

East Bay Regional Park District

NORTH POINT ISABEL PARK CAP RESILIENCE PROJECT

January 2026 | IS/MND Response to Comments

SCH #: 2025090912



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for East Bay Regional Park District

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East Bay Regional Park District

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1. INTRODUCTION

This document includes a compilation of all public comments received on the North Point Isabel Park Cap Resilience Project (proposed Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2025090912) during the public circulation period. The East Bay Regional Parks District (District), with a funding partnership with the California Department of Parks and Recreation (DPR), is proposing to beautify and improve the resilience to sea level rise at North Point Isabel (Site), a 17-acre area of Point Isabel Regional Shoreline in Richmond, California, by enhancing the Site's existing remedial cap, drainage, park amenities and landscape to provide long-term, sustainable recreational use of the park.

1.1 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

An Initial Study was prepared for the proposed Project and concluded that there will be less-than-significant impacts on the environment with the incorporation of mitigation measures; therefore, an IS/MND was prepared for the proposed Project. Based on the information in the IS/MND, the District determined that the proposed Project, with the implementation of mitigation measures, would not result in any potentially significant environmental impacts.

Under the California Environmental Quality Act (CEQA), a lead agency is not required to prepare formal responses to comments on an MND. However, CEQA requires the District to have adequate information on the record explaining why the comments do not affect the conclusion of the MND that there are no potentially significant environmental effects. In the spirit of public disclosure and engagement, the District, as the lead agency, has responded to all comments submitted on the MND during the public review period, which began September 19, 2025, and ended October 20, 2025.

1.2 DOCUMENT FORMAT

This document is organized as follows:

- **Chapter 1, Introduction.** This section describes CEQA requirements and content of this document. Additionally, this section describes the public engagement that was conducted for the proposed Project.
- **Chapter 2, Response to Comments.** This section provides a list of commenters on the IS/MND, the comments received, and responses to those comments.
- **Chapter 3, Revisions to the IS/MND.** This section contains minor revisions and/or clarifications to the IS/MND.

1. INTRODUCTION

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines, Section 15204(b) outlines parameters for submitting comments on negative declarations, and reminds persons and public agencies that the focus of review and comment of MNDs should be on the proposed findings that the proposed Project will not have a significant effect on the environment. If the commenter believes that the proposed Project may have a significant effect, they should: (1) identify the specific effect, (2) explain why they believe the effect would occur, and (3) explain why they believe the effect would be significant.

CEQA Guidelines, Section 15204(c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”

CEQA Guidelines Section 15204(d) states, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” CEQA Guidelines Section 15204 (e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

Finally, CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or requested by commenters. When responding to comments, lead agencies need only respond to potentially significant environmental issues and do not need to provide all information requested by reviewers, as long as a good-faith effort at full disclosure is made in the environmental document.

1.4 PUBLIC ENGAGEMENT

Pursuant to CEQA Guidelines Sections 15072 and 15073, after preparation of an IS, the District determined that an MND would be appropriate for the proposed Project and circulated a Notice of Intent (NOI) to Adopt an MND. The public review period for the IS/MND was from September 19, 2025, and ended October 20, 2025, pursuant to CEQA Guidelines Section 15073(a). Public notification of the IS/MND was satisfied by sending the NOI to State and Local agencies.

Additionally, copies of the IS/MND and NOI were made available for review at the following location: 2950 Peralta Oaks Court, Oakland, CA 94605

The documents can also be accessed online at the following link:
<https://ceqanet.lci.ca.gov/2025090912>

2. RESPONSE TO COMMENTS

This section provides all written comments received on the IS/MND and the District's responses to each comment. Comment letters and specific comments are given numbers for reference purposes.

The following is a list of all comment letters received on the circulated MND during the 30-day public review period, which began September 19, 2025, and ended October 20, 2025.

Table 1 **List of Commenters on the Environment Analysis in the IS/MND**

Number Reference	Commenter	Date of Comment
1	Point Isabel Dog Owners	10/3/2025
2	David J Relstrom, East Bay Municipal Utility District	10/7/2025
3	Diane Livoti	10/8/2025
4	Tamara Purvis, Department of Toxic Substances Control (DTSC)	10/10/2025
5	David Emanuel	10/12/2025
6	Erin Chappell, California Department of Fish and Wildlife (CDFW)	10/16/2025
7	Sally Stephens, San Francisco Dog Owners Group (SFDog)	10/16/2025
8	Mary Barnsdale, Point Isabel Friends	10/17/2025
9	Elleen Cohen	10/19/2025
10	David Fielder and Mary Barnsdale	10/20/2025

During the public review period for the IS/MND, the District received several comments that pertain only to the merits of the proposed Project, rather than the analysis or environmental issues addressed in the IS/MND. See Topical Response 1 below. These letters are included in Appendix A1, *Comments on the IS/MND Analysis*, and Appendix A2, *Comments on the Project Merits*, of this document and are not included in Table 1. Letters on the merits of the proposed Project were received from the following organizations and individuals:

- Point Isabel Dog Owners
- Cathe Pool
- Carlton and Norah Young
- Belle Adler
- Robert Furnback
- Jaclyn Goudie

2. RESPONSE TO COMMENTS

- Victor Weisser
- Jenna Karakatsanis
- Emily Schultz
- Delia Tully
- Al Vela
- Ellen Gierson
- Valarie Dow
- Ellen Soohoo
- Elizabeth Weiss
- Donelda Bernard
- Cassandra Fimrite
- Elizabeth Castroll
- Claudia Kawczynska
- Diane Livoti
- Susan Bender
- Kate Bernacki
- Delia Carrol
- Paula McGinnis
- Barbara Shayesteh
- Joan Wager
- Mike Wisniewski
- Audrey Yue
- Derek Aqui
- Michelle Bretschneider-Zuo
- Valeria Evans and Chris Witebsky
- Michael B. Freeman
- Mindy Geminder
- Katherine Griffin
- Stuart G. Levy, Ph.D.
- Karin Mac Donald
- Terry Roy
- Steve Tighe
- Lisa Tsering
- Mark Berger
- Lucy Corin
- Amalia Lorentz Cunningham
- Wendy Dhillon
- Ruth Frassetto
- Leah Goldberg
- Ellen Goldblatt
- Michael Gould
- Richard Hammond
- Priscilla Hoffnagle
- Jonathan Kaner
- Karen Kaner
- Ellen Laves
- William Laves
- Marcia Mathog
- Paul Miller
- TP Ordanza
- Katharina Rock
- Gregory Rogers
- Kathleen Roth
- David A. Smith, PhD
- Susan Thorner (Link to letter expired)
- Fransisco Tinoco
- Jennifer Walden
- Bruce Wismer
- Helen M Workman
- Elaine Manuele

2. RESPONSE TO COMMENTS

2.1 TOPICAL RESPONSES

2.1.1 Topical Response 1: Standards for Response to Comments

Often during review of a negative declaration, the public raises issues that relate to qualities of the proposed Project itself or the proposed Project's consequences or benefits to the community, personal well-being and quality of life, and economic or financial issues (referred to here as "project merits"), rather than the environmental analyses or impacts and mitigations raised in the negative declaration. Several of the comments provided in response to IS/MND express an opinion for or against aspects of the proposed Project itself, but do not address the adequacy of the analysis or conclusions in the IS/MND. Rather, these opinions relate to the merits of the proposed Project.

Consistent with CEQA Guidelines Section 15204(b), *Focus of Review*, when submitting comments on negative declarations the focus of review and comment of MNDs should be on the proposed findings that the Project will not have a significant effect on the environment. If the commenter believes that the proposed Project may have a significant effect, they should: (1) identify the specific effect, (2) explain why they believe the effect would occur, and (3) explain why they believe the effect would be significant. Furthermore, Section 15204(c) outlines that reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence. The negative declaration is not meant to address the merits of the proposed Project and, as outlined in Section 15064, should instead focus on whether the proposed Project may have a significant effect.

As outlined in CEQA Guidelines Section 15072, *Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration*, of the CEQA Guidelines, the lead agency will receive comments on the proposed IS/MND. Lead agency review of environmental issues and project merits are both important in the decision of what action to take on a project, and both are considered in the decision-making process for a project. The District will hold publicly noticed meeting(s) to consider action on the merits of the proposed Project for approval or disapproval. The District will consider both the IS/MND and project merit issues that have been raised prior to acting to approve or disapprove the proposed project.

Although such opinions and comments on the Project's merits, received as part of the IS/MND process, do not require responses, as previously noted, they do provide important input to the overall review of the proposed Project. Where comments in Table 1 refer to the merits of the Project, the response indicates that the comment does not address the adequacy of the IS/MND and cross references this topical response. The comments are nonetheless available for decision makers to consider during their deliberations on the proposed Project.

2. RESPONSE TO COMMENTS

In addition to the comment letters included in Table 1, the District received several letters that pertain only to the merits of the proposed Project. These letters are listed in this section of this document and are included in Appendix A2, *Comments on the Project Merits*.

2.1.2 Topical Response 2: Resource Protection Fencing

Many comments expressed concerns regarding the resource protection fencing proposed along Hoffman Channel and the San Francisco Bay. The additional and upgraded fencing is intended to enhance the experience for bird watchers, wildlife enthusiasts, and other park users whose experience is degraded when dogs harass wildlife. Additionally, the resource protection fencing would fulfill one of the five goals of the proposed Project, as identified on page 7 of the IS/MND: to prevent dogs from reaching shorebirds in the adjacent mudflats.

POTENTIAL BIRD DISTURBANCE FROM DOGS

The Eastshore State Park General Plan, developed with input from the public, the State Coastal Conservancy, and the District, outlines the Specific Area Goals and Guidelines for Pt. Isabel. Pt. Isabel's statement of management intent is to allow off-leash dog use, encourage more diverse uses, and designate the Hoffman Marsh and South Richmond Shoreline as preservation areas due to their habitat value. General Eastshore Wildlife Management Guideline # WILDLIF-11 and Pt. Isabel's specific Management Guideline #4 states that the park be designed and managed to provide protective fencing and vegetative buffers of sensitive habitat areas, specifically the plan calls out areas along the north shore of North Point Isabel, from the Bay Trail to the promenade, and, where necessary, along the Bay Trail subtidal habitats.

The San Francisco Bay estuary is one of the most important wetland sites along the Pacific coast, providing critically important habitat for over 1 million wintering, migrating, and breeding shorebirds (Stenzel et al. 2002, SFBBO 2008). The estuarine wetlands of San Francisco Bay have been designated a Western Hemisphere Shorebird Reserve Network Site of Hemispheric Importance for shorebirds, the highest possible ranking.

At a finer scale, the Project Site is located within the Eastshore Wetlands Important Bird Area (IBA; Audubon 2024). This IBA provides refuge for a wide variety of waterbirds in an otherwise inhospitable section of the San Francisco Bay, where many historical wetlands have been filled for marina developments and other urban uses. The IBA and the Corte Madera Marsh across the bay are the most productive shorebird areas of the central bay. Shorebird numbers regularly exceed 10,000, along with waterfowl, including thousands of ducks (Audubon 2024). The estuarine habitats adjacent to the Project Site are used for breeding, feeding, sheltering, roosting, and loafing (resting, preening, and socializing).

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While there are no site-specific data on how many dogs go down to the water or how often they chase birds, the District and its biological resource consultants have routinely observed off-leash dogs chasing or otherwise disturbing waterbirds at the Project Site.

As summarized in the IS/MND (see Appendix D, *Biological Resource Assessment*, page 20), there is evidence that dogs can negatively impact wildlife. Dogs are specifically identified as a threat to the Eastshore Wetlands IBA (Audubon 2024). In addition, the Recovery Plan for Tidal Marsh Ecosystems of Northern and Central California identifies dogs as a source of habitat degradation and disturbance for threatened and endangered species, including the Ridgway's rail (USFWS 2013). Shorebirds and waterfowl are prey species that have evolved responses to predators and threatening stimuli (Frid and Dill 2002). Dogs are perceived as potential predators (Banks and Bryant 2007), and as a result, birds often respond to dogs with alert and evasive behaviors, which can affect survivorship and reproductive success. For example, shorebirds may be unable to gain mass and build fat reserves required for long-distance migration because of exclusion, interrupted access to, or changes in the timing of access to food resources or roosting locations (Frid and Dill 2002, Palacios et al. 2022). Because avian response to dogs is an evolutionary trait, it is not necessary to conduct a site-specific study to make the determination that dogs (especially free-roaming dogs) negatively impact birds at the site (i.e., avian response to dogs is not dependent on geographic location).

The District acknowledges that people and dogs may choose to visit other shoreline access areas with habitat of equal or greater quality; however, this does not preclude the District from protecting shoreline habitat. The District manages several Bay shoreline properties owned by the District and California State Parks, with the goals of providing recreation and protecting habitat, and maintains the authority to install, replace, and remove fencing as needed to achieve these goals.

Specifically, at Point Isabel, there is no fencing along the park shoreline south of the Hoffman Channel, nor is any fencing planned for this recreational and off-leash dog-use area, which features several built shoreline access structures. The park shoreline north of the Hoffman Channel currently has a fence along the Hoffman Channel, a section near the western mudflats, and the south Richmond Shoreline near the Bay Trail. The Project proposes replacing and extending the fence along the proposed Project's northern shoreline near the western mudflats, where bird habitat is most prevalent, and replacing a fence along the proposed Project's southern shoreline along the Hoffman Channel (see Appendix B). The District will continue to work with the community to provide multi-use recreation areas and protect wildlife habitats.

AESTHETIC CONCERNS

Some commenters expressed that the proposed resource protection fencing would cause an aesthetic impact on the Project Site and surrounding scenic vistas.

2. RESPONSE TO COMMENTS

As stated in Section 3.1, *Aesthetics*, of the IS/MND, the Project Site offers high-quality views of the San Francisco Bay, the Golden Gate Bridge, and the surrounding hills that are considered scenic vistas. Transparent four-foot fences exist along portions of the Site's northern, southern, and eastern boundaries and do not block views of the surrounding scenic vistas. The proposed fencing would be similar and would not block park users' views of the surrounding scenic vistas.

Therefore, the proposed resource protection fencing would not fundamentally alter the aesthetics or cause a substantial adverse effect on the surrounding scenic vistas, and the impacts would be less than significant. Additionally, the District recognizes that the fence may enhance the park experience for birdwatchers and wildlife enthusiasts.

2.2 COMMENTS AND RESPONSES

1. Point Isabel Dog Owners, October 3, 2025

Comment 1-1

Point Isabel Dog Owners and Friends (PIDO) hereby submits the following comments regarding the East Bay Regional Parks District's North Point Isabel Park Cap Resilience Project (the Project).

ABOUT PIDO

Since 1985, PIDO has worked to keep Point Isabel off-leash, clean, and safe for all users. PIDO worked with East Bay Regional Park District (EBRPD) from 1985 to 1987 to help craft the Point Isabel Exception to EBRPD's Ordinance 38, which generally requires dogs to be on-leash on paved trails and in developed areas. PIDO continues to preserve off-leash recreation at Point Isabel by: educating park visitors about dog walking rules and etiquette, providing updates on park district news and rules, holding monthly cleanups and special events, and promoting wildlife-friendly behavior among dogs and their owners. Over the past several decades, PIDO has represented the interests of thousands of members.

COMMENT

In PIDO's view, the Project will enhance community access and provide substantial benefits to visitors to Point Isabel. It aligns with PIDO's mission of keeping Point Isabel off leash, clean and safe for all users.

Paved Paths in North Point Isabel

PIDO supports the EBRPD's plan to pave the paths in North Point Isabel, which will improve access and ease of use for people whose mobility challenges may require the use of assistive devices ill-suited to the current gravel paths. While the proposed increased grade of the North Point Isabel hill may prevent access to that area for some visitors, PIDO believes the Project will improve overall access in the long run because: (a) the increased grade would appear to drastically improve drainage at North Point Isabel, hopefully preventing the formation of large rainwater pools that, as things are now, make some areas in North Point Isabel impassable; (b) if North Point Isabel is subsumed by sea level rise, no one will have access; and (c) the clay cap over the former "Battery Point" desperately needs repair in order to maintain safe use by everyone.

Landscaping and Foxtails

Perhaps unintentionally, the Project may remediate a scourge to dog owners: foxtails. Despite PIDO's attempts at weeding and mitigation of this tenacious plant, dog owners currently

2. RESPONSE TO COMMENTS

contend with potentially injurious foxtails for at least half of the year. As such, replacing the current brush with native plants and natural turf will be especially welcome. Hopefully, this large-scale renovation will eradicate foxtails in North Point Isabel and make it possible for park managers to prevent them from re-emerging.

Response 1-1

This comment describes the history of PIDO and the beneficial outcomes the proposed Project would have on the surrounding area. This comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is required.

Comment 1-2

New Fencing

The Project's proposed fencing would restrict longstanding canine privileges to access Hoffman Bay at high tide. Some PIDO members have enjoyed letting their dogs swim responsibly for decades in Hoffman Bay, a location some dogs prefer to the often-choppy waters of the San Francisco Bay. On the other hand, PIDO recognizes that the lack of a physical barrier to the mudflats allows for a risk of canine incursion into the sensitive environment, despite PIDO's efforts to educate the public about the rules regarding the mudflats. Long-term harmony between off-leash activities and the environmental resources is essential to maintain long-term dog access to the park as a whole. The proposed fencing could solve the problem without forcing all dogs on-leash, at the expense of high-tide Hoffman Bay access. PIDO also notes that the Project allows for continued water access to the San Francisco Bay at North Point Isabel, in addition to the ample water access on the south side of Point Isabel.

PIDO recommends that EPRPD be more specific about their plans (including the post type, height, screening material, etc.) for fencing that will be both effective and as visually unintrusive as possible.

Response 1-2

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 1-3

CONCLUSION

PIDO thanks the EBRPD for its time and attention to this Comment. We look forward to a continuing partnership with the EBRPD to support this invaluable place.

2. RESPONSE TO COMMENTS

Response 1-3

The comment serves as a conclusion to the preceding comments. Please see Responses 1-1 and 1-2.

2. East Bay Municipal Utility District, October 7, 2025

Comment 2-1

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration (IS/MND) for the North Point Isabel Park Cap Resilience Project (Project) located in the City of Richmond. EBMUD has the following comments.

Response 2-1

This comment serves as an introduction to the comment letter and does not address the adequacy of the analysis in the IS/MND. Therefore, no further response is necessary.

Comment 2-2

RIGHT-OF-WAY AND EASEMENTS

EBMUD owns and operates water distribution pipelines in Rydin Road, which provide continuous service to EBMUD's customers in the area. There is also an 8-inch water main in an EBMUD right-of-way (R/W) 2627 at the southern boundary of the proposed Project staging area (perpendicular to Rydin Road). Any proposed construction activity in EBMUD rights-of-way Would be subject to the terms and conditions determined by EBMUD including relocation of the water mains and/or rights-of-way at East Bay Regional Park District's expense. No buildings or structures that could interfere with EBMUD's full use of its rights may be placed or permitted within the right-of-way. East Bay Regional Park District should contact EBMUD's Real Estate Services Division to discuss potential staging areas that may overlap with R/W 2627.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Response 2-2

This comment letter provides requirements that would be undertaken if any proposed uses are within the EBMUD rights-of-way. As discussed in Section 4.19, *Utilities and Services Systems*, no existing utilities would be relocated, and none would be constructed as part of the proposed Project.

2. RESPONSE TO COMMENTS

3. Diane Livoti, October 8, 2025

Comment 3-1

Hello, I wanted to express my support for the capping proposal for north Pt Isabel. I also want to express my opposition to the newly added proposal to fence off Hoffman Marsh. There are other more cost effective solutions to fencing to mitigate concerns about dogs in the water. There has been no formal count study to demonstrate that this is an actual, real concern. There is only anecdotal data, which should not be what is used as rationale for a costly and unsightly solution to a perceived, not proven, problem. If the concern that dog owners are unaware when their dogs are allowed in the water, tide marking stakes can be set in the water with appropriate educational signage showing at what height the water can be for dogs to enter. This would cost constituents pennies compared to the cost of fencing.

Response 3-1

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 3-2

In addition, the beauty of the ecosystem will be marred by chain link fencing. It is unsightly and unnecessary. Pt. Isabel is a multi-use park. The presence of chain link will perpetuate an erroneous idea that it is a dog park and that the dogs are a problem needing to be contained, which is untrue and, at minimum, is an assumption as yet unstudied and unproven. I fear that this will become a slippery slope and antagonists to off leash dogs in the parks will justify pushing for more and more unsightly fencing to limit perceived dig infractions in other regional parks. At minimum the problem should be studied before expending resources and creating visual blight, which the park district works hard to avoid.

Response 3-2

Please see Topical Response 2, *Resource Protection Fencing*.

4. Department of Toxic Substances Control, October 10, 2025

Comment 4-1

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for North Point Isabel Park Cap Resilience Project (Project). Through a funding partnership with California State Parks, the proposed Project seeks to beautify and improve the project site's resilience to sea level rise by enhancing the existing remedial cap to provide longterm, sustainable recreational use of the park through effective grading, drainage,

2. RESPONSE TO COMMENTS

and planting to prevent soil erosion. The proposed project would: (1) provide sea level rise resilience by raising the site's elevation with import soils and increased rock slope protection along the shoreline, (2) effectively stabilize the cap by raising the site's elevation above preexisting classified soils and installing a new paved and gravel trail network to provide universal site access, (3) grade planted slopes and install a continuous vegetated swale to reduce soil erosion and filter sediments from site generated stormwater before discharge into the San Francisco Bay, (4) provide more site furnishings to enhance and improve the user experience of the large offleash dog area, and (5) install resource protection fencing to prevent dogs from reaching shorebirds in the adjacent mudflats. DTSC recommends and requests consideration of the following comments:

Response 4-1

This comment provides an overview of the proposed Project and does not address the adequacy of the analysis in the IS/MND. Therefore, no response is required.

Comment 4-2

1. The Project site is within the boundary of hazardous materials sites that DTSC and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) regulate under their authorities. In particular, Point Isabel which is a Land Use Covenant (LUC) site and Point Isabel Regional Shoreline which is managed by SFBRWQCB. DTSC's oversight comprises the LUC site and the SFBRWQCB regulates the cleanup site. Therefore, DTSC recommends further coordination with DTSC and the SFBRWQCB in the event that the proposed Project may impact any of the areas that may fall under DTSC's purview and/or SFBRWQCB's oversight.

Response 4-2

Section 3.9, *Hazards/Hazardous Materials*, of the IS/MND describes the environmental cleanup history of the Project Site, and its ongoing operation and maintenance, and land-use restrictions following environmental cleanup under the San Francisco Bay Regional Water Quality Control Board Site Cleanup Requirement Order No. 98-072. As discussed in Section 3.9, the proposed Project would develop a spill prevention and control plan to minimize the risk of hazardous material spills. Additionally, the proposed Project would implement Project BMPs during construction, which would serve to avoid the accidental release of hazardous materials.

Comment 4-3

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there

2. RESPONSE TO COMMENTS

should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

Response 4-3

The proposed Project would comply with all applicable regulations and DTSC guidelines. The proposed Project would require the Contractor or its subcontractor to follow the DTSC Information Advisory Clean Imported Fill Material Fact Sheet, including reviewing soil sampling procedures and results against applicable environmental practice standards and screening limits.

Comment 4-4

DTSC would like to thank you for the opportunity to comment on the Mitigated Negative Declaration (MND) for North Point Isabel Park Cap Resilience Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our CEQA Review email.

Response 4-4

The comment serves as a conclusion to the preceding comments. Please see Responses 4-1 through 4-3.

5. David Emanuel, October 12, 2025

Comment 5-1

Dear Ms. Thai and park planners:

I am writing to express serious concern about one specific and unexpected element of the North Point Isabel Park Cap Resilience Project — the plan to fence off the entire edge of Hoffman Bay. The core goals of the project — repairing the landfill's eroding clay cap and protecting it from sea level rise — are both necessary and commendable. Likewise, the proposed recreational and aesthetic improvements such as site contouring, native plant areas, new seating, and a perimeter trail are welcome additions. These enhancements honor the long-standing spirit of Point Isabel: open, accessible, and shared.

2. RESPONSE TO COMMENTS

However, the sudden introduction of perimeter fencing at North Point Isabel is both surprising and troubling. It represents a fundamental 50-year change in how people experience the park — a place valued precisely for its openness, sense of freedom, sweeping views, and easy access to nature. Installing fencing of this scale and permanence would irrevocably alter that experience, yet this major change appears in the plan with virtually no explanation or justification.

No details are provided about the fence’s design, materials, purpose, or budget. It feels like an afterthought — a significant shift inserted without transparency, analysis, or community input. Typically, a change of this magnitude would be accompanied by public meetings, clear schematics, environmental and recreational impact data, and genuine opportunities for community review. None of that appears to have occurred.

This omission raises serious questions:

- Who initiated the idea of fencing off Hoffman Bay?
- What are the specific goals of this fence — and what site-specific evidence supports them?
- Why were long-standing user groups and volunteers not consulted or even informed?

For full disclosure, I served on the board of the Point Isabel Dog Owners in 2021–22, though I write today solely in a personal capacity. During that time, I was aware of discussions with park supervisors about improving safe bay access for dogs. In fact, EBRPD once considered adding such access along the south side of Hoffman Channel. A small ramp or steps near the picnic area on the north side could serve that purpose, keeping people and pets away from sensitive areas. Yet that concept is not in the current plan. Why?

Point Isabel is among the most visited parks in the entire East Bay system, drawing an estimated 1.5 million visitors annually, according to EBRPD data. It has long been celebrated as a model of coexistence — where dog walkers, board sailors, bird watchers, anglers, and families share the same space responsibly and respectfully. It is not a wildlife preserve, but a reclaimed landfill that has evolved into a uniquely balanced recreation and habitat area — a rare urban refuge that works. The Bay Area needs places that prioritize recreation, and Point Isabel is one of them.

If there is a true need to protect shorebirds, why hasn’t the Park District invested in interpretive multi-language signage, seasonal protections, on-site educational outreach or even fines for scofflaws instead? These are proven, transparent, and community-supported approaches that protect habitat while fostering stewardship.

It is also concerning that the Park District cites a matrix of studies not conducted at Point Isabel. Other agencies, such as the Golden Gate National Recreation Area, have faced strong criticism for similar tactics — using fencing and other measures to restrict access to popular areas based on generalized research about recreation or dog impacts, rather than site-specific data. These

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reports often rely on speculative language such as “could” or “might,” rather than evidence drawn from actual conditions. Without baseline data or documented effects at Point Isabel, restricting access appears arbitrary and unsupported.

Point Isabel is a valued place in the densely populated Bay Area where residents, especially those who live in Richmond and the surrounding area have few similar places of true openness. Restricting access without a clear, data-driven, and publicly reviewed rationale undermines the Park District’s legacy of public trust and participatory planning.

I urge the Park District to pause and reconsider this fencing proposal until a full public process is conducted — including community meetings, presentation of the design and purpose, and genuine opportunities for feedback from those who know and love Point Isabel best.

In the interest of transparency — and given the considerable public concern surrounding this element of the proposal — I strongly urge the Park District to disclose records identifying who has been involved in the planning and decision-making for the fencing. This should include any external organizations, consultants, or interagency groups that have participated in discussions or recommendations.

I respectfully request that this information be made public immediately, particularly if the Park District does not intend to respond to community comments on a rolling basis or within a reasonable timeframe. If you are unable or unwilling to do so, I would be pleased to submit a records request.

Response 5-1

Please see Topical Response 2, *Resource Protection Fencing*.

6. California Department of Fish and Wildlife, October 16, 2025

Comment 6-1

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an Initial Study Mitigated Negative Declaration (IS/MND) from East Bay Regional Park District (EBRPD) for the North Point Isabel Park Resilience Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹ CDFW previously submitted comments in response to the originally circulated IS/MND.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

REGULATORY AUTHORITY

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA ITP.

California Fully Protected Species

Fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except as follows:

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- Take is for necessary scientific research;
- Efforts to recover a fully protected, endangered, or threatened species, live capture and relocation of a bird species for the protection of livestock; or
- They are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish and Game Code, §§ 3511, 4700, 5050, & 5515).

The Project has the potential to impact Ridgway's rail (*Rallus obsoletus*), a California fully protected and CESA listed as endangered species, as further described below. The Project also has the potential impact the fully protected salt marsh harvest mouse (*Reithrodontomys raviventris*).

Raptors and Other Nesting Birds

CDFW has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

PROJECT DESCRIPTION SUMMARY

Proponent: EBRPD

Objective: The objective of the Project is to improve the Project site's resilience to sea level rise by enhancing the existing remedial cap to provide long-term, sustainable recreational use of the park through effective grading, drainage, and planting to prevent soil erosion. The Project requires approximately 72,500 cubic yards of new fill and 26,500 square feet of rip rap to be placed on top of the existing soil surfaces and rock slopes to raise the elevation of the perimeter trail and the rock slope protection. To remediate the degraded landfill cap, a geomembrane liner would be installed under the new perimeter trail and swale to encapsulate the previously placed lead-impacted soils beneath the cap. The geomembrane would also be installed under locations where new rip rap is placed over the new fill. During placement of the new fill, the surface of the landfill would be graded for erosion control and to improve drainage to existing stormwater flow catch basins. Construction equipment associated with the proposed project could include a paver, roller, flatbed truck, front end loader, dump truck, backhoe, grader, and compactor.

Location: The Project is located within the McLaughlin Eastshore State Park in the City of Richmond, State of California, 94804. Approximate GPS Coordinates: Latitude: 37.90403, Longitude: -122.32204.

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Timeframe: Approximately 6 to 24 months in duration depending on weather and soil source availability.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations presented in **Attachment A** to assist EBRPD in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included in **Attachment A** to improve the document.

I Mitigation Measure or Alternative and Related Impact Shortcoming

Response 6-1

The comment serves as an introduction to the comments that follow. Please see Responses 6-2 through 6-18.

Comment 6-2

COMMENT 1: Nesting Birds (General)

Mitigation Measure BIO-4 does not include an adequate survey radius relative to nest sites or nest trees that could prevent potential impacts to species with respect to raptors. The measure does not provide adequate details about nest monitoring timeline and requirements to ensure the qualified biologist does not miss signs of disturbance and/or distress. Without an adequate protocol specified, Project related impacts to nesting birds could lead to significant impacts to nesting birds including but not limited to nest abandonment, nest failure, impacts to availability of forage, chick mortality and resultant population decline.

To Reduce Impacts to Less-Than-Significant: CDFW recommends the IS/MND replace Mitigation Measure BIO-4 with the following revised language to ensure that significant impacts to bird species resulting from the Project are mitigated to a level of less-than-significant.

