



ATTACHMENT A

OYSTER BAY REGIONAL SHORELINE

LAND USE PLAN AMENDMENT & INITIAL STUDY

RESPONSE TO COMMENTS

The Draft Land Use Plan Amendment and environmental document were released for a 30-day public review and comment period on October 14, 2013. The comment period concluded on November 15, 2013. The Notice of Intent to Adopt a Mitigated Negative Declaration for the Oyster Bay Regional Shoreline Land Use Plan Amendment was mailed to 398 neighborhood residents and interested participants. The District hosted a public meeting on the Land Use Plan Amendment and environmental document on November 14, 2013. This meeting was attended by approximately 40 members of the public, many of whom came to support the Land Use Plan Amendment recommendations for the bicycle skills park and the disc golf course. Of those who attended, 22 made verbal comments and 16 submitted comment cards. The verbal comment summaries were recorded live, and are included in this Appendix.

Additionally, staff received 36 emails during the public review and comment period. Of those, 18 supported the bicycle skills park, 15 supported the disc golf course, and three from the same individual opposed the Land Use Plan Amendment in favor of keeping Oyster Bay as it is. Copies of these emails, with contact information redacted, is included in this Appendix.

Staff also received comment letters from the City of San Leandro, the Port of Oakland, and the San Francisco Bay Regional Water Quality Control Board. Copies of these letters are included in this Appendix.

The areas of concern are summarized below by topic:

OFF-LEASH DOG AREA

Approximately seven verbal comments from the public meeting addressed concerns regarding the proposed off-leash dog area:

- *Off-leash dogs can co-exist with the other recreational uses proposed in the Land Use Plan Amendment. Dogs can become more aggressive in fenced-in areas, resulting in conflicts between dogs and people.*
- *The Land Use Plan Amendment is unclear on whether this area will be fenced. Fencing can create problems when burrowing animals create holes underneath that dogs can fit through – difficult to retrieve dogs. If fencing is used, it should be as close to the San Francisco Bay Trail as possible.*
- *Use some of the designated staging area for increased off-leash dog use.*

District Response. The Land Use Plan Amendment recommends that up to ten acres be designated for off-leash dog use. This area will be set aside and reserved for the exclusive purpose of off-leash dog use. The recommendation includes provision of a direct trail connection from the staging area proposed as part of the Davis Street Access Improvements and that fencing and/or vegetation be located to mark the boundaries of the area. Details regarding fencing, vegetation, amenities, and exact configuration will be determined during the design process.

Ordinance 38 sets forth the Rules and Regulations of the District's facilities. Section 801 stipulates pet restrictions, including where dogs are prohibited and where dogs must be on-leash. At Oyster Bay, dogs are currently prohibited in the wetlands and natural areas and are required to be on-leash in the developed areas of the park, including the existing picnic areas and along the existing San Francisco Bay

Trail. As the Land Use Plan Amendment is implemented, dogs will be required to be on-leash in the new developed areas and within 200 feet of the staging areas.

The Land Use Plan Amendment recommendation to designate up to ten acres specifically for off-leash dog use preserves this area of Oyster Bay for this existing use. The area is set close to the shoreline so that park visitors and their dogs can enjoy views of San Francisco Bay while recreating in the off-leash dog area. The next nearest off-leash dog park is in San Leandro, approximately 1.35 miles south of Oyster Bay. This dog park is approximately 58,000 square feet, or 1.3 acres. The San Leandro Dog Park includes separated areas for small and large dogs, picnic tables, benches, water faucets, and garbage cans. The ten-acre off-leash dog area recommended for implementation at Oyster Bay would be significantly larger than the existing San Leandro Dog Park and is expected to be of sufficient size that will provide adequate open space for dogs to recreate off-leash without the conflicts typical of smaller dog parks.

SPECIAL EVENTS AREA

Approximately two comments from the public meeting suggested that the Land Use Plan Amendment identify the maximum number of special events per year.

District Response. The Land Use Plan Amendment recommends designating an area in the central region of the park to support a variety of special events. Utility connections for electricity and water would be installed to support events held at the site, but no other infrastructure is proposed for development. Special events could be sponsored either by the District or an outside organization, and could include concerts, weddings and other ceremonies, corporate picnics, and athletic events. At this conceptual stage, it is difficult to determine the exact types of special events that would occur at Oyster Bay or what the demand for this type of facility would be. Future development plans for the special events area will be designed to accommodate the types and number of special events to meet the needs and interests of the community at that time. Generally, larger special events such as concerts are held a few times a year at the other District parks that offer this opportunity.

The City of San Leandro provided the following comment regarding the special events area:

- *The special events area may be classified under the City Zoning Code as a Theater, Outdoor and Entertainment use and subject to a Conditional Use Permit. The Staging area will be subject to an Administrative Review (Zoning Permit) as a Parking Lot use.*

District Response: Oyster Bay Regional Shoreline is zoned as a Commercial Recreation District (CR) in the City of San Leandro Zoning Code, the purpose of which is to “provide for recreation-oriented uses and commercial activities, such as hotels and restaurants that are compatible with water-front recreation and open space uses, conveniently located near the marina.” As indicated in Table LA-1 in the document, Park and Recreation Facilities are permitted without a conditional use permit, outdoor theaters are allowed subject to the approval of a Conditional Use Permit, and parking lots are allowed subject to the approval of a Zoning Permit. The City of San Leandro is listed as an agency from which the District will require approvals or permits prior to implementation of specific Land Use Plan Amendment recommendations. The District will apply for these permits during the respective design phase of the specific Land Use Plan Amendment recommendation.

The Port of Oakland provided the following comment regarding the special events area:

- *The EBRPD proposes construction of a special events area as part of the Oyster Bay construction. Due to the proximity of OAK’s Air Traffic Control Tower (“ATCT”), the IS should analyze potential lighting impacts from that facility (if lights are to be installed). Such analysis should include coordination with Airport and FAA Air Traffic personnel if any lights will be installed that can be observed from the ATCT. Lighting that may be visible from the ATCT should be pointed away from ATCT personnel or be shrouded in a manner that reduces the impact to tower personnel.*

District Response: The only lighting recommended in the Land Use Plan Amendment includes low-rise pathway lighting associated with the special events area and office and security lighting associated with development of the service yard. Any lighting installed at Oyster Bay will be pointed away from the ATCT and ATCT personnel or shrouded in a manner that reduces the impact to tower personnel.

DAVIS STREET ACCESS IMPROVEMENTS

Approximately three comments from the public meeting addressed concerns regarding how improved access at Davis Street would increase the number of park visitors:

- *Park will become too crowded with non-residents and become unavailable to local residents at build-out.*
- *Increased number of visitors could negatively impact the existing wetlands.*

District Response. One of the main purposes of the Land Use Plan Amendment is to designate Davis Street as the park entrance, and plan for the development of vehicular access, parking, and trails within the park. The trail system recommended in the Land Use Plan Amendment utilizes existing Waste Management access roads that provide efficient connections between the recommended activity areas, such as the bicycle skills park and the disc golf area, to existing developed areas including the San Francisco Bay Trail, the Interpretive Loop Trail leading to the “Rising Wave” sculpture, and the picnic areas. Implementation of the recommendations in the Land Use Plan Amendment is expected to result in increased visitors distributed throughout the park, enjoying different activities in a shared outdoor space.

Another of the main purposes of the Land Use Plan Amendment is to develop an implementation plan for the restoration of natural vegetation and wildlife habitat appropriate to this shoreline park, including an evaluation of funding and staff operation resource needs to accomplish it. One area of specific focus is enhancement of the existing tidal marsh to improve wildlife habitat. This may include planting a screen of low-height plants to buffer the marsh from physical access by hikers and dogs while still providing views of the marsh from the nearby trails.

In addition, the City of San Leandro provided the following comments regarding the Davis Street access:

- *Please indicate under the “Davis Street Access Improvements” section that bicyclists and pedestrians also use the Davis Street access and that this access also leads to the Alameda County Flood Control Pump Station.*
- *The City and EBRPD have come to mutually agreeable terms for the reconfiguration of the Gun Range Parking Area to accommodate a two-way new park entry roadway section considering the loss of two parking spaces.*

District Response: The clarification regarding bicycle and pedestrian access at Davis Street has been added.

The District and the City of San Leandro have all come to mutually agreeable terms for reconfiguration of the Gun Range Parking Area to accommodate a two-way new park entry roadway section. This will include the loss of two parking spaces. The addition of the Alameda County Flood Control and Water Conservation District (ACFCWCD) pump control project in this area will increase the loss of parking spaces at the Gun Range parking area. All parties have come to mutually agreeable terms regarding the revised reconfiguration of the Gun Range parking area to accommodate both the District's Davis Street access and the ACFCWCD 's pump control project. This clarification has been added to the document.

NEPTUNE DRIVE

Approximately four comments from the public meeting addressed concerns regarding special events egress from Neptune Drive and the internal park road connecting the park entrance off Davis Street to Neptune Drive:

- *Restrict all vehicles to Davis Street, including special event egress.*
- *Do not build a vehicle road within the park connecting Davis Street and Neptune Drive*
- *If special event egress must occur at Neptune Drive, have a District Police Officer direct traffic.*
- *Emergency access at Neptune could increase number of emergency vehicles in the nearby residential area.*

In addition, the City of San Leandro provided the following comments regarding the Neptune Drive access:

- *The City is highly concerned about using the Neptune Drive access as an egress for special events. Traffic and noise studies have not addressed this use and traffic would unnecessarily impact residential areas.*
- *Regarding the section stating that "The 194-acre park has been open to the public for many years at the existing Neptune Drive access," this access has been limited to public access by pedestrian and bicycle only, and vehicular access has been limited to EBRPD maintenance staff only.*
- *The Neptune Drive northern terminus is located at the southeastern boundary of Oyster Bay.*
- *Regarding improving the "existing Neptune Drive park access for service and emergency vehicles and to provide occasional egress for public vehicles after special events," please provide clarification of the methods that will be used to control that the Neptune Drive access is not used at other times and how it will be limited to egress only during special events.*

District Response. The Land Use Plan Amendment recommends that the Neptune Drive entrance be designated as an emergency and maintenance vehicle access, that it be connected to the park roadway that will be developed as part of the Davis Street Access Improvements. This secondary access for the District's maintenance vehicles and emergency vehicles will be beneficial in performing maintenance activities and could shorten emergency response time in certain circumstances. The internal park roadway between the Davis Street access and the Neptune Drive access will also facilitate efficiency in performing maintenance activities and emergency response time. The Land Use Plan Amendment also recommends providing occasional egress at Neptune Drive following high-attendance special events. Traffic associated with attendees exiting special events may be split between Davis Street and Neptune Drive so that the vehicle load onto City of San Leandro streets would be evenly distributed during this

short period of time. The District will develop a Special Events Traffic Control Plan (TCP) for special events that are expected to reach the 700 vehicle parking spaces at full implementation of the Land Use Plan Amendment. The TCP will describe traffic control for visitors attending special events, including how visitors will exit Oyster Bay Regional Shoreline after the event concludes.

The District will complete a traffic study prior to designing and developing the Neptune Drive access. The Land Use Plan Amendment is a conceptual plan to provide a vision for ultimate park development. There is no schedule associated with developing the Neptune Drive access or the internal roadway between the Davis Street access and the Neptune Drive access at this time.

Clarifying language has been added to the environmental document to include the following as indicated by *italic font*: “The 194-acre park has been open to the public for many years at the existing Neptune Drive access, which has been limited to pedestrian and bicycle access only. Vehicular access at Neptune Drive has been limited to District and Waste Management staff.” The document has been corrected to states that “Neptune Drive’s northern terminus is located at the southeastern boundary of Oyster Bay.”

The Neptune Drive access would be gated to prevent public vehicular access except for egress after larger special events.

STAGING AREAS

Approximately four verbal comments from the public meeting addressed concerns regarding the recommendation for a maximum of 700 parking spaces:

- *700 is too many*
- *Space allotted for parking could be better used for park use, including increased area for off-leash dogs.*

District Response. The Land Use Plan Amendment recommends a maximum of 700 parking areas be developed in phases, as demand increases. The first staging area proposed for development is associated with the Davis Street Access Improvements and would provide a maximum of 300 parking spaces. The additional staging areas will only be developed if parking demand in the future requires additional parking. There is no schedule for development of the additional staging areas.

The City of San Leandro provided the following comments regarding the staging areas:

- *The locations for the initial new park staging area are poor choices and diminish the aesthetic value of the park, especially views from the knolls in the park. The location is contrary to the View Points and Vistas goal that emphasizes Oyster Bay’s outward views across the bay.*
- *The screening will not improve the vista from the knolls and the vista will be deteriorated with the presence of the staging area. There are other staging areas that can be developed that will not detract from the views and will provide needed parking.*

District Response: The location for the initial staging area was selected for a variety of reasons including relatively flat topography and the opportunity to provide access to the existing San Francisco Bay Trail consistent with Americans with Disabilities Act requirements. Development of the other two staging areas recommended in the Land Use Plan Amendment would not provide an ADA accessible path of travel to the existing San Francisco Bay Trail.

