

# CONSERVATION, RECREATION, & OPEN SPACE ELEMENT

## INTRODUCTION

The Conservation, Recreation, and Open Space Element describes Albany's natural environment, providing information on soils, water, climate, air quality, vegetation, wildlife, and local archaeological resources. Important natural areas in Albany should be protected and restored. Albany Hill, the Albany Waterfront, and Albany's creeks have been recognized as resources for conservation in the Plan. A discussion of each of these resources is found in this Element.

This Element also includes an outline of the City's park and recreation facilities and programs. The City's park landscapes vary from open and natural at Creekside Park to an urban tot lot. Future park development opportunities exist at the Albany Waterfront. Recreational programs are also wide-ranging, providing social services for seniors, sports activities for all ages, and child care for youngsters. The need for additional facilities to meet the demand for these programs will in part be met by the new Community Center and Library on Marin Avenue. The Plan contains policies supporting increased public access to all existing and future private and public recreational facilities. Increased public access refers to access for all age groups and mobility levels.

## ALBANY'S NATURAL ENVIRONMENT

### Geology

Albany is on the eastern margin of San Francisco Bay in the central part of the Coast Ranges near the boundary between the oceanic crust of the Pacific plate and the continental crust of the North American plate. These two crustal plates are sliding past each other at the relative rate of 5.5 to 6 centimeters a year.

Two major lines of geologic movement in the San Francisco Bay Area have been identified as the San Andreas Fault and the Hayward Fault. Albany lies between these two fault lines, although it is closer to the Hayward Fault, which is approximately one mile to the east. The San Andreas Fault lies approximately 17 miles to the west.

This location between two faults has significant impacts on planning for Albany. For further discussion of seismic impacts and public safety issues facing the City, please refer to the Community Health and Safety Element.

Albany is underlain by Franciscan bedrock which shows outcroppings at Fleming Point and Albany Hill. This bedrock is overlain by unconsolidated sedimentary units of varying age and, in many places, by artificial fill. Geologic contacts between these unconsolidated deposits have been obscured by development in most of Albany, which makes exact mapping of them difficult.

Two small landslides have been mapped within Albany, both located on the northeastern flank of Albany Hill. Numerous small recent fills are also present on the south and east sides of Albany Hill and on steeper slopes in the eastern part of Albany.

The predominant soil type in Albany is Mills-holm silt loam, characterized by low plasticity,

medium to rapid runoff, medium to high permeability and a low shrink-swell potential. This is found on all the upland slopes. Four other soils are distributed across the remainder of the developed portion of Albany. These soils are characterized by medium to high plasticity, medium to slow runoff, slow permeability, and a medium to high shrink-swell potential.

Much of the Albany Waterfront area has been created by fill of several different types. Most of the native soil in this area has either been covered by this artificial fill or was removed during the construction of Golden Gate Fields Race Track. In the 1930's and 1940's, fill composed of relatively uniform silty clay and clayey silt was deposited on the area of the racetrack and its adjacent parking lots. Later, from the late 1950's to the early 1980's, heterogeneous landfill, composed of construction debris and concrete rubble, was placed to the north and northwest of the parking area. These areas of newer fill are known as the plateau, the neck and the bulb.

Interstates 80 and 580, as well as the Albany (Buchanan Street) interchange, are all constructed on engineered fill which is underlain by alluvium and/or Bay mud.

### **Hydrology, Water Quality, and Erosion**

Albany is part of the Berkeley Hills watershed. Water from these hills flows to the Bay via Cerrito and Codornices Creeks which form the northern and southern boundaries, respectively, of the City.

State and Federal regulations governing water quality differentiate between "point" and "non-point" source discharges. Point source discharges are those from a pipe directly into the Bay. An example would be the effluent from the East Bay Municipal Utility District (EBMUD) Point Isabel Treatment Plant located just north of Albany. Nonpoint discharge refers

to the general runoff from stormwaters passing across both developed and undeveloped land into drainageways and ultimately into the Bay. The two Albany creeks and the Buchanan Street storm drain collect this nonpoint source runoff in Albany and discharge it into the Bay. The agency responsible for regulating both point and nonpoint discharges in the Bay is the San Francisco Regional Water Quality Control Board (SFRWQCB).

There are no known point sources of water pollution in Albany, for example, discharge from manufacturing or industrial sites. However, San Francisco Bay receives both surface and ground water runoff from Albany via Cerrito and Codornices creeks and the Buchanan Street storm drain. Further, wet weather overflow is discharged into the Bay from the Point Isabel Sewage Treatment Plant.

During 1986, EBMUD completed studies of water quality in the Bay and of waters flowing into it from the Albany waterfront. This analysis showed that urban runoff contributes far greater pollutant loads than those from sewage overflow from Point Isabel.

The major mechanism at present for control of urban runoff is erosion control ordinances for new construction. These ordinances are fairly successful in controlling runoff at construction sites but do nothing to control runoff from already developed areas.

Erosion is the wearing away of surface soils by the movement of wind, water and ice. This wearing away can be the result of natural forces or the result of human activities such as road building, construction and footpaths. Particles of nutrient-rich topsoil are carried by rain or runoff downslope into storm drains and stream channels. The resulting water quality problems include sediment buildup, with possible blocking of drainageways or channels; as well as turbidity, algae growth and oxygen depletion.

In Albany, the slopes most subject to erosion are the creekbeds and Albany Hill. The City of Albany attaches conditions to grading and building permits to reduce or eliminate erosion potential. These conditions require that developers primarily restrict grading to dry months, revegetate exposed slopes, and use barriers or sedimentation basins during construction. Site inspections during construction assure compliance with these conditions. These measures however, do not control runoff from existing development. It is this runoff which new regulations will need to address.

As point source dischargers bring their effluent into compliance with water quality regulations, nonpoint sources are constituting a larger percentage of the actual pollutant load going into the Bay. Therefore, the interest of regulators is increasingly aimed at these nonpoint sources, often referred to as "urban runoff." This urban runoff typically contains not only various solids and debris, but also coliforms from wild and domesticated animals, petroleum products and heavy metals such as lead, zinc, cadmium, chrome from streets and highways; nitrogen; phosphorus; asbestos; cyanide and pesticides. SFRWQCB is presently overseeing an intergovernmental study of urban runoff in Alameda County. Albany is a participant in this Alameda County study.