Construction work should take place outside of the February 15 to September 15 bird nesting seasonal window to the maximum extent practicable. If construction is to be conducted during the nesting season, the Project Applicant is responsible for ensuring that the Project does not result in any violation of the Migratory Bird Treaty Act or Fish and Game Code. A qualified biologist shall conduct focused pre-construction nesting bird surveys throughout the Project area no more than five days prior to the initiation of on-site Project-related activities. Surveys will be conducted in all potential habitat located at, and adjacent to, Project work sites and in staging and storage areas. The minimum survey radii surrounding the work area will be the following: (1) 250 feet for Passerines; (2) and 1,000 feet for raptors such as Buteo spp. In the event that there is a lapse in construction activities for seven days

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or more, a qualified biologist will conduct additional focused pre-construction nesting bird surveys in areas of potential habitat again before Project activities can be reinitiated. If an active nest is found, the qualified biologist may consult with CDFW if needed regarding appropriate action to comply with Fish and Game Code.

Response 6-2

Mitigation Measure BIO-4 has been modified, as shown in Section 3, *Revisions to the IS/MND*, of this document, to clarify the nest-monitoring protocol. In addition, the measure has been modified to adopt CDFW's recommendations for: (a) a survey radius of 1,000 feet for raptors; (b) pre-construction nesting bird surveys no more than five days prior to initiation of on-Site Project-related activities; and (c) additional nesting bird surveys if there is a lapse in construction activities for seven days or more. The details of the nest monitoring timeline and requirements are as follows:

1. A qualified avian biologist would conduct nesting bird surveys no more than 5 days prior to the initiation of any construction activities during the avian nesting season (BIO-4).
2. If an active nest is detected, the biologist would evaluate (monitor) behavior of the associated birds to determine their sensitivity to human disturbance (BIO-4). This monitoring would be used to establish the behavioral baseline.
3. The biologist would evaluate several variables, including data from the behavioral baseline, to determine whether the default buffer (500 feet for raptors and 250 feet for all other bird taxa) should be increased. The biologist's buffer size determination would be based on all construction activities and disturbance stimuli that might occur in the vicinity of the nest. (BIO-4)
4. The biologist would use flagging, temporary fencing, or other conspicuous materials to demarcate the buffer (construction activity exclusion zone) around all active or potentially active nests. (BIO-4)
5. The biologist would conduct additional nest (behavior) monitoring during the first 5 days of any construction activity occurring within 100 feet of the outer edge of the nest buffer (e.g., construction activity occurring 500 to 600 feet from a raptor nest). This monitoring would be used to validate the adequacy of the buffer in preventing impacts to the nesting bird(s). Thereafter, monitoring would be reduced to twice per week. (BIO-9)
6. During the twice-weekly monitoring, the biologist would check the status of the nest and monitor the behavior of birds associated with construction activity exclusion zones (e.g., buffers around nests and burrowing owl roosting sites). This monitoring would further validate the adequacy of the exclusion zones. In addition, the biologist would search for any new bird nests that may have been established since completion of the pre-construction nesting bird survey. (BIO-9)

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7. If at any time during monitoring the biologist observes avian behavior suggesting the existing exclusion zone may not be adequate, the biologist would immediately expand the exclusion zone and inform the construction crew. (BIO-9)
8. The biologist would have the authority to halt any Project activities that, in his or her professional opinion, could violate the Migratory Bird Treaty Act or Fish and Game Code, or that otherwise could have a significant impact on nesting birds. (BIO-9)
9. Nest monitoring would cease once the biologist has conclusive evidence that the nest is no longer active (e.g., young have fledged). (BIO-4)

Comment 6-3

- *Active Nest Buffers. Active nest sites and protective buffer zones shall be designated as “ecologically sensitive areas” where no Project-related activities or personnel may enter (while occupied or in use for the season in the case of multi clutch bearing species) during the course of nesting bird season with the establishment of a fence barrier or flagging surrounding the nest site. The qualified biologist will determine the necessary buffer, in consultation with CDFW if needed, to protect nesting birds based on existing site conditions, such as construction activity, topography, and line of sight, and will increase buffers as needed to provide sufficient protection of nesting birds and their natural behaviors.*
- *Active Nests. A qualified biologist shall observe any identified active nests prior to the start of any Project-related activities to establish a behavioral baseline of the adults and any nestlings. Once Project activities commence, all active nests shall be continuously monitored by a qualified biologist to detect any signs of disturbance and behavioral changes as a result of the Project.*

Response 6-3

Mitigation Measure BIO-4 includes observation of active nests to establish a behavioral baseline prior to the start of Project-related activities. Mitigation Measure BIO-4 requires no-disturbance buffers around active nests. The buffers, and the monitoring requirements in Mitigation Measure BIO-9, would prevent significant impacts to nesting birds. In addition to the nest buffers, the noise barrier required under Mitigation Measures BIO-6 and BIO-8 would attenuate construction noise, and it would shield nests in (or near) Hoffman Marsh from movement of workers or equipment. Many of the areas around the Project Site (e.g., open water and paved areas) do not provide potential nest substrates. Given the geographic distribution of potential nest substrates, most nests would be protected by both the no-disturbance buffer and noise barrier.

The Project Site provides limited nesting substrates for birds that nest in trees and shrubs. Ground-nesting birds are unlikely to use the Project Site for nesting due to trampling (which has

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reduced vegetative cover) and other types of disturbance associated with existing conditions (e.g., abundant humans and dogs). Indeed, aside from the killdeer, the eBird database has no records of ground-nesting birds occurring at the Project Site during the breeding season. For these reasons, there is minimal risk that the Project would have direct impacts on nest substrates, and nest substrates that could be subject to indirect impacts (e.g., noise and human activities) are primarily limited to Hoffman Marsh.

Most marsh-nesting birds construct well-concealed, inconspicuous nests. Monitoring marsh bird nests typically requires the observer to be in close proximity to the nest, which can adversely affect marsh vegetation and the nesting birds (e.g., due to human presence), especially if continuous monitoring is implemented. This contrasts with tree-nesting species, which can often be monitored with a spotting scope from considerable distances.

CEQA requires an assessment of potentially significant environmental effects caused by the mitigation itself. The continuous nest monitoring recommended by CDFW could cause significant impacts to nesting birds (due to nearby human presence). Therefore, the District determined that the monitoring proposed in the IS/MND constitutes an appropriate balance between ensuring the efficacy of the mitigation and minimizing impacts caused by the mitigation itself.

Comment 6-4

In addition to direct impacts, such as nest destruction, nesting birds might be affected by noise, vibration, odors and movement of workers or equipment. If signs of disturbance and behavioral changes are observed, the qualified biologist shall halt Project activities causing that change until the nestlings have fledged, and the nest is determined to be inactive.

Response 6-4

The IS/MND analyzed the potential direct (e.g., nest destruction) and indirect impacts (e.g., noise, vibration, and human activity) associated with the proposed Project. CDFW's comment does not identify the odors of concern, nor was the District able to locate scientific literature suggesting anthropogenic odors negatively impact nesting birds.² While excavations in land previously used as landfills can sometimes encounter odors, the proposed Project would have very limited excavation beyond the waste or historic marsh depth and work is limited to adding

² There is conflicting scientific evidence on whether human scent trails caused by repeat visits to nest sites reduce nesting success by providing a cue to scent-oriented predators. However, the nest monitoring adopted as mitigation in the IS/MND would not generate trails to nests.

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fill to the Project Site. Thus, the proposed Project would not introduce novel odors, nor would it elevate existing odors above baseline levels.

Comment 6-5

COMMENT 2: Burrowing Owl

Burrowing owl (*Athene cunicularia*) is currently a candidate species under CESA and is afforded the same protection as a CESA-listed species (CEQA Guidelines, §15380, subds.(b)). Unauthorized take of this species pursuant to CESA is a violation of Fish and Game Code section 2080 et seq.

The IS/MND indicates that the Project could result in the temporary loss of potential foraging habitat for burrowing owl that use the study area for overwintering. One observation of burrowing owl has been detected directly adjacent to proposed project activities within riprap, and a second observation was cited in November 2023 perched on top of a burrow within the Project boundary (California Natural Diversity Database [CNDDB], accessed October 2025). While the IS/MND implements BIO-5, which provides a buffer requirement of 150 meters as a starting point, CDFW recommends using adequate buffer distances described in the Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>). Without adequate no-work buffers and other protections, direct and/or indirect impacts to burrowing owl are likely to occur.

Direct mortality could occur through crushing of adults or young within burrows, loss of nesting burrows, loss of nesting habitat, loss of foraging habitat resulting in reduced nesting success (loss or reduced health or vigor of eggs or young), nest abandonment, and reduced frequency or duration of care for young resulting in reduced health or vigor of young. This could occur due to excavation for placement of modules, excess noise and disturbance, and earth moving equipment. Because of their highly specialized, ground-dwelling lifestyle and dependence on underground tunnels, burrowing owl are extremely vulnerable to direct and indirect impacts of grading, disking, tilling, earthmoving, burrow blockage, and eradication of ground squirrels.

Response 6-5

The IS/MND (see Appendix D, *Biological Resource Assessment*, page 41) states that one or two burrowing owls are commonly observed overwintering in the south end of the Project study area, which contains riprap and fencing that protects the owl(s) from dogs. According to the CNDDB, the second burrowing owl referenced in CDFW's comment was located in this area. This is consistent with records in the eBird and iNaturalist databases. Whereas the riprap area is located within the Project study area, it is outside of the Project footprint (boundary) and will not be impacted by the Project. As discussed in the IS/MND (BRA, p. 39), abundant human

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activity and off-leash dogs preclude burrowing owls from using any burrows (or surrogates) within the Project footprint.

The proposed Project would not cause direct mortality of burrowing owls because there are no potential burrow sites in areas that would be directly impacted by the proposed Project, nor does the proposed Project entail other activities (e.g., fast-moving vehicles) that could cause direct mortality of burrowing owls. In addition, because burrowing owls no longer breed in western Contra Costa or western Alameda County (Townsend and Lenihan 2003, Wilkerson and Siegel 2010, CNDDDB 2024), there is no potential for the proposed Project to impact nesting habitat or nesting success.

Comment 6-6

To Reduce Impacts to Less-Than-Significant:

Burrowing Owl Buffers

CDFW recommends amending Mitigation Measure BIO-5 to reflect the buffer distances described in the Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>).

Response 6-6

The Staff Report cited by the commenter recommends buffers around *nesting sites*, with buffer distance dependent on the time of year and level of disturbance. There are no burrowing owl nesting sites at the Project Site. Nevertheless, Mitigation Measure BIO-5 requires a 150-meter buffer around any burrow (or surrogate) occupied by a burrowing owl. One hundred and fifty meters exceeds the 100-meter buffer recommended in the Staff Report for nesting sites exposed to “medium” levels of disturbance during the winter. The District believes a 150-meter buffer is appropriate, given the owls' demonstrated tolerance for existing disturbance levels (noise and human activities). However, as stated in Mitigation Measure BIO-5, a qualified biologist would assess the type of construction activities that would occur in the vicinity of the burrow, and the individual owl's level of sensitivity to disturbance, to ensure a buffer sufficient to prevent significant impacts (or “take”).

Comment 6-7

Burrowing Owl Monitoring

CDFW recommends adding a Mitigation Measure with the following language:

The Designated Biologist(s) shall be present during construction activities to monitor the behavior of any burrowing owl. The Designated Biologist(s) shall have the authority to

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order stop work if burrowing owls exhibit distress and/or abnormal behavior for (e.g., excessive vocalizations, defensive flights at intruders, flushing frequently, or otherwise displaying agitated behavior).

Response 6-7

Under existing conditions, burrowing owls that winter in the riprap adjacent to the Project Site are subject to ongoing visual and audible disturbances (i.e., from humans, dogs, and recreational activities). The exclusion zones required under Mitigation Measure BIO-5 would reduce disturbance of the owl(s) compared to existing conditions. In addition, Mitigation Measures BIO-5 and BIO-9 require: (a) biological monitoring to determine each individual owl's baseline behavior and sensitivity to human disturbance; (b) biological monitoring of the owl(s) during the first 5 days of any construction activities occurring within 100 feet of the outer edge of the construction exclusion zone (buffer) around the owl burrow; and (c) additional monitoring of the owl(s) twice per week. Due to existing conditions and adequacy of the mitigation measures incorporated into the IS/MND, the District has determined that full-time monitoring of burrowing owl behavior is not necessary to prevent significant impacts to burrowing owls.

Comment 6-8

Burrowing Owl Avoidance or Take Authorization

CDFW recommends that the Project proponent obtain take authorization from CDFW through issuance of an ITP if full avoidance of burrowing owl and occupied burrow complexes during construction and/or operations is not feasible. The IS/MND must include all biologically appropriate and feasible take avoidance measures. If permanent or temporary impacts of the proposed Project to burrowing owl foraging and/or nesting habitat cannot be completely avoided, the IS/MND should include measures to minimize the impacts of construction on owls and their habitat, and effective compensatory mitigation to offset all habitat loss.

Response 6-8

The BMPs and mitigation measures incorporated into the IS/MND are biologically appropriate and would prevent take of burrowing owls. According to CDFW's Staff Report: "the current scientific literature supports the conclusion that mitigation for permanent habitat loss necessitates replacement with an equivalent or greater habitat area ..." [emphasis added]. The proposed Project would not cause permanent habitat loss, and impacts to potential foraging habitat would be temporary (6 to 24 months, depending on soil source availability and weather). Installation of the new resource protection fence would enhance habitat for burrowing owls (i.e., by preventing access to the habitat by dogs and humans). This functional

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lift in habitat would compensate for any temporary impacts to foraging habitat.³ For these reasons, the District has determined that compensatory mitigation is not needed to reduce significant impacts to less-than-significant levels.

Comment 6-9

COMMENT 3: Ridgway's Rail

The IS/MND acknowledges that Ridgway's rail has been observed within Hoffman Marsh directly adjacent to the project site and includes Mitigation Measure BIO-6 addressing noise impacts through construction of a sound barrier and implementing 50-foot construction buffers. The 50-foot buffer may not be adequate to prevent impacts to the species even with the sound barrier. It is unclear how 50-feet was determined to be the appropriate starting point buffer for Ridgway's rail impact avoidance. Operation of heavy equipment and associated activities may cause breeding rails to temporarily or permanently leave the site. Construction activities may include the temporary or permanent installation of fencing, posts, poles, or other structures that may provide perching opportunities for avian predators of Ridgway's rails. Nest abandonment or reduced frequency or duration of care for young, as well as decreased time spent foraging and roosting, resulting in reduced health or vigor of all life stages may occur as a result of Project construction activities.

Response 6-9

It appears the commenter may have misinterpreted the intent of the 50-foot buffer described in Mitigation Measure BIO-6; the sole intent of the 50-foot is to mitigate potential impacts associated with construction traffic on the San Francisco Bay Trail (Bay Trail) during extreme high tide events. To clarify, the proposed Project construction Site is located north of Hoffman Channel. Construction vehicles would access the construction Site from the south by using a short segment (approximately 325 feet) of the Bay Trail located between the existing parking lot and the Hoffman Channel bridge. Aside from potential use of the parking lot as an equipment staging area, no other construction activities would occur south of the Hoffman Channel bridge.

The segment of the Bay Trail south of the Hoffman Channel bridge is 40 to 45 feet from the marsh-upland ecotone, which could be used by the Ridgway's rail as refugium during extreme high tide events. To avoid the potential that construction vehicles traveling along the Bay Trail could strike rails or cause them to flush from refugium, the IS/MND incorporated mitigation prohibiting construction activities within 50 feet of suitable refugia habitat during the 2 hours

³ The burrowing owl that had wintered at the site for several consecutive years died of avian flu in January 2025 (<https://bit.ly/3YIUfqc>). Since then, no burrowing owls have been detected at the site (as of December 9, 2025). The Project would have no impact on potential foraging habitat unless a "new" owl colonizes the site prior to construction.

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before and after a predicted extreme high tide event. Based on existing conditions and the noise analysis provided in the IS/MND, the District determined that use of the Bay Trail as an access route would not cause any other potentially significant impacts on biological resources.

To avoid confusion and ensure the impact is properly mitigated, Mitigation Measure BIO-6 has been modified, as shown in Section 3, *Revisions to the IS/MND*, of this document.

Comment 6-10

Ridgway's rail is a state fully protected species. Loss of emergent saline wetland habitat and upland refugia in and adjacent to the San Francisco Bay has contributed to declines in local populations of both rail species. Project impacts may further population declines of these species, including cumulative impacts resulting in the restriction of their range.

To Reduce Impacts to Less-Than-Significant: CDFW recommends incorporating the following mitigation measures to address impacts to Ridgway's rail.

Response 6-10

The proposed Project would not cause any loss of wetland or upland refugia habitat (see Appendix D, *Biological Resource Assessment*, page 44) and therefore would not contribute to the decline of rail species. The proposed Project would have a positive impact on habitat by preventing lead-contaminated soils from discharging into Hoffman Channel and San Francisco Bay.

Comment 6-11

Rail Surveys

CDFW recommends following the *2015 California Clapper Rail Survey Protocol* (<https://www.fws.gov/media/california-ridgways-clapper-rail-survey-protocol>) each year of construction in all suitable habitat within the Project. This protocol is recommended for conducting presence/absence surveys of California Ridgway's rail prior to Project construction (as opposed to other available protocols that may be more suitable for long-term monitoring purposes).

Response 6-11

Ridgway's rails are known to occupy Hoffman Marsh. The USFWS advised the District that there was no scenario in which survey data could be used to inform the mitigation strategy. Therefore, in lieu of conducting the presence/absence surveys recommended by CDFW, the District is assuming the presence of Ridgway's rails in Hoffman Marsh throughout the duration of the proposed Project. Due to this assumption, a temporary sound barrier would be installed prior to

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the initiation of construction activities. This sound barrier, which would remain in place year-round, would prevent potentially significant impacts to Ridgway's rails in Hoffman Marsh.

Comment 6-12

Rail Buffers

The IS/MND should disclose and assess an appropriate buffer. Without additional noise reducing modifications, a 700-foot no-work buffer is to be implemented between the location of construction activities and any current-year breeding rail detections, if construction cannot be avoided during the rail breeding season. The determined no-work buffers should be clearly marked with fencing or flagging to exclude workers from entering the no-work zone. Note that these features may be appropriate regardless of time of year to minimize impacts to foraging rails as well.

Response 6-12

The USFWS advised the District that noise from construction of the proposed Project could cause "take" of Ridgway's rails irrespective of the time of year (Raabe 2025). Due to the location of the Project Site in relation to habitat, it would not be possible to construct the proposed Project while also maintaining a year-round, 700-foot buffer between construction activities and Ridgway's rail habitat. Consequently, and consistent with USFWS guidance, the IS/MND requires installation of a temporary noise barrier to minimize impacts associated with the proposed Project.

The comment states: "[w]ithout additional noise reducing modifications, a 700-foot no-work buffer is to be implemented ..." It appears the comment did not consider the noise BMPs (IS/MND, p. 16) and noise barrier required under Mitigation Measure BIO-6. For other projects adjacent to rail habitat, CDFW has recommended: "[i]f establishing a 700-foot buffer around breeding rail detections is not feasible, noise-reducing modifications to equipment as well as portable acoustic barriers/blankets placed near noise sources may be appropriate to reduce auditory and visual impacts to breeding rails" (CDFW 2023). The BMPs and mitigation measures adopted in the IS/MND are consistent with this recommendation.

The 700-foot buffer referenced in CDFW's comment was derived from telemetry studies, and it includes an additional 250 feet of buffer distance beyond the average home range of the Ridgway's rail (equivalent to a circle with a 450-foot radius) (USFWS 2018). The USFWS determined that a 700-foot buffer would "ensure avoidance" of auditory and visual impacts, based on the assumption that construction noise levels over 80 dBA, or that are 3 dBA above background levels, could impact the Ridgway's rail (USFWS 2018, 2020a).

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Mitigation Measure BIO-8 ensures construction noise levels along the proposed Project boundary do not exceed 60 dBA, which is four times quieter than the USFWS's 80 dBA threshold. In addition, the noise barrier would prevent the proposed Project from causing a 3 dBA increase over ambient noise levels. Therefore, additional noise-reducing modifications are not needed to ensure avoidance of potentially significant noise impacts on Ridgway's rails.

Comment 6-13

Authority to Stop Work

The IS/MND should include language that specifies that the Qualified Biologist will have authority to stop work any time construction activities appear to cause disturbance to nesting rails (e.g., rails vocalize or fly away from a nest) or an active rail nest is found.

Response 6-13

Mitigation Measure BIO-9 authorizes the biologist to take immediate actions to rectify any issues of non-compliance with the IS/MND's mitigation measures. Mitigation Measure BIO-9 has been modified, as shown in Section 3, *Revisions to the IS/MND*, of this document, to include additional language specifying that the Qualified Biologist shall have authority to stop work any time construction activities appear to cause disturbance to rails (e.g., rails vocalize or fly away from a nest), an active rail nest is found, or if the Biologist believes the construction activities could have a significant impact on sensitive biological resources.

Comment 6-14

Avoid Predator Perching Structures

The IS/MND should include language that strives to avoid the temporary or permanent construction of features that may provide perching opportunities for avian predators. If needed for the Project, such features may be retrofitted with anti-perching devices to reduce the likelihood that avian predators will use them to perch.

Response 6-14

Mitigation Measure BIO-6 requires modification of the noise barrier to prevent avian predators from being able to perch on it. The proposed resource protection fence would not facilitate predation of rails by avian predators because the fence would be relatively short (approximately 42 inches high) and not located adjacent to rail habitat. The proposed Project does not include any other features that may function as perch sites for avian predators.

2. RESPONSE TO COMMENTS

Comment 6-15

COMMENT 4: Crotch's Bumble Bee

CDFW recognizes that the IS/MND addresses the potential to impact Crotch's bumble bee (*Bombus crotchii*) and provides Mitigation Measure BIO-7. This measure includes language that allows floral resources within the project's disturbance footprint to be carefully removed by the contractor with handheld tools to minimize foraging bee presence during project activities even if there are foraging Crotch's bumble bee found. There is still a risk of take of individual Crotch's bumble bee regardless of whether a nest has been discovered.

Response 6-15

The comment does not identify why CDFW believes there is still a risk of take regardless of whether a nest has been discovered. The IS/MND incorporates mitigation to avoid take of bumble bee nests, and the proposed Project does not entail activities that are likely to result in take of individual bees (e.g., due to pesticides, toxins, excessive dust, or fast-moving vehicles).

The primary threats to bumble bee populations are believed to be pathogens, insecticides, habitat loss, and climate change (Hatfield and Jepsen 2021). The proposed Project does not entail the use of insecticides, would not facilitate the transmission of pathogens, and would not have a significant contribution to climate change. Any impacts to bumble bee habitat would be temporary, and once the proposed Project is complete, the proposed Project amenities (e.g., native plants, log and boulder clusters) would provide higher-quality habitat for bumble bees than existing conditions.

Comment 6-16

To Reduce Impacts to Less-Than-Significant: CDFW recommends replacing or amending the current IS/MND BIO-7 Mitigation Measure.

Habitat Assessment

A habitat assessment shall be conducted by a qualified entomologist knowledgeable with the life history and ecological requirements of Crotch's bumble bee. The habitat assessment shall include all suitable nesting, overwintering, and foraging habitats within the Project area and surrounding areas. Potential nest habitat (February through October) could include that of other *Bombus* species such as bare ground, thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs. Overwintering habitat (November through January) could include that of other *Bombus* species such as soft and disturbed soil or under leaf litter or other debris. The habitat assessment shall be conducted during peak bloom period for floral resources on which Crotch's bumble bee feed. Further guidance on habitat surveys can

2. RESPONSE TO COMMENTS

be found within Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (<https://wildlife.ca.gov/Conservation/CESA>).

Survey Requirements

If Crotch's bumble bee habitat is present within the Project area, the Project should include a pre-construction survey plan as a mitigation measure. The survey plan should be submitted to CDFW for review. Surveys should be conducted by a qualified entomologist familiar with the behavior and life history of Crotch's bumble bee. If CESA candidate bumble bees will be captured or handled, surveyors should obtain a 2081(a) Memorandum of Understanding (MOU) from CDFW.

Surveys should be conducted during the colony active period (i.e. April through August) and when floral resources are in peak bloom. Bumble bees move nests sites each year, therefore, surveys should be conducted each year that Project work activities will occur. Further guidance on presence surveys can be found within Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (<https://wildlife.ca.gov/Conservation/CESA>).

Crotch's Bumble Bee Avoidance or Take Authorization

If Crotch's bumble bee is detected during pre-construction surveys, whether or not a nest is detected, a Crotch's bumble bee avoidance plan should be developed and provided to CDFW for review prior to work activities involving ground disturbance or vegetation removal.

If full take avoidance is not feasible, CDFW recommends that the IS/MND state that the Project proponent will apply to CDFW for take authorization under an ITP.

Compensatory Mitigation

CDFW recommends that the IS/MND include compensatory mitigation for the loss of all suitable Crotch's bumble bee habitat. Bumble bee floral resources should be mitigated at a minimum of a 3:1 ratio for permanent impacts in the absence of information regarding the compensatory mitigation site. Floral resources should be replaced as close to their original location as is feasible. If active Crotch's bumble bee nests have been identified and floral resources cannot be replaced within 600 feet of their original location, floral resources should be planted in the most centrally available location relative to identified nests. This location should be no more than 4,900 feet (1.5- kilometers [km]) from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. The IS/MND should state that mitigation lands will be protected in perpetuity under a conservation easement with an endowment established for long-term management of the lands.

2. RESPONSE TO COMMENTS

Response 6-16

The IS/MND (see Appendix D, *Biological Resource Assessment*, page 37) contains a habitat assessment. Conducting an additional habitat assessment would not alter the analysis and determinations in the IS/MND. The Project Site is a heavily used recreation area. The Site primarily consists of a non-native grassland with compacted soils and heavily disturbed vegetation. There are limited floral resources or potential nest sites within the proposed Project footprint. Collectively, these conditions are not conducive to occupation by bumble bees. Although the Project Site is unlikely to support bumble bees, the IS/MND makes the conservative determination that the Site provides potential habitat and that bumble bees could occur at the Site.

Mitigation Measure BIO-7 provides the pre-construction survey plan and bumble bee avoidance plan consistent with CDFW's comments. With respect to compensatory mitigation, any impacts to bumble bee habitat would be temporary. Temporal loss of habitat at the Site would be offset by the proposed Project amenities (e.g., native plants, log and boulder clusters), which would provide higher quality habitat for bumble bees compared to existing conditions. As part of the State of California Eastshore Park, the Project Site is designated as land protected for habitat preservation and recreation; therefore, establishing a conservation easement on the property is not needed to ensure bumble bee mitigation at the Site is protected in perpetuity. In conclusion, it is the District's determination that the BMPs and mitigation measures included in the IS/MND would enable the District to fully avoid take of bumble bees.

Comment 6-17

COMMENT 5: Special-Status Plants

Page 13 of the IS/MND states that a reconnaissance-level site visit was conducted on January 16, 2024 to assess the potential for special-status plant species. The timing of the survey conducted was not during the appropriate bloom period for special-status species with the potential to occur on Site. Additionally, it is unclear what protocol the Qualified Botanist and Qualified Biologist used when conducting the survey. Special-status plants are often narrowly distributed endemic species. They are susceptible to habitat loss and habitat fragmentation resulting from development, vehicle and foot traffic, and introduction of non-native plant species.

Appropriate methodologies for species detection should be clearly outlined and conducted well in advance of the anticipated start of construction. If CESA listed plants that may be impacted by the Project go undetected, the Project may result in mortality from direct impacts or degradation of habitat adjacent to ground disturbance.

2. RESPONSE TO COMMENTS

To Reduce Impacts to Less-Than-Significant:

Protocol-Level Surveys

CDFW recommends the IS/MND be revised to add a new mitigation measure with the following language:

The Project shall complete two years of protocol-level botanical surveys and incorporate the results into a revised IS/MND. The botanical survey results shall follow CDFW's 2018 Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities, including but not limited to conducting surveys during appropriate conditions, utilizing appropriate reference sites, and evaluating all direct and indirect impacts such as altering offsite hydrological conditions where the above species may be present. Surveys conducted during drought conditions may not be acceptable. If the botanical surveys result in the detection of the above CESA listed plants that may be impacted by the Project, or the presence of these species is assumed, the Project applicant shall obtain a CESA ITP from CDFW prior to construction and comply with all requirements of the ITP.

Surveys conducted during drought conditions may not be acceptable. If the botanical surveys result in the detection of CESA listed plants that may be impacted by the Project, or the presence of these species is assumed, the Project applicant shall obtain a CESA ITP from CDFW prior to construction and comply with all requirements of the ITP.

The IS/MND should be revised to include all species of special-status plants that will be impacted, and a well-developed, robust proposal for how the Project would be re-designed to avoid, minimize and/or mitigate impacts to those special-status plants. The applicant should provide a copy of the special-status plant survey results and proposed Mitigation and Monitoring Plan to CDFW for review and acceptance. Additionally, a Mitigation and Monitoring Plan should be prepared and implemented prior to Project implementation if special-status plants, including those with a rare plant ranking, are found during surveys.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

2. RESPONSE TO COMMENTS

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist EBRPD in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Mia Bianchi, Senior Environmental Scientist Specialist, at Mia.Bianchi@wildlife.ca.gov; or Sara Kern, Senior Environmental Scientist (Supervisory) at Sara.Kern@wildlife.ca.gov.

Response 6-17

Based on the January 16, 2024, reconnaissance investigation, review of available databases and literature, familiarity with local flora, and on-Site habitat suitability, no federally and/or State listed, California Rare, or California Rare Plant Rank species have the potential to occur within the Project Site. This was determined and justified based on the potential for occurrence evaluations of potentially occurring special-status plant species detailed in Appendix B of the Biological Resources Assessment (BRA; Nomad 2024). In Appendix B, 101 special-status plant species known from the region were evaluated for the potential to occur on the Site. All special-status plant species were ruled out as potentially occurring on-Site based on lack of suitable habitat including vernal pools, playas, coastal dunes, cismontane woodland, coniferous forest, chaparral, and/or serpentine soils. Species were also ruled out due to the high level of anthropogenic disturbance, lack of appropriate elevation ranges, and distributional limits, or they would have been recognizable during the January Site visit.

