Act of 2019 (SB 330)	No	No housing is proposed in the project.
Opportunity Sites	No	The subject site is not identified as an opportunity site in the Housing Element.
Rent Controlled Units	No	The residential units were employee housing and were regulated by the California Department of Housing Community Development (HCD); no rent-controlled units would be demolished.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone.
Seismic Hazards (SHMA)	No	The project site is located within an area susceptible to liquefaction as shown on the State Seismic Hazard Zones map,[a] but no construction is proposed in the project.

Characteristic	Applicability	Explanation
Soil/Groundwater Contamination	No	The project site is not on the Cortese List in the City of Berkeley[b]. The project site is within the City's Environmental Management Area. A Phase I report was not required because a new development is not proposed and demolition would not require work 5 or more feet below grade. Standard Conditions of Approval related to hazardous materials apply.
Transit	No	The closest transit stop is 0.5 miles away, at Gilman Street and Sixth Street.

Notes:

a. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

b. Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.

Table 3: SP Specific Plan District Development Standards BMC Sections 23.208[1] and 23.322 Parking and Loading

Standards		Existing	Proposed	Permitted/ Required
Lot Area (sq. ft.)		1,752,854	No change	N/A
Gross Floor Area (sq. ft.)		556,158	0	N/A
Floor Area Ratio		0.35	0	N/A
Dwelling Units[2]	Total	0	0	N/A
	Affordable	0	0	N/A
Building Height	Maximum (ft.)	varies	0	N/A
	Stories	2	0	N/A
Building Setbacks (ft.)	Front	N/A	N/A	N/A
	Interior Side	N/A	N/A	N/A
	Street Side	N/A	N/A	N/A
	Rear	N/A	N/A	N/A
Lot Coverage (%)		35	N/A	N/A
Usable Open Space (sq. ft.) per Dwelling Unit		0	N/A	N/A
Automobile Parking		0	0	N/A
Bicycle Parking	Residential (long-term)	0	0	N/A
	Residential (short-term)	0	0	N/A
	Total	0	0	N/A

Notes:

1. The demolition is not subject to development standards. Future construction would be subject to a discretionary use permit and Master Development Plan permit, consistent with the Waterfront Specific Plan.
2. Rooms within the stables were used as employee living quarters, which is different than regular dwelling units because the minimum size was 50 square feet, and the BMC defines a bedroom as 70 square feet in area. Unlike regular dwelling units, the rooms were regulated by the California Horse Racing Board and inspected annually by the California Department of Housing and Community Development.

Zoning Adjustments Board Findings

App #ZP2026-0072
Use Permit for a Project at 1100 Eastshore Highway – Golden Gate Fields

November 5, 2026

Project Facts	Project Description:
Applicant: John Stewart, Encompass Develop, Design & Construct **Property Owner:** Golden Gate Land Holdings **Project Address:** 1100 Eastshore Highway **Site Size:** 40 acres (City of Berkeley portion) **GP Land Use:** Waterfront/Marina (W) **Zoning:** Waterfront Specific Plan (SP) **CEQA:** Exempt pursuant to Public Resources Code Section 21080.57. **Date Submitted:** June 26, 2026 **Date Deemed Complete:** September 10, 2026 **Project Planner:** Allison Riemer	The applicant is seeking Use Permit approval to demolish approximately 556,000 square feet of structures at 1100 Eastshore Highway (Golden Gate Fields). Structures proposed to be demolished include the stables, employee living quarters, an equine hospital, storage sheds, observation towers, and other accessory structures on approximately 40 acres.
	Zoning Permits Requested:
	1. **Demolition.** BMC Section 23.326.030(B) **"Procedure and Findings"** to demolish residential units. * (UPPH) 2. **Demolition.** BMC Section 23.326.070(B) **"Accessory Structures or Buildings"** to demolish stables and other support buildings in. * (AUP) *Denotes required findings.
	Staff Recommendation:
	Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Public Resources Code Section 21080.57 (for public parks funded by the 2024 Climate Bond), and approve ZP2026-0072 pursuant to BMC Section 23.406.040 (E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

I. CEQA

A. The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code (PRC) Section 21080.57.

Evidence: PRC Section 210080.57 applies because the demolition of the structures on the site is necessary for the site acquisition and construction of a regional public park funded in part by the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 (Proposition 4). The site is currently under contract and is utilizing $125 million of Proposition 4 funds for site acquisition by the East Bay Regional Parks District.

II. FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) "Findings for Approval," the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood because the project will only demolish the existing structures to clear the site for a future regional public park. The nearest residences are 0.3 miles away from the site and are separated by the Interstate 80 Freeway.

b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the proposed demolition will allow the planning and future development of a regional public park, providing shoreline access and outdoor recreation.

2. As required by BMC Section 23.406.040(E)(2) "Findings for Approval", to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Demolition

Pursuant to BMC Section 23.326.030(B)(1) "Demolition of Residential Units" a Use Permit is required to eliminate or demolish one or more Residential Units. The ZAB shall only approve the Use Permit if one of the following is true:

a) The building containing the Residential Unit(s) is hazardous or unusable and is infeasible to repair.

Evidence: The proposed project includes the demolition of employee living quarters previously occupied by Golden Gate Fields employees during business operation and regulated through the Employee Housing Program administered by the State Department of Housing and Community Development. The quarters are small rooms (per the California Horse Racing Board the minimum size is 50 square feet) with wall heaters and lacking kitchen and bathroom facilities. Occupancy was restricted to employees of Golden Gate Fields and not available to the general public. Since employee living quarters are regulated by the State under a separate authority, the employee living quarters were excluded from the existing unit count in the City's 6th Cycle Housing Element and the City's Regional Housing Needs Allocation (RHNA).

The existing living quarters have been vacant for over two years and are in various states of disrepair. Windows are broken and many doorways are boarded up or left ajar.

The subject site is located in the Specific Plan District, and the 1986 Waterfront Specific Plan governs the site. The Waterfront Specific Plan envisions a hotel or lodging, restaurants, and parking as permitted uses at the site. Housing is not a permitted use listed in the Specific Plan, and therefore housing within the Specific Plan area is legal non-conforming. The employee living quarters are legal non-conforming.

b) The building containing the Residential Unit(s) will be moved to a different location within Berkeley with no net loss of units and no change in the rent levels of the unit(s).

Evidence: N/A

c) The demolition is necessary to permit construction approved pursuant to this Chapter of at least the same number of Residential Units.

Evidence: N/A

Pursuant to BMC Section 23.326.070 (D) "Demolitions of Non-Residential Buildings," a Use Permit for demolition of a main building used for non-residential purposes may be approved only if the ZAB finds that:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and

   Evidence: The proposed project includes the demolition of structures which supported the operation of the racetrack. The demolition will not be materially detrimental to the commercial needs and public interest because the racetrack is no longer in use. Demolition will replace one to two-story buildings and structures with a regional park.

2. The demolition:
   a) Is required to allow a proposed new building or other proposed new use;

      Evidence: The Trust for Public Land is facilitating the purchase of the site for transfer to the East Bay Regional Parks District for development of a future regional park. The demolition of the existing above-ground structures and infrastructure, not including pavement, is a condition of the purchase and sale agreement. The demolition is required to facilitate the sale and transfer.

   b) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;

      Evidence: The subject site is located in the Waterfront Specific Plan area which emphasizes public access to the shoreline. The buildings at the site are not compatible with the Waterfront Specific Plan because they were constructed to support horse racing which was a legal non-conforming use. Demolishing the buildings and structures will remove non-conforming uses and will allow the site to be converted to a regional park.

   c) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or

      Evidence: The existing buildings and structures were constructed to support the racetrack. The site is an attractive nuisance because of the many unoccupied buildings, piles of debris, tall weeds, and broken glass.

   d) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a

demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: The Trust for Public Land is facilitating the purchase of the site to transfer to the East Bay Regional Parks District, with funding from Alameda County's Measure WW bond program, and the State of California's Proposition 4 Climate Bond. After the property transfers to the Parks District a planning process will commence and identify future programming. Changing the use to a park will support the goals of the Waterfront Specific Plan to retain the area west of Interstate 80 for recreation and open space, and preserve and enhance beaches, marshes, and other natural habitats.

