



ALAMEDA RECREATION AND PARK COMMISSION MINUTES FOR REGULAR MEETING

DATE: Thursday, July 10, 2025
TIME: 7:00 p.m. Called to Order
PLACE: City Hall Council Chambers

A video recording of the meeting may be viewed at <https://alameda.legistar.com/Calendar.aspx>
The following are action minutes in keeping with the Sunshine Ordinance 2-91.17.

1. ROLL CALL

Present: Chair Radez, Commissioner Alexander, Commissioner Robbins, Commissioner Burney

Absent: Vice Chair Swartz

Staff: Alameda Recreation and Park Department (ARPD) Director Justin Long, ARPD (Acting) Assistant Director Matt Nowlen, ARPD Office Assistant Donna Conde

Chair Radez stated the following: Members of the public may speak for three minutes regarding any matter not on the agenda. Commissioners, however, will not respond to comment or answer questions. The City welcomes speakers providing public comment, but please be advised this is a limited public forum. As such, speakers must stay on topic if speaking to a particular agenda item, and if speaking during non-agenda public comment, they must address matters within the subject matter jurisdiction of the City. If speakers fail to follow these rules, they will be warned, and if they continue to disregard the rules, their opportunity to speak will be ended.

2. NON-AGENDA PUBLIC COMMENT

- None.

3. STAFF COMMUNICATIONS

Director Long gave the Director Report (attached).

4. COMMISSIONER COMMUNICATIONS

- Chair Radez: Paid tribute to Brendan Barker, Alameda Little League Umpire, Groundskeeper, and Mentor, who passed away June 12, 2025. Remembered his contributions of heart, humility, and purpose.
- Commissioner Alexander: Asked about the financial impact on swim programs due to Central Ave. traffic construction. Director Long answered the approximate loss is \$100,000 - \$150,000 from cancellations. Praised Pat Russi and ARPD staff for a fabulous July 4th Parade and shared she was honored to be a judge. Enjoyed the Leisure Club Talent Show on June 26 and thanked Program Coordinators, Jennifer Cobb and Morace McKay. Visited the Mastick Multimedia Art Exhibit, Sandcastle & Sand Sculpture Contest, and several parks busy with camp programs.
- Commissioner Robbins: Enjoyed the July 4th Parade highlighting the Sikh Riders and equestrians. Commended ARPD for managing facilities on a limited budget and emphasized to the public that proper programs and services can only be funded through paying more taxes.
- Commissioner Burney: Appreciated ARPD Staff for clean facilities and well-maintained park

system which he has been visiting frequently while training for a triathlon.

5. MINUTES

Chair Radez moved to accept the minutes of the June 12, 2025 Regular Meeting as presented.

M/S Commissioner Alexander / Commissioner Robbins. All who were present at the June 12, 2025 meeting were in favor with two ayes via roll call vote.

6. REGULAR AGENDA ITEMS

6-A Presentation on the Progress of The Road Home 5 Year Plan to Prevent and Respond to Homelessness in Alameda

Social Service Human Relations Board (SSHRB) President Scott Means, Board Member Michelle Buchholz, and Dignity Village Resident Mark Sinclair presented an overview of the scale of homelessness in the City and County of Alameda, various systems and programs in place to prevent and address homelessness, and how community participation can prevent and address homelessness. Housing and Human Services (HHS) Program Manager Grecia Mannah-Ayon was also present.

Public Comment

- None.

Commissioner Comment

- Commissioner Alexander: Thanked the presenters. Asked who to contact for homeless issues and how meals are provided at Dignity Village. Strongly encouraged job support for individuals after housing is in place. Manager Mannah-Ayon shared that 211 and Manager C'Mone Falls are best contacts, and Dignity Village case managers provide after-care resources. Resident Sinclair stated that microwaveable meals are delivered to residents.
- Commissioner Robbins: Pleased with the primary location of Dignity Village and hopes for continued development of housing units incorporated within the community. Offered to be a liaison between Alameda Unified School District and HHS.
- Commissioner Burney: Inquired about the age range for unhoused individuals. Board Member Buchholz responded that data shows a point in time and does not capture demographic fluctuations. President Means added that older homeless individuals tend to be blue collar, non-union workers. Commissioner Burney asked about those with no support network. Manager Mannah-Ayon explained that Alameda's homeless outreach team offers pathways for individuals to access vital services, depending on how they choose to engage with available resources.

6-B Workshop to Review and Comment on the Concept for a Surf Pool at Enterprise Park

Assistant Director Nowlen introduced the presentation as informational and for discussion only to gather initial feedback on whether there is interest in the idea of a surf park and the potential location. Neptune Beach Surf Club Founder William Duncanson gave a presentation to Review and Comment on the Concept for a Surf Pool at Enterprise Park. The presentation included the project overview, goals, and objectives, proposed community benefits, project programs, proposed site plan, conceptual programming, surf park operations (operating hours, wave zones), community engagement to date, community pop-up event summary, location, and project team.