The “Survey Preparation” portion of the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018) state that “[b]efore botanical field surveys are conducted, the botanical field surveyors should compile relevant botanical information in the general Project area to provide a regional context ... Generally, identify vegetation and habitat types potentially occurring in the Project area based on biological and physical properties (e.g., soils) of the proposed Project and surrounding ecoregion. Then, develop a list of special status plants and sensitive natural communities with the potential to occur within the vegetation and habitat types identified.”

2. RESPONSE TO COMMENTS

Nomad Ecology botanists compiled relevant botanical information pertaining to the Project area, which resulted in a list of 101 special-status plant species that have been detected within the nine U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles centered on the Project study area. Nomad Ecology botanists then conducted a field investigation to assess the Site's vegetation, habitat types, and biological and physical properties. That evaluation resulted in the determination that none of the 101 special-status plant species have the potential to occur in the Project study area. As stated in the BRA: "[a]lmost all the study area, except for a small strip along the eastern edge, was artificially created as a result of fill placement west of the historic shoreline as the Site was historically used for the dumping of construction/demolition and industrial waste. As such, the upland habitat and adjacent marshland can be considered highly disturbed from its origin and of poor-quality habitat for native vegetation." This statement was accompanied by an image from the 1949 United States Geological Survey (USGS) topographic map (below),⁴ which shows that the Project Site (outlined in red) was open water before it was used as a dump site.



The BRA (Nomad 2024) provides additional evidence supporting the conclusion that no special-status plant species have the potential to occur in the Project study area. Based on that evidence, protocol-level botanical surveys were not necessary to make the determination that the proposed Project would have no impacts on special-status plants.

7. Sally Stephens, October 16, 2025

Comment 7-1

I am writing on behalf of the San Francisco Dog Owners Group (SFDog) to express concern about one aspect of the North Point Isabel Park Cap Resilience Project – the proposal to fence off the entire edge of Hoffman Bay. We support the core goals of the project – to repair the landfill's eroding clay cap and protect it from sea level rise. We also support thoughtful recreational upgrades, including gentle grading and site contouring, elevated viewpoints, paved trails, new seating areas, and a perimeter trail.

⁴ <https://ngmdb.usgs.gov/topoview/viewer/#16/37.9030/-122.3198>

2. RESPONSE TO COMMENTS

SFDOG does not support fencing off Hoffman Bay. Fences are ugly and will fundamentally alter the sense of openness and freedom that draws people to North Point Isabel. The aesthetics and experience of this area will be impacted for ALL park users, not just people walking with dogs.

Response 7-1

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 7-2

The justification for the fence appears to be to keep dogs away from the shoreline and, therefore, to protect birds. Yet there is no site-specific data cited to support the need for this draconian solution to a problem that may not be a major problem. How many birds are there at the shoreline? How many dogs go down to the water? How often do dogs chase birds at Hoffman Bay? Are birds breeding, fishing, or resting there? We don't know because there is no discussion in the plan and statistics are not cited. A major change in access and aesthetics should not be made without solid data supporting the need for it. That doesn't exist here.

Response 7-2

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 7-3

Instead, there are references to studies that were not done at Point Isabel. In place of site specific, evidence-based data, these studies often refer to problems that "could" or "might" occur. The Golden Gate National Recreation Area tried for over a decade to restrict access based on similar speculative studies. They too lacked site-specific data proving a need for restrictions. This tactic created significant controversy and opposition. Ultimately, the plan was withdrawn after lengthy court proceedings in which SFDOG was a plaintiff.

If dogs bothering birds at Hoffman Bay is a big enough problem to warrant erecting fences, why has this issue not been part of the planning process for this project? Why has there been little user engagement on the issue? Over the years, few signs have been posted in the area warning of a problem. We are not aware of any ranger presence or education by naturalists on this issue. Why raise it now, at the last minute?

Finally, the idea of fencing off Hoffman Bay may be counterproductive. It could force people and dogs to walk just one minute north along the Bay Trail to a beach with higher habitat value than the area in question. Will that area also be fenced? Will the entire seashore at Point Isabel be fenced, depriving ALL park users of access to the shoreline?

2. RESPONSE TO COMMENTS

SFDOG is a 501(c)(3) nonprofit dedicated to responsible dog ownership and increasing offleash recreational opportunities for people whose dogs are under control. While a majority of our members are based in San Francisco, we do have many members who enjoy walking at Point Isabel with their dogs or who live in the East Bay.

Please do not use this significant – and needed – landfill cap maintenance project to make a major change in access without a more robust public comment period. The rest of the project should go forward without delay. But please remove the proposed fence. We urge you to engage park users in open discussions about how North Point Isabel and Hoffman Bay are used and why they are so beloved, and how to balance recreation with habitat protection.

Response 7-3

Please see Topical Response 2, *Resource Protection Fencing*.

8. Point Isabel Friends, October 17, 2025

Comment 8-1

Thanks for the opportunity to comment on the North Point Isabel Park Cap Resilience Project (NPIPCRP). Although it is one of the smallest parks in East Bay Regional Park District (EBRPD), Point Isabel and North Point Isabel together are the **single-busiest spot in the park district. It's important to preserve what makes this unique place special, including its world-class views and sense of open space.**

I'm submitting these comments on behalf of many members of **Point Isabel Friends**, an online community of nearly 4,000 people.



Hoffman Bay at dusk (Ellen Soohoo)

Response 8-1

This comment serves as an introduction to the comment letter and does not address the adequacy of the analysis in the IS/MND. Therefore, no further response is necessary.

2. RESPONSE TO COMMENTS

Comment 8-2



Fencing along Hoffman Channel (Ellen Soohoo)

One general comment is that it would be very helpful if you were to label Hoffman Bay on the project maps. Please also label these areas to make discussing them easier:

- The westernmost area near the mouth of Hoffman Channel where people and dogs will continue to be able to access San Francisco Bay
- The spit into Hoffman Bay
- The location we're calling "Hoffman Bay beach" here. (See photo on page 5.)

Response 8-2

This comment suggests adding labels to the figures within the IS/MND. This comment is noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no further response is necessary.

Comment 8-3

Qualified Support for the Project

We thank District staff for the creativity, skill, and energy that have gone into this proposal. We fully support the cap-resilience aspect of the project and the proposed park enhancements.

However, we have serious concerns about fencing the Hoffman Bay shoreline, and we would also like to see the existing temporary fencing along Hoffman Channel finally removed as part of this project.

It's not clear that fencing any portion of Hoffman Bay is necessary. Site observations suggest that, along most of the shoreline, people and dogs rarely access the water or mudflats. The existing boulders already serve as a natural barrier. Could more be added?

Response 8-3

Please see Topical Response 2, *Resource Protection Fencing*.

2. RESPONSE TO COMMENTS

Comment 8-4

Some of the information referenced appears a bit dated or overly general. Park user data is drawn from the 2002 Eastshore State Park General Plan, and the wildlife studies cited are not specific to Hoffman Bay. There seems to be limited long-term bird population data for this area. The plan does not distinguish between the kinds of dog impacts possible in sensitive wilderness areas and the more limited, temporary disturbances that might occur here.

Response 8-4

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 8-5

Finally, one important note about the planned recreation enhancements. On page 114, you specify that “No new waste receptacles would be added as part of the proposed project because waste generation is not anticipated to exceed what is currently generated.” Park users hope the District is referring to the pre-pandemic number and locations; over the past few years, some waste receptacles have disappeared and not been replaced. We hope more bag dispensers will be added, too, as that model has been so successful at Point Isabel Regional Shoreline.

Response 8-5

This comment inquires about the number of waste receptacles that would be installed on the Project Site. The proposed Project includes trash cans and dog-waste bag receptacles at the southeast entrance, the northeast entrance, two locations along the north trails, and two locations at the western end.

Comment 8-6

Regular visitors and user groups have worked closely with park supervisors and staff for many years on a wide range of issues. We have long served as dedicated stewards of the park—volunteering; cleaning; advocating for shared, responsible use; and contributing funding. We care deeply about this place and want to see it thrive for both people and wildlife.

Thank you for your willingness to engage directly with the community to address concerns and explore opportunities to make the park even better for everyone. We look forward to that! Meanwhile, we are making six specific requests and suggestions on the following pages.

2. RESPONSE TO COMMENTS

Response 8-6

The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 8-7

Six Specific Asks

1) Don't fence the shoreline of Hoffman Bay.

Many park users feel strongly that fencing the shoreline is overreach when there are only two places along that shoreline where people or dogs access the water. (The existing boulders along the shoreline make reaching the mud or water difficult.) A fence would **dramatically and permanently harm sublime and unique views** that many park visitors, with and without dogs, specifically come to North Point Isabel to enjoy. It would also diminish the vital feeling of open space.



Broad vista over Hoffman Bay peripheral trails (Mary Barnsdale)

Fencing can also have unintended consequences. The fencing already in place on both sides of North Point Isabel created feral cat migration corridors that allowed cats to menace burrowing owls. There is a public safety issue, too: If an errant child or dog were to get into the mudflats, a fence would make rescue harder. A few months ago a senior citizen and his dog both became stuck in the mudflats on the opposite side of Hoffman Bay, along the Bay Trail, and had to be extracted by first responders.



Feral cat behind fencing near former burrowing owl area, Hoffman Bay (Ellen Soohoo)

Response 8-7

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 8-8

2) Use boulders along Hoffman Bay to prevent access, if needed. A natural-looking solution will preserve the look and feel of the park. The NPIPGRP will raise the perimeter path and presumably make the banks of Hoffman Bay even more steep. The additional boulders that will need to be added should enhance the effectiveness of the ones currently in place.

2. RESPONSE TO COMMENTS

Response 8-8

This comment offers an alternative to the resource protection fencing that is proposed. This comment is noted and does not address the adequacy of the analysis in the IS/MND. Therefore, no response is required. For a discussion of the aesthetic impacts of the proposed resource protection fencing, please see Topical Response 2, *Resource Protection Fencing*.

Comment 8-9

3) **Remove the fence along Hoffman Channel.** The primary objective of the NPIP-CRP is to repair the clay cap on the landfill to prevent lead leakage and protect against sea level rise. The fencing along Hoffman Channel was presented some years ago as a temporary measure to halt any erosion on that bank until the cap could be fixed. Instead, the NPIP-CRP proposes to make it permanent.



Temporary fencing along Hoffman Channel (Ellen Soohoo)

Response 8-9

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 8-10

4) **Educate and inform park users at “Hoffman Bay beach” rather than abruptly eliminating a popular recreation option.**



Birds feeding at “Hoffman Bay beach” at low tide (Mary Barnsdale)

To date, educating and monitoring park users has been left mostly to other park visitors. The District could explore educating park users and monitoring compliance before eliminating high-tide water access enjoyed by many, not just people with dogs. There could be better signs (more signs, more direct and more conspicuous, and not just in English); ongoing education by rangers and naturalists; and fines for infractions.

Not all park visitors understand exactly what low tide is, by the way, and the existing signs do not clarify that. (Some refer to keeping dogs out of the water when mud is visible, rather than when the water is low.) It would be

2. RESPONSE TO COMMENTS

possible to mount a post in Hoffman Bay—similar to posts that measure snowfall along rural roads—that explicitly shows how high the water needs to be before a person or dog can go in.

Response 8-10

The commenter’s suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 8-11

5) Install a bird-viewing platform along the east side of the “spit.” (Refer to pages 1 and 5 for photos of the area being discussed here.) To better protect birds, we think it would be appropriate to prevent people and dogs from going down the eastern bank of the spit into Hoffman Bay and to prevent people from fishing on that side.

The spit is popular for viewing shorebirds and pelicans and may hold the richest educational opportunities at either North Point Isabel or Point Isabel Regional Shoreline. An attractive wooden bird-watching fence (perhaps akin to the two platforms on Buchanan Street, at the Albany waterfront) could be built along the eastern length of the spit. It could include informational signage about shorebirds, thereby bolstering the educational efforts at nearby Hoffman Bay beach. The west side could be left open for fishing and unobstructed views of San Francisco Bay.

Response 8-11

The commenter’s suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 8-12

6) Make water access at the westernmost edge of North Point Isabel safe and easy. The plan preserves access to the water at that edge at high tide, but it’s not clear if it makes it safer and easier. Currently that bank is riprap, with no ramp or steps. Big dogs can get up and down but it’s potentially dangerous for kids, adults, and smaller dogs.

Response 8-12

The commenter’s suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 8-13

Corrections to Terminology and History

2. RESPONSE TO COMMENTS

Mary and a member of the Point Isabel watersports community will submit a joint comment about **removing all references to “dog park” and “the new dog park.”** EBRPD does not operate dog parks. Point Isabel Regional Shoreline and North Point Isabel are multiuse parks where dogs are allowed off-leash.

A misunderstanding about the fundamental difference between dog parks and parks that allow dogs off-leash resulted in Point Isabel and North Point Isabel being closed to visitors early in the COVID-19 pandemic. (County health officials had ordered all dog parks shut, which should not have included a 50-acre regional park that happens to allow dogs off-leash.) It took two months and the concerted efforts of EBRPD Director Elizabeth Echols, recreational dog walkers, and watersports enthusiasts to get the park open again.

Response 8-13

The commenter’s suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 8-14

Another **important correction**: On page 101, you say: *“Due to demand at Point Isabel Park, visitors have expanded their use into the project site.”* That’s not how recreational dog walking on North Point Isabel evolved. Recreational users were frequenting the landfill we now call North Point Isabel even before Point Isabel Regional Shoreline was established in 1975—and decades before North Point Isabel became part of Eastshore State Park. It was Jean Siri, out walking her dog on North Point Isabel in 1972, who discovered battery casings and informed the Army Corps of Engineers in Richmond. (Ms. Siri served later on the EBRPD board of directors.)

Most important, off-leash dog walking didn’t just “expand” into North Point Isabel. It was **specifically included in the Eastshore State Park General Plan in 2002** after a lengthy public process (during which 20,000 signatures were presented to state park planners in support of preserving longstanding recreational uses). You also have that language in Section 1 of the Biological Resource section and possibly other places. Please correct it throughout the NPIP CRP documentation.

Response 8-14

The commenter’s suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

2. RESPONSE TO COMMENTS

Comment 8-15

We look forward to collaborating with District staff to make North Point Isabel the best it can be. If we can contribute materially—fundraising for educational signage or a bird-viewing platform, for example—we are eager to help.

Response 8-15

The comment serves as a conclusion to the preceding comments. Please see Responses 8-1 through 8-14.

9. Eileen Cohen, October 19, 2025

Comment 9-1

Thank you for the opportunity to comment on the North Point Isabel Park Cap Resilience Project draft plan.

I have been a frequent visitor to both Point Isabel Regional Shoreline and (more often) North Point Isabel since the late 1980s. I take my dog there almost daily for off-leash exercise.

I applaud EBRPD's plans to make North Point Isabel safer. I appreciate that reinforcement of the clay cap – especially with the prospect of sea-level rise in view – is an essential follow-up to the remediation that first addressed toxic lead pollution there in the 1980s. I also welcome plans to enhance accessibility for a broader population of park users, as well as proposed aesthetic improvements.

Response 9-1

The commenter's suggestions are noted. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no response is necessary.

Comment 9-2

However, I want to object in the strongest possible terms to the proposal to fence off Hoffman Bay. I can think of no rationale for preventing dogs from having the same limited access that +they currently have to swimming or playing in the bay **during high tides** when aquatic birds are not present. (I refer to current access as limited because the boulders along the shoreline are an extremely effective barrier, and only a couple of narrow, rocky quasi-beaches are relatively easy to reach.) Furthermore, the park's unobstructed, stunning bay views are prized by **all** of the park's users: hikers, joggers, photographers, bird watchers, etc. An unnecessary fence will be an unnecessary aesthetic blight on a unique recreational haven.

2. RESPONSE TO COMMENTS

I urge EBRPD instead to enhance its efforts to educate park users about the restrictions that apply to low tides – primarily through clear and conspicuous signage, but also through a well publicized enforcement structure (such as citations and penalty fees) for violations.

Response 9-2

Please see Topical Response 2, *Resource Protection Fencing*.

Comment 9-3

Finally, I want to add a word about the comment you received from Point Isabel Dog Owners (PIDO) dated October 3, 2025. I’m a PIDO member of long standing and an active volunteer for the group. **However, I do not endorse the portion of PIDO’s comment indicating receptivity to the fencing of the Hoffman Bay shoreline.** The PIDO board of directors did not garner input from its 3,000+ members before sending that comment to you. At a recent PIDO board meeting, I was among numerous attendees who urged the board to withdraw its hasty approval of fencing the entire shoreline and instead work with the community and EBRPD toward a better plan.

I wholeheartedly endorse the public comment submitted to you on October 17 by **Point Isabel Friends**, a broad-based online community of park users and stakeholders.

Kindly acknowledge receipt of my message, and thank you for considering my remarks.

Response 9-3

This comment states the support of the proposed Project and the endorsement and non-endorsement of other comments previously submitted. This comment does not address the adequacy of the analysis in the IS/MND, and no further response is necessary.

10. Mary Barnsdale & David Fielder, October 20, 2025

Comment 10-1

This is a joint comment from David Fielder, for the Point Isabel watersports community, and Mary Barnsdale, for recreational dog walkers.

On behalf of the park visitors who enjoy recreation at Point Isabel and North Point Isabel, please eliminate the terms “dog park,” “existing dog park,” and “new dog park” from all North Point Isabel Park Cap Resilience Project documents. These can be found in several places.

Both sides of the park are managed by East Bay Regional Park District (EBRPD) as multiuse parkland where dogs are allowed off-leash. Dog parks, on the other hand, are typically small,

2. RESPONSE TO COMMENTS

fenced facilities, managed by cities or counties, and dedicated to a single form of recreation. EBRPD doesn't operate dog parks.

A misunderstanding about the fundamental difference between the two resulted in both Point Isabel Regional Shoreline and North Point Isabel being closed to visitors early in the COVID-19 pandemic. County health officials had ordered all dog parks shut, which should not have included a 50-acre regional park that happens to allow dogs off-leash. It took two months and the concerted efforts of EBRPD Director Elizabeth Echols, watersports enthusiasts, and recreational dog walkers to get the park open again.

Response 10-1

The text of the IS/MND has been revised, as shown in Section 3, *Revisions to the IS/MND*, of this document, to refer to the off-leash area of the park as an "off-leash dog use area" rather than a "dog park."

3. REVISIONS TO THE IS/MND

This section contains minor revisions and/or clarifications to the IS/MND text as a result of the comments received as described in Chapter 2, *Response to Comments*, and/or to correct any minor errors and omissions discovered after release of the IS/MND for public review. New text is shown in double underline, and removed text is shown in ~~striketrough~~ formatting.

The text in Section 1.1, *Purpose and Scope*, is revised as follows:

Pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Sections 15000 et seq.), as amended, this Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify the potential environmental impacts associated with the repair and restoration of the ~~landfill cap that covers a landfill at~~ North Point Isabel prescriptive cover (cap), a 17-acre area of Point Isabel Regional Shoreline in Richmond, California, and the installation of park amenities and landscape improvements (herein referred to as the proposed project). This IS/MND evaluates each of the environmental issues listed in Section ~~35~~, *Environmental Evaluation*. The objective of this IS/MND is to inform the East Bay Regional Park District (District), representatives of other affected/responsible agencies, and other interested parties of the potential environmental effects that may be associated with the development and operation of the proposed project and to recommend mitigation measures, when required by CEQA, to reduce potentially significant environmental impacts.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the ~~East Bay Regional Park District~~ is the Lead Agency and is charged with the responsibility of deciding whether or not to approve the proposed project.

The text in Section 2.1, *Project Location and Setting*, is revised as follows:

Point Isabel Regional Shoreline (Point Isabel) is part of the ~~State of California's~~ California Department of Parks and Recreation's (DPR) McLaughlin Eastshore State Park and is operated by the ~~East Bay Regional Park District~~ (see Figure 1, Point Isabel Regional Shoreline Cap Resilience Project Regional Setting). The Eastshore State Park encompasses approximately 2,262 acres of tideland and upland area and extends roughly 8.5 miles along the shore of the San Francisco Bay, from the Bay Bridge in Oakland north to the Marina Bay neighborhood in the City of Richmond (California State Parks and Recreation 2002).

Point Isabel is a 53-acre designated off-leash dog use area, comprised of several parcels located to the north and south of the Hoffman channel. The parcel to the north of Hoffman channel, informally known as North Point Isabel (herein referred to as the project site), was acquired by

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DPR and District in 1997 from Catellus Development Corporation (Catellus). Catellus used the project site as a disposal area for construction and industrial waste, primarily battery casings, during the 1950s to the late 1960s (EKI Environment & Water 2018). In the 1980s, the project site completed environmental cleanup under the San Francisco Bay Regional Water Quality Control Board (RWQCB), which adopted Site Cleanup Requirements (SCR) Order 84-006 (RWQCB 1984). The cleanup effort involved preparing and implementing a Remedial Action Plan (RAP) that required removal of battery casings and impacted soils, which were then disposed of off-site; construction of a clay cap over the landfill; and long-term monitoring of the shoreline and cap, with maintenance as required (EKI Environment & Water 2018). Ongoing monitoring and maintenance requirements for the project site were identified in the SFRWQCB SCR Order No 98-072 issued on July 15, 1998. On April 27, 2018, the RWQCB issued a California Water Code Section 13267 Technical Report Requirement Order (13267 Order) based on observations that the landfill cap was potentially eroding. The 13267 Order required additional characterization, an interim cover of the exposed cap, and alternatives for future cap improvements.

~~and use of this area has expanded north to a portion of the park informally known as North Point Isabel (herein referred to as the project site). Prior to acquisition by California State Parks / East Bay Regional Park District, the project site was used as a dumping ground for construction/demolition and industrial waste. The man-made fill was limited to dumping on the ground. No natural landforms were used for placement of the waste at the project site. The project site became known as the Battery Point due to a large quantity of battery casings that were buried at the project site during the 1950s and 1960s (EKI Environmental & Water 2018). The project site became the subject of an environmental cleanup in the 1980s under Abatement Order Number 84-006 from the Regional Water Quality Control Board San Francisco Bay (RWQCB) (Regional Water Quality Control Board San Francisco Bay 1984). The cleanup effort involved preparation and implementation of a Remedial Action Plan (RAP) that required removal of battery casings and lead-impacted soils that were then disposed of off-site, construction of a clay cap over the landfill, and long-term monitoring of the shoreline and cap, with maintenance as required (EKI Environmental & Water 2018). Ongoing monitoring requirements for the project site were identified in Abatement Order Number 87-14.~~

This project site was identified as being vulnerable to tidal inundation and storm flooding in the District's Sea Level Rise Risk Assessment and Prioritization Plan (EBRPD 2021). North Point Isabel Regional Shoreline's bayside perimeter trail is particularly vulnerable to storm flooding with its earthen levee currently residing at around 13 feet above mean sea level (amsl).

The City of Richmond General Plan land use designation and zoning for the project site is Open Space. The area surrounding the project site is currently characterized by the Richmond Inner Harbor/San Francisco Bay to the north and west, and open space to the east and south.

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~~Since that time, annual inspections by the RWQCB have indicated that the landfill cap is eroding. Lead-contaminated soils have been detected in the perimeter drainage ditch, Hoffman Channel, and other areas and are likely discharging with stormwater into the San Francisco Bay. The RWQCB issued a Site Cleanup Requirement Order Number 98-072 in 1998 requiring repair of the degraded landfill cap.~~

The text in Section 2.2, *Proposed Project*, is revised as follows:

Through a funding partnership with California State Parks, the proposed project seeks to beautify and improve the project site's resilience to sea level rise by enhancing the existing remedial cap to provide long-term, sustainable recreational use of the park through effective grading, drainage, and planting to prevent soil erosion. The proposed project has five primary goals:

- Provide sea level rise resilience by raising the site's elevation with import soils and increased rock slope protection along the shoreline.
- Effectively stabilize the cap by raising the site's elevation above pre-existing classified soils. Install a new paved and gravel trail network to provide universal site access.
- Grade planted slopes and install a continuous vegetated swale to reduce soil erosion and filter sediments from site-generated stormwater before discharge into the San Francisco Bay.
- Provide more site furnishings to enhance and improve the user experience of the large off-leash dog use area.
- Install resource protection fencing to prevent dogs from reaching shorebirds in the adjacent mudflats.

The text in Section 2.2.3, *Operations*, is revised as follows:

Once the sea level rise resilience activities and installation of park amenities and landscape improvements are complete, the project site would resume operation as a park. Routine landscaping maintenance and repairs to the off-leash dog use area ~~dog park areas~~ would be conducted by the ~~East Bay Regional Park~~ District.

The text in impact discussion (a) in Section 3.4.2, *Explanation of Checklist Answers*, in Section 3.4, *Biological Resources*, is revised as follows:

Migratory Birds

Construction activities have the potential to directly affect nesting birds through trampling, vehicle strikes, and vegetation removal. Because the existing off-leash dog use area ~~dog park~~ would be closed during construction of the proposed project, there would be less human activity at the project site during construction when compared to existing conditions. However,

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human activity and noise associated with proposed project construction could indirectly adversely affect birds, causing nest abandonment or disruption of brooding behaviors essential to viability of eggs and survival of chicks. The proposed project's direct and indirect impacts on migratory birds are potentially significant but would be reduced to a **less-than-significant impact with mitigation** through implementation of **Mitigation Measure BIO-1** (Worker Environmental Awareness Training), **Mitigation Measure BIO-4** (Nesting Bird Mitigation), **Mitigation Measure BIO-8** (Hoffman Marsh), and **Mitigation Measure BIO-9** (Biological Monitoring).

Salt Marsh Harvest Mouse

The USFWS has issued Biological Opinions for numerous projects potentially affecting the salt marsh harvest mouse, several of which state that loud noises or the presence and movement of nearby people and heavy equipment may disturb salt marsh harvest mice by altering foraging, sheltering, and dispersal activities. While these potential effects are plausible, they have not been studied, nor is there any scientific information suggesting that noise and human activity near salt marsh harvest mouse habitat are significant threats to the species. As described above, the existing off-leash dog use area ~~dog park~~ would be closed during construction of the proposed project. As a result, human activity near marsh habitat during construction would be reduced when compared to existing conditions. For these reasons, impacts on the salt marsh harvest mouse due to noise and human activity would be less than significant.

Potential Noise Impacts to Wildlife

This discussion evaluates the potential noise impacts to wildlife, including potential California Ridgway's rail (*Rallus longirostris obsoletus*) and Salt-marsh Harvest Mouse (*Reithrodontomys raviventris*) habitat within Hoffman Marsh to the east of the project site. For additional details on the project's potential noise impacts, see Section 3.13, *Noise*.

The effects of noise on wildlife depend on the nature of the ~~noise source~~ auditory stimulus (Francis and Barber 2013). Chronic and frequent noise can impair an animal's sensory capabilities, thereby masking biologically relevant sounds used for communication, detection of threats or prey, and spatial navigation (Ortega 2012, Francis and Barber 2013). Intermittent and unpredictable "impulse" noise stimuli that startle animals are perceived as threats and generate self-preservation responses such as fleeing or hiding. Most noise-related impacts appear to involve behavioral responses across four categories: (1) changes in temporal patterns, (2) alterations in spatial distributions or movements, (3) decreases in foraging or provisioning efficiency coupled with increased vigilance and anti-predator behavior, and (4) changes in mate attraction and territorial defense (Wright et al 2010, Francis and Barber 2013). These disturbance-, distraction-, and masking-mediated behavioral changes could directly affect individual survival and fitness or lead to physiological stress that may then compromise fitness.

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Irrespective of whether the noise is perceived as a threat or masks biologically relevant sounds, increases in noise intensity (loudness or amplitude) increase the severity of the effects.

Wildlife response to noise varies among taxa and species. For example, an impulse noise that causes a bird to flush from its nest may have no measurable effect on a reptile. Among birds, some species tolerate noisy environments and have learned to communicate by adjusting their song frequency levels, whereas other species will avoid the noisy environment altogether. Finally, there may be variance at the individual level, where some individuals tolerate the noise stimuli, but others do not.

The existing level of ambient noise is a critical variable in the effect that additional anthropogenic noise has on wildlife. In its analysis of the impacts of human disturbance on the California Ridgway's rail and salt marsh harvest mouse, the U.S. Fish and Wildlife Service (USFWS) determined that significant impacts to these species would occur if project noise levels in marsh habitat either: (1) exceeded 80 decibels (dBA), or (2) exceeded the ambient noise level by 3 dBA (USFWS 2013, 2020). Subsequent research suggests that impacts occur at ~~much~~ lower noise levels, ~~and that a 60 dBA threshold would be appropriate~~ for birds and mammals in an area with relatively high ambient noise levels (Barber et al. 2010, Dooling and Popper 2016, Shannon et al. 2016). Therefore, this analysis uses the USFWS's thresholds to assess noise impacts from the proposed project, except the first threshold was lowered to ~~60 dBA~~ the measured average ambient noise level. ~~For the purposes of this analysis, and~~ thresholds based on not to exceed "ambient noise levels + 3 dBA" are used to determine impact significance at sensitive habitat receptors in the Hoffman Marsh.

The existing noise environment was measured as part of the noise analysis for the proposed project (see Appendix C, *North Point Isabel Cap Improvement Project Noise and Vibrational Technical Study*). Short-term (15-minute) noise measurements were taken at six locations near the project site. Five of these locations were along the western edge of Hoffman Marsh. In addition, long-term (24-hour) noise measurements were taken at three locations that were ~~both~~ near the project site and along the western edge of Hoffman Marsh. Data from these nine sampling locations were used to characterize ambient noise conditions and assess potential impacts to special-status animals that may occur in Hoffman Marsh.

According to the noise study, ambient short-term monitoring results (Table 11, Section 3.13) range from approximately 58.5 dBA Leq to 74.2 dBA Leq and ambient long-term monitoring results (Table 12, 13, and 14, Section 3.13) range from approximately 51 dBA Leq to 70 dBA Leq. The average hourly noise levels recorded at sites LT-1, LT-2, and LT-3 are used to establish the ambient noise threshold and are 66.4 dBA Leq, 66.2 dBA Leq, and 60.1 dBA Leq, respectively.