The final report of the Alameda County study will include data on pollutant loads measured and a methodology for estimating future loads. Also to be included are an evaluation of current control measures and proposals for future control mechanisms. Future regulations will be developed from these studies. The ultimate goal is development of a regional toxicity control program to be implemented through a series of Stormwater Management Plans. There is no specific deadline as yet for the preparation of these management plans, which could be established on a municipal, county, or region-wide basis.

## Climate & Air Quality

Albany experiences a temperate Mediterranean climate characterized by relatively large temperature variations between daytime and nighttime. The presence of San Francisco Bay has a moderating influence on temperatures in Albany. The average low temperature is 51 degrees, and the average high temperature is 64 degrees. As in much of the Bay area, the warmest month is September, because this is the month when the winds and fog through the Golden Gate subside.

The potential for development of high air pollution concentrations in a given area depends upon the quantity of pollutants emitted in the surrounding area and the ability of the atmosphere to disperse them. Although there is no air quality monitoring station in Albany, there are several stations in the East Bay from which a general picture of Albany's air quality may be inferred.

Carbon monoxide pollution potential is greatest during the fall and winter months when winds are lightest, less than five miles per hour, and inversion heights are lower. Ozone problems are more common in the summer months.

Albany has no major point sources of air pollution and is not significantly close to any of the major point sources in the Bay area. Albany also benefits from the cleansing effects of winds coming through the Golden Gate. Therefore, air quality in Albany is generally good.

The greatest source of pollutants in Albany is carbon monoxide from traffic on I-80 and I-580. Of the three stations in Richmond that monitor carbon monoxide (CO), the one at Plaza Circle Park is very close to I-80 and I-580. Reports for this station in 1983 and 1987 indicated CO levels well below the 1-hour and 8-hour California standard. (The California standard is stricter than the Federal standard for 8-hour concentrations.) Furthermore, the

concentrations of CO measured showed a decline between 1983 and 1987. This decline is due to the strict enforcement of California's motor vehicle Smog Check program, which went into effect in 1984. Thus, carbon monoxide levels in Albany do not appear to pose a pollution hazard, although there could be local "hot spots" not identified by the monitoring station.

The Association of Bay Area Governments (ABAG), the Metropolitan Transportation Commission (MTC), and the Bay Area Air Quality Management District (BAAQMD) have developed a Clean Air Program (CAP). This report, published in draft during 1991, specifies how the Bay Area region will meet State clean air laws. In particular, the recommended actions focus on reducing the carbon monoxide and ozone levels. Measures considered in the plan fall into three categories: industrial uses, mobile sources and transportation control measures. A complete list of these measures is contained in the Appendix of this Plan.

### **Vegetation & Wildlife**

Albany's creek courses, the Waterfront area, and Albany Hill offer the only significant natural open areas for vegetation and wildlife. Many native grasses from coastal California are still found on Albany Hill. The Oak woodland on the Hill's north and east slopes are considered unique in the Berkeley Hills for its varied range of ages, the oldest being over 200 years. Large, mature stands of imported eucalyptus trees are also present on the hill. These trees serve as a winter roosting site for the Monarch butterfly. Other understory shrubs include California blackberry, poison oak, toyon and wild rose.

Vegetation along the creeks includes willows, buckeyes, bay, eucalyptus, and redwood trees. The understory of this vegetation provides habitat. Habitat is also provided for small mammals along the open portion of the creeks. The creeks support a fish population including

sculpin, three-spined stickleback, and mosquito fish.

The Waterfront area, especially the mudflat and marsh areas, constitutes an important vegetation and wildlife resource. Even though the vegetation is limited and has been severely disturbed, these areas support a variety of terrestrial and aquatic animal species, especially during winter and migration periods. Shorebirds common to the Bay are all found along the Albany Waterfront: terns, gulls, cormorants, and saltwater ducks. Birds of prey including Great horned owls, Coopers hawks, and Red-tailed hawks are known to roost on Albany Hill and forage in the mudflats.

Other wildlife in Albany includes animals often found in urbanized areas: raccoons, possums, deer, and skunks.

Much of the vegetation in Albany is urban landscaping such as private yards, parks, and playgrounds. Street trees, typical of most urban landscapes, are not prevalent in Albany. Urban landscaping, in addition to its aesthetic value, affects microclimates by offering shade from the sun and decreases urban runoff by allowing water to percolate into the soil. This vegetation provides habitat for songbirds, insects, amphibians, and some small mammals.

### **Archeological Resources**

The area known as Albany was first inhabited by Ohlone Indians. These Indians camped or settled at or near former or existing marshes, former Bay margins, and at the base of foothills, particularly along seasonal or perennial watercourses. Four prehistoric archeological sites have been identified by the California Archeological Inventory in surveyed portions of Albany, primarily in the Albany Hill area.

While there is no record of any historic archeological sites in Albany, the house at 1124

Talbot Street is listed on the National Register of Historic Places.

### **Albany's Creeks**

Albany's northern and southern limits are defined by Cerrito and Codornices Creeks. A third creek, Village Creek flows through University Village in Albany. At least two other creeks historically flowed through Albany, but were diverted entirely into culverts as the City developed.

Codornices, Cerrito and Village Creeks originate from springs in the East Bay Hills. Until the early twentieth century, Cerrito Creek was essentially in its natural state, flowing past farms. However, with the rapid urban development of the East Bay in the 1900s, Cerrito Creek began to suffer the fate of many urban streams. It has been bridged, channelized, and diverted into culverts in many places. By 1977, only one sizeable area of the creek in the Berkeley Hills remained in a near natural state. Other portions, including virtually the entire length of the creek in Albany, have been altered in one way or another.

Codornices (Spanish for "quail") Creek has not been so markedly altered as Cerrito Creek and is mostly open through the length of the City. Portions have been diverted into culverts, primarily under City streets, but much of the stream is marked by thick native and exotic vegetation.