The Land Use Plan Amendment recommends the following regarding View Points and Vistas:

- Focus and emphasize Oyster Bay’s outward (west and south-facing) views across the bay while screening views of industrial facilities to the east.

- Enhance designated viewing areas located along Oyster Bay’s shoreline and upland areas with bench seating and sun and wind screening as appropriate.

The initial staging area will occupy approximately 0.28 acre of the park that is within the west-facing viewshed over San Francisco Bay. This staging area will be visible from the knoll however; the District determined this will result in a less than significant impact to aesthetics given that the area is currently occupied by a stand of coyote brush and that the immediate view over the bay is to a large parking area associated with the Oakland International Airport as can be seen in the photograph below. Views over the staging area to the bay, Oakland International Airport, and the cityscape beyond will be preserved. The design will include landscaping to provide visual screening from the knoll, as well as augmenting habitat.



BIOLOGICAL RESOURCES.

Approximately three comments from the public meeting suggested restoration elements:

- *Include burrowing owl habitat in restoration efforts.*
- *Coordinate restoration efforts that would increase the number of birds with the Port of Oakland.*
- *Preserve the existing wetlands.*
- *Remove existing concrete and rebar.*

District Response. One of the main purposes of the Land Use Plan Amendment is to develop an implementation plan for the restoration of natural vegetation and wildlife habitat appropriate to this shoreline park, including an evaluation of funding and staff operation resource needs to accomplish it. One area of specific focus is enhancement of the existing tidal marsh to improve wildlife habitat. This may include planting a screen of low-height plants to buffer the marsh from physical access by hikers and dogs while still providing views of the marsh from the nearby trails. Natural resource management will also include integrated pest management, control of non-native wildlife species, and revegetation

with California native species. The Land Use Plan Amendment includes a Recommended Plant List in Appendix B that includes trees, shrubs, grasses, and perennials that were determined to be well-suited for Oyster Bay by District biologists. Specific planting plans will be developed as the Land Use Plan Amendment is implemented, and will consider policies set forth in the Oakland International Airport Land Use Compatibility Plan. The primary goal of revegetation and habitat enhancement as recommended in the Land Use Plan Amendment is to create a natural, pleasing and regional park-like landscape conducive to the types of recreational activities proposed, while being efficient and cost-effective for District staff to maintain. The improvement of wildlife habitat, particularly for nesting bird species, is amongst the supporting goals. Burrowing owl has not been observed at Oyster Bay to date; however, this species has the potential to occur. The District's stewardship division will determine whether to focus restoration efforts to provide habitat for burrowing owl as specific prescriptions are developed along with overall implementation of the recommendations included in the Land Use Plan Amendment. Regarding the removal of existing concrete and rebar, the District's design division will determine whether or not this can occur, considering criteria such as effect to stability to the landfill and slopes, as well as cost.

Regarding the removal of existing concrete and rebar, the District's design division will determine whether or not this can occur, considering criteria such as effect to stability of the landfill and slopes, as well as cost. The District's goal is to make the park safe by removing concrete with rebar as opportunities and funding arise and covering this material with dirt fill where feasible.

The City of San Leandro provided the following comments regarding biological resources:

- *Under the "Natural Resource Management" section, vegetation should be fire resistant given the history of vegetation fires in the area.*
- *Please provide clarification of any proposed arrangements to re-plant the 20 trees which EBRPD proposes to remove, on City property and to replace the 600 feet of chain link fencing separating the roadway from the Gun Range. Also, please identify the type of tree or trees being removed.*
- *Under Mitigation Measure BIO-5, an alternative to consider may be grinding the concrete rubble, pavement or similar material on-site and re-using it.*

District Response: The Land Use Plan Amendment includes a Recommended Plant List in Appendix B that includes trees, shrubs, grasses, and perennials that were determined to be well-suited for Oyster Bay by District biologists. Specific planting plans will be developed as the Land Use Plan Amendment is implemented, and will consider resistance to fire.

Due to limited space, it is not feasible to replant the 20 trees that will be removed from the existing Gun Range parking area without losing more parking spaces. These trees, and the additional 17 trees that will be removed along new park entry roadway likewise cannot be replanted along the roadway due to insufficient space. Implementation of the vegetation management plan as recommended in the Land Use Plan Amendment will address the aesthetic and biological resources impacts associated with tree removal in addition to providing mitigation for the trees that will be removed to develop the Davis Street Access. This statement is included in the Biological Resources section of the Initial Study Checklist and has been duplicated in the Aesthetics section of the Initial Study Checklist. The District will replace the 600 feet of chain link fence as indicated on page 8 of the Initial Study.

The District will re-use existing concrete, rubble, pavement, and other similar material on-site where possible and feasible. Currently, this material consists of scattered areas of buried and semi-buried pieces that may be of an insufficient quantity to utilize an on-site grinder.

The Port of Oakland provided the following comment regarding restoration:

- *The EBRPD proposes to enhance wildlife habitat by planting “tree species, shrubs, grasses and other ground cover,” and irrigated turf. The increase in habitat could increase the presence of bird species immediately south of the Airport creating a hazard to aviation. The IS should analyze the potential impacts of placing natural vegetation and irrigated turf at Oyster Bay that could attract large flocks of birds near the approach end of runway 12-30 at OAK.*

District Response: The Land Use Plan Amendment includes a Recommended Plant List that includes a variety of trees, shrubs, grasses, and perennials that could be planted at Oyster Bay. This list is not intended to represent all vegetation that can or will be included but is available to serve as a guide during the design phase as needed. One of the goals of the Vegetation Management Plan is to provide wildlife habitat, including suitable habitat for nesting bird species. A palette of appropriate California native plants has been recommended for a combination of their aesthetic qualities, low-maintenance characteristics, tolerance of poor soil, drought and coastal climate conditions, and suitability to provide wildlife habitat. Consideration of OAK concerns associated with the attraction of large flocks of birds will be added to the plant selection criteria.

The Land Use Plan Amendment also recommends planting rough turf that would include grass species that can either be left un-mown, as a natural grass meadow or mowed to accommodate walk-on activities. The Land Use Plan Amendment recommends planting traditional lawn turf only in the picnic areas for passive recreational use. These small areas of turf are not expected to attract large flocks of birds.

The San Francisco Bay Regional Water Quality Control Board provided the following comment regarding placement of rock slope protection in the San Leandro Slough:

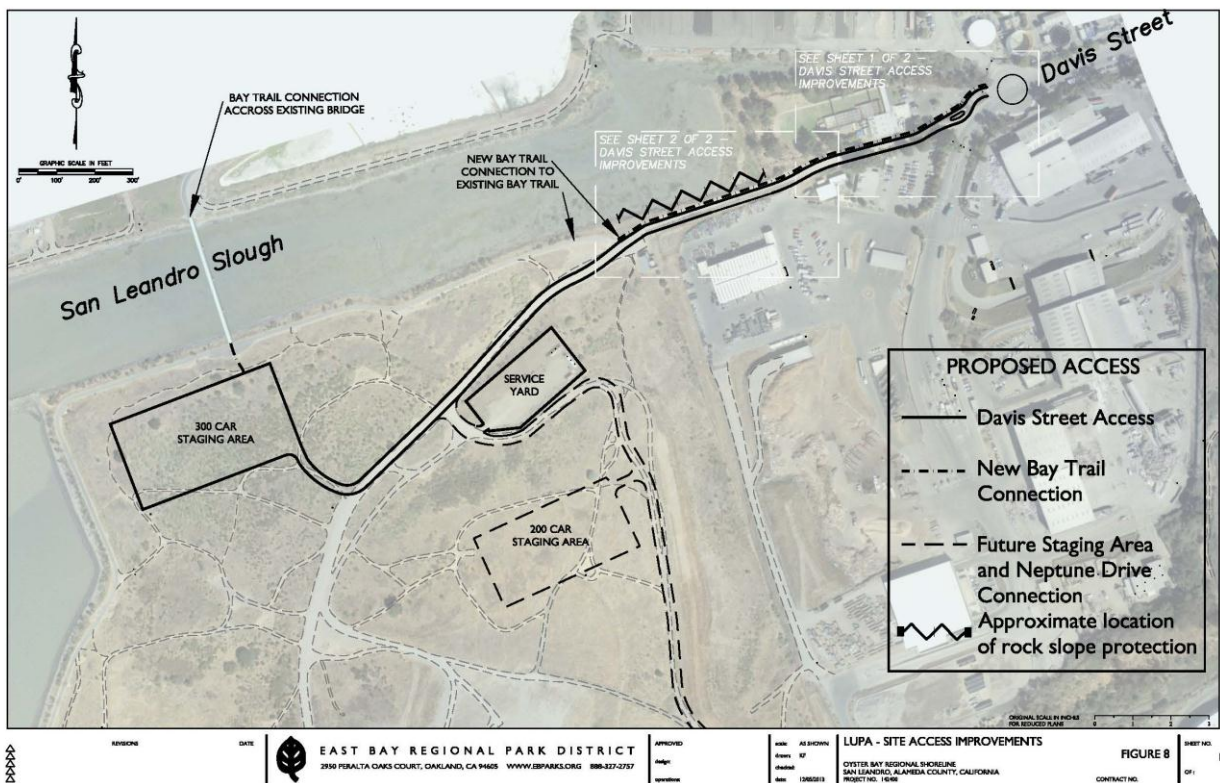
- *Section IV, Biological Resources, b) (page 2) and Section IX, Hydrology & Water Quality, c) (page 41): Text in these sections of the ISMND describes the placement of 1,200 cubic yards of rock slope armoring along 440 linear feet of the bank of the San Leandro Slough. It is not clear from the text of the ISMND whether or not this proposed amount of fill in a Water of the State is necessary to rehabilitate existing bank armoring or to provide new bank armoring. Placement of rock riprap slope armoring along the shoreline is regulated by the Water Board as the placement of fill into a Water of the State. The placement of fill in a Water of the State requires compensatory mitigation. Mitigation Measure BIO-3 covers best management practices for placing rock riprap armoring along the shoreline, but does not propose any mitigation for the fill associated with the rock riprap itself; the ISMND should be revised to include mitigation for this fill. The ISMND should also evaluate the feasibility of moving the road further away from the eroding shoreline, rather than placing new fill along the shoreline.*

District Response: The New Park Entry Roadway and Trail section of the Project Description has been modified to include the following clarification regarding placement of fill in Waters of the State: *This rock slope protection may be needed to stabilize the existing rock slope protection along this reach where the existing slopes are overly steep and eroding. New rock slope protection would be placed on top of the existing rip rap. Of the 1,200 cubic yards that could be placed, approximately 300 cubic yards*

would be below mean high water and therefore would be considered fill in a Water of the State. This equates to approximately 3,000 square feet of fill in Waters of the State.

Mitigation Measure BIO-3 has been augmented to include the following regarding compensatory mitigation: *The portion rock slope protection that would be placed within Waters of the U.S. and Waters of the State will be subject to compensatory mitigation for the placement of fill. The specifics of compensatory mitigation will be developed as part of the regulatory permit process associated with the Davis Street Access and could include the creation of new wetland and/or enhancement of existing wetland. Restoration and enhancement would be consistent the District’s existing regional general permits.*

Figure 8 – LUPA Site Access Improvement has been modified to show the location where rock slope protection might be required to stabilize the existing slope. As can be seen, the park entry roadway cannot be moved further away from the shoreline because the land area available for park entry roadway development is constrained by existing Waste Management facilities and structures located immediately adjacent to the park right-of-way. The alignment of the park entry roadway moves away from the shoreline as it extend further into the park where sufficient room exists to do so.



HYDROLOGY AND WATER QUALITY

The City of San Leandro provided the following comments regarding stormwater and hydrology:

- Pervious concrete is not a suitable solution for this area unless an extensive underdrain system is installed.
- Under Mitigation Measure BIO-5, an alternative to consider may be grinding the concrete rubble, pavement or similar material on-site and re-using it.

- *The storm drain will connect to Alameda County’s storm drain system, not to the City’s existing storm drain system and will require County review and approval.*
- *Pervious concrete sidewalks are not a suitable solution for this area unless an extensive underdrain system is installed and will not be allowed within the City’s public right-of-way.*
- *Under the “New Park Staging Area,” EBRPD may want to consider use of a material like DG-Crete to limit impervious surfaces.*
- *The storm drain system is part of Alameda County’s system and therefore EBRPD should request approval from the County for use.*

District Response: Underdrains will be incorporated into the pervious concrete design, or alternatively, conventional pavement will be used and they will be designed to drain either to bioretention facilities, adjacent landscape or to adjacent pervious concrete pavement. Underdrains would be installed a minimum of three inches above the bottom of the gravel base course, which will comply with C.3 requirements. Bioretention facilities would likely require liners and underdrains. Underdrains would discharge to surface or underground drains.

The District will consider the option of using pervious pavements as part of the design. Alternatively, conventional pavement will be utilized with drainage dispersed to landscape or directed to bioretention facilities.

Ownership of the existing stormdrain has been corrected to state Alameda County, and Alameda County has been added to the list of responsible and trustee agencies from which the District will require some form of approval or permit.