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

Evidence: The project scope includes demolition of supporting structures for a racetrack that ceased operation in June 2024. The anticipated future use is a regional public park, which would be compatible with adjacent park and open space uses.

(b) The structure or addition that accommodates the use.

Evidence: The demolition of structures does not involve a change in use. No new structures are proposed to be constructed with the current project scope. Structures will only be demolished.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: Allowing demolition will enable the site to be redeveloped.

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions – Not Applicable
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services – Not Applicable
- E. Rent Stabilization Board – Not Applicable

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics
- E. Health Housing Community Services **–** Not Applicable

Part VI. Prior to Final Inspection

Part X. HARD HATS

Site Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072
Project Description: The applicant is seeking approval to demolish approximately 556,000 square feet of structures at 1100 Eastshore Highway (Golden Gate Fields). Structures proposed to be demolished include the stables, employee living quarters, an equine hospital, storage sheds, observation towers, and other accessory structures on approximately 40 acres.

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Project Approval.** This Project approval is for 1100 Eastshore Highway, as substantially shown and described on the Project plans dated June 22, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on November 5, 2026 ("Approval Date.") For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on November 5, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
8.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
9.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions, including Claims in any way related to hazardous substances that may be present on or underneath the property or the improvements thereon. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning
10.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit: •	City of Berkeley BMC Section 23.040.050 (H)	N/A	N/A

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) Project Description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division
4.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
5.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 "Berkeley Green Code" including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

6.	**Construction Noise Reduction Program.** The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	III. At the Time of Building Permit Submittal	Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Public Works – Stormwater Pollution Prevention Program (SWPPP).** As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: **A.** A copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; **B.** The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; **C.** A copy of the SWPPP prepared for each phase of the Project; and **D.** The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction shall comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov.	City of Berkeley	At Building Permit Submittal	Public Works
2.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply: **A.** The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	B. Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans. **D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. **F.** All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department.			

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	G. All private or public projects that create and/or replace 5,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City. **I.** Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. **J.** All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.			

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. **L.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C: **A.** The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or **B.** All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. **ii.** A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

2.	**Construction Emissions Reduction Measures.** Development projects shall comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.	Air Quality District	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety/Air Quality District

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

V. During Demolition/Construction A. Building & Safety		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health/ Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. "hotline" phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If "Construction/No Parking Permits" are required, the applicant shall contact the Permit Service Center for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.	City of Berkeley	During Demolition/Construction	Building & Safety

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning
2.	**Pre-Construction Meeting.** The applicant shall request a virtual meeting with Land Use Planning (the Project Planner and Construction Monitoring Consultant, if applicable) and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the project's Conditions of Approval (and Mitigation Measures, if applicable) and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction are aware of the Conditions of Approval prior to ground disturbance on the site.	City of Berkeley	Prior to issuance of demolition permit	Land Use Planning

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

3.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 130 , as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	**Unanticipated Discovery of Archeological Resources.** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Demolition/Construction	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe ("Tribe") to assess the significance of the find. **B.** If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. **D.** If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

6.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. A. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.	City of Berkeley	During Demolition/Construction	Land Use Planning

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. iii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Pursuant to State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety

VII. HARD HATS		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**HARD HATS (BMC Section 13.107).** Pursuant to BMC Chapter 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" projects within City limits consisting of construction of either a new building, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. The combination of alterations, additions and/or demolition that impacts 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. This includes compliance with the requirements contained in BMC Sections 13.107.040 - 13.107.090. permit **A.** Prior to Building Permit Issuance, the applicant shall comply with the following sections and submit the required document(s): i. BMC Section 13.107.040(a)-(d), Apprenticeship Requirements ii. BMC Section 13.107.050(a)-(e), Health Care Expenditures Submit**:** Contractor Prequalification Questionnaire **B. At the time Building Permit Issuance**, the applicant shall comply with the following section and submit the required document(s):	City of Berkeley BMC 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" (HARD HATS)	See Condition Language	HCS Division laborstandards@berkeleyca.gov

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 1100 Eastshore Highway – Golden Gate Fields
Application Number: ZP2026-0072

	BMC Section 13.107.060, Required Applicant and Contractor Statements **Submit:** Applicant Declaration **Submit:** Statement of Compliance seven days before contractor starts work **C. During Project Construction**, the applicant shall comply with the following sections: BMC Section 13.107.070(a)-(b), Notice and Posting BMC Section 13.107.080, Retaliation Prohibited **D. Within 30 Days of completing each contractor's respective work** BMC Section 13.107.060, Required Applicant and Contractor Statements **Submit:** Contractor Satisfaction Statement **E. Prior to Issuance of Certificate of Occupancy,** or prior to approved final inspection for alterations, additions, or demolition projects that do not change the occupancy class of the structure or space: BMC Section 13.107.060, Required Applicant and Contractor Statements **Submit:** Applicant Certification of Compliance **F. On-Going and at least three years after receiving approved Final Inspection,** the applicant shall comply with the following section: BMC Section 13.107.090, Retention of Records			

Golden Gate Fields

Project Description

Demolition of barns and other accessory buildings.

As set forth in the CEQA Notice of Exemption (NOE) with respect to this transaction, the Golden Gate Fields site is to be acquired by East Bay Regional Park District (District) for purposes of future creation by the District of a regional public park, access trails, and recreational connectivity. Demolition is a condition to closing for such acquisition of the site by the District and therefore meets the finding requirement described in BMC §23.326.070.D.2"(d) that the demolition "*is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.*" The acquired site will go through an extensive post-District acquisition planning process in order to effectuate the purposes described in the NOE, the outcome of which process cannot possibly be known in advance, so it would be infeasible to obtain prior or concurrent approval for the demolition and any such future new use.

GOLDEN GATE FIELDS - CITY OF BERKELEY

DEMOLITION PLANS

APN 066-2535-001



VICINITY MAP
NTS

PROJECT INFORMATION:

OWNER:	GGLH LLC 901 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA 33009 CONTACT: ANDREW GERTH
CIVIL:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: LOKELANI YEE
CONTRACTOR	FERMA 6655 SMITH AVE STE A, NEWARK, CA 94560
GEOTECHNICAL ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583

HORIZONTAL DATUM

THE BEARING SOUTH 81°54'37.4" WEST, BETWEEN TWO FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT MAP ENTITLED "BERKELEY–RICHMOND LINE ALIGNMENT PLAN AND DATA, SHEET IR0053–R005, CT 1 of 21" LAST DATED 10 MAY 66, IS THE BASIS OF BEARINGS FOR THIS MAP.

VERTICAL DATUM

THE BENCHMARK USED FOR THIS SURVEY IS CITY OF BERKELEY MONUMENT NO. B0490, DESCRIBED AS BRASS DISK WITH PUNCH IN MONUMENT WELL AT THE INTERSECTION OF UNIVERSITY AVENUE AND SHATTUCK AVENUE.
ELEVATION = 187.09 FEET (BKF POINT #1)

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	NOTES LEGEND AND ABREVATIONS
C2.0	DEMOLITION PLAN
C3.0	EROSION CONTROL
C3.1	EROSION CONTROL NOTES & DETAILS
C3.2	EROSION CONTROL NOTES & DETAILS

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

REGISTERED PROFESSIONAL ENGINEER
DANIEL G. SCHAEFER
C051158
CIVIL
STATE OF CALIFORNIA

DANIEL G. SCHAEFER
SENIOR VICE PRESIDENT
BKF ENGINEERS

DATE

BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

GOLDEN GATE FIELDS
APN 066-2680-003-01, 066-2535-001
1100 EASTSHORE HWY, BERKELEY CA

COVER SHEET

Revisions

No.	