~~The marsh vegetation in the Hoffman Marsh to the east of the project site is habitat for the California Ridgway's rail (*Rallus longirostris obsoletus*). In 1991, the U.S. Fish and Wildlife~~

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~~Service (USFWS) recommended that noise levels not exceed 60 dBA to protect the gnatcatcher (*Poliophtilidae*) and other bird species. While this threshold is commonly used for other endangered species, this project utilizes site specific thresholds based on existing ambient noise levels from long term measurements. A previous biological opinion suggested that project-related noise levels should not exceed “ambient noise level + 3 dBA” and essentially limit project-related construction noise level to the current ambient environment. Therefore, thresholds of 66 dBA Leq (LT-1 and LT-2) and 60 dBA dBA Leq (LT-3) are applied at measurement locations (Lt-1, LT-2, and LT-3) in Hoffman Marsh to assess noise impacts on the California Ridgway’s rail off site.~~

Summary

~~According to the noise study:~~

~~Single event haul (dump) truck trips (Table 17, Section 3.13) associated with the project would generate intermittent, maximum noise levels of approximately 77 dBA (Lmax) at 50 feet (from the truck). Project haul trips would not exceed 60 dBA Leq or result in a 3 dBA increase over the existing Leq conditions at any of the short term noise measurement locations.~~

~~Without mitigation, project construction noise levels (Table 18, Section 3.13) would range from 54.5 dBA Leq to 74.9 dBA Leq at the western edge of Hoffman Marsh. The increase over ambient noise due to project construction activities would range from 1.0 dBA to 8.5 dBA, depending on the specific location and type of construction activity. This increase above ambient conditions would result in a potentially significant impact on special status animals in Hoffman Marsh. Installation of a temporary noise barrier, as described in the project’s noise study (Appendix C), would reduce construction noise impacts to a level considered less than significant (see Mitigation Measure BIO-8).~~

~~Maximum ambient noise levels (Lmax) at the eight sampling locations near Hoffman Marsh ranged from 64.1 dBA (at location ST-1) to 82.1 dBA (at location LT-2). Maximum noise levels (Lmax) due to construction of the project could reach 69 to 73 dBA at these locations.~~

Potential Traffic Noise Impacts to Wildlife

Table 17, *Project Haul Truck Trip Analysis*, in Section 3.13, *Noise*, shows the ambient noise levels at short-term measurement locations, the combined noise level due to project haul truck trips, and the increase over ambient noise level attributable to project haul truck trips. As shown in Table 17, project haul trips would not result in a 3 dBA increase over existing conditions at any of the short-term noise measurement locations representing noise-sensitive California Ridgway’s rail receptors in the Hoffman Marsh. Although the project’s haul trucks would generate maximum noise levels comparable to ambient conditions, it would greatly increase

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~~the frequency and abundance of these loud impulse noise events. In addition, chronic noise levels at Hoffman Marsh would exceed the 60 dBA threshold when construction activities are occurring in the eastern portion of the project site, and they could exceed ambient conditions by more than 3 dBA (i.e., the second USFWS thresholds). These impulse and chronic noise events associated with construction of the proposed project could have a significant impact on the Ridgway's rail and other special status animals in Hoffman Marsh. Installation of a temporary noise barrier, as required by Mitigation Measure BIO-8, would reduce this impact to a less-than-significant impact with mitigation.~~

Potential Construction Noise Impacts to Wildlife

As shown in Table 18, *Proposed Project-Related Construction Noise, dBA L_{eq}*, in Section 3.13, *Noise*, project construction noise levels would range from 54.5 dBA L_{eq} to 74.9 dBA L_{eq} at representative potential nesting habitat in the Hoffman Marsh during all construction activities. In addition, the increase over ambient noise due to project construction activities would range from 1 dBA to 8.5 dBA without mitigation. As shown in Table 18, construction noise levels would result in the exceedance of applied ambient noise thresholds of a 3 dBA increase at LT-1 and LT-2 (66 dBA L_{eq}) and at LT-3 (60 dBA L_{eq}) during daytime hours for noise-sensitive California Ridgway's rail receptors in the Hoffman Marsh, which would result in a potentially significant impact. However, implementation of Installation of a temporary noise barrier, as required by Mitigation Measure BIO-8 would ensure that impacts would be reduced to a **less-than-significant impact with mitigation**.

The following text, table, and figure, are added to the end of impact discussion (a) in Section 3.4.2, *Explanation of Checklist Answers*, in Section 3.4, *Biological Resources*. Subsequent tables and figures in the IS/MND are renumbered accordingly.

Summary

In summary, the noise analysis described above - and as shown in Table 7, *Biological Resources Construction Noise Analysis Summary* - uses Noise Monitoring Locations LT-1, LT-2, and LT-3 to establish ambient noise conditions for modeling and results along the west edge of Hoffman Marsh. Figure 6, *Approximate Noise Barrier Location*, shows the approximate location where a noise barrier would be installed pursuant to Mitigation Measure BIO-8 to ensure adequate noise reduction, and shows the Noise Monitoring Locations used in this analysis.

As shown in Figure 4, the noise barrier is proposed to be located west of the marsh and would not reduce freeway noise from I-580; therefore, noise levels are expected to remain at their current levels rather than be reduced below those attributable to I-580 traffic. The analysis assumes the proposed Project's construction equipment is the only noise-generating source(s);

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consequently, the noise Monitoring Location noise levels with a barrier shown in Table 7 may be below ambient noise levels. The analysis assumes the noise-generating construction equipment operates near the Project Site boundary, with the noise sources closest to the noise monitoring locations (particularly LT-1). As described in Section 3.13, Noise, the analysis reflects a conservative (i.e., “worst case”) scenario because noise-generating construction equipment would move around the Project Site and would not remain at the edge of the construction site for prolonged periods.

As previously described, the CEQA analysis threshold for this evaluation is whether noise levels would exceed a 3-dBA increase in existing ambient noise levels. As shown in Table 7, at Noise Monitoring Locations LT-1, LT-2, and LT-3, noise levels with a 12-foot barrier (an 8-dBA reduction) are modeled to be below the existing average ambient noise levels. As shown in Table 7, a 16-foot barrier (a 12 dBA reduction) would further reduce construction noise below ambient levels; however, as described above, reducing noise below existing ambient levels at Hoffman Marsh is not possible due to the barrier's position and the existing I-580 noise source to the east. Thus, any additional noise reduction provided by a 16-foot barrier would be nominal and limited by existing conditions outside of the Project Site.

Based on this analysis, a 12-foot or equivalent 8-dBA noise-reduction barrier would be sufficient to reduce construction noise levels to below the CEQA analysis threshold.

Table 7 Biological Resources Construction Noise Analysis Summary

Noise Monitoring Location	Existing Ambient Noise (dBA) ¹	Unmitigated Maximum Construction Noise Level (dBA) ²	Applicable Threshold (dBA) ³	Maximum Construction Noise Level with Noise Barrier (dBA) ⁴ (Exceeds Threshold?)		
				10-Foot Barrier	12-Foot Barrier	16-Foot Barrier
LT-1	66.4	74	66	69 Yes	66 No	62 No
LT-2	66.2	70	66	65 No	62 No	58 No
LT-3	60.1	64	60	59 No	56 No	52 No
Notes: bold = exceeds threshold 1. Existing ambient noise level represents average hourly noise level measured during noise monitoring (see Appendix C, <i>North Point Isabel Cap Improvement Project Noise and Vibrational Technical Study</i>). 2. Maximum construction noise level assumes 3 pieces of grading equipment operating simultaneously. See Table 13, <i>Proposed Project-Related Construction Noise, dBA Leq</i> , in Appendix C for details. 3. Applicable threshold varies by location based on existing ambient noise levels, as follows:						

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Noise Monitoring Location	Existing Ambient Noise (dBA) ¹	Unmitigated Maximum Construction Noise Level (dBA) ²	Applicable Threshold (dBA) ³	Maximum Construction Noise Level with Noise Barrier (dBA) ⁴ (Exceeds Threshold?)		
				10-Foot Barrier	12-Foot Barrier	16-Foot Barrier
At sites LT-1 and LT-2, where existing ambient noise is above 60 dBA, a threshold of 66 dBA (i.e., no net increase from existing ambient noise) is used. At site LT-3, where existing ambient noise is 60 dBA or below, a threshold of 60 dBA is used.						
4. Noise barrier reductions are applied as follows: 10-foot: 5 dBA reduction 12-foot: 8 dBA reduction 16-foot: 12 dBA reduction						



Source: USGS, East Bay Regional Parks District; PlaceWorks 2024.

Figure 4
Approximate Noise Barrier Location

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Mitigation Measure BIO-4 is revised as follows:

Mitigation Measure BIO-4: Nesting Birds. A qualified avian biologist shall conduct a nesting bird survey no more than ~~7~~ 5 days prior to the initiation of any construction activities that will occur during the avian nesting season (approximately February 1 to August 31). The nesting bird survey shall include the entire project site and all potential nest substrates within ~~500~~ 1,000 feet of the project boundary for raptors, and 500 feet of the project boundary for all other avian taxa. At a minimum, the survey shall occur: (a) in the first 4 hours after sunrise when birds are most active, and (b) when weather conditions are conducive to bird detection (e.g., not during periods of high winds, sustained rain, or heavy fog). To prevent damage to marsh vegetation, surveyors shall not enter Hoffman Marsh. Because marsh-nesting birds construct well-concealed nests that are very difficult to locate, the avian biologist shall use behavioral cues to infer potential nest locations in the marsh. These potential nest locations shall be treated as occupied nests. All nest or potential nest locations detected during the survey shall be recorded with a GPS unit and depicted on a map. If no nests are found within the survey area, no further action is necessary.

The biologist shall use flagging, temporary fencing, or other conspicuous materials to demarcate construction activity exclusion zones (buffers) around all active or potentially active nests (i.e., nests with eggs or young present). The default buffer size shall be 500 feet for raptors and 250 feet for all other bird taxa. However, the avian biologist shall have the authority to increase or decrease the buffer distance(s) based on: (a) the nest location, topography, and cover; (b) an evaluation of the birds' behavior to determine their sensitivity to human disturbance; (c) the specific construction activities that would occur in the vicinity of the nest; and (d) whether the temporary noise barrier shields the nest from construction activities. No work shall occur within an exclusion zone until the avian biologist has determined that the young have fledged.

Given the size of the survey area, the survey shall include multiple site visits, multiple avian biologists, or both. The avian biologist(s) shall employ a variety of nesting searching techniques, as described by Martin and Geupel (1993). These include incidental flushing of an adult from the nest, watching parental behavior (e.g., carrying nest material or food), and systematically searching potential nesting substrates.

If there is a lapse in construction activities for seven days or more during the avian nesting season, a qualified biologist shall conduct additional pre-construction nesting bird surveys in areas of potential habitat before proposed project activities can be reinitiated.

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Mitigation Measure BIO-5 is revised as follows:

Mitigation Measure BIO-5: Burrowing Owl. During each year of proposed project construction, a qualified biologist shall conduct non-breeding season surveys for burrowing owls in accordance with the survey protocol described in CDFW's *Staff Report on Burrowing Owl Mitigation* (2012).

If an occupied burrowing owl burrow is detected during the surveys or at any other time during construction of the proposed project, the project biologist shall use flagging, temporary fencing, or other conspicuous materials to demarcate construction activity exclusion zones (buffers) around the burrow, if the burrow is located within 150 meters of the project site. The buffer size shall be determined by a qualified biologist taking into consideration existing noise levels, activities in the vicinity and/or any noise attenuation and visual screening devices to be installed. Prior to establishing the buffer, the biologist shall monitor the owl's behavior to determine if it has been sensitized to human disturbance. If the owl exhibits signs of being intolerant to human disturbance, the buffer shall be extended ~~to~~ 100 meters (328 feet) or more, depending on the type of construction activities that would occur in the vicinity of the burrow and the individual owl's level of sensitivity. The activity exclusion zone shall be maintained until the biologist determines the owl has vacated the site for the season.

Mitigation Measure BIO-6 is revised as follows:

Mitigation Measure BIO-6: California Ridgway's Rail and Salt Marsh Harvest Mouse.

The East Bay Regional Park District shall install a temporary noise barrier ~~at least~~ with a minimum 8-dBA noise-reduction performance, approximately 16-12 feet in height along the eastern boundary of the project site, west of the Hoffman Marsh. The barrier shall adhere to the specifications described in Mitigation Measure BIO-8 or equivalent specifications that provide a minimum 8-dBA noise-reduction performance. The barrier shall be installed outside of the Ridgway's rail breeding season (from February to August) and prior to initiating project construction activities. Prior to or during installation of the noise barrier, the barrier shall be modified to prevent avian predators from being able to perch on it. The barrier (and associated perch deterrents) shall be properly maintained and shall not be removed until project construction activities are complete.

~~Construction activities shall temporarily cease within 50 feet of suitable refugia habitat for the California Ridgway's rail and salt marsh harvest mouse~~ Construction vehicles shall not travel on the San Francisco Bay Trail during the 2 hours before and after a predicted extreme high tide event. An extreme high tide event is defined as a tidal event with a high tide peak of greater than 6.5 feet relative to the mean low water line measured at the Golden Gate tidal station.

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Mitigation Measure BIO-8 is revised as follows:

Mitigation Measure BIO-8: Hoffman Marsh. The East Bay Regional Park District shall implement the following measures during all phases of construction ~~to ensure noise levels do not exceed 60 dBA Leq along the project boundary:~~

- ~~■ Conduct construction activities at least 90 feet from the Hoffman Marsh.~~
- Construct temporary noise barriers according to the following specifications or equivalent specifications that meet the minimum 8-dBA noise-reduction performance criteria along the eastern ~~and northeastern boundaries~~ boundary of the project site west of the Hoffman Marsh.
 - The noise control curtain shall consist of durable, flexible composite material featuring a noise barrier layer bonded to sound-absorptive material on one side.
 - The noise barrier layer shall consist of a rugged, impervious material with a surface weight of at least one pound per square foot.
 - The sound absorptive material shall include a protective face and be securely attached to one side of the flexible barrier over the entire face.
 - The noise curtain material shall be weather and abuse resistant, and exhibit superior hanging and tear strength during construction.
 - The curtain's noise barrier layer material shall have a minimum breaking strength of 120 pound per square inch (lb/in.) pursuant to Federal Test Method 191 A-M5102 and minimum tear strength of 30 lb/in. pursuant to ASTM D117. Based on the same test procedures, the noise curtain absorptive material facing shall have a minimum breaking strength of 100 lb/in. and a minimum tear strength of 7 lb/in.
 - The noise curtain material shall be corrosion resistant to most acids, mild alkalies, road salts, oils, and grease. It also shall be mildew resistant, vermin proof, and non-hygroscopic.
- When feasible, limit the number and types of louder construction equipment ~~working during construction~~ activity along the proposed Project's eastern boundary by scheduling louder pieces of equipment to occur separately. ~~from other pieces of equipment.~~

Mitigation Measure BIO-9 is revised as follows:

Mitigation Measure BIO-9: Biological Monitoring. When construction activities are occurring, a qualified biologist shall inspect the site at least twice per week to ensure implementation of, and compliance with, all mitigation measures specified herein, and

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with the proposed project BMPs. If the biologist observes any instances of non-compliance, the biologist shall (a) take immediate actions to rectify the issue and (b) provide a written report (with recommended remedial actions) to the project team (including the construction contractor's foreman and the East Bay Regional Park District's project manager).

In addition to monitoring construction activity and compliance with other mitigation measures and BMPs, the biologist shall:

- a) Monitor the behavior and status of birds associated with construction activity exclusion zones (e.g., around burrowing owl burrows or active nest sites). Monitoring shall occur for a duration sufficient to determine the bird's sensitivity to human disturbance. At a minimum, monitoring shall occur during the first 5 days during which construction activity occurs within 100 feet of the exclusion zone. Thereafter, monitoring may be reduced to twice per week. If, based on the behavior of the bird, the biologist determines a larger exclusion zone is warranted, the biologist shall extend the exclusion zone and immediately inform the construction crew.
- b) Search for new bird nests that may have been established since completion of the nesting bird survey. If any new nests are detected, the biologist shall establish a construction activity exclusion zone around the nest, as described in Mitigation Measure BIO-4.
- c) Scan for bumble bees within the project footprint. If any bumble bees are detected, the biologist shall halt any construction activities that could harm (e.g., kill) the bumble bees. If the bumble bees are (or could be) a special-status species and a nest is potentially present, Mitigation Measure BIO-7 shall be reinitiated. If the bumble bees are not a special-status species, construction may recommence.

If a previously undetected special-status animal species is detected within the construction area, construction activities that could harm the animal shall be halted until the animal leaves the construction area on its own volition. If a special-status species is detected outside of the construction area, the biologist shall monitor the behavior and movement of the animal. If the biologist determines the animal might move into the construction area, or could be indirectly impacted by proposed project activities, the biologist shall either halt or modify construction activities to avoid any potential impacts to the animal.

The Qualified Biologist shall have authority to stop work any time construction activities appear to cause disturbance to rails (e.g., rails vocalize or fly away from a nest), an

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active rail nest is found, or if the Biologist believes the construction activities could have a significant impact on sensitive biological resources.

The text in impact discussion (e) in Section 3.4.2, *Explanation of Checklist Answers*, in Section 3.4, *Biological Resources*, is revised as follows:

The project site is an existing closed landfill that is used as an off-leash dog use area ~~dog park~~; it would remain a closed landfill and off-leash dog use area ~~dog park~~ after proposed project completion. The proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As a result, the proposed Project would not conflict with local policies or ordinances protecting biological resources, and the impact is **less than significant**.

The following text is revised in Section 3.6.1, *Environmental Setting*, in Section 3.6, *Energy*.

The project site is currently used as a park with an off-leash dog use area. There is no energy consumption at the project site.

The following table is revised in Section 3.11.2, *Explanation of Checklist Answers*, in Section 3.11, *Land Use and Planning*.

Table 11 Consistency Analysis of Relevant East Bay Regional Park District Master Plan Policies and the Proposed Project

Planning Elements and Policy Description	Statement of Consistency
NRM11: Park water resources will be used for beneficial purposes. Water quality will be monitored to comply with established standards. The District will participate in cooperative efforts to plan comprehensive watershed management and will adopt “best management practice” guidelines for District land use activities to minimize potential storm water pollution. The District will monitor land use planning and development activities by other agencies and cities to avoid potential adverse impacts to parkland from pollutants generated by off-site or upstream sources.	Consistent. During construction of the proposed landfill cap remediation and installation of park amenities and landscape improvements, a SWPPP detailing BMPs would be implemented to prevent pollutants generated during storm events from leaving the project site.
PA6: The District will comply with the requirements of the Americans with Disabilities Act and use the current edition of the California State Parks Accessibility Guidelines as its standard for making the improvements necessary to create accessible circulation,	Consistent. The Point Isabel Regional Shoreline has ADA-compliant facilities, and existing conditions and access at the project site would be improved as part of the proposed project.

3. REVISIONS TO THE IS/MND

Planning Elements and Policy Description	Statement of Consistency
programs, and facilities throughout the Park District.	
RFA1: The District will provide a diverse system of non-motorized trails to accommodate a variety of recreational users including hikers, joggers, people with dogs, bicyclists, and equestrians. Both wide and narrow trails will be designed and designated to accommodate either single or multiple users based on location, recreational intensity, environmental, and safety considerations. The District will focus on appropriate trail planning and design, signage, and trail user education to promote safety and minimize conflicts with users.	Consistent. The proposed project involves the restoration of the existing landfill cap. Once the landfill cap is restored and new park amenities and landscape improvements have been installed, the project site would resume its existing use as a park. The proposed project would provide enhanced opportunities to use the project site as an off-leash dog <u>use</u> area. Trails on top of the proposed landfill cap and signage at the two entrances of the park are proposed as part of the added park amenities.
PRPT8: A Regional Shoreline (one area or a group of smaller shoreline areas that are connected by trail or water access) must contain a variety of natural environments and manageable units of tidal, near shore wetland, and upland areas that can be used for scientific, interpretive, or environmental purposes; and/or contain sufficient land and water to provide a variety of recreational activities, such as swimming, fishing, boating, or viewing. The Recreation/Staging Unit providing for public access and services may comprise no more than 30 percent of a Regional Shoreline.	Consistent. The proposed project involves the restoration of the existing landfill cap. Once the landfill cap is restored and new park amenities and landscape improvements have been installed, the project site would resume its existing use as a park. The proposed project would provide enhanced opportunities to use the project site as an off-leash dog <u>use</u> area. Access to the San Francisco Bay on the west and northwest sides of the proposed project would be limited to pedestrian trails.

The following text is revised in the impact discussion (a) in Section 3.13.2, *Explanation of Checklist Answers*, in Section 3.13, *Noise*.

Park User Noise Impacts

The proposed project would improve the recreational area amenities and landscape adjacent to the existing San Francisco Bay Trail recreation area and habitat; however, an increase in park users is not expected with implementation of the proposed project. The proposed off-leash dog use area ~~dog park~~ would be a similar use and consist of similar noise sources associated with the San Francisco Bay Trail and habitat area. Project park user impacts would remain the same in amount of users, and would not result in an incremental noise level increase over existing park user noise levels. In addition, the nearest noise-sensitive uses are more than 1,000 feet away, adjacent to I-580 and rail lines, and would not be exposed to park user noise levels exceeding

3. REVISIONS TO THE IS/MND

noise thresholds or cause a 3 dBA increase. Therefore, the proposed project would not result in significant park user noise impact at off-site noise-sensitive uses.

The following text is revised Section 3.16.1, *Environmental Setting*, in Section 3.16, *Recreation*.

The project site is part of the East Bay Regional Park District, a system of parklands in Alameda and Contra Costa counties to the east of San Francisco. The system includes 73 parks that span 125,000 acres, 1,250 miles of trails, and 55 miles of shoreline (East Bay Regional Park District, 2023). Point Isabel Park, located southeast of the project site, is one of the few designated off-leash dog use areas in the East Bay shoreline. Due to demand at Point Isabel Park, visitors have expanded their use into the project site (California State Parks and Recreation 2002). In addition to park users walking their dogs, the project site has the potential to be accessed by pedestrian and bicycle visitors who use the adjacent San Francisco Bay Trail.

The following text is added to Section 4, References.

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3. REVISIONS TO THE IS/MND

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60:150-167.

4. LIST OF PREPARERS

PlaceWorks

Alexis Mena, Principal in Charge, Environmental Services

Madeline Miller, Associate, Environmental Services

Chris Sheilds, Senior Associate II, Environmental Services - Noise

East Bay Regional Park District

Kim Thai, Senior Planner

Eva Rose Leavitt, Landscape Architect

Mac Olsen, Civil Engineer

Chris Barton, Restoration Projects Manager

Consulting Biologist

NOMAD ECOLOGY

Heath Bartosh, Principal Botanist

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APPENDIX A:

Comments on the IS/MND



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A1 – Comments on the IS/MND Analysis



October 3, 2025

Kim Thai, Acting Principal Planner
Planning, Trails, and GIS
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605
Phone: 510-544-2320
Email: kthai@ebparks.org

Point Isabel Dog Owners and Friends (PIDO) hereby submits the following comment regarding The East Bay Regional Parks District's North Point Isabel Park Cap Resilience Project (the Project).

ABOUT PIDO

Since 1985, PIDO has worked to keep Point Isabel off-leash, clean, and safe for all users. PIDO worked with East Bay Regional Park District (EBRPD) from 1985 to 1987 to help craft the Point Isabel Exception to EBRPD's Ordinance 38, which generally requires dogs to be on-leash on paved trails and in developed areas. PIDO continues to preserve off-leash recreation at Point Isabel by: educating park visitors about dog walking rules and etiquette, providing updates on park district news and rules, holding monthly cleanups and special events, and promoting wildlife-friendly behavior among dogs and their owners. Over the past several decades, PIDO has represented the interests of thousands of members.

COMMENT

In PIDO's view, the Project will enhance community access and provide substantial benefits to visitors to Point Isabel. It aligns with PIDO's mission of keeping Point Isabel off leash, clean and safe for all users.

Paved Paths in North Point Isabel

PIDO supports the EBRPD's plan to pave the paths in North Point Isabel, which will improve access and ease of use for people whose mobility challenges may require the use of assistive devices ill-suited to the current gravel paths. While the proposed increased grade of the North

Point Isabel Dog Owners (PIDO)

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www.pido.org

P.O. Box 8282, Berkeley, CA 94707

Point Isabel hill may prevent access to that area for some visitors, PIDO believes the Project will improve overall access in the long run because: (a) the increased grade would appear to drastically improve drainage at North Point Isabel, hopefully preventing the formation of large rainwater pools that, as things are now, make some areas in North Point Isabel impassable; (b) if North Point Isabel is subsumed by sea level rise, no one will have access; and (c) the clay cap over the former “Battery Point” desperately needs repair in order to maintain safe use by everyone.

1-1 cont

Landscaping and Foxtails

Perhaps unintentionally, the Project may remediate a scourge to dog owners: foxtails. Despite PIDO’s attempts at weeding and mitigation of this tenacious plant, dog owners currently contend with potentially injurious foxtails for at least half of the year. As such, replacing the current brush with native plants and natural turf will be especially welcome. Hopefully, this large-scale renovation will eradicate foxtails in North Point Isabel and make it possible for park managers to prevent them from re-emerging.

New Fencing

The Project’s proposed fencing would restrict longstanding canine privileges to access Hoffman Bay at high tide. Some PIDO members have enjoyed letting their dogs swim responsibly for decades in Hoffman Bay, a location some dogs prefer to the often-choppy waters of the San Francisco Bay. On the other hand, PIDO recognizes that the lack of a physical barrier to the mudflats allows for a risk of canine incursion into the sensitive environment, despite PIDO’s efforts to educate the public about the rules regarding the mudflats. Long-term harmony between off-leash activities and the environmental resources is essential to maintain long-term dog access to the park as a whole. The proposed fencing could solve the problem without forcing all dogs on-leash, at the expense of high-tide Hoffman Bay access. PIDO also notes that the Project allows for continued water access to the San Francisco Bay at North Point Isabel, in addition to the ample water access on the south side of Point Isabel.

1-2

PIDO recommends that EPRPD be more specific about their plans (including the post type, height, screening material, etc.) for fencing that will be both effective and as visually unintrusive as possible.

CONCLUSION

PIDO thanks the EBRPD for its time and attention to this Comment. We look forward to a continuing partnership with the EBRPD to support this invaluable place.

1-3

October 7, 2025

Kim Thai, Acting Principal Planner
Planning, Trails and GIS
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, California 94605

Re: Notice of Intent to Adopt a Mitigated Negative Declaration for the North Point Isabel
Park Cap Resilience Project, Richmond

Dear Ms. Thai:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration (IS/MND) for the North Point Isabel Park Cap Resilience Project (Project) located in the City of Richmond. EBMUD has the following comments.

RIGHT-OF-WAY AND EASEMENTS

EBMUD owns and operates water distribution pipelines in Rydin Road, which provide continuous service to EBMUD's customers in the area. There is also an 8-inch water main in an EBMUD right-of-way (R/W) 2627 at the southern boundary of the proposed Project staging area (perpendicular to Rydin Road). Any proposed construction activity in EBMUD rights-of-way would be subject to the terms and conditions determined by EBMUD including relocation of the water mains and/or rights-of-way at East Bay Regional Park District's expense. No buildings or structures that could interfere with EBMUD's full use of its rights may be placed or permitted within the right-of-way. East Bay Regional Park District should contact EBMUD's Real Estate Services Division to discuss potential staging areas that may overlap with R/W 2627.

If you have any questions concerning this response, please contact Sandra Mulhauser, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-7032.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:HA:kn

wpd25_164_ North Point Isabel Park Resilience Project Environmental Response.doc

2-1

2-2

From: [Diane Livoti](#)
To: [Kim Thai](#)
Subject: Pt Isabel public comment
Date: Wednesday, October 8, 2025 4:03:13 PM

Hello,

I wanted to express my support for the capping proposal for north Pt Isabel. I also want to express my opposition to the newly added proposal to fence off Hoffman Marsh. There are other more cost effective solutions to fencing to mitigate concerns about dogs in the water. There has been no formal count study to demonstrate that this is an actual, real concern. There is only anecdotal data, which should not be what is used as rationale for a costly and unsightly solution to a perceived, not proven, problem. If the concern that dog owners are unaware when their dogs are allowed in the water, tide marking stakes can be set in the water with appropriate educational signage showing at what height the water can be for dogs to enter. This would cost constituents pennies compared to the cost of fencing. In addition, the beauty of the ecosystem will be marred by chain link fencing. It is unsightly and unnecessary. Pt. Isabel is a multi-use park. The presence of chain link will perpetuate an erroneous idea that it is a dog park and that the dogs are a problem needing to be contained, which is untrue and, at minimum, is an assumption as yet unstudied and unproven. I fear that this will become a slippery slope and antagonists to off leash dogs in the parks will justify pushing for more and more unsightly fencing to limit perceived dig infractions in other regional parks. At minimum the problem should be studied before expending resources and creating visual blight, which the park district works hard to avoid.

Thank you.
Diane Livoti

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3-2



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 10, 2025

Kim Thai
Acting Principal Planner
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605
kthai@ebparks.org

RE: MITIGATED NEGATIVE DECLARATION FOR NORTH POINT ISABEL PARK CAP
RESILIENCE PROJECT DATED SEPTEMBER 19, 2025, STATE CLEARINGHOUSE
NUMBER [2025090912](#)

Dear Kim Thai,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for North Point Isabel Park Cap Resilience Project (Project). Through a funding partnership with California State Parks, the proposed Project seeks to beautify and improve the project site's resilience to sea level rise by enhancing the existing remedial cap to provide long-term, sustainable recreational use of the park through effective grading, drainage, and planting to prevent soil erosion. The proposed project would: (1) provide sea level rise resilience by raising the site's elevation with import soils and increased rock slope protection along the shoreline, (2) effectively stabilize the cap by raising the site's elevation above pre-existing classified soils and installing a new paved and gravel trail network to provide universal site access, (3) grade planted slopes and install a continuous vegetated swale to reduce soil erosion and filter sediments from site-generated stormwater before discharge into the San Francisco Bay, (4) provide more site furnishings to enhance and improve the user experience of the large off-leash dog area, and (5) install resource protection fencing to prevent dogs from reaching shorebirds in the adjacent mudflats. DTSC recommends and requests consideration of the following comments:

1. The Project site is within the boundary of hazardous materials sites that DTSC and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) regulate under their authorities. In particular, [Point Isabel](#) which is a [Land Use Covenant](#) (LUC) site and [Point Isabel Regional Shoreline](#) which is managed by SFBRWQCB. DTSC's oversight comprises the LUC site and the SFBRWQCB regulates the cleanup site. Therefore, DTSC recommends further coordination with DTSC and the SFBRWQCB in the event that the proposed Project may impact any of the areas that may fall under DTSC's purview and/or SFBRWQCB's oversight.
2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the Mitigated Negative Declaration (MND) for North Point Isabel Park Cap Resilience Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our [CEQA Review email](#).

