



PHYSICAL & ENVIRONMENTAL PLANNING

BERKELEY, CALIFORNIA 94720-1382 A & E # 1382

August 5, 2020

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT**

- Project Title:** Clark Kerr Campus Beach Volleyball Complex
- Lead Agency:** The Regents of the University of California (University of California)
- Project Location:** University of California, Berkeley, within the Clark Kerr Campus, at southwest corner of Dwight Way and Sports Lane and north of Derby Street, east of Eastway Drive for the proposed Beach Volleyball Complex and near the southeastern portion of the Clark Kerr Campus for the partial demolition of Building 21
- County:** Alameda County

Notice is hereby given that the University of California, Berkeley will prepare an Environmental Impact Report (EIR) for the University of California, Berkeley (university or UC Berkeley) Clark Kerr Campus (CKC) Beach Volleyball Complex Project (project or proposed project). The university, acting as the Lead Agency, has determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required pursuant to the California Environmental Quality Act (CEQA).

Project Description

The proposed project would include two components: 1) development of the beach volleyball complex for the women's Intercollegiate Athletic (IA) beach volleyball program and other recreational uses; and 2) partial demolition of Building 21 (refer to Figures 1– 4).

Development of Beach Volleyball Complex

Currently, there are two beach volleyball courts located on CKC, approximately 800 feet from the proposed project site. These courts do not meet Title IX requirements.

The proposed project would involve construction of an IA and recreational beach volleyball facility with four courts, a support building with team rooms, locker rooms, restrooms, coaches' offices and storage, new lighting and scoreboard, a public address system, and a lawn area for spectators attending matches, to support UC Berkeley's ongoing compliance with Title IX. The facility would be primarily used by female student athletes who participate in the IA beach volleyball program.

The new facility would be constructed on the site of the existing CKC recreational softball field. The site is an approximately 50,000-square-foot area located along the northern edge of the CKC on the southwest corner of the Dwight Way and Sports Lane intersection. The site is generally flat, sloping from approximately 410 feet in elevation at the southeast corner of the site to approximately 400 feet in elevation at the northwest corner of the site. The CKC recreational softball field is not a contributor to the National Register of Historic Places-listed California School for the Deaf and Blind Historic District.

Surrounding uses include a residential hall (CKC Building 4) to the east, UC Berkeley maintenance and archives (CKC Buildings 23 and 24) to the south, the Golden Bear Recreation Center (CKC Building 25) to the southeast, and UC Berkeley's former and vacant Smyth Fernwald residential site to the north and east across Dwight Way as well as private and university-affiliated residential buildings to the northwest. The UC Berkeley Long Range Development Plan identified the CKC as part of the "Southside" land use zone.

The proposed project would consist of the following elements.

Beach Volleyball Courts. The proposed project would involve the conversion of the existing grass and dirt softball field into four sand volleyball courts. The courts would include additional sand space around the courts to ensure player safety during practice and play. At the southern edge of the courts, a scoreboard (20 feet by 16 feet) with integrated branding would be added to the site. Hardscape would be limited to a walkway around the courts, the area near the support building, the main facility entrance, and any required Americans with Disabilities Act-path of travel.

Support Building. The proposed project includes construction of an approximately 3,600-square-foot, single-story support building with restrooms, locker rooms, team meeting space, coaches' offices, and storage space. The support building would include clerestory windows to increase natural daylight and articulation along the façade, and incorporate court-side showers into the building's forecourt. Consistent with university sustainability practices, the building would incorporate passive cooling, high solar reflectance on surfaces, natural daylighting, radiant heat, low-flow fixtures, recycled materials, and light emitting diode (LED) lighting to reduce water and energy consumption.

Lights. The existing field lights would be removed. These existing lights provide lighting levels between 2 foot-candles and 93 foot-candles across the existing softball field. The new beach volleyball facility would install four new, 50-foot-high light poles with modern LED light arrays. The new lights would illuminate the beach volleyball courts from 50 to 115 foot-candles. From the court's edge to the property line, lighting levels would decrease from approximately 15 foot-candles to 0.5 foot-candles. Lighting would allow for night matches, if scheduled, as well as continue to allow the site to serve the campus and community from 8 a.m. to 10 p.m., as the existing lights accommodate. Consistent with university best practices, lighting would be designed and calibrated to direct light at the courts and minimize spillover to adjacent areas.