Public Comment

- Speaker Katherine Chang: Owner of Live Simply Surf Shop. Shared personal healing and therapy through surfing and community. Supported the surf park. (Written comment attached.)
- Speaker Kame Richards: Represented Alameda Community Sailing Center (ACSC). Emphasized that existing businesses located near the surf park be protected and remain on site. Noted that ACSC could secure water and electricity with the surf park development. Highlighted that increased customer presence and waterfront activity would benefit Alameda.
- Speaker Richard Bangert: Commented that the agenda item pertained to a single facility only and was not concerned with a visioning process or initiation of a master plan for Enterprise Park. Noted previous base reuse plans that were developed 30 years ago. Encouraged the start of a planning process with public funding but not in this way.
- Speaker Irene Dieter: Encouraged the developer to consider other Alameda Point sites and opposed privatizing public parks for commercial use.
- Speaker Pieter Dekock: Commented that surfing is a healthy sport and a wave pool would give accessibility for people of all abilities to enjoy and be a platform for environmental education. Supported the surf park.
- Speaker Rick Lewis: Expressed preference for a long-term natural habitat expanding from De-Pave Park accentuating the least tern colony, existing trees, Encinal Beach, pedestrian walkway, and campground area rather than a commercial environment with concrete construction.
- Speaker Marjorie Powell: Friends of the Alameda Wildlife Reserve Member. Involved with De-Pave Park development, understood process was to develop a master plan then decide the development of the park. Urged ARPD to consider other locations for a commercial entity.
- Speaker David Mik: Power Engineering Construction Co. President, Alameda Chamber of Commerce Treasurer, Mayor's Economic Development Advisory Panel Member. Business has been in operation since 1998 and is located near proposed project site. Pleased with the area being transformed into a recreational hub. Supported the surf park. (Written comment attached.)
- Speaker Kin Robles: Proud to be a product of ARPD. Highlighted therapeutic and spiritual aspects of surfing. Commended Live Simply Surf Shop as a community gathering place. Would like a master plan and sand volleyball courts. Supported the surf park.
- Speaker Amelia McDonald (online): Alameda Resident, Swim Coach, and Lifeguard. Advocated for wave pool as an inclusive, safe environment to learn to surf. Supported the surf park and transformation of the area with respect to the environment.
- Speaker Ruth Abby (online): Concerned about the private use of public land, advocated relocating the surf park and recommended the development of a comprehensive master plan.

Commissioner Comment

- Commissioner Alexander: Inquired about a master plan. Assistant Director Nowlen replied that it would be explored after community interest is determined prior to any development. Asked Presenter Duncanson of his involvement with the Palm Springs wave pool. He responded that he participated in the early planning of Desert Surf in Palm Desert. Asked Director Long if ARPD funds would be used for the project if it proceeds. He responded there is no capital request and ARPD would not cover construction costs. Commissioner Alexander expressed interest in a campground, tree preservation, playground and basketball court development, and sand volleyball courts. She supported protecting existing businesses, increased community collaboration and further research, citing insufficient initial survey responses.

- Commissioner Burney: Asked if the surf park would be the only one regionally and whether user demand would justify facility costs. Presenter Duncanson noted a 90% utilization rate for surf parks globally and said the bay area is an ideal location. Assistant Director Nowlen explained the current focus on community and City Council input to guide a master plan, and Director Long added ARPD does not have the capacity for master planning and development at Enterprise Park any time soon. Commissioner Burney inquired about traffic. Assistant Director Nowlen confirmed a traffic management plan and Presenter Duncanson answered that trips would be spread throughout the day. Commissioner Burney felt the information was insufficient to recommend moving forward but supported further exploration and in-depth community outreach.
- Chair Radez: Requested a rough construction cost estimate, payback period, and number of visitors per year. Presenter Duncanson estimated at least \$50 million, was unsure of payback, and averaged 480 visitors daily. Director Long noted that detailed information would come as studies progress, and the meeting's purpose was to gauge interest. Chair Radez asked what if the surf park is unsuccessful and Presenter Duncan responded that the City would retain a surf pool and renovated building. Chair Radez questioned if the project is the best use of public land, suggesting it be viewed as a transaction that helps fund a master plan, while considering lease revenue and regional benefits. Echoed fellow commissioners regarding the need for further clarification. Emphasized the importance of a thorough evaluation comparing the project's benefits to alternative uses of the site and called for robust public input to address community frustration and uncertainty about the project's status and future.
- Commissioner Robbins: Recommended that a development team be tasked with creating a plan that includes a surf park, campground, building rehabilitation, access to the park and parking lot; ensure community input and require the surf park project produce a park master plan that provides a framework to move forward.

7. NEXT MEETING

7-A Next Regular Meeting is September 11, 2025

7-B Possible Agenda Items for the Next Meeting:

- Recreation Programs Updates

8. ADJOURNMENT

Commissioner Burney motioned to adjourn the meeting.

M/S Commissioner Burney / Commissioner Alexander
All present in favor with four ayes via roll call vote.

Chair Radez adjourned the meeting at 9:23 p.m.