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

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Kim Thai
October 10, 2025
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cc: (via email)

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Scott.Wiley@dtsc.ca.gov

From: [D. Emanuel](#)
To: [Kim Thai](#)
Cc: [Elizabeth Echols](#); [Yolande Barial Knight](#); [General Manager](#)
Subject: Concerns and Request for Transparency Regarding the North Point Isabel Fencing Proposal
Date: Sunday, October 12, 2025 5:27:18 PM

Kim Thai, Acting Principal Planner
Attn: North Point Isabel Park Cap Resilience Project
East Bay Regional Park District Board
2950 Peralta Oaks Court
Oakland, CA 94605

Subject: Concerns and Request for Transparency Regarding the North Point Isabel Fencing Proposal

Dear Ms. Thai and park planners:

I am writing to express serious concern about one specific and unexpected element of the North Point Isabel Park Cap Resilience Project — the plan to fence off the entire edge of Hoffman Bay. The core goals of the project — repairing the landfill’s eroding clay cap and protecting it from sea level rise — are both necessary and commendable. Likewise, the proposed recreational and aesthetic improvements such as site contouring, native plant areas, new seating, and a perimeter trail are welcome additions. These enhancements honor the long-standing spirit of Point Isabel: open, accessible, and shared.

However, the sudden introduction of perimeter fencing at North Point Isabel is both surprising and troubling. It represents a fundamental 50-year change in how people experience the park — a place valued precisely for its openness, sense of freedom, sweeping views, and easy access to nature. Installing fencing of this scale and permanence would irrevocably alter that experience, yet this major change appears in the plan with virtually no explanation or justification.

No details are provided about the fence’s design, materials, purpose, or budget. It feels like an afterthought — a significant shift inserted without transparency, analysis, or community input. Typically, a change of this magnitude would be accompanied by public meetings, clear schematics, environmental and recreational impact data, and genuine opportunities for community review. None of that appears to have occurred.

This omission raises serious questions:

- Who initiated the idea of fencing off Hoffman Bay?
- What are the specific goals of this fence — and what site-specific evidence supports them?
- Why were long-standing user groups and volunteers not consulted or even informed?

For full disclosure, I served on the board of the Point Isabel Dog Owners in 2021–22, though I write today solely in a personal capacity. During that time, I was aware of discussions with park supervisors about improving safe bay access for dogs. In fact, EBRPD once considered adding such access along the south side of Hoffman Channel. A small ramp or steps near the picnic area on the north side

could serve that purpose, keeping people and pets away from sensitive areas. Yet that concept is not in the current plan. Why?

Point Isabel is among the most visited parks in the entire East Bay system, drawing an estimated 1.5 million visitors annually, according to EBRPD data. It has long been celebrated as a model of coexistence — where dog walkers, board sailors, bird watchers, anglers, and families share the same space responsibly and respectfully. It is not a wildlife preserve, but a reclaimed landfill that has evolved into a uniquely balanced recreation and habitat area — a rare urban refuge that works. The Bay Area needs places that prioritize recreation, and Point Isabel is one of them.

If there is a true need to protect shorebirds, why hasn't the Park District invested in interpretive multi-language signage, seasonal protections, on-site educational outreach or even fines for scofflaws instead? These are proven, transparent, and community-supported approaches that protect habitat while fostering stewardship.

5-1 cont.

It is also concerning that the Park District cites a matrix of studies not conducted at Point Isabel. Other agencies, such as the Golden Gate National Recreation Area, have faced strong criticism for similar tactics — using fencing and other measures to restrict access to popular areas based on generalized research about recreation or dog impacts, rather than site-specific data. These reports often rely on speculative language such as “could” or “might,” rather than evidence drawn from actual conditions. Without baseline data or documented effects at Point Isabel, restricting access appears arbitrary and unsupported.

Point Isabel is a valued place in the densely populated Bay Area where residents, especially those who live in Richmond and the surrounding area have few similar places of true openness. Restricting access without a clear, data-driven, and publicly reviewed rationale undermines the Park District's legacy of public trust and participatory planning.

I urge the Park District to pause and reconsider this fencing proposal until a full public process is conducted — including community meetings, presentation of the design and purpose, and genuine opportunities for feedback from those who know and love Point Isabel best.

In the interest of transparency — and given the considerable public concern surrounding this element of the proposal — I strongly urge the Park District to disclose records identifying who has been involved in the planning and decision-making for the fencing. This should include any external organizations, consultants, or interagency groups that have participated in discussions or recommendations.

I respectfully request that this information be made public immediately, particularly if the Park District does not intend to respond to community comments on a rolling basis or within a reasonable timeframe. If you are unable or unwilling to do so, I would be pleased to submit a records request.

Sincerely,

David Emanuel

San Francisco
415-408-8618



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Bay Delta Region
 2825 Cordelia Road, Suite 100
 Fairfield, CA 94534
 (707) 428-2002
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



October 16, 2025

Kim Thai, Senior Planner
 East Bay Regional Park District
 2950 Peralta Oaks Court
 Oakland, CA 94605
KThai@ebparks.org

Subject: North Point Isabel Park Resilience Project, Initial Study Mitigated Negative Declaration, SCH 2025090912, Contra Costa County

Dear Kim Thai:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an Initial Study Mitigated Negative Declaration (IS/MND) from East Bay Regional Park District (EBRPD) for the North Point Isabel Park Resilience Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹ CDFW previously submitted comments in response to the originally circulated IS/MND.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Comment
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Kim Thai
 East Bay Regional Park District
 October 16, 2025
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proposed, for example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

REGULATORY AUTHORITY

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA ITP.

California Fully Protected Species

Fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except as follows:

- Take is for necessary scientific research;
- Efforts to recover a fully protected, endangered, or threatened species, live capture and relocation of a bird species for the protection of livestock; or
- They are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish and Game Code, §§ 3511, 4700, 5050, & 5515).

The Project has the potential to impact Ridgway's rail (*Rallus obsoletus*), a California fully protected and CESA listed as endangered species, as further described below. The Project also has the potential impact the fully protected salt marsh harvest mouse (*Reithrodontomys raviventris*).

Raptors and Other Nesting Birds

CDFW has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding

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 cont.

Kim Thai
 East Bay Regional Park District
 October 16, 2025
 Page 3

the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

PROJECT DESCRIPTION SUMMARY

Proponent: EBRPD

Objective: The objective of the Project is to improve the Project site's resilience to sea level rise by enhancing the existing remedial cap to provide long-term, sustainable recreational use of the park through effective grading, drainage, and planting to prevent soil erosion. The Project requires approximately 72,500 cubic yards of new fill and 26,500 square feet of rip rap to be placed on top of the existing soil surfaces and rocked slopes to raise the elevation of the perimeter trail and the rock slope protection. To remediate the degraded landfill cap, a geomembrane liner would be installed under the new perimeter trail and swale to encapsulate the previously placed lead-impacted soils beneath the cap. The geomembrane would also be installed under locations where new rip rap is placed over the new fill. During placement of the new fill, the surface of the landfill would be graded for erosion control and to improve drainage to existing stormwater flow catch basins. Construction equipment associated with the proposed project could include a paver, roller, flatbed truck, front end loader, dump truck, backhoe, grader, and compactor.

Location: The Project is located within the McLaughlin Eastshore State Park in the City of Richmond, State of California, 94804. Approximate GPS Coordinates: Latitude: 37.90403, Longitude: -122.32204.

Timeframe: Approximately 6 to 24 months in duration depending on weather and soil source availability.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations presented in **Attachment A** to assist EBRPD in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included in **Attachment A** to improve the document.

I. Mitigation Measure or Alternative and Related Impact Shortcoming

COMMENT 1: Nesting Birds (General)

Mitigation Measure BIO-4 does not include an adequate survey radius relative to nest sites or nest trees that could prevent potential impacts to species with respect to

6-1
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Comment
 6-2

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raptors. The measure does not provide adequate details about nest monitoring timeline and requirements to ensure the qualified biologist does not miss signs of disturbance and/or distress. Without an adequate protocol specified, Project related impacts to nesting birds could lead to significant impacts to nesting birds including but not limited to nest abandonment, nest failure, impacts to availability of forage, chick mortality and resultant population decline.

To Reduce Impacts to Less-Than-Significant: CDFW recommends the IS/MND replace Mitigation Measure BIO-4 with the following revised language to ensure that significant impacts to bird species resulting from the Project are mitigated to a level of less-than-significant.

Construction work should take place outside of the February 15 to September 15 bird nesting seasonal window to the maximum extent practicable. If construction is to be conducted during the nesting season, the Project Applicant is responsible for ensuring that the Project does not result in any violation of the Migratory Bird Treaty Act or Fish and Game Code. A qualified biologist shall conduct focused pre-construction nesting bird surveys throughout the Project area no more than five days prior to the initiation of on-site Project-related activities. Surveys will be conducted in all potential habitat located at, and adjacent to, Project work sites and in staging and storage areas. The minimum survey radii surrounding the work area will be the following: (1) 250 feet for Passerines; (2) and 1,000 feet for raptors such as Buteo spp. In the event that there is a lapse in construction activities for seven days or more, a qualified biologist will conduct additional focused pre-construction nesting bird surveys in areas of potential habitat again before Project activities can be reinitiated. If an active nest is found, the qualified biologist may consult with CDFW if needed regarding appropriate action to comply with Fish and Game Code.

- *Active Nest Buffers. Active nest sites and protective buffer zones shall be designated as “ecologically sensitive areas” where no Project-related activities or personnel may enter (while occupied or in use for the season in the case of multi clutch bearing species) during the course of nesting bird season with the establishment of a fence barrier or flagging surrounding the nest site. The qualified biologist will determine the necessary buffer, in consultation with CDFW if needed, to protect nesting birds based on existing site conditions, such as construction activity, topography, and line of sight, and will increase buffers as needed to provide sufficient protection of nesting birds and their natural behaviors.*
- *Active Nests. A qualified biologist shall observe any identified active nests prior to the start of any Project-related activities to establish a behavioral baseline of the adults and any nestlings. Once Project activities commence, all active nests shall be continuously monitored by a qualified biologist to*

6-2
cont.

Comment
6-3

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detect any signs of disturbance and behavioral changes as a result of the Project. In addition to direct impacts, such as nest destruction, nesting birds might be affected by noise, vibration, odors and movement of workers or equipment. If signs of disturbance and behavioral changes are observed, the qualified biologist shall halt Project activities causing that change until the nestlings have fledged, and the nest is determined to be inactive.

Comment
6-4

COMMENT 2: Burrowing Owl

Burrowing owl (*Athene cunicularia*) is currently a candidate species under CESA and is afforded the same protection as a CESA-listed species (CEQA Guidelines, §15380, subds.(b)). Unauthorized take of this species pursuant to CESA is a violation of Fish and Game Code section 2080 et seq.

The IS/MND indicates that the Project could result in the temporary loss of potential foraging habitat for burrowing owl that use the study area for overwintering. One observation of burrowing owl has been detected directly adjacent to proposed project activities within riprap, and a second observation was cited in November 2023 perched on top of a burrow within the Project boundary (California Natural Diversity Database [CNDDB], accessed October 2025). While the IS/MND implements BIO-5, which provides a buffer requirement of 150 meters as a starting point, CDFW recommends using adequate buffer distances described in the Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>). Without adequate no-work buffers and other protections, direct and/or indirect impacts to burrowing owl are likely to occur.

Comment
6-5

Direct mortality could occur through crushing of adults or young within burrows, loss of nesting burrows, loss of nesting habitat, loss of foraging habitat resulting in reduced nesting success (loss or reduced health or vigor of eggs or young), nest abandonment, and reduced frequency or duration of care for young resulting in reduced health or vigor of young. This could occur due to excavation for placement of modules, excess noise and disturbance, and earth moving equipment. Because of their highly specialized, ground-dwelling lifestyle and dependence on underground tunnels, burrowing owl are extremely vulnerable to direct and indirect impacts of grading, disking, tilling, earthmoving, burrow blockage, and eradication of ground squirrels.

To Reduce Impacts to Less-Than-Significant:

Burrowing Owl Buffers

CDFW recommends amending Mitigation Measure BIO-5 to reflect the buffer distances described in the Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (<https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds>).

Comment
6-6

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Burrowing Owl Monitoring

CDFW recommends adding a Mitigation Measure with the following language:

The Designated Biologist(s) shall be present during construction activities to monitor the behavior of any burrowing owl. The Designated Biologist(s) shall have the authority to order stop work if burrowing owls exhibit distress and/or abnormal behavior for (e.g., excessive vocalizations, defensive flights at intruders, flushing frequently, or otherwise displaying agitated behavior).

Comment
6-7

Burrowing Owl Avoidance or Take Authorization

CDFW recommends that the Project proponent obtain take authorization from CDFW through issuance of an ITP if full avoidance of burrowing owl and occupied burrow complexes during construction and/or operations is not feasible. The IS/MND must include all biologically appropriate and feasible take avoidance measures. If permanent or temporary impacts of the proposed Project to burrowing owl foraging and/or nesting habitat cannot be completely avoided, the IS/MND should include measures to minimize the impacts of construction on owls and their habitat, and effective compensatory mitigation to offset all habitat loss.

Comment
6-8

COMMENT 3: Ridgway's Rail

The IS/MND acknowledges that Ridgway's rail has been observed within Hoffman Marsh directly adjacent to the project site and includes Mitigation Measure BIO-6 addressing noise impacts through construction of a sound barrier and implementing 50-foot construction buffers. The 50-foot buffer may not be adequate to prevent impacts to the species even with the sound barrier. It is unclear how 50-feet was determined to be the appropriate starting point buffer for Ridgway's rail impact avoidance. Operation of heavy equipment and associated activities may cause breeding rails to temporarily or permanently leave the site. Construction activities may include the temporary or permanent installation of fencing, posts, poles, or other structures that may provide perching opportunities for avian predators of Ridgway's rails. Nest abandonment or reduced frequency or duration of care for young, as well as decreased time spent foraging and roosting, resulting in reduced health or vigor of all life stages may occur as a result of Project construction activities.

Comment
6-9

Ridgway's rail is a state fully protected species. Loss of emergent saline wetland habitat and upland refugia in and adjacent to the San Francisco Bay has contributed to declines in local populations of both rail species. Project impacts may further population declines of these species, including cumulative impacts resulting in the restriction of their range.

To Reduce Impacts to Less-Than-Significant: CDFW recommends incorporating the following mitigation measures to address impacts to Ridgway's rail.

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Rail Surveys

CDFW recommends following the 2015 California Clapper Rail Survey Protocol (<https://www.fws.gov/media/california-ridgways-clapper-rail-survey-protocol>) each year of construction in all suitable habitat within the Project. This protocol is recommended for conducting presence/absence surveys of California Ridgway's rail prior to Project construction (as opposed to other available protocols that may be more suitable for long-term monitoring purposes).

Rail Buffers

The IS/MND should disclose and assess an appropriate buffer. Without additional noise reducing modifications, a 700-foot no-work buffer is to be implemented between the location of construction activities and any current-year breeding rail detections, if construction cannot be avoided during the rail breeding season. The determined no-work buffers should be clearly marked with fencing or flagging to exclude workers from entering the no-work zone. Note that these features may be appropriate regardless of time of year to minimize impacts to foraging rails as well.

Authority to Stop Work

The IS/MND should include language that specifies that the Qualified Biologist will have authority to stop work any time construction activities appear to cause disturbance to nesting rails (e.g., rails vocalize or fly away from a nest) or an active rail nest is found.

Avoid Predator Perching Structures

The IS/MND should include language that strives to avoid the temporary or permanent construction of features that may provide perching opportunities for avian predators. If needed for the Project, such features may be retrofitted with anti-perching devices to reduce the likelihood that avian predators will use them to perch.

COMMENT 4: Crotch's Bumble Bee

CDFW recognizes that the IS/MND addresses the potential to impact Crotch's bumble bee (*Bombus crotchii*) and provides Mitigation Measure BIO-7. This measure includes language that allows floral resources within the project's disturbance footprint to be carefully removed by the contractor with handheld tools to minimize foraging bee presence during project activities even if there are foraging Crotch's bumble bee found. There is still a risk of take of individual Crotch's bumble bee regardless of whether a nest has been discovered.

To Reduce Impacts to Less-Than-Significant: CDFW recommends replacing or amending the current IS/MND BIO-7 Mitigation Measure.

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Habitat Assessment

A habitat assessment shall be conducted by a qualified entomologist knowledgeable with the life history and ecological requirements of Crotch's bumble bee. The habitat assessment shall include all suitable nesting, overwintering, and foraging habitats within the Project area and surrounding areas. Potential nest habitat (February through October) could include that of other *Bombus* species such as bare ground, thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs. Overwintering habitat (November through January) could include that of other *Bombus* species such as soft and disturbed soil or under leaf litter or other debris. The habitat assessment shall be conducted during peak bloom period for floral resources on which Crotch's bumble bee feed. Further guidance on habitat surveys can be found within Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (<https://wildlife.ca.gov/Conservation/CESA>).

Survey Requirements

If Crotch's bumble bee habitat is present within the Project area, the Project should include a pre-construction survey plan as a mitigation measure. The survey plan should be submitted to CDFW for review. Surveys should be conducted by a qualified entomologist familiar with the behavior and life history of Crotch's bumble bee. If CESA candidate bumble bees will be captured or handled, surveyors should obtain a 2081(a) Memorandum of Understanding (MOU) from CDFW.

Surveys should be conducted during the colony active period (i.e. April through August) and when floral resources are in peak bloom. Bumble bees move nests sites each year, therefore, surveys should be conducted each year that Project work activities will occur. Further guidance on presence surveys can be found within Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (<https://wildlife.ca.gov/Conservation/CESA>).

Crotch's Bumble Bee Avoidance or Take Authorization

If Crotch's bumble bee is detected during pre-construction surveys, whether or not a nest is detected, a Crotch's bumble bee avoidance plan should be developed and provided to CDFW for review prior to work activities involving ground disturbance or vegetation removal.

If full take avoidance is not feasible, CDFW recommends that the IS/MND state that the Project proponent will apply to CDFW for take authorization under an ITP.

Compensatory Mitigation

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CDFW recommends that the IS/MND include compensatory mitigation for the loss of all suitable Crotch's bumble bee habitat. Bumble bee floral resources should be mitigated at a minimum of a 3:1 ratio for permanent impacts in the absence of information regarding the compensatory mitigation site. Floral resources should be replaced as close to their original location as is feasible. If active Crotch's bumble bee nests have been identified and floral resources cannot be replaced within 600 feet of their original location, floral resources should be planted in the most centrally available location relative to identified nests. This location should be no more than 4,900 feet (1.5-kilometers [km]) from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. The IS/MND should state that mitigation lands will be protected in perpetuity under a conservation easement with an endowment established for long-term management of the lands.

COMMENT 5: Special-Status Plants

Page 13 of the IS/MND states that a reconnaissance-level site visit was conducted on January 16, 2024 to assess the potential for special-status plant species. The timing of the survey conducted was not during the appropriate bloom period for special-status species with the potential to occur onsite. Additionally, it is unclear what protocol the Qualified Botanist and Qualified Biologist used when conducting the survey. Special-status plants are often narrowly distributed endemic species. They are susceptible to habitat loss and habitat fragmentation resulting from development, vehicle and foot traffic, and introduction of non-native plant species.

Appropriate methodologies for species detection should be clearly outlined and conducted well in advance of the anticipated start of construction. If CESA listed plants that may be impacted by the Project go undetected, the Project may result in mortality from direct impacts or degradation of habitat adjacent to ground disturbance.

To Reduce Impacts to Less-Than-Significant:

Protocol-Level Surveys

CDFW recommends the IS/MND be revised to add a new mitigation measure with the following language:

The Project shall complete two years of protocol-level botanical surveys and incorporate the results into a revised IS/MND. The botanical survey results shall follow CDFW's 2018 Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities, including but not limited to conducting surveys during appropriate conditions, utilizing appropriate reference sites, and evaluating all direct and indirect impacts such as altering offsite hydrological conditions where the above species may be present. Surveys conducted during drought conditions may not be acceptable. If the botanical surveys result in the detection of the above

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CESA listed plants that may be impacted by the Project, or the presence of these species is assumed, the Project applicant shall obtain a CESA ITP from CDFW prior to construction and comply with all requirements of the ITP.

Surveys conducted during drought conditions may not be acceptable. If the botanical surveys result in the detection of CESA listed plants that may be impacted by the Project, or the presence of these species is assumed, the Project applicant shall obtain a CESA ITP from CDFW prior to construction and comply with all requirements of the ITP.

The IS/MND should be revised to include all species of special-status plants that will be impacted, and a well-developed, robust proposal for how the Project would be re-designed to avoid, minimize and/or mitigate impacts to those special-status plants. The applicant should provide a copy of the special-status plant survey results and proposed Mitigation and Monitoring Plan to CDFW for review and acceptance. Additionally, a Mitigation and Monitoring Plan should be prepared and implemented prior to Project implementation if special-status plants, including those with a rare plant ranking, are found during surveys.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

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CDFW appreciates the opportunity to comment on the IS/MND to assist EBRPD in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Mia Bianchi, Senior Environmental Scientist Specialist, at Mia.Bianchi@wildlife.ca.gov; or Sara Kern, Senior Environmental Scientist (Supervisory) at Sara.Kern@wildlife.ca.gov.

Sincerely,

DocuSigned by:

B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

ec: Office of Planning and Research, State Clearinghouse, Sacramento

REFERENCES

California Department of Fish and Wildlife (CDFW). 2025. California Natural Diversity Database (CNDDDB) Management Framework. California Department of Fish and Wildlife. Sacramento, CA. Website <https://wildlife.ca.gov/Data/BIOS> [accessed 6 October 2025].

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ATTACHMENT 1

Draft Mitigation and Monitoring Reporting Plan

Biological Resources (BIO)			
Mitigation Measure (MM)	Description	Timing	Responsible Party
BIO-4 Nesting Birds	<i>Construction work should take place outside of the February 15 to September 15 bird nesting seasonal window to the maximum extent practicable. If construction is to be conducted during the nesting season, the Project Applicant is responsible for ensuring that the Project does not result in any violation of the Migratory Bird Treaty Act or Fish and Game Code. A qualified biologist shall conduct focused pre-construction nesting bird surveys throughout the Project area no more than five days prior to the initiation of on-site Project-related activities. Surveys will be conducted in all potential habitat located at, and adjacent to, Project work sites and in staging and storage areas. The minimum survey radii surrounding the work area will be the following: (1) 250 feet for Passerines; (2) and 1,000 feet for raptors such as Buteo spp. In the event that there is a lapse in construction activities for seven days or more, a qualified biologist will conduct additional focused pre-construction nesting bird surveys in areas of potential habitat again before Project activities can be reinitiated. If an active nest is found, the qualified biologist may consult with CDFW if needed regarding appropriate action to comply with Fish and Game Code.</i> <i>Active Nest Buffers. Active nest sites and protective buffer zones shall be designated as “ecologically sensitive areas” where no Project-related activities or personnel may enter (while occupied or in use for the season in the case of multi clutch bearing species) during the course of nesting bird season with the establishment of a fence barrier or flagging surrounding the nest site. The qualified biologist will determine the necessary buffer, in consultation with CDFW if needed, to protect nesting birds based on existing site conditions, such as</i>	Prior to Ground Disturbance and for Duration of Construction	Project Applicant

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	<i>construction activity, topography, and line of sight, and will increase buffers as needed to provide sufficient protection of nesting birds and their natural behaviors.</i> <i>Active Nests. A qualified biologist shall observe any identified active nests prior to the start of any Project-related activities to establish a behavioral baseline of the adults and any nestlings. Once Project activities commence, all active nests shall be continuously monitored by a qualified biologist to detect any signs of disturbance and behavioral changes as a result of the Project. In addition to direct impacts, such as nest destruction, nesting birds might be affected by noise, vibration, odors and movement of workers or equipment. If signs of disturbance and behavioral changes are observed, the qualified biologist shall halt Project activities causing that change until the nestlings have fledged, and the nest is determined to be inactive.</i>		
BIO-5 Burrowing Owl	A Designated Biologist shall conduct at least two surveys using the methods described in the Staff Report on Burrowing Owl Mitigation, dated March 7, 2012 (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284-birds). A Designated Biologist shall visually inspect any pipes, debris piles, culverts, pallet stacks, burrow exclusion installations, or similar structures for burrowing owl before the material is moved, buried, or capped. A Designated Biologist shall inspect all open holes and trenches within the Project Area at a minimum of twice a day and immediately prior to backfilling. At the end of each workday, the Lead Agency shall place an escape ramp at each end of trenches or holes to allow any animals that may have become trapped in the trench or hole to climb out overnight. The ramp may be constructed of either dirt fill or wood planking or other suitable material that is placed at an angle no greater than 30-45 degrees. <i>Recommended Measure: Burrowing Owl Monitoring</i> CDFW recommends adding a Mitigation Measure with the following language: <i>The Designated Biologist(s) shall be present during construction activities to monitor the behavior of any burrowing owl. The Designated Biologist(s) shall have the authority to order stop work if burrowing owls exhibit distress and/or abnormal behavior for (e.g., excessive vocalizations, defensive flights at intruders,</i>	Prior to Ground Disturbance and for Duration of Construction	Project Applicant

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	<i>flushing frequently, or otherwise displaying agitated behavior).</i> <i>Burrowing Owl Avoidance or Take Authorization</i> CDFW recommends that the Project proponent obtain take authorization from CDFW through issuance of an ITP if full avoidance of burrowing owl and occupied burrow complexes during construction and/or operations is not feasible. The IS/MND must include all biologically appropriate and feasible take avoidance measures. If permanent or temporary impacts of the proposed Project to burrowing owl foraging and/or nesting habitat cannot be completely avoided, the IS/MND should include measures to minimize the impacts of construction on owls and their habitat, and effective compensatory mitigation to offset all habitat loss.		
BIO-6 Ridgway's Rail	<i>Rail Surveys</i> CDFW recommends following the <i>2015 California Clapper Rail Survey Protocol</i> (https://www.fws.gov/media/california-ridgways-clapper-rail-survey-protocol) each year of construction in all suitable habitat within the Project. This protocol is recommended for conducting presence/absence surveys of California Ridgway's rail prior to Project construction (as opposed to other available protocols that may be more suitable for long-term monitoring purposes). <i>Rail Buffers</i> The IS/MND should disclose and assess an appropriate buffer. Without additional noise reducing modifications, a 700-foot no-work buffer is to be implemented between the location of construction activities and any current-year breeding rail detections, if construction cannot be avoided during the rail breeding season. The determined no-work buffers should be clearly marked with fencing or flagging to exclude workers from entering the no-work zone. Note that these features may be appropriate regardless of time of year to minimize impacts to foraging rails as well. <i>Authority to Stop Work</i> The IS/MND should include language that specifies that the Qualified Biologist will have authority to stop work any time construction activities appear to cause disturbance to nesting rails (e.g., rails vocalize or fly away from a nest) or an active rail nest is found.	Prior to Ground Disturbance and for Duration of Construction	Applicant

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	<i>Avoid Predator Perching Structures</i> The IS/MND should include language that strives to avoid the temporary or permanent construction of features that may provide perching opportunities for avian predators. If needed for the Project, such features may be retrofitted with anti-perching devices to reduce the likelihood that avian predators will use them to perch.		
BIO-7 Crotch's Bumble Bee	<i>Habitat Assessment</i> A habitat assessment shall be conducted by a qualified entomologist knowledgeable with the life history and ecological requirements of Crotch's bumble bee. The habitat assessment shall include all suitable nesting, overwintering, and foraging habitats within the Project area and surrounding areas. Potential nest habitat (February through October) could include that of other <i>Bombus</i> species such as bare ground, thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs. Overwintering habitat (November through January) could include that of other <i>Bombus</i> species such as soft and disturbed soil or under leaf litter or other debris. The habitat assessment shall be conducted during peak bloom period for floral resources on which Crotch's bumble bee feed. Further guidance on habitat surveys can be found within Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (https://wildlife.ca.gov/Conservation/CESA). <i>Survey Requirements</i> If Crotch's bumble bee habitat is present within the Project area, the Project should include a pre-construction survey plan as a mitigation measure. The survey plan should be submitted to CDFW for review. Surveys should be conducted by a qualified entomologist familiar with the behavior and life history of Crotch's bumble bee. If CESA candidate bumble bees will be captured or handled, surveyors should obtain a 2081(a) Memorandum of Understanding (MOU) from CDFW. Surveys should be conducted during the colony active period (i.e. April through August) and when floral resources are in peak bloom. Bumble bees move nests sites each year, therefore, surveys should be conducted each year that Project work activities will occur. Further guidance on presence surveys can be found within Survey Considerations for California	Prior to Ground Disturbance and for Duration of Construction	Project Applicant

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	Endangered Species Act (CESA) Candidate Bumble Bee Species https://wildlife.ca.gov/Conservation/CESA. <i>Crotch's Bumble Bee Avoidance or Take Authorization</i> If Crotch's bumble bee is detected during pre-construction surveys, whether or not a nest is detected, a Crotch's bumble bee avoidance plan should be developed and provided to CDFW for review prior to work activities involving ground disturbance or vegetation removal. If full take avoidance is not feasible, CDFW recommends that the IS/MND state that the Project proponent will apply to CDFW for take authorization under an ITP. <i>Compensatory Mitigation</i> CDFW recommends that the IS/MND include compensatory mitigation for the loss of all suitable Crotch's bumble bee habitat. Bumble bee floral resources should be mitigated at a minimum of a 3:1 ratio for permanent impacts in the absence of information regarding the compensatory mitigation site. Floral resources should be replaced as close to their original location as is feasible. If active Crotch's bumble bee nests have been identified and floral resources cannot be replaced within 600 feet of their original location, floral resources should be planted in the most centrally available location relative to identified nests. This location should be no more than 4,900 feet (1.5-km) from any identified nest. Replaced floral resources may be split into multiple patches to meet distance requirements for multiple nests. The IS/MND should state that mitigation lands will be protected in perpetuity under a conservation easement with an endowment established for long-term management of the lands.		
Additional Measures: Special-Status Plants	Appropriate methodologies for species detection should be clearly outlined and conducted well in advance of the anticipated start of construction. If CESA listed plants that may be impacted by the Project go undetected, the Project may result in mortality from direct impacts or degradation of habitat adjacent to ground disturbance.	Prior to Ground Disturbance	Project Applicant

From: [Sally Stephens](#)
To: [Kim Thai](#)
Cc: pointisablefriends@gmail.com
Subject: Public Comment on North Point Isabel Cap Resilience Project
Date: Thursday, October 16, 2025 3:02:29 PM

October 16, 2025

Kim Thai, Acting Principal Planner
East Bay Regional Park District Board

Re: North Point Isabel Park Cap Resilience Project

Dear Ms. Thai and Park Planners,

I am writing on behalf of the San Francisco Dog Owners Group (SFDOG) to express concern about one aspect of the North Point Isabel Park Cap Resilience Project – the proposal to fence off the entire edge of Hoffman Bay. We support the core goals of the project – to repair the landfill’s eroding clay cap and protect it from sea level rise. We also support thoughtful recreational upgrades, including gentle grading and site contouring, elevated viewpoints, paved trails, new seating areas, and a perimeter trail.