Village Creek lies within University Village. It flows out of a culvert under San Pablo Avenue through the U.C. Berkeley Gill Tract land, and is within a culvert again under the Village until it reaches Dowling Park. From there the creek flows under the railroad tracks. Village Creek and Codornices Creek merge along the east edge of Golden Gate Fields and then flow north through the mudflats to the bay.

Urban runoff presents the greatest danger to the health of the creeks. Problems of contamination from sewage overflows and other inadvertent deposits of waste occasionally occur. These problems can result in the algal blooms which occur during the warmer months of the year.

The City of Albany is responsible for the inspection of Cerrito Creek from San Pablo Avenue west to the Bay; the City of El Cerrito is responsible for inspecting areas lying east of San Pablo Avenue. Codornices Creek is inspected by the City of Albany from San Pablo Avenue west to the Bay; and by the City of Berkeley for that portion of the creek east of San Pablo Avenue. The City of Albany performs bi-annual creek inspections for overall maintenance and improvements, and acts as the lead agency in cooperation with the Army Corps of Engineers and the State Department of Fish and Game to perform any work which is necessary. If periodic inspections determine that debris removal is necessary, private property owners are notified and are required to perform this work.

Public access to Codornices Creek is possible at Tevlin Street on the City of Albany/Berkeley border. Cerrito Creek can be accessed at the City of Albany/El Cerrito border adjacent to the Bayside Commons residential complex. A public access pathway along Cerrito Creek has been established but not yet dedicated to the City as part of this development.

The Albany Creek Restoration Program was adopted by the City Council in 1977 and resulted in a series of zoning amendments for protecting and preserving the creeks. Recommendations for further preservation, planting, and education programs require further work. The Codornices Creek Association and the Urban Creeks Council are both working toward further restoration and enhancement of the creeks.

The Albany Zoning Ordinance contains a Watercourse Combining (WC) Zoning District which applies to areas within 75 feet of the centerline of each creek, and areas designated on the Flood Insurance Rate Map as a Special Flood Hazard Zone. The Zoning Ordinance requires that no structures be built within 20 feet of the natural creek bank. However, this setback requirement may be decreased with a Conditional Use Permit. The Zoning Ordinance requires the Planning Commission to consider creek preservation and restoration when reviewing proposed development adjacent to the creeks. Any change to the land must follow flood damage prevention requirements and special geotechnical, drainage and erosion control measures as outlined by the Planning Department.

### **The Albany Waterfront**

The natural resources of the Waterfront Area include its visual aesthetics, both in terms of its scenic natural open areas and beaches, and as a point from which to view the spectacular surrounding scenery of the Bay, San Francisco, the Berkeley Hills, and Marin. The Waterfront Area may also provide future opportunities to develop open space, parks, and other recreation resources consistent with the Waterfront District (WF) zoning designation.

#### Aesthetics

The Waterfront Area is generally visible from near and moderate distances to the north, east, and south. Primary views of the site are from the freeways, Golden Gate Fields, and from Albany Hill with distant views from the Berkeley Hills, the Richmond area, Angel Island, Marin County, the Golden Gate, San Francisco, and the Bay Bridge. Any future development of the Waterfront will have regional significance for visual aesthetics.

At present, the Waterfront Area, while encompassing breathtaking views of the surrounding Bay vistas, does not include public

park and open space areas that are accessible to the general public.

Gaining increased park and open space lands and formal public access for this area are important City goals. Any future development must account for public access and the proposed park and open space development as part of the Eastshore State Park. Special attention must be given to designing and siting both public and private facilities to ensure maximum protection of important view sheds and corridors.

#### Potential Fishing Areas

The 1976 Environ Plan found that the mud flats and waterfront are important feeding and spawning areas for a variety of fish which support sport fishing. Sport fish include Jack, smelt, Striped bass, Pile perch, Starry flounder, Leopard shark, Dogfish shark, and Bat ray.

Future park development plans for the Waterfront discussed in this Element, should include plans for public fishing areas and other fishing areas, as well as shoreline enhancement measures to increase local populations of clams, bait shellfish, and other food organisms, thus attracting sport fish to areas readily accessible to the public.

#### Public Trust Lands

The State Lands Commission has exercised the public trust for two tideland areas: the marsh areas and surroundings north of the plateau and west of I-580, and the area south of the neck to the Berkeley City limit line. This type of designation essentially preserves these areas in their natural state, as ecological units of study. This action was taken at the request of the City due to the historic and environmental value of these lands. Limited recreational and fishing activities are proposed. Any future park planning and development plans must account for the public trust designation of these areas.

## **Albany Hill**

Albany Hill is an important visual feature of the East Bay shoreline, and the most significant natural feature within the City of Albany. It provides a scenic, natural backdrop to the highly urbanized flatlands surrounding it on all sides. On the Hill itself, the woodland landscape and excellent views provide relief from the urban environment.

The Hill is characterized by steep slopes with a gently rounded summit. The highest elevation is approximately 338 feet.

Geologically, the Hill is composed of Franciscan sandstone, a hard rock which generally provides excellent foundation material for building. However, landslide areas have been identified on the northern slope of the Hill. These potential public safety hazards are discussed further in the Community Health and Safety Element.

The Hill is a regional landmark symbolizing the City of Albany. From the crest of the Hill, one can view San Francisco, the Golden Gate Bridge, and Marin County. Views to the Hill provide a rich visual resource for enjoyment of the natural environment.

Albany Hill has been identified as a roosting site for the Monarch Butterfly. The butterflies roost in the wind-protected tree groves (Eucalyptus, Monterey Pine and Cypress), with nectar and water sources nearby.

As a symbol of the community that incorporates visual, wildlife and vegetation resources, the Hill should be sensitively treated in any development scheme. The entire crest of the Hill should be conserved for permanent open space. Future residential development should conform to the natural land form of the Hill. Significant stands of trees, native grasses and shrubs should be conserved and managed to enhance natural qualities. Further, any park or

residential development should consider the potential impacts to the Monarch Butterfly.