The San Francisco Bay Regional Water Quality Control Board provided the following comment regarding stormwater:

- *Section IX, Hydrology & Water Quality, e) (page 42). Text in this section of the ISMNSD states that: Runoff resulting from implementation of the Land Use Plan will drain to landscape buffers or the existing City of San Leandro storm drain system, which has adequate capacity. Stormwater runoff from new or recreated impervious surfaces at the project will require water quality treatment consistent with the post-construction stormwater treatment requirements in Provision C.3 of the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (MRP) (Water Board Order No. R2-2009-0074; NPDES Permit No. CAS612008). Please review project plans to verify that runoff from new or recreated impervious surfaces will receive MRP-compliant treatment prior to discharge to surrounding surface water bodies or the existing City of San Leandro storm drain system.*

District Response: The document text has been augmented to include the following: *Stormwater runoff from new or recreated impervious surfaces at the project will require water quality treatment consistent with the post-construction stormwater treatment requirements in Provision C.3 of the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (MRP) (Water Board Order No. R2-2009-0074; NPDES Permit No. CAS612008).* The District will incorporate C.3 requirements into the design of specific Land Use Plan Amendment recommendations.

NOISE

The City of San Leandro provided the following comment regarding noise:

- *The 70 dBA level for amplified music events that could be held at the special events area exceeds the “Normally Acceptable” as well as “Conditionally Acceptable” ranges for residential areas as*

outlined in the current San Leandro General Plan. The Mitigation N-1 that limits the maximum sound for special events to 100 dBA at the mixer location is not sufficient.

District Response: Mitigation Measure N-1 has been modified to the following: “The District will require that the maximum amplified sound level for special events will be limited to a maximum of 90 dBA at the mixer location.” This would significantly reduce sound levels from special events at the nearest residential receptor at Neptune Drive at Williams Street. The equivalent sound level from amplified sound would be 60 dBA, which is within the land use compatibility standards specified by both Alameda County and the City of San Leandro.

The Port of Oakland provided the following comments regarding noise:

- *The Project Area is within the Airport Influence Area defined by the Alameda County Airport Land Use Commission (ALUC) based on political boundaries, noise contours, and flight tracks. As specified in ALUC’s Oakland International Airport Land Use Compatibility Plan (December 2010), the ALUC is authorized to review the City of San Leandro’s Plan for noise and safety compatibility, airspace protection, and aircraft over-flights. Please include an analysis of noise and safety compatibility, airspace protection and aircraft over-flights, and provide to the ALUC for their review.*
- *The special events area could accommodate up to 1,000 people, including families with young children. The IS should analyze impacts of noise on park users, including single-event aircraft noise.*

District Response: The Airport Land Use Commission (ALUC) has been added to the agencies that may need to issue approvals or permits for implementation of the Land Use Plan Amendment.

The following has been added to the Noise section of the Initial Study Checklist:

Regulatory Context – Oakland International Airport Land Use Compatibility Plan. The Oakland International Airport Land Use Compatibility Plan (OAK Compatibility Plan) includes Compatibility Policies regarding noise, which were established to prevent the development of noise-sensitive land uses in portions of the airport influence area that are exposed to significant levels of aircraft noise. Oyster Bay is within the airport influence area for Oakland International Airport and is mapped as being outside the Noise Compatibility Zones shown on Figure 3-3 of the OAK Compatibility Plan. The 60 CNEL¹ Contour is mapped adjacent to the most southwestern edge of Oyster Bay along San Francisco Bay. Table 3-1 of the OAK Compatibility Plan illustrates the compatibility of various land uses relative to CNEL ranges of 60 dB, 65 dB, and 70 dB. Within the 60 dB range, which is the closest contour to Oyster Bay, regional parks are considered compatible land uses and outdoor amphitheaters are considered conditionally compatible, with a note that some noise interference may occur and that caution should be exercised with regard to noise-sensitive uses. Implementation of the Land Use Plan Amendment is compatible with the noise criteria included in the OAK Compatibility Plan

The OAK Compatibility Plan is discussed in the Hazards and Hazardous Materials section of the Initial Study Checklist. The following text augments the existing discussion.

¹ Community Noise Equivalent Level (CNEL): The noise metric adopted by the State of California for evaluating airport noise. It represents the average noise level during a 24-hour day, adjusted to an equivalent level to account for the lower tolerance of people to noise during evening and nighttime periods relative to the daytime period.

Regulatory Context – Oakland Airport Land Use Compatibility Plan. Airspace protection zones are established for the purpose of evaluating the airspace compatibility of land use development within the area of influence and represent the imaginary surfaces defined in accordance with Federal Aviation Regulation Part 77 – Objects Affecting Navigable Airspace. The OAK airspace protection zones are illustrated on Figure 3-5 of the OAK Compatibility Plan, and no surfaces are shown over Oyster Bay. The Land Use Plan Amendment does not include recommendations that are expected to result in flight hazards:

1. The Land Use Plan Amendment recommends development of staging areas to accommodate a maximum of 700 vehicles. These staging areas will be distributed within the boundaries of Oyster Bay. While glare can result from the sun reflecting off vehicles, this is not the type of glare that would normally be expected to be mistake for airport lights. The only lighting recommended in the Land Use Plan Amendment includes low-rise pathway lighting associated with the special events area and office and security lighting associated with development of the service yard. These lights are not expected to be mistaken for airport lights.
2. The Land Use Plan Amendment does not include any recommendations that would result in sources of dust, heat, steam, smoke, or thermal plumes that may impair pilot vision or create turbulence within the flight path. Dust currently occurs associated with the on-going fill and grading work, and a certain level of dust is expected to result during construction activities. The District’s standard contract conditions require that contractors performing fill operations and any future construction grading implement dust control measures such as the application of water or a dust palliative. Mitigation Measure AIR-1 includes this requirement. These sources of dust are not expected to be at such a level as to interfere with pilot vision or create turbulence.
3. The Land Use Plan Amendment does not include any recommendations that would result in sources of electrical or other interference that could affect aircraft communications or navigation. The extension of electrical power is recommended to power the irrigation system, the service yard, and the special events area however; this amount of electricity is not expected to interfere with aircraft communications or navigation.
4. The Land Use Plan Amendment does not include any recommendations to develop a power plant.

Overflight zones are established for the purpose of providing notification regarding the noise of overhead flight paths within the airport influence area. Overflight compatibility policies do not restrict how land can be developed but rather stipulate the requirements regarding notification about airport proximity and aircraft overflights so that people near an airport have the ability to make informed decisions regarding the acquisition or lease of property. The District is aware that Oyster Bay is within the OAK airport influence area and that noise from overflights will occur. The recommendations included in the Land Use Plan Amendment, including the special events area, are compatible with airport operations.

Oyster Bay is also mapped as being with the Avigation Easement Zone on Figure 3-6 of the OAK Compatibility Plan. Avigation easements transfer certain property rights from a property owner to the Port of Oakland, and may be recommended as a condition for approval for property

development to protect airspace from potential obstructions and hazards. For example, an aviation easement could restrict the heights of structures or trees or and apply both the residential and non-residential development. The District will comply with all conditions of approval from the Airport Land Use Commission associated with implementation of the Land Use Plan Amendment.

The Noise Impact Assessment² (Noise Study) that was completed for the Land Use Plan Amendment acknowledged noise from aircraft as being a major contributor to existing sound levels at Oyster Bay. This is part of the existing baseline ambient sound level. The Noise Study incorporated information from the OAK Noise Contours graphic that is included in the OAK Compatibility Plan as Figure 3-3. The District recognizes that aircraft approaches and departures may periodically interfere with special events.

PUBLIC SERVICES

The City of San Leandro provided the following comments regarding fire department requirements:

- *Under the “Neptune Drive Access” section, fire access roads will need to comply with Alameda County Fire Department access requirements. This includes all weather surfacing. Note that the currently proposed gravel design may not be in compliance.*
- *Under the “Staging Areas” section, these areas will need to comply with the Alameda County Fire Department access requirements. This includes turning radii, surface, location to structures, width, vertical clearance, and gates.*
- *Under the “Operations & Maintenance” section, Fire Department access to the service yard shall be required and fire hydrants shall be provided.*

District Response: The following clarification has been added to the document: *“All internal park roadways and staging areas will be designed to comply with the access requirements of the Alameda County Fire Department, including turning radii, surface material, roadway width, vertical clearance, proximity relative to structures, and gates.”*

Access to the service yard by fire department vehicles and the necessity and locations of fire hydrants will be coordinated with the Alameda County Fire Department during the design phase for the service yard recommended in the Land Use Plan Amendment. Extension of the existing municipal water line for drinking fountains, irrigation, and potential fire hydrants will be coordinated with the East Bay Municipal Utility District.

The Port of Oakland provided the following comment regarding safety and security to aircraft:

- *The proposed park is certain to attract a large number of visitors not currently using this area so near to OAK. The IS should analyze the potential increase in individuals aiming lasers at aircraft, as well as other security threats to low flying aircraft, such as Man Portable Air Defense Systems (MANPADS). The IS should also analyze the ability of EBRPD to secure the park after hours (preclude unauthorized access), as well as during operational hours. The IS should also analyze how EBRPD will ensure there is no safety/security risk to low flying aircraft on approach/departure from OAK.*

District Response: There have been no reported incidents of park visitors aiming lasers or MANPADS at aircraft and District staff does not expect new visitors to Oyster Bay to exhibit this behavior. The park

² SCA Environmental, Inc. *Noise Impact Assessment – East Bay Regional Park District – Oyster Bay Regional Park – San Leandro, CA.* September 16, 2013.

entry will be gated and locked during the park curfew hours, preventing vehicular access during this time and the park will be patrolled regularly by District staff and members of the Volunteer Trail Safety Patrol. The Land Use Plan Amendment does not include recommendations that would present a safety or security risk to low flying aircraft on approach or departure from OAK.

TRANSPORTATION AND TRAFFIC

The City of San Leandro provided the following comments regarding traffic:

- *Regarding the section stating that “the internal park roadway will be fully developed to provide vehicular access through the park and to future staging areas and recreational use area,” a separate, stand-alone traffic study should be conducted to address impacts to the residential neighborhoods along Neptune Drive and Williams Street should the access be paved and made more operational for general park visitors and access to the 700 care staging areas.*
- *The Traffic Study mentioned in the Initial Study considers only traffic impacts on Davis Street and Doolittle Drive, but does not contemplate the traffic impacts onto Neptune Drive or Williams Street from the Neptune Drive access. The City requests that a full traffic study be conducted on the impacts of the bull build out of the Neptune Drive access.*
- *EBRPD should be required to contribute its fair share cost to the City’s improvements for the Davis/Doolittle intersection. The EBRPD has agreed to participate in the Eden Road Assessment District that will help mitigate impacts to this intersection.*

District Response: The District will complete a traffic study prior to designing and developing the Neptune Drive access. The Land Use Plan Amendment is a conceptual plan to provide a vision for ultimate park development. There is no schedule associated with developing the Neptune Drive access or the internal roadway between the Davis Street access and the Neptune Drive access at this time.

In a letter dated October 24, 2012 from the District to the City, the District agreed to be part of the Eden Road Assessment District at a one-time assessment district fee of \$25,000.

The Port of Oakland provided the following comment regarding traffic:

- *OAK is known for its reliability and convenient access. The IS should analyze the potential impacts of the proposed Project on OAK’s main access roads: Doolittle Drive, Davis Street, Hegenberger Road, and 98th Avenue.*

District Response: The Traffic Study³ that was prepared to analyze the Davis Street Access analyzed level of service at the Davis Street / Doolittle Drive intersection and concluded that the existing level of service would change very little with development of the Davis Street access. As discussed in the Transportation/Traffic section of the Initial Study Checklist, the analysis of future traffic conditions was based on information obtained from the City of San Leandro and developed using the Alameda County Transportation Commission’s Countywide demand model and incorporate future development and population growth to estimate the future level-of-service at the Davis Street/Doolittle Drive intersection for the Cumulative Project scenario. For each of the conditions studied, the level-of-service at the Davis Street/Doolittle Drive intersection is expected to be “F.” It is important to note that the future level-of-service at the Davis Street/Doolittle Drive intersection is projected to be “F” even without development of the Davis Street access at Oyster Bay Regional Shoreline for weekday peak hours and “E” for the

³ Dowling Associates, Inc. *Traffic Study of the Oyster Bay Regional Shoreline Davis Street Access Driveway*. March 13, 2012.

Saturday Peak. It is expected that visitors to Oyster Bay would utilize Davis Street to access the new park entry rather than Hegenberger Road or 98th Avenue. Visitors to Oyster Bay will generally be spread out over the hours that the park is open and therefore are not expected to affect access to OAK.

