

PARKS, RECREATION AND WATERFRONT COMMISSION
Regular Meeting

Wednesday, November 13, 2024, 7:00 P.M., Frances Abrier Community Center, 2800 Park St

Minutes - Draft

The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.

1. **Call to Order** (Chair): 7:15pm
2. **Roll Call** (Secretary): Present: Abshez; Cardile; Cox; Diehm (7:30pm); Hurtado; Kawczynska; Absent: Lee (LOA); Ranuzzi.
3. **Land Acknowledgement**: Read by Diehm.
4. **Action: Approval of Agenda** (Chair). (M/S/C: Cox/Abshez/U): Ayes: Abshez; Cardile; Cox; Diehm; Hurtado; Kawczynska; Noes: None; Absent: Lee; Ranuzzi.
5. **Action: Approval of Minutes** for October 16, 2024 (Chair).* (M/S/C: Hurtado/Abshez/U): Ayes: Abshez; Cardile; Cox; Diehm; Hurtado; Kawczynska; Noes: None; Absent: Lee; Ranuzzi.
6. **Public Comment.** a) Christopher Kroll, Ohlone Greenway; b) Michael Nettles, Ohlone Greenway; c) Carole Bennett Simmons, Ohlone Greenway; d) Katie Treist, Ohlone Greenway; e) Paul Carmon, Ohlone Greenway; f) Dave Drummond, Ohlone Greenway; g) Kelly Hammargren, Native plant garden; h) Susan Schwartz, Tom Bates sports fields and North Basin Strip; i) Ted Steen, Tom Bates Fields improvements and field allocation process.
7. **Chair's Report.** (Kawczynska). My last meeting as chair (Kawczynska), Attended the Aquatic Park Boliver Drive Improvements Ribbon Cutting.
8. **Discussion/Action:** Elect new chair for the next commission meeting (Kawczynska). (M/S/C to elect Commission Abshez: Kawczynska/Diehm/U): Ayes: Cardile; Cox; Diehm; Hurtado; Kawczynska; Noes: None; Abstain: Abshez; Absent: Lee; Ranuzzi.
9. **Director's Report:** Special events, community engagement, capital project update. Update with provided (Ferris).
10. **Presentation/Action:** Receive staff presentation and conduct a public hearing on the City's Notice of Intent for Council to Adopt a Mitigated Negative Declaration for the Tom Bates Regional Sports Complex Restrooms and Community Space Project.* A public hearing was opened by the chair. Public Comment: a) Bill Powning, pickleball; b) Kathy Teraskin, pickleball; c) Kelly Hammargren, pickleball; d) Ted Steen, pickleball and synthetic turf. Public Hearing was closed by the chair.
11. **Presentation/Action:** Provide Comments on the Draft Waterfront Specific Plan (WSP) (Erickson).¹ A presentation was provided (Erickson). Public Comment: a) Gordon Stout; b) Jim McGrath; c) Camille Antinori, Cal Sailing Club.
12. **Discussion/Action:** Appoint a commissioner to speak on the Draft Waterfront Specific Plan at the Council's Special Meeting on Nov 18, 2024. (Kawczynska). M/S/C to send the Handout Memo from the Waterfront Special Plan subcommittee to Council (M/S/C: Hurtado/Kawczynska/U): Ayes: Cardile; Cox; Diehm; Hurtado; Kawczynska; Noes: None; Abstain: Abshez; Absent: Lee; Ranuzzi. M/S/C to appoint Commissioner Abshez to speak at the Council Special Meeting on Nov 18, 2024 (Cox/Diehm/U): Ayes: Cardile; Cox; Diehm; Hurtado; Kawczynska; Noes: None; Abstain: Abshez; Absent: Lee; Ranuzzi.
13. **Information Reports*:** Recent PRW Council Reports.

¹ See link to the **Waterfront Specific Plan Project** webpage. The **Draft WSP** will be shown in the list of documents at the bottom of the page: <https://berkeleyca.gov/your-government/our-work/capital-projects/waterfront-specific-plan>

14. Future Agenda Items: Waterfront Specific Plan; Public Art in Aquatic Park (Lavorn); PRW Commission Workplan 2024; Citywide Accessibility Plan; Locations for Dog Parks; Dog subcommittee.

15. Communications.* Emilie Strauss, 10-18-2024.

16. Next PRW Commission meeting: Wednesday, January 8, 2025.

17. Adjournment: 9:30pm.

* document is attached to agenda packet and on the commission website.

** document will be provided at the meeting.

- Commissioners in attendance: 6 of 8 appointed.
- Public in attendance: 19
- Public speakers: 16

Handout - PRW Commission - 11-13-2024

Allan Abshier.

DATE: November 13, 2024

TO: Parks, Recreation and Waterfront Commission

FROM: WSP Subcommittee (A. Abshier).

RE: PRW Commission's Recommendations to City Council Re: WSP Draft 11/8/24

TIMING AND ADDITIONAL WORK

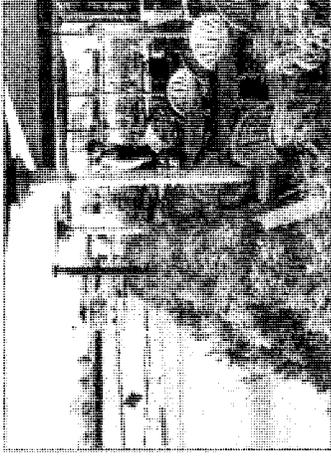
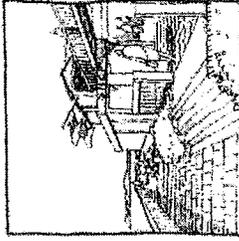
1. Complete Phase 3 of the Parking Study and release the completed Parking Study to the public before making further decisions on the draft WSP or initiating the WSP EIR. The completed Parking Study should address: a) cumulative existing, potential new, and Ferry and pier development; and b) provide recommendation(s) for how cumulative development are proposed to be served. The #1 concern of the public regarding the WSP is parking, and it would create unnecessary discord to advance the WSP separately from a well thought-out parking plan.
2. Prepare and include, as part of the WSP, a conceptual plan for improving César E. Chávez Park with enhanced natural local landscaping, design, organization and amenities, while adding goals to support local biodiversity and retaining a 17-acre off leash dog area, so that the Park can be enjoyed by a greater segment of the public. César E. Chávez Park is Berkeley's largest park and it is largest land use in the Marina. César E. Chávez Park has the potential to become Berkeley's 'crown jewel' park.

OTHER SUBSTANTIVE RECOMMENDATIONS

3. Reorient the primary goal of the WSP from revenue generation to enhancing the quality (including the environmental quality) of the waterfront experience and widening its appeal to a broader range of the public.
4. Set a 25-year horizon for reviewing the success of the WSP and updating it.
5. Recognize that the current improvement of Seawall Drive is not consistent with Objective 6 of the BCDC plan design guidelines (Page 14 of the Bay Plan Design Guidelines). The discussion of WC-5 should be revised to encourage use and development of WC-5 consistent with Objective 6 of the Bay Plan (see attachment)
6. Provide that proposals for major commercial development will be evaluated, in part, on their incorporation of 'public benefit' components, including for example, contributing towards WSP capital improvements and projects.
7. Encourage the solicitation and acceptance of philanthropic funding/donations towards the implementation of WSP capital improvements and projects.

Objective No. 6 – Take Advantage of the BAY SETTING

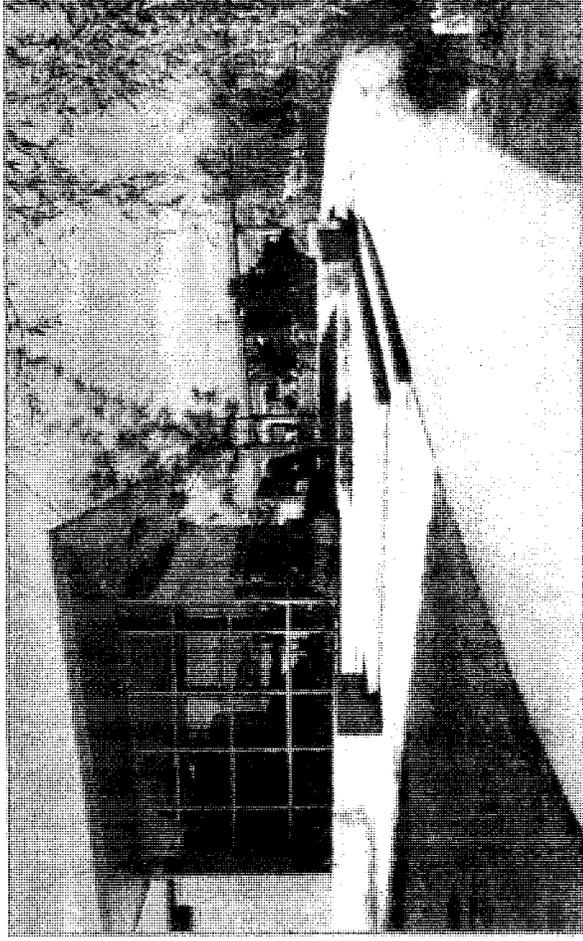
Development along the shores of the Bay should take maximum advantage of the attractive setting that the Bay provides. Some existing shoreline uses, such as parking lots and industrial structures, neither visually complement the Bay nor lend themselves to waterfront locations. Fortunately, over the past few decades Bay Area communities have rediscovered their waterfronts and most people now know that a revitalized waterfront is a considerable asset. Over time, it is expected that more projects will take full advantage of the scenic Bay setting and that existing inappropriate uses will be phased out or upgraded by normal market forces, public action or a combination of the two.



Commercial uses that relate to the Bay can enliven and activate adjacent public access areas.

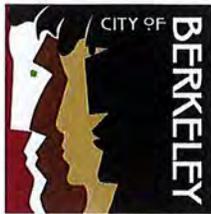
THIS OBJECTIVE MAY BE ACCOMPLISHED BY:

- Orienting the development to Bay views and providing physical connections to the Bay at every opportunity.
- Orienting public access areas and improvements to take advantage of views of opposite shores, landmarks (such as islands and bridges) and adjacent maritime activities such as boat launching, gas docks, ferry landings or other marine-related uses.
- Utilizing the shoreline for Bay-related uses. Uses that do not orient to the Bay should be set well back from the Bay and be sited, designed and managed so as to not impact the shoreline.



The architecture and siting of this waterfront cafe take advantage of the Bay setting.
Mission Creek Park, San Francisco

Handout - PRW Comm - 11-13-2024



Parks, Recreation and Waterfront

CITY OF BERKELEY MEMORANDUM

To: Parks, Recreation and Waterfront Commission

From: Nelson Lam, Supervising Civil Engineer

Date: November 7, 2024

Subject: Tom Bates Regional Sports Complex Restrooms and Community Space
Public Hearing for the Notice of Intent to Adopt a Mitigated Negative Declaration

The purpose of this memorandum is to brief the Parks, Recreation and Waterfront Commission on the Tom Bates Regional Sports Complex Restrooms and Community Space Project (TBRSC Project) California Environmental Quality Act (CEQA) process, and the Public Hearing for the TBRSC Project scheduled for the November 13th Commission Meeting. The TBRSC Project is in the process of completing environmental reviews, detailed design, and acquiring building and environmental permits. The Project is anticipated to start construction in summer 2025, with a 12 to 18 months construction period. The new elements are expected to open to the public by late 2026. The existing fields will remain open during the course of construction.

CEQA Process & Findings

As the lead agency for the Project, the City of Berkeley (City) is required to comply with CEQA. This consists of several steps: establishing the Project Description, analyzing environmental impacts, conducting public review, and adoption of final determination.

Project Description

The City of Berkeley Parks, Recreation & Waterfront Division proposes implementing various new elements to the existing Tom Bates Regional Sports Complex. The proposed conceptual layout includes a new Community Space Facility with restrooms, multi-use room and storage room; new soccer field for players under the age of 8 (U8), eight pickleball courts and bleachers for two of the courts; reconfigured parking lot to add more stalls and electric vehicle (EV) charging stations and temporary lot during construction; bicycle racks and lockers and walkways that are compliant with the Americans with Disability Act (ADA); stormwater bioretention features and landscaped areas; new electric service and a sanitary sewer lift station. The Project description was developed with extensive public input, including:

- Joint Exercise of Powers Agreement (JPA) Members and Stakeholder Meeting on March 7, 2018
- Sports Field Users Meeting on April 17, 2018
- Bi-Annual Coordination Meeting with the East Bay Regional Park District on July 19, 2018

- Meeting held with Alameda County Transportation Commission Design Team for Gilman/I-80 Interchange Project on August 20, 2018
- JPA Members and Stakeholder Meeting on November 8, 2018
- Project information posted on site to seek user comments from January to March, 2019
- Bi-Annual Coordination Meeting with the East Bay Regional Park District on March 18, 2019
- JPA Members and Stakeholder Meeting on August 26, 2020
- Parks and Waterfront Commission on March 10, 2021
- City Council Work Session on March 16, 2021
- East Bay Regional Park District Board of Directors Meeting on February 7, 2023
- JPA Members and Stakeholder Meeting on April 5, 2023
- TBRSC Staff Workshop Held on July 18, 2023
- JPA Members and Stakeholder Meeting on October 25, 2023
- TBRSC Staff Workshop Held on November 2, 2023
- JPA Members and Stakeholder Meeting on June, 5 2024
- JPA Members and Stakeholder Meeting on September 25, 2024
- Harvest Festival on October 19, 2024
- Community Tour and Discussion on October 19, 2024
- TBRSC Staff Workshop Held on November 5, 2024

Environmental Impacts

The City conducted extensive analysis of existing environmental resources on the Project site, and potential Project impacts to those resources. Potentially significant impacts were identified for the following resources: biological, cultural, hazards and Hazardous Materials, and mandatory findings of significance. Mitigation measures have been developed and incorporated into the Project that reduce these impacts to a less than significant level.

Public Review

On November 7, 2024, the City of Berkeley (City) published the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for the Tom Bates Regional Sports Complex Restrooms and Community Space Project. Public review of the Draft Initial Study and Mitigated Negative Declaration (IS-MND) began on November 7, 2024, and will close 30-days later, on December 7, 2024.

The NOI and IS-MND is available on the City's website here:

<https://berkeleyca.gov/your-government/our-work/capital-projects/tom-bates-regional-sports-complex-restroom-community>

Any interested party may comment on the proposed MND/IS. All comments received will be considered by the City prior to finalizing the MND/IS and making a decision on the Project. Written comments must be received no later than 5:00 pm on **December 7, 2024** and sent to:

Jesus Espinoza, Project Manager
 City of Berkeley
 Parks Recreation & Waterfront
 1947 Center Street, Fifth Floor
 Berkeley, CA 94704
 Email: JEspinoza@berkeleyca.gov

Although not required by law, the City is conducting a public hearing on the Project at the November 13, 2024 Parks, Recreation and Waterfront Commission Meeting. Any verbal comments received during the public hearing will be summarized and become a part of the Project record. Project Team will attend the November 13th Commission meeting and provide a brief overview of the Project and the CEQA process and environmental impact findings, and record any verbal comments received. Please note that the purpose of the CEQA public review process is to receive public comment on the environmental impacts of the Project, not on the Project design.

Next Steps

After completion of the public review period, the IS-MND may be modified to address comments received, after which the Berkeley City Council will consider and take action on adoption of the final MND. It is anticipated the final notice of determination for the MND will appear on the February 25, 2025 City Council Agenda.

TOM BATES REGIONAL SPORTS COMPLEX

Restrooms & Community Space Project

CEQA Presentation & Public Hearing

City of Berkeley,
Parks, Recreation &
Waterfront Commission
7pm, November 13th, 2024



CEQA Public Review How to Participate – Tonight, Nov 13, 2024

Public Review Period from November 7, 2024 to December 7, 2024

Submit verbal & written comments tonight. **Written comments strongly Encouraged!**

Any verbal comments received during this public hearing will be summarized and become a part of the Project record. The purpose of the CEQA public review process is to receive public comment on the environmental impacts of the Project.