7/10/2025 ARPD Director's Report
Presented by Recreation and Park Director Justin Long

Upcoming Citywide Community Events:

- **Rhythmix Rising Seas Performance Series**, Saturdays, 1:00 PM–4:00 PM, enjoy live music, dance, and theater!
 - **July 12** - Shoreline Park, Bay Farm
 - **August 23** – Bohol Circle Immigrant Park
 - Visit www.rhythmix.org for details
- **Apollo 11 Splashdown Anniversary**, Saturday, **July 19**, 10:00 AM–5:00 PM, USS Hornet Museum. Celebrate the 1969 Moon Landing with a day of family-friendly exhibits!
- **Alameda Walks Series**, Saturdays, 9:00 AM:
 - **July 19 - Alameda Hospital, Leonardville (Old South Shore)**. Meet at Alameda Hospital front entrance, 2070 Clinton Ave.
 - **July 26 - Harbor Bay Isle Walk**. Meet at Leydecker Park, 3221 Mecartney Rd.
 - **August 2 - Crown Beach, West to East Walk**. Meet at Doug Siden Visitor Center at Crab Cove, 1252 McKay Ave.
 - **August 23 - Alameda Beltline and The Alaska Packers Walk**. Meet at Marina Cove Waterfront Park, Clement Ave. at Stanton St.

Upcoming Recreation Events and Activities:

- **Starlight Movies in the Park Series**, Fridays, AP Field. Event begins at 6:30 PM with kids' games/crafts, movie starts 8:15 PM–8:45 PM:
 - **July 25 - The Wild Robot**
 - **August 22 - Mufasa: The Lion King**

Recreation Programs:

July is National Park and Recreation Month! Celebrate and show appreciation by visiting local parks and recreation facilities, volunteering your time or donating to support parks and recreation!

Summer Programs are going smoothly. June classes and camps had over **1,200** enrollments! Check our website for a variety of program offerings including field trips, sports, STEAM classes, swim lessons, arts, crafts, all day rec care, and MUCH MORE! Get involved and have fun!

Registration is open for Fall programs! The 2025 Fall Activity Guide is available at the ARPD Office, Mastick Senior Center, city libraries, and online. Please visit our website to register for programs or contact arpd@alamedaca.gov for more information. Don't miss out!

Recreation Highlights:

- The **57th Annual Sandcastle & Sand Sculpture Contest** held on June 21 had a fantastic turnout with close to **500** participants and over **100** entries! Over **2,000** spectators enjoyed this wonderful community event at Crown Memorial State Beach.
- The **5k Run/Walk**, which took place prior to the historic July 4th Parade, had approximately **1,500** participants. This event benefited the Midway Shelter of Alameda.
- This year's **48th Annual July 4th Parade** featured **170+** entries, **2,500** participants, and drew an estimated **50,000** spectators! We extend our heartfelt thanks to the judges, volunteers, participants, Parade Committee, ARPD Team, and especially Recreation Manager **Pat Russi** whose leadership is the driving force behind this beloved citywide tradition. Coordinating an event of this scale takes an entire year of teamwork and

planning. This unique celebration would not be possible without Pat's vision, dedication, and hard work. Thank you to everyone who helped make this day truly unforgettable!

Aquatics (Encinal Swim Center):

- Summer aquatic programs are filling up! Visit our website to check availability and enroll in private, group, and adaptive lessons for all ages. Exciting classes and camps include **Beginner Dive, Intro to Polo, Aqua Fashion, and Splish Splash Storytime!**
- **Dive In Movie Night** featuring **Sky High** takes place on Friday, **July 18**. Event begins at 6:30 PM with family swim and crafts. Movie starts 8:15 PM–8:45 PM. Please bring your own floats, rafts, chairs, and blankets. Jump in and have a good time!
- **Central Avenue Safety Project:**
 - Please be aware of the construction and traffic conditions along Central Ave. Observe all detour signs, drive slowly for the cone zone, and follow the direction of construction field personnel.
 - The current pattern only allows traffic to travel in the westbound direction (towards Main St.) Please note that closures and parking may change rather quickly. See construction area signs and the city website for the most up-to-date information.

Youth:

- There are still spots on our **Youth Field Trips**! Destinations include Adventure Playground in Berkeley and Don Castro Swim Lagoon in Hayward! Come join the fun!
- The following **Day Camps** still have spots! Visit our website to register!
 - **Tenderfoot Camp** at Washington Park
 - **Trails End** at Crown Memorial Beach
 - **Trailblazers** at Redwood Regional Park in the Oakland Hills

Tween/Teen:

- Our **Teen Day Trips** and **Tween Adventure Camps** are filling up! Trips include Santa Cruz Beach Boardwalk, American River Whitewater Rafting, Six Flags Discovery Kingdom, and Boomers Park. Register soon! Don't miss out!
- ARPD facilitates the **Queer Teen Alameda Center (QTAC) Program** for 6th-12th graders at the Underground Teen Center, Veterans Memorial Building, 2203 Central Ave., Fridays, 6:00 PM–9:00 PM. For more information, visit www.alamedapride.com

Sports:

- **Youth Offerings** - sign up soon, spots are filling up!
 - **Not Just Sports Camps** at Tillman Park
 - **Sporty Tots, Cross Country, Flag Football, Pickleball Camps** at AP Gym
- **Adult Offerings:**
 - **Open Gym**, Sunday evenings, 6:00 PM–10:00 PM at AP Gym. Work on fundamentals or enjoy friendly competition. Register in advance on our website.
 - **Group and Private Tennis Lessons** and **Pickleball Classes** continue to be offered throughout the summer at various locations. All skill levels welcome!