The Initial Study includes the following analysis regarding special events: *“Special events at Oyster Bay Regional Shoreline will increase local traffic volumes as attendees arrive and as they depart. At full implementation of the Land Use Plan Amendment, parking for a maximum of 700 vehicles will be provided. It is expected that attendees would arrive over time prior to a special event, gradually becoming more congested as the starting time for the event approaches. Attendees would exit Oyster Bay Regional Shoreline within a short period of time after the event concludes. This is not expected to result in a significant impact to traffic because special events will occur occasionally and traffic associated with special events will not be the normal condition. Traffic associated with attendees arriving for the event will be spread out over a period of time and traffic associated with attendees exiting the event will be during non-peak hours. Traffic associated with attendees exiting special events may be split between Davis Street and Neptune Drive so that all 700 vehicles will not be exiting onto one street only. Implementation of following mitigation measure will reduce the potentially significant occasional impact associated with special event traffic to a less than significant level:*

Mitigation Measure TT-4: *The District will develop a Special Events Traffic Control Plan (TCP) for special events that are expected to reach the 700 vehicle parking spaces at full implementation of the Land Use Plan Amendment. The TCP will describe traffic control for visitors attending special events, including how visitors will exit Oyster Bay Regional Shoreline after the event concludes.*

UTILITIES AND SERVICE SYSTEMS

The City of San Leandro provided the following comment regarding the extension of municipal water, use of recycled water, and the extension of municipal sewer:

- *EBMUD should provide comment on whether the extension of the water line is feasible and whether improvements are required.*
- *The State Water Resources Control Board’s Recycled Water Policy places great emphasis on beneficial reuse and discourages use of potable water resources for landscape irrigation. The Bill Lockyer Bay Trail Bridge was designed to accommodate the future addition of a recycled water pipeline from the City’s Water Pollution Control Plant to Oyster Bay for this purpose. Use of recycled water may be the plan, but it is not clear in the draft LUPA and IS/MND documents, thereby leaving the impression that the potable water utilities will be expanded to the new irrigation areas. Please clarify how reclaimed water will be used. Recycled water should be considered for the public toilets as well.*
- *Regarding the extension of the sewer line from Davis Street down the access road to the new service yard and public restrooms, there is already an existing sewer line that runs along the south side of the access road that conveys leachate from Oyster Bay to the Davis Street main. While there is no mention in the Draft LUPA and IS/MND of tying into this line, it should be noted that this line is at capacity and cannot accommodate any additional tie-ins.*
- *Please clarify how water will be brought in for the fire hydrants and where the fire hydrants shall be located.*

District Response: East Bay Municipal Utility District (EBMUD) has an existing water main that terminates just before the Davis Street cul-de-sac. This line could be extended to the park entry roadway on Davis Street with meters located in the planter area. From there, private lines can be

extended down the entry road and into Oyster Bay. The District will submit the required Review of Agency Planning Application to the EBMUD Planning Department for water services during the design phase of the Davis Street Access project. This application will include full plans for plumbing and irrigation for Water Conservation review and approval prior to any services being installed.⁴

The City of San Leandro treats wastewater to a secondary level. Title 22 of the California Code of Regulations prohibits the use of secondary treated effluent for irrigation of parks and playgrounds and flushing toilets and urinals.

The Land Use Plan Amendment recommends that the sewer be extended into Oyster Bay to service future restrooms. This will be coordinated during the design phase of specific Land Use Plan Amendment implementation phases. The District is not considering tying into the existing leachate collection line owned by Waste Management. If sewer service is not available, the Land Use Plan Amendment recommends use of permanent, vault toilet restrooms. Vault toilets do not use water to flush. Instead, gravity allows the waste to drop into the tanks, which are pumped out on a maintenance schedule to ensure public health and safety.

The clarification regarding the existing sewer line from Davis Street has been added to the document.

As stated in the Utilities section of the Project Description, the existing municipal water line will be extended from Neptune Drive through Oyster Bay along the future park roadway. This water will service drinking fountains in the staging areas and the irrigation system throughout the park. If fire hydrants are required by the Alameda County Fire Department, water will be provided by the same extended municipal water line. The necessity and locations of fire hydrants will be determined by the District and the Alameda County Fire Department during the design phases associated with implementation of specific Land Use Plan Amendment recommendations. Extension of the existing municipal water line for drinking fountains, irrigation, and potential fire hydrants will be coordinated with the East Bay Municipal Utility District.

⁴ Email correspondence with Nancy Berchem, EBMUD, November 26, 2013.

COMPATIBILITY WITH DISTRICT'S MASTER PLAN

The City of San Leandro provided the following comment regarding the compatibility of the Land Use Plan Amendment with the District's Master Plan:

- *There is a conflict between the Master Plan policy that states that the recreation/staging unit for public access and services may not exceed 30% of the regional shoreline and the draft LUPA that sets aside 68% as recreation/staging unit. Please clarify this discrepancy.*

District Response: Consistency with the District's Master Plan is evaluated beginning on page 2 of the Initial Study. The District recognizes that the percentage of Natural Unit to Recreation/Staging Unit proposed for Oyster Bay in the Land Use Plan Amendment is different from the policies included in the District's Master Plan. A determination was made in the original 1977 Land Use Development Plan for Oyster Bay that the park is a former landfill with minimal pre-existing natural resources. This condition remains true for Oyster Bay. Additionally, management and monitoring activities associated with the former landfill operation are required to continue through Oyster Bay into the foreseeable future. In reviewing the land use designations in the current Oyster Bay Land Use Plan Amendment, the District determined that the percentage of Natural Unit to Recreation/Staging Unit proposed is appropriate.

MISCELLANEOUS

The City of San Leandro provided the following comments regarding miscellaneous clarifications:

- *The cover page should indicate that the document is both an Initial Study and Mitigated Negative Declaration.*
- *The San Leandro Rifle and Pistol Range should be considered a recreational use.*
- *Delete the phrase "north of Doolittle Drive" under the "City of San Leandro General Plan, 2002 (update)" section because Davis Street runs east/west and the "north of Doolittle" reference is confusing.*
- *Under j) Inundation by seiche, tsunami, or mudflow?, "the Less than Significant" box should be checked because the boundaries or edges of the project are inside an inundation area (see www.conservation.ca.gov).*
- *The Bill Lockyer Bridge does not cross over the East Bay Dischargers Channel, which is a natural channel with an Alameda County Flood Control outlet structure.*
- *In Figure 6 (Landfill Infrastructure), the symbols on the map of a dot within a circle are not identified on the legend.*
- *Figures 7, 8, 9, 11, 12, & 13 should be modified to meet Alameda County Fire Department access requirements.*

District Response: All of these clarifications and corrections have been made. Figure 6 has been updated. Regarding the remaining figures, Land Use Plan Amendment and the environmental document include figures that are conceptual in nature and do not show design details. For example, the staging areas are represented by simple rectangles that denote adequate size for parking spaces, restrooms, picnic tables and adequate space for emergency access even though these details are not included on the conceptual graphics. The District will meet all Alameda County Fire Department requirements.

OPPOSITION TO THE LAND USE PLAN AMENDMENT

One individual submitted three emails expressing opposition to the recommendations included in the Land Use Plan Amendment. This individual stated that the recommendations for staging areas, the

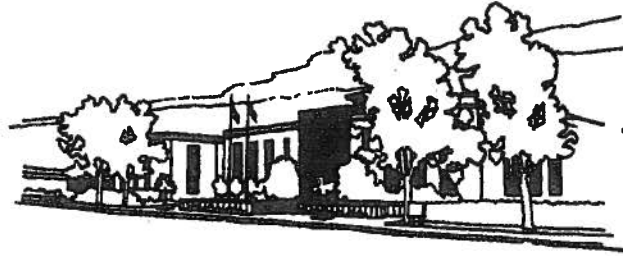
bicycle skills park, the disc golf course, the special events area, and additional picnic areas would be a waste of money and would be under-utilized by the public. This individual suggested that the park be left as it is as open space for wild birds and mammals and off-leash dogs.

District Response: The Oyster Bay Regional Shoreline Land Use Plan Amendment presents a vision for development of the park for outdoor recreation. Implementation of the recommendations is expected to take several years and will occur as funding is available for specific recommendations and the need or desire to implement specific recommendations exists. The District has received favorable support for the recommendations of the bicycle skills park and the disc golf course, and it is expected that these recreational activities will be well-utilized. Infrastructure, including staging areas, will be required to support these new recreational activities. The Land Use Plan Amendment recommends that up to ten acres be designated for off-leash dog use. This area will be set aside and reserved for the exclusive purpose of off-leash dog use. The Land Use Plan Amendment also recommends implementation of a vegetation management plan, which amongst other things, will improve habitat for native birds and mammals.

AGENCY LETTERS

City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



ATTN: Michele Julene, Senior Planner
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland California, 95605-0381

RE: City of San Leandro's Comments on the Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the Oyster Bay Regional Shoreline Land Use Plan Amendment

Dear Ms. Julene:

Thank you for sending the City of San Leandro the Notice of Intent to Adopt a Mitigated Negative Declaration for the Oyster Bay Regional Shoreline Land Use Plan Amendment to review. The City is an interested party with respect to the project because Oyster Bay is adjacent or close to the City's industrial, commercial, and residential areas.

Below are the City comments concerning the IS/MND for the Oyster Bay LUPA by CEQA subject matter in bold.

Project Information

- The cover page should indicate that the document is both an Initial Study and Mitigated Negative Declaration.
- The San Leandro Rifle and Pistol Range should be considered a recreational use. (Page 1)
- The City is highly concerned about using the Neptune Drive access as an egress for special events. Traffic and noise studies have not addressed this use and traffic would unnecessarily impact residential areas. (Page 1)
- There is a conflict between the Master Plan policy that states that the recreation/staging unit for public access and services may not exceed 30% of the regional shoreline and the draft LUPA that sets aside 68% as recreation/staging unit. Please clarify this discrepancy.
- Regarding the section stating that "The 194-acre park has been open to to the public for many years at the existing Neptune Drive access," this access has been limited to public access by pedestrian and bicycle only, and vehicular access has been limited to EBRPD maintenance staff only. (Page 3)
- The Neptune Drive northern terminus is located at the southeastern boundary of Oyster Bay. (Page 4)

Project Description

- The City and EBRPD have come to mutually agreeable terms for the reconfiguration of the Gun Range Parking Area to accommodate a two-way new park entry roadway section considering the loss of two parking spaces. (Page 7)
- Pervious concrete is not a suitable solution for this area unless an extensive underdrain system is installed. (Page 7)

Stephen H. Cassidy, Mayor

City Council:

Pauline Russo Cutter
Jim Proia

Michael J. Gregory
Ursula Reed

Benny Lee
Diana M. Souza



- The storm drain will connect to Alameda County's storm drain system, not to the City's existing storm drain system and will require County review and approval. (Page 7)
- Please indicate under the "Davis Street Access Improvements" section that bicyclists and pedestrians also use the Davis Street access and that this access also leads to the Alameda County Flood Control Pump Station. (Page 7)
- Pervious concrete sidewalks are not a suitable solution for this area unless an extensive underdrain system is installed and will not be allowed within the City's public right-of-way. (Page 8)
- The locations for the initial new park staging area are poor choices and diminish the aesthetic value of the park, especially views from the knolls in the park. The location is contrary to the View Points and Vistas goal that emphasizes Oyster Bay's outward views across the bay. (Page 8)
- Regarding improving the "existing Neptune Drive park access for service and emergency vehicles and to provide occasional egress for public vehicles after special events," please provide clarification of the methods that will be used to control that the Neptune Drive access is not used at other times and how it will be limited to egress only during special events. (Page 9)
- Regarding the section stating that "the internal park roadway will be fully developed to provide vehicular access through the park and to future staging areas and recreational use area," a separate, stand-alone traffic study should be conducted to address impacts to the residential neighborhoods along Neptune Drive and Williams Street should the access be paved and made more operational for general park visitors and access to the 700 car staging areas. (Page 9)
- Under the "New Park Staging Area," EBRPD may want to consider use of a material like DG-Crete to limit impervious surfaces.
- Under the "Neptune Drive Access" section, fire access roads will need to comply with Alameda County Fire Department access requirements. This includes all weather surfacing. Note that the currently proposed gravel design may not be in compliance. (Page 9)
- Under the "Staging Areas" section, these areas will need to comply with the Alameda County Fire Department access requirements. This includes turning radii, surface, location to structures, width, vertical clearance and gates. (Page 9)
- Under the "Natural Resource Management" section, vegetation should be fire resistant given the history of vegetation fires in the area. (Pages 12-13)
- Under the "Operations & Maintenance" section, Fire Department access to the service yard shall be required and fire hydrants shall be provided. (Page 13)
- EBMUD should provide comment on whether the extension of the water line is feasible and whether improvements are required. (Page 14)

Aesthetics

- Delete the phrase "north of Doolittle Drive" under the "City of San Leandro General Plan, 2002 (update)" section because Davis Street runs east/west and the "north of Doolittle" reference is confusing.
- The screening will not improve the vista from the knolls and the vista will be deteriorated with the presence of the staging area. There are other staging areas that can be developed that will not detract from the views and will provide needed parking.

- Please provide clarification of any proposed arrangements to re-plant the 20 trees, which EBRPD proposes to remove, on City property and to replace the 600 feet of chain link fencing separating the roadway from the Gun Range. Also, please identify the type of tree or trees being removed.

Biological Resources

- Under Mitigation Measure BIO-5, an alternative to consider may be grinding the concrete rubble, pavement or similar material on-site and re-using it.