## **CONSERVATION GOALS AND POLICIES**

**Goal CROS 1: Enhance the natural features of the City's creeks and increase public access to them.**

### **Policies:**

CROS 1.1. Develop a comprehensive program to sponsor restoration and public access improvements for Albany's creeks. Continue to implement the 1977 Albany Creek Restoration Program. As part of this effort, continue to recognize that these areas have important wildlife and vegetation values.

CROS 1.2. Pursue funding for the restoration of Codornices and Cerrito Creeks through the Department of Water Resources Urban Stream Restoration Program, and the Coastal Conservancy.

CROS 1.3. Support the efforts of the Codornices Creek Association to restore Codornices Creek.

CROS 1.4. Develop policies to be included in the Watercourse Combining District to protect riparian habitat within the Creek Conservation Zone where practically feasible and applicable.

**Goal CROS 2: Increase street tree planting throughout Albany to beautify the City and to help purify the air.**

### **Policies:**

CROS 2.1. Develop and implement a comprehensive street tree planting program for City residential and commercial streets,

including establishing priorities, setting time schedules, and developing a comprehensive maintenance program.

**Goal CROS 3: Preserve the crest of Albany Hill for public open space use.**

**Policies:**

CROS 3.1. Designate the crest of Albany Hill for open space and require dedication of this area for public use through the City's subdivision ordinance requirements (see Land Use Element Policies).

CROS 3.2 Consider the potential impacts to the Monarch Butterfly roosting sites on Albany Hill within the context of developing Albany Hill Park and reviewing residential development applications on the remaining parcels.

**Goal CROS 4: Strive to maintain and improve the quality of Albany's natural environment and cultural resources, and natural resources in general.**

**Policies:**

CROS 4.1. Coordinate with CalTrans and MTC to monitor air quality impacts of improvements to Interstates 80 and 580 to assure that Albany's air quality will not be allowed to deteriorate any further.

CROS 4.2. Publicize the adverse water quality impacts of dumping residential toxics into domestic waste systems.

CROS 4.3. Promote preservation of trees and other vegetation by requiring an inventory of significant site vegetation prior to development application review.

CROS 4.4. Continue to cooperate in local, sub-regional and regional efforts to implement the

Clean Air Plan and meet State Air Quality Standards.

CROS 4.5. Require tree preservation measures during site design and construction.

CROS 4.6. Develop a comprehensive water conservation policy for City facilities and new development, including requirements for drought-resistant landscaping, water-conserving fixtures, and continue to support EBMUD public information campaigns to reduce water consumption.

**Goal CROS 5: Continue to value the importance of the Albany Waterfront area and shoreline as a place of scenic beauty.**

**Policies:**

CROS 5.1. Consider the scenic and visual importance of the waterfront area in any future private and public development.

CROS 5.2. Further preserve the scenic value of the Albany shoreline by prohibiting construction of any building or structure within a 100 foot minimum of the shoreline.

CROS 5.3. Recognize the value of the Hoffman Marsh, located north and west of the Buchanan Street/I-80/I-580 interchange, and protect bird feeding and nesting areas by limiting activities and preserving important habitat areas.

**RECREATION, PARKS AND OPEN SPACE**

The following section describes Albany's existing park, recreation and open space areas. In total, the City provides about 1.87 acres of parkland per 1,000 population. While this amount is comparable to some other East Bay communities such as El Cerrito, it is



significantly less than current standards which recommend providing three to five acres per 1,000 population.

### **Strategies to Increase Parkland and Open Space Areas in Albany.**

State law, through the Subdivision Map Act, permits Albany to move toward a goal of providing three acres of parkland per 1,000 population. With this ratio, the City should strive to attain at least 49 acres of parkland and open space area during the planning period.

There are three dilemmas the City must consider when developing specific strategies to meet this overall goal:

- 1) The City has limited financial resources, now and throughout the planning period, to actually acquire more land.
- 2) There is an overall lack of open space because the community is essentially developed.
- 3) The City should recognize the inherent conflict between the goal of obtaining more open space vs. the State-mandated requirement to meet Albany's fair share housing goal. Most of the large, vacant land is zoned residential, and has been designated in the Housing Element as a housing opportunity site.

In developing a parkland acquisition strategy, it is therefore important to consider these dilemmas and establish priorities to determine the most important park and open space needs.

Two strong opportunities exist to increase the overall amount of and access to park and open space in the City during the planning period: the Albany Waterfront and U. C. Village. Portions of the Waterfront area will most likely be developed into park and open space lands as part of the Eastshore State Park Project. There

is available funding and the commitment of the East Bay Regional Park District and other groups to move forward with the project. Albany's immediate priorities for these lands have included remediating the bulb area and developing it into a park, developing the Bay Trail along the shoreline, and acquiring the neck area.

The U.C. Village Master plan process presents an opportunity to reorganize existing recreational and park spaces within the Village area so that they are more accessible to the entire community. While this strategy does not increase the overall amount of park land, it serves to increase access and make an existing resource more useful to the community.

A third opportunity exists with the development of Albany Hill/Creekside Park. A schedule should be developed to implement the park Master Plan, and funding should be allocated on an annual basis until it is completed.

The Plan recommends that the 1974 City Park Master Plan be updated, including specific goals, projected time schedules and funding sources. This step is important because it will raise awareness of what resources and funding may be necessary to maintain and improve the existing City parklands, and more importantly, how they may be improved.

It is also important to establish, at an early date, specific area policies that may serve to constrain development within certain areas of the City, particularly Albany Hill and the areas adjacent to the creeks. Some primary aims of this policy include protection from natural hazards such as flooding, proximity to existing important recreational areas, archeological resources and scenic or visual corridors.

Once these specific area policies are established, the City may want to consider certain lands with high constraints or high visual importance to the community for open space designation.

Funding for certain parcels could be sought through establishing an acquisition fund in the annual landscaping/lighting district funding, establishing a separate assessment district, obtaining funding through private, non-profit organizations and competing for dedicated State or regional park and open space funding.