The NOI and IS-MND is available on the City's website here:
<https://berkeleyca.gov/your-government/our-work/capital-projects/tom-bates-regional-sports-complex-restroom-community>



CEQA Public Review

How to Participate – After Tonight

Public Review Period from November 7, 2024 to December 7, 2024

After tonight:

Written comments can be submitted no later than 5pm, December 7, 2024

Submit written comments to:

Jesus Espinoza, Project Manager
City of Berkeley
Parks Recreation & Waterfront
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Berkeley, CA 94704
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TOM BATES REGIONAL SPORTS COMPLEX Restrooms & Community Space Project

Project Location



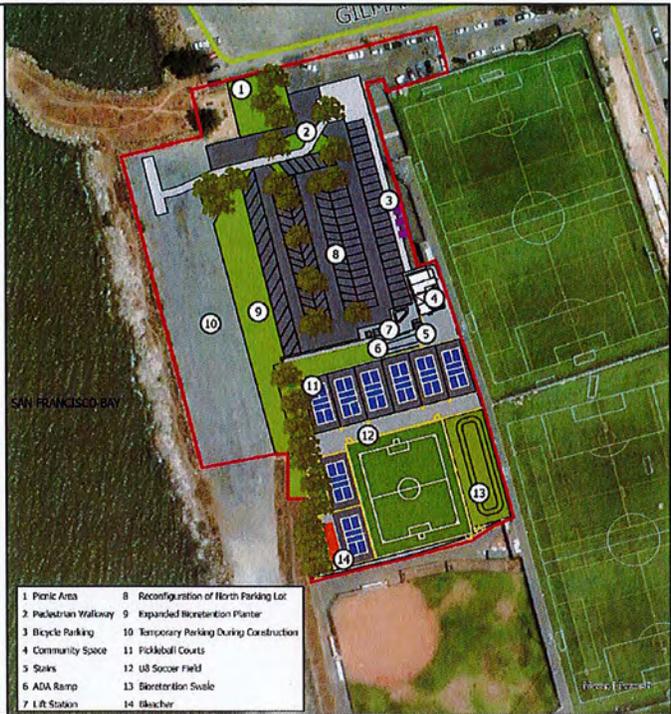
PROJECT LOCATION



PROJECT VICINITY

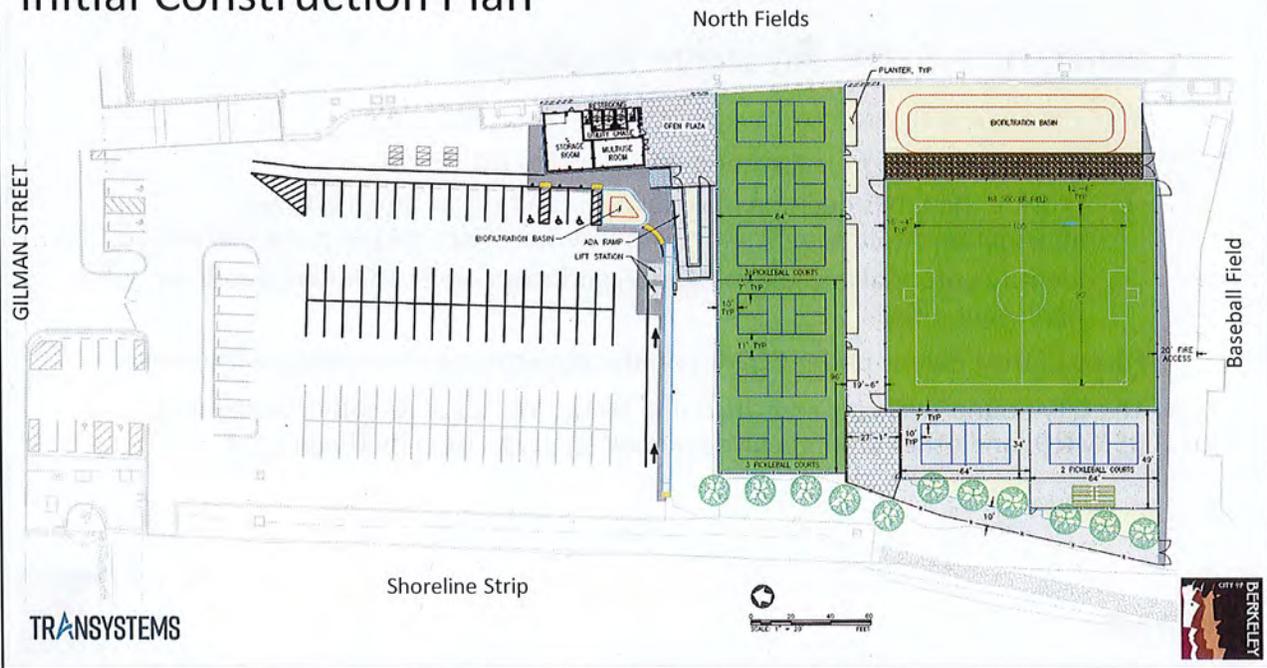


Project Description



- 1 Picnic Area
- 2 Pedestrian Walkway
- 3 Bicycle Parking
- 4 Community Space
- 5 Stairs
- 6 ADA Ramp
- 7 Lift Station
- 8 Reconfiguration of North Parking Lot
- 9 Expanded Bioretention Planter
- 10 Temporary Parking During Construction
- 11 Fickleball Courts
- 12 US Soccer Field
- 13 Bioretention Swale
- 14 Bleacher

Initial Construction Plan



Environmental Clearance



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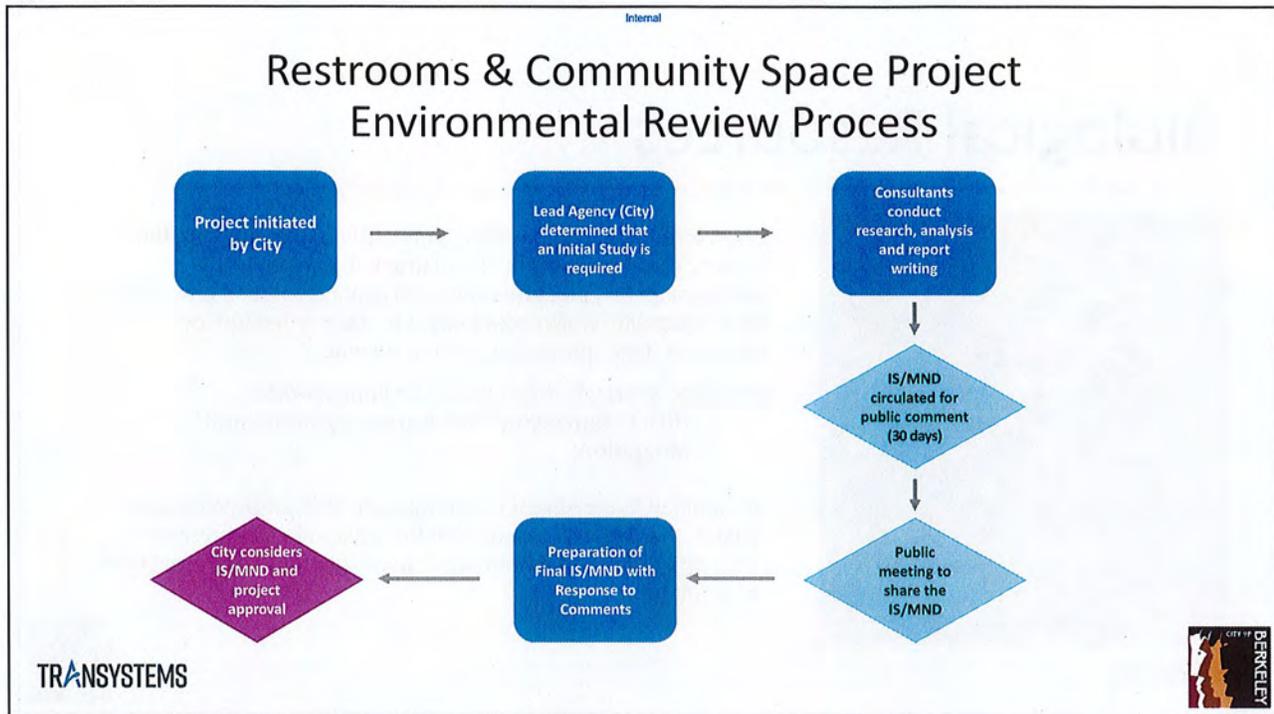
Internal

Environmental Review Process

- Purposes of the California Environmental Quality Act (CEQA)
 - Provide the City's decision makers and members of the public with information about significant environmental effects of the proposed project
 - Identify potential feasible mitigation and alternatives that would reduce significant effects
- Focus of the analysis under CEQA is on the physical impacts to the environment
- The City Council will consider the Initial Study/Mitigated Negative Declaration (IS/MND) and other input received in making its decision on the project

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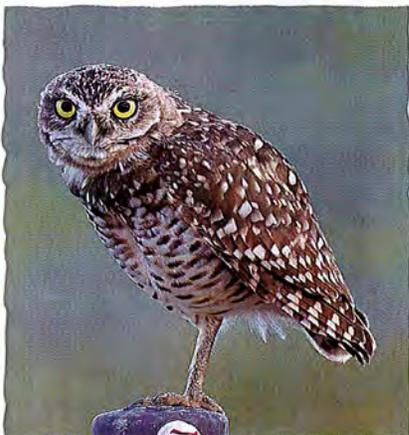
Internal

Resources

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology /Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input checked="" type="checkbox"/> Mandatory Findings of Significance

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Biological Resources



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Short-term construction-related effects would result from the presence and movement of construction equipment, construction fencing, and additional lighting sources provided on the Project site, which could affect or destroy habitat, or otherwise "take" protected plant or animal.

Mitigation Measure BIO-1 would be implemented:

- **BIO-1- Burrowing Owl Survey Protocol and Mitigation:**

In addition to construction controls and **Mitigation Measure BIO-1**, the City will consult with the California Department of Fish and Wildlife to determine if an Incidental Take Permit (ITP) is required.



Cultural Resources

Mitigation Measures will be implemented as part of the project to ensure that inadvertently discovered archaeological resources or human remains are addressed.

- **CR-1- Inadvertent Discovery of Archaeological Resources**
- **CR-2- Inadvertent Discovery of Human Remains**

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Hazards & Hazardous Materials

Given the site's history of soil contamination, excavation during construction has the potential to expose hazardous waste. Mitigation Measures will be implemented as part of the project to minimize environmental effects:

- **HAZ-1- Risk Management Plan**
- **HAZ-2- Water Quality Control Board Coordination**
- **HAZ-3- Soil Sampling**
- **HAZ-4- Regulations**

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Summary of Mitigation Measures:

To reduce impacts to a less than significant level

- **BIO-1 - Burrowing Owl Survey Protocol and Mitigation (Plus ITP permitting if required)**
- **CR-1- Inadvertent Discovery of Archaeological Resources**
- **CR-2- Inadvertent Discovery of Human Remains**
- **HAZ-1- Risk Management Plan**
- **HAZ-2- Water Quality Control Board Coordination**
- **HAZ-3- Soil Sampling**
- **HAZ-4- Regulations**

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Public Comments

The NOI and IS-MND is available on the City's website here:

<https://berkeleyca.gov/your-government/our-work/capital-projects/tom-bates-regional-sports-complex-restroom-community>

Public Review Period (November 7, 2024 to December 7, 2024)

Written comments must be submitted no later than **5pm, December 7, 2024**

Submit written comments to:

Jesus Espinoza, Project Manager
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Parks Recreation & Waterfront
1947 Center Street, Fifth Floor
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Handout - PRW/Comm - 11-13-2024

Tom Bates Regional Sports Complex – Mitigation Monitoring and Reporting Plan (MMRP)

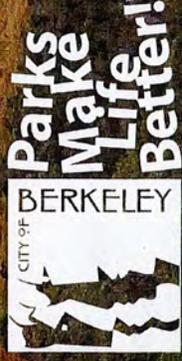
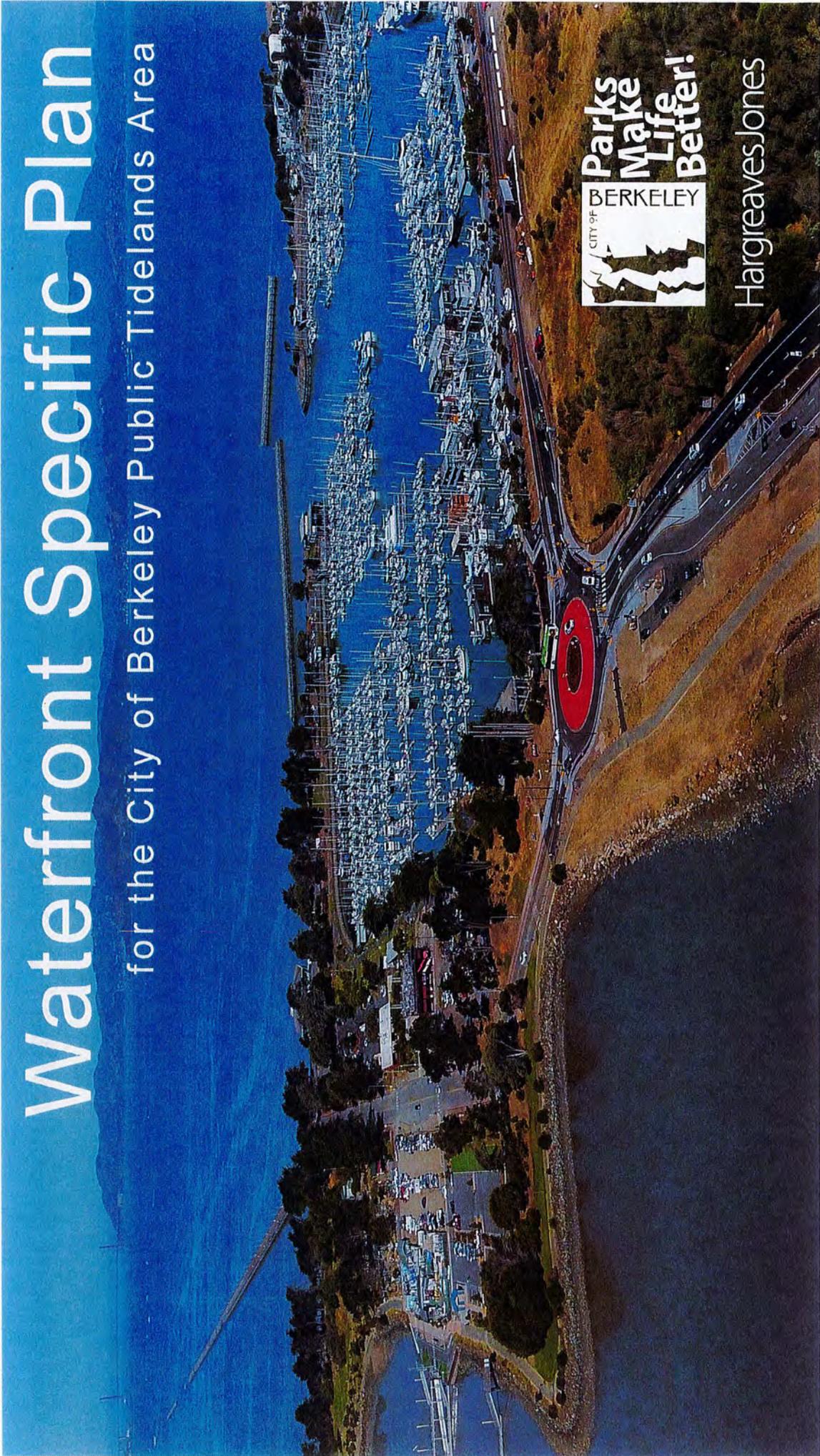
Mitigation Measure	Mitigation Activities	Implemented by	Monitored by	Before	During	After	Verification of Compliance date:
BIO-1	BIO-1 - Burrowing Owl Survey Protocol and Mitigation: In order to avoid any impacts to Burrowing Owl, a pre-construction survey for burrowing owls will be completed by a qualified biologist according to Burrowing Owl Survey Protocol and Mitigation Guidelines and the CDFW protocol identified in the Staff Report on Burrowing Owl Mitigation prior to disturbance of non-native annual grassland areas occupied by ground squirrels (Attachment 4, CDFW, 2012). After the survey is complete, the qualified biologist will develop a report that includes but is not limited to: Description of the proposed project or proposed activity, including the proposed project start and end dates, as well as a description of disturbances or other activities occurring on-site or nearby. The survey report will be provided to the City's Planning Department for review and approval. If any occupied burrows are identified during the breeding season, buffer areas will be established around the burrow and protected until the nesting activities are completed. Any occupied burrow identified outside the nesting season (June-July) will have a one-way gate installed to allow burrowing owls to leave the site. Any identification of burrowing owls will be coordinated with the California Department of Fish and Wildlife. The Steps below would be followed: Phase I: Habitat assessment Phase II: Burrow survey Phase III: Burrowing owl surveys, census, and mapping Phase IV: Resource summary, written report.	Contractor	City of Berkeley	X			Verified by: Date:
CR-1	Inadvertent Discovery of Archaeological Resources: Workers involved in ground-disturbing activities should be trained in the recognition of buried cultural resources, procedures to report such discoveries, laws prohibiting destruction of historical resources, and other appropriate protocols. In the event that archaeological artifacts or cultural soil deposits are encountered during project implementation, all work shall stop in the immediate vicinity of the find until the discovery area can be evaluated by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding, and a	Contractor	City of Berkeley		X		Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented by	Monitored by	Before	During	After	Verification of Compliance date:
	time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.						
CR-2	Inadvertent Discovery of Human Remains: If human remains are discovered anywhere on the site other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered determines that no investigation of the cause of death is required and the coroner determines the remains to be Native American. If the coroner makes those determinations, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended (MLD) from the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code section 5097.98. If the NAHC is unable to identify an MLD or the MLD fails to make a recommendation within 24 hours, or if the landowner or their authorized representative rejects the recommendation of the MLD and mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.	Contractor	City of Berkeley		X		Verified by: Date:
HAZ-1	The latest version of the Addendum to the Eastshore State Park Remediation and Risk Management Plan (RRMP) Berkeley North Basin Strip-II, along with any associated addendums, must be provided to all contractors intending to engage in work on the Project. Contractors who anticipate interacting with shallow on-site soils should consult the Risk Management Plan for guidance on construction monitoring prerequisites and for identifying the appropriate personal protective	Contractor	City of Berkeley	X	X		Verified by: Date:

Mitigation Measure	Mitigation Activities	Implemented by	Monitored by	Before	During	After	Verification of Compliance date:
	equipment (PPE), including protective measures for encountering methane.						
HAZ-2	The City will coordinate site excavation activities with the San Francisco Bay Regional Water Quality Control Board to align site construction with the provisions of the Addendum to the Eastshore State Park Remediation and Risk Management Plan (RRMP) Berkeley North Basin Strip-II.	City of Berkeley	City of Berkeley	X			Verified by: Date:
HAZ-3	During Project construction, sample and analyze on-site soils that are being removed to characterize them prior to disposal at approved facilities.	Contractor	City of Berkeley		X		Verified by: Date:
HAZ-4	Contractors will comply with the California Health and Safety Code (HSC) and Resource Conservation and Recovery Act (RCRA) for the management, treatment, storage, and disposal of hazardous waste.	Contractor	City of Berkeley		X		Verified by: Date:

Waterfront Specific Plan

for the City of Berkeley Public Tidelands Area



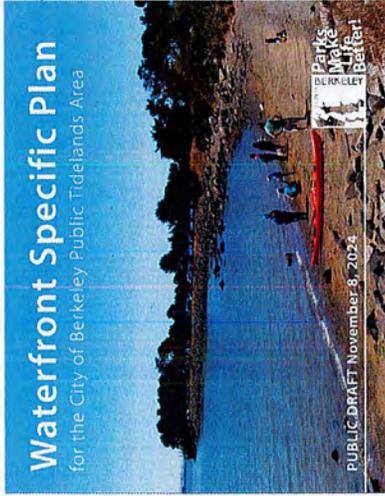
HargreavesJones

Handout

PRW Comm

11-13-2024

C. Erickson
Items 11.



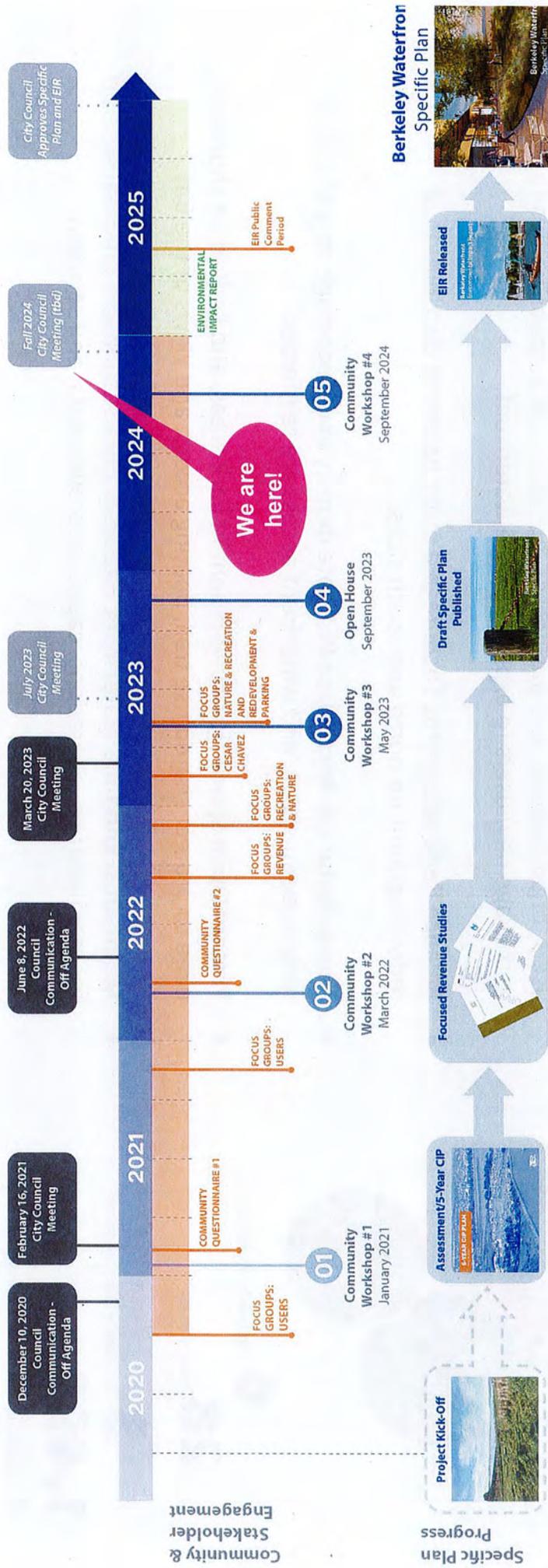
In 2019, City Council funded a project to provide a long-term vision and plan for achieving a financially self-sustainable, publicly-owned Waterfront in the City of Berkeley that preserves and enhances infrastructure to support current and future community needs, while adapting to climate change and promoting environmental stewardship.

The draft Plan was published in September 2023 for public review and feedback and was last updated in October 2023. The latest update is being published November 8, 2024.

The draft Plan provides a vision for meeting current and future community needs at the Waterfront for the next 25-50 years, designates areas for potential appropriate commercial redevelopment and new recreation opportunities and provides design guidelines for future projects.

Waterfront Specific Plan | Overview

Internal



Waterfront Specific Plan | Process



- **Support Existing & Expanded Uses** Redevelopment should support existing users, organizations, and businesses, but also create opportunities to encourage new users to experience the waterfront.
- **Balance Redevelopment** Encourage a more balanced distribution of redevelopment on north and south sides.
- **Access Nature & Recreation** Promote density and discourage sprawl so that nature, open space, and waterfront access are reinforced.
- **Protect Open Space** No development in park areas, and limited on shoreline edge to protect shared use trail, boating access, and views of the Bay.
- **Maintain & Enhance Waterfront** Establish more sustainable financial support for maintenance, operations, capital improvements, and security.

6 Community Workshops
+/-430 participants

28 Focus Groups
+/-285 participants

3 Community Questionnaires
1,821 responses

1,493 Subscribers
1 project website

4 Council Updates & **2** Council Work Sessions



Waterfront Specific Plan | Community-Driven Planning Principles

The Berkeley Waterfront Specific Plan will:

1. Document a **flexible** vision that **guides civic decisions** about nature, recreation and development for the next 50 years.
2. **Identify land use regulations** and where specific uses can occur.
3. **Establish development standards for new buildings or redevelopment** of existing buildings - setting **clear zoning parameters**.
4. **Establish design guidelines** for development projects, so that developers and City zoning and permitting boards can **evaluate** specific project proposals.

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- 4.2 Implementation Tables
- 4.3 Funding

SECTION 2 | Berkeley Waterfront Vision

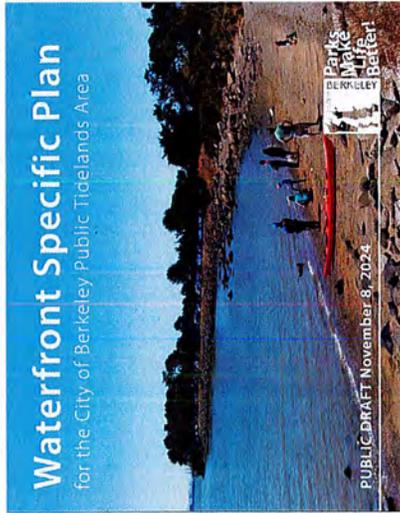
- 2.1 Overall Vision & Orientation
- 2.2 Parks & Nature
- 2.3 Recreation
- 2.4 Redevelopment Opportunities
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- 5.2 Supporting Studies & Reports
- 5.3 EIR Basis of Study

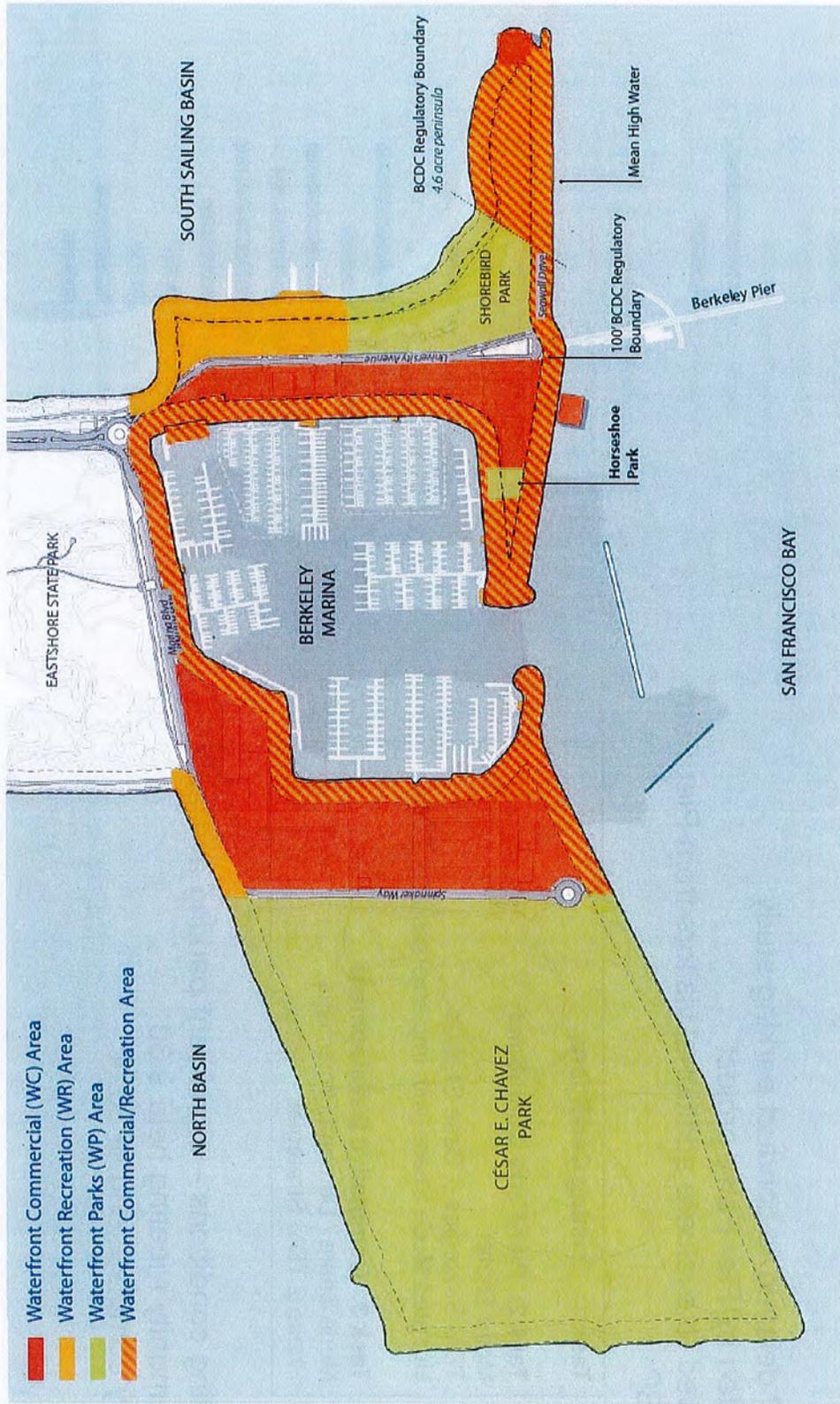
SECTION 3 | Land Use & Development

- 3.1 Jurisdictional Context
- 3.2 Land Use Allocation
- 3.3 Land Use Regulations
- 3.4 Development Standards
- 3.5 Design Guidelines
- 3.6 Climate Adaptation & Resiliency



Draft Specific Plan | What does it include?

Figure 3-7 | Proposed Waterfront Land Use Areas



Waterfront Specific Plan | Where would new uses be permitted?

Waterfront Parking Study | Status

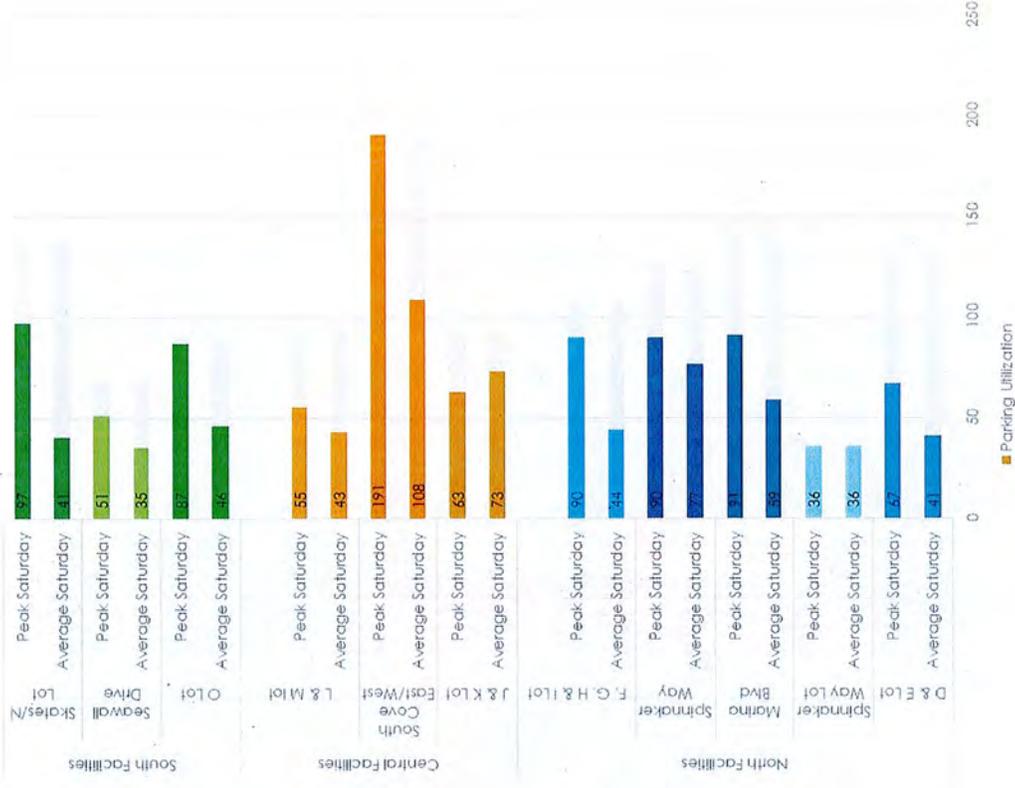
- WSP delayed to conduct parking study
- Funded by Pier Ferry project
- Scoped to evaluate additional visitors from Pier Ferry + WSP

Task 1: Existing Conditions

Task 2: Pier-Ferry Conditions
 Mode Share
 TDM Strategies & Case Studies
 Updated Mode Share (with implementation of TDM)

Task 3: Cumulative Development
 Mode Share / Demand Projections
 Phase 2 TDM Strategies

- Existing conditions – significant parking available
- Community meeting held 9/30
- Study complete end of 2024



Marina Fund | Funding Gap

Unfunded Infrastructure Costs

- \$3.76M/year over 25 years
\$94M total need
(not including Berkeley Pier)

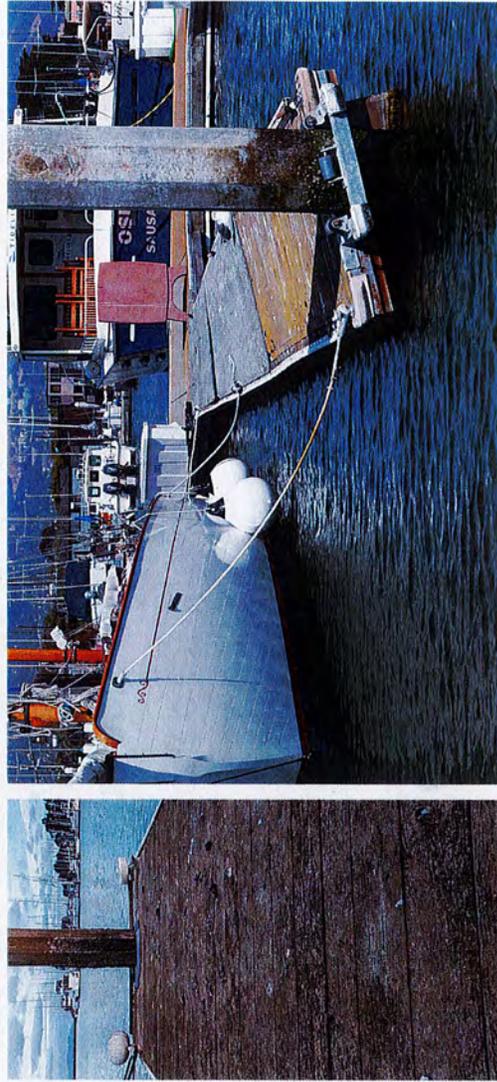
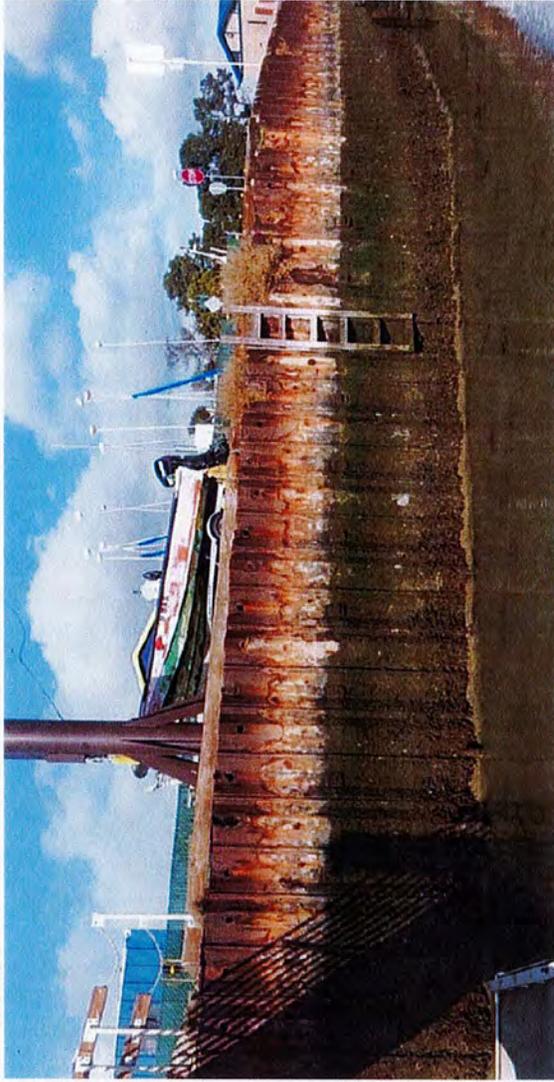
Operational Deficit

- \$850k/year

\$4.6M/year = need* for capital + operating

*Does not include any capital set-aside for future infrastructure needs or replacements related to recently completed projects.