Land Use and Planning

- The special events area may be classified under the City Zoning Code as a Theater, Outdoor and Entertainment use and subject to a Conditional Use Permit. The Staging area will be subject to an Administrative Review (Zoning Permit) as a Parking Lot use.

Noise

- The 70 dBA level for amplified music events that could be held at the special events area exceeds the "Normally Acceptable" as well as "Conditionally Acceptable" ranges for residential areas as outlined in the current San Leandro General Plan. The Mitigation N-1 that limits the maximum sound for special events to 100 dBA at the mixer location is not sufficient.

Hydrology & Water Quality

- The storm drain system is part of Alameda County's system and therefore EBRPD should request approval from the County for use.
- Under j) Inundation by seiche, tsunami, or mudflow?, the "Less than Significant" box should be checked because the boundaries or edges of the project are inside an inundation area (see www.conservation.ca.gov).

Transportation/Traffic

- The Traffic Study mentioned in the Initial Study considers only traffic impacts on Davis Street and Doolittle Drive, but does not contemplate the traffic impacts onto Neptune Drive or Williams Street from the Neptune Drive access. The City requests that a full traffic study be conducted on the impacts of the full build out of the Neptune Drive access.
- The Bill Lockyer Bridge does not cross over the East Bay Dischargers Channel, which is a natural channel with an Alameda County Flood Control outlet structure.
- EBRPD should be required to contribute its fair share cost to the City's improvements for the Davis/Doolittle intersection. The EBRPD has agreed to participate in the Eden Road Assessment District that will help mitigate impacts to this intersection.

Utilities & Service Systems

- The State Water Resources Control Board's Recycled Water Policy places great emphasis on beneficial reuse and discourages use of potable water resources for landscape irrigation. The Bill Lockyer Bay Trail Bridge was designed to accommodate the future addition of a recycled water pipeline from the City's Water Pollution Control Plant to Oyster Bay for this purpose. Use of recycled water may be the plan, but it is not clear in the draft LUPA and IS/MND documents, thereby

leaving the impression that the potable water utilities will be expanded to the new irrigation areas. Please clarify how reclaimed water will be used. Recycled water should be considered for the public toilets as well.

- Regarding the extension of the sewer line from Davis Street down the access road to the new service year and public restrooms, there is already an existing sewer line that runs along the south side of the access road that conveys leachate from Oyster Bay to the Davis Street main. While there is no mention in the Draft LUPA and IS/MND of tying into this line, it should be noted that this line is at capacity and cannot accommodate any additional tie-ins.
- Please clarify how water will be brought in for the fire hydrants and where the fire hydrants shall be located.

Miscellaneous

- In Figure 6 (Landfill Infrastructure), the symbols on the map of a dot within a circle are not identified on the legend.
- Figures 7,8,9, 11, 12 & 13 should be modified to meet Alameda County Fire Department access requirements.

Thank you for providing us the opportunity to review and comment. Please feel free to contact me at 510-577-6003 or tliao@sanleandro.org if you have any questions or comments.

Sincerely,



Tom Liao
Planning and Housing Manager

San Francisco Bay Regional Water Quality Control Board

November 13, 2013
CIWQS Place ID No. 800714 (BKW)

Sent via electronic mail: No hardcopy to follow

East Bay Regional Park District – Land Division
2950 Peralta Oaks Court
Oakland, CA 94605

Attn: Michelle Julene (mjulene@ebparks.org)

Re: Comments on the Initial Study / Mitigated Negative Declaration for the Oyster Bay Regional Shoreline Land Use Plan Amendment
SCH Number: 20013102026

Dear Ms. Julene:

San Francisco Bay Regional Water Quality Control Board (Water Board) staff has reviewed the Initial Study / Mitigated Negative Declaration for the Oyster Bay Regional Shoreline Land Use Plan Amendment (ISMND). Water Board staff have the following comments on the ISMND.

Comment 1

Section IV, Biological Resources, b) (page 2) and Section IX, Hydrology & Water Quality, c) (page 41). Text in these sections of the ISMND describes the placement of 1,200 cubic yards of rock slope armoring along 440 linear feet of the bank of the San Leandro Slough. It is not clear from the text of the ISMND whether or not this proposed amount of fill in a water of the State is necessary to rehabilitate existing bank armoring or to provide new bank armoring. Placement of rock riprap slope armoring along the shoreline is regulated by the Water Board as the placement of fill into a water of the State. The placement of fill in a water of the State requires compensatory mitigation. Mitigation Measure BIO-3 covers best management practices for placing rock riprap armoring along the shoreline, but does not propose any mitigation for the fill associated with the rock riprap itself; the ISMND should be revised to include mitigation for this fill. The ISMND should also evaluate the feasibility of moving the road further away from the eroding shoreline, rather than placing new fill along the shoreline.

Comment 2

Section IX, Hydrology & Water Quality, e) (page 42). Text in this section of the ISMND states that:

Runoff resulting from implementation of the Land Use Plan will drain to landscape buffers or the existing City of San Leandro storm drain system, which has adequate capacity.

Stormwater runoff from new or recreated impervious surfaces at the project site will require water quality treatment consistent with the post-construction stormwater treatment requirements in Provision C.3 of the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (MRP) (Water Board Order No. R2-2009-0074; NPDES Permit No. CAS612008). Please review project plans to verify that runoff from new or

recreated impervious surfaces will receive MRP-compliant treatment prior to discharge to surrounding surface water bodies or the existing City of San Leandro storm drain system.

If you have any questions, please contact me at (510) 622-5680 or by e-mail at bwines@waterboards.ca.gov.

Sincerely,

Brian Wines
Brian Wines
Water Resources Control Engineer

Digitally signed by Brian Wines
DN: cn=Brian Wines, o=Regional Water Quality
Control Board, ou=Watershed Division,
email=brian.wines@waterboards.ca.gov, c=US
Date: 2013.11.13 16:34:16 -08'00'

cc State Clearinghouse (state.clearinghouse@opr.ca.gov)



November 13, 2013

Ms. Michele Julene
Park Planner
East Bay Regional Park District
2950 Peralta Oaks Court
PO Box 5381
Oakland, CA 95605-0381

**Subject: Draft Initial Study for the Oyster Bay Regional Shoreline
Land Use Plan Amendment**

Dear Ms. Julene,

The Port of Oakland (Port) appreciates the opportunity to provide comments on the East Bay Regional Park Districts ("EBRPD") Draft initial Study ("DIS") and associated Land Use Plan Amendment for the 194-acre Oyster Bay Regional Shoreline ("Oyster Bay") located within the City of San Leandro. As stated in the Project Information portion of the IS, EBRPD would like to incorporate the following features into Oyster Bay:

- Designate Davis Street as the primary vehicular park entrance,
- Maintain the existing Neptune Drive access as a secondary vehicular access for the EBRPD, and emergency vehicles and egress for special events, and primary access for pedestrians and bicycles,
- Guide the final grading of Oyster Bay based on the proposed roadways, trails, staging areas, and recreational activity areas,
- Develop an implementation plan for the restoration of natural vegetation and wildlife habitat appropriate to a shoreline park, including an evaluation of funding and staff operation resource needs, and,
- Re-evaluate and designate appropriate and desirable activities to be supported at Oyster Bay.

The Port offers these comments as the owner and operator of Oakland International Airport (OAK).

1. The Project Area is within the Airport influence Area defined by the Alameda County Airport Land Use Commission (ALUC) based on political boundaries, noise contours, and flight tracks. As specified in ALUC's *Oakland International Airport Land use Compatibility Plan (December 2010)*, the ALUC is authorized to review the City of San Leandro's Plan for noise and safety compatibility, airspace protection, and aircraft over-flights. Please include an analysis of noise and safety compatibility, airspace protection and aircraft over-flights, and provide to the ALUC for their review.

2. OAK is known for its reliability and convenient access. The IS should analyze the potential impacts of the proposed Project on OAK's main access roads: Doolittle Drive, Davis Street, Hegenberger Road, and 98th Avenue.
3. The EBRPPD proposes to enhance wildlife habitat by planting "tree species, shrubs, grasses and other ground cover," and irrigated turf. The increase in habitat could increase the presence of bird species immediately south of the Airport creating a hazard to aviation. The IS should analyze the potential impacts of placing natural vegetation and irrigated turf at Oyster Bay that could attract large flocks of birds near the approach end of runway 12-30 at OAK.
4. The proposed park is certain to attract a large number of visitors not currently using this area so near to OAK. The IS should analyze the potential increase in individuals aiming lasers at aircraft, as well as other security threats to low flying aircraft, such as Man Portable Air Defense Systems (MANPADS). The IS should also analyze the ability of EBRPD to secure the park after hours (preclude unauthorized access), as well as during operational hours. The IS should also analyze how EBRPD will ensure there is no safety/security risk to low flying aircraft on approach/departure from OAK.
5. The EBRPPD proposes construction of a special events area as part of the Oyster Bay construction. Due to the proximity of OAK's Air Traffic Control Tower ("ATCT"), the IS should analyze potential lighting impacts from that facility (if lights are to be installed). Such analysis should include coordination with Airport and FAA Air Traffic personnel if any lights will be installed that can be observed from the ATCT. Lighting that may be visible from the ATCT should be pointed away from ATCT personnel or be shrouded in a manner that reduces the impact to tower personnel.
6. The special events area could accommodate up to 1,000 people, including families with young children. The IS should analyze impacts of noise on park users, including single-event aircraft noise.

Thank you for the opportunity to comment on the IS and Land Use Plan Amendment for the Oyster Bay Regional Shoreline. If you have any questions, please contact me at (510) 627-1184 or dherman@portoakland.com

Sincerely,



Douglas Herman
Environmental Scientist
Division of Environmental Programs and Planning

**Cc: Deborah Ale-Flint, Director, Aviation Division
Richard Sinkoff, Director, Division of Environmental Programs and Planning
Anne Henny, Senior Aviation Project Manager
Matt Davis, Airport Operations Manager, Aviation Division
Doug Mansel, Aviation Security Manager, Aviation Division
Larry Galindo, Noise, Environmental Affairs Supervisor
Susan Fizzell, Environmental Planner, Airport Noise and Environmental Affairs**

PUBLIC MEETING COMMENT CARDS

November 14, 2013

1. Concern that park will become unavailable to local residents at build-out. Small, fenced-in dog park will result in a negative effect compared to current use. Easy access provided at Davis Street will cause problems.
2. Doesn't think disc golf is possible. Concerned will easier access, that more people will ruin the park. Concerned about creating a smaller, fenced-in dog park – conflicts between dogs. Plan will alienate current park users.
3. Wishes to continue cross-country training by secondary schools. Pilot multi-language signage and interpretive programs. Include burrowing owl habitat in restoration efforts. Increased visitors could result in increased impact to existing wetlands. Restoration efforts that increase number of birds needs to be coordinated with Port of Oakland.
4. Coliseum BART station has 700 spaces, may not be needed at park. Not in favor of a fenced off-leash dog area. Fences need to be 100 percent maintained. Burrowing animals create holes under the fence that dogs can get through and it becomes difficult for dog-owner to retrieve the dog. Wants park to remain completely available for dogs off-leash.
5. In favor of bicycle skills parks. Encourages incorporated curved shapes. This could be a great opportunity for kids.
6. Pump tracks provide opportunities for riders of all skill levels and the design can pack a lot into a small area.
7. In favor of park remaining available to off-leash dogs. If fenced area is developed, expand the area as much as possible and fence as close as possible to the existing SF Bay Trail.
8. Concerned about traffic, especially opening up Neptune Drive. Restrict vehicles to Davis Street only, including all special event egress. Currently people park on Neptune Drive and walk into the park. Supports bicycle skills park and encourages that it be supervised closely. Consider preservation of the existing wetlands as park infrastructure is developed.
9. No public automobile access on Neptune Drive and no vehicle road within the park connecting Davis Street and Neptune Drive. Glad that the Neptune Drive gate will be locked most of the time. Would be helpful if a maximum number of special events were identified.
10. Oyster Bay Dog Owners Association poll – all but one person were there to walk dogs. Dogs will get the short end of the leash. Expand the off-leash dog area. 700 parking spaces is too much.
11. Supports disc golf course recommendation. Disc golf works well with other park uses, shares space. Over time, the addition of trees will add interest and challenge to the course.
12. Daily park user for 12 years. Oyster Bay is a very unique park for dogs. Thinks space allotted for parking could be better used for park use. Use strategic fencing, such as along the SF Bay Trail, to contain off-leash dog use throughout the park as it is developed.
13. No vehicle access at Neptune Drive. Limit the number of special events. If occasionally egress occurs at Neptune Drive, have an EBRPD Police Officer direct traffic. Neighbors should have been notified of the video associated with the traffic study.