Spectator Lawn. The beach volleyball complex would fit fully within the level portion of the existing softball field, and the eastern portion of the lawn remaining after construction of the courts and support building would be used as a spectator area. Minimal grading would be required. No fixed seats are proposed; however, the area could potentially accommodate up to 400 spectators. This would be similar to the existing

softball field, which also lacks fixed seating but has no spectator constraints. Some of the existing trees that surround the site may be trimmed or removed for safety. The campus’s Landscape Architect, in consultation with an arborist, has reviewed the trees on the site; up to three of the trees anticipated to be removed would be considered specimen trees and replacement would be consistent with university policy related to specimen trees. All tree removal—specimen and other—would be conducted outside of nesting season, consistent with university best practices. Besides the specimen trees, existing redwoods at the southeast corner and most of the trees surrounding the site would remain. The site would be fenced and secured by an eight-foot chain link fence.

Program. The proposed site program would be substantially similar to current program uses of the existing CKC sand volleyball courts and the existing recreational softball field (See Table 1). During the academic year (September to May), the facility would be used for IA beach volleyball practice, recreational sport programming (managed by UC Berkeley Rec Sports), archery clubs, occasional youth programs, and reservation-based community recreation. The IA beach volleyball program’s competitive season occurs January through May and would host approximately up to seven, non-ticketed, competitive matches per season. These matches typically occur on Friday and Saturday afternoons. The matches currently attract 50-75 attendees and no substantial change to this attendance is expected. The program could include a limited number of post-season or other special matches (See Table 1). It is anticipated that each televised match would include one satellite truck, one production truck, four camera operators, and an additional three to four employees. There is no specific staging for televised matches, and all camera positions will likely roam behind each court.

Table 1. Existing and Proposed Beach Volleyball Complex

| Key Elements | Existing | Proposed |
|-------------------------------------|--|--|
| Competitive Season | January to May | No Change |
| Number of Regular Season Games | approximately 7 | May have up to 3 additional regular season games depending on IA beach volleyball program scheduling |
| Typical Game Days | Friday, Saturday, Sunday series; occasional mid-week game | No Change |
| Average Spectator Attendance | approximately 50-75 attendees per match since 2014; attendance fluctuates by season and team success | No Change |
| Number of Night and Televised Games | None | Up to 7-10 per season (based on conference and TV scheduling) |
| Post Season Play | None | Up to two 2-4-day events per season that will support regional and final NCAA championships rounds. |
| Other Activities | Club/Intramural Play, Rec Sports, Youth Camps, Training Camps, Recreational Rentals | No Change |
| Hours of Operation | 8 a.m.-10 p.m., 7 days a week | No Change |

During the summer (June to August), the site would be used daily for youth camps operated by Rec Sports and/or IA. All of these programs, aside from the special match events, currently operate at the proposed project site or other CKC sites today. There is no anticipated change in the hours of operation: 8 a.m. to 10

p.m. In addition, the new facility would also be open to the broader community on a reservation basis, consistent with IA's current reservation practices. Softball games would be accommodated at Levine Fricke Softball Field.

The existing CKC beach volleyball courts are located southeast of the CKC track, near Buildings 21 and 22. These two courts do not meet Title IX requirements but would remain for use by the community and would be maintained by Rec Sports.

Partial Demolition of Building 21

The proposed project involves the partial demolition of Building 21, which was constructed as a boys' dormitory and dining hall in 1928 as part of the California School for the Blind. The building has not been occupied since 1979 due to seismic issues and has been used for storage. Building 21 is located in the southeast portion of the CKC and is surrounded by a surface parking lot on the south and north-west and the existing beach volleyball courts to the north.

UC Berkeley would demolish the eastern wing of Building 21 (approximately 4,000 square feet) and either expand the existing parking lot on the site or plant landscaping. The partial demolition addresses the seismic safety risk posed by the building pursuant to University of California Seismic Safety Policy. It also complies with the 1982 Declaration of Covenants and Restrictions (Covenants) that UC Berkeley entered into with neighbors of CKC pertaining to CKC, and the Covenants incorporate portions of a Memorandum of Understanding between UC Berkeley and the City of Berkeley entered into at the same time which provided that buildings on CKC destroyed by fire, earthquake or other disasters or removed due to hazards or infeasibility of rehabilitation could be replaced with buildings of similar size and scope.