Mastick Upcoming Events and Programs:

- **Mastick Membership Renewal!**
 - All members must renew their membership each fiscal year. Membership is FREE, available to ages 50+, and required for all programs.
 - Stop by to fill out a form: Mon - Fri: 9:00 AM–3:00 PM, Sat: 9:00 AM–2:00 PM

- **New Classes:**
 - **Speaker Series:** Join us for an insightful update from **City Manager Jennifer Ott** on Wednesday, **July 23**, 1:00 PM–3:00 PM, Media Room.
 - **Glass on Mixed Medium Workshop**, Saturdays, **August 2 – 23**, 9:30 AM–Noon, Skill Center. Get creative with recycled/repurposed materials.
 - **Square Dance, ongoing Mondays**, 1:30 PM–3:00 PM, Room A. Enjoy light aerobic exercise and fun times with friendly people! No experience necessary.
- **Volunteer Opportunities:**
 - Are you interested in forming a **Chess Club**? If so, contact Rich Castrillon at rcastrillon@alamedaca.gov
 - Would you like to support the **Senior Meals Program**? Bring your smile and help serve nutritious meals to seniors in need. Contact volunteer@spectrumcs.org or call 510-916-1381.

Mastick Senior Center Highlights:

- The **Mastick Multimedia Art Exhibit** is currently on display through **August 18**. Be sure to stop by!
- The **Mastick Senior Center Advisory Board (MSCAB)** meets on the third Wednesday of the month at 9:30 AM in Room D. All are welcome! The MSCAB provides advice and counsel on all matters connected with accomplishing the Center's mission.

Mastick Statistics (June):

- Volunteers: **100** / Volunteer Hours: **1,261**
- Lunch meals served: **1,275**
- **240** bags of groceries were distributed. (Mastick is a distribution site for the Mercy Brown Bag Program which provides groceries to low-income seniors throughout Alameda County twice a month at no charge. For more information, call 510-269-9640)

Leisure Club:

- The **Leisure Club Annual Talent Show & 2nd Annual Art Show** took place on June 26 at Harrison Center. It was an amazing celebration of creativity and community!

Parks:

- Park Staff cleaned up overgrown shrubbery at Bill Osborne Model Airplane Field.
- Playground surfacing and equipment were repaired, and key parts were replaced at Littlejohn, Longfellow, Woodstock, and Whale Parks.
- Encinal Boat Ramp maintenance repairs have been completed.
- Infield renovation at Rittler Park is in progress. 30+ yards of red infield mix were installed.
- Four new Pickleball nets and standards were installed at Leydecker Courts.
- Netting along the 1st baseline and driveway at Lincoln Park baseball field is in the planning stages.
- Shoreline Park pathway erosion is in permit review for repairs.
- A tree was planted in partnership and honor of Alameda's Sister City, Dumaguete in the Philippines, on Wednesday, July 2 at Upper Washington Park.
- 10 trees will be planted on Saturday, July 12 at Main St. Linear Park in collaboration with Rotary Club President Joyce Mercado and members.
- Estuary Park Phase 2 is going out to bid at the end of July.

Staff Recognition:

- **Neil Taff** has been a valued Custodian at Mastick Senior Center since 2017 and an essential part of the ARPD team. Known for his exceptional attention to detail and pride in his work, Neil's dedication is evident in everything he does. His warm personality and friendly conversations are truly appreciated by Mastick members and staff alike. Neil began his career with the City in 2001 and has served in various roles across both Recreation and Parks, consistently demonstrating reliability, professionalism, and a strong work ethic. We appreciate Neil for his hard work and the positive impact he continues to make at Mastick Senior Center.

RECREATION AND PARK COMMISSION
PUBLIC COMMENT

Agenda July 10, 2025

Item 6-B: Workshop to Review and Comment on the
Concept for a Surf Pool at Enterprise Park.



Outlook

[EXTERNAL] Public Comment on Agenda item 2025-5225 for 7.10.25 meeting

From Francis McIlveen <lemon.service@proton.me>

Date Mon 7/7/2025 6:25 PM

To Justin Long <jlong@alamedaca.gov>; ARPD <ARPD@alamedaca.gov>

Item: 2025-5225

Type: Regular Agenda Item

Title: Workshop to Review and Comment on the Concept for a Surf Pool at Enterprise Park.

Dear Wesley Radez, Drew Swartz, Adrienne Alexander, Kareem Burney, and Eric Robbins:

I am writing to express my opposition to the commission's process of circumventing a proper *and transparent* master planning process with robust community input for the proposed enterprise park plan. The community meeting which presented the proposed surf park--as a part of the planning process--as a fait accompli was misleading and a subversion of public process.

It's especially perverse that the proposed draft plan would skirt the Alameda point master infrastructure plan, proposing utterly inadequate improvements to the street connecting with Central Ave, giving those of us in this neighborhood and who use that currently dangerous road (for pedestrians and cyclists) the short shrift.

While I deeply appreciate the work that you, and that staff, do for this city....I am opposed to this process, and also do not agree with the particular location of the proposed surf park, as it would necessarily impact, and thereby limit, broader public access to land that is rightfully in public trust lands (through access, parking & other impacts). It's a turn the in the wrong direction for Alameda.

Sincerely,
Francis McIlveen
1417 5th St
Alameda, CA

Sent with [Proton Mail](#) secure email.



Alameda Chamber & Economic Alliance
2215-A S Shore Center
Alameda, CA 94501
T: (510) 522-0414
madlen@alamedachamber.com

July 08, 2025

Justin Long, Director
Alameda Recreation and Parks Department
City of Alameda
2263 Santa Clara Avenue, Alameda, CA 94501

Director Long,

I'm writing this letter on behalf of the Alameda Chamber & Economic Alliance to express my support for the Neptune Beach Surf Club project. The Alameda Chamber & Economic Alliance is the voice for the business community.