Internal



What level of development should be studied under CEQA and parking study?

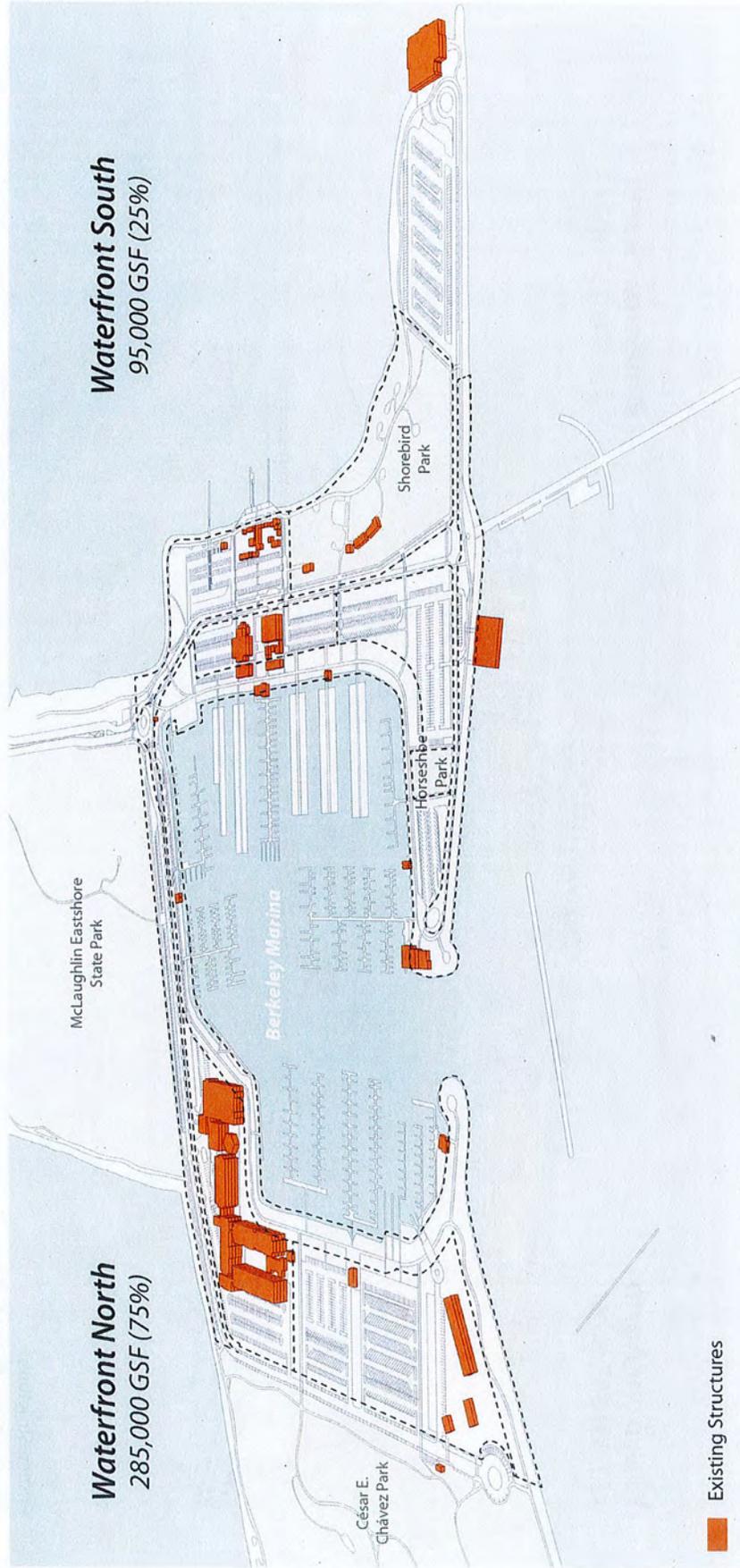
Considerations:

- The EIR evaluates the most significant possible buildout over the 50 year life of the plan.
- Concerns about excessive development and how it impacts user experience
- The more we study in CEQA and parking, the more we understand about impacts and mitigations
- MF revenue: larger development equates to larger potential revenue

Option	Additional Revenue for Marina Fund
Low: GSF x 2	+\$2.2M/year
Moderate: GSF x 2.6	+\$3.5M/year
High: GSF x 3.2	+\$4.8M/year

Internal

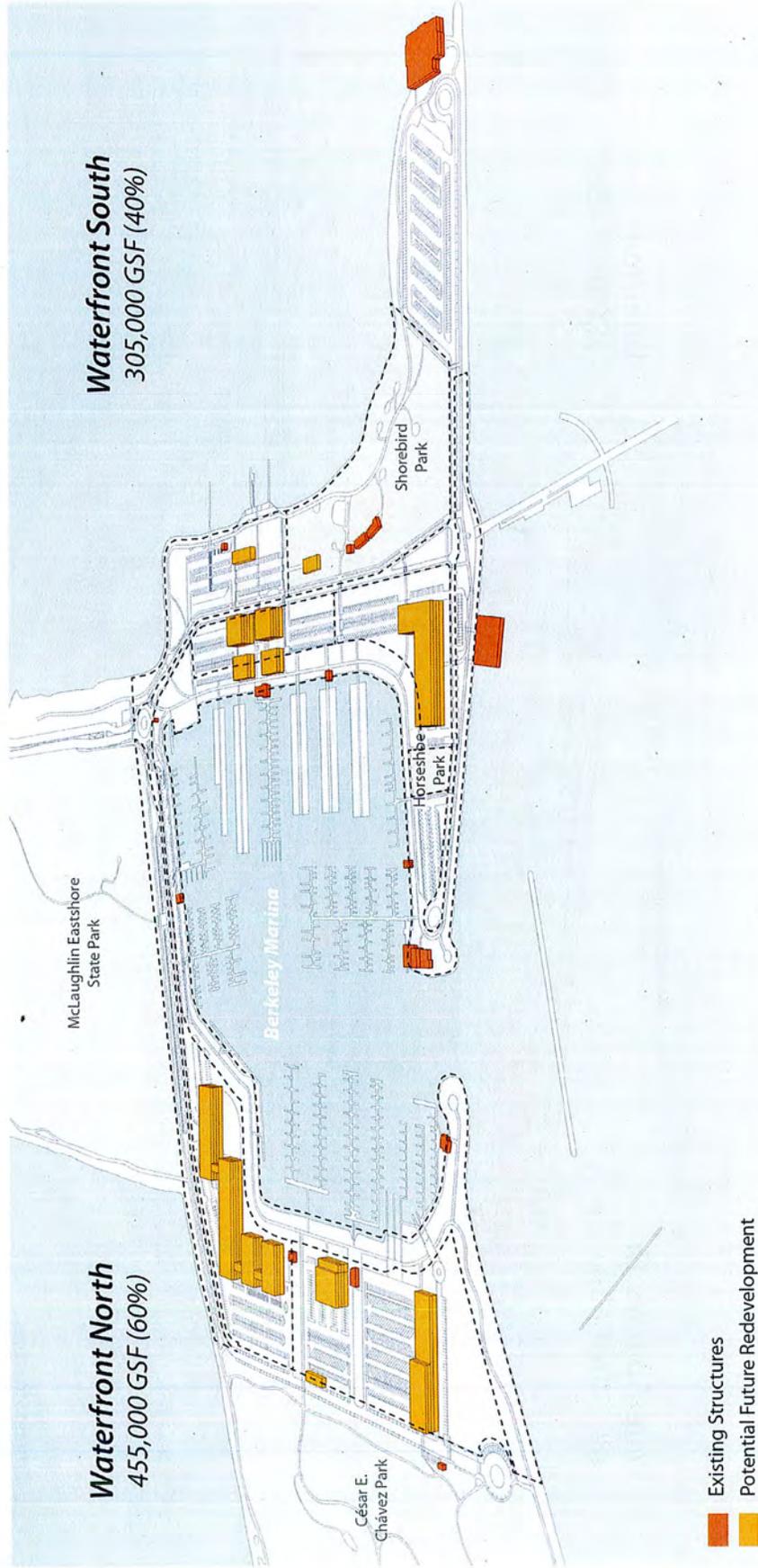
Existing Development | 380k total GSF generates \$2.2M in MF revenue



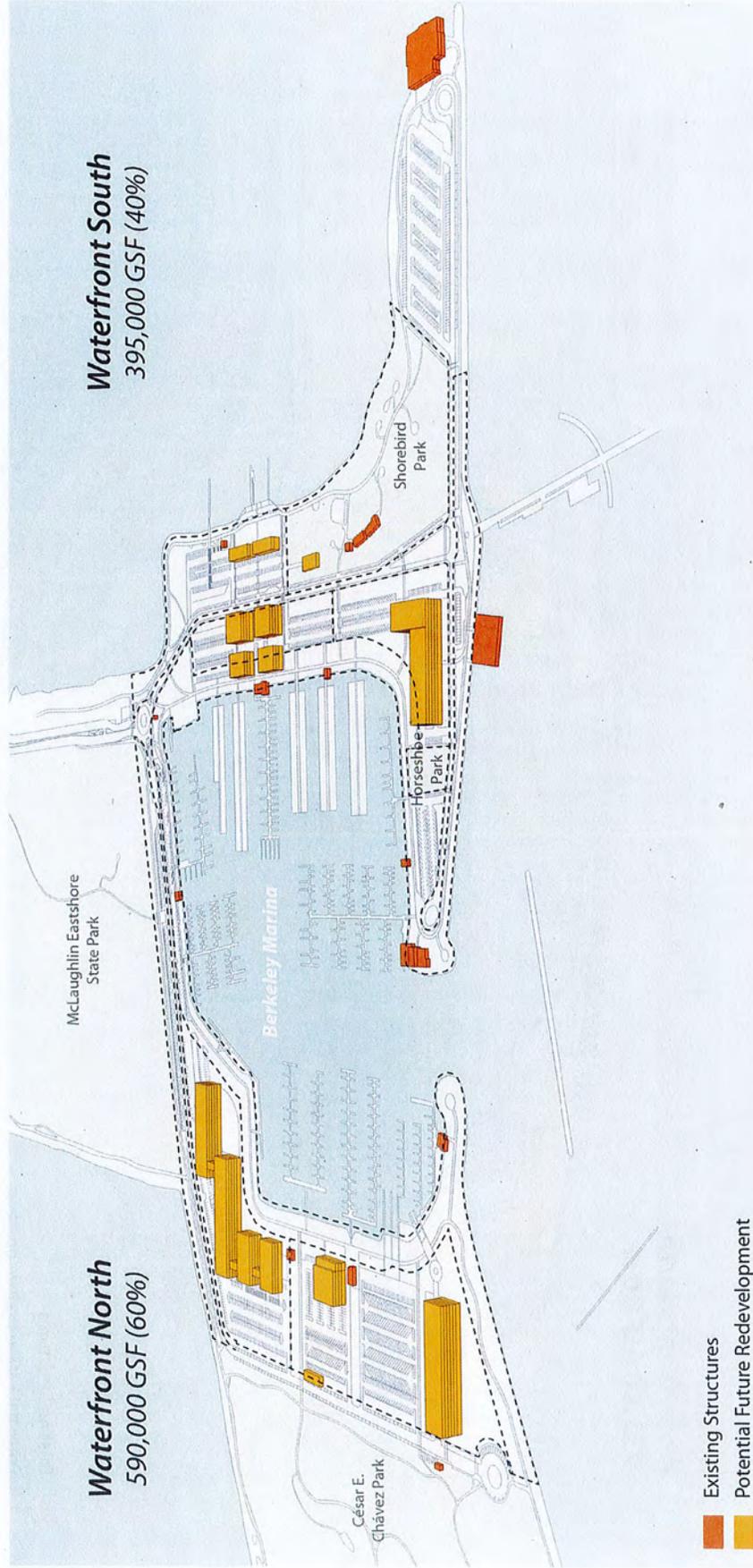
Existing Structures

Internal

Low Scenario | 760k total GSF (adds 380k GSF); adds \$2.2M to Marina Fund

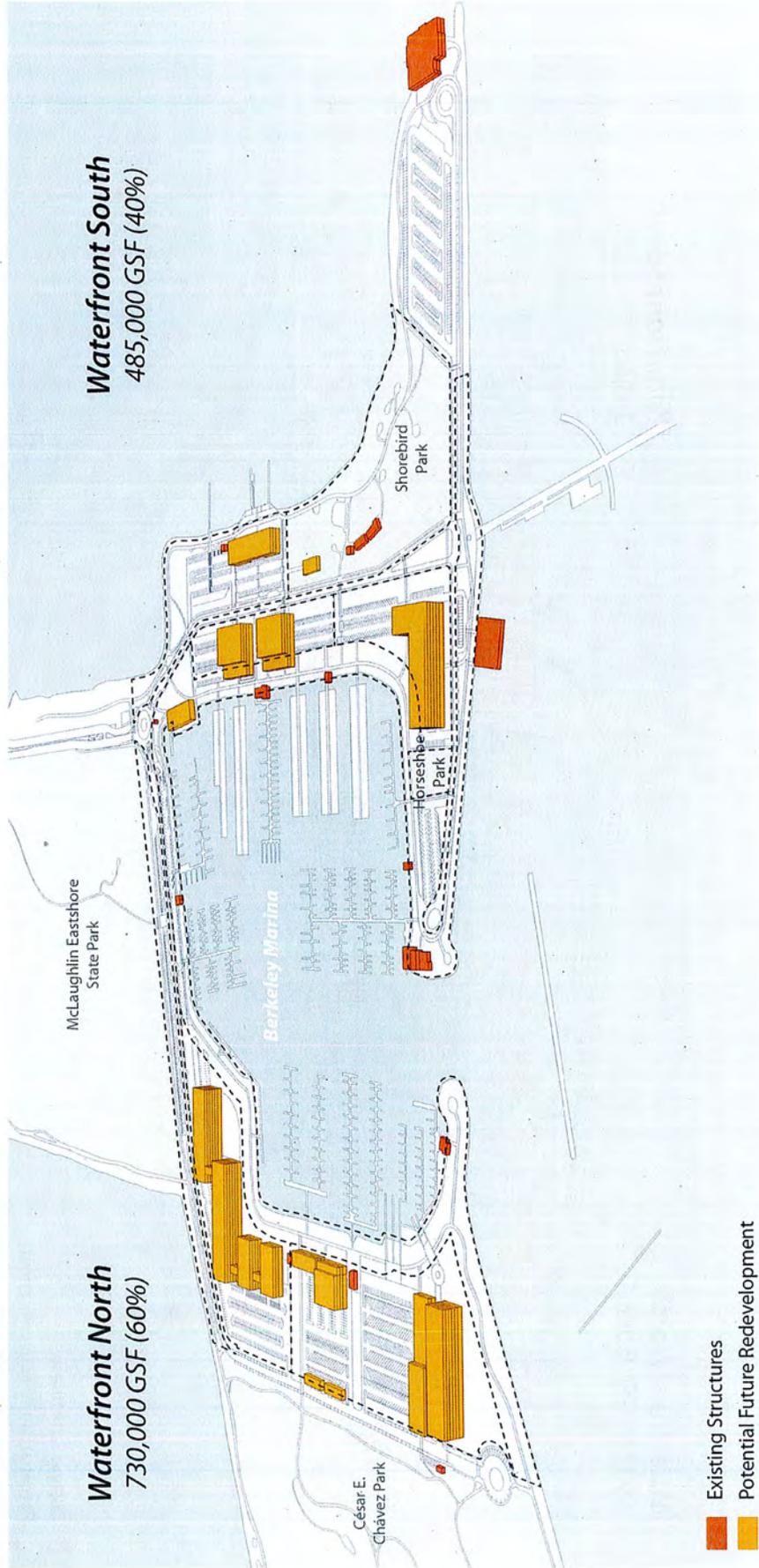


Moderate Scenario | 985k total GSF (adds 605 GSF), adds \$3.5M to Marina Fund



Internal

High Scenario | 1.215M total GSF (adds 760k GSF), adds \$4.8M to Marina Fund



Development Scenarios | Considerations and Conclusion

Internal

Low Redevelopment Scenario

Opportunities:

- Potential to add supporting waterfront amenities and uses, such as food and beverage
- Creative redevelopment of existing structures could include increased density

Challenges:

- Limited overall GSF may discourage larger development proposals such as new recreational uses or new hotels
- Additional revenue less than the need for ongoing maintenance and capital improvements

Moderate Redevelopment Scenario – Staff Recommendation

Opportunities:

- Potential revenue would meet projected need for ongoing maintenance and capital improvements.
- Responds to community concerns about a more appropriate level of redevelopment.