Date: 06/22/2026
Scale: AS SHOWN
Design: SG
Drawn: JA
Approved: LKY
Job No: C20251203

Drawing Number:
C1.0
1 OF 6

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C0.0 Project_BERK.dwg

Plot on 03.30PM on 4:05pm

NOTES

I. GENERAL NOTES

REFERENCES:
- CITY OF BERKELEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
- 2022 EAST BAY MUNICIPAL UTILITY DISTRICT STANDARD SPECIFICATIONS
- CITY OF BERKELEY SEWER SYSTEM MANAGEMENT PLAN DATED MAY 2019
- CITY OF BERKELEY SPECIFICATIONS FOR SANITARY DATED OCTOBER 2023
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE

1. PERFORM WORK IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. GRADING WORK WILL BE SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
2. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL ENGINEER, BKF ENGINEERS, WHO WILL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS WILL BE ACCURATELY SHOWN ON REVISED PLANS, WHICH WILL BE REVIEWED AND APPROVED BY THE ENGINEER AND CITY ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
3. RESTORE, TO THEIR PREVIOUS CONDITION, WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS, OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK, WHETHER OR NOT SHOWN ON THESE PLANS, PER THE CITY OF BERKELEY SPECIFICATIONS AND DETAILS.
4. REPLACE STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.
5. MAINTAIN EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
6. ADEQUATELY SHORE, BRACE, AND SHEATH EXCAVATIONS SO THAT THE EARTH WILL NOT SLIDE OR SETTLE, AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR AND HE/SHE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA AND COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REQUIREMENTS DURING CONSTRUCTION.
7. CLEAN CITY STREETS DURING CONSTRUCTION AS OFTEN AS REQUIRED TO REMOVE MUD AND DEBRIS CREATED FROM THIS CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, OBTAIN APPROVAL FOR THE ROUTE FROM THE CITY ENGINEERING DIVISION.
8. CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLIERS, UTILITY VAULTS, ETC., SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
9. SHOULD IT APPEAR THAT THE WORK TO BE DONE IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEER, BKF ENGINEERS AT (650)482-6300, BEFORE PROCEEDING WITH THE WORK IN QUESTION.
10. MATCH EXISTING PAVEMENT, ADJACENT LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC, TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS.
11. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, CONTACT THE OWNER'S REPRESENTATIVE AND REQUEST CLARIFICATION.
12. CONFORM TO WORK HOURS AS SPECIFIED BY THE CITY OF BERKELEY. WORK HOURS ARE MONDAY TO FRIDAY FROM 7AM–7PM. NO WEEKEND WORK ALLOWED UNLESS APPROVED BY THE CITY.
13. HALT CONSTRUCTION ACTIVITY AND CONTACT A QUALIFIED ARCHAEOLOGIST IF ARCHAEOLOGICAL RESOURCES SUCH AS CHIPPED STONE OR GRINDSTONE, HISTORIC DEBRIS, BUILDING FOUNDATION, OR HUMAN BONE OR ANY OTHER INDICATORS OF CULTURAL RESOURCES ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES. IF ANY FIND IS DETERMINED TO BE SIGNIFICANT, A REPRESENTATIVE OF THE CITY, CONSTRUCTION CONTRACTOR, AND THE ARCHAEOLOGIST SHALL MEET TO DETERMINE THE APPROPRIATE COURSE OF ACTION. IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED, AN APPROPRIATE REPRESENTATIVE OF THE NATIVE AMERICAN GROUPS AND THE COUNTY CORONER SHALL BE NOTIFIED AND CONSULTED, AS REQUIRED BY STATE LAW. ALL CULTURAL MATERIALS RECOVERED AS PART OF THE MONITORING PROGRAM WOULD BE SUBJECT TO SCIENTIFIC ANALYSIS, PROFESSIONAL MUSEUM CURATION, AND REPORT PREPARED ACCORDING TO CURRENT PROFESSIONAL STANDARDS.
14. UPON DISCOVERY OF HAZARDOUS MATERIAL, THE CONTRACTOR SHALL STOP THE WORK PROMPTLY AND NOTIFY THE FIRE DEPARTMENT, DEPARTMENT OF ENVIRONMENTAL SERVICES AND PUBLIC WORKS INSPECTION FOLLOWED BY WRITTEN NOTICE OF ANY:

A. MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE HAZARDOUS WASTE, AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I, CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EXISTING LAW.

B. SUBSURFACE OR LATENT PHYSICAL, CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED ON THE PLANS, NOTES, OR SOILS REPORT.

C. UNKNOWN PHYSICAL CONDITIONS AT THE SITE OF ANY UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDE FOR IN THE CONTRACT. THE DEVELOPER'S AGENT SHALL PROMPTLY INVESTIGATE THE SUSPECTED CONDITION AND, AS NECESSARY, INITIATE FURTHER ANALYSIS OF THE PROBLEM. IF REMEDIATION IS REQUIRED, THE DEVELOPER SHALL SUBMIT A REMEDIATION PLAN TO THE DIRECTOR OF PUBLIC WORKS AND, UPON APPROVAL BY THE DIRECTOR, SHALL IMPLEMENT THE PLAN AT THE DEVELOPER'S SOLE EXPENSE.

15. OBTAIN REQUIRED PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND COMPLY WITH THE AGENCIES' REQUIREMENTS.
16. THE APPLICANT AND ALL PERSONS ASSOCIATED WITH THE PROJECT ARE HEREBY NOTIFIED THAT A TRANSPORTATION CONSTRUCTION PLAN (TCP) IS REQUIRED FOR ALL PHASES OF CONSTRUCTION, PARTICULARLY FOR THE FOLLOWING ACTIVITIES:
    - ALTERATIONS, CLOSURES, OR BLOCKAGES TO SIDEWALKS, PEDESTRIAN PATHS OR VEHICLE TRAVEL LANES (INCLUDING BICYCLE LANES);
    - STORAGE OF BUILDING MATERIALS, DUMPSTERS, DEBRIS ANYWHERE IN THE PUBLIC ROW;
    - PROVISION OF EXCLUSIVE CONTRACTOR PARKING ON-STREET; OR
    - SIGNIFICANT TRUCK ACTIVITY

    THE APPLICANT SHALL SECURE THE CITY TRAFFIC ENGINEER'S APPROVAL OF A TCP. PLEASE CONTACT THE OFFICE OF TRANSPORTATION AT (510)-981-7010, OR 1947 CENTER STREET, AND ASK TO SPEAK TO A TRAFFIC ENGINEER. IN ADDITION TO OTHER REQUIREMENTS OF THE TRAFFIC ENGINEER, THIS PLAN SHALL INCLUDE THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE, TRAILERS, WORKER PARKING, A SCHEDULE OF SITE OPERATIONS THAT MAY BLOCK TRAFFIC, AND PROVISIONS FOR TRAFFIC CONTROL. THE TCP SHALL BE CONSISTENT WITH ANY OTHER REQUIREMENTS OF THE CONSTRUCTION PHASE.