7-1

SFDOG does not support fencing off Hoffman Bay. Fences are ugly and will fundamentally alter the sense of openness and freedom that draws people to North Point Isabel. The aesthetics and experience of this area will be impacted for ALL park users, not just people walking with dogs.

The justification for the fence appears to be to keep dogs away from the shoreline and, therefore, to protect birds. Yet there is no site-specific data cited to support the need for this draconian solution to a problem that may not be a major problem. How many birds are there at the shoreline? How many dogs go down to the water? How often do dogs chase birds at Hoffman Bay? Are birds breeding, fishing, or resting there? We don’t know because there is no discussion in the plan and statistics are not cited. A major change in access and aesthetics should not be made without solid data supporting the need for it. That doesn’t exist here.

7-2

Instead, there are references to studies that were not done at Point Isabel. In place of site-specific, evidence-based data, these studies often refer to problems that “could” or “might” occur. The Golden Gate National Recreation Area tried for over a decade to restrict access based on similar speculative studies. They too lacked site-specific data proving a need for restrictions. This tactic created significant controversy and opposition. Ultimately, the plan was withdrawn after lengthy court proceedings in which SFDOG was a plaintiff.

If dogs bothering birds at Hoffman Bay is a big enough problem to warrant erecting fences, why has this issue not been part of the planning process for this project? Why has there been little user engagement on the issue? Over the years, few signs have been posted in the area warning of a problem. We are not aware of any ranger presence or education by naturalists on this issue. Why raise it now, at the last minute?

7-3

Finally, the idea of fencing off Hoffman Bay may be counterproductive. It could force people and dogs to walk just one minute north along the Bay Trail to a beach with higher habitat value than the area in question. Will that area also be fenced? Will the entire seashore at Point

Isabel be fenced, depriving ALL park users of access to the shoreline?

SFDOG is a 501(c)(3) nonprofit dedicated to responsible dog ownership and increasing off-leash recreational opportunities for people whose dogs are under control. While a majority of our members are based in San Francisco, we do have many members who enjoy walking at Point Isabel with their dogs or who live in the East Bay.

Please do not use this significant – and needed – landfill cap maintenance project to make a major change in access without a more robust public comment period. The rest of the project should go forward without delay. But please remove the proposed fence. We urge you to engage park users in open discussions about how North Point Isabel and Hoffman Bay are used and why they are so beloved, and how to balance recreation with habitat protection.

Sincerely,

Sally Stephens
Chair, SFDOG
www.sfdog.org

7-3 cont.

October 17, 2025

Kim Thai
Acting Principal Planner
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605

Dear Ms. Thai:

Thanks for the opportunity to comment on the North Point Isabel Park Cap Resilience Project (NPIPCRP). Although it is one of the smallest parks in East Bay Regional Park District (EBRPD), Point Isabel and North Point Isabel together are the **single-busiest spot in the park district. It's important to preserve what makes this unique place special, including its world-class views and sense of open space.**

I'm submitting these comments on behalf of many members of **Point Isabel Friends**, an online community of nearly 4,000 people.

One general comment is that it would be very helpful if you were to label Hoffman Bay on the project maps. Please also label these



Hoffman Bay at dusk (Ellen Soohoo)



Fencing along Hoffman Channel (Ellen Soohoo)

areas to make discussing them easier:

- The westernmost area near the mouth of Hoffman Channel where people and dogs will continue to be able to access San Francisco Bay
- The spit into Hoffman Bay
- The location we're calling "Hoffman Bay beach" here. (See photo on page 5.)

Qualified Support for the Project

We thank District staff for the creativity, skill, and energy that have gone into this proposal. We fully support the cap-resilience aspect of the project and the proposed park enhancements.

However, we have serious concerns about fencing the Hoffman Bay shoreline, and we would also like to see the existing temporary fencing along Hoffman Channel finally removed as part of this project.

It's not clear that fencing any portion of Hoffman Bay is necessary. Site observations suggest that, along most of the shoreline, people and dogs rarely access the water or mudflats. The existing boulders already serve as a natural barrier. Could more be added?

Some of the information referenced appears a bit dated or overly general. Park user data is drawn from the 2002 Eastshore State Park General Plan, and the wildlife studies cited are not specific to Hoffman Bay. There seems to be limited long-term bird population data for this area. The plan does not distinguish between the kinds of dog impacts possible in sensitive wilderness areas and the more limited, temporary disturbances that might occur here.

Finally, one important note about the planned recreation enhancements. On page 114, you specify that "No new waste receptacles would be added as part of the proposed project because waste generation is not anticipated to exceed what is currently generated." Park users hope the District is referring to the pre-pandemic number and locations; over the past few years, some waste receptacles have disappeared and not been replaced. We hope more bag dispensers will be added, too, as that model has been so successful at Point Isabel Regional Shoreline.

Regular visitors and user groups have worked closely with park supervisors and staff for many years on a wide range of issues. We have long served as dedicated stewards of the park—volunteering; cleaning; advocating for shared, responsible use; and contributing funding. We care deeply about this place and want to see it thrive for both people and wildlife.

Thank you for your willingness to engage directly with the community to address concerns and explore opportunities to make the park even better for everyone. We look forward to that! Meanwhile, we are making six specific requests and suggestions on the following pages.

8-3

8-4

8-5

8-6

Six Specific Asks

- 1) **Don't fence the shoreline of Hoffman Bay.** Many park users feel strongly that fencing the shoreline is overreach when there are only two places along that shoreline where people or dogs access the water. (The existing boulders along the shoreline make reaching the mud or water difficult.) A fence would **dramatically and**

permanently harm sublime and unique views that many park visitors, with and without dogs, specifically come to North Point Isabel to enjoy. It would also diminish the vital feeling of open space.



Broad vista over Hoffman Bay peripheral trails (Mary Barnsdale)



Fencing can also have unintended consequences. The fencing already in place on both sides of North Point Isabel created feral cat migration corridors that allowed cats to menace burrowing owls. There is a public safety issue, too: If an errant child or dog were to get into the mudflats, a fence would make rescue harder. A few months ago a senior citizen and his dog both became stuck in the mudflats on the opposite side of Hoffman Bay, along the Bay Trail, and had to be extracted by first responders.

Feral cat behind fencing near former burrowing owl area, Hoffman Bay (Ellen Soohoo)

8-7

- 2) **Use boulders along Hoffman Bay to prevent access, if needed. A natural-looking solution will preserve the look and feel of the park.** The NPIP CRP will raise the perimeter path and presumably make the banks of Hoffman Bay even more steep. The additional boulders that will need to be added should enhance the effectiveness of the ones currently in place.

8-8

- 3) **Remove the fence along Hoffman Channel.** The primary objective of the NPIP CRP is to repair the clay cap on the landfill to prevent lead leakage and protect against sea level rise. The fencing along Hoffman Channel was presented some years ago as a temporary measure to halt any erosion on that bank until the cap could be fixed. Instead, the NPIP CRP proposes to make it permanent.



Temporary fencing along Hoffman Channel (Ellen Soohoo)

8-9

- 4) **Educate and inform park users at “Hoffman Bay beach” rather than abruptly eliminating a popular recreation option.**



Birds feeding at “Hoffman Bay beach” at low tide (Mary Barnsdale)

8-10

To date, educating and monitoring park users has been left mostly to other park visitors. The District could explore educating park users and monitoring compliance before eliminating high-tide water access enjoyed by many, not just people with dogs. There could be better signs (more signs, more direct and more conspicuous, and not just in English); ongoing education by rangers and naturalists; and fines for infractions.

8-10 cont.

Not all park visitors understand exactly what low tide is, by the way, and the existing signs do not clarify that. (Some refer to keeping dogs out of the water when mud is visible, rather than when the water is low.) It would be possible to mount a post in Hoffman Bay—similar to posts that measure snowfall along rural roads—that explicitly shows how high the water needs to be before a person or dog can go in.

- 5) **Install a bird-viewing platform along the east side of the “spit.”** (Refer to pages 1 and 5 for photos of the area being discussed here.) To better protect birds, we think it would be appropriate to prevent people and dogs from going down the eastern bank of the spit into Hoffman Bay and to prevent people from fishing on that side.

The spit is popular for viewing shorebirds and pelicans and may hold the richest educational opportunities at either North Point Isabel or Point Isabel Regional Shoreline. An attractive wooden bird-watching fence (perhaps akin to the two platforms on Buchanan Street, at the Albany waterfront) could be built along the eastern length of the spit. It could include informational signage about shorebirds, thereby bolstering the educational efforts at nearby Hoffman Bay beach. The west side could be left open for fishing and unobstructed views of San Francisco Bay.

8-11

- 6) **Make water access at the westernmost edge of North Point Isabel safe and easy.** The plan preserves access to the water at that edge at high tide, but it’s not clear if it makes it safer and easier. Currently that bank is riprap, with no ramp or steps. Big dogs can get up and down but it’s potentially dangerous for kids, adults, and smaller dogs.

8-12

Corrections to Terminology and History

Mary and a member of the Point Isabel watersports community will submit a joint comment about **removing all references to “dog park” and “the new dog park.”** EBRPD does not operate dog parks. Point Isabel Regional Shoreline and North Point Isabel are multiuse parks where dogs are allowed off-leash.

8-13

A misunderstanding about the fundamental difference between dog parks and parks that allow dogs off-leash resulted in Point Isabel and North Point Isabel being closed to visitors early in the COVID-19 pandemic. (County health officials had ordered all dog parks shut, which should not

have included a 50-acre regional park that happens to allow dogs off-leash.) It took two months and the concerted efforts of EBRPD Director Elizabeth Echols, recreational dog walkers, and watersports enthusiasts to get the park open again.

8-13 cont.

Another **important correction**: On page 101, you say: “*Due to demand at Point Isabel Park, visitors have expanded their use into the project site.*” That’s not how recreational dog walking on North Point Isabel evolved. Recreational users were frequenting the landfill we now call North Point Isabel even before Point Isabel Regional Shoreline was established in 1975—and decades before North Point Isabel became part of Eastshore State Park. It was Jean Siri, out walking her dog on North Point Isabel in 1972, who discovered battery casings and informed the Army Corps of Engineers in Richmond. (Ms. Siri served later on the EBRPD board of directors.)

8-14

Most important, off-leash dog walking didn’t just “expand” into North Point Isabel. It was **specifically included in the Eastshore State Park General Plan in 2002** after a lengthy public process (during which 20,000 signatures were presented to state park planners in support of preserving longstanding recreational uses). You also have that language in Section 1 of the Biological Resource section and possibly other places. Please correct it throughout the NPIPCRP documentation.

We look forward to collaborating with District staff to make North Point Isabel the best it can be. If we can contribute materially—fundraising for educational signage or a bird-viewing platform, for example—we are eager to help.

8-15

Warm regards,

Mary Barnsdale

Mary Barnsdale

Point Isabel Friends

www.facebook.com/groups/pointisabelfriends/
pointisabelfriends@gmail.com

From: [Eileen Cohen](#)
To: [Kim Thai](#)
Subject: My comment on the North Point Isabel Park Cap Resilience Project
Date: Sunday, October 19, 2025 4:17:52 PM

To:
Kim Thai, Acting Principal Planner
Planning, Trails, and GIS
East Bay Regional Park District

From: Eileen Cohen

Dear Ms Thai:

Thank you for the opportunity to comment on the North Point Isabel Park Cap Resilience Project draft plan.

I have been a frequent visitor to both Point Isabel Regional Shoreline and (more often) North Point Isabel since the late 1980s. I take my dog there almost daily for off-leash exercise.

I applaud EBRPD's plans to make North Point Isabel safer. I appreciate that reinforcement of the clay cap – especially with the prospect of sea-level rise in view – is an essential follow-up to the remediation that first addressed toxic lead pollution there in the 1980s. I also welcome plans to enhance accessibility for a broader population of park users, as well as proposed aesthetic improvements.

However, I want to object in the strongest possible terms to the proposal to fence off Hoffman Bay. I can think of no rationale for preventing dogs from having the same limited access that they currently have to swimming or playing in the bay **during high tides** when aquatic birds are not present. (I refer to current access as limited because the boulders along the shoreline are an extremely effective barrier, and only a couple of narrow, rocky quasi-beaches are relatively easy to reach.) Furthermore, the park's unobstructed, stunning bay views are prized by **all** of the park's users: hikers, joggers, photographers, bird watchers, etc. An unnecessary fence will be an unnecessary aesthetic blight on a unique recreational haven.

I urge EBRPD instead to enhance its efforts to educate park users about the restrictions that apply to low tides – primarily through clear and conspicuous signage, but also through a well-publicized enforcement structure (such as citations and penalty fees) for violations.

Finally, I want to add a word about the comment you received from Point Isabel Dog Owners (PIDO) dated October 3, 2025. I'm a PIDO member of long standing and an active volunteer for the group. **However, I do not endorse the portion of PIDO's comment indicating receptivity to the fencing of the Hoffman Bay shoreline.** The PIDO board of directors did not garner input from its 3,000+ members before sending that comment to you. At a recent PIDO board meeting, I was among numerous attendees who urged the board to withdraw its hasty approval of fencing the entire shoreline and instead work with the community and EBRPD toward a better plan..

I wholeheartedly endorse the public comment submitted to you on October 17 by **Point Isabel Friends**, a broad-based online community of park users and stakeholders.

9-1

9-2

9-3

Kindly acknowlege receipt of my message, and thank you for considering my remarks.

9-3 cont.

Eileen Cohen
2162 N. Valley St.
Berkeley, CA 94702



Virus-free. www.avg.com

October 20, 2025

Kim Thai, Acting Principal Planner
Planning, Trails, and GIS
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605

Re: Public Comment re: North Point Isabel Park Cap Resilience Project

This is a joint comment from David Fielder, for the Point Isabel watersports community, and Mary Barnsdale, for recreational dog walkers.

On behalf of the park visitors who enjoy recreation at Point Isabel and North Point Isabel, please eliminate the terms “**dog park**,” “**existing dog park**,” and “**new dog park**” from all North Point Isabel Park Cap Resilience Project documents. These can be found in several places.

Both sides of the park are managed by East Bay Regional Park District (EBRPD) as multiuse parkland where dogs are allowed off-leash. Dog parks, on the other hand, are typically small, fenced facilities, managed by cities or counties, and dedicated to a single form of recreation. EBRPD doesn’t operate dog parks.

A misunderstanding about the fundamental difference between the two resulted in both Point Isabel Regional Shoreline and North Point Isabel being closed to visitors early in the COVID-19 pandemic. County health officials had ordered all dog parks shut, which should not have included a 50-acre regional park that happens to allow dogs off-leash. It took two months and the concerted efforts of EBRPD Director Elizabeth Echols, watersports enthusiasts, and recreational dog walkers to get the park open again.

Thank you!

Sincerely,

David Fielder

Mary Barnsdale

David Fielder
Berkeley

Mary Barnsdale
El Cerrito

A2 – Comments on the Project Merits

From: crbum51@icloud.com
To: [Kim Thai](#)
Subject: Point Isabel maintenance project
Date: Friday, October 3, 2025 10:04:54 AM

Please do not fence off the bay. This need to be discussed with park users to come up with a better plan.

Thank you

Cathe pool
7754501480

Sent from my iPhone

From: [Norah Young](#)
To: [Kim Thai](#)
Subject: Point Isabel - Maintenance Project
Date: Friday, October 3, 2025 11:39:51 AM

To whom it may concern,

I am resident of Richmond and live 5 minutes away from Point Isabel. I have frequented the park for the past 10 years and enjoy it very much. I am writing to ask that the plans to add a fence along the water be canceled. I completely agree with protecting the birds and wildlife, but I do not believe a fence is the answer. During my many visits to the park (over 300 times at least) I have only seen dogs in the restricted area twice, and each time a fellow dog walker informed the dog owner of the rules, and the dogs were removed. I believe if someone wants to break the rules they will go around the fence anyway. I have heard many suggestions on how to improve the park and I hope they will be explored more, I do not believe a fence is the answer.

Please do not take away our beautiful view of the bay. Walking at Point Isabel has helped my mental health as much as it has helped my dog's physical health.

Feel free to reach out to me if you have any questions.

Thank you for your time,

Carlton & Norah Young
2931 Bonds Ln
Richmond CA

(510) 734-7663



October 3, 2025

Kim Thai, Acting Principal Planner
Planning, Trails, and GIS
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605
Phone: 510-544-2320
Email: kthai@ebparks.org

Point Isabel Dog Owners and Friends (PIDO) hereby submits the following comment regarding The East Bay Regional Parks District's North Point Isabel Park Cap Resilience Project (the Project).

ABOUT PIDO

Since 1985, PIDO has worked to keep Point Isabel off-leash, clean, and safe for all users. PIDO worked with East Bay Regional Park District (EBRPD) from 1985 to 1987 to help craft the Point Isabel Exception to EBRPD's Ordinance 38, which generally requires dogs to be on-leash on paved trails and in developed areas. PIDO continues to preserve off-leash recreation at Point Isabel by: educating park visitors about dog walking rules and etiquette, providing updates on park district news and rules, holding monthly cleanups and special events, and promoting wildlife-friendly behavior among dogs and their owners. Over the past several decades, PIDO has represented the interests of thousands of members.

COMMENT

In PIDO's view, the Project will enhance community access and provide substantial benefits to visitors to Point Isabel. It aligns with PIDO's mission of keeping Point Isabel off leash, clean and safe for all users.

Paved Paths in North Point Isabel

PIDO supports the EBRPD's plan to pave the paths in North Point Isabel, which will improve access and ease of use for people whose mobility challenges may require the use of assistive devices ill-suited to the current gravel paths. While the proposed increased grade of the North

Point Isabel Dog Owners (PIDO)

info@pido.org, 510-426-5129

www.pido.org

P.O. Box 8282, Berkeley, CA 94707

Point Isabel hill may prevent access to that area for some visitors, PIDO believes the Project will improve overall access in the long run because: (a) the increased grade would appear to drastically improve drainage at North Point Isabel, hopefully preventing the formation of large rainwater pools that, as things are now, make some areas in North Point Isabel impassable; (b) if North Point Isabel is subsumed by sea level rise, no one will have access; and (c) the clay cap over the former "Battery Point" desperately needs repair in order to maintain safe use by everyone.

Landscaping and Foxtails

Perhaps unintentionally, the Project may remediate a scourge to dog owners: foxtails. Despite PIDO's attempts at weeding and mitigation of this tenacious plant, dog owners currently contend with potentially injurious foxtails for at least half of the year. As such, replacing the current brush with native plants and natural turf will be especially welcome. Hopefully, this large-scale renovation will eradicate foxtails in North Point Isabel and make it possible for park managers to prevent them from re-emerging.

New Fencing

The Project's proposed fencing would restrict longstanding canine privileges to access Hoffman Bay at high tide. Some PIDO members have enjoyed letting their dogs swim responsibly for decades in Hoffman Bay, a location some dogs prefer to the often-choppy waters of the San Francisco Bay. On the other hand, PIDO recognizes that the lack of a physical barrier to the mudflats allows for a risk of canine incursion into the sensitive environment, despite PIDO's efforts to educate the public about the rules regarding the mudflats. Long-term harmony between off-leash activities and the environmental resources is essential to maintain long-term dog access to the park as a whole. The proposed fencing could solve the problem without forcing all dogs on-leash, at the expense of high-tide Hoffman Bay access. PIDO also notes that the Project allows for continued water access to the San Francisco Bay at North Point Isabel, in addition to the ample water access on the south side of Point Isabel.

PIDO recommends that EPRPD be more specific about their plans (including the post type, height, screening material, etc.) for fencing that will be both effective and as visually unintrusive as possible.

CONCLUSION

PIDO thanks the EBRPD for its time and attention to this Comment. We look forward to a continuing partnership with the EBRPD to support this invaluable place.

From: [Belle Adler](#)
To: [Kim Thai](#)
Subject: Hoffman Channel fencing
Date: Sunday, October 5, 2025 12:18:15 PM

Dear Kim,

I'm writing to you to express my displeasure upon learning that parts of our beloved Pt. Isabel will be fenced. Pt. Isabel is one of the very few places dog owners can walk their dogs in an open space without being fenced off. I understand the need to remediate the areas and keep it safe and toxin free, but that does not require keeping us in a more confined area.

The vast majority of dog walkers are responsible and do not disturb or let their pups disturb the birds in low tide. I am there nearly everyday and have NEVER seen a dog interfere with wading birds. What I see is dogs enjoying a short swim when the tide is high and when birds are not wading in the mud.

I hope you will conduct more research and offer a survey before you go forward with this proposed plan, which I believe does not serve anyone.

Thank you,
Belle Adler

From: [Jaclyn Goudie](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: Hoffman Bay access
Date: Sunday, October 5, 2025 10:25:21 AM

As a frequent visitor to Point Isabel I urge you to leave access open to both Hoffman Bay and Hoffman Channel. These access points are a key feature of the park and closing them off would prompt some dog owners to use less than desirable access to the bay. Keeping an area dedicated to the enjoyment of dogs, their owners, and people who enjoy the company of dogs means that there is a safe place for these activities.

Thank you for your cooperation to keep Point Isabel as vital as it is today.

Best,
Jaclyn Goudie

From: [Robert Furnback](#)
To: [Kim Thai](#)
Subject: The fence at Point Isabel
Date: Sunday, October 5, 2025 1:25:16 PM

I am old and I and my friends played along the bay long before the parks existed. I remember there was a riffle range where rail road bulls and maybe police practiced . We kids were trespasser on the rail roads property and they would shot at us when we were on our way to the breakwater. We built walkways over the marsh with drift wood fishermen would come and go fishing and we didn't make trails in the marsh because we could pass over it. Sometimes we would find big blocks of styrofoam wash up and use it to cross the mud. And we had a platform on the little shell mound in the middle of the marsh. Later when i got a video camera with the old tape cassettes I made videos of us having fun on battery breach. In the early plan there was supposed to be an access bridge to the breakwater and beach what happened to that? How will we access the beach when a fence is installed. will we have to cut through the fence or break it down? I am old now I probably will never get back to those places of wonder and beauty. I wish there was a published plan and community meetings about what you are about to do to us.

From: [Victor Weisser](#)
To: [Kim Thai](#)
Subject: Upcoming project that point Isabel
Date: Monday, October 6, 2025 2:19:07 PM

Much of what is proposed looks pretty good to me. I particularly support the recapping of the land formally used as a battery dump and the repair and replacement of the worn outpaths throughout the park.

However, I think you are making a mistake by fencing off the Hoffman channel from dogs as in my 25 years out here almost daily. I have yet to see interference by dogs or any birds.

My current dog Luke does not like the water so "I don't have a dog in this fight", but it seems unnecessary to prevent other dogs from using the channel.

I will probably submit other comments later when I have a chance to more thoroughly review the proposals.

Thank you for the work that is done by the park district throughout its jurisdiction. It is top-notch and very much appreciated.

Sincerely,

Victor Weisser
Oakland
Sent from my iPhone

From: [Delia Tully](#)
To: [Kim Thai](#)
Subject: Keep Dog area open please!!
Date: Wednesday, October 8, 2025 8:52:19 AM

I am writing to express my deep concern regarding the proposed fencing off of Hoffman Bay, a beloved and long-standing water access point for dogs and their owners at North Point Isabel. For over 50 years, this area has served as a vital recreational space for the community, offering a safe and joyful environment for dogs to swim and play, and for people to connect with nature.

Please keep it open!

Delia Tully

Long time East Bay resident

415-279-4526

Sent from my iPhone

From: [Emily Schultz](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: Proposed changes at Pt. Isabel
Date: Wednesday, October 8, 2025 6:47:54 AM

Hi,

I understand EB Parks is considering closing off water access for dogs at Pt. Isabel. I strongly oppose this and urge you to reconsider. Not very many dogs go in the water at Pt. Isabel but for the few that do, they thoroughly enjoy it. The area is large enough for the dogs to take a quick swim without disturbing other wildlife. It would also be unattractive to have a fence at the water. Without such access to the water, we would likely go somewhere else so our dog could splash around in some water. In essence, a fence at the water would defeat the purpose of the Pt. Isabel dog park. Please reconsider and do not close off the dogs' access to the water.

Emily Schultz

Name: [Jenna Karthaus](#)
To: [City of San Francisco](#)
Subject: [Public Safety](#)
Date: [March 10, 2020](#)

Hi Kim,

My bearded dog and I have spent the last 8 years adoring, appreciating and savoring all things that encompass Point Isabel. It truly feels like stepping into a magical space, away from all that woes this world. Fencing would drastically change the landscape in a way that would immensely detract from the natural beauty the area holds.

If the issue is compliance with dogs not entering the area, then please give the community time to rectify that with any problematic owners. Better signage and verbal warnings (or fines for violations) could completely rectify the concern(s).

Thank you for your time. Photos of my Levee bearded for us.

Best,

Jenna Karthaus
802.344.8753
jenna.karthaus@gmail.com



From: [Al Vela](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: Proposed fence at Point Isabel
Date: Saturday, October 11, 2025 5:21:38 PM

Greeting Kim Thai,
I hope this email finds you and your loved ones well.

Please reconsider the plan of putting a fence at Point Isabel at Hoffman's bay.
Point Isabel is perfect the way it is. It is a place where many come to enjoy the views and to relax. One of my favorite seasons is Pelican Season. I get to watch Pelicans enjoy the water on Hoffman's bay. It is something that helps my mental health as it is a good reset from my work and day to day activities. I also enjoy watching other birds during low tide. Especially those with long legs and a long beak.
Point Isabel is perfect the way it is.
Please don't put any other fence.
Thank you for considering this.

Al Vela

From: [Ellen Gierson](#)
To: [Kim Thai](#)
Subject: fence proposal of Hoffman Bay
Date: Saturday, October 11, 2025 4:51:31 PM

Hello,

I strongly feel that the plan to fence the entire shoreline of the Hoffman Bay is overkill....There have got to be better solutions!

Please do not fence off the entire area!

Thanks,

Ellen Gierson

From: [Ellen Soohoo](#)
To: [Kim Thai](#)
Subject: Point Isabel Regional Shoreline
Date: Sunday, October 12, 2025 12:08:27 AM

Dear Ms Thai,

I am strongly opposed to the proposal for new fencing at Point Isabel. It is an unnecessary expense and will permanently scar and damage the beauty of the park. I am writing to ask you to please reconsider the park's proposal to install new fencing which is supposedly to protect the shorebirds.

I have been walking at Point Isabel for over 35 years. The birds are thriving there to the thrill of birdwatchers without fencing. We even have had two resident endangered burrowing owls who would calmly sit just several feet away from the walking paths, watching dogs pass along with their people who would go visit them every night.

I drive to this park every night and drive in traffic 13.5 miles for 35-45 minutes so I can enjoy the views while walking my dogs. I have taken thousands of landscape photos at Point Isabel. I have pasted a couple of them here to show you the beauty of the park and how integral the shape of the shoreline and path are to the scenery.

While going through some photos it saddens me to think at how the view would be changed forever. What also occurred to me is that I don't have one photo of Hoffman Marsh with a single dog in the mudflats. No dog owner wants their dogs stepping foot in that smelly mud anyways.

Please preserve our park's beautiful views and do not install more fencing at Point Isabel. Thank you.