Challenges:

- Waterfront TDM would be essential to ensuring redevelopment is coordinated with parking needs to serve all users.

High Redevelopment Scenario

Opportunities:

- Maximum revenue potential to support on-going maintenance, operations and capital improvements.
- Most flexibility – allows for low, moderate and high level of development and allows us to study highest level of environmental and parking impacts

Challenges:

- Exceeds what the community has expressed is appropriate at the Waterfront.
- Waterfront parking needs would likely require structured parking, increasing redevelopment costs.

Seeking Council Direction

- 1) **Proceed:** Staff would start CEQA and be completed in Spring 2026. Staff recommends moderate scenario, but lower development/lower revenue and higher development/higher revenue options are also possible.
- 2) **Pause:** Staff would do additional public process or conduct additional studies, but will need to identify cost and budget required and return to Council for direction.
- 3) **Stop:** Staff would stop work and end the project because the possible passage of the Parks Tax closes the operational deficit, or Council wants staff to prioritize the completion of other projects, as the WSP requires significant staff resources. New development could still occur, but it would go through a more difficult approval process as the Waterfront would remain "Unclassified" in the zoning code.

COMMENTS TO THE PARKS COMMISSION
November 13, 2024

For years I have supported efforts to initiate a new waterfront plan and to include new commercial uses that would bolster marina finances. In February of 2021, I wrote a support letter to the Council for this effort, reminding them of the protections for recreational use that were written into the Bay Plan. I helped get that language into the plan as a member of San Francisco Boardsailing Association, and I worked to implement it for fourteen years as a BCDCD Commissioner. Because the city ignored those policies and ran a planning effort where information was only grudgingly provided to the public, I am now a leader of the opposition to much of that plan, and in particular the proposed ferry terminal. While it is encouraging to see the city planning staff finally acknowledge that the regulatory restrictions seriously constrain what can be done with the land filled under permit No. 28-66, the plan before you is not yet ready to move into the EIR process.

Case law under CEQA has established that a stable project description and an adequate baseline are essential to preparing an adequate EIR. The current draft has neither. While the WSP draft establishes scenarios for commercial development at a level of detail that would allow analysis, it does not do so for the proposed ferry terminal. The maps in the plan only show the proposed offshore pier and terminal. The plan does not identify either a location or intensity for ferry parking. It also does not identify the scale of use that the city and WETA are planning for. The feasibility study for the ferry that was completed in 2021 used a scenario of only 652 one-way passengers. More recent efforts by WETA plan for 4,000 passengers on the Berkeley service, or 2,000 one-way passengers departing Berkeley. The WSP draft makes no effort to establish either an intensity of use or a location for the required parking. Those details are essential to initiate an EIR, and even to hold a scoping meeting.

The current planning effort does not include an adequate effort to establish a baseline of existing conditions, which is essential for analysis. How many people come to the marina and its parks, when do they come, where do they go, and how do they get there? The most recent published effort on parking, the Kittelson Memorandum dated September 27, 2024, is particularly deficient. Rather than establish the existing recreational and commercial uses, and their intensities, using available information, the report was prepared using only limited information, and selectively at that. The city and WETA have known since their failed 2008 effort to locate a ferry in the Berkeley marina that parking for ferry riders was a critical and controversial issue. Yet the Kittelson report includes only 4 days of data counting parked cars. Only two of those days were weekdays, the time when commuter parking could usurp recreational parking, and the underlying data was withheld. But the city had more data, albeit limited, that was not used in preparing the report. The city has counted cars in the marina for years, but nearly all of that data was collected at 8:00 pm and 10:00 am, in an apparent effort to determine whether recreational vehicles were parked overnight. City staff collected parking counts for 11 days in July and August of 2024. That data was not used in the Kittelson report and was only obtained after a Public Records

Act request. The data was only collected at 4:00 pm, which does not provide an adequate baseline for recreational use, but clearly establishes a need to do so. On July 23, the two south cove lots were 92% full. On the 24th they were 77% full. On July 25, 88% full. On July 31, 91% full. On August 1, 96% full. These are all weekdays at the lots that provide recreational parking that are closest to the proposed terminal. With this information available, the conclusions and maps in the current WSP are wrong.

This level of use is not surprising to those of us who use the marina. We have submitted many photographs, time and date stamped, that showed this level of use. I provided written comments on the work plan for the parking studies that it was not adequate to define existing use. The exclusion of this data from the current draft is unacceptable.

Collecting data on patterns of use need not be an expensive or arduous task. Many consultants have begun using cell phone data, which is GPS based, to establish patterns of transportation. That use, when adjusted for speed, can distinguish between cars, bicycles and scooters, and pedestrians. It is being used in many transportation planning studies, and is being used by the East Bay Regional Park District for analyzing use at the nearby State Park. There are other tools, and the city has ample existing data. The parking counts that the city has taken measure use in the South Basin West lot at 10:00. That captures all day parking by recreational fishing clients and riders of the existing and discontinued ferries. The city also collects ridership data for those two users through fees on passengers and voyages. This information, combined with cell phone data of access to the marina between 8:00 and 10:00 am, would provide a robust baseline. Btu the work has not been done, and recommendations to provide an adequate baseline have been ignored. In a digital age where reams of data on behavior are available, and used by marketers everywhere, the city has relied on rotary phone technology.

J. McGrath
Nov 13, 2024

Handout - PRW Comm - 11-13-2024

Name

Zip code

Tell Berkeley Officials to Not Sell-out the Marina

To: Berkeley Mayor Jesse Arreguin, Berkeley City Council, Parks Recreation and Waterfront Department

The Berkeley Marina is enjoyed by countless locals and visitors from around the region, yet it has experienced years of decay and deferred maintenance. In 2015, the beloved but deteriorated Berkeley Pier was closed due to seismic and structural concerns. Roads are crumbling, security and trash problems persist, and berths are emptying as docks decay and the entrance silts up, while berths in the nearby Emeryville and Richmond marinas are full, with waitlists.

The City of Berkeley is gradually turning its attention to upgrading the Marina, located in one of the prime spots in the San Francisco Bay. It has formed two parallel efforts, one called BMASP (<https://www.cityofberkeley.info/BMASP/>) and the other the Pier/Ferry project (<https://www.cityofberkeley.info/parks/pier/>). Good news, right? Yes and no. Yes, because it is the start of a planning process. No, because the city is in danger of making a quick deal with the Water Emergency Transportation Authority (WETA), a public agency that runs ferry service on the Bay, to swap out the first few hundred feet of the old pier for a new WETA ferry terminal. The downside of this is that it commits the city to a large-scale ferry service favored by WETA that could crowd out and overwhelm core benefits of the Marina. Over the past year and more, the City has hosted separate Pier/Ferry and BMASP project meetings, but has not provided clearly stated ridership projections to support decisions about how big a ferry service the Marina can accommodate. In public questionnaires about a proposed ferry system, the city has proffered only feel-good choices about the trappings of a ferry service (ferries are fun, right?) without consideration of type of ferry, scale, current marina usage, cost or overall future Marina planning. In meetings, pier designs only consider, for example, how the ferry dock should be designed, not whether the proposed ferry service itself is too big to fit properly in the Marina.

Why is this important?

The Marina provides:

- A rich natural environment, providing bird, plant, and marine habitat, plus coastline protection
- A favorite regional fishing spot, even without the Berkeley Pier
- Affordable access to watercraft recreation, like sailing, paddle boarding, kayaking, dragon boating and windsurfing
- Locations of cultural significance to Native American tribes
- Environmental education through the Shorebird Park facilities
- Unique children's education at Adventure Playground
- Berthing for boat owners, fishermen, small-scale ferry service, and liveaboards
- Biking and swimming venue that saw major increase use as a rare outlet during the pandemic
- Existing small-scale ferry service (Tidelines) from inside the Marina
- A regional park with walking trails, off-leash dog walk area, kite flying, picnic areas and festival venues
- Two restaurants, a hotel, a yacht club, a bait shop, a shipyard, and a sailing school

The parallel project approach fast-tracks a large-scale WETA ferry program by separating out a partial-pier-with-ferry project from the Marina area plan. By putting the ferry development ahead of other, perhaps larger, social, cultural, economic and environmental benefits of the Marina, planners are risking a WETA ferry failure as seen in other areas of the Bay where parking has overwhelmed surrounding areas beyond designated parking sites (Jack London Square) or, at the other extreme, ferries are heavily subsidized yet poorly used at the constructed scale, wasting millions of dollars. A slapdash ferry deal could undermine everything that makes the Berkeley Marina an enjoyable place to go and turn it into a parking lot for commuters as cars sit from 8 am until 6 pm each day

The City's own Parks and Waterfront Commission (PWC), an advisory council to the City, has raised numerous questions to WETA and the City, many of which go unanswered. A marina users' group has assembled a document describing the issues in more detail (https://drive.google.com/file/d/120_OZerFZX2CjSaErqm7-zoDgCQ1ldnp/view?usp=sharing). But we need help to persuade entrenched opinions among city leaders.

What you can do

Help us move City Council to consider a range of options that put the Marina on a "long-term sustainable path" as recommended by the PWC and supported by marina user groups. These

Name**Zip code**

options may include ferry service, but only at a scale that is compatible with the Marina's core recreational uses, cultural significance and environmental benefits. We ask that the City stop the parallel strategy of Pier/Ferry v. overall Berkeley Marina Area Specific Plan and unite the efforts for a consistent and representative future for broader set of users beyond just ferry commuters. We also request that the City publicly provide the following information:

1. What is the maximum planned daily ridership of the ferry service?
2. What has been the historical ridership of the existing, small-scale ferry service?
3. What parking lots will be used for ferry riders, and how many ferry riders will park in each lot?
4. How will recreational use parking lots be protected against commuter parking?
5. Will a new restaurant for the Hs Lordships (199 Seawall) space be ruled out by the ferry terminal?
6. Will windsurfer, kayaker and swimmer access to the Hs Lordships/199 Seawall cove be ruled out by the ferry terminal?
7. Will shoreline fishing between Hs Lordships and the existing pier be impacted?
8. How much will the WETA project pay towards the replacement of the fishing pier?
9. What will be Berkeley's financial liability for the ferry?

Signed by 949 people:

Name	Zip code	Lynn Olinger	94705
Camille Antinori	94703	Stephen Dower	94530-2805
Nelson Sproul	94708	Andres Cassinelli	94108
David Fielder	94703	Peter Kuhn	94708
Steve Clarke	04563	Stephanie Evans	94609
Carlos Iribarren	94706	Kimberly Heade	94131
Murray Bruce	94708-1626	Carlos Felix- Fretes	94941
Margot Smith	94709	Oliver Wueseke	94501
Eleanore Lee	94709	Stephen Sylvester	94530
Dominic Cabrera	94710	andrew sullivan	94706
Doug Yamamoto	94706	Juan Vazquez	94706
Diane Rosenblum	94901	Michael Mages	94618
Bruce Trestrail	94702	Teresa Provenzano	94703
Jeffrey Bokor	94530	Charles Wollenberg	94709
Mark Elgood	94550	Daniel Tacci	94501
kenichi hashimoto	95050	Jeffrey Finn	94901
Birkett Huber	94568	David Sontheimer	94611
Andrew Buck	94590	Peter Mui	94703
Randy Schrade	94556	Leo Lomeli	94708
Wakean MacLean	94609	Juliana Fredman	94703
Mary B	94540	Cynthia Anderson	94702
Kira McDonough	94710	Janice Bruce	94708
Michele Pense	94710	Matthias Krause	94704
Marty Schifffenbauer	94704	Gregory Sweriduk	94086
Jack Kurzweil	94703	Margaret Mendelson	94709
Stephen Loiacono	94607	Julie Patrusky	94706
Eric Sloan	94705-2711	Bruce Nordman	94703
Vincent Deluard	94611	Leo Nordman	94703
Jesada Homchand	94710	Brian Colety	94925
Molly Morelock	94602	Elizabeth Izatt	94709
Zainuddin Qazi	94107	Amy Stewart	94703
Hartmut Haeffner	94709	Brian MacDougall	94710
Richard Schneider	94501	Eugenia McCauley	94301
Antonia Evtimow	94043	Lillian Lerman	94708
Meike Matarazzo	94612	SHARON MALDONADO	94706
Leah Goldberg	94707	Ben Ailes	94611
Edward Laves	94707	Gunther Weber	94703
Anna Sophie Loewenberg	94702	Arlene Owseichik	94702-1028
Andrew Hacket	94024	CRESSIDA SIMPSON	94703
Prester Wilson	94708	Anne Graham	94941
Muhammad Khokhar	94609	Rachel Zhang	94609
Monica Tauriello	94804	ned Pearlstein	94708
Randi Shapiro	94609	Tim Arai	94702
Shijing Yao	94610	Tia Böttger	94703
Douglas Couch	94703	Abe Rajeev	94702
Tracy L	94608	Steven Goldfinger	94960
Peter Bank	94619	Mimi Fretes	94941
Kristofer Korth	94530	Roya Arasteh	94702
Anthony Salazar	94709	D Crozier	94709
Nancy Coolidge	94704	Howard S Cohen	94707
Prakash Stec	94705	Laurie MacDougall	94102
Tomasz Stec	94705	Patricia Stewart	94703

Name	Zip code	Name	Zip code
Richard Walker	94702	Maurice Kaufman	94706
Joe Tox	94117	Steph Lovell	94707
Audrey Jaffe	94705	Stephanie Siaris	94080
Renata Mussi	94117	Sara Woolf	94707
weyman lundquist	94705	THIERRY ROULE	94705-1943
Timothy Quick	94709	Johnny Werbe	94801
Donald Ross	94806	David Hermele	94705
Nafiz Korustan	94507	Spencer Greene	94955
Marc LaRhette	94549	Rick Welsh	94605-2601
Susan Anglin	94705	Darryl Thomas	94553
Robert O.	94602	Vincent Nicolas	94608
Tim Henry	94964	daniel camp	94582
Pierre Nedelec	94709	Lisa Rohe	95404
Michaela Hardt	94707	Barbara Williamson	94706
ROBERT ERIC BARDE	94501	Joan Ariel	93105
Katherine Ogburn	94708	Donna Fabiano	95436
Carol Baumbauer	94703	Larry Wightman	94533
David Hop	94563	Mark A Silowitz	94945
Rebecca Peters	94707-2502	Carolyn Sweyd	95621
Casey Harper	94609	Daniel Katzman	94517
Larry Henry	94705	Frank Zhang	94536
Guyton Durnin	94703	Richard Luibrand	94605
Amy Woodward	94703	Joan Weiner	94960
Alan Louwerse	947031214	meemaw antinori	94703
Carla Woodworth	94704	Jan Dolzer	95405
Gary Casterline	94703	Dave Olson	94018-1506
Jeze Fabijanic	94704	John Stile	94804
Brian Wolfson	94707	Kathleen Scanlon	95476
stefano maffulli	94103	Indira B	94703
Iain Thomson	94804	Miki Vizner	94609
Samantha Lomeli	94708	Andrew Davis	94706
Amanda Prufer	94704	Saul Schumsky	94707
Gordon Stout	94530	Cris Manickam- Shirley	94606
Oeystein Fjeldberg	94709	Phil Duvc	97058
Ann Eshoff	94947	Jerry Bertrand	94025
Keith Nason	94707	Darshan Vishwanath	95051
Jeanette Bicais	94530	Ellen Broidy	93105
gordon meyer	94611	Eric Danysh	94706
John Boeschen	94902	Barbara Eckhardt	94708
Elaine Baden	94805	Peter Liu	94704
Paul MacIntyre	94706	John Bongiovanni	94705
Jonathan Luskin	94114	Lena Roule- Stewart	94703
Sebastian Gomez Biggeri	95126	Thomas Colton	94703
Steven Wang	94582	Jennifer Chandler	94599
Genevieve Shiffrar	94602	Deborah Davis	94707
Lucy O'Brien	94703	Lynne McDonald	94703
Michael McKinley	94608	Nick Goyhenetche	95404
ALAN KEPNER	94933	judith fairchild	94707
Sandra Killian	94558	Julie Searle	94703
Christopher Kumai	94705	Mariya Ryazantseva	94609
Horst Bansner	94110	Jacob Bjorseth	94709
Dierdre Dixon	94043	Randolf Klein	95051
Catherine Seeligson	94925	Jessica Hauser	98119
Linda Stout	94590	Isabelle Fortier	94706
Richard Reynolds	95690	Nicholas Waton	94612
Nicholas Tripcevic	94709	Michael Sherrell	95472
Katherine Dresher	97211	L Handwerker	94704
Greg Milano	94710	Suzanne Jones	94709
Richard Miller	94707	Maximus Wilson	94708
Ross Yarlott	94602	Mike Jones	94709
Josh Reed	94954	Binh Pham	94710
Franca Cioria	94703	Heather Breaux	94703
Ronald Adler	94705	Ellen Simms	94703
Barry Ryan	94703	Emmi Lee	95118
Nathan Stout	94590	Lisa Dinh	30328
cynthia robinson	94805	Lydia Lopez	94708
ben pearson	94590	Gustavo Manso	94705-1509
Susan Thompson	94710	Alexander Hill	94608
Tom Purcell	94709	Jennifer Knipe	94610
David Kroll	94930	Gene Golfus, M.D.	94510
Danny Yee	94566	Eric Pinkham	94612
Viorel Popa	94806	Denise Berezonsky	94608
Dick Mallory	94707	Alexandre de Chaumont Ouitry	