This transformative project represents a significant opportunity to breathe new life into Enterprise Park and Alameda Point while creating a vibrant hub for recreational activities and community engagement. By establishing dedicated surfing facilities and improving park infrastructure, this revitalization will not only preserve the natural beauty of the coastline but also create an accessible venue for both novice and experienced surfers to enjoy this increasingly popular sport.

The economic and community benefits of increased attendance at Alameda Point through enhanced surfing opportunities cannot be overstated. Local businesses, including restaurants, retail shops, and neighboring aquatics clubs/ businesses, will experience significant growth as visitors and participants frequent the area. The surf club's programs will introduce surfing to new demographics, fostering a deeper connection to ocean conservation and environmental stewardship within the community. Furthermore, the increased foot traffic and recreational activities will generate employment opportunities, boost tourism revenue, and establish Alameda Point as a premier destination for water sports enthusiasts throughout the region. We believe this project will create lasting positive impacts that extend far beyond the immediate area, strengthening community bonds while promoting healthy, active lifestyles for residents and visitors alike.

Sincerely,

Madlen Saddik

Madlen Saddik
CEO/President
Alameda Chamber & Economic Alliance

From: Brad Shook <brad@bladium.com>

Sent: Tuesday, July 8, 2025 3:22 PM

To: Justin Long <jlong@alamedaca.gov>; Matt Nowlen <MNowlen@alamedaca.gov>

Subject: [EXTERNAL] Letter of support for the surf park

Alameda Recreation and Park Commission,

My name is Brad Shook and I am the founder and president of Bladium Sports Club (1994-present), past president of the West Alameda Business Association (2011-2014), Board Member of the City's America Cup Committee (2013), appointed member, committee to hire a new City Manager (2011) and a local Alameda resident since 2005. I fully support the surf park concept proposed by Neptune Beach Surf Club at Alameda Point. The following is a summary of my rationale:

1. The Surf Park will be a strong public benefit that will differentiate Alameda from other Bay Area cities.
2. Further develop the Alameda Point Brand as a destination location with a wide array of unique businesses, attractions, events and activities.
3. The Surf Park will be a destination attraction that will increase demand for new retail opportunities and ignite demand for the existing Alameda Point Businesses.
4. The proposed Enterprise Park location will offer synergies with other aquatic programming and uses like the sailing center, youth camps, kayaking, paddle boarding, soccer fields and other recreational activities.
5. The Surf Park will be an amazing Bay Area attraction and unique destination for family fun activities and events. Reminiscent of the original Neptune Beach, which was a popular amusement park and resort (1917 to 1939).
6. Close proximity to the Alameda Point Ferry terminal.
7. High quality team behind the proposed development that has extensive experience working on Alameda Point projects and development.

In summary, Alameda's unique island charm, central Bay Area location and the redevelopment opportunities at Alameda Point are ideal for this type of development. Please lend your support to move this project forward.

Sincerely,

Brad Shook
510-529-5254



The Alameda Point Collaborative works to end homelessness by providing housing and services to create communities where formerly homeless families and individuals can flourish.

July 8, 2025

RE: Support for Neptune Beach Surf Club

To Whom It May Concern:

I am writing to confirm that Alameda Point Collaborative (APC) wholeheartedly supports the Neptune Beach Surf Club (NBSC) project and believes it will greatly benefit both APC residents and the broader community.

NBSC plans to implement a local hire program that prioritizes Alameda residents and aims to build strategic partnerships with organizations like APC. This includes training opportunities through local surf-centric nonprofits. The program will benefit the community in two key ways: first, by providing local surf nonprofits with well-trained guides, and second, by offering young APC residents meaningful job training that prepares them for future opportunities beyond our immediate community.

Additionally, NBSC will offer all APC residents access to water sports and related activities—opportunities that have historically not been accessible to many of our BIPOC community members. This effort will help broaden horizons and open the door to futures our residents may have never imagined possible.

Sincerely,

Andrea K. Urton

Andrea Urton, LMFT
Executive Director



July 9, 2025

Alameda Recreation and Parks Commission
c/o Justin Long, Director, Recreation and Parks
jlong@alamedaca.gov

RE: Workshop to Review and Comment on the Concept for a Surf Pool at Enterprise Park, July 10, 2025

Dear Members of the Alameda Recreation and Parks Commission,

Golden Gate Bird Alliance is dedicated to conserving and restoring wildlife habitats, connecting people of all ages and backgrounds with the natural world, and educating and engaging Bay Area residents in the protection of our shared, local environment. We represent our 7,000 members and supporters who are dedicated to the protection of birds and wildlife in the Bay Area.

The location of Enterprise Park next to San Francisco Bay offers a unique opportunity in this dense urban environment to expand the natural environment and to connect more people with the rhythms of nature. This proposal for a commercial surf park in Enterprise Park limits our opportunity to advocate for expanded natural habitat during a master planning process for the entire park.

Habitat loss is the leading cause of bird population declines. Despite the Bay Area's dense urban landscape, pockets of critical habitat remain, along with opportunities for enhancement, such as parks where native plants can be the dominant vegetation.