As a last priority, the City may wish to strengthen language about developing a City-wide trail and pathway system that would link local park and open spaces together. Such a system could also link Albany with other, adjacent park and open space areas. Funding for this type of project is available through State and regional sources, as well as through transportation mitigation funds.

## **Park Facilities**

### Albany Hill and Creekside Parks

Approximately 6 acres at the crest of Albany Hill comprises Albany Hill Park. The Plan recommends the dedication of land remaining in private ownership which lies above the 220 foot elevation. Acquisition or dedication of this land will complete the creation of a park which encompasses the entire hilltop.

Creekside Park is located at the north end of Madison Street and directly west of the State Orientation Center for the Blind. Access is from Madison Street. Future access may also be created from the public path on the north side of Cerrito Creek, once a bridge is built, and directly from San Pablo Avenue along the north side of the Orientation Center, if State permission can be obtained. This 4-acre park is linked to Albany Hill Park by an easement which is planned to be developed as a trail.

The City has completed a conceptual Master Plan for the development of Albany Hill and Creekside Parks. The design concept for both of these parks is to retain them in a near natural state. The flat summit of the Hill and its immediate downhill banks are ideal for walking

trails to view plants, wildlife, and sweeping vistas. So that more people with varying physical abilities can enjoy this open space, the main paths should be made relatively level by carefully following the contours. Proper grading and surfacing is also important to ensuring access. Any other improvements should be minimal.

The design of Creekside Park should also respond to neighborhood needs with limited development of walks and family picnic areas, while retaining the natural quality of this landscape.

### Terrace Park

Terrace Park is a 1.5 acre neighborhood park located in the southeast part of Albany in an area bounded by Terrace Street on the north, Tevlin Street on the east, Francis Street on the south, and Neilson Street on the west. Single-family homes surround the park on all sides except along Terrace Street, the main entrance to the park.

At present, Terrace Park provides two tennis courts, a small paved area for basketball, picnic area with tables, a recreation building, playlot, and turf area for free play. The existing recreation building is in poor condition. An improvement plan for the park has been completed.

### Staniek Tot Lot

The Staniek Tot Lot is a play lot for small children located at the corner of Dartmouth and Talbot Streets.

### San Gabriel Avenue Mini-park

A small, pocket park is located between San Gabriel Avenue and the BART Linear Park. A master plan for the park was completed in 1990, and the first phase has been constructed.

### Bart Linear Park

The BART Linear Park was developed underneath the elevated BART tracks which run

north and south through the City. A landscaped pathway system for walkers, joggers, and bicyclists provides a continuous connection between the City's northern and southern boundaries.

#### Memorial Park

Memorial Park is bounded by Thousand Oaks Boulevard on the north, Carmel Avenue on the east, Portland Avenue on the south, and Albany High School on the west. The park is about 6.5 acres in size and is jointly used as a city park and as an outdoor physical education facility by Albany High School. Memorial Park provides four tennis courts, two children's playlots, two small paved picnic and barbecue areas, a multi-purpose sportfield, a fieldhouse, and rest rooms.

The park also includes the Veteran's Memorial Building and a small, City-owned clubhouse building. In 1993 the City completed a new child care center adjacent to the east end of the Veterans' Memorial Building which required demolition of the club-house building.

The Veterans' Memorial Building is owned and operated by Alameda County. It is used primarily by veterans' organizations. Although State law stipulates that veterans' buildings accommodate the activities of veteran groups, the regulations also permit other uses. Other communities such as Piedmont and Emeryville have been successful in combining veterans' and other, general community activities within their veterans' building facilities. Scheduling to meet the needs of both the community and veterans should be arranged cooperatively. The City should continue to work with Alameda County toward better management of the facility and more community use.

### **Community Facilities**

#### Albany Senior Center

The Albany Senior Center, located at 846 Masonic Avenue, serves as a focal point for senior citizen activities in Albany. The building

consists of a large community/dining room, a lounge and entry area, two offices and a classroom. An expansion and remodeling project for this building is planned during the next two years to meet growing space and service demands.

#### Albany Library and Community Center

In 1989, the City acquired the former Albany Hospital, located at 1247 Marin Avenue (between Masonic and Evelyn Avenues), for use as a new library and community center. The new building which replaces the overcrowded library building on Solano Avenue, contains a new library, a large community room, offices for the City's Recreation and Community Services Department, classrooms, meeting rooms, and a cable television studio.

### **Albany School District Facilities**

The Albany School District owns and operates an indoor swimming pool adjacent to Albany High School. It is the only public swimming pool in Albany.

Cougar Field on San Gabriel Avenue (within the El Cerrito city limits) is home to the Albany High School football, baseball and track teams. The field is reserved for school use as a first priority. However, private and public recreational uses are allowed with a permit from the School District.

#### Vista School

Vista School has a paved schoolyard with game courts and one large play structure.

#### Marin School

Marin School has heavily used basketball courts and play equipment areas with climbing structures and slides.

#### Cornell School

The Cornell School playground serves as an unsupervised play area after school hours. Cornell's playground consists of a large paved

area. It has a basketball court, kickball, baseball, and multi-purpose game area.

#### Mac Gregor School

The entire outdoor area is paved, with a small play area for the elementary school.

### **Joint Use Facilities**

#### Middle School and Middle School Park

Middle School and Middle School Park share a lighted multipurpose sport field, two tennis courts, and two full, and two half-size basketball courts. The park has a colorful multi-purpose play structure for young children. There is also a picnic area located in a grove of redwoods in the park.

During 1992, a Teen Center building was incorporated into the northwest end of the park, adjacent to the parking lot. This facility will provide programs and activities for Albany teenagers.

The City and the School District both own portions of this park and it is operated through a joint agreement.

### **Other Community Facilities**

#### Albany YMCA

The Albany YMCA at 921 Kains Avenue provides a variety of child care, physical fitness and recreational programs for individuals of all ages. This facility is an important community resource.

### **Recreation Programs**

#### Special Classes

Chinese cooking, basic cartooning, pre-natal health, and financial strategies, are among the special class listings sponsored by the Recreation and Community Services Department.