14. Supports the bicycle skills area – great opportunity for kids to ride bikes safely. Supports disc golf course. Not in favor of a small, fenced-in area for off-leash dogs. Fencing makes dogs aggressive and will create problems. Not in favor of 700 parking spaces – too much – and space can be better utilized for dogs. Has been taking photos and posting to instagram.
15. Remove existing concrete and rebar.
16. Supports disc golf course. Can co-exist with other uses. Wind is not a problem.
17. Disc golf and off-leash dogs are compatible.
18. Supports bicycle skills park, especially a local one. Nearest one is in Pleasanton.
19. Supports all of the recommendations, they all can co-exist.
20. Concerned about emergency access at Neptune. Fire station located on Williams Street. Concerned that an increased number of emergency vehicles will result. Proposes a small skate park also be included. Suggests that park be monitored after curfew hours.
21. Will more fill be added to park? Dredged fill?
22. What is the time frame for developing the disc golf course

Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013

Please provide your contact information if you would like to be added to the project mailing list.

- I would like to speak tonight
 I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: [REDACTED]

Mailing Address (with city and zip): [REDACTED]

E-Mail: _____

Comments (continue on back if needed): _____

#trashpark #trashlife #oysterbay #elrp

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Land Use Plan Amendment & Initial Study
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- I would like to speak tonight
 I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: [REDACTED]

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): _____

I am concerned that this park is being turned into an amusement park. We need open natural spaces - free from parking lots and cars, where people and dogs can roam free safely. There are enough spaces outside of our parks for people and their cars.

Hand copy of [unclear]

Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [redacted] Organization: Garfield; BPAC; resident

Mailing Address (with city and zip): [redacted]

E-Mail: [redacted]

Comments (continue on back if needed):

- ① cross country meet access
- ② Experiment with Spanish/multilingual signage
- ③ Restoration of burrowing owl population
- ④ How, with increased use, will you

keep dogs out of marsh (signage and enforcement)

⑤ As you restore habitat, birds return. A few years ago, the ~~airport~~^{airport} wildlife biologist shot a cluster of feeding birds. This included the brown pelican, which had recently been delisted. How will EBRPD prevent this happening again.

Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013

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- I would like to speak tonight
 I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: [REDACTED]

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed):

- 1) 750 hours of public speaking a seriously high number and a large amount of time
- 2) I am interested in minimizing the amount of off-lake work for the public and conserving time and resources for the members of the general public at BIPD a "one size fits all"

off-lake on all undeveloped areas + the same should be applied to Oyster Bay.



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: BTCEB / ODI Enduro Pro MTB team

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): I would encourage the EBRPD to continue to develop a more extensive trail plan. Due to the ability for final grading and importing of soil, trails can receive minimal shaping. The Boy Scouts also see these developments as a great way to expand programs offered through its Youth Training Center on Davis St.



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Kona Bikes / Ronan Constructions

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): I would like to say how great it is that a bike park is being considered for the park. This is a great addition to the area and makes for a fun, safe, and fun way to ride bikes. A pump track - flow track will be very popular with young + advanced riders.

Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013

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- I would like to speak tonight
 I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: N/A

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): As a resident who LOVES to walk my 2 dogs (unleashed) at Oyster Bay. Please maximize the area for off leash use - However - having read the DRAFT for the plan - I note the current plan is NOT specific about fencing (not only with vegetation) the entire in-dog area - especially along the Oyster Bay - St. Bay trail side. For me and others to -->

be able to relax and know my dogs will not trespass onto the non-dog areas + especially the Bay Trail (penalty is a \$200+ ticket for dogs unleashed on the trail) - This area needs to be gated + fenced so dogs can run freely + we can stroll + relax + enjoy the walk too.

Please budget for fence + gates which will also mean others will know dogs are running free in the designated area.
Thanks.

[REDACTED]

[REDACTED]

* (10 acres of 200 acres is only 1/20 - can we afford that average.)
Please fence as close to the Bay Shore Trail as possible so as not to shrink the off leash dog area.



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

Please provide your contact information if you would like to be added to the project mailing list.

- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Malford Gardens Improvement Assn

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): _____

**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

Please provide your contact information if you would like to be added to the project mailing list.

- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Malford Gardens Imp Assn

Mailing Address (with city and zip): _____

E-Mail: _____

Comments (continue on back if needed): _____



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

Please provide your contact information if you would like to be added to the project mailing list.

- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Oyster Bay Dog Owners Assoc

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): _____



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: EAST BAY DLSC GOLF CLUB

Mailing Address (with city and zip): [REDACTED]

E-Mail: connard@discgolf.com

Comments (continue on back if needed): Thanks for the chance
to work on a good disc golf course



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

Please provide your contact information if you would like to be added to the project mailing list.

- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Daily Park Users

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): _____



**Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013**

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: _____

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): Traffic Study

Oyster Bay Regional Shoreline
Land Use Plan Amendment & Initial Study
Thursday, November 14, 2013

Please provide your contact information if you would like to be added to the project mailing list.

I would like to speak tonight

I do not wish to speak tonight, but please consider my comments

NAME:

[REDACTED]

Organization:

Single home resident / frequent user

Mailing Address (with city and zip):

[REDACTED]

E-Mail:

[REDACTED]

Comments (continue on back if needed):

Please do not make the wide street
smaller. Bikers already have the funny paved
trail. The area for dogs I can take off leash
can be off leash. Making the Dog Area smaller, and increasing
the use of his use in a small area. One of the things
like is that my dog only rarely encounters other dogs.

not there is any issue with other dogs, but its nice to be able
to have lots of space to bound around.

Large open space for dogs to be off leash is becoming
scarce. This space is very close to my home, in order
to find a large open space to have my dog off leash (I with-
out running into bikers) I would have to travel
pretty far.



Oyster Bay Regional Shoreline
 Land Use Plan Amendment & Initial Study
 Thursday, November 14, 2013

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: _____

Mailing Address (with city and zip): [REDACTED]

E-Mail: [REDACTED]

Comments (continue on back if needed): why not switch dog park area with special event area. This will remove the third parking lot to a area where the sound will not be as loudly toward the people of Mulford Garden. Also with Davis St entrance a trail to the new dog area would help.



Oyster Bay Regional Shoreline
 Land Use Plan Amendment & Initial Study
 Thursday, November 14, 2013

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- I would like to speak tonight
- I do not wish to speak tonight, but please consider my comments

NAME: [REDACTED] Organization: Alameda CTC

Mailing Address (with city and zip): [REDACTED]

E-Mail: _____

Comments (continue on back if needed): For Ours is way to much traffic, 10 aches of off leash does not seem to be enough for dogs. I like the bike skills area idea for children. I like the dogs to be able to run free.

Need more acreage off leash dog reserve [REDACTED]

OPPOSED

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 4:25 PM
To: Michelle Julene
Subject: EBRP Oyster Ba Regional Shoreline Land Use Amendment

To whoever is reading comments

I took a little closer look at this plan and am even more opposed to it than I was before.

This is a ridiculous waste of money and it makes me wonder who would pay someone to come up with such ideas. Obviously, the needs of the EBRPD were overstated when they campaigned for approval of Bond Funding a few years ago. I guess I should have expected as much when I saw a Hazardous Materials trailer up at the E.B.R. Park District Police Station above Lake Chabot.

What need is there for a Public gathering Space when the San Leandro Marina Park is a half mile away?

700 Cars?, Is there an Industrial Park Expansion in the offing? Is this a dual use Parking lot? What "event" is expected in this area that would require parking space for even 100 vehicles?

A Frisbee Golf Park in an unprotected wind blown area subject to extreme weather? Are you serious?

A Bike Skills Park? That is even more ridiculous. Oyster Bay is not and will not be a destination on the S.F. Bay Trail and Bike Riders like myself prefer the East Bay Hills. Lake Chabot, Redwood Park, Joachim Miller Park ,etc., are bike skills trials A bike skills site might be used by one on two guys more than once. This is stupid.

An off leash Park, That is what it is. The improvements would lessen the value of the park.

People don't use the Picnic Spaces that exist. To create more is redundant, wasteful and stupid.

This proposal is ridiculous. It should land in a garbage pail.

I WILL BE AT THE PUBLIC MEETING IN DECEMBER . WHOEVER SPEAKS IN FAVOR OF THIS PROPOSAL SHOULD BE PREPARED TO FACE CRITICISM FROM A POLISHED SPEAKER WHO IS PREDISPOSED TO EMBARRASS FOOLS WHO HAVE THE TEMERITY TO UTTER THIS KIND OF NONSENSE IN PUBLIC..

MY guess is that this must be linked with a previously mentioned expansion of the Industrial Area that could not be passed at the ballot box. That would basically be a subsidy to attract business interests with free parking , which would free up space for development across the street. I hope that I am wrong but I so rarely am.

Conservation and the Preservation of Open Space are in .That is not what this proposal is about. This proposal is a dog that should not be allowed off leash. The Open Space should only be "improved" if it benefits the Public and is a reasonable use of Public Funds. I do not believe that this proposal meets that threshold. Everyone knows about the waste garbage and gas under this site and that it could not be developed This looks like some kind of back door grab to me that does not show good stewardship by the EBRPD.

Sincerely

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 2:06 PM
To: Michelle Julene

Sent from Windows Mail

I sent a comment regarding the Proposal at Oyster Bay without a heading . I hope that it is adequate .I don't know how to correct this windows mail app at this moment and do not have a lot of time.

It's 2:00 PM and I have to hit the road. If I have more time I may send in something more Official looking but I suspect there may be a 5 PM Deadline.

Suffice it to say , I do not like the proposal. I don't even like the idea. I use to go down there a lot with my dogs, not so much the last couple years since that Bridge for the Bay got built.

Good luck anyway, [REDACTED]

Michelle Julene

From: John Williams <littlejohnnyjumpup@msn.com>
Sent: Wednesday, November 13, 2013 1:56 PM
To: Michelle Julene

Sent from Windows Mail
mjulene@ebparks.org

I think your Parking lot is too big . Obviously the EBRPD is expecting a huge increase in use at the property. That means more police , more control and less spontaneous fun. More lame people. This property is better suited as an out of the way Open Space and Dog Walking area. Why fix something that isn't broken and make it worse and less adequate for the people that use it now? Why make it less of an adventure overall to go to this place through overdevelopment?. There are not enough Adventures for everyone in San Leandro as it is..

I just by chance came across an announcement on this proposal posted in Oakland yesterday or I wouldn't even know about this. Unless I am mistaken today is the last day to comment if it is still open at all. I don't like that at all.

I think the Frisbee Park is a silly idea . Those Frisbee People aren't going to want to go there. They like Estudillo Park in San Leandro. The Frisbee Park is a Waste and a Loss of Space .

The Public assembly Space is ridiculous too. Are you planning to go in the promotion business? San Leandro is an uptight town. I don't see those kind of gatherings on the kind of frequency to justify so much space being set aside .This would limit space for dogs . It is a double wrong instead of a single right. It is not a good idea.

Granted, I think it could be cleaned up a bit but I think it's better the way it is with maybe a few improvements to facilitate the use of the place by wild species of birds and bay mammals.

I could go on but I think I have made it clear that I think this is way too much of an intrusion on this property that will not make for a better overall experience for the kind of people , outdoorsy types, that like to go down by the bay in all kinds of weather. It's a stupid idea.

Thank you to anyone who takes the time to read this.

[Redacted]
9560 White Meadow Rd
Pollock Pines, Ca. 95726
[Redacted]


PS I would have used a more dignified email account than [Redacted] but Widows8 Mail put me in this old msn.com account. I'm really a serious guy.

DISC GOLF SUPPORT

Michelle Julene

From: Anthony <1478414@live211e@yahoo.com>
Sent: Friday, November 15, 2013 3:23 PM
To: Michelle Julene
Subject: Oyster bay disc golf

Hi Michelle, I would simply like to show my support for any disc golf courses that may be in the thoughts or plans of the parks department. My name is Anthony Jaussaud and I am an aspiring player with hopes to become a professional pdga competitor. I currently play all the Bay Area courses, however, I live in Castro Valley so the chabot disc golf course is the closest, therefor I will be very sad to see it go. I would very much like to see a replacement course if it is already guaranteed the chabot course is going to be dismantled. I do believe the baskets should be replaced with new baskets for the purpose only of making an epic destination for disc golfers alike. Thank you very much for your time.



Michelle Julene

From: [REDACTED]
Sent: Friday, November 15, 2013 10:37 AM
To: Michelle Julene
Subject: Disc Golf in Oyster Bay Regional Shoreline Park

Hi Michelle,

I wanted to take the time and write you to show my enthusiasm and support for the proposed disc golf course at the Oyster Bay Park!

I live in San Francisco and haven't been playing for very long, but as a game designer and heavy computer user the ability to get outdoors to enjoy natural sunlight and scenery has been a completely positive experience. Going out and playing a round of golf has been a wonderful way to challenge and grow physical abilities, as well as a fun way to spend some family time (I've introduced my dad and younger brother to the sport and enjoy the rare times we can play together.)

I'd like to emphasize that a good disc golf course utilizes elevation and trees to create interesting puzzles and satisfying gameplay. Wide open fields and sheer distance make for a challenging hole or two, but are ultimately not very interesting to seasoned players and can be rather intimidating or unfriendly to beginning players.