We are also concerned about this much space in this public park being dedicated to a form of recreation that is costly to enjoy. Part of our mission is to advocate for a world where all people and programs will be welcoming, inclusive, and equitable, reflecting the racial, cultural, and economic diversity of the Bay Area. We advocate for greater access to parks and nature preserves for groups that are underrepresented, such as persons with disabilities, the economically disadvantaged and elderly. Given the limited user group this facility would be designed for, we question whether this surf pool enterprise is the best use of this public shoreline space.

For the above-stated reasons, therefore, we are opposed to the City of Alameda leasing space to this surf pool developer before a thorough master planning process for the entire park is carried out.

Sincerely,

Whitney Grover
Director of Conservation

GOLDEN GATE BIRD ALLIANCE

2150 Allston Way, Suite 210 Berkeley, California 94704

phone 510.843.2222 fax 510.361.0140 web www.goldengatebirdalliance.org

[EXTERNAL] Almanac Supports the Neptune Beach Surf Club Project

From Kevin Scoles <kevin.scoles@almanacbeer.com>

Date Wed 7/9/2025 1:52 PM

To Justin Long <jlong@alamedaca.gov>; Mnowlen@alameda.gov <Mnowlen@alameda.gov>

Cc Damian Fagan <damian@almanacbeer.com>

Dear Matt & Justine,

On behalf of **Almanac**, an Alameda-based business that employs more than 40 local residents and welcomes over 30,000 of guests each month to our Alameda Point Adventureland location, I am writing to express our enthusiastic support for the proposed **Neptune Beach Surf Club** ("NBSC").

The NBSC vision—to transform roughly 5.5 acres of under-utilized waterfront into a vibrant surf park anchored by a two-acre, state-of-the-art wave pool—will bring year-round, family-friendly recreation to our island city, creating the Bay Area's first controlled surf facility and accommodating up to 50 surfers at a time.

Why this project matters to Alameda

- **Economic vitality & jobs**

Construction and long-term operation are projected to generate hundreds of union and hospitality jobs while drawing new visitor spending to nearby businesses—breweries, wineries, restaurants, and retail—already flourishing along Spirits Alley and the West End.

- **Thoughtful waterfront activation**

By rehabilitating dormant Navy tarmac into public-oriented open space, the surf park advances the City's adopted vision for a vibrant, recreation-driven Alameda Point, complementing sailing, kayaking, and shoreline trails without burdening existing residential neighborhoods.

- **Heritage & community connection**

The project revives the spirit of the original Neptune Beach amusement resort that drew Bay Area families here in the early 1900s, restoring Alameda's historic identity as "Coney Island of the West" while offering modern, accessible aquatics for all ages and abilities.

- **Sustainability & youth opportunity**

A controlled wave environment reduces long car trips to distant coastal breaks, lowering carbon emissions, and provides a safe venue for swim and surf lessons, youth programs, and adaptive-sports clinics that cultivate the next generation of Bay Area water stewards.

Almanac's commitment

As one of Alameda's most successful and community-engaged independent businesses, Almanac is eager to partner with NBSC on community focused projects and activations.

We respectfully urge the Council and relevant commissions to advance the Development Agreement and lease negotiations so NBSC can proceed to environmental review, detailed design, and, ultimately, groundbreaking. Approving this project will unlock significant economic, recreational, and cultural benefits for current residents while honoring the innovative spirit that defines Alameda.

Thank you for your leadership and for considering our perspective. Please feel free to contact me directly if I can provide additional information or testimony.

Sincerely,

Kevin Scoles

=====

Kevin Scoles
Executive Vice President of Sales
Almanac Beer Co.

=====

Mobile: 760-391-8647
651B W Tower Avenue
Alameda, CA 94501
www.almanacbeer.com

[EXTERNAL] Opposition to Surf Pool Proposal - Agenda Item 6B

From Jeanne Nader <gogreenjeanne@gmail.com>

Date Thu 7/10/2025 6:27 AM

To Justin Long <jlong@alamedaca.gov>

Dear Mr. Long,

Please relay my objection to this proposal to the Park Commissioners for the 7/10/25 meeting. I have lived on the West End of the island for 31 years and am a frequent visitor/walker to Encinal Beach and the associated open space. I participated in the many 'community' input sessions around the redevelopment of the base, so I've seen all the different ideas, but nothing as inappropriate as a surf wave pool in the tidelands near Encinal Beach.

I am opposed to the development of this site as a surf wave pool for the following reasons:

Lack of transparency and inadequate community input:

I was unable to attend the 'pop up' event to offer initial comments, but was discouraged to discover that there hasn't been true transparency for this project and how it fits into the master plan for the 'Enterprise Park'. I find it disconcerting that people attending this pop up got the impression that this wave pool is a done deal. What has happened to a fully transparent process where the community has ample opportunity to weigh in on the viability of this project? Why is this process so accelerated? I'm concerned that the developer's offer to underwrite infrastructure is bypassing and speeding up the process unnecessarily. Many people don't even know about this proposal vs. the aquatic center which had many opportunities for community input.

Project doesn't cover needed infrastructure:

Only token improvements are proposed. It will not widen the entrance from Central with bike lanes, sidewalks - making this area less accessible for cyclists and peds. It's already not that safe with cars going exceedingly fast down the entrance road. There's no defensible space currently for people walking or cycling.