    CONTACT THE PERMIT SERVICE CENTER (PSC) AT 1947 CENTER STREET OR (510)-981-7500 FOR DETAILS ON OBTAINING CONSTRUCTION/NO PARKING PERMITS (AND ASSOCIATED SIGNS AND ACCOMPANYING DASHBOARD PERMITS). PLEASE NOTE THAT THE ZONING OFFICER AND/OR TRAFFIC ENGINEER MAY LIMIT OFF-SITE PARKING OF CONSTRUCTION-RELATED VEHICLES IF NECESSARY TO PROTECT THE HEALTH, SAFETY OR CONVENIENCE OF THE SURROUNDING NEIGHBORHOOD. A CURRENT COPY OF THIS PLAN SHALL BE AVAILABLE AT ALL TIMES AT THE CONSTRUCTION SITE FOR REVIEW BY CITY STAFF.
21. IN THE EVENT OF AN UNANTICIPATED DISCOVERY OF A PALEONTOLOGICAL RESOURCE DURING CONSTRUCTION, EXCAVATIONS WITHIN 50 FEET OF THE FIND SHALL BE TEMPORARILY HALTED OR DIVERTED UNTIL THE DISCOVERY IS EXAMINED BY A QUALIFIED PALEONTOLOGIST (PER SOCIETY OF VERTEBRATE PALEONTOLOGY STANDARDS [SVP 1995,1996]). THE QUALIFIED PALEONTOLOGIST SHALL DOCUMENT THE DISCOVERY AS NEEDED, EVALUATE THE POTENTIAL RESOURCE, AND ASSESS THE SIGNIFICANCE OF THE FIND. THE PALEONTOLOGIST SHALL NOTIFY THE APPROPRIATE AGENCIES TO DETERMINE PROCEDURES THAT WOULD BE FOLLOWED BEFORE CONSTRUCTION IS ALLOWED TO RESUME AT THE LOCATION OF THE FIND. IF THE CITY DETERMINES THAT AVOIDANCE IS NOT FEASIBLE, THE PALEONTOLOGIST SHALL PREPARE AN EXCAVATION PLAN FOR MITIGATING THE EFFECT OF THE PROJECT ON THE QUALITIES THAT MAKE THE RESOURCE IMPORTANT, AND SUCH PLAN SHALL BEN IMPLEMENTED. THE PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

II. EXISTING CONDITIONS

1. PRIOR TO THE START OF CONSTRUCTION, REVIEW RECORD DOCUMENTS, VERIFY THAT EXISTING CONDITIONS AT THE PROJECT SITE ARE AS SHOWN ON THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND INFORMATION SHOWN ON THESE IMPROVEMENT PLANS.
2. THE UTILITY INFORMATION SHOWN IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, REVIEW RECORD DRAWINGS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES – WHETHER SHOWN ON THESE PLANS OR NOT. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND INFORMATION SHOWN ON THESE CONSTRUCTION DOCUMENTS.
3. VERIFY THE ELEVATION AND LOCATION OF EXISTING UTILITIES AT CROSSINGS AND CONNECTIONS PRIOR TO START OF CONSTRUCTION AFFECTING SAID UTILITY LINES. POTHOLE EXISTING UTILITIES WHERE PROPOSED UTILITIES CROSS TO VERIFY LOCATIONS AND ELEVATIONS REPORT DISCREPANCIES TO ENGINEER AND REQUEST CLARIFICATION.

III. GRADING

1. CONTOUR LINES AND SPOT ELEVATIONS SHOWN ON GRADING PLANS REPRESENT FINISHED GRADE OF SOIL SURFACE.
2. DO NOT ADJUST THE GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
3. CONTRACTOR IS RESPONSIBLE TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION.

IV. DEMOLITION

1. IF ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS ARE FOUND,CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE REMOVING OR DEMOLISHING UTILITY.
2. ITEMS DEMOLISHED ARE TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE AND IN CONFORMANCE WITH THE CITY CONSTRUCTION AND DEMOLITION DEBRIS REUSE AND RECYCLING PROGRAM.
3. OBTAIN CITY PERMIT FOR HAUL ROUTES PRIOR TO BEGINNING WORK.
4. DIVERT DEBRIS ACCORDING TO YOUR PLAN AND COLLECT REQUIRED DOCUMENTATION. GET CONSTRUCTION DEBRIS RECEIPTS FROM SORTING FACILITIES IN ORDER TO VERIFY DIVERSION REQUIREMENTS. UPLOAD RECYCLING AND DISPOSAL RECEIPTS IF USING GREEN HALO AND SUBMIT ONLINE FOR CITY REVIEW AND APPROVAL PRIOR TO FINAL INSPECTION. ALTERNATIVELY, COMPLETE THE SECOND PAGE OF THE ORIGINAL CONSTRUCTION WASTE MANAGEMENT PLAN AND PRESENT IT, ALONG WITH YOUR CONSTRUCTION DEBRIS RECEIPTS, TO THE BUILDING INSPECTOR BY THE FINAL INSPECTION TO DEMONSTRATE DIVERSION RATE COMPLIANCE. THE ZONING OFFICER MAY REQUEST SUMMARY REPORTS AT MORE FREQUENT INTERVALS, AS NECESSARY TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.

V. UTILITIES

1. PROVIDE A MINIMUM OF TWELVE INCHES VERTICAL CLEARANCE BETWEEN ADJACENT UTILITY PIPES AT UTILITY CROSSINGS UNLESS OTHERWISE NOTED ON PLANS.
2. USE H-20 RATED UTILITY BOXES AND LIDS IN PAVED AREAS.
3. INSTALL UTILITIES IN ACCORDANCE WITH THE CITY OF BERKELEY STANDARD SPECIFICATIONS, EAST BAY MUNICIPAL UTILITY DISTRICT AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
4. INSTALL UTILITIES IN ACCORDANCE WITH THE CITY OF BERKELEY STANDARD SPECIFICATIONS, EAST BAY MUNICIPAL UTILITY DISTRICT AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
5. IF UNDERGROUND UTILITY FACILITIES (W, SD, SS, IRRIG, ETC) ARE DISCOVERED BUT NOT SHOWN ON THESE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE BEFORE REMOVAL OF SAID MATERIAL.
6. SYMBOL FOR PROPOSED MANHOLES REPRESENTS ORIENTATION OF MANHOLE LID.
7. FOR CONSTRUCTION ACTIVITIES AND WORK, COMPLY WITH CITY OF BERKELEY STANDARD SPECIFICATIONS, AND THE GREENBOOK SPECIFICATIONS,CONSTRUCTION DETAILS, AND STANDARD DRAWINGS UNLESS OTHERWISE NOTED.
8. IN THE EVENT OF WET UNSTABLE TRENCH BOTTOM OR IF GROUND WATER IS ENCOUNTERED, DEWATERING IS REQUIRED. CONTACT THE GEOTECHNICAL ENGINEER FOR DEWATERING RECOMMENDATIONS.
9. DO NOT PLANT PROPOSED & RELOCATED TREES WITHIN 10' OF PUBLICLY MAINTAINED SANITARY SEWER MAINS & LATERALS.

VIII. RECORD DRAWINGS

1. PROVIDE THE LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS ENCOUNTERED. CERTIFY THE "REDLINED" RECORD DRAWINGS FOR THE PROJECT ON A SET OF CONSTRUCTION PLAN REPRODUCIBLES, AND DELIVER THE DRAWINGS TO THE OWNER'S REPRESENTATIVE AT COMPLETION OF PROJECT AND WHEN REQUESTED BY OWNER'S REPRESENTATIVE.