#### Teen Activities

The Albany Recreation and Community Services Department has a variety of services for teens. These activities include ski trips, dances, intramurals, and substance abuse programs.

#### Adult Sports

Tennis, basketball, and softball are sponsored by the City of Albany Recreation and Community Services Department.

### **Community Service Programs**

#### Seniors

The City of Albany Senior Center provides a wide range of social and service programs for persons aged 55 or older. Activities include classes, trips, card games and dancing. Social services, nutrition, medical, legal, and transportation services respond to the special needs of seniors.

#### Transportation

The City of Albany has a contract with the Metropolitan Transportation Commission to provide paratransit for mobility impaired seniors and handicapped. Discount BART tickets and taxi vouchers are also available to these individuals. The City also owns a van for senior transit which is scheduled through the Senior Center.

#### Child Care

The Albany City Council and the Albany School District Board of Education appointed the Albany Child Care Committee in 1988 to study child care needs and services in Albany and to make recommendations to the City and School District. The Committee found that there is a high demand for on site, after school care, particularly for middle school aged children who are not served by traditional after school programs. Greater flexibility in the provision of child care including part time, evening, and weekend care also appears to be needed. Other

needs identified include more affordable child care and infant child care.

The Albany Pre-School, located at 850 Masonic, is a City-sponsored, parent cooperative program offering play activities for preschool children in the morning. Approximately 30 children are served in this program. An early morning and afternoon child care program serves preschool and kindergarten children from Albany schools. Approximately 40 children are served by this program.

The Albany Recreation and Community Services Department provides a before and after school child care program for children ages 5 - 11. The program runs from September through May, serving eight children in the 7:30 am to noon before school session, and forty children in the noon to 6:00 pm after school program. Waiting lists are common for these popular programs. A special component of this program is the provision of cab service which picks children up at school and brings them to the clubhouse in Memorial Park.

Summer day camp serves elementary school children. There are several sessions serving 50 to 75 children. Demand typically exceeds capacity for this program. Activities include arts and crafts, field trips, swimming, track, bowling, and cooking.

The Albany YWCA provides a large afterschool care program for Albany children. The program operates out of various school campuses in Albany.

The Albany Children's Center is a program of the Albany Unified School District, which provides child care for children ages 2 1/2 to 8. The Center serves 205 children in its preschool and after school programs. Enrollments are expected to remain the same for the next five years.

The University of California offers several child care programs at University Village which include Albany Parent Nursery, Kids Corner, and the Infant/Toddler Center.

Sick child care services are provided in Albany by a group called Weezles and Sneezles.

#### Services to the Disabled

Albany currently has no special programs for residents who are disabled. Improving access to programs and public facilities is an important and continuing community goal.

A needs assessment should be prepared to further determine program and facility needs for disabled residents, as well as to increase public access. This program should be an important community goal to help meet the requirements of the Americans With Disabilities Act. Such an assessment will also serve to guide the City in planning for full participation in all City-sponsored programs and facilities.

#### The Arts

The Albany Arts Committee was appointed by the City Council in 1988 to advise the Council and City staff on arts matters, and to serve as a facilitator and catalyst for the creation of art activities in Albany.

#### **Other Community Programs**

##### Sports Activities

The Berkeley/Albany Soccer Club has over 1,000 players ages six to 16. The Club sponsors games every spring and fall.

Albany Little League provides baseball programs for boys and girls ages 8 through 18.

##### University of California Programs

The University of California offers a variety of classes for toddlers to adults. Classes in gymnastics, ballet, piano, and art are offered as well as track and field programs.

## **Future Park & Recreation Development**

### East Bay Shoreline Park

During the past ten years, the City has been involved in planning and developing an Eastshore State Park. This State park would run the length of the entire East Bay shoreline, and include shore lands within the cities of Oakland, Emeryville, Berkeley, and Albany. Portions of the park have been acquired and a trail system has been proposed to link the park with a continuous shoreline path.

Approximately \$40 million presently is available in State bonds and East Bay Regional Park District bonds for acquiring land and developing the park. In addition, the City has also obtained a \$500,000 State Coastal Conservancy Grant for public access improvements at the Waterfront.

During 1990-91, Albany, Berkeley and Emeryville formed a joint cooperative effort to strengthen efforts and balance interests to build the park. As proposed, the first phase of the park would include the Emeryville Crescent, north Waterfront Park and other adjacent shorelands in Berkeley, and a shoreline band, the neck and the point (or bulb) area in Albany. The two key pieces in Albany are described in more detail below.

### Albany Point State Park

In 1977, the City adopted the Environ Plan as a basis for developing the former Albany landfill for park use. Funding for this project was a major constraint. In 1984, the City was placed under an order by the Regional Water Quality Control Board to close and seal the landfill site. As a means to finance the capping and sealing requirements and to develop the park, the City entered into a lease agreement with the State Department of Parks and Recreation. Under the terms of the agreement, the City will receive \$2.5 million from the State to close the landfill in exchange for a 66-year lease of the site for

use as a State Park. The City agreed to be responsible for the operation and maintenance of Albany Point until there is a shoreline "link" between Albany and Berkeley that would be part of the overall Eastshore State Park. When the Shoreline Park is established, the State will take over the operation of the park system.

The City and the State Department of Parks and Recreation have been working since 1986 to develop a mutually acceptable landfill closure plan that provides sufficient potential for park development while meeting all the regulatory requirements placed upon the site. Some Bay fill around the perimeter of the landfill may be necessary. Slope stability and safe public access are also important priorities. The City has previously obtained permits from the Bay Conservation and Development Commission and the Army Corps of Engineers for public access and Bay fill.

In addition, the City must still provide the Regional Water Quality Control Board with an approved closure plan which responds to the 1984 order. The City is now in the process of studying and developing engineering alternatives for landfill closure, with the goal of amending the original closure order to simplify the requirements and reduce overall costs.

Two other key issues for the park are to improve the Buchanan Street right-of-way leading up to the Park and capping and sealing the neck area to provide adequate and safe public access. Any future public or private development or use at the waterfront must consider these important park and recreation goals.