Building 21 is identified as a contributor to the National Register of Historic Places-listed California School for the Deaf and Blind Historic District, the recordation and designation of which dates to 1982. As the resource is listed on the National Register, it is also listed on the California Register of Historical Resources. Additionally, the CKC campus is a designated City of Berkeley Landmark (Asylum for the Deaf, Dumb and Blind, Landmark #42, 1981). Consistent with university practice, the university would photo document the building to Historic American Buildings Survey standards prior to its partial demolition.

Construction and Demolition Scenario

Construction is anticipated to occur in the fall of 2021, after project approval, and would take place over approximately 12 months. Construction staging would occur within the proposed project site. The partial demolition and stabilization of Building 21 is anticipated to occur during winter 2021 and would take place over approximately four months. Construction activities would generally include the following phases: for Building 21, partial demolition of Building 21 including slope stabilization and finishing/sealing of the remaining portion of the building, paving to extend the parking lot at Building 21; for the beach volleyball complex, demolition of softball field, minor grading, trenching for utilities, construction of the volleyball courts and accessory structures, installation of landscaping, and installation of finishing features for the courts, paving, and architectural coating. Access for construction activities would be provided via Sports Lane.

Probable Environmental Effects of the Proposed Project

UC Berkeley has determined that an EIR will be prepared for the proposed project following the outcome of CEQA litigation brought in 2019. Therefore, as allowed under Section 15060 of the CEQA Guidelines (Title 14 Cal. Code Regs.), UC Berkeley has not prepared an Initial Study and will instead begin work directly

on the EIR process. As required, the EIR will focus on the significant effects of the proposed project and will document the reasons for concluding that other effects will be less than significant. Where significant or potentially significant environmental impacts are identified, the EIR will also discuss feasible mitigation measures to avoid or reduce these impacts, and a reasonable range of potentially feasible alternatives.

Aesthetics

The EIR will assess potential impacts to scenic vistas and resources, existing visual character, and light and glare that may occur due to the partial demolition of Building 21 and construction and operation of the proposed beach volleyball complex. The proposed court lighting will be assessed with a general illumination study to evaluate potential impacts from light and glare to the surrounding areas, which will be evaluated in comparison to existing conditions.

Cultural Resources

Potential impacts to cultural and tribal cultural resources could occur as a result of proposed construction, partial demolition of Building 21, and ground disturbing activities. The impacts from the partial demolition of Building 21 will be assessed. The impact analyses will assess if the project would result in significant impacts to buildings that contribute to the National Register of Historic Properties-listed California School for the Deaf and Blind Historic District or to the district as a whole. Potential impacts to archaeological and tribal resources will also be evaluated. A cultural resource inventory and evaluation report will be prepared to support the EIR analysis.

Land Use and Planning

Potential impacts related to conflicts with land use plans and policies adopted for avoiding or mitigating environmental impacts will be assessed. The relationship of the project with the 2020 LRDP and applicable Covenants also will be discussed.

Noise

Potential temporary construction and demolition noise and vibration impacts to sensitive receivers (residences) in the vicinity of the proposed project will be assessed with modeling based on noise measurements taken at the project site and review of construction phases and equipment usage. Noise impacts from operation of the volleyball facilities will be analyzed to quantify noise levels from volleyball practices, volleyball competitions, including generators for TV trucks, public address system and crowd noise, and other activities like summer camps that would impact noise sensitive communities.

Transportation

Potential construction and operational traffic impacts of the proposed project will be assessed with a qualitative transportation assessment for the surrounding street network in the project area. Impacts associated with trips generated from operation of the volleyball complex will be assessed in terms of vehicle miles traveled. In addition, the parking characteristics of the project area and surrounding neighborhood during events at the beach volleyball facility will be discussed in the impact analysis in relation to vehicular and pedestrian circulation.

Impacts Not Found Significant

The EIR will also explain why other effects were determined to not be potentially significant and were not discussed in detail in the EIR. These topics will include: Agricultural and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

Other Sections

The EIR will include additional topics as required by the CEQA Guidelines including growth inducement, cumulative impacts, and alternatives. The EIR will describe and evaluate a reasonable range of alternatives to the proposed project that would feasibly attain most of the proposed project's basic objectives while avoiding or substantially lessening any significant effects of the proposed project. The "No Project" alternative will also be evaluated as required by CEQA.