Name	Zip code		
	94609-1051	Richard Magarian	94704
Nelz Carpentier	94608	Bill P	94707
Susan Snow	94949	Diana Clark	94703
Daniel Zaslavsky	94710	Eleanor Young	94530
Christine Page	94102	Robyn Jagust	94610
mark johnsen	94555	Mina Caulfield	94703
Marcia Baczynski	94608	Lois Brubeck	94708
Maureen Matias	92591	Thomas Stocking	94903
Andreas Boeckl	94577	Scott Corvin	94611
Dale Ploeger	94025	Penny Wells	94903
Diane Davenport	94709	Rebecca Geffert	94108
Tatyana Brown	94703	Andreas Schmid Schmid	94702
Angela Porter	94705	Sloane Morgan	94703
Abhishek Koneru	94710	John Davison	94803
John Beatty	95418	Carl Hoard II	94608
Rob Stone	94708	Lynn B Cooper	94705-1812
Paul Randall	94702	Jonathan Mei	94107
Jennifer Kardos	94401	Boyko Baharov	94608
James Ham	94025	HellHelen Stroud	94705
Sue Estey	94530	Grant Thompson	94708
Tim Yarish	94133	Andrey Pogodin	94560
Brad Curry	94549	Suzanna Loper	94702
Treve Johnson	94706	Martha Belcher	94703
Janet Cook	94062	Lori Hersey	94709
Cindy Regnier	94605	Andrea Jones	94702
James Jacobs	94110	Tom Giesler	94709
Krista Fechner	94903	Barry Fike	94703
James Burakoff	94606	Julie Bussgang	94703
Vicki Woolworth	94577	Rebecca Mills	94708-1556
Leslie Buck	94702	Rachael Stefanussen	94607
Johan Niklasson	95472	Peggy Mendelson	94709
MARTHA Breed	94595	Linda Kohn	94709
Ronan Potage	94702	Shirley Brewin	94704
Donald Fleming	94590	Donna Ruotolo	94804
Mary Ann Furda	94707	C. Elise Brewin	94709
Kyla Hjertstedt	91780	David Coolidge	94704
Leslie Yarlott	93442	Matt Lamperti	94703
Ellen P	94110	Tem Gronquist	93101
Tsukayama Ted	94611	Vicki Beland	94619
Antony Shermoen	94530	Joann Johnson	94706
Cathy Fogel	94703	David Littlejohn	95436
Ellina Yin	95126	Paul Kamen	94708
Deborah Moore	94707	Ron Mastalski (BASK)	94518
Martin Wagner	94703	Nadia Dmytriw	94609
Adtienn Acosta	94110	Praveenkumar Manjunath	94086
Anna Baucus	94110	Barbara Ross	94706-2013
Meera Chaturvedi	94710	Heather Sarantis	94703
John Kuo	94609	Sushma Delaney Johnson	94708
Salem Chill	94108	Vicki Piovio	94708
Tiziana Nobilini	95687	Marilyn Ichioka	94703-1722
Kirk Price	95123	Charles Casey	94703
Silvia Bunge	94707	Lisa Porter	94702
JP Bleibtreu	78722	Martin Taber	94709
Betsy Bigelow- Teller	94707	Louis Benainous	94710
Sean Gies	94117	Ibrahim Sargin	94063
Alan Paredes	94591	Vanessa Miller	94702
Melissa Dunlap	94597	Tom Barr	95476
Elian Imlay-Maire	94044	katelyn campbell	94710
Laurie Reid	94709	Colin Harrington	94710
Tom Athanasiou	94706	Joseph Seraphin	94703
Kath Delaney	94708	Richard Page	94530

**Cialin Mills-
ostwald 97402**

Ivan Bankov	94015	Robbin Everson	94709
Debra Morris	95409	Alexandra Trippe	94709
Margot Otway	94025	Robin Cordova	80303
Bill Barclay	94703	David Janinis	95706
James Beatty	95418-0318		Ondine Young 94805
Nick Morgan	94703		
Heather Munro Pierce	94703	Paul Marbury	94706

Name	Zip code		
Timo Schuerg	94792		
Emily Richards	94710		
Gordon Kirkwood	94623		
Isabelle Stierli	94563		
Drake Hughes	95662		
John Mark	98034		
Valerie Kratzer	94703		
Steven Rock	94710		
Kimberly Patterson	94510		
Nora Daly	94707		
Charles van der Loo	94707		
michelle lawson	95831		
Mike Vandeman	94705		
Juliana van Olphen	94703		
Josh Winzeler	94610		
Norman La Force	94530		
Roberto Gastelumendi	94611		
Amelia Timbers	94553		
Jessica Cook	94611		
Sophia Hernandez	94710		
David Caruso- Radin	94805		
Beatriz Quiñones	94806		
Lani Wild	94704		
Jonathan Love	94710		
Martha Erisman	94563		
Steve Colitz	94618	Solange Gould	94702
Merced Rapallini	95661	Hali Hammer	94703
Suzanne Millward	94539	Donna Graves	94702
Cate Leger	94703	Malcolm Duncan- Graves	94702
Kathy Dervin	94707	Maja Harren	94618
Rachel Bradley	94708	Eva Angvert Harren	94595
Janet Stromberg	94708	Kira Halpern	94530
Marjorie Alvord	94705	Leah Carroll	94530-3208
Karen Weinstein	94708	Hailey Hibler	94706
Marco Falcioni	94103	Helen Schneider	94702
Chris Gilbert	94707	Natashia Fuksman	94702
		Dana Fonte	94707

Name	Zip code	Name	Zip code
Kaushik Basu	94706	Brent King	94706
Rebecca Weinstein	94702	John DuMoulin	94591
Anne Fletcher	94708	KEITH PIERCE	94080
Holly Scheider	94703	CAROL VALK	94708
Alex Liebman- Pelaez	94608	Michael Stricklen	94107
Irene Coleman	94549	Cameron Woo	94710
Herta Weinstein	94708-1927	Ross Libenson	94707
Margaret Hutchison	94703	Branscombe Robert	94403
Gregory Gabriel	23221	David Breaux	94707
Verona Fonte	94707	RICHARD SCHNEIDER	94501
Kate Heslop	94702	Erin Diehm	94703
Marianna Ludensky	94618	Horia Hristu	92056
Alison Huetter	94704	John Stuart	94945
S Beverley Spencer	04709	Sasha Futran	94703
Colin Carlson	94709	Molly Miners	95973
amy schuchman	94705	Konina Sircar	94708
Linda M Currie	94702	Steve Klucharich	94703
Juliane Reinhardt	94708	Elena Ufimtseva	94541
Lia Willebrand	94703	Meredith Robert	94804
Denisia Wash	94702	mark johnsen	94555
Lisa Vogel	94707	Margo Rey	94107
Fernando Arruda	94618	Eric See	94709
OMAR ALI	94703	Jonathan Bradshaw	94703
Irwin Feinberg	94707	Virginia George	94518
Liz Vargas	94702	Merry Gregg	94510
Yael Ronen	94801	Rosila Millward	94591
Alex Gordon	94532	Alan M.	94591
Katherine Mehler	94706	Angelo Monteux	94530
Anastasiya Karpovich	94577	Rebecca Young	94703-1826
Sari Bilick	94703	Yasmeen Smalley- Norman	94619
Emily Coble	94608	John Goddard	94549
Debra Roisman	94609-1036	Pat Stevens	94595
Darren Bass	94401	Lindsey Pannell	94525
Marcos Nascimento	94002	Thomas Cromartie	94530
Eric Smith	94611	robert Millward	94525
Erik Latrope	94704	Warren Wallace	94595
Chris Williams	94609	Bonnie Pannell	94525
Thomas Eusterbrock	94702	Lucia Briggs	94618
Peiyuan Qi	94401	chip wasson	94707
Jenn Rader	94703	Pamela Zimmerman	94703
Russell Bayba	94702	Roger Tong	94707
Peter Gibson	94609	Gail Splaver	94703
Christina Kossa	94707	vaughn gunkelman	94525
Kat Schaaf	94709	Cyril Drame	94805
Stacey Singleton	94702	Tinne Aerts	94608
Des Perim	94117	Asma Asyyed	94706
Exter Elizabeth	94703	Tony Toe	94133
Susan Edwards	94703	Neerja Aggarwal	94804
Mary Ann Davis	75503	Robert Temple	94598
Eleanore Lee	94709	Robert Bonem	94706
Gunther Weber	94703	Karen Van Blake	94597
Rachel Ayotte	92101	John Mankey	94710
Kerianne B	94553	Emily Lin	94709
Morgen Wildeman	95628	Alexander Band	94501
Nelz Carpentier	94608	Elaine Jones	94703
Parent Wendy	94804	Cindy Chen	94703
Kim Keller	94602	Brittany C	94609
Pilar Schmidt	94803	Meruyert Shalbayeva	94706
Aisha Sobh	61801	Yari Ojeda Sandel	94710
David Barr	94703	Paul Wescott	94707
John Ford	94709	Natalie Bawany	94709
Jonathan Loran	94707	Jennifer Friday	75205
Keith Cranmer	94703	Elyse Widin	94703
Roy Gordon	94708	michelle lemieux	94703
Derek Shuman	94709	Sarah Schwid	94618
brace sproul	94708	Janet Curl	94708
Maureen Gosling	94609	Carolyn von Behren	94709
Wendy Patterson	94702	Kate Greswold	94708
Florence Kuyt	94705	Sylvia Elsbury	94708
Edda Brunner	94702	Lynn Adler	94708
Marcus D	94704	Judith Ehrlich	94704
LINDA MEYER	94611	Connie Field	94708
Claudia Kawczynska	94710	Catherine Ryan	94706

Name	Zip code	Name	Zip code
Jose Vilar Segura	94708	Marlene Millikan	94708
Asuka Yoshii	94708	Catherine Rice	94706
Denise Zmekhol	94710	Barbara Dickey	94706
John Armitage	94708	Margaret Goodman	94702
Paul Hernandez	94702	Katherine Whitney	94703
Dane Moore	94609	Deborah Blum	90210
Lucie Ocean	94710	Margaret Bertels	94706
Susan Milano	10013	Richard Olen	94710
Aaron Beardsley	94703	penny brogden	94709-1408
Travee Campbell	94607	Kathy Smith	94609
Joseph Seraphin	94702	Dorothy Klein	94709
Cynthia Noonan	94608	Karen Fiene	94706
Debbie DeVoe	94705	Honey Bellessis	94705
Stephenie Hollyman	94709	Babak Sani	94709
Sean Faul	94702	Annie Sweetnam	94602
Jacob Eastwood	94612	Sara Ishikawa	94706
Shahryar Muzaffar	94702	Bobbie Steinhart	94707
Jamie Brown	94609	Sas Colby	94705
Sage Perez-Brown	94609	Lida Behnam	94702
Gamaliel Perez	94608	Lisa Nardoni	94706
Lisa Araya	94928	Saba Keramati	94805
Jonathon Wong	94606	Laura Goodman	94702
Leslie Davis	94501	Raquel Scherr	94709
Frederique Georges	94501	Daniel Kelley	02871
Valerie Phipps	95003	faati mizbani	94704
Jude Bell	94704	Mojgan Saberi	94611
Lisa Springer	94611	Jaleh Niazi	94707
Laura Pesavento	94580	Robbie Brandwynne	94608
Dafina Lee	94501	Lisa Thompson	95476
Tanja Schlosser	94706	Mehran Esfandiari	94611
Leah Schuller	94806	Katura Schoene	94610-5119
Kris Freewoman	94558	Cameron Olen	94710
G Martin	94702	Helen Kang	94706
Charles Denson	94705	Greg Martin	94706
Amira Jackmon	94704	Dan Vilar	94702
Anne-Marie Miller	94702	Sophia Warshall	94702
Audrey Webb	94805	Harald Leventhal	94707
michael weber	94703	Cece Littlepage	94702
Summer Brenner	94703	Robert Dering	94708
Marilyn Simons	94706	Mary Rose	94702
Nora Shourd	94705	Erika Shore	94709
Connie Field	94708	Sabina McMurtry	94705
Debbie Carton	94706	Ellen Ziff	95062
Deanne Stone	94705	Tom Graly	94705
Jackie Brenner	94703	meryl siegal	94702
Mary Luckey	94610	Zelda Bronstein	94707
Joan Sprinson	94706	Nina Torcoletti Torcoletti	94702
Laura Fantone	94704	Justine Gilbane	94708
Mary Curtis Ratcliff	94707	Judith Massarano	94702
Denise Weinstein	94965	Christa Burgoyne	94705
Susan Erb	94618	Michelle LePaule	94703
Alan Bemheimer	94703	Peretz Wolf- Prusan	94702
veronika fukson	94706	Judith Thomas	94703-1201
Benjamin Rodefer	94703	Eva Liebermann	94705
Elizabeth Trachtenberg	94705	Deborah Sperber	94709
william parkes	45208	Michael Scott	94708-1942
Robert Bean	94530	Brigitta Hangartner	94705
joanna martin	97227	Todd Darling	94705
James Dennett	28403	Stephen Teigland	94705
carly dennett	94703	Christina Ahlstrand	94618
Polly Lockman	94608	Lorenzo Kampel	94705
Shelley Hoyt	94707	Louise Rosenkrantz	94705
Persis Karim	94702	Diana Bohn	94707
mary laird	94707	Louise Kimball	94703
Linda Shapiro	93708	Carol Cohen	94702
Victoria Nelson	94706-1210	David Kessler	94705
Margaret Love	94708-1405	Carolyn Weil	94702
S. Lydia Shiozaki	94710	Elisabeth L	94703
Christina Gillis	94708	Jenny Ziff	95062
Alessandra Mortola	94602	Leslie Stone	94710
Jonathan Love	94710	Carol Hirth	94702
Nina Dronkers	94708	Les Shipnuck	94703
Juliet Flower MacCannell	94549	gerry o'brien	94705

Name	Zip code		
Maris Arnold	94703	Marilyn Steele	94804
Eli Gilad	94707	Ann Harrison	94590
Rhonda Marosi	94706	Lisa Dettmer	94609
Dona Boatright	94702	Kathleen M	95476
Sharon Singer	94705	Karen Simon	90660
Jan Taradash	94702	Kay Paul	94043
Kori Kody	94708	David Samuels	94704
Birch Early	94702	Caroline Courtright	95949
Ann Killebrew	94112	Laurel Dann	94705
Anthony Corman	94703	Aspen Madrone	95472
Ingrid Pollyak	94608	Vivian Taube	94939
Patricia Reidenbach	94705	Karen Taberski	94530
LAURA FUJII	94706	Ellen Hoffman	94530
Karl Goldstein	94702	Richard E Kalman	94702-1032
John Arens	94708	Penelope Kramer	94530
Barbara Rydlander	94710	Druckenbrod Sara	94602
Eva Herzer	94710	Ginger Daniel	94705
Chris Baskett	94707-2727	Jennifer Lodery	95667
Priscilla Hine	94703	Bayla Greenspoon	96067
Barbara Fisher	94702	Max NEWTON	94705
Greysonne Coomes	94705	Forest McDonald	94608
		Sasha Gottfried	94611
Emily Klion	94703	Peg Crilly	07940
Lauris Raboff	94707	Amy Elash	94706
Jackie Cvar	94501	Ken Dalwin	94602
Candace Sultan	94702	Nancy Compton	94708
Santiago Casal	94702	Sheila Sondik	98229
Kerna Trottier	94705	Cynthia Sweet	94803
Tenise Young	94710-2319	Pat Powers	94610
Nancy Lieblich	94709	Janet Aguilera	94804
Sylvia Soriano	94702	Lisa Bullwinkel	94705
Marcia Poole	94704-2969	Sharon McCarthy	94901
Bob Laird	94704	Marguerite Etemad	94115
Laura Lipman	94703	leonard pitt	94703
Nancy Steele	94708	Diana Lightmoon	87508
Axel Ztangi	94710	Rosanne Reynolds	94611
Thea Davison	94707	Marcia Lovelace	94610
sharon legenza	94708	Kathryn Bader	94602
Fred Krieger	94705	Barbara Ustanko	94110
Dahlia Armon	94707	Gail S Gordon	94806
Joe Samberg	94705	Barbara Zilber	94930
Marcia Fields	94930	Peter Davison	92549
Jeff Greenwald	94609	Rita Dichtel	94705
JOANNE KELLY	98115	pizza LAST NAME*	94949
Eve Decker	94703-2010	Rebekah Ekberg	94703
Patricia Rowe	94602	sue vent	94953
Susan Ives	94708	Pieter Vandenberg	97211
Linda Kentro	93110	Raven Stevens	96067
Petrina Robins	94605	Lisa London	94702
Amy Thigpen	94702	Liz Wolf-Spada	92397
Sheri Brenner	94530	Mugg Muggles	94521
Barryett Enge	94708	Dianne Jenett	94301
Mary Senchyna	94608	Pat Mullan	94708
Laura Spautz	94709	Dennis von Elgg	95465
Arthur Clinton	94530	Raven Record	94606
Steve Powers	12125	Pamela Rosin	94608
Jeanne Brenna	94707	Patricia Moore- Racine	94619
Nina Wise	94901	Gailya Morrison	94903
Laura Klein	94703	Chris Harnish	94947
Michelle Fontaine	94904	Devin Graham	94541
David Block	94530	Eva Pettersson	94619
Tod Booth	94612	Lisa Harbus	94608
Stephen Carlson	94601	Alice Webber	94618
Margie Samberg	94705	Gail Tennant	94705
Jeanne Grumet	94947	Pam Mendelsohn	94608
Sylvia Ehrental	94705	Michaelle Goerlitz	94605
Kelsey Ockert	94703	Frances Swift	94565
MLou Christ	98103	Sue Kaye	94577
Jennifer Berezan	94702	Bethany Woods	94530
Debbie Fier	94619	Erica Wandner	94702
Erica Buffett	90290	Kathryn Taylor	72764
Deborah Bradford	81623	Michael Wartofsky	02130
Pamela Hettinger	95446	Jo Ann Gunnarson	96354