### The Bay Trail and Albany Shoreline Access

Providing public access along the Albany Waterfront shoreline will link Albany Point State Park and the other portions of the Eastshore State Park. This access will be developed by implementing The Bay Trail Plan (ABAG, 1989), a regional plan to develop pedestrian and bicycle paths around the San

Francisco Bay. The City's Waterfront Committee has been working on implementing the Bay Trail in Albany. Such a plan will require cooperation between the landowner, the Ladbroke Racing Corporation and the City.

#### Future Waterfront Parks

Future development plans or any changes in activities at the Albany Waterfront must consider the City's recreation and park goals for this area.

In 1992, the State Legislature passed AB 754, which shifted the land acquisition, planning and development responsibilities for the Eastshore State Park from the State Department of Parks and Recreation to the East Bay Regional Park District. This legislation also defined the boundaries of the park from the Bay Bridge to the Marina Bay Trail in Richmond.

The City must now focus on working effectively with EBRPD and other shoreline cities and interest groups to complete a park master plan. During 1993-94, the City, through the Albany Waterfront Committee, will undertake a citizen participation and education effort that should result in a conceptual plan for Albany's portion of the State Park. The main purpose of this effort is to develop and agree upon a conceptual plan for the Albany portions of the Park.

The City has begun to identify the important land areas and characteristics of the Albany portion of the Eastshore State Park. It should consist of the bulb, now owned by Albany; and Fleming Point, the beach, the plateau, and the neck, which must be acquired. It should be connected to other parts of the park, both to the north and the south, by the Bay Trail. There must be safe and easy access from the City of Albany for everyone, separate from access to the racetrack.

These land areas share important qualities such as view corridors and vista opportunities, easy access to the shoreline, and wildlife values.

Factors to consider when designing the park are the strong winds and noise from Highway 80.

#### University of California Land

The University of California has initiated a redevelopment planning process for its University Village in Albany. As a component of this plan, the City of Albany recommends moving the University's athletic fields to a site adjacent to the City of Albany Middle School and Middle School Park. This move could provide a reciprocal use of recreation areas and benefit both Village residents and residents of Albany. As a further recommendation, child care, the community center and other Village public facilities should be relocated in the long-term to achieve maximum coordination and benefits for both Albany Village residents and the City at large.

#### Pathways

##### Bikeways

A system of bikeways in Albany is becoming increasingly necessary as the number of bicyclists increases in Albany and in its neighboring cities. In addition, encouraging alternative forms of transportation increases air quality and helps to conserve energy.

Berkeley has established a bikeway system with portions of its routes close to Albany. The Albany BART bike path continues through the City of El Cerrito. Aside from the BART path, El Cerrito does not have a bikeway system at this time although it is possible to plan where connections to such a system would be appropriate.

Although it is part of the 1975 General Plan, the City has not implemented a city-wide bikeways system. A Bikeways Plan should be developed and included in the Circulation Element. The Plan should describe the necessary facilities and contains policies to implement the plan.

### Trails

Albany Hill and Creekside Park are quiet, natural environments. The enjoyment of these areas would be enhanced by developing a trail system throughout the parks, linking these two areas together. The Bay Trail is proposed as part of the future Eastshore State Park. The BART linear park also provides walking and bicycle paths through the City. It may be possible to link the Bay Trail, Creekside Park and the BART trails together via an extended trail along Cerrito Creek.

## **RECREATION, PARK AND OPEN SPACE GOALS AND POLICIES**

**Goal CROS 6: Develop the maximum feasible park and open space areas in Albany.**

### **Policies:**

CROS 6.1. Update the 1974 Park and Recreation Master Plan for the City and establish specific goals, projects, funding sources and time schedules. This work should include detailed improvement and maintenance plans for the City's parks, and be coordinated with the five year capital improvement projects program.

CROS 6.2. Work in conjunction with all existing and potential recreational land-holding parties to promote joint planning, acquisition, development, and joint use and maintenance of park sites and recreational facilities, including child care, community facilities and athletic fields.

Specifically, encourage and support joint planning efforts for the University of California lands (University Village). Consideration should be given to moving the existing athletic fields and relocating other Village community facilities in order to achieve maximum

coordination and benefits for both the Village residents and the City.

CROS 6.3. Develop a plan for bikeways for Albany, linking existing bike paths in Berkeley and El Cerrito. Implement this plan as part of the City's overall road maintenance and traffic signs program within the annual capital projects budget, as well as through specific transportation funding (refer to Circulation Element.)

CROS 6.4 Increase non-automobile public access routes throughout the City by connecting major pathway systems such as the BART linear park to other City, regional and State Parks.

CROS 6.5 Continue to work with Alameda County on improving the operation and management of the Veterans' Memorial Building and increasing community access to the facility.

**Goal CROS 7: Achieve a complimentary mix of private and public uses at the Albany Waterfront which provide for maximum feasible open space, recreation and public access to the waterfront area.**

### **Policies:**

CROS 7.1. Implement the Bay Trail Plan along the Albany shoreline. Work with the landowner, the track operator, appropriate citizen and environmental groups, the State Department of Parks and Recreation, Caltrans, the East Bay Regional Park District, the Coastal Conservancy and ABAG to achieve this goal.

CROS 7.2 Consider the important surrounding wildlife and vegetation resources that must be adequately protected when developing the alignment of the Bay Trail.



CROS 7.3 Require that public access to the shoreline and to Albany Point be a part of any future waterfront development plans and that future automobile, pedestrian and bicycle access be consistent with and coordinated with future State and regional park and open space plans at the Waterfront.

CROS 7.4 Continue to work with the State Department of Parks and Recreation, the cities of Emeryville and Berkeley, and other State, regional, and local agencies to develop the former Albany landfill site into a State Waterfront Park and to develop the first phase of the Eastshore State Park.

CROS 7.5. Work closely with the EBRPD, the cities of Berkeley, Emeryville, Richmond and Oakland, and other State, regional and local groups to complete the acquisition, planning and development of the Eastshore State Park.

CROS 7.6 Assure that the planning for the Eastshore State Park is consistent with the City's conceptual plan for the Albany portion of the Eastshore State Park.