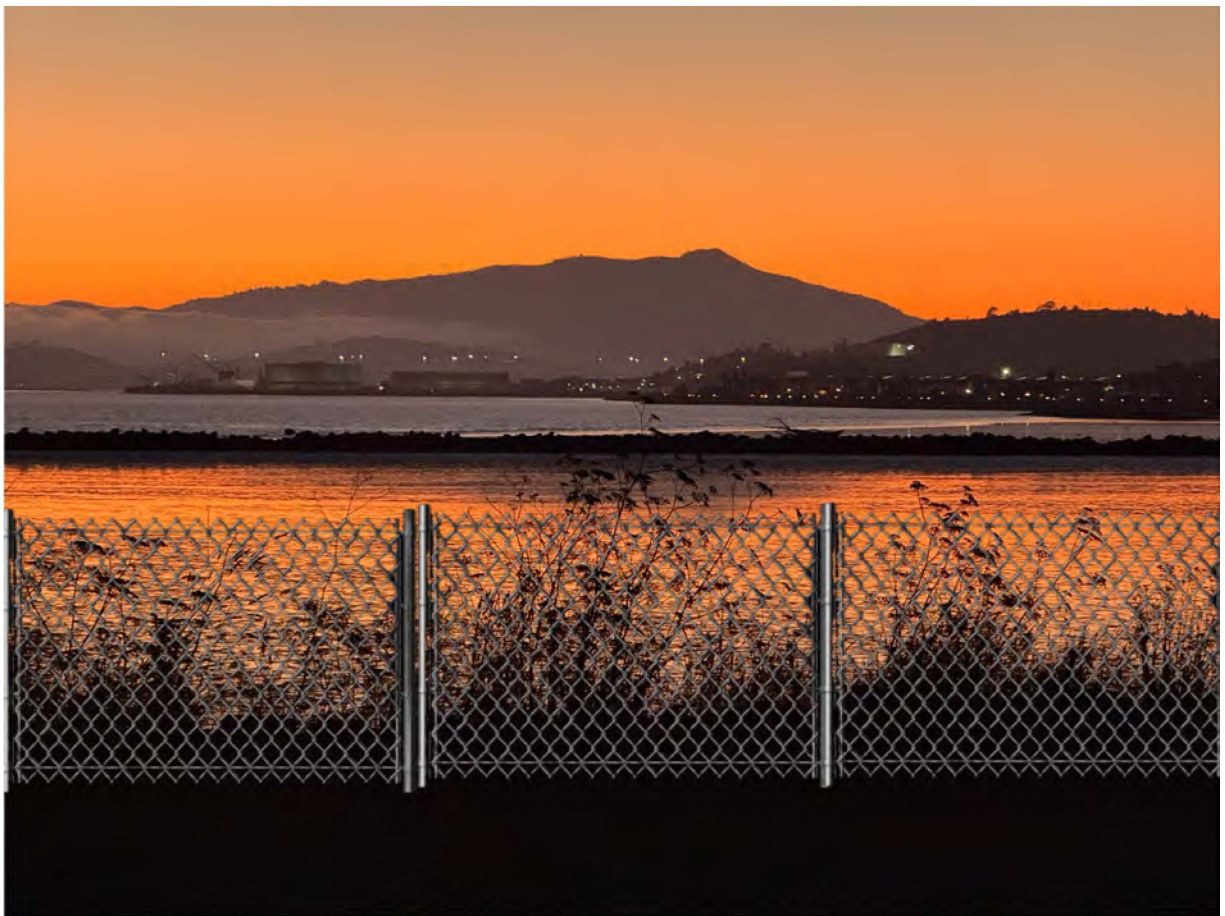
Best Regards,

Ellen Soohoo

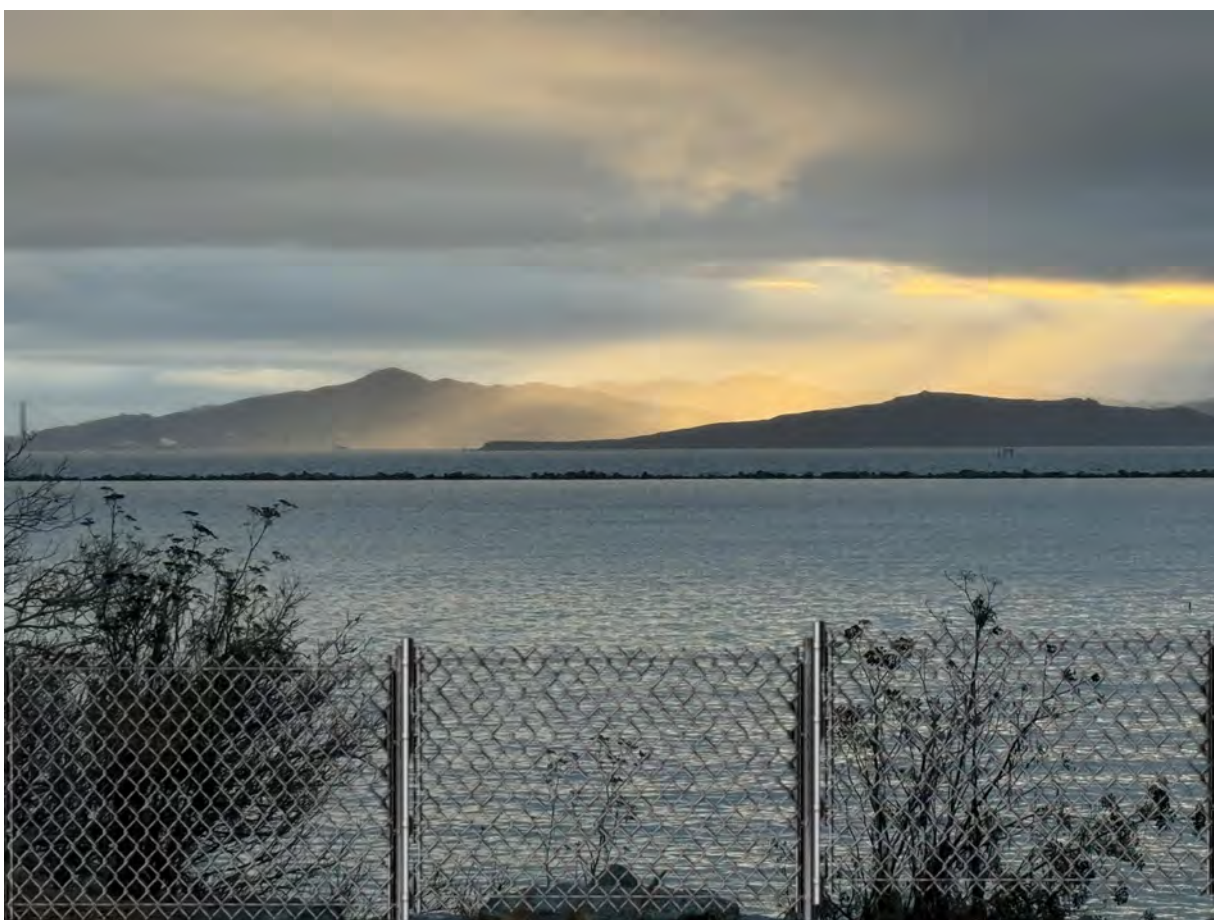
(Below are a few photos, the last two are snapshots from last week. Imagine a fence there...)











[Sent from Yahoo Mail for iPhone](#)

From: [Valerie Dow](#)
To: [Kim Thai](#)
Subject: Support for maintaining access to the bay at North Point Isabel
Date: Sunday, October 12, 2025 3:41:26 PM

Greetings Kim,
Thank you for all your work protecting East Bay Regional Parks. I would like to add my voice to others who are contacting you regarding proposed changes to water access at North Point Isabel.

I am a frequent visitor there with my two dogs, typically 3-4 times a week. Every time, we enjoy the walk, the view, the community, and the opportunity for my dogs to be off leash. They are not swimmers but they do enjoy a short soak while they're there. I would be sorely disappointed to lose water access for my dogs and to have a fence block the natural beauty of the shoreline there. I know how important the shore birds are there, but I hope that the planning process will allow reconsideration of the proposed fencing in favor of some other, less intrusive options. I know more instructive signage and park user education have been suggested. I support exploring some options that will allow dogs to continue to have water access.

Many thanks for your consideration.

Very best wishes,
Valerie Dow
Berkeley, CA

From: [Elizabeth Weiss](#)
To: [Kim Thai](#)
Subject: North Point Isabel Maintenance Project commentary
Date: Tuesday, October 14, 2025 10:22:32 AM

Dear EBRPD,

Thank you for the opportunity to comment on the North Point Isabel Maintenance Project. I have enjoyed walking on North Point Isabel almost daily for 30 years now. That shoreline holds a special place in my heart.

Overall the plans look fabulous. Fortifying the clay cap and shoring up the park against sea level rise seem essential. The new landscaping looks lovely, and I support paving some of the paths to increase access.

The only part of the project I question is the plan to fence the entirety of the park's Hoffman Bay shoreline, to prevent dogs from chasing shorebirds at low tides.

I spend 30-90 minutes most every evening on North Point Isabel, exercising, socializing, and enjoying the natural vistas. I am fond of watching the shorebirds. I identify them, photograph them, and even paint pictures of them. If they were being harassed I would want to do something about it. However, I can count on one hand the times that I have seen a dog chase a shorebird at low tide. In 30 years.

I believe a fence is unwarranted, and I fear it would degrade the natural beauty of the park for its many visitors.

Please revise the plan.

Thank you,

Elizabeth Weiss
Richmond, CA

From: [Donelda Bernard](#)
To: [Kim Thai](#)
Subject: Proposed new fencing at Pt Isabel
Date: Wednesday, October 15, 2025 11:31:01 AM

Dear Kim Thai:

I write to register my objection to what I understand is a proposal to install a 42" mesh wire fence with wooden posts around all of Hoffman Bay at Point Isabel. I have enjoyed many hours of walking around the Hoffman Bay area, with dogs and without, and I would really hate to see more fencing. The fencing on the north side of the Hoffman Channel is a terrible eyesore, and I would hope that could come out after the clay cap project is completed. I really think fencing is unnecessary and takes away from the beauty of the site, which is largely the wide open, unobstructed views.

What set in motion the idea of more fencing to begin with? There has been a lot of online discussion lately among PIDO members, and that question doesn't seem to have an answer. I would appreciate understanding the history of how this unfolded, because without that background it feels like something sneaky and underhanded is going on.

Appreciate you receiving my input, and if you can respond, I would appreciate it even more.

Sincerely,

DONELDA BERNARD

From: [cassandra fimrite](#)
To: [Kim Thai](#)
Cc: [pointisabelfriends@gmail.com](#)
Subject: Please allow dogs continued access to the bay
Date: Thursday, October 16, 2025 8:37:56 AM

Kim Thai,

I am writing to let you know that the proposed plans to fence Hoffman Bay are too extreme and will not have the desired effect the agency is hoping for.

Besides being an eyesore, the fencing will create what many feel will be a fenced in dog park instead of an area of mixed-use space.

EBRPD needs to invite all the major users to the table to discuss what needs to be done and that should include folks who walk their dogs and use the shoreline for water access.

Cassandra Fimrite

Marin County Dog Owners Group

Sent from my iPhone

From: [Claudia Kawczynska](#)
To: [Kim Thai](#)
Subject: Agreement with Point Isabel Friends" recent comments
Date: Friday, October 17, 2025 2:43:21 PM

Dear Kim Thai,

As a member of Point Isabel Friends I am aware that Mary Barnsdale just sent a very thorough examination of the NPIPCRP, that I wholeheartedly agree with. I would like to add that it is my hope that the district would consider only native planting in any improvement project, which would obviously not include foxtails, and related, non-native and invasive species. If the district does not have the appropriate expertise in these matters, I would like to suggest tapping into the USDA's rangeland management experts at one of their Ag Extension stations, or at UC Davis. While it is challenging, there are ways to combat these noxious weeds on a large scale. Foxtails are not only harmful to dogs, but have been known to affect humans and other species too.

I also strongly oppose any new fencing in this area, and hope that the temporary fencing (that has been there for some time now) be removed. While perhaps important to help with the erosion in this area, it feels to me, and certainly other park users, to limit our enjoyment of a natural, calming area. Just compare the sense of wonder that one feels walking along the bay path at the Albany Bulb to that along the North Point Isabel and you'll understand my position. At the Bulb, and places like Cesar Chavez Park in Berkeley's Waterfront, riprap does a much better job at discouraging human and dog movements while not obstructing the views, when it is appropriate to do so.

I do hope the district provides enough time to discuss these issues with park stakeholders and not rush this process through. Point Isabel is a very special, multi use park to thousands of people, and while we appreciate the work the district has done there and elsewhere, we also value transparency that is so critical to a robust public process.

Much thanks

Claudia
Claudia Kawczynska
(Former Chair of Berkeley's Park, Recreation and Waterfront Commission)
2810 8th St. | Berkeley, CA 94710 | 510.821.0044

From: [Diane Livoti](#)
To: [Kim Thai](#)
Subject: North Pt Isabel comment
Date: Friday, October 17, 2025 3:41:33 PM

Ms. Thai,

I am a member of Pt Isabel friends and am a former board member of the Pt Isabel Dog Owners Group.

I would like express support for the comments submitted today by Mary Barnsdale on behalf of the 4,000 members of Pt Isabel Friends.

I disagree with the comments submitted by the Pt Isabel Dog Owners Group. A fence for a perceived and not studied problem is expensive and unnecessary. It creates visual blight in the crown jewel of the EBRPD. Pt Isabel is the most frequented park in the District. It is a natural wonder in a dense, urban area.

Please note my support for the 6 requests made in the Pt Isabel Friends comment submitted today.

Thank you.
Diane Livoti

From: [Beth Castroll](#)
To: [Kim Thai](#)
Subject: North point Isabel project
Date: Friday, October 17, 2025 4:34:02 PM

Dear Kim Thai-

I am a long time Dog walker at point, Isabel dog park. I've had three generations of dogs at that park and walk it weekly. I am Against the north point fence project. This park has been a wonderful playground for my dogs and family for the last 25 years. I believe fencing in the dog park will take away from the natural beauty and limit my dogs access to the shoreline. Although I understand that during low tide, the Mud flats are exposed and opens of the opportunity for dogs to attack birds however, in all my time, I've never seen this happen. Please don't take my shoreline away from me. My dog doesn't even go in the water right now, but I don't want it fenced up? There's enough blight in the area. I support the public comments that were issued by Point Isabel Friends today.

Just say no to the fence.

Sincerely,

Elizabeth Castroll

From: [Audrey Yue](#)
To: [Kim Thai](#)
Subject: North Point Isabel Project
Date: Saturday, October 18, 2025 8:59:49 PM

Hello,

I am not an East Bay resident, however I am a frequent visitor to Point Isabel. One of the loveliest things about the area is the view of Hoffman Bay from the shoreline path. I was saddened to hear that this area is to be fenced off? Why?? Most dogs in the area are leashed and all the dogs that frequent that area have been very well behaved. There is no threat to the birdsong that area, and a visit on any evening would prove that. I urge you and others who have concerns to come and walk that path and witness the situation. We do NOT need all of the Hoffman Bay shoreline fenced off. It is a waste of tax dollars. Please reconsider!

Best,
Audrey Yue

From: [BARBARA SHAYESTEH](#)
To: [Kim Thai](#)
Subject: North Pt. Isabel Project
Date: Saturday, October 18, 2025 1:26:58 PM

Hello - I would like to comment about this project. I support Point Isabel Friends in NOT wanting fencing on the north side of Pt. Isabel. Even though our dogs are not interested in the wildlife at the park, we are careful to check the tides tables before we go, because no one wants their dog coming home with that muck on them. I think better signage to let the dog owners know what is and isn't accepted dog/owner behavior would go a long way to solve any problems, whereas fencing just ruins the feel of the place. Please don't fence off the view.

We do appreciate having a couple of places where our big, older dog can go into the water, without too much trouble, to get his water therapy. Thank you for your consideration.

Barbara Shayesteh
Berkeley, CA
bjs50@comcast.net



From: [Delia Carroll](#)
To: [Kim Thai](#)
Subject: North Point Isabel Project
Date: Saturday, October 18, 2025 12:45:38 PM

Dear Kim Thai,

I am writing today to express my full support for the position taken by Point Isabel Friends in regards to the proposed fence along the Hoffman Bay shoreline.

Please strike the proposal for a new fence along the Hoffman Bay shoreline and remove the temporary fencing along the channel once the capping project and other amenities are completed.

Fencing along the Hoffman Bay Shoreline would constitute an unnecessary eyesore and greatly diminish the visitor experience for people visiting the park with or without dogs. Those uninterrupted views of the bay are precious. Please work to preserve them!

Thank you for reading this and considering my comments.

Delia Carroll

From: [Joan Wager](#)
To: [Kim Thai](#)
Subject: Pt Isabel
Date: Saturday, October 18, 2025 11:05:57 PM

Please don't fence off N Richmond Bay. It must remain accessible for dogs at high tide

Joan Wager
Sent from my iPhone

From: [Kate Bernacki](#)
To: [Kim Thai](#)
Subject: Spare Point Isabel turning into an eyesore
Date: Saturday, October 18, 2025 9:25:16 PM

October 15, 2025 was another incredible evening at Point Isabel. Here is a photo taken by my friend Ellen who has taken so many photos of Point Isabel since I've known her since 1995! This is from Hoffman Bay on the north side of the multi-use park. Can you imagine a 42" wire mesh fence to be built all the way along the shoreline of this bay? Why is this a consideration for EBRPD?

As on most nights, many people and dogs walking off-leash along the shoreline path. The proposed fencing is supposedly to protect birds from dogs in the mudflats. Ellen has plenty of photos and videos of birds in Hoffman Bay, happily feeding, resting and not being disturbed by any dogs... New fencing that is proposed for Point Isabel will destroy the scenic landscape and is an unnecessary expense. The current large boulders along the shoreline already act as a barrier to the bay and when the park is redesigned the addition of boulders to the landscaping could continue as a more natural barrier.

The new wire mesh fencing at Point Isabel is an unnecessary waste of our tax dollars.

Please continue to use natural materials to preserve the beauty of Point Isabel for all to enjoy



Kate Bernacki

From: [mike.wisniewski](#)
To: [Kim Thai](#)
Subject: point Isabel repairs
Date: Saturday, October 18, 2025 12:14:53 PM

Good day, as a daily visitor to point Isabel, I and my dog love going there. Please consider not fully fencing in the area, it would take away the views and the beauty of the park.

Thank you

Mike Wisniewski

From: [Paula McGinnis](#)
To: [Kim Thai](#)
Subject: Fencing Hoffman Bay shoreline
Date: Saturday, October 18, 2025 4:56:55 PM

Dear Ms. Thai,

I would like to express my opposition to the installation of more fencing at Pt. Isabel. I have been enjoying the park for 30+ years and I believe the proposed fence is unnecessary and unsightly. Now that there are signs cautioning park users against disturbing the birds at low tide and I've observed that people heed them. Please do not spend precious public funds on more fences that aren't needed and will destroy the open and natural feeling of the park. On the other hand, safe water access in a spot where it won't interfere with birds would be welcome. The ramp near the western entrance to the channel is very dangerous.

Sincerely,

Paula McGinnis

Pmcginni111@comcast.net

From: [S. Bender](#)
To: [Kim Thai](#)
Subject: Pt Isabel Regional Shoreline and DOG PARK
Date: Saturday, October 18, 2025 9:48:17 AM

I understand the EBRPD is considering fencing areas on the North Side of this wonderful dog park. And make no mistakes about it, this is primarily a dog park for unleashed dogs and their owners. It is a one of a kind dog park in California, with few if any others like it in the entire USA.

Those of us who use it regularly love it as it is with one notable exception. Just clean it up better so that people and dogs are safer there. Help the park and those of us who use it by getting rid of the fox tails and toxins that are unsafe for people and dogs. That is how you can best spend the money allocated to you.

Below is a copy of the email I sent to PIDO expressing more of my concerns about what is apparently being proposed for this park.

Spend the money you have on the two clean up projects I suggested. Otherwise, leave this wonderful park alone.

And, have open public hearings so that the people who use the park can give input. The PIDO board does not represent park users and is not elected by PIDO members.

Susan Bender

My email to the PIDO Board

To The Pido Board:

I fully support Ellen Soho's position on disallowing the proposed fencing at N. Pt Isabel.

Like Ellen Soho, I have been at the Pt Isabel Dog Park (and yes it is primarily a dog park) almost every day since the area opened as a dog park. I spend a lot of time in the N.Pt Isabel area. The area is fine just as it is. Clean up the toxins but NO FENCING.

There is no need for fencing at N. Pt Isabel. Fencing would be a blight on this beautiful natural area.

The dogs do not bother the birds and do not in any way damage the shoreline. There is no other place in the Bay Area where people can enjoy activities with their dogs so freely. Do not spoil this precious park.

Stop micromanaging. Just because you are on the board doesn't mean you have to do anything. Sometimes just leaving things alone and doing nothing is the best course of action.

Please let the East Bay Regional Park District know that you revoke your approval of the proposed fencing. Let them know that the park users are adamantly against it.

Susan Bender

Frequent Park User and Pido Member

From: [Derek Aqui](#)
To: [Kim Thai](#)
Subject: Hoffman Bay
Date: Sunday, October 19, 2025 5:06:18 PM

To Whom It May Concern:

I often visit Point Isabel with friends and I was troubled to hear that there is fencing planned for the north side by Hoffman Bay. In addition to being an eyesore, this proposed fencing seems unnecessary, given that dogs in that area do not venture near birds there. This is a waste of taxpayer dollars. Please reconsider the proposal or at the very least, do some site visits before making further disruptions.

Sincerely,
Derek Aqui
Sent from my iPhone

From: [Katherine griffin](#)
To: [Kim Thai](#)
Subject: Point Isabel Project
Date: Sunday, October 19, 2025 5:30:30 PM

Dear Ms. Thai,

I'm a longtime user of Point Isabel Park, both with my dogs over the years and as a walker on my own. I'm writing to say that I agree strongly with the comments submitted to you by Point Isabel Friends, particularly the request to reconsider the fencing proposed for the park.

One of the very best things about the gorgeous open space at the bay's edge is the *feeling* of wide-openness you get when you look to the west—you feel a million miles away from the bustle of the urban zone. The views are awe-inspiring and magnificent. They are an extraordinary amenity to have within our densely populated east bay area and bring a feeling of peace and calm. I agree with Point Isabel Friends that the fencing does not seem necessary, and would significantly diminish one of the most precious aspects of the park.

The other requests made by the Pt. Isabel Friends strike me as sensible and based on a deep understanding of the need to protect wildlife as well as what users value about the park.

Thanks for considering my comments.

Best regards,

Katherine Griffin

5801 Panama Ave.

Richmond CA 94804

--

Katherine Griffin
510.932.7002

From: [Lisa Tsering](#)
To: [Kim Thai](#)
Subject: Don't fence the shoreline at Point Isabel
Date: Sunday, October 19, 2025 9:40:09 AM

Dear Ms. Thai,

I'm a supporter of Point Isabel Friends and a frequent dog walker there.

Please don't fence the shoreline of Hoffman Bay!

Thank you

Lisa Tsering

El Cerrito

From: [M.064 Freeman](#)
To: [Kim Thai](#)
Subject: Water access in North section of Pt. Isabel
Date: Sunday, October 19, 2025 11:44:17 AM

Please pass this message on to all of the policy makers for Pt. Isabel and include it in all relevant official documents and tabulations of comments.

Ms. Thai and Associates,

I take my dog to Pt. Isabel every day. I love that park, which is a nearly utopian facility that is peacefully shared by people, dogs and wildlife. Like nearly all of the park's users, I prevent my dog from disturbing wildlife. We also pick up neglected dog feces and plastic litter every day and do other maintenance and clean-up chores as needed for the under-funded facility.

It is my understanding that the current plans for the renovation of the north side of the park will block all access to the Bay. I oppose that plan. There should at least one area for dogs to enter the water. On hot days it is important that dogs have access to the Bay to cool down. Many dogs have been bred to have an instinct to chase balls or sticks in the water. Those dogs suffer when they can not get that form of exercise. I have not observed a problem with dogs disturbing wildlife. Birds avoid the few areas where dogs swim when humans and dogs are active, and people watch their dogs to insure that they avoid birds and other wildlife.

I support all your efforts to protect the environment, birds and other wildlife, but since it is a designated dog park, there is a need to balance potentially conflicting goals and uses for the park. We need to continue access to the Bay for dogs and their custodians in at least one location on the north side of Pt. Isabel.

I have many discussions with the users of Pt. Isabel and my impression is that there is nearly unanimous support for continuing to make the Bay accessible to dogs on the north side of the park.

Thank you for your attention to this matter.

Michael B. Freeman
El Cerrito, CA
ojstudio@hotmail.com

From: [Michelle Bretschneider-Zuo](#)
To: [Kim Thai](#)
Subject: Please do not install a fence at Point Isabel / Hoffman Bay shoreline
Date: Sunday, October 19, 2025 10:08:02 AM

Dear Ms. Thai,

I'm writing as a community member and frequent visitor to Point Isabel to express my opposition to building a fence along the shoreline at Hoffman Bay.

A fence would detract from the very experience people seek at this park: open, unobstructed contact with the Bay's winds, birds, and views. The uninterrupted horizon and natural edge are essential to the sense of being in nature. Introducing a continuous man-made barrier would visually fragment the shoreline and diminish that experience.

It would also add to the cumulative man-made disruption of the Bay. Even a low profile fence becomes a linear disturbance; it concentrates foot traffic, interrupts wildlife movement at the water's edge, and creates visual clutter in a landscape that thrives on openness. Once installed, fences tend to expand over time (additional posts, signs, repairs), further urbanizing a place that many rely on for respite.

If the goal is resource protection or visitor safety, I respectfully urge EBRPD to consider less intrusive, nature-compatible measures such as targeted habitat restoration and plantings, improved wayfinding, spot signage where needed, seasonal or site-specific controls, and focused maintenance rather than a continuous physical barrier.

Please keep the shoreline at Point Isabel open and unfenced. Thank you for your stewardship and for considering approaches that protect habitat while preserving the park's unique, wide-open character.

Best-

Michelle

From: [Mindy Geminder](#)
To: [Kim Thai](#)
Subject: Comment for Pt Isabel proposal
Date: Sunday, October 19, 2025 4:44:08 PM

Hello,

I am writing to comment on this:

NO to new fencing at Point Isabel. As a resident and dog walking owner, I am against the park's proposal of a new 42' hard wire mesh fencing along the whole shoreline of Hoffman Bay, the area on the north side of Point Isabel. It's a place we walk all the time. And it would greatly inhibit the enjoyment of nature there.

Thank you,

Mindy Geminder

Berkeley Public School Teacher,
29th year







Have a fantastic day!

From: [Steve Tighe](#)
To: [Kim Thai](#)
Subject: North Point Isabel Project
Date: Sunday, October 19, 2025 11:31:43 AM

Dear Kim Thai-

I am a long time Dog walker at Point Isabel dog park. I've had three generations of dogs at that park and walk it weekly. I am opposed to the north point fence project. This park has been a wonderful playground for my dogs and family for the last 25 years. I believe fencing in the dog park will take away from the natural beauty and limit my dog's access to the shoreline. Although I understand that during low tide, the Mud flats are exposed and creates an opportunity for dogs to attack birds, in all my time, I've never seen this happen. My current dog doesn't even go in the water, but I would prefer not to have the visual impairment. There's enough blight in the area. I support the public comments that were issued by Point Isabel Friends today.

Steven Tighe
Oakland, CA

From: [STUART LEVY](#)
To: [Kim Thai](#)
Cc: [M. 064 Freeman](#); robert.lieber@duck.com
Subject: Dog access to San Francisco Bay at Point Isabel
Date: Sunday, October 19, 2025 12:50:42 PM

Dear Ms. Thai:

A friend made me aware today of the intent on the part of East Bay Parks to block access to the bay as part of the renovation of the North part of Point Isabel. I want to go on record as objecting to this planned restriction of access. I visit Point Isabel 4-6 times per week with my dog, and swimming in the bay is a regular part of his exercise and recreation. I am very conscientious about keeping Loki out of the water and the mud flats at low tide, and when there are birds in these areas. In the approximately 14 months that I have been visiting Point Isabel, I have not seen any aggressively predatory behavior on the part of dogs towards the birds in the estuarine areas that are accessible to them. I have seen only one bird carcass, and the cause of its death was not obvious, but it did not appear to have been mauled by a dog.

As mentioned by others who are grateful for the unique presence of Point Isabel as a recreation and socialization area (for both dogs and people), we very highly value the privilege of having this space, and the vast majority of us make the effort to maintain it as a clean and hospitable park for our dogs and their admirers. I am hoping that the East Bay Parks planning commission reconsiders the restriction of access of the North part of Point Isabel to the bay as part of the planned renovation - it is an aspect of our visits to this site that provides exercise and pleasure for us and our dogs, with little or no impact on the land or the wildlife.

Thank you in advance for your consideration of the plea above.

Sincerely,

Stuart Levy

Stuart G. Levy, Ph.D.
Principal
SGL Chemistry Consulting, LLC
27 Nicholl Avenue
Richmond, CA 94801
(617)504-3519 mobile stuartlevy@sglchemistryconsultingllc.com
slevy@yahoo.com
<http://www.sglchemistryconsulting.com>
Advancing Drug Leads to the Clinic

From: [Terry Roy](#)
To: [Kim Thai](#)
Subject: Proposed.Fencing at North Point Isabel
Date: Sunday, October 19, 2025 10:15:50 AM

Kim Thai, Acting Principal Planner
EBRPD

I am writing to express my desire that fencing not be installed around North Point Isabel. The proposed fencing would be unsightly, as well as prevent non-deleterious access to Hoffman Bay by dog owners and their dogs. Better signage would educate and prevent all but the most egregious scofflaws from accessing the Bay at low tide.

I have been coming to Point Isabel since my family moved to the Bay Area 47 years ago, and have been attending with my dogs regularly ever since off leash privileges began in the 1980s. I remember North Point Isabel from before its rehabilitation in the 1980s. The peninsula is entirely manmade, and fencing it off from the water does not preserve any pre-existing bird sanctuary. It may protect a very small area of mudflats that has already been infringed upon by the construction of a great deal of Point Isabel and all of North Point Isabel, but the addition of a fence is overkill. The imagined problem does not justify this extreme solution.

Another concern I have about this project long term is maintenance of this fence. I remember when metal cables were installed along the west side of Isabel Street in the late 1980s or early 1990s, and watched over the years and decades as those cables rusted, deteriorated, fell into disrepair, and piece by piece began to be removed. Areas of fencing that currently exist on North Point Isabel along the Hoffman Channel are suffering the same fate. Thus, we have an already unsightly fence falling apart and not being maintained. We do not need another expensive manmade project that is not needed to be installed and then left to rot.

I appreciate your serious consideration of these concerns and others expressed by regular longtime park users.

Terry Roy
5838 San Jose Ave.
Richmond CA 94804
(510) 334-1044

From: [Valeria Evans](#)
To: [Kim Thai](#)
Subject: Point Isabel fence
Date: Sunday, October 19, 2025 2:18:48 PM

We have been active visitors to Point Isabel for more than twenty five years. We wish to add our voices to those who oppose new fencing along the north side of the park, along the edge of Hoffman Bay. We care deeply for the safety of shore birds but feel that the proposed fence is not the best solution. In particular, we feel better signage would be a big improvement. The current signage is barely visible and unclear.

Thank you for your consideration!

Valeria Evans and Chris Witebsky,
Berkeley

From: [Amalia Lorentz Cunningham](#)
To: [Kim Thai](#)
Cc: pointisalbelfriends@gmail.com
Subject: North Point Isabel capping project - public comment
Date: Monday, October 20, 2025 3:48:29 PM

Hello Ms. Thai,

I am submitting this public comment in opposition to the aspect of the draft plan that would fence off the entire Hoffman Bay. I walk at Point Isabel once or twice a week, and value the park for the expansive views of the bay and marshland, as well as the relatively flat, accessible pathways (critical to me as a person with mobility limitations - and I am looking forward to paving the path along the north part of the park!). Point Isabel regional park is a unique place to enjoy big vistas and birdwatch; both types of experience would be dramatically deteriorated by fencing Hoffman Bay. In our congested urban region, it's wonderful to have the unobstructed natural setting of PI.

Amalia Cunningham
Albany CA

From: [Bruce Wismer](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 3:51:22 PM

I'm in agreement with the statement from PIDO, that the project seems mostly a benign improvement to the North Point area. If the need for fencing along Hoffman Bay is deemed necessary, would it be possible to make the area at the mouth of the canal on the north side, at the bay end of the fence, a more accessible area to access for dogs? Perhaps clear the rocks for steps or a ramp? This area generally remains water-covered even at low tide, so shore birds don't frequent it. It's perhaps a little rougher water than Hoffman, but still a possible option if there isn't another on the north side. Thanks for your consideration.

From: smithdaf@earthlink.net
To: [Kim Thai](#)
Subject: Renovation of Point Isabel Park Cap Resilience Project.
Date: Monday, October 20, 2025 5:13:20 PM

Dear Ms. Thai,

Thanks for the opportunity to comment on the North Point Isabel Park Cap Resilience Project (NPIPCRP). Although it is one of the smaller parks in East Bay Regional Park District , Point Isabel and North Point Isabel together are one of the busiest spots in the park district. In my view it is important to preserve what makes this such a critical place, including its unobstructed views and open space.