Name	Zip code		
Ami Zusman	94611		
Reba Connell	94702	David Wells	94901
Sandra Bernard	94707	Marco Falcioni	94703
Mary Jo Thoresen	94702	Maria Einaudi	94710
Ed Schmookler	94706	Judy Sarna	94703
Rosa Fallon	94565	Thomas Gandesbery	94611
Chris Fallon	94565	Phil Simmons	94547
Rachel Resnikoff	94705	Laura Stevens	94705
Basak Altan- Schirmer	94702-1231	CECILE ISAACS	94618
Melissa Quilter	94707	Stephen Clarke	89521
Jen Borcic	94565	Lisa Simmons	94547
Wendy Symon	94703	Cat Bet	94703
Debbie Atlas	91320	Flavia Bellu	94556
Samantha Sinclair	94525	Damon Guthrie	94702
April Taylor	94619	Iris De la Torre	94703
virginia kamp	94702	Gail Stewart	94705
bonnie holl	94797	Joanna Katz	94702
ChRles Chipman	94709	David Fraser	94804
Mojgan Saberi	94611	Patti Prunhuber	94703
Rose Glickman	94710	Alain Henon	94530
Beverly Wagstaff	94501	Toni Garrett	94705
Kaylie Treskin	98104	Randi Neiner	94611
Bonnie Borucki	94703	Jane Ann Fontenot	94710
Yvette Hudson	94702	Lucy phenix 94710	
Greg McCrea	94702	Melissa Stocking	94703
PIERRE THIRY	94703	Polly Quick	94707
Lori Hines	94703	Charles Herndon	94706
Stephanie Doucette	94702	John Steere	94705
Ben Rosenthal	94703-2007	Susan Korbel	94703
Alden Brewin	94704	Martin Nicolaus	94703
Austin Brewin	94704	Ethan Weber	94619
Sylvia Soriano 94702		Shawn Ewing	94102
Irene Rice	94703	Caitlin Richmond	94705
Kris Urban	94530	Heidi Lypps	94601
Maureen Fontaine	94704	Ernest Isaacs	94708
Tom Burlingame	97068	Caroline Williams	94703
Leslie Aguilar	94610	April Gilbert	94705
Giorgio Gherzi	94107	Saralyn Lefkowitz	94706
Andy Davis	94706	Wendy Simonsen	27587
John Danielson	94804	Jeffrey Kaplan	94706
		Emma Russell 94710	



November 6, 2023

Parks, Recreation & Waterfront Department; Parks, Recreation and Waterfront Commission
City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

Re: Cal Sailing Club Comments on Draft Waterfront Specific Plan

Dear Commissioners, City Officials and WSP Project Team,

Cal Sailing Club (CSC) is a 50-year-old nonprofit institution at the Berkeley Marina that provides affordable, equitable water recreation access to thousands of Berkeley and Bay Area residents. We request that this letter with our comments on the draft Waterfront Specific Plan (WSP) (version dated October 30, 2023) be included as a communication in the agenda packet for the January 23, 2024 City Council Special Session. CSC plays a central role in bringing people to the waterfront and providing access to water sports. We would like the WSP to fundamentally reflect CSC's stewardship of its own site, both at the South Basin and in the Marina itself, and lay out plans for supporting these activities. With CSC represented in the planning process, it can continue to be a powerful public advocate for a better Marina and waterfront area:

CSC BY THE NUMBERS

- **2500+:** total number of free rides per year that have been provided to the public for decades now, giving visitors aged 5 and up superb views of the Golden Gate and the Berkeley waterfront during our monthly Open Houses from April to November.
- **1,100:** annual active memberships
- **19,026:** number of members since 2009
- **\$1.33:** Average daily cost for full membership (yes, that is one dollar and thirty three cents, or \$120 on a quarterly basis). Fee is waived if a member contributes additional volunteer hours
- Because of this accessibility, we have a diverse membership, in terms of ethnicity/race/culture/gender and socioeconomic status. In the last 12 months, new members have self-identified **45.6% as White, 29% as Asian, 9.5% as Hispanic, 3% as Black, 1.8% as Middle Eastern, 0.3% as Hawaiian, 0.2% as Amerindian.**
- **2,942:** lessons given last year in sailing and windsurfing
- **\$45,000** grant from California Department of Parks and Recreation this year to teach Boating Safety
- **7,126:** estimated area in square miles from which CSC draws members
- **\$125,000+:** As of 2022, annual revenues generated from slip fees at Berkeley Marina by current or former CSC members
- Numerous youth program events serving Berkeley Youth Authority and other disadvantaged youth, plus area Girl Scouts and Boy Scouts (for sailing merit badge)

CLUB BACKGROUND AND ACTIVITIES

CSC was originally part of UC Berkeley sailing club, dating from the 1940s. In 1979, the club became an independent 501(c)(3) co-op, open to the general public. With its Berkeley-nourished volunteer spirit, the club has grown over the years and now draws thousands of people to this unique public space. Everything done at CSC is volunteer-based with the exception of our paid day leaders, whose role is to watch the water to keep members (and nonmembers) safe. We provide extraordinarily low-cost access to introducing and fostering skills in sailing and windsurfing that would otherwise be out-of-reach to many.

The South Sailing Basin sits directly across from the Golden Gate Bridge, which funnels winds into Berkeley, especially in summer. CSC's fundamental focus is to provide rigorous skill and safety lessons on land and water under challenging conditions; to administer and enforce a skill and abilities-based ratings system (novice, junior, senior) by testing members; enforcing club rules; providing safety oversight through paid employees (called a dayleader), and as warranted, to set restrictions on activities depending on the weather conditions. And as a sailing school, CSC has an excellent safety record. It is well known that our training is far more rigorous than that of the American Sailing Association and other national groups. Skilled CSC members have reported that sailboat rental companies on the West Coast are eager to charter boats to them, often without testing, when they learn of their standing at the Cal Sailing Club, which also contributes to the solid standing of the Berkeley Marina.

CSC, together with Cal Adventures, draws people to the Berkeley Marina for the "best deal on the Bay," and "the best place to learn sailing and windsurfing at low cost." Our club enhances the waterfront and the reputation of the Marina.

CSC'S COMMENTS ON THE DRAFT WATERFRONT SPECIFIC PLAN (WSP)

Issue 1: Ambiguity in WSP draft on CSC's status as an existing establishment and categorization in WR-1 as a redevelopment area for the South Cove

Cal Sailing Club is a community-based organization as defined by BCDC and a recreation center, and would like to see its land use recognized as such. Throughout the current plan, it is unclear whether the WSP is classifying our space of operations as an area for private recreational development and commercial operations (WR-1), such as for commercial boat rentals and cafes, rather than recognizing its existing status and ability to remain as a quasi-public use area.

Further, while we support additional, affordable restaurants, cafes and bar spaces throughout the waterfront, sharing space on our lot with an external commercial enterprise such as a café has potential for conflicts and confusion. P. 139 of the current draft is at least one place where the draft still notes a new café as a potential use of our space, which would significantly impinge our operations and functionality.

Finally, we envision renovations and improvements in the future and would like clarification if we would need any zoning certificate or AUP to enhance our space for existing purposes.

Recommendation: Identify clearly in the WSP current water-based activities and services provided by CSC to inform the audience (e.g. potential developers) of this already existing vibrant activity. In addition, include CSC in the developing plans of any form of an “Aquatic Center” with the goal that CSC remain a volunteer-operated, non-profit sailing organization accessible to all income backgrounds. Finally, CSC would like tangible assurance within the WSP that any development at or near the club be done in a way that allows uninterrupted operation of CSC, continued CSC management of the organization, and preservation of the singular nature of the club.

Issue 2: Sedimentation and water accessibility for the South Sailing Basin (SSB)

We would like to initiate a discussion concerning mud accumulation in the SSB, along with alternatives to address this growing problem. This trend has serious implications for the WSP and, of course, the entire Marina. Siltation is eating into our operating hours and thus reducing our value to the community, and it is reducing the value of all water-based recreation for all users of the SSB. This sedimentation is noted in the WSP - Dredging Needs Technical Memo Draft¹ but this memo has been left out of the plan document itself. Information in the technical memo could be expanded to provide notes on feasibility in the WSP. At the very least, the plan needs to state that the City Council included \$350,000 in the FY23-4 City budget for an evaluation study of an SSB dredging alternative.

Recommendation: Include mention of the Dredging Technical Memo in the WSP and suggest possible plans to address the siltation of the South Sailing Basin, including further studies, cost estimates and consideration of alternatives.

Issue 3: Dock replacements

CSC also has an active keelboat instruction program and conducts lessons from J-dock. The WSP in section 2.3.2 notes plans to replace docks to allow larger slips. The current configuration and location on J-dock allows us open-water access, proximity to CSC facilities and the six adjacent slips, and is important to teach specific safety skills of this program, like docking without an engine.

Recommendation: Include in the WSP the recognition of existing recreational programs that operate inside the marina. Further, we ask that CSC be included early in the planning process

¹ Found at:
<https://berkeleyca.gov/sites/default/files/documents/2021-04-21%20Draft%20Dredging%20Needs%20Technical%20Memo%20-%20Moffatt%20Nichol.pdf>

to reconstruct these docks so we continue to run our program at our current level of quality standards.

Issue 4: Marina financial planning

An element of the plan emphasizes revenue-generation; however, it does so in a way that ignores underlying inequities in the way the Marina Fund has been managed, and therefore potentially misleading development plans. Analysis of the Marina Fund and city meetings have indicated that the Marina Fund does not need to be financially "self-sufficient" nor be responsible for additional parklands, in Berkeley's largest public park. CSC supports equity in financing the park areas and public space of the Berkeley waterfront to the same standard as other parks in the City.

Recommendation: CSC recommends that the WSP clarify this language to be consistent with conventional accounting practices for enterprise funds and appropriate to parks spaces, for example, by considering alternative financial analysis and removing park and public area expenses from the Marina Fund. This would ensure that the plan does not reinforce a mistaken idea that the entire marina (including both commercial and park areas) must be financially self-sufficient.

CONCLUSION

CSC very much appreciates the opportunity to provide our feedback on the draft WSP. We wish to make clear that we support the vision of a vibrant waterfront area that will provide access to nature, native plants, and animals (including wild turkeys!); accessible, safe water sports and recreation; a well-maintained boat harbor; and limited appropriate and supportive commercial activities. The WSP achieves this vision in many ways. Cal Sailing Club is proud to act as a Marina magnet, drawing people from diverse backgrounds; to offer non-motorized water recreation access for people from every income level; to contribute to the Marina's financial stability; and to interact with the natural environment in a low-impact, complementary manner. We look forward to seeing our recommendations incorporated into the next draft of the WSP.

Sincerely,

Nicholas Waton & Mariya Ryazantseva,
Commodore on behalf of the Executive Committee, with the Marina Planning Committee
Cal Sailing Club
124 University Avenue
Berkeley, CA 94710
excom@cal-sailing.org



Comment on Draft CEQA Initial Study/Mitigated Negative Declaration for Tom Bates Regional Sports Complex Restroom and Community Space - November 13, 2024 - from Erin Diehm (Parks, Rec & Waterfront Commissioner)

EXTERIOR LIGHTING

RECOMMENDATION: All fixtures (even on exterior of restroom) must fully shielded, a warm spectrum (at or less than 3,000 kelvin), with adjustable intensity and turned off at night

RECOMMENDATION: Fixture on ADA ramp should be as low as possible to ground (to minimize light spillage)

NOISE

Freeway noise measured at 61-68 dBa (east), 54-62 dBa (west)

Pickleball documented at 70 dBa

RECOMMENDATION: The 70 dBa noise level of pickleball should be documented and a mitigation added

The IS-MND Fails to Adequately Assess and Mitigate the Environmental Impact on:



Burrowing Owl¹

Candidate for CA ESA (interim full protections)

Migratory – here only in Winter

Survey too limited in time

Even if no burrows, nearby owls likely forage here for food

CONCLUSION: Paving over this field may eliminate ability for future owls to overwinter here; definitely will eliminate a food source for owls nearby

RECOMMENDATION: Identify additional land nearby that will mitigate this loss of food source and possible burrows



White-Tailed Kite²

CA Fully Protected Species

Documented at the Waterfront Area

Survey too limited in time

Likely forage here for food (voles, etc.)

CONCLUSION: Paving over this field will eliminate a food source that nearby Kites depend on

RECOMMENDATION: Identify additional land nearby that will mitigate this loss of food source



Large Marble Butterfly³

Petition for Federal ESA submitted 2023

In steep decline, at risk of extinction in 50 years

Used to be common at Meadow/Waterfront, now rare

Non-native mustard is host plant

CONCLUSION: IS-MND didn't survey for the Large Marble (immatures and adults) on mustard

RECOMMENDATION: Identify area to strategically plant mustard and other host plants as mitigation



Western Bumble Bee

CA Endangered Species Candidate (Sept 2022)

Ground nesting

CONCLUSION: IS-MND Survey didn't rule out their presence "As a habitat generalist, the western bumble bee may be found in the BSA. Due to the BSA being dominated by non- native annual grassland, the area is not likely to provide particularly valuable habitat."

RECOMMENDATION: Identify area nearby to strategically create suitable habitat.

Handout - RW Comm - 11-13-2024

GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS

2020

These guidelines have been developed in consultation with lighting professionals (with experience in developing good lighting plans) to aid communities wishing to control light pollution and preserve a view of the stars in the night sky.

Outdoor lighting should be carefully designed with regard to placement, intensity, timing, duration, and color. Good lighting will:

- **Promote Safety**

"More light" is not necessarily "better light". If fixtures are not designed and installed correctly, unsafe glare can result, reducing the effectiveness of lighting, which can contribute to reduced visibility and accidents. Lighting that is too bright can interfere with the eye's ability to re-adapt to darker areas.

Crime Prevention Through Environmental Design (CPTED) stresses that lighting systems should "minimize glare, shadow, light pollution, and light trespass". Lighting that protects our night sky and nocturnal environment also improves visibility and safety by enhancing night vision.

- **Save Money**

Adhering to professionally recommended light levels provides adequate illumination. Shielded fixtures with efficient light bulbs are more cost-effective because they use less energy by directing the light toward the ground. See this website for cost comparisons:

<http://darkskysociety.org/lightcost/index.php>

- **Conserve Natural Resources**

Inappropriate or excessive lighting wastes our limited natural resources and pollutes the air and water by unnecessarily burning our limited supply of fossil fuels.

- **Be Better Neighbors**

Excessive or misdirected lighting can intrude on the privacy of others when light or glare trespasses over property lines.

- **Retain Community's Character and Reduce Skyglow**

Our clear view of the starry night sky is a resource to be preserved and protected. Stray and excessive lighting contributes to "light pollution", clutter, and unnatural "sky glow".

- **Protect Ecology of Flora and Fauna**

Research studies indicate that artificial night lighting disrupts the migrating, feeding, and breeding habits of many wildlife species, as well as growth patterns of trees. See references in [The Ecological Consequences of Artificial Night Lighting](#).

- **Reduce Health Risks**

Light at night not only disrupts your sleep but also interferes with your circadian rhythms. Recent research indicates that intrusive lighting may reduce the production of melatonin, a beneficial hormone, and a resulting raise in the rates of breast and other cancers.

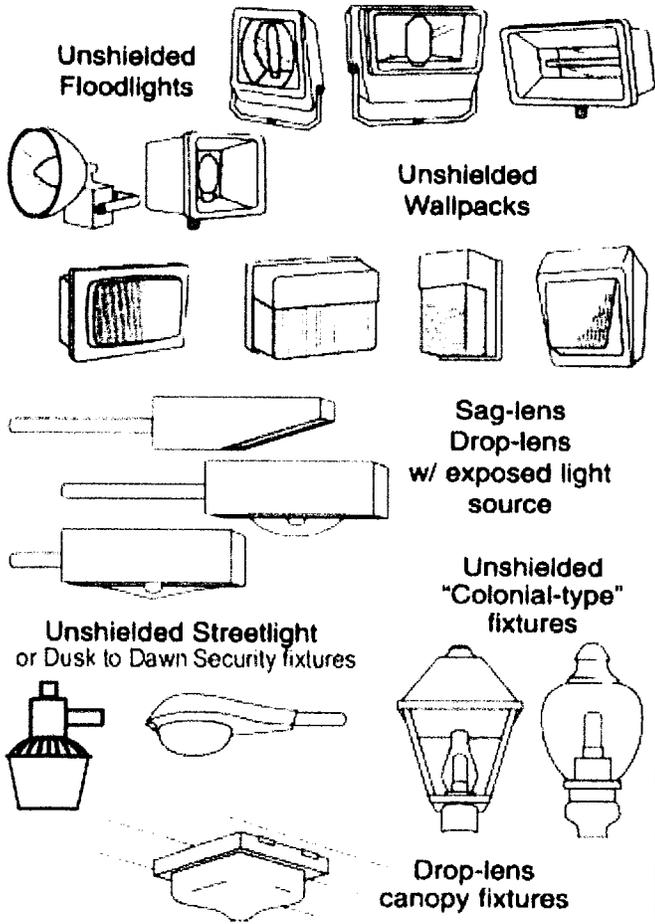
The American Medical Association (AMA) endorses dark-sky friendly lighting at or below 3000 Kelvin to reduce hazardous glare (especially for older drivers) and excessive light trespass which has many implications for human health including the correlation of melatonin suppression with the growth of cancerous tumors. In 2009 the AMA passed a resolution urging federal, state, and local legislative action to reduce light pollution.