Surf wave park is not appropriate for this site:

The Bay Shoreline is meant for people to appreciate nature, i.e., the seals, migratory birds and protect the tidelands. The impact from the sailing club, day care is minimal to folks who want to be in this natural spot. Adding a wave pool diminishes the existing space. The city is already chopping up Jean Sweeney park with a pool (not part of the original design). The West End deserves to have open space that is not commodified or chopped up further with commodified recreation.

I agree with bringing back the campground (that was here for the Naval Air Station) and creating more opportunities for people to enjoy this park, but don't feel that we need a 'destination activity' to enhance the park.

No Climate Impacts?

How is removing existing green space/potential carbon sink for a concrete structure/built environment not creating a climate impact?

I ask that the Park Commission extend the comment period for this project so that more Alameda residents have ample time to understand all the implications and have a say.

Sincerely,

Jeanne Nader
305 Spruce St., Alameda

[EXTERNAL] Alameda Neptune Beach Surf Club feedback

From Gregg Cevallos <greggcevallos@gmail.com>

Date Thu 7/10/2025 10:00 AM

To Justin Long <jlong@alamedaca.gov>; Matt Nowlen <MNowlen@alamedaca.gov>

Hi Justin and Matthew,

As a long time resident and homeowner in Alameda, I'm writing in full support of the proposed Neptune Beach Surf Club!

The concept is incredible and would be a huge value add to both the community of Alameda and the local businesses. Additionally, I believe the Surf Club would draw visitors to Alameda which would be of great benefit to local businesses.

In a time where all of us are spending more and more time on phones and interacting with technology, the Surf Club would allow a great way for families and individuals to recreate in a fun and safe way.

Please build the Surf Club as soon as possible!

Sincerely,

Gregg Cevallos
2814 Lincoln Ave
Alameda, CA 94501
(510) 381-1315



TO: Honorable Chair and Members of the Recreation and Park Commission

FROM: Justin Beutel, President, O Kalani Outrigger Canoe Center

DATE: July 10, 2025

SUBJECT: July 10, 2025 Recreation and Park Commission Meeting Agenda Item 6-B
“Workshop to Review and Comment on the Concept for a Surf Pool at Enterprise Park” (File Reference 2025-5225)

This letter provides a formal comment regarding Agenda Item 6-B, “Workshop to Review and Comment on the Concept for a Surf Pool at Enterprise Park,” scheduled for the Recreation and Park Commission meeting on 10 July 2025. The sender writes on behalf of the O Kalani Outrigger Canoe Center (O Kalani) and its board of directors.

At this time O Kalani has not developed a formal opinion regarding the concept of a surf pool at the proposed location and we are not yet prepared to support or oppose such a development. However, O Kalani would like to underscore the importance of maintaining a club site and adjacent access to the San Francisco Bay from Encinal Boat Ramp and beach by continuing our license agreement directly with the City of Alameda and the Alameda Recreation and Parks Department (ARPD). It is unclear in the current concept who would administer the proposed Enterprise Park; although we do appreciate the Neptune Beach Surf Club (NBSC) acknowledgement of O Kalani in their proposed design concept. We also acknowledge prior efforts of the NBSC to communicate with O Kalani regarding this matter and look forward to future conversations. Should this proposal move forward, we seek to continually be included in ARPD-facilitated discussions with the greater community as the concept is reviewed, revised, and potentially finalized.

O Kalani has long been an upstanding member of the Community of Alameda. We note that since its founding in 1980, the organization has had to move a number of times as we were subject to private or non-governmental organizations whose priorities have changed through time. After multiple relocations, we have gratefully called Encinal Boat Ramp home since 2013. Our current location offers the most efficient access to the dynamic water conditions that hone our water skills and fuel our passion for outrigger canoeing. It is arguably one of the best paddling locations in the greater San Francisco Bay Area.

We enjoy a productive and collaborative relationship with ARPD, and in our decade of residence at Encinal Boat Ramp we have witnessed the area transition from a somewhat defunct and disused resource to a vibrant community of water users including kayakers, paddleboarders, swimmers, fishermen and beachgoers. Some of that success is due to organizations like O Kalani, who maintain a presence by the Encinal Boat Ramp and offer safe access to the San Francisco Bay to the greater public with its open recreational and competitive paddling programs. We additionally host on average two outrigger canoe events

O Kalani Outrigger Canoe Center
PO Box 6254
Alameda, CA 94602
okalanioutrigger.org



each year by Encinal Boat Ramp, bringing hundreds of paddlers from Northern California to Alameda and its waters. Maintaining a club site and access to this water are paramount to O Kalani's mission to perpetuate outrigger canoe paddling and racing.

O Kalani Outrigger Canoe Center is a 501(c)(3) non-profit organization, which supports itself through modest membership dues, tax deductible contributions from individuals and fund raising activities in the community. We are an open organization that anybody can join. Our current membership, many of whom are longtime residents of the City of Alameda, stands at over 120 people aged 12-80+ who share a passion for the water and paddling. Many of O Kalani's members participate in races throughout the state of California, Pacific Northwest, Hawai'i, and beyond. This August, we are proudly representing California by sending paddlers to Brazil for the elite International World Distance Championships.