10-1

While we thank the District Staff for all their skilled work making up the renovation proposal, we have serious concerns about fencing the Hoffman Bay Shoreline. Please consider continuing the conversation regarding existing and proposed new forms of fencing before a final decision is made. Many of us do not think there has been adequate time for this kind of discussion.

10-2

Thanks, and regards,

David A. Smith, PhD



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From: [ELLEN GOLDBLATT](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 2:37:47 PM

Dear Ms Thai — as a regular visitor to Point Isabelle with my dog spirit I urge the East Bay Regional Park District **not to fence off the Hoffman Bay shoreline** and to **preserve off-leash dog access at Point Isabel**. This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Spirit and I love our weekly or more romps at Point Isabel - please keep it open for us and all the other canines and their guardian families.

Thank you for considering community input on this important issue.

Sincerely,

Elle Goldblatt and Spirit Goldblatt
Sent from my iPhone

From: [Ellen Laves](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 1:51:33 PM

Dear Ms. Thai,

I urge the East Bay Regional Park District not to fence off the Hoffman Bay shoreline and to preserve off-leash dog access at Point Isabel. This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Thank you for considering community input on this important issue.

Sincerely,
Ellen Laves
Berkeley

From: [Francisco Tinoco](#)
To: [Kim Thai](#)
Subject: North Point Isabel Project
Date: Monday, October 20, 2025 11:06:42 AM

Please stop the position on the proposed fencing at N. Pt Isabel.

The area is fine just as it is. Clean up the toxins but NO FENCING.

There is no need for fencing at N. Pt Isabel. Fencing would be a blight on this beautiful natural area.

The dogs do not bother the birds and do not in any way damage the shoreline. There is no other place in the Bay Area where people can enjoy activities with their dogs so freely. Do not spoil this precious park.

Thank you for your time & attention in this matter!

Regards,
Francisco Tinoco
Regular visitor to Pt Isabel with my dogs & friends

[Sent from Yahoo Mail for iPhone](#)

From: [Gregory Rogers](#)
To: [Kim Thai](#)
Subject: Strong Opposition to Shoreline Fencing at Point Isabel/Hoffman Bay
Date: Monday, October 20, 2025 12:15:34 PM
Attachments: image[37].png

Hi Kim,

I'm writing as a very upset and deeply disappointed dog owner who frequents Point Isabel, particularly the Hoffman Bay area. The proposal to install new shoreline fencing is, frankly, a terrible idea that would destroy everything that makes Point Isabel special. This park is one of the few remaining places where dogs can safely enjoy open water access and freedom, and taking that away would be a huge loss for thousands of families who come here every week.

Point Isabel isn't just another dog park; it's a beloved community hub, a rare open space where people and their dogs can enjoy the Bay together. The idea of fencing off the shoreline ignores decades of responsible use. Dog owners have demonstrated respect for the environment and wildlife, picking up after their pets, following leash rules where required, and maintaining this space as clean and safe. To suddenly assume we're the problem and cut off water access is both insulting and unnecessary.

The justification for this project also feels weak and unsupported. I've seen no credible data showing that dogs at Hoffman Bay are causing significant harm to shorebirds or the environment. If there are concerns, why aren't less restrictive solutions like seasonal protection areas, signage, education, or ranger presence being considered first? Installing permanent fencing is a blunt, exclusionary move that disregards the collaborative relationship between the park and the dog-owning community that has made Point Isabel thrive for decades.

This proposal also shows a lack of respect for dog owners who rely on this space for recreation, connection, and wellness. Point Isabel is one of the few accessible areas for off-leash water play in the Bay Area, and many of us drive long distances to visit because of its unique character. Taking that away will alienate a large and engaged community that contributes to the park's upkeep, local economy, and spirit.

I urge you to abandon this fencing plan and instead work with user groups like PIDO (Point Isabel Dog Owners & Friends) to develop balanced, science-based solutions that protect wildlife without punishing responsible visitors. Consider targeted seasonal closures, educational campaigns, or designated water entry points instead of building a permanent barrier that strips the park of its soul.

If this plan moves forward without proper public engagement and transparency, you can expect strong pushback from the community, rallies, public comment campaigns, and advocacy at every level. This park is not just land; it's a cherished gathering place and one of the most dog-friendly parks in the country. We will not stand by while it's turned into another fenced, sterile space in the name of "protection."

Please do the right thing, stop this fencing plan and work with the people who love and care for this park as much as you do.

Gregory Rogers | Vice President | Reimagined Parking | 760.420.9188



From: [Helen M Workman](#)
To: [Kim Thai](#)
Subject: Public Comment re: North Point Isabel Park Cap Resilience Project
Date: Monday, October 20, 2025 4:39:12 PM

Thank you for allowing public comment by users of Point Isabel regarding the proposed fencing off all of Hoffman Bay. I'm aware you have already received many letters against the fencing, so I will keep my comments brief. But I do note that the small, newly appointed PIDO board who may have given their approval of the fencing, does not reflect the views of the hundreds of members who frequent the park.

I have been a user of Point Isabel since it was first established in 1985 as a park allowing off leash dogs. I have owned 8 dogs, 2 currently, who enjoy the benefits of the park, and have made many friends there--both four legged and two-legged! Through the many years, I have seen few altercations between dogs--very low, considering how many visitors the park gets. I've witnessed more dog altercations at dog parks with fencing when I visited those before the creation of PI. And maybe only a dozen when I've seen dogs go into the waters at low tide. When I see that, I respectfully remind the owners that WE are not supposed to let their dogs in at low tide because of the birds and they need to rest. In most cases, they didn't see the signs, and in all cases, people called their dogs out. We have a real community of responsible dog owners and we look out for each other and also the resident wildlife of Point Isabel, reporting injured animals to the Parks, and protecting them from harm as we are able.

Point Isabel is indeed a special place that all can enjoy. For scenery and vistas, there is none better.

I will also note that I am a past volunteer with Lindsay Wildlife Hospital and a current longtime volunteer animal care supervisor at the Marine Mammal Center, so I have a passion for protecting wildlife and for educating the public.

Please reconsider these fencing plans. Thank you for your consideration.

Sincerely,

Helen Workman
510-406-8988

12-1

12-2

12-3

From: [Jennifer Walden](#)
To: [Kim Thai](#)
Subject: Proposed fencing Point Isabel
Date: Monday, October 20, 2025 2:07:13 PM

Dear Kim Thai,

I walk my dog at Point Isabel every day and sometimes twice a day. Fritz loves to jump in the water to fetch his ball; it's the high point of his day. Moreover, the view from the point across the bay to the Golden Gate is beautiful and part of what makes Point Isabel so special.

Please do not approve additional fencing along the bay at Point Isabel. It's not clear to me who advocates this change -- birders? There is a vast area adjoining Point Isabel that is protected for birds. All of us dog owners were disappointed when the burrowing owls at Point Isabel died of avian flu, but we kept our dogs away from them. We love birds too, but dogs have fewer play areas.

Please keep Point Isabel dog friendly and open.

Yours,
Jennifer Walden & Fritz



Fritz (upper right) and friends at Point Isabel

From: [jonathan kaner](#)
To: [Kim Thai](#)
Subject: North Point Isabel project
Date: Monday, October 20, 2025 10:53:50 AM

Hello,

As a long time regular user of the Point Isabel Park, I support the position of POINT ISABEL FRIENDS in strongly opposing the fencing of the natural shoreline.

I see no need for a fence that would disrupt the natural beauty of this treasure. I have walked the park 3 days per week for years, and have seen no situations that would be improved by the placement of a fence. Perhaps twice in years, I have seen a dog going into the mudflats. The dogs do not pay attention to, or bother the birds and do not disrupt the shoreline.

I do support plans to remove toxic waste from the area.

Surely there must be something that is actually useful that could be addressed with the money required for fencing.

Thanks for your consideration,

Jonathan Kaner
Berkeley, CA

From: [Karen Kaner](#)
To: [Kim Thai](#)
Subject: North Point Isabel project
Date: Monday, October 20, 2025 10:14:46 AM

To: Kim Thai

I fully support Ellen Soho's position on disallowing the proposed fencing at N. Pt Isabel.

Like Ellen Soho, I have been at the Pt Isabel Dog Park (and yes it is primarily a dog park) almost every day since the area opened as a dog park. I spend a lot of time in the N.Pt Isabel area. The area is fine just as it is. Clean up the toxins but NO FENCING.

There is no need for fencing at N. Pt Isabel. Fencing would be a blight on this beautiful natural area.

The dogs do not bother the birds and do not in any way damage the shoreline. There is no other place in the Bay Area where people can enjoy activities with their dogs so freely. Do not spoil this precious park.

Please let the East Bay Regional Park District know that you revoke your approval of the proposed fencing. Let them know that the park users are adamantly against it.

Thank you for taking the best steps in keeping the Point Isabel Park free of unnecessary fencing and huge expenses that would incur with installing such a project!!
Monies saved from negating this fence idea could & should be utilized elsewhere in the city of Richmond

sincerely
Karen Kaner - Regular dog walking visitor to Pt Isabel for past 18 yrs

Sent from my iPhone

Kim Thai

Acting Principal Planner

East Bay Regional Park District

2950 Peralta Oaks Court

Oakland, CA 94605

October 19, 2025

Re: North Point Isabel Park Cap Resilience Project (NPIPCRP)

Dear Ms. Thai;

Thank you for the opportunity to comment on the NPIPCRP. I am one of the thousands of Point Isabel Friends and I am writing to support the letter written on behalf of our organization by Mary Barnsdale. I fully support the many points she raises in her letter, and most importantly, I am opposed to the proposal to fence the shoreline of Hoffmann Bay. We appreciate improvements to the park and a fence would not only not be an improvement, it would be a waste of taxpayers' money. I am certain that the EBRPD can find better ways to use these funds than to build a fence to address imagined problems and at the same time ruin the aesthetic of Point Isabel and the overall park experience for many of us.

I look forward to hearing more about future plans for Point Isabel that do not include the fence proposal and, along with other Point Isabel Friends, collaborate with you and your colleagues on improving the park we all treasure.

Best regards

A handwritten signature in blue ink, appearing to read 'Karin Mac Donald', with a stylized flourish at the end.

Karin Mac Donald

Oakland, CA

From: krock07@mac.com
To: [Kim Thai](#)
Subject: North Point Isabel project
Date: Monday, October 20, 2025 8:34:29 PM

Dear Kim,
with this email I would like to express my disappointment with the current plans to fence off the entire shoreline at North Point Isabel. I am walking my dogs there most days of the week and they thoroughly enjoy the access to the water for a swim and for fetching balls from the water. I always keep them out of the coastline at low tide, but at high tide it is a wonderful asset for the dogs and a joy to watch them. We don't have many options for dog swimming in Berkeley, so fencing off the North Point Isabel would be a real loss.

Could PIDO and / or myself please be included in to an improved design decision?

I do appreciate the other design elements like benches and vegetation etc. - that'd be lovely!

Thank you so much for your consideration!

Best regards,
Katharina Rock

From: [Kathleen Roth](#)
To: [Kim Thai](#)
Subject: North Point Isabel Park Cap Resilience Project
Date: Monday, October 20, 2025 4:15:41 PM

Dear Ms. Thai:

I would like to comment on the North Point Isabel Park Cap Resilience Project. I am in favor of the project with the exception of the proposal to fence the Hoffman Bay shoreline and the Hoffman Bay channel.

I appreciate the complexity of this project with all the environmental and engineering factors involved. There have been so many proposals over the years to limit recreation in this area. Point Isabel is not a dog park, it is a multi-use park used by all sorts of people.

I like to go and look at the bay, feel the wind in my hair, look at the shorebirds, and also socialize. I love watching the dogs play. This is an important place for people to get outdoors and get a little exercise. The idea of peering through a fence changes the whole experience.

I was involved in the formation of what is now called "North Point Isabel" and related areas for many years and was involved in meetings about that with the EBRPD, and the many meetings as the McLaughlin East Shore State Park was being formed, as an advocate for off-leash recreation with dogs. I used to run the railroad right-of-way before the Bay Trail was established. I am also a fierce defender of wildlife and protecting the marsh, etc., and follow the rules of where dogs are allowed.

It seems like the same issues need to be fought in meeting after meeting. The issue of this fence seems to have come out of left field and is completely unrelated to the cap and the risks of leakage. I think it should be taken out of the proposal. If someone feels strongly about it, it deserves a separate proposal and commentary period. I have not observed dogs entering the mudflats at low tide or bothering birds, but if this is an issue it can be dealt with with better signage, user education, and perhaps patrols or volunteers at periods of low tides. I do not think it is an issue.

Please- NO FENCE!!!

See attached photos by a member of Friends

of Point Isabel, fence added with photo editor.

Thank you.
Kathleen Roth
6279 Virgo Rd.
Oakland CA 94611

From: [Leah Goldberg](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 12:13:58 PM

Ms. Thai,

I urge the East Bay Regional Park District **not to fence off the Hoffman Bay shoreline** and to **preserve off-leash dog access at Point Isabel**. This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Thank you for considering community input on this important issue.

Regards,

Leah Goldberg in Berkeley

From: [Lucy Corin](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 2:38:07 PM

Dear Ms. Thai,

I recently learned that my favorite place in the east bay for the almost 20 years I've lived here — Point Isabel dog park— is in danger! This is what I tell friends about who don't live here and don't understand what is so great about the bay— we have a real place of beauty for people and their animals to thrive together, and it works. It is the *only* truly safe space for dogs to get the freedom and socialization off-lead that they need in order to learn to be good citizens *on-lead*. That might sound counter-intuitive to people who don't know dogs, but I promise: dogs who get real exercise and lots of safe encounters with strangers are going to be gentle and friendly with everyone they meet in and around town. Please let it remain wide open space for people and their unleashed dogs!

Thank you for considering community input on this important issue.

Sincerely,
Lucy Corin
Berkeley

From: [Marcia Mathog](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: Northpoint Isabel capping project
Date: Monday, October 20, 2025 5:45:58 PM

Dear Ms. Thai,

I urge the East Bay Regional Park District not to fence off the Hoffman Bay shoreline and to preserve off-leash dog access at Point Isabel. This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Thank you for considering community input on this important issue.

**Sincerely,
Marcia Mathog
Kensington CA**

From: [Mark Berger](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 12:31:49 PM

Dear Ms. Thai,

I urge the East Bay Regional Park District not to fence off the Hoffman Bay shoreline and to preserve off-leash dog access at Point Isabel. This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Thank you for considering community input on this important issue.

Sincerely,

--

Mark Berger
Berkeley, CA

October 20, 2025

Kim Thai, Acting Principal Planner
Planning, Trails, and GIS
East Bay Regional Park District
2950 Peralta Oaks Court
Oakland, CA 94605

Re: Public Comment re: North Point Isabel Park Cap Resilience Project

This is a joint comment from David Fielder, for the Point Isabel watersports community, and Mary Barnsdale, for recreational dog walkers.

On behalf of the park visitors who enjoy recreation at Point Isabel and North Point Isabel, please eliminate the terms “**dog park**,” “**existing dog park**,” and “**new dog park**” from all North Point Isabel Park Cap Resilience Project documents. These can be found in several places.

Both sides of the park are managed by East Bay Regional Park District (EBRPD) as multiuse parkland where dogs are allowed off-leash. Dog parks, on the other hand, are typically small, fenced facilities, managed by cities or counties, and dedicated to a single form of recreation. EBRPD doesn’t operate dog parks.

A misunderstanding about the fundamental difference between the two resulted in both Point Isabel Regional Shoreline and North Point Isabel being closed to visitors early in the COVID-19 pandemic. County health officials had ordered all dog parks shut, which should not have included a 50-acre regional park that happens to allow dogs off-leash. It took two months and the concerted efforts of EBRPD Director Elizabeth Echols, watersports enthusiasts, and recreational dog walkers to get the park open again.

Thank you!

Sincerely,

David Fielder

Mary Barnsdale

David Fielder
Berkeley

Mary Barnsdale
El Cerrito

From: [Amodeoman](#)
To: [Kim Thai](#)
Subject: Dog Park
Date: Monday, October 20, 2025 8:22:46 AM

To Kim Thai:

Though I no longer have a dog, we do dog sit from time to time and have used the Pt. Isabel dog park many many times both for our dogs when we had them and since. It is no doubt the best dog park I have ever seen, where the dogs run free, dive in the water, cross the bridge and roam around peacefully. I have never seen a dog disturb wildlife or cause a problem by interfering with birds. And owners get to walk the park, many without having their dogs on leash. It's a treat for the dogs, and a treat for the owners.

Birds fly and roost wherever they want, and they avoid the dogs at Pt. Isabel. But there is no other place like Pt. Isabel for dogs, where there is so much territory and so much freedom. To further restrict area dogs' already pretty restricted lives is wrong and unfortunate. Dog owners at Pt. Isabel are for the most part very responsible, and careful with their pets, careful with waste. Don't cut off access to water, and don't restrict owners' access to any part of Pt. Isabel that is already open to dogs and their owners.

We liberals have to be reasonable. Protecting wildlife is important, but wild birds are free, can fly and roost wherever they wish; they avoid getting into trouble with the dogs. Let's keep at least one great place for dogs. They're not damaging any wildlife's chances of survival there. Let's not damage this dog-topia out of misguided and unnecessary do-gooding.

Michael Gould
825 Park Way
El Cerrito

From: [Paul Miller](#)
To: [Kim Thai](#)
Subject: Opposed to New Fencing at Hoffman Channel Shoreline, Point Isabel Regional Shoreline
Date: Monday, October 20, 2025 4:11:05 PM

Ms. Thai,

I am writing today to voice my opposition to part of the planned changes to the north side of Point Isabel Regional Shoreline. While I certainly appreciate the need to create greater resilience to sea level rise, so we can all continue to enjoy this wonderful space, I am opposed to the proposal of a fence along Hoffman Bay.

14-1

I visit Point Isabel 7 days a week most weeks, with my dog, and have for nearly the past 6 years. I understand the rationale for the fence is so that dogs do not disturb the seabirds who come to Hoffman Bay. However, this is a solution to a non-problem. In over 1000 trips to Point Isabel, never once have I observed *any* dogs disturbing birds in the bay. I have, however, observed on multiple occasions, hundreds of birds swimming and feeding in the bay, all without any interference from dogs.

14-2

This fence would be a wholly unnecessary waste of time, money, and effort. The resources that would be spent on this aspect of the project would be better directed to improving other aspects of the park system. I understand PIDO is in support of the fence, but every regular visitor to the park I have spoken to opposes it.

Thank you for your consideration,

Paul Miller, Richmond CA.

From: [Priscilla Hoffnagle](#)
To: [Kim Thai](#)
Subject: Fwd: Pt. Isabel Hoffman Bay project
Date: Monday, October 20, 2025 11:46:52 AM

Re; Pt. Isabel Hoffman Bay project

As a long time member of PIDO and a board member for several years I want to express my support for fencing off the Hoffman Bay area at Pt. Isabel. I am also a member of the Audubon Society and Cornell Lab of Ornithology and support protecting the environment. Thank you for all the great work you've done at Pt. Isabel - it's the best way to start one's day and a real treasure. Oh - and please thank all the rangers that work so hard to maintain the park!

Priscilla Hoffnagle

From: [Richard Hammond](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 2:55:00 PM

Dear Ms. Thai,

I respectfully urge the East Bay Regional Park District **not to fence off the Hoffman Bay shoreline** and to **preserve off-leash dog access at Point Isabel**.

This area is a unique, shared public space — probably the largest of its kind in the entire East Bay region — that safely accommodates multiple recreational uses and should remain open and unfenced.

I do support capping of whatever landfill gas leaks may have been identified. That activity should be conducted, of course, in whatever manner is consistent with health and safety of humans and canines. I'm confident, however, that it can be accomplished with a construction plan that minimizes the extent and duration of interruptions to existing uses of the area.

Thank you for considering community input on this important issue.

Sincerely,
Richard Hammond
Berkeley, CA
Sent from my iPhone

From: [ruth frassetto](mailto:ruth.frassetto@gmail.com)
To: [Kim Thai](#)
Subject: North Point Isabel project
Date: Monday, October 20, 2025 7:48:55 AM

Dear Katie,

As a frequent user of the park I would like to be included in the conversation about fencing the North Point Isabel project. I am opposed of this plan. Fencing an "Open Space" defeats the principal of rreginal park lands and specifically Pt. Isabel. If the fencing is to keep the dogs out of Hoffman Bay, stronger signage and possibly a violation fee could be assessed to violators any funds to go to park protection fund for those who ignore the signs. Maybe try this and see if it works verses fencing off the perimeter ruining the beauty of the site. Thank you for your consideration,

--

Ruth Frassetto
(510) 697-8606
ruthfrassetto@gmail.com

I will not investigate, verify, or warrant information from third parties.

From: [Susan Thorne](#)
To: [Kim Thai](#)
Subject: North Point Isabel Park Cap Resilience Project
Date: Monday, October 20, 2025 2:07:09 PM

Dear Ms. Thai,

As long-time user (with and without dogs) and supporter of Point Isabel Park, north and south, I strongly endorse the well thought out points and recommendations made by Mary Barnsdale in the linked letter and hope that the project proceeds as she envisions it, as that would serve very well all of the communities that can and do enjoy the park.

https://lookaside.fbsbx.com/file/Point%20Isabel%20Friends%20public%20comments%20on%20North%20PI%20cap%20project%2C%2017%20October%202025%20FINAL.pdf?token=AYQ_XyhuMyUbKXYyQkXpDgDg5GkQ02VaE9U_kptPLbmgyPPHVQySsmstkKTg7_MI-l7OJaHGvXZGQCQh2l75oY8z3qNpdClbaApcjLZmGAmNrhqbYIUZQxXVL-N7-q7gtwYSK1_WhfuM6Mwi3wnsXr_FrocCL_cEK2G3iMLZDOkDQPgFu4mfQucHqCQvN2-jESg8AnickTIGoJMX4UDX8htTtONCSyFI4enLsxxL0zn9A

Sincerely,
Susan Thorne
Brentwood

---Sent from my iPhone

From: [Tia Rey](#)
To: [Kim Thai](#)
Subject: No, to New Fencing at Point Isabel's Hoffman Bay
Date: Monday, October 20, 2025 1:41:22 PM

Hello -

I am writing to you as I am a member and supporter of PIDO, and a frequent visitor to Point Isabel with my dogs. I do not support the new fencing that is being proposed surrounding Point Isabel's Hoffman Bay.

I feel that there are better use for the funds than a fence i.e. maintaining the grass more frequently, especially during foxtail season. There is not enough being done there. Also, better graded pathways, lighting bollards for early evening safety and I would even go as far as proposing a small dog fenced area. These are better examples to do more of wiser choices than spending funds on shared space with less worries, and more reasons for people and their pets to enjoy Point Isabel.

Thank you for your strong consideration to drop this needless effort.

Kind regards,

TP Ordanza
yahwehsf@yahoo.com

From: [Wendy Dhillon](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 12:23:52 PM

Dear Ms. Thai,

We use Point Isabelle frequently with our dogs and have loved using this space for years. We would be really upset if the shoreline was fenced off.

I strongly urge the East Bay Regional Park District **not to fence off the Hoffman Bay shoreline** and to **preserve off-leash dog access at Point Isabel**.

This area is a unique, shared public space that safely accommodates multiple recreational uses and should remain open and unfenced.

Thank you for considering my thoughts on this important issue.

Sincerely,
Wendy Dhillon
Berkeley

From: [Will Laves](#)
To: [Kim Thai](#)
Cc: pointisabelfriends@gmail.com
Subject: North Point Isabel capping project
Date: Monday, October 20, 2025 2:58:08 PM

Dear Ms. Thai:

As a member of the community, a resident of Berkeley, and a frequent user of the East Bay Regional Parks, I am writing to urge you to not fence off the Hoffman Bay shoreline, and to preserve off-leash dog access at Point Isabel.

This is a unique area which I make use of frequently as it supports multiple recreational users. It should remain open and unfenced.

Thank you for considering community input on this important issue.

Sincerely,
William Laves
Berkeley, CA

Will Laves
w@laves.me
Cell: 303-503-6937

From: [Elaine M](#)
To: [Kim Thai](#)
Subject: fencing along the canal at pt isabel???
Date: Monday, October 27, 2025 6:17:50 PM

hi kim,

it may be too late but i would really love to speak out against adding fencing along the canal at pt isabel:

- my dogs LOVE to jump in the water in the canal and cool off, it truly a delight and a need to have water access, all animals have a right to enjoy this resource
- my dogs and i have admired both of the migratory burrowing owls and all the other shore birds for over 14 years without any harassment of the wildlife, the worst thing that has happened to the birds had nothing to do with dogs: bird flu devastated the bird population last winter, it was truly heartbreaking
- very occasionally i have seen a dog chase a bird but not once has any harm come to a bird
- please don't make pt isabel look like a prison, please keep it as simple and natural looking as possible, let its beauty not be marred by more unneeded and ugly human construction
- the park system has done a great job of providing a fantastic haven for dog lovers at pt isabel, it is renowned the world over, we thank you and all the employees for their excellent work

best, elaine manuele, enrique and raul suarez, moschi and daisy



APPENDIX B:

Potential and Existing Resource Protection Fence Locations



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LEGEND

- ① MOWED GRASS
 - ② CALIFORNIA NATIVE PLANTINGS
 - ③ PAVED PERIMETER TRAIL
 - ④ VEGETATED SWALE
 - ⑤ COMPACTED GRAVEL TRAILS
 - ⑥ NEW SITE FURNISHINGS
 - ⑦ NEW LOG AND BOULDER CLUSTER
 - ⑧ EXISTING FENCE ADJACENT TO S.F. BAY TRAIL
 - ⑨ PROPOSED REPLACEMENT RESOURCE PROTECTION FENCE*
 - ⑩ PROPOSED NEW RESOURCE PROTECTION FENCE*
 - ⑪ PROPOSED ACCESS GATE
- *FINAL FENCE ALIGNMENT, EXTENTS AND EXACT LOCATION
PENDING COMMUNITY INPUT AND REGULATORY AUTHORIZATION

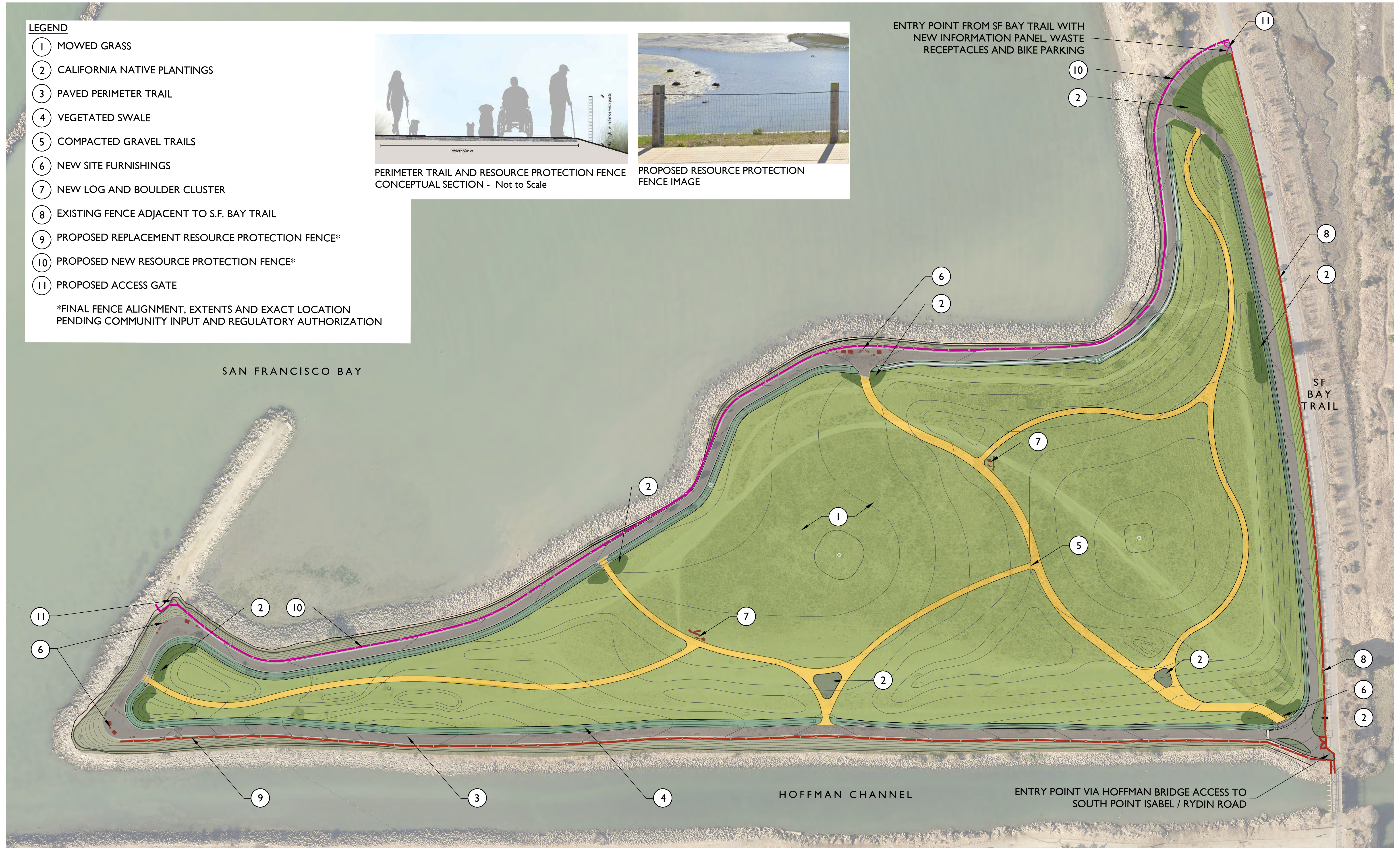


PERIMETER TRAIL AND RESOURCE PROTECTION FENCE
CONCEPTUAL SECTION - Not to Scale



PROPOSED RESOURCE PROTECTION
FENCE IMAGE

ENTRY POINT FROM SF BAY TRAIL WITH
NEW INFORMATION PANEL, WASTE
RECEPTACLES AND BIKE PARKING



SAN FRANCISCO BAY

SF
BAY
TRAIL

HOFFMAN CHANNEL

ENTRY POINT VIA HOFFMAN BRIDGE ACCESS TO
SOUTH POINT ISABEL / RYDIN ROAD