Modifications of 1979 Dwight-Derby Site Plan Final EIR Mitigation Measures

The 1979 Dwight-Derby Site Plan Final EIR addressed land uses on the project site at the time UC Berkeley took ownership of the CKC in 1982. The EIR being prepared for the proposed project will evaluate whether certain mitigation measures from that Final EIR should be modified or replaced with equivalent or more effective mitigation measures reflecting current CEQA practice and changes in CEQA requirements since 1979.

Project Comment and Scoping Session

UC Berkeley requests comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, UC Berkeley needs to know the significant environmental issues and reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 32-day Notice of Preparation (NOP) review period at 5:00 p.m. September 7, 2020. If you submit comments on the scope of the EIR, you will automatically be added to UC Berkeley's distribution list to receive future notices and announcements about the environmental review process for this and all other capital projects. If you do not wish to submit comments on the scope of the EIR but would like to be added to the university's [mailing list](https://capitalstrategies.berkeley.edu/about-us/subscribe-our-email-list), you can subscribe here: <https://capitalstrategies.berkeley.edu/about-us/subscribe-our-email-list>.

Responses to this NOP must be received by 5:00 p.m. on Friday September 7, 2020. Please e-mail or send your written response to:

Shraddha Navalli Patil, Senior Planner
Physical & Environmental Planning
University of California, Berkeley
300 A&E Building, Berkeley, CA 94720-1382

Email: planning@berkeley.edu

Please include "Clark Kerr Campus Beach Volleyball Complex EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

As a result of the expanding outbreak of COVID-19 and restrictions placed on in-person gatherings throughout the State of California, UC Berkeley will host an online public session to receive public comments on the scope of the EIR, rather than an in-person event. **The online public session will be hosted on the evening of August 24, 2020, from 5:30 p.m. to 7:00 p.m.** and conducted via a live video feed; there will not be an in-person session. To participate in the online public session, please submit your comments in advance but **no later than 1:00 p.m.** on August 24, 2020, via email to planning@berkeley.edu, with your first and last name, and write in your email that you grant permission to UC Berkeley to read your comments aloud as part of the online public session. There is a 500-word limit for all comments read aloud. While all comments received will be included in the public record, if you would like your comments to be read aloud, please submit a condensed version that is no more than 500 words. Depending on the volume of comments received (as is typical with all public hearings) because of time constraints we may limit each person's comments read aloud on the live video stream to no more than two minutes to make sure all comments are heard.

On August 24, 2020, starting at 5:30 p.m., via live video feed, the university will provide a brief presentation of the proposed project at the following link: <https://capitalstrategies.berkeley.edu/beach-volleyball>. Immediately following, staff will read aloud public comments received to date by persons granting permission to UC Berkeley to do so. If you would like to submit a comment to be read, please email planning@berkeley.edu and include your full name. Emailed comments received by 1:00 p.m. on August 24, 2020, will be read out loud; depending on the number of emailed comments received by the cut-off time, university staff will read each letter up to 500 words. All written comments, whether emailed or send

via US Mail, received within the comment period will be equally considered.

The Online Public Scoping Session details are as follows:

Monday, August 24, 2020

Time: 5:30 – 7:00 p.m.

Location: <https://capitalstrategies.berkeley.edu/beach-volleyball>

To participate, access the link above. To submit comments, email them to planning@berkeley.edu. If you would like your comments to be read via the live video feed, submit them by 1:00 p.m. on August 24, 2020, and indicate that you grant permission for the letter to be read aloud. Comments should be no more than 500 words to allow all comments to be heard. Based on the number of comment letters received, up to two minutes of each comment will be read aloud.

If you need to review a paper copy of this notice or have questions regarding this project and associated environmental review, please contact Shraddha Navalli Patil, Senior Planner, Physical & Environmental Planning, UC Berkeley, at 650-223-3433 or shraddha@berkeley.edu.