IX. STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE TAKES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT– INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL BE MADE TO APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ALL LIABILITIES – REAL, ALLEGED, OR ARISING FROM NEGLIGENCE OF THE DESIGN PROFESSIONAL IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

X. UNAUTHORIZED CHANGES AND USES

1. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

XI. DRAWING LANGUAGE

1. NOTES AND CALLOUTS ON DRAWINGS MAY USE IMPERATIVE LANGUAGE. REQUIREMENTS EXPRESSED IMPERATIVELY ARE TO BE PERFORMED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

LEGEND

BOUNDARY
STORM DRAIN MAIN — SD — SD —
SANITARY SEWER MAIN — SS — SS —
DOMESTIC WATER MAIN — W — W —
UNDERGROUND ELECTRIC LINE — E — E —
GAS LINE — G — G —
IRRIGATION LINE — IRR — IRR —
FENCE
DRAIN INLET
FIRE HYDRANT
MANHOLE
VALVE
STREET LIGHT
SANITARY SEWER CLEANOUT

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
CATV	CABLE TELEVISION
CB	CATCH BASIN
DW	DOMESTIC WATER
E	EAST
ELEC	ELECTRICAL
EB	ELECTRICAL BOX
ELEV	ELEVATION
EX	EXISTING
EG	EXISTING GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FG	FINISHED GRADE
FL	FLOWLINE
HDPE	HIGH DENSITY POLY ETHYLENE
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
LG	LIP OF GUTTER
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NTS	NOT TO SCALE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSIONAL RATIO
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SOUTHWEST
TC	TOP OF CURB
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER/WEST

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NOTES LEGEND AND ABREVATIONS

Revisions

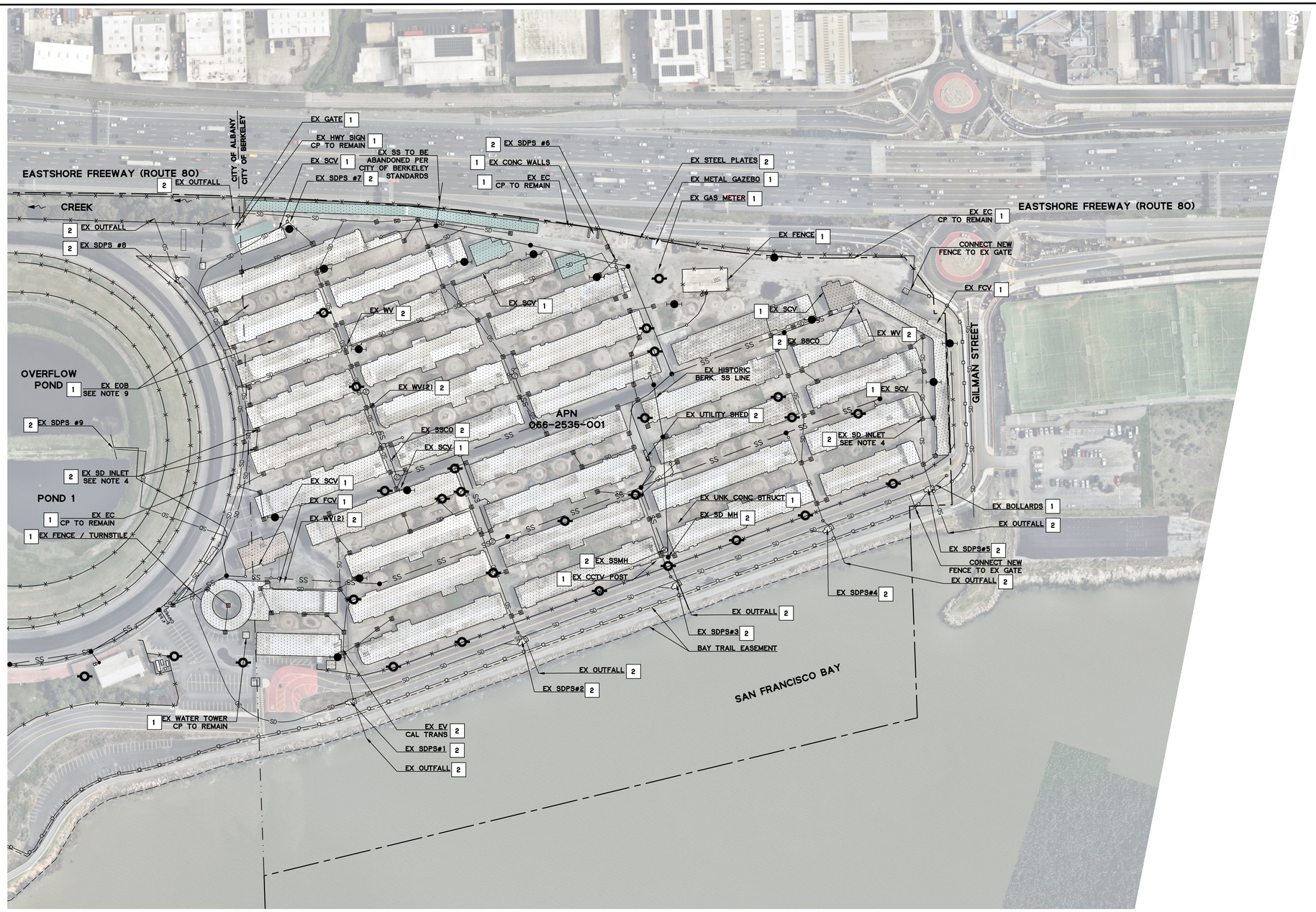
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Approved: LKY
Job No: C20251203

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2 OF 6

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GRAPHIC SCALE
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ITEM	QUANTITY OF DEMOLITION	
	SQ. FT	SQ. YD
BUILDING/UPRIGHT STRUCTURE TO BE REMOVED WITH FOUNDATION	183,310	20,368
BUILDING/UPRIGHT STRUCTURE TO BE REMOVED, FOUNDATION TO REMAIN	32,284	3,587
TOTAL	215,594	23,955

LEGEND

- BUILDING/UPRIGHT STRUCTURE TO BE REMOVED WITH FOUNDATION
- BUILDING/UPRIGHT STRUCTURE TO BE REMOVED, FOUNDATION TO REMAIN
- EX. FIRE HYDRANT TO BE REMOVED
- EX ELECTRICAL POLE TO BE REMOVED
- EXISTING STORM DRAIN INLET TO REMAIN
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- FLOW LINE
- EXISTING STORM DRAIN CULVERT TO REMAIN
- EXISTING STORM DRAIN LINE TO REMAIN
- EXISTING SANITARY SEWER LINE TO REMAIN
- PROPERTY LINE
- BAY TRAIL EASEMENT
- CITY LIMIT LINE
- EXISTING FENCE
- NEW 8' FENCE WITH STEEL POSTS

KEY NOTES

1. TO BE REMOVED
2. TO REMAIN
3. CABLE TOWER TO REMAIN UNITL LEASE CAN BE TERMINATED

DEMOLITION NOTES:

1. REMOVE UPRIGHT BUILDINGS/STRUCTURES. STRUCTURE FOUNDATION TO REMAIN UNLESS NOTED ON THIS PLAN. POST DEMOLITION CONDITION BASED ON GEOTECHNICAL RECOMMENDATION.
2. DISCONNECT WATER, SEWER AND ELECTRICAL FROM EACH STRUCTURE.
3. REMOVE ELECTRICAL AND TELEPHONE POLES AND THEIR OVERHEAD WIRES FROM THE SITE AS SHOWN ON THIS PLAN. COORDINATE WITH UTILITY AGENCY PRIOR TO DISCONNECTION.
4. EXISTING STORM DRAIN CONVEYANCE SYSTEM IS TO REMAIN AND SHOULD BE FREE FROM DEBRIS DURING DEMOLITION.
5. ALL UNDERGROUND VAULTS AND UTILITIES TO REMAIN.
6. REMOVE ALL FIRE HYDRANTS AND ANY BOLLARDS THAT SURROUND THE HYDRANT. CLOSE WATER VALVE AND INSTALL A BLIND FLANGE AFTER REMOVAL OF HYDRANT.
7. ALL EXISTING SUBDRAIN UNDER THE TRACK TO REMAIN
8. EXTERIOR FENCE AROUND PROPERTY TO REMAIN
9. ALL EXTERNAL LIGHTING TO BE REMOVED. FOUNDATION AND UNDER GROUND SERVICES TO REMAIN IN PLACE UNLESS OTHERWISE STATED IN PLAN.
10. WATER AND GAS LINES TO BE CUT AND CAPPED AT PROPERTY LINE.
11. EXISTING PONDS TO REMAIN AND PROTECTED.