- Included:**
1. **Diagrams of Acceptable/Unacceptable Lighting Fixtures**
 2. **How to Develop an Acceptable Lighting Plan**
 3. **Definitions of lighting Fixtures**
 4. **Lighting Plan Submissions**
 5. **Recommended Illumination Levels for various tasks**

Examples of Unacceptable/Acceptable Fixture Types

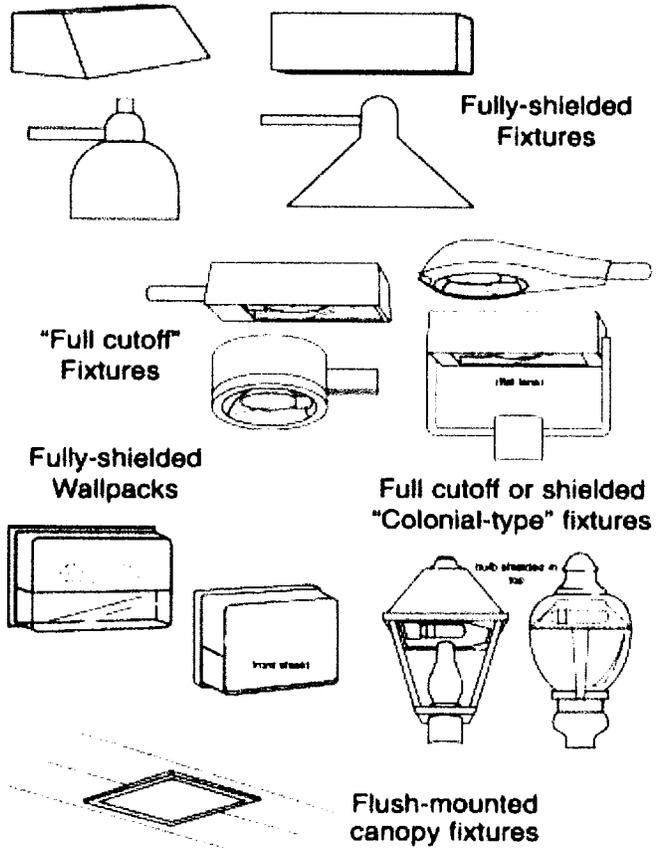
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source, to reduce glare and light trespass and to facilitate better vision at night.



Diagrams courtesy of Bob Crelin

Ask your local electrical suppliers for IES designated "Zero Uplight" or "Fully Shielded" light fixtures. Once you have selected fixtures which are compatible with your architecture and community, contact the manufacturer's representative to see a sample of the fixture(s), the "cut sheet" to show your client and municipal officials, and to ask for a free lighting plan. If you have a CAD file, the plan can be easily provided in a short period of time.

*****Definition of "Fully Shielded/Zero Uplight":** A light fixture with an opaque shield above the lamp (bulb), so that, as designed and installed, the light fixture projects all its light below the horizontal plane through the lowest light emitting part of the fixture.

Most lighting manufacturers have Application Departments which will execute free lighting plans to meet local lighting codes if they are provided these Guidelines.

How to Develop an Acceptable Lighting Plan

Deliver these requirements to a manufacturers' representative or send to the manufacturers applications department with a site plan (CAD file) shading in the areas to be illuminated and the hours of anticipated use for each area. Manufacturers will provide a lighting plan at no costs once you and your client have chosen the style of fixture that meets your aesthetic design.

1. Identify where as well as when lighting is needed. Minimize lighting to the extent necessary to meet safety purposes. Plans should define the areas for which illumination is needed for safe pedestrian passage and indicated when those areas are expected to be used. Itemize each area (e.g. parking lot, doorways, walkways, signage, foliage) with the anticipated hours of use. Commercial outdoor lighting should be used for safe pedestrian passage and property identification, and lit during active business hours and shut off afterward. Use a highlighter on a site plan for those areas to be lit to professional recommendations.

2. Direct light downward by choosing the correct type of light fixtures. (See Appendix 3). Specify IES (Illuminating Engineering Society) "Zero Uplight" or "fully shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Top mounted sign lighting is recommended with "RLM" (dish) type shields, and aimed so that the light falls entirely on the sign and positioned so that the light source (bulb) is not visible from any point off the property or into the roadway to reduce glare. For each one square foot of sign, usually no more than 200 lumens is necessary for good visibility.

3. Select the correct light source. Compact fluorescent (2700K or less) or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case LED, incandescent, or the instant start compact fluorescent bulbs can be used. Metal Halide (due to its higher costs, energy use, impact on the environment, and greater contribution to "sky glow") is discouraged, as well as LED light sources rated over 2300 Kelvin. Outdated Mercury Vapor bulbs are prohibited. Limit the use of LEDs to fixtures that are motion sensor activated and with less than 2300 Kelvin; or in 1800 Kelvin fixtures that are not operated dusk to dawn.

4. Utilize "shut off" controls such as sensors, timers, motion detectors. Automatic controls turn off lights (or sections of lights) when not needed. Interior and exterior lights should be extinguished no later than one half hour after the close of business. Additional motion sensor activated lighting can be used for emergency access. Avoid "dusk-to-dawn" sensors without a middle-of-night shut off control. Lights alone will not serve to "protect" property and are a poor "security" device. Examine other means of protecting property to discourage criminal activity. Let your local police know that you have a "lights out" policy so that they can investigate if they see lights "on" after hours.

5. Limit the height of fixtures. Locate fixtures no closer to the property line than four times the mounting height of the fixture, and not to exceed the height of adjacent structures. (Exceptions may be made for larger parking areas, commercial zones adjacent to highways, or for fixtures with greater cut off shielding behind the pole mount in commercial zones.)

6. Limit light crossing property lines, i.e. "light trespass". Limit spill light across the property lines. Light levels at the property line should not exceed 0.1 footcandles (fc) adjacent to business properties, and 0.05 fc (the brightest moonlight is 0.01 fc) at residential property boundaries. Utility leased floodlight fixtures mounted on public utility poles in the public right-of-way or on property lines shall not be used for private property due to excessive light trespass "spill light".

7. Use the correct amount of light. Light levels and uniformity ratios should not exceed recommended values, per IESNA RP-33 or 20. (See Appendix 5, Recommended Illumination Levels for

various tasks). "Lumen cap" recommendations for areas to be illuminated should not exceed: commercial properties in non-urban commercial zones = 25,000 lumens per acre; for projects in residential and LBO zones = 10,000 lumens per acre. For residential properties: for suburban: 50,000 lumens per acre cap, and in urban areas: 100,000.

8. Ask for Assistance Your Planning Department and local lighting sales representatives can assist you in obtaining the necessary information for good lighting. For large projects over 15,000 lumens: greater energy conservation and control of light pollution, light trespass and glare, may be achieved with the help of a professional lighting designer with "dark sky" lighting plan experience.

9. A post installation inspection should be conducted to check for compliance with a light meter against the approved lighting plan. Substitutions by electricians and contractors are common and should not be accepted.

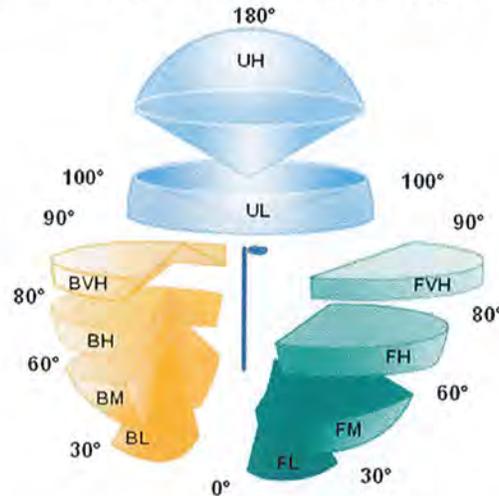
10. Design interior lighting so that it does not illuminate or project glare to the outdoors. Provide interior lighting photometrics for the building's perimeter areas, demonstrating that the interior lighting falls substantially within the building and not through the windows. When glass or windows on a commercial use property face a public right of way or a residential property, a lighting plan shall be submitted that demonstrates that all interior light fixtures shall be located, aimed, or shielded so that the light source and all parts of the fixture which transmit light shall not be visible at the property line or into the right of way. Shield glare from bare bulbs. After closing, interior lighting needs to be extinguished by the use of shut off timers. Avoid "wall washing" (upwardly directed lighting to illuminate the building).

11. Free Lighting plans can be provided by a lighting manufacturers' Applications Departments. Select a manufacturer based on the type and range of fixtures. Submit criteria (attached) along with a site plan (electronic preferred) that has been marked with a highlighter on those areas that are to be lit for pedestrian safety and where pedestrians and cars are in conflict. Separate areas that are to be lit at different times so that they can be placed on separate circuits. Specify motion sensors to be used on all areas and doorways that are not active during nighttime hours.

12. Flag Lighting can be accomplished with a top mounted fixture with automated shutoffs for middle of the night energy conservation. Flags are not required to be lit.

Definition of Acceptable Fixtures: "Fully Shielded" (Zero Uplight) and RLM shields.

"Fully Shielded" or "Zero Uplight" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the lowest light emitting part of the fixture. Manufacturers provide cutoff designations for their fixtures to indicate the percentage of light that is emitted in various directions. Up, Back, Forward in High, Medium, Low angles.



- If the manufacturer is unable to provide the cut off characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can sometimes be determined by a visual inspection of the fixture or a cut sheet (it is best to have the photometric data):
"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample or by examining a manufacturer's supplied cut sheet photograph.
- Manufacturers and their representatives can provide photographs of light fixtures as "cut sheets" as well as literature confirming the independently tested "cut off" characteristics of their products. These IES files may be assessed for compliance in a computer program: <http://www.3dop.com/index1.html>
- Photometric layouts for various heights, light sources, and wattages are also available as "IES" files upon request or through manufacturers' websites.
- Fixtures must be installed properly, so that the bottom of the fixture is level with the ground. Exceptions are often given for sign lighting which requires vertical lighting, provided that the light source (bulb) is shielded from view from off the property or into a roadway.
- Sign lighting shall be mounted above the sign, lamped so that the footcandle maximum on the face of the sign does not exceed 2 footcandles (fc).



Example of an "RLM" sign lighting shield:

Lighting Plan Submissions

The following information needs to be provided to your municipality's review board which will enable them to evaluate the Site Plan for proper exterior lighting:

The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. Many lighting manufacturers can provide free photometric layouts on prepared site plans, to conform to your local requirements.

- (1) The lighting plan should include the following information for all proposed and existing:
 - (2)
 - Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
 - Mounting height with distance noted to the nearest property line for each luminaire.
 - Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - Total Lumens for each fixture, and total square footage of areas to be illuminated.
 - For all plans of more than three fixtures: A Calculation Summary indicating footcandle levels on the lighting plan, noting the maximum, average, and minimum, as well as the uniformity ratio of maximum to minimum and average to minimum levels* to avoid "hot" spots of light.
 - (3) Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures; and for fixtures that are rated to exceed 2000 lumens, submit the certified BUG (Zero Up Light) designation for the fixture or fixtures.
 - (4) For a lighting design with multiple fixtures (e.g. parking lots and walkways) a Lighting Plan shall include light levels in footcandles on the ground at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in five foot grids. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show footcandle measurements five feet beyond the property lines.
 - (5) If requested by the reviewing agency, a statement from a lighting design professional that a plan, other than that required is needed to meet the intent of these standards.
 - (6) An environmental impact statement may be required as to the impact of the exterior lighting proposed on adjacent preserves or waterways to include flora, fauna, and the night sky. Location of species sensitive to light at night or the proximity to nature preserves or astronomical observatories or "Dark Sky Parks", needs to be indicated.
 - (7) On the Approved Plan it should be noted that no substitutions, additions, or changes may be made without prior approval by the governing authority; and that all lighting not on the plan shall be removed and no additional lighting shall be installed without prior approvals.

Recommended Illumination Levels for various tasks*

I. Table of Limits of Illumination, measured in footcandles (fc) at ground level unless noted:

<u>Task Area</u>	<u>Avg.</u>	<u>or</u>	<u>Not to exceed:</u>
1. Active Building Entrance	2.0 fc		5 fc
Approach	0.2 fc		
2. Gas Station Approach			2 fc
3. Gas Station Pump Area		avg:	5 fc
4. Gas Station Service Area		avg:	3 fc
5. Sidewalks	0.2 fc		5 fc
6. Surface of signs			2 fc

II. Average/Minimum/Uniformity Ratio Limits for Parking Lots (RP 20 – 14) LZ 1/2

	<u>Minimum</u>	<u>Average/Minimum</u>	<u>Maximum/Minimum</u>
1. Small Commercial lots	0.5 fc	4:01	15:01
2. Public larger lots	1.0 fc	4:01	15.01

OR:

III. If illuminance grid lighting plans cannot be reviewed or if fixtures do not provide IES designations and photometrics and the light sources (bulbs) are rated less than 2000 lumens, use these guidelines:

1. Pole position shall be no greater in height than four times the distance to the property line.

2. Maximum Lumen Levels for different fixture heights:

<u>Mounting Height (Feet)</u>	<u>Recommended Lumen Maximums</u>
6	500 - 1000 lumens
8	600 - 1,600 lumens
10	1,000 - 2,000 lumens
12	1,600 - 2,400 lumens

FOOTCANDLE: ("FC") – Is the basic unit of illuminance (the amount of light falling on a surface).

Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain handheld incident light meters.

LUMEN – A unit used to measure the actual amount of light that is produced by a bulb.

The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the "wattage". For example, a 75-watt incandescent lamp can produce 1000 lumens while a 70-watt high-pressure sodium lamp produces 6000 lumens. Lumen output is listed by the manufacturer on the packaging.

*** IES, Recommended Practices, (RP-33-99): Lighting for Exterior Environments; and (RP-20):**

Parking Lots. The Illuminating Engineering Society of North America (IES or IESNA), is an organization that establishes updated recommendations, standards, and illumination guidelines for the lighting industry.

<http://www.iesna.org>

Nov. 13, 2024

To: Berkeley Parks, Recreation, and Waterfront Commission and staff

From: Susan Schwartz, Friends of Five Creeks

The East Bay Regional Park District has begun planning for future of the 20 acre North Basin Strip area, from the sports fields and their parking (on long-term lease to Berkeley) to Marina Blvd. where the Virginia Extension service road ends – and floods at high tides.

This requires coordination between Berkeley and the East Bay Park District. The Commission should pay attention to several aspects.

1. The Sports Fields changes are being planned with no direct access to the Bay shore. This may make sense now. Long term, it would miss a big opportunity for this regional attraction. Early citizen input is calling for varied youth-oriented activities on the strip, drawing field users into nature.
2. The Commission should make sure that existing benches just west of the fields, with their unparalleled Bay views, will remain, and that more could be added. They should make sure that re-paving the South parking lot, coming soon, allows for future trails or steps to the park along the Bay. Commissioners and staff should consider tactfully encouraging some Eastshore Park parking next to the south parking lot, a win for both.
3. As North Basin Strip planning proceeds, staff and commissioners should look for long-term win-win collaborations on the unpaved area west of the present parking lot, near Gilman. It's complicated. It's a pretty homely park entrance as it stands. Berkeley police use it for monthly motorcycle trainings, a great show and a money-saver for the city. The weedy jetty over the Gilman storm-drain outfall could be a marvelous viewpoint, but it can stink in summer. Public Works may need to rebuild the storm drain. Both Berkeley and the Park District need more parking.
4. At Marina Blvd., one likely alternative for the Virginia Extension is to let high tides flood into today's Meadow, perhaps with a boardwalk at Virginia Extension. (Parks expects Coastal Conservancy funds to plan for how this affects Marina Boulevard and the trail to Chavez Park. It may require a levee, which in turn would affect view and access, including handicap access

See <https://www.ebparks.org/projects/north-basin-strip-shoreline-improvement-project-berkeley>. You can search "North Basin Strip planning." This has links to a survey, open now, and registration for a public meeting/open house ,10 AM Sun., Nov. 17, meeting at the south parking area for the Tom Bates Sports Fields.

Allow time to get around the Berkeley Half Marathon!



Above: fennel taking over views at south end of Tom Bates Sports Fields



Above: Homely strip of Eastshore State below Tom Bates Sports Fields today. Arrow points to the north end, west of present parking leased to Berkeley . Berkeley should seize opportunities for collaboration.

With coordination, the sports fields, a regional attraction, could become a greater magnet (including for future development on Race Track land).