Golden Gate Park has a fantastic, secluded, 18 hole disc golf course - but not all courses need to be tucked away into their own section of a park. I've had the good fortune to play a beautiful disc golf course in Auburn's Regional Park. Here disc golf players and other park goers are fully compatible. The disc golf course is well laid out and utilizes many areas of the park while crossing pathways, playing near basketball and tennis courts and even around a few picnic areas. The wonderful course layout in Auburn allowed me to experience a challenging and fun round of disc golf while peacefully co-existing with other park users. (When I was there there was quite a bit of pedestrian traffic along the pathways and nearly everyone I met knew what I was trying to do! - it was easy to wait for them to pass, as well as avoid picnickers around each area.)

In extent, Auburn Regional Park is a great example of how a good course designer can create a fun and challenging disc golf course for both new and old players while minimizing any risk of impact to non-playing park users.

I am truly excited to see another disc golf course become available in the Bay Area and really want it to be the best it absolutely can be! I'd like to urge you and the rest of the planning staff to consider the harmony that can be achieved between a disc golf course and a community park that are intertwined with one another.

Warm Regards,

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 4:27 PM
To: Michelle Julene
Subject: Oyster Bay disc golf course

Hi Michelle,

I am an East Bay resident and an avid disc-golfer. While I am unable to make the meeting in San Leandro tonight, I did want to drop a quick note letting you know that I support the installation of a disc golf course at Oyster Bay. Disc golf is extremely popular in the Bay Area and its participation is growing at a rapid clip.

Adding a course at Oyster Bay would be a great move -- disc-golfers are stewards of the environment, courteous park users, and (due to our sheer size) assets for various parks departments in the area. To wit: our volunteer efforts have helped maintain the disc golf course at Golden Gate Park, an area which was previously inhabited by transients. These days that section of the park is full of trails, retaining walls, and is raked/seeded/watered by volunteers. You can expect similar commitment from our community at Oyster Bay.

Thanks for your time,

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 3:45 PM
To: Michelle Julene
Subject: Disc Golf at Oyster Bay Regional Shoreline

Dear Ms. Julene,

I am writing to indicate my strong support for the proposed disc golf course at Oyster Bay Regional Shoreline. When I heard that this was part of the Land Use Proposal, I became very excited about the possibility.

A little about me. I am a Vermont native but have been living in California since 2000. I have lived in the East Bay since 2008 and now reside in Albany. I work at SunPower corporation as a mechanical engineer, supporting our photovoltaic solar products. I have been an avid disc golfer since 2003. I have played over 50 courses in 8 states (and 1 in Japan). The Bay Area has a significant disc golfer population as can be demonstrated by the 400+ current club members we have in the San Francisco Disc Golf Club. We are very excited about the opportunity for another local course, of which this area has few to support all the current and future players.

As you are probably aware, disc golf is an extremely accessible activity with minimal equipment cost to both the course developer and player alike. I've seen parents with kids under 8 playing, sons and daughters playing with fathers and grandfathers. People who would otherwise rarely exercise or get outside find themselves enjoying disc golf and appreciating nature. It really is a great activity that gets more people to the park and helps them stay healthy. Many courses around California host elementary and high school physical education classes. Many of those students continue playing for the rest of their lives!

The disc golf community is also by far the most friendly and generous group of like minded people I have come across. We care about people, disc golfers or not, and the property that we are allowed to use.

Lastly, I would like to add that it would be great if the course design can utilize some variety of land available at this site. This variety is a very desirable attribute of any course. As I understand it, the draft shows the proposed location next to a wooded area. I realize that there is not much of this type of terrain at the site, but I hope that you would consider part of it for the course.

As this project goes forward, please feel free to contact me for any reason. I will certainly be involved as much as possible when it comes time to build the course. I look forward to such an opportunity.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

--

"I want to stand as close to the edge as I can without going over. Out on the edge you see all the kinds of things you can't see from the center."

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 3:10 PM
To: Michelle Julene
Subject: Support for disc golf at Oyster Bay

Michelle,

This email is on behalf of the Chabot disc golfers group to say that we are excited at the possibility of a new disc golf course at Oyster Bay. We have recently formed and have about 50 people in the group so far. We met through playing the weekly doubles tournament at Chabot Park in San Leandro. We hope to have a good turnout at the meeting tonight.

Thank you,

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 2:35 PM
To: Michelle Julene
Subject: Disc golf. Support!

Dear Michelle,

Thank you for being interested in disc golf and keeping courses available in Lake CHABOT Park and Oyster Bay development.

This actively is great exercise and fun for people of all ages. Men,women, children, families, older and younger. People of all physical abilities can successfully participate in disc golf.

Courses are available in other areas Away from San Leandro with much success.

We find this activity to be a fun family experience that brings all levels of ability together.

We urge you to please continue to fight for and support disc golf staying in San Leandro both at Lake Chabot park and in OysterBay development.

Thank you,

[REDACTED]
[REDACTED]

Michelle Julene

From: Peter Black <peterb@discgolf.com>
Sent: Thursday, November 14, 2013 10:45 AM
To: Michelle Julene
Subject: oyster bay disc golf

Hi Ms. Julene,

I am thrilled with the possibility that EBRPD is considering disc golf as an activity for Oyster Bay. I know that people will come and play disc golf there every single day, and it will be one of the most popular activities in the park. People seem to get addicted to the sport and that is a wonderful thing in today's society where obesity rates are climbing, video games take over for outdoor activities, and a lack of knowledge regarding the environment creates an urban malaise. This is a huge opportunity to take a small chunk out of that trend: to open possibilities for people who don't have the opportunity to get healthy and fit, learn more about our natural world and their immediate surroundings, and learn some skills that may seem trivial in the grand scheme of things but in the end provide lasting social benefit for all of society.

I have come to these conclusions since I am disc golf course designer myself in the bay area, and I have seen firsthand what happens when a course is built in an area. You are not only building a course, you're building a community of people of all ages, genders, and ethnicities that come together around a wonderful activity in which they're active participants. This is unquestionably a healthy consequence for the local and regional population.

My advice regarding course design is to follow the following best practices:

- ensure safety of players and non participants by keeping the course away from running/bike paths
- make the course fun for everyone by having a range of terrains and vegetation: some holes should be more open, some should have trees which serve as 'hazards'. Both are fun, but too much of one type makes it dull...

I know you're working with a wonderful course designer who is also a friend of mine. He knows all of these best practices and more and will make certain that you will get the best experience out of the course.

I look forward to coming out and playing should you make the decision to build a course!

Regards,

Peter Black
Riverside, CA

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 11:53 AM
To: Michelle Julene
Subject: Go Oyster Bay Disco Golf!

Hi Michelle,

Just wanted to drop a quick note to tell you how excited I was to hear that you're planning to include a disc golf course in the Oyster Bay Park. It is such a great sport and that seems like a wonderful spot for a beautiful course.

best,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 8:21 AM
To: Michelle Julene
Subject: Oyster Bay

Ms. Julene,

I am excited about the opportunity to get disc golf into Oyster Bay and the EBRPD system.

I grew up here in Oakland, went to Skyline HS and UC Davis.

I played Ultimate Frisbee at Davis and taught Frisbee at the Experimental College there.

I have been a touring pro, doing 3 month tournament tours.

Disc Golf has been very enriching in my life.

I have often thought that EBRPD and Disc Golf would be a great combination with areas like Chabot, Sibley, Tilden offering excellent locations.

Our local club, EBDGC offered many volunteer hours to assist with the installation and design of the popular Golden Gate Park Marx Meadow course.

Thanks for considering our sport as a part of the master plan for parks land use !!

[REDACTED]
[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 10:29 PM
To: Michelle Julene
Subject: Disc Golf in Oyster Bay

Michelle,

My name is [REDACTED] and I am not able to make it to tomorrows event but wanted to write you to show my support for Leonard and his visions for disc golf in San Leandro. I used to live in San Leandro and played Chabot Park regularly, it would be sad to see its presence in that city go. I live in San Francisco now and play on the course that Leonard build in GGP. I play as often as possible and we have a club of over 300 plus people that play daily. Our community should be a model for the rest of the world as you cant doubt our success. I really don't know what I would have done with out disc golf in my live. It changed my life honestly. I'm 41, married, have a kid... I discovered the sport in college and didn't realize it was played elsewhere. Once I did realize it was everywhere I played more and more and have brought many of my family into the sport. My daughter loves to play, my brother and his kids love to play. Its hard not to like this sport which is challenging and inclusive of anyone. I am past trying to be a professional athlete but like many people I know whom play Disc Golf and we all cant imagine not doing it more on more courses around the world. I have traveled to Europe and other countries to play disc golf and travel to cities which i know offer it. You would be missing out to lose this opportunity to develop one in your city. Anyone can play, regardless of social class, economic level, etc... Its free after you get the discs unless you pay to use the parks that offer the courses. Not much in life is free anymore. Become part of the trend and grow our sport. Its growing whether or not you realize it and people seek out courses to play therefore bringing in new people to your city. Please don't miss out on this opportunity before you. The disc golfing community is counting on you. We know Leonard will make it a successful course if you allow him to.

[REDACTED]
[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 7:24 PM
To: Michelle Julene
Subject: Support for Oyster Bay Disc Golf Course

Hi Michelle,

I wanted to write to you about the disc golf course being proposed at oyster bay. My name is Brandon Edwards, I am 28 and I play disc golf with my mother, father, 2 brothers, sister, wife, and many friends. It's a great sport because anyone can learn and local players always help new players (I can attest to helping many people in San Jose at hellyer park.

I work and live in Hayward and disc golf is a sport that allows me to play with my entire family. If a course is approved, golfers will clean up after themselves (and other people) and help maintain the park. Players are always courteous to other people using the park and would wait for people to leave the fairway or skip some holes to ensure the safety of others.

I believe that there is plenty of space to accommodate a course for recreational disc golf. I know it's in the planning stages, but I know plenty of people who would help support this financially.

Thank you for your time and I hope that this project will be approved, it's a great game for all ages and its growing at a rapid pace:)

[REDACTED]
910 305 5375

[REDACTED]
Brandon Edwards

Michelle Julene

From: [REDACTED]
Sent: Tuesday, November 12, 2013 8:04 PM
To: Michelle Julene
Cc: [REDACTED]
Subject: Proposed Disc Golf Course at Oyster Bay Regional Shoreline (EBRPD)

Michelle Julene
Park Planner (and CEQA author)
EBRPD

Michelle,

While I was a Commissioner on the City of Walnut Creek Park, Recreation and Open Space (PROS) Commission, the subject of Disc Golf first was presented. No longer on the Commission, I am now writing you as a resident of Walnut Creek.

Disc Golf was presented to the PROS Commission along with a proposed site. The chambers were filled with neighbors of the site and they were overwhelmingly opposed to the site based on perceived issues with privacy, parking, noise, trash, littering and loitering. The commission turned the topic back to staff with instructions to research other potential sites and come back with a recommendation. After a little over a year later, the city staff came back with a list of a dozen or more alternatives. Then, you might guess, a committee was formed to review the list to determine the best site (if any), from this list. The committee consisted of the Public Works Manager, Assistant Recreation Director, the Chair of the PROS Commission, a representative of the Walnut Creek Open Space Foundation (WCOSF), a member of the public at large and the sponsor from the local disc golf community.

To guide the selection, a set of criteria was developed and this matrix was applied to the site candidates. Factors such as appropriateness for the activity, location, accessibility to public transportation, parking, restrooms, availability of a park like setting for families. It was determined that disc golf is a low impact activity, i.e. no harm to the resident trees and vegetation, it is environmentally friendly. Also a disc golf course requires minimal upkeep and maintenance, meaning low impact on other park maintenance activities.

The site selected, while of limited space, allowed construction of a nine hole course. It was built as a volunteer project for the City of Walnut Creek Community Service Day. The large and enthusiastic group demonstrated that the disc golf community is committed to the support and stewardship of the sport. My personal observation after several follow up visits is that the participation of players at random times shows the usage to be very good. I saw people of varying ages, abilities and backgrounds enjoying themselves with no adverse effect on the immediate surroundings.

Urging your support for the proposed Disc Golf Course at Oyster Bay Regional Shoreline,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Friday, October 25, 2013 11:45 AM
To: Michelle Julene
Subject: †Oyster Bay Park Comment

I just would like to comment that the East Bay needs quality disc golf courses and the Oyster Bay project seems excellent.

The problem for East Bay residents is that the best courses in the area are very far away to drive to because of location (Stafford) or traffic/slow travel routes (Golden Gate Park.)

The sport is growing and I think it's affordability and the ease with which you can approach the sport are great for young and old alike. It's so nice to see effort being put in!

I don't know what other kind of comment to submit, so I'll just leave it at that.

Cheers,
[REDACTED]

BICYCLE SKILLS PARK SUPPORT

Michelle Julene

From: [REDACTED]
Sent: Friday, November 15, 2013 5:58 PM
To: Michelle Julene
Subject: Oyster Point bike park
Attachments: [REDACTED]

Hello-

Just wanted to express my support for a bike park at Oyster Point in San Leandro. Bike parks are a wonderful asset to the community in terms of getting people of all ages outside and exercising rather than shutting themselves in playing video games, watching reality tv, or engaging in other sedentary behaviors. A bike park is an important resource for mountain bikers in particular in the course of learning bike handling skills, skills which translate to safely navigating the local trail system. I hope the plans for the bike park proceed and future generations, including my young children, will reap the benefits of its implementation.