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CONC	CONCRETE
CP	CONCRETE PAD
EC	ELECTRICAL CABINET
ENTR	ENTRANCE
EOB	ELECTRICAL OUTLET BOX
EV	ELECTRICAL VAULT
FCV	FIRE CONTROL VALVE
FH	FIRE HYDRANT
HWY	HIGHWAY
SCV	SPRINKLER CONTROL VALVE
SD	STORM DRAIN
SDMH	STORM DRAIN MAN HOLE
SDPS	STORM DRAIN PUMP STATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
WV	WATER VAULT

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DEMOLITION PLAN

Revisions

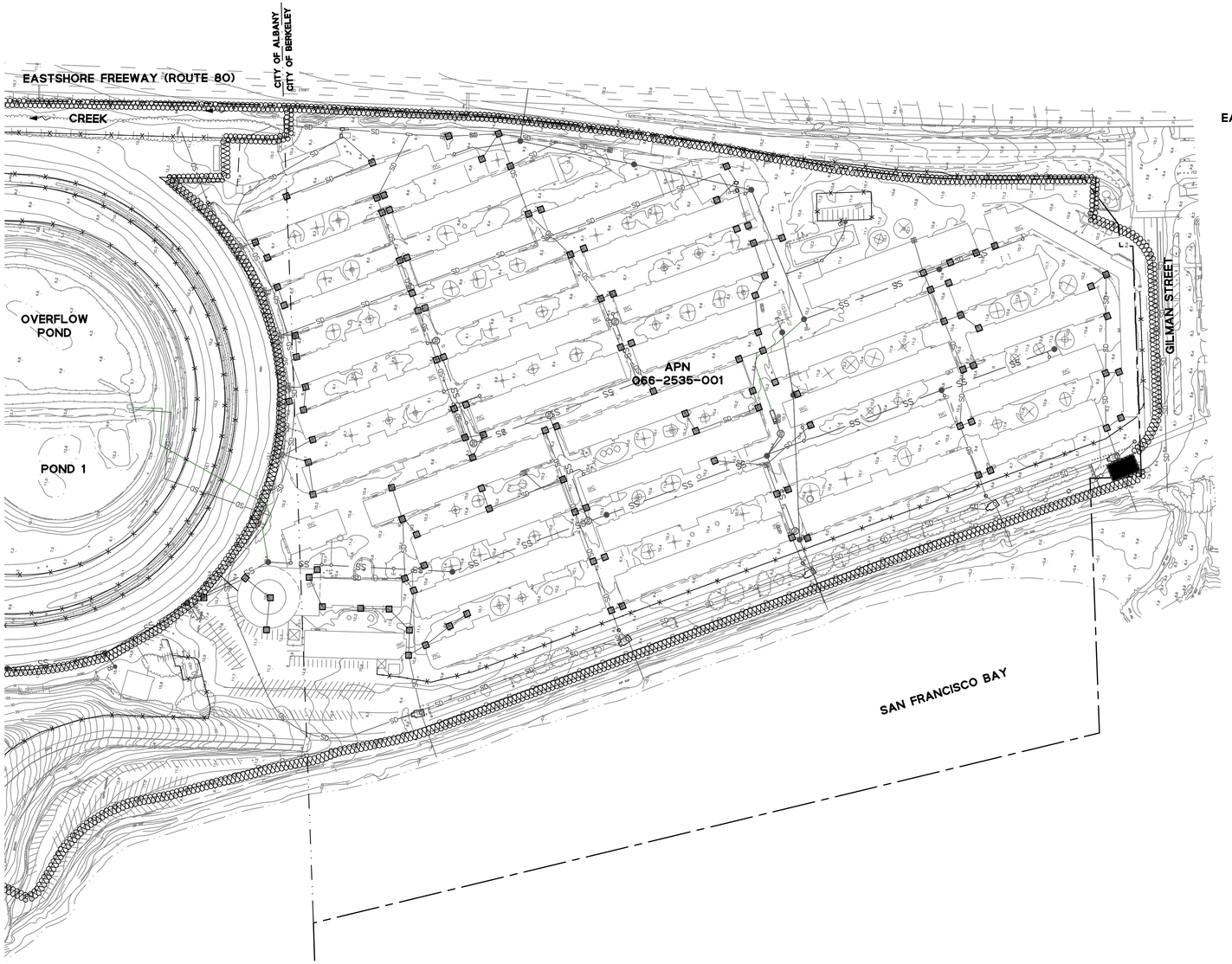
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LEGEND

FIBER ROLLS (3 / C6.00)

STORM DRAIN INLET PROTECTION

CONSTRUCTION ENTRANCE LOCATION APPROXIMATE AND SUBJECT TO CHANGE BASED ON SITE ACCESS REQUIREMENTS.

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENVIRONMENTAL REGULATION AND MANAGEMENT WITHIN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CONC	CONCRETE
CP	CONCRETE PAD
EC	ELECTRICAL CABINET
ENTR	ENTRANCE
EOB	ELECTRICAL OUTLET BOX
EV	ELECTRICAL VAULT
FCV	FIRE CONTROL VALVE
FH	FIRE HYDRANT
HWY	HIGHWAY
SCV	SPRINKLER CONTROL VALVE
SD	STORM DRAIN
SDMH	STORM DRAIN MAN HOLE
SDPS	STORM DRAIN PUMP STATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
WV	WATER VAULT

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scale 1" = 100' feet

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EROSION CONTROL

Revisions

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Approved: LKY
Job No: C22051203

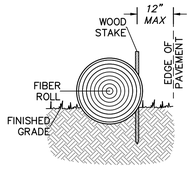
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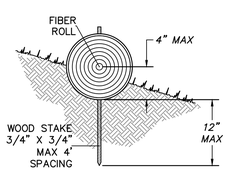
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EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR–ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
2. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
3. DURING EXCAVATION OF SUBSURFACE GARAGE, CONTRACTOR SHALL COLLECT STORM WATER IN SEDIMENT POND OR BAKER TANK WITH INLET PROTECTION ON RAISED SDCB. CONTRACTOR TO CONFIRM EROSION CONTROL COMPLIANCE PRIOR TO CONSTRUCTION.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
5. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION–CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 1 TO APRIL 15)
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB–CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR A PROJECT STOP ORDER.
7. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
8. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
9. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
10. STAND–BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
11. AFTER OCTOBER 1ST TO APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. BREACHES IN DIKES AND TEMPORARY SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
12. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
13. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
14. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OF GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
15. SANDBAGS SHALL BE REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.
17. AFTER RAINSTORMS, CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DETERIORATION IS EVIDENT.
18. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND–PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION.
19. DURING PERIODS WHEN STORMS ARE FORECAST:
    A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
    B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
    C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPIILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
    D. USE INLET CONTROLS AS NEEDED (E.G. BLOCK AND GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.



ENTRENCHMENT DETAIL
IN FLAT AREA

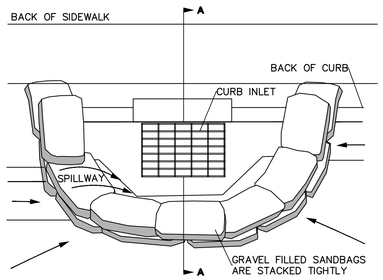


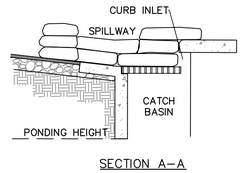
ENTRENCHMENT DETAIL
IN SLOPED AREA

INSTALLATION PROCEDURES

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO–DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"–4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

FIBER ROLL
NOT TO SCALE
1





SECTION A–A

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

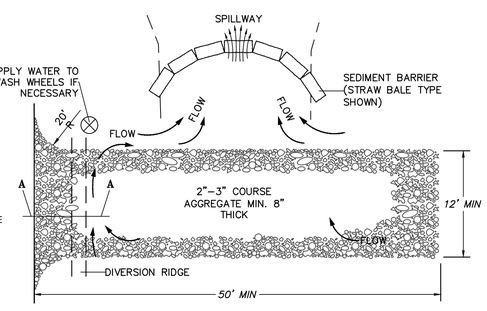
CURB INLET PROTECTION
NOT TO SCALE
2



SECTION A–A

NOTES

1. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
2. DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2.0%



CONSTRUCTION ENTRANCE
NOT TO SCALE
3

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EROSION CONTROL NOTES & DETAILS

Revisions

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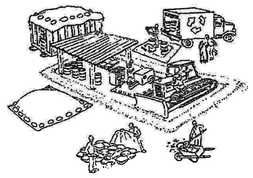
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City of Berkeley's
Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.



- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

REVISIONS

NO.	DESCRIPTION	BY	DATE	APP'VD
1				
2				
3				
4				
5				

APPROVED

CITY OF BERKELEY ☆ PUBLIC WORKS AGENCY

POLLUTION PREVENTION

WORK ORDER NO.

SPECIFICATION NO.

SHEET NO. 2 OF

FILE NO.

BKF ENGINEERS
2251 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

GOLDEN GATE FIELDS
APN 066-2680-003-01, 066-2535-001
1100 EASTSHORE HWY, BERKELEY CA

EROSION CONTROL NOTES & DETAILS

Revisions

No.	

Date: 06/22/2026
Scale: AS SHOWN
Design: SG
Drawn: JA
Approved: LKY
Job No: C20251203

Drawing Number:
C3.2
6 OF 6

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C3.0-Erosion Control_BERK.dwg

Plot Oct 23, 2026 at 4:07pm

September 15, 2026

City of Berkeley
Planning and Development Department
1947 Center Street, 3rd Floor,
Berkeley, CA 94704

Re: Demolition of Golden Gate Fields (1100 Eastshore Highway Berkeley, CA 94710), including applications related to Demolition, Zoning, and Administrative Use Permit Approvals (the "Project")

I am writing to demand that the City of Berkeley conduct environmental review of the proposed Project (including, without limitation, all permits described in Invoice 260175 dated July 29, 2026) submitted by GGLH LLC (the "Applicant") in accordance with the provisions of the California Environmental Quality Act (CEQA) prior to issuing any permits being issued by the City of Berkeley for the Project. By this letter I also request that I be provided with copies of all CEQA documentation pertaining to the Project (including any Notice of Exemption or Notice of Determination), as well as copies of any notices, approved permits and/or approvals.

CEQA requires prior environmental review of the Applicant's Project for two independently sufficient reasons:

- It proposes massive construction and demolition activity in the midst of a highly sensitive biotic setting; and
- Because it is part of a larger project by East Bay Regional Parks District of which the Applicant's demolition activities are the first step.

Sections 22.12.160 (Demolition of Commercial Structures) and 23.326.070 (Demolition of Non-Residential Buildings) both set forth discretionary review processes to be followed by the City prior to the issuance of a demolition permit. Section 22.12.160 expressly requires a prior public hearing by the Board of Adjustments and provides for appeal to the City Council. Section 23.326 requires the processing of a Use Permit or AUP. Section 23.404.030.E requires CEQA review of all discretionary permits for compliance with the California Environmental Quality Act. Conditions of approval may be attached to both types of permits.

Thus, by the express terms of Berkeley's Municipal Code no permits for the Applicant's demolition activities may be issued without prior environmental review.

However, even if prior environmental review were not required by Berkeley's own Municipal Code, it would nevertheless be required by California law. Specifically, in Protecting Our Water & Environmental Resources (POWER) v. County of Stanislaus (2020) 10 Cal.5th 479, the California Supreme Court held that – notwithstanding an agency's own characterization of a permit as "ministerial," a functional test is to be applied in determining whether projects are "discretionary" within the meaning of CEQA. The POWER Court held:

> "The "'touchstone'" is whether the relevant "approval process ... allows the government to shape the project in any way [by requiring modifications] which could respond to any of the concerns which might be identified" by environmental review. (Friends of Westwood, Inc. v. City of Los Angeles (1987) 191 Cal.App.3d 259, 267 (Friends of Westwood); see also Mountain Lion Foundation v. Fish & Game Com. (1997) 16 Cal.4th 105, 117.) If so, the project is discretionary. "(emphasis added)

The POWER Court further held that:

> "In determining whether [a permit] is a discretionary project, we are guided by the principle that CEQA must be interpreted "to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (Friends of Mammoth v. Board of Supervisors (1972) 8 Cal.3d 247, 259; see also Sierra Club v. County of Fresno (2018) 6 Cal.5th 502, 511.) We also consider the Legislature's objectives: to reduce or avoid environmental damage by requiring project changes when feasible. (Building Industry, supra, 62 Cal.4th at p. 382.)"

Finally, the POWER Court recognized that, as expressly provided by CEQA Guidelines Section 15268(d), "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed discretionary and will be subject to the requirements of CEQA."

The Project proposed by the Applicant will foreseeably result in the following potentially significant environmental impacts, each of which must be addressed through environmental review in accordance with CEQA.

1. Concrete Demolition, Crushing and Dust

The grandstand is a massive reinforced-concrete structure. Its demolition will require breaking, processing, loading and removing a substantial quantity of concrete, yet the application does not appear to quantify the volume or tonnage of concrete to be demolished or explain whether it will be crushed or otherwise processed onsite.

Large-scale concrete demolition can generate substantial dust and particulate matter, noise, vibration and diesel emissions. If concrete is crushed onsite, additional dust, noise and vibration may result. If it is transported elsewhere for processing, the environmental effects shift toward truck traffic, diesel emissions and roadway impacts.

Without knowing the quantity of concrete, demolition methodology, equipment, processing location, duration of work or extent of onsite crushing, the environmental effects of this activity cannot meaningfully be evaluated.

2. Demolition Debris, Hauling, Truck Traffic and Disposal

Demolition will generate substantial quantities of concrete, steel, asphalt, roofing, interior building materials and other debris. That material must either be processed onsite or transported elsewhere.

The application does not appear to quantify the total volume or tonnage of material to be removed. Without that information, there is no apparent basis for determining the number of heavy-truck trips, daily truck volumes, duration of hauling, haul routes, diesel emissions, roadway noise or potential conflicts with pedestrians and bicyclists.

The application should identify the estimated quantities of demolition materials; anticipated truck trips; daily truck volumes; haul routes and hours; duration of hauling; and proposed recycling, processing and disposal destinations.

The resulting traffic, air-quality, noise and public-safety impacts should be evaluated, including potential conflicts with Bay Trail users and other pedestrians and cyclists.

3. Hazardous Materials

The applicant's own Hazardous Materials Demolition Survey establishes that hazardous materials are present throughout structures proposed for demolition, including asbestos and lead-containing materials and universal wastes.

Importantly, the consultant states that its investigation was non-destructive and limited to accessible areas, that concealed hazardous materials may remain unidentified, and that additional investigation—including construction-document review and/or destructive investigation—is recommended when demolition is planned.

The report also recommends asbestos abatement, monitoring and clearance; characterization of lead-containing waste; removal of universal wastes before demolition; and additional inspection of potentially PCB-containing equipment.

Demolition is precisely the activity that may expose previously inaccessible materials. The environmental effects associated with known and concealed hazardous materials therefore need to be evaluated, including how such materials will be identified, contained, removed, monitored and disposed of and what procedures will apply if previously unidentified hazardous materials are encountered.

4. Air Quality

Air-quality effects extend beyond regulated asbestos removal.

Breaking concrete, removing pavement, handling and stockpiling debris, loading trucks, onsite crushing, excavation and truck movements can generate fugitive dust and particulate emissions.

Heavy demolition equipment and potentially substantial truck traffic will also generate diesel emissions.

The application does not appear to quantify the amount of demolition material, equipment hours, truck trips, onsite crushing or duration of demolition. Without this information, the magnitude of construction-related air emissions cannot meaningfully be evaluated.