Sincerely,



Wendy Hillis
Campus Architect, Assistant Vice Chancellor
University of California, Berkeley

Attachments:

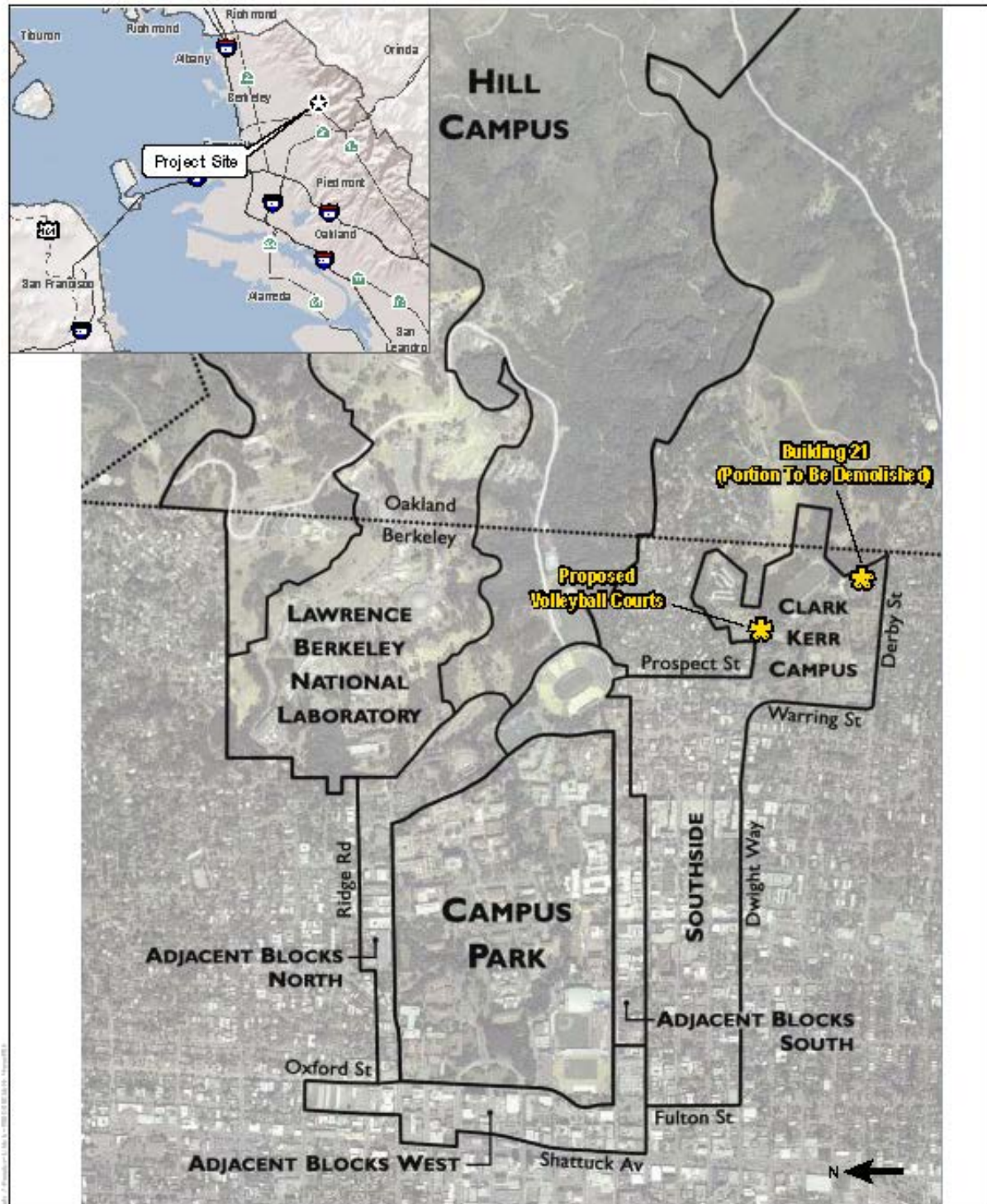
Figure 1: Regional Location and UC Berkeley Campus

Figure 2: Clark Kerr Campus

Figure 3: Proposed Beach Volleyball Site Plan

Figure 4: Building 21 Demolition Plan

Figure 1



SOURCE: UC Berkeley 2018

FIGURE 1

Regional Location and UC Berkeley Campus
UC Berkeley Clark Kerr Campus Beach Volleyball Complex