Thank you for your time.

- Jeff Reber

Castro Valley resident, former San Leandro resident

Michelle Julene

From: [REDACTED]
Sent: Friday, November 15, 2013 5:36 PM
To: Michelle Julene
Subject: Bike park in San Leandro Oyster Point

Hello Michelle,

I just wanted to take a moment to let you know that I support the plan for a bike park at Oyster Point. As you are probably well aware, there are a limited number of opportunities for outdoor recreation in Alameda County, and bicycling offers a great opportunity for youth to enjoy the outdoors and begin a life-long appreciation for exercise and health. In addition, a bike park would offer a great place for parents and children to spend time together.

I think you have an ideal location to provide a wonderful community amenity.

Best Regards,

[REDACTED]
Gary Miranda

[REDACTED]
Fremont

Michelle Julene

From: [REDACTED]
Sent: Friday, November 15, 2013 11:49 AM
To: Michelle Julene
Subject: Re: Oyster Point Bike Park

No problem Michelle. Unfortunately I couldn't attend the public meeting last night. I will try to be at any future meetings.

I know some of the lead volunteers that were key in getting the Truckee pump track built. I'm willing to help out any way I can. I'll volunteer my time and energy. Please let me know if you need any further information.

Thanks [REDACTED]

Sent from my Verizon Wireless 4G LTE Smartphone

Michelle Julene

From: [REDACTED]
Sent: Friday, November 15, 2013 10:08 AM
To: Michelle Julene
Subject: Oyster Bay Bike Park

Hello,

My name is [REDACTED] I am a resident of Marin County although I work in Hayward so I am in the East Bay a lot. I just wanted to mention how great of a resource a bike park would be for all of the Bay Area not just the East Bay. Currently the closest bike park is at Truckee, CA near lake Tahoe and I have made that drive many times to ride there. Also these types of parks really engage kids from ages 6 and up. Usually the Truckee Bike Park is filled with kids from ages 6-14 and their parents are usually there watching or even participating. Bike parks become a central meeting place for many in the cycling community and features such as pump tracks are very approachable for beginners much more so than trail riding. After a short time the bike park becomes a central place to educate cyclists on various issues. A bike park at Oyster Bay will be great for the community.

I would recommend that the Oyster Bay bike park construction start immediately but in phases. This will generate a lot of interest from the cycling community and I am guessing volunteers and donations will start coming forward once construction begins.

Thank You,

Michelle Julene

From: [REDACTED]
Sent: Thursday, November 14, 2013 4:13 PM
To: Michelle Julene
Subject: Oyster Bay Regional Shoreline

Michelle,

I understand that EBRPD is looking about different uses during the Land Use Plan Amendment for the Oyster Bay Regional Shoreline. I would like to express my support for an area of the park that would be reserved for a mountain bike skills and riding course. I think there is lots of demand for safe, accessible mountain bike areas within the EBRPD. Upon a recent visit to Boulder Colorado, the city provided me with a tour of their mountain bike park, one of the first of its kind in the country. This park is highly successful introducing many new people to bike riding and the benefits of open space.

If there is such a proposal, this would be a great item for the Bay Trail Board of which I am a member.

Thanks,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Michelle Julene

From: Kevin Smallman <k.smallman@me.com>
Sent: Wednesday, November 13, 2013 11:06 PM
To: Michelle Julene
Subject: Oyster Bay, bike park element letter of support

Hi Michelle,

My name is [REDACTED] and I would like to express my support for the prospect of a bike park as part of the new Oyster Bay Regional Park master plan. As a long time resident of San Leandro and avid EBRPD user, I believe this would be an all around win. For the past year San Leandro Vice Mayor, Michel Gregory and fellow Scouter, Dan Walters have been asking if I would weigh in on the LUPA. Both of these advocated of San Leandro and the East Bay Regional Park District felt my experience as a professional mountain bike racer, and experience with trail system and bike program development can provide some insight to developing a model facility our community will be proud of.

The idea of a San Leandro bike park is really encouraging and the potential for this site is massive. Being a resident of San Leandro, I have much to gain from seeing this project happen. The bike park trend is nearing the critical mass movement skate parks went through 10 years ago. As cities look for new and creative ways to attract people, the prospect of a bike park can draw a new crowd of outdoor recreation users to an area the city has long been trying to develop as a destination.

I'm sure you are aware that the San Francisco Bay Area Council Boy Scout office is less than a mile down the road from the proposed new park entrance. As the SFBAC continues to work on it's new master plan, they are looking for key resources to develop relevant programs for today's youth. Over the past ten years the SFBAC has been developing mountain biking opportunities at Wente Scout Reservation. This summer camp program has seen tremendous success and has put Wente on the map as the best Boy Scout mountain bike program on the West Coast. The scouts see an Oyster Bay bike park as a key opportunity to expand on these successes by developing additional local programs to support youth in relevant outdoor activity.

The current outline for the park is a great start. I would suggest a few additional considerations in your design. New generation bike parks are capitalizing on using gravity. In addition to traditional pump tracks and dirt jumps, new facilities are building gravity aided flow trails. By extending the proposed bike skills area closer to the highest elevation point, you will allow for more opportunity when it finally comes time to break ground. I would also like the EBRPD to consider designing the trail system around the greater park with bikes in mind. It seems like this park would be an ideal test lab for the EBRPD to study how insloped turns and flow oriented trail elements stands up to the test of time. Doing a bit more intentional trail shaping on final multi-use paths will create a park that appeals to a larger audience and type of rider. I have also been made aware that this park in the past has been host to unofficial cyclocross racing events. Developing paths with the idea of eventually being able to host a cyclocross event would seem to be a smart move.

As a long time San Leandro resident and bike lover, I have been waiting for an opportunity like this. The outline for an improved Oyster Bay is encouraging and I support the direction it is headed.

Cheers,

Kevin Smallman
Bicycle/ODI professional Enduro Team
Wente Scout Reservation Mountain Bike Trail Program Director

Cool videos of some of my work:

<http://vimeo.com/35845392>

<http://vimeo.com/60724863>

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 9:03 PM
To: Michelle Julene
Subject: Oyster Point Bike Park

Michelle Julene,

I would like to offer my support in helping to get a bike park built at oyster point. I think this would be great project for the young the kids of the San Leandro community. There is not a single park like this in the SF bay Area it is long overdue. I think the start for this would be a simple pump track which could be quickly built at minimal cost. I would like to eventual see a skills one way trail loop with features ranging from easy to difficult to accommodate all abilities. I have included a few links to similar projects thru out the state and country. Please take a look at the Truckee pump track which was built in a few short months with all volunteers. Since then they have expanded to build more trails and tracks, pretty amazing what a small community with little funds can do. Please let me know what I can do to help.

Thank You for your time
[REDACTED]

<http://www.pinkbike.com/news/Truckee-Pump-Track-Project-2012.html>

<http://www.woodwardmtbpark.com/Woodward.html>

http://www.woodwardmtbpark.com/Resources_files/Woodward%20Mountain%20Bike%20Park%20Final%20Plan.pdf

<http://www.bermstyle.com/the-tamarancho-flow-trail-aka-endor-is-open-for-business/>

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 8:55 PM
To: Michelle Julene
Subject: Oyster Bay Bike Plan

Hello,

I wanted to give my support to build a bike park in Oyster Bay. I often ride home on my commute through the park. It is a park that is very underutilized and I often think that a bike park would make a great addition.

My kids and I often go to the bike park in Pleasanton. It is a safe and exciting place for my kids to ride bikes. It is not only safe but, it is a good place for my kids to test their skills riding bikes. The downside is that it is a long drive from our house to Pleasanton and often because of our busy schedule we cannot make the trip. Have a bike park so close by we could ride to it would be a great thing for me and my family.

My son and I often volunteer time to build and mainstream trails in Marin and in Oakland. Although is a great experience for my son and he is part of a large community of mountain bikers. It is bittersweet because we are building trails in other towns and not in her hometown. Having a bike park in Oyster Bay would be wonderful because it would be near our house and in our home town.

We are excited about this project and we plan on attending the meeting tomorrow night to show our support.

Regards,

[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 8:50 PM
To: Michelle Julene
Subject: Bike Park

Hey there.

I would like to express my support for the creation of a bike park at Oyster Point in San Leandro. We need more bike parks in the area and I would love to see this it happen!

Thank you for all your hard work!

[REDACTED]
[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 5:53 PM
To: Michelle Julene
Subject: San Leandro Bike Par in San Leandro

Dear Park Planner Jolene,

Thank you for all of your hard work in our treasured East Bay Parks. As a neighbor, I wanted to let you know how exciting it is to me that you are considering the new bike park at Oyster Point. I have lots of volunteer trail work hours under my belt and can assure you that I will step up to the plate and help with the work there, should you help the initiative get approved. Best of luck with your meetings on this matter.

yours,

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 3:34 PM
To: Michelle Julene
Subject: Bike Park?

Hello!

I hear you are considering a bike park in San Leandro? That is really splendidly fantastic. I hope that EBRPD pursues this--it is the perfect area for it. Depending on the specific location, it would probably connect to the San Francisco Bay Trail? Even better if it does.

Best,

[REDACTED]

Larkspur, CA (but I work in Oakland).

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 3:31 PM
To: Michelle Julene
Subject: Bike park

I would love to see a mountain bike park at Oyster Point in San Leandro! The Bay Area needs more healthy places like this. Thanks.

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Wednesday, November 13, 2013 3:02 PM
To: Michelle Julene
Subject: East Bay Bike Park

I support a bike park in East Bay.

[REDACTED]

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Michelle Julene

From: [REDACTED]
Sent: Tuesday, November 12, 2013 8:24 PM
To: Michelle Julene
Subject: Bike park in San Leandro Oyster Point

Hello,

I would like to voice my support for the bike park plan in Oyster Point. I've taken my kids ride around Oyster Point many times in the last few years and know the place well. I would welcome a bike park that would accommodate all abilities and ages, so that parents can go ride with their kids. I have seen this happen in Truckee where a bike park was created a year ago, and the area is popular with parents and kids alike.

The location is ideal in the middle of the east bay, and we do not have yet a proper bike park. As such, this project would fulfill a great need. Furthermore, anything that will take kids outside to exercise is a plus.

Regards,

[REDACTED]
[REDACTED]
Fremont, CA

Michelle Julene

From: [REDACTED]
Sent: Sunday, November 10, 2013 9:46 PM
To: Michelle Julene
Subject: Oyster Bay Mountain Bike park

I'm a resident of Walnut Creek, just voicing my support for new mountain bike trails in San Leandro!

[REDACTED]

Michelle Julene

From: [REDACTED]
Sent: Saturday, November 09, 2013 12:55 AM
To: Michelle Julene
Subject: Bike Parks

As a frequent user of the East Bay parks, I want to register the strong support of myself and my wife, son, and daughter for the San Leandro / Oyster Point bike park. We desperately need more places to ride mountain bikes in the EB parks, including new trails in existing parks, opening trails in existing parks, and allowing the building of bike park areas like this. This will help. Cycling is a healthy activity for everyone and is one of the best ways to enjoy the parks.

[REDACTED]
[REDACTED]
[REDACTED]

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Michelle Julene

From: [REDACTED]
Sent: Friday, November 01, 2013 5:10 PM
To: Michelle Julene
Subject: bike park at oyster point

I am writing to show support for the creation of a bike park at Oyster Point. I am an east bay resident, and very frequent user of the EBRP system. I would be thrilled to see part of the park dedicated to a progressive skills type park and pump track, something that is severely lacking in the bay area in general. Since this park is right in the middle of my commute between Hayward and Emeryville, I would definitely go there specifically if there was a bike park. Thanks!

[REDACTED]
[REDACTED]
Emeryville, CA

Michelle Julene

From: Michael Meja <michael@mejaphoto.com>
Sent: Monday, October 21, 2013 12:41 PM
To: Michelle Julene
Subject: Oyster Shoreline park

Ms. Julene,

I'm sure you've heard most of this before. It doesn't take a rocket scientist to see how parks with a special a contemporary focus bring kids and young adults away from electronics and out into the world. Further, as the Richmond Skatepark has shown, it brings together widely different communities to share what they have in common and build new relationships across neighborhood cultural barriers.

Cycling has additional advantages. In addition to encouraging individual non-auto oriented mobility to the park, a Bike Park can host far more young athletes than a football or baseball field. This is done by virtue of its efficient use of space and not being bound by traditional "seasons" of use. At the same time it is an activity that becomes facilitated by parents who bring their kids to these places and then sit down and socialize with other parents.

Cyclists are the second largest user group in the EBRPD System and the population of cyclists is only growing. We appreciate that the Park District has taken such a forward thinking attitude and included cycling in the plan for the Oyster Shoreline park. Further we support your engagement with Hilride. We have worked together with Hilride on many projects, most recently in Joaquin Miller Park, and find them highly skilled, pliant, and insightful.

Respectfully,

[Redacted Signature]

President
Bicycle Trails Council of the East Bay
www.btceb.org
(510) 761 MTBK

Bicycle Trails Council of the East Bay