The environmental review should consider dust and particulate emissions, diesel exhaust, equipment operation, idling, truck movements, onsite processing and the duration and intensity of demolition activities.

5. San Francisco Bay, Stormwater and Water Quality

Golden Gate Fields is immediately adjacent to San Francisco Bay and sensitive shoreline habitat. The neighboring Albany Mudflats Ecological Reserve consists of approximately 160 acres of tidal mudflats and salt marsh specifically protected for wetland, fish and wildlife values.

The submitted civil plans themselves recognize the need to manage runoff and include erosion and storm-drain protection measures.

Demolition, however, creates potential pollutants beyond ordinary soil erosion, including concrete dust and fines, demolition debris, lead-containing materials, petroleum products, equipment fluids and potentially contaminated soils.

The adequacy of runoff controls depends on the actual demolition operation, including where concrete will be broken or processed, where debris will be stockpiled, where equipment will be fueled, the extent of exposed or disturbed soil, and how the site will be managed during storm events.

The potential for demolition-related pollutants to enter the storm-drain system, San Francisco Bay or adjacent sensitive habitat should therefore be evaluated before demolition occurs.

6. Soil and Groundwater

The hazardous-materials survey principally evaluates building materials. It does not establish the absence of contaminated soil or groundwater beneath this historically developed property.

The civil demolition plans also identify existing utility and sanitary infrastructure associated with the demolition work.

Foundation removal, utility abandonment, excavation, grading and heavy-equipment operation could encounter, disturb or mobilize subsurface materials.

The application does not appear to establish the anticipated depth or acreage of ground disturbance, whether foundations and underground infrastructure will be removed, whether soils will be exported, what environmental site investigations have been completed, or what procedures will apply if potentially contaminated soil or groundwater is encountered.

Without this information, the potential environmental effects of subsurface disturbance cannot meaningfully be evaluated.

7. Wildlife and Biological Resources

Golden Gate Fields is immediately adjacent to a documented and biologically significant shoreline habitat. The neighboring Albany Mudflats Ecological Reserve encompasses approximately 160 acres of tidal mudflats and salt marsh used by large numbers of shorebirds, herons, egrets, ducks, gulls and terns. A year-long Golden Gate Bird Alliance and Citizens for East Shore Parks survey of the nearby Albany Bulb and Neck documented approximately 90 bird species, with birds using the area for breeding, migration, wintering and year-round habitat. State wildlife records also identify the marsh and tidal flats immediately north of Golden Gate Fields as an area used heavily by migratory shorebirds and waterfowl and supporting special-status species.

Golden Gate Fields itself contains large, long-standing structures with roofs, cavities, ledges, openings and protected interior spaces that may provide nesting or roosting opportunities for birds or bats. Osprey and numerous other bird species have also been personally observed and photographed at Golden Gate Fields.

Demolition could remove potential nesting or roosting habitat and could directly disturb wildlife if occupied areas are demolished. Noise, vibration, dust, lighting and sustained heavy-equipment activity could also affect wildlife using the property and immediately adjacent shoreline habitat.

Friends of Golden Gate Fields is not asserting that any particular protected species presently occupies the structures. The environmental concern is that the site's documented biological setting creates a reasonable basis to determine whether biological resources are present before the structures are destroyed.

The application does not appear to include a biological-resources assessment or surveys addressing nesting birds, roosting bats or other protected wildlife. The potential presence of these resources, the effects of demolition upon them, and the need for seasonal surveys, timing restrictions, buffers, exclusion procedures, monitoring or other protective measures should therefore be evaluated before demolition occurs.

8. Noise and Vibration

Demolition of a reinforced-concrete grandstand will involve high-intensity activities such as concrete breaking, structural demolition, loading and potentially onsite crushing.

These activities can generate substantial noise and ground-borne vibration. Their magnitude depends on the equipment used, demolition methods, duration, hours of operation, amount of material being processed and whether concrete crushing occurs onsite.

These fundamental characteristics of the demolition operation do not appear to have been quantified in the application. Without them, the resulting noise and vibration effects on surrounding public uses and adjacent sensitive wildlife habitat cannot meaningfully be evaluated.

9. Interrelated Effects of the Demolition

These environmental effects should not be considered as isolated activities. They arise from a single, interconnected demolition operation.

Concrete demolition generates dust, noise, vibration and debris. Processing debris may produce additional dust and noise. Removing debris generates truck traffic, diesel emissions and roadway impacts. Hazardous materials may become airborne or enter stormwater. Ground disturbance may encounter or mobilize contaminated soils. Noise, vibration and dust may affect biological resources and adjacent shoreline habitat.

The environmental question therefore concerns the demolition operation as a whole, not simply whether individual regulatory requirements for asbestos, erosion control or building demolition can independently be satisfied.

The application appears to leave fundamental characteristics of that operation undefined—including the amount of material to be demolished, demolition and processing methods, truck trips, duration of work and extent of ground disturbance. Without that information, the environmental consequences of the proposed demolition as a whole cannot meaningfully be evaluated.

Independently of the fact that the massive demolition activity proposed by the Applicant itself requires prior CEQA review and compliance, the City of Albany should also be aware that - CEQA prohibits splitting a project into segments to ensure “that environmental considerations not become submerged by chopping a large project into many little ones, each with a potential impact on the environment, which cumulatively may have disastrous consequences.” Burbank-Glendale-Pasadena Airport Authority v. Hensler (1991) 233 Cal.App.3d 577, 592.

It has been publicly acknowledged that the actions contemplated by the Applicant are being required by the East Bay Regional Parks District (EBRPD) as a contractual predicate to a large development contemplated by the EBRPD. As such, while the Project is ostensibly an independent action on the part of the Applicant, the Project is the first step in a larger project envisioned by EBRPD. To avoid “piecemealing” prohibited by CEQA, the entirety of this larger project, including the demolition activities now proposed by the Applicant, must be considered as part of a single integrated environmental review process under CEQA. Only in his manner can the cumulative potentially environmental effects of the project the project contemplated by EBRPD be determined for the purpose of identifying feasible alternatives to the entirety of the project, as well as feasible mitigation measures and unavoidable significant impacts. Because the proposed demolition is part of the larger project proposed by EBRPD, and because the proposed demolition is unquestionably the part of the larger project which will result in the most significant environmental impacts that are foreseeable as part of that larger project, piecemealing should not occur and no demolition permits should be issued until an environmental review of the entirety of the project in compliance with CEQA.”

For all the foregoing reasons, CEQA review must be conducted before any permits for the Project are issued.

Respectfully submitted,

Brennan Cox

cc: GGLH LLC (Marie.Long@stronachgroup.com)
Encompass Develop, Design & Construct
East Bay Regional Parks District

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

1100 Eastshore Highway

Use Permit #ZP2026-0072 to demolish approximately 556,000 square feet of structures at 1100 Eastshore Highway (Golden Gate Fields). Structures proposed to be demolished include the stables, employee living quarters, an equine hospital, storage sheds, observation towers, and other accessory structures on approximately 40 acres.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, November 5, 2026, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420
E-mail: zab@berkeleyca.gov

A. Land Use Designations:

- General Plan: Waterfront/Marina (W)
- Zoning: Specific Plan (SP)

B. Zoning Permits Required:

- **Demolition.** BMC Section 23.326.030(B) "Procedure and Findings" to demolish residential units. (UPPH)
- **Demolition.** BMC Section 23.326.070(B) **"**Accessory Structures or Buildings" to demolish stables and other support buildings in. (AUP)

C. CEQA Determination: Statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.57 (for public parks funded by the 2024 Climate Bond).

D. Project Recommendation: Approve Use Permit #ZP2026-0072, pursuant to BMC Section 23.406.040(E) "**Findings for Approval**."

E. Parties Involved:

- Applicant John Stewart, Encompass Develop, Design & Construct
- Property Owner Golden Gate Land Holdings

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:
Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.