We strongly believe that ARPD and the greater public benefit from a continued relationship with O Kalani and similar community-focused organizations. We thank you for your consideration and look forward to a productive and collaborative planning effort regarding the future "Enterprise Park" development.

Sincerely,

A handwritten signature in black ink, appearing to read "J Beutel". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Justin Beutel

President, O Kalani Outigger Canoe Center

president@okalanioutrigger.org

Good evening.

Thank you for the opportunity to speak about the surf park.

My name is Katherine Chang Du Plessis. I'm the owner of *Live Simply Surf Shop* here on the island—the only surf shop in the East Bay.

I want to take a few moments tonight to share a little about my story—and why this surf park matters.

When my husband Kevin and I first opened our shop, we didn't know if a surfing community even existed in Alameda. Our goal was simple: to find that community—or build one from scratch.

And what we found was so much more.

We found surf families. Old-school surfers. Water lovers. We met so many people who had never had the opportunity or access to try surfing. People would walk into our store in disbelief, making U-turns just to confirm—*wait, is that really a surf shop in Alameda?*

The response was incredible. And over time, our little shop became something more than a store. It became a hub—a welcoming space for anyone curious about surfing.

But I didn't fully understand what kind of place Alameda was... until this community wrapped its arms around me.

When Kevin's cancer came back, COVID hit, I had a newborn, and I was trying to keep the shop alive—I was drowning. But the kindness and generosity of this community pulled me back up.

That's when I realized: Alameda isn't just a beautiful island. It's a place where people show up for one another.

When Kevin passed away three years ago, I was overwhelmed with grief. I was lost. And then one day—I got back in the water. I hadn't surfed in years. The waves crashed into my face, my heart was pounding, and then—I stood up on my surfboard, for the first time in years.

In that moment, something shifted. I felt strong again. I felt alive again.

Surfing became my therapy. It gave me calm, clarity, and courage. It rebuilt my strength—physically and emotionally.

And I had to be strong. Not just for myself—but for my son.

He lost his father so young. And as any parent knows, a child's grief is deep and personal. I had to help him face those emotions. Surfing became our way to process it—not run from it.

That's what surfing can do. It's more than just a sport—it's a healing force. Especially for kids.

And that's why the surf shop had to continue—not just for me, or for Kevin, but for the community we created.

Our shop became a safe place. A place where people shared their stories. Families battling cancer. Single moms juggling everything. People navigating loss. They saw themselves in my story. And I saw myself in theirs.

That's why this surf park matters.

It's not just for experienced surfers. It's for *everyone*—for all ages, all skill levels. A place where people can come together, support each other, and heal—through the power of water and waves.

Busy families need something like this close to home. Surfing brings people together. It strengthens bonds. Being in the water with your kids, cheering them on, watching them grow—it creates memories that last a lifetime.

And let me say something as a mom—we give so much of ourselves. Sometimes, we lose parts of who we are. That's why I started *Alameda Surf Club* just two months ago. I wanted to create a space where women, especially moms, could reconnect—with themselves, with each other, and with the water.

Already, we've brought moms, teens, kids, families into the water. The benefits are endless.

Surfing teaches kids patience, resilience, respect for nature and the environment. They fall, they get back up. It builds grit. It builds confidence. And best of all—it's *fun*. It creates friendships and belonging.

The surf park would give them a place to learn safely. A stress-free, controlled environment. And it gives parents peace of mind.

Each wave is something different. A breath of fresh air. A release of stress. A moment to be fully present. It strengthens the body, calms the mind, and lifts the spirit.

A surf park in Alameda would complete what is already a thriving aquatic island. It would bring the waves to people who may not have the time or means to get to the coast. And it would open the door for *new* surfers—people who never thought they'd get the chance for something transformative.

It would give kids a safe place to grow. Families a way to connect. And it would give this community—a community that gave so much to me—a space to become even stronger through surfing.

Thank you, for your time.



Letter of Support for Neptune Beach Surf Club

July 10, 2025

Justin Long, Director
Alameda Recreation and Parks Department
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Director Long,

My name is David Mik, and I'm the President of Power Engineering Construction Company. We're a 40-year-old marine construction firm that has operated at Alameda Point since 1998. As a longtime member of the waterfront community—and one of the project's closest neighbors—I'm pleased to express our support for the proposed Neptune Beach Surf Club.

We see this project as a step forward in activating a part of Enterprise Park that has long been underutilized, transforming it into a welcomed hub for outdoor recreation.

We believe the project aligns with the City's vision for a thriving Alameda Point. As a local employer with over 140 team members, a member of the City's Economic Development Advisory Panel, and Treasurer of the Alameda Chamber of Commerce, I understand how important amenities like this are for attracting and retaining talent. Many of our employees—myself included—are surfers and outdoor enthusiasts. There's excitement within our company about this project being right in our backyard.

Further, we feel the project reinforces Alameda's coastal identity and creates an inclusive space for people of all ages. It's the kind of development that builds community and supports healthy, active lifestyles.

Lastly, I want to acknowledge the development team for their proactive outreach. They contacted us early, genuinely welcomed feedback, and have kept us informed along the way. That kind of neighborly approach matters.

We're excited about the future of Alameda and believe this project will be a valuable addition to the Point. Thank you for your time and consideration.

Sincerely,

Power Engineering Construction Co.

A blue ink signature of David Mik, consisting of a stylized 'D' and 'M' intertwined.

David Mik
President