Figure 2



SOURCE: Bing Maps 2020, Alameda County 2018



**Building 21
(Portion To Be Demolished)**

**Proposed
Volleyball Complex**



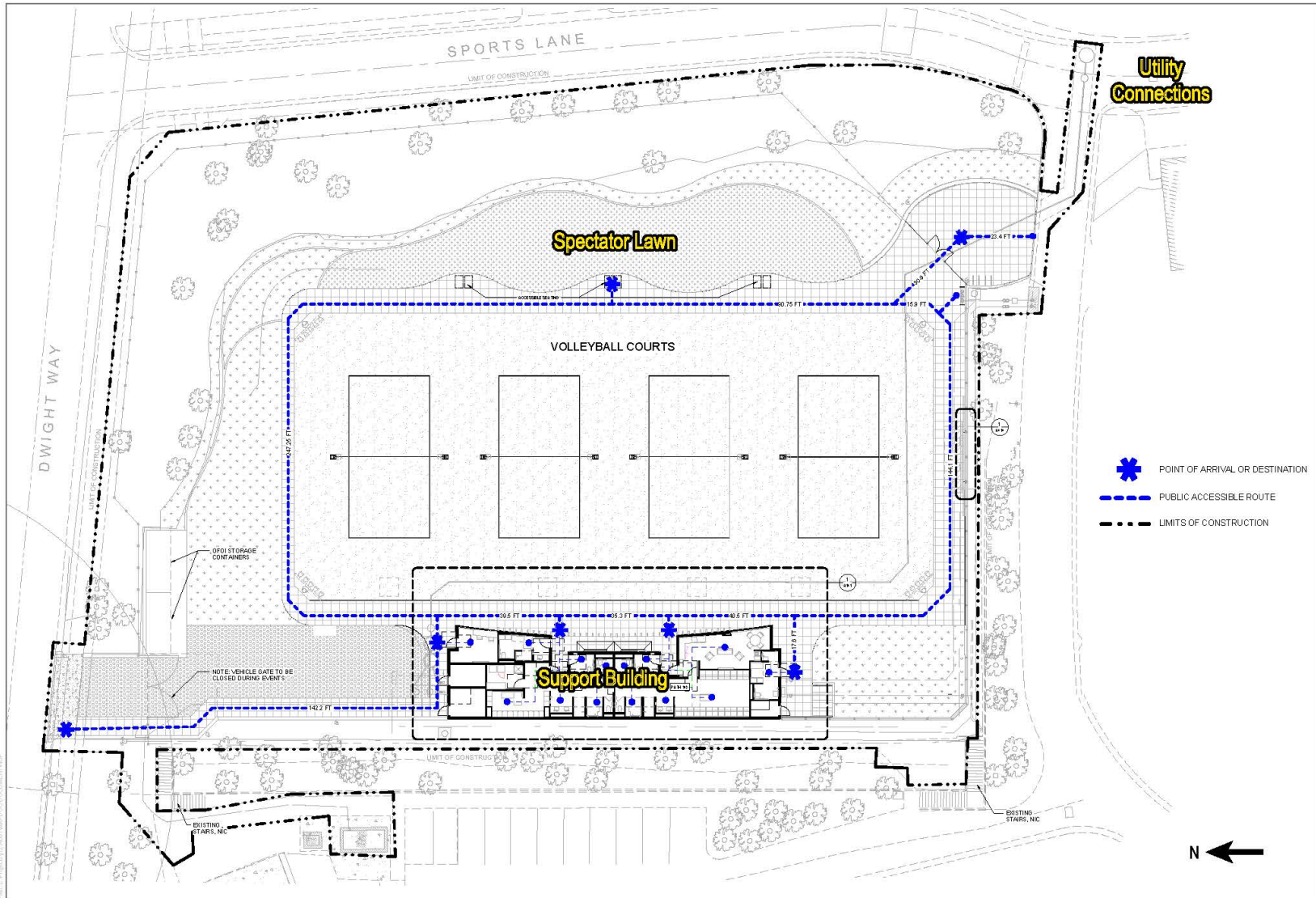
 Project Boundary
 Campus Boundary

Figure 2

Clark Kerr Campus

UC Berkeley Clark Kerr Campus Beach Volleyball Complex

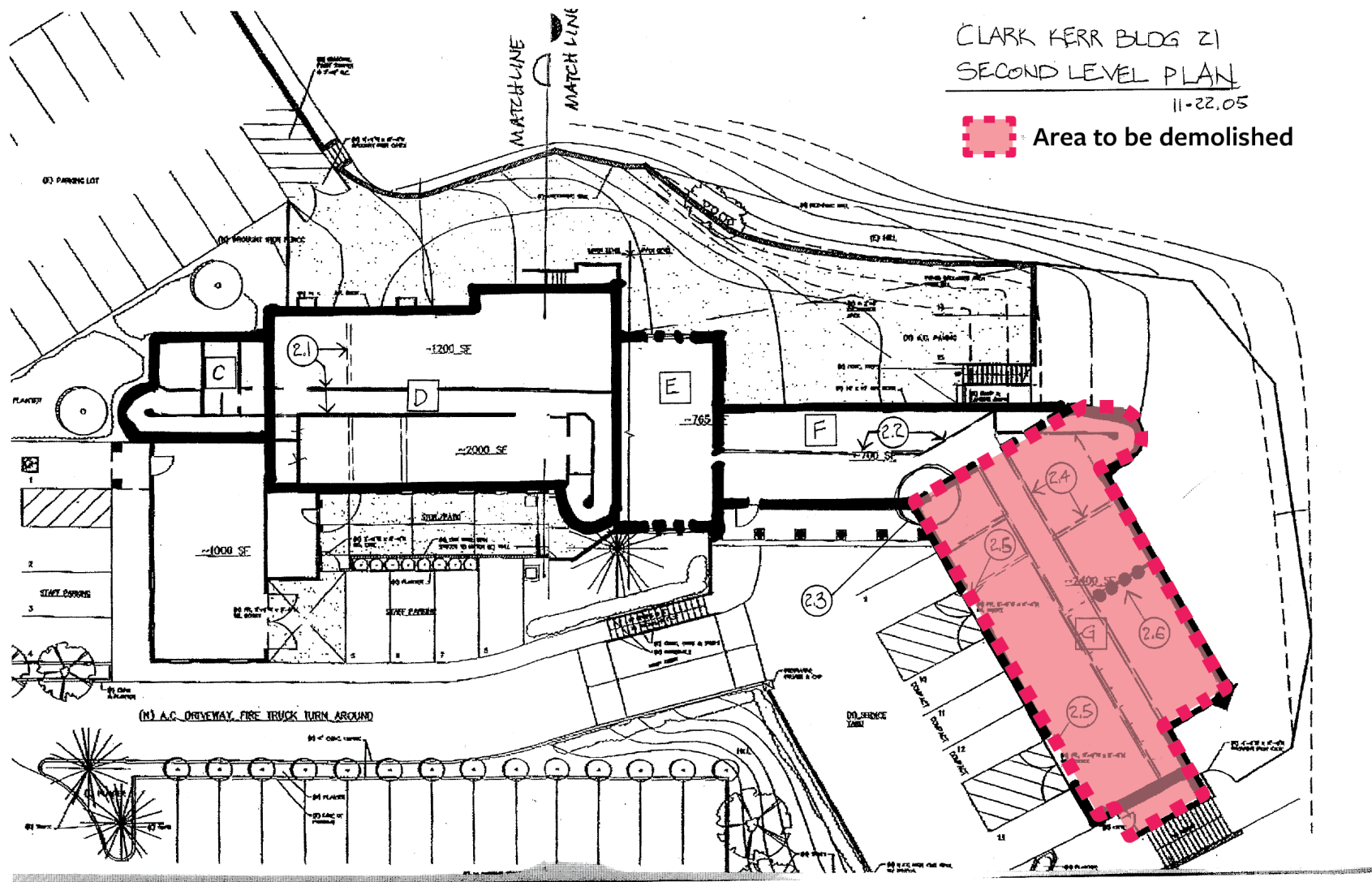
Figure 3



SOURCE: HOK 2020

FIGURE 3
 Proposed Site Plan
 UC Berkeley Clark Kerr Campus Beach Volleyball Complex

Figure 4



*Note that the same building area will be demolished on each floor.

**Note that this does not represent the total project area, which will be slightly larger to accommodate staging and other related activities.