**Goal CROS 8: Increase the City's range of child care programs and expand child care opportunities throughout the City during the planning period by committing adequate resources and funding for facilities and programs.**

**Policies:**

CROS 8.1. Continue working with the Albany Unified School District, the YMCA, U.C. Berkeley and other providers to develop and coordinate child care programs.

CROS 8.2. Strengthen and expand child care programs throughout the City for all age groups through increasing awareness and information

about types of programs, improving physical facilities and access for all income groups and long-range planning for future needs.

**Goal CROS 9: Continue to enhance the City's programs for senior citizens.**

**Policies:**

CROS 9.1. Take advantage of all available funding sources in maintaining and improving the programs at the Senior Center.

CROS 9.2. Continue working with Albany's senior citizen organizations to increase participation and access to senior citizen programs.

**Goal CROS 10: Provide for public arts projects within the City of Albany.**

**Policies:**

CROS 10.1. Consider establishing a fund for public arts projects from a variety of sources including grant monies.

CROS 10.2. Develop guidelines and criteria for purchase or commission of public arts projects.



Conservation



# **Albany General Plan**

## **Community Health And Safety Element**



# COMMUNITY HEALTH AND SAFETY ELEMENT

## INTRODUCTION

This Element of the General Plan evaluates the existence of a variety of natural and man-made hazards in Albany and presents goals and policies to guide future community actions in ways to reduce or avoid these potential hazards. Natural hazards discussed in this Element include flooding and seismic hazards. This Element also addresses the following man-made hazards: fire, crime, hazardous materials, emergency preparedness, and noise.

The policies contained in this Element are the result of significant technical research as well as community input through the 1989 General Plan public workshop series. The technical reports that have guided preparation of the Seismic, Noise, and Flooding sections of this Element are listed below (Note: the General Plan includes these reports in a Technical Appendix available in the Planning Department):

- 1) "Albany General Plan Update Geotechnical Appendix," prepared by Gary Anttonen and Karen Hee, April, 1989. Referred to hereafter as the Seismic Safety Technical Study.
- 2) "Albany General Plan Update Noise Technical Appendix," prepared by Illingworth and Rodkin, Inc., April, 1989. Referred to hereafter as the Noise Technical Study.
- 3) Flood Insurance Rate Map (FIRM), City of Albany, California; prepared for the National Flood Insurance Program by the U.S. Department of Housing and Urban Development, 1980.

These sources provide a generalized evaluation of seismic, noise, and flooding hazards in Albany, but cannot be relied upon to provide site specific hazard information. Areas potentially subject to natural hazards are depicted on the Environmental Hazards Map contained in this Element.

## FLOODING

Flood Insurance Rate Maps (FIRM) have been prepared by the US Department of Housing and Urban Development showing the areas of a community that could be flooded to a depth of one foot or more in the event of a "1%" or 100-year flood occurrence. The areas of concern in Albany are depicted on the Environmental Hazards Map and can be generally described as follows:

- 1) a roughly 100-foot-wide band adjacent to Codornices Creek for its entire length in Albany.
- 2) the land adjacent to Cerrito Creek at the base of Albany Hill.
- 3) the land around Interstate 580 and the railroad tracks at the point where Cerrito Creek enters the Bay.
- 4) the open area immediately surrounding the place where Codornices Creek parallels I-80 and flows into Albany Mudflat.

In a 500-year flood, the following additional areas might be expected to be inundated:

- 1) the area extending from the western edge of University Village and of the Western Regional Research Lab to Interstate 80.
- 2) a slightly wider strip along the banks of Codornices Creek extending from the Bay to just beyond Kains.

- 3) a narrow band just south of Cerrito Creek between I-80 and the Bay.

Unusually heavy, prolonged rainfall during the winter of 1982-83, equivalent to the 100-year storm event, caused significant flooding and related damage throughout the Bay Area. In Albany, the effects were limited to one debris flow on Albany Hill and some flooding of Codornices Creek approximately 100 yards east of the I-80 culvert, caused by clogged culverts. The City's Department of Public Works has responsibility for responding to such events. Since the winter of 1982-83, the Department of Public Works has initiated an annual Fall clean out of all City culverts. Abutting property owners, including the University of California and Southern Pacific Corporation, are responsible for maintenance of culverts located on their properties.

Other types of flooding that could occur in Albany include tsunamis and dam failure. Both of these flood events would be induced by major earthquakes.

Tsunamis (long sea waves caused by underwater seismic disturbances) are extremely rare. The maximum recorded tsunami at the Golden Gate was approximately 7.4 feet which produced a wave of approximately 3.4 feet along the Albany Waterfront. A tsunami of this height could be expected about once in every 100 years and would not likely cause substantial damage in Albany except right along the shoreline. A map prepared in 1980 for the Albany General Plan shows that a 200-year tsunami would flood almost all of the land west of I-80 as well as a small sliver of land along the railroad tracks at the southern end of Albany.

Seismic hazards in the Albany planning area associated with a M (magnitude) 7.5 earthquake on the Hayward fault include a low potential for local flooding along Cerrito Creek caused by the failure of San Pablo Clearwell and/or Summit Reservoirs.

## SEISMIC HAZARDS

A seismic safety technical report was prepared for this Plan which evaluated new information concerning seismic and related geologic hazards compiled for the East Bay area since 1980 as well as previously existing data.

The City of Albany is located in a region of infrequent, large magnitude earthquakes that pose a threat to existing and future man-made structures. The San Andreas and Hayward faults pose the greatest seismic risk to the City. The Hayward fault is located approximately one mile east of the City and the San Andreas fault approximately 17 miles to the west. Both faults are capable of causing very strong to violent ground shaking within Albany.

Seismologists currently estimate that there is a 20 percent chance of a M 7.5 earthquake and a 30 percent chance of a "large" earthquake on the Hayward Fault during the next 30 years. Thus, there is a significant risk of a major earthquake on the fault line closest to Albany during the planning period.

The potential for intense ground shaking in Albany could result in a variety of hazards which are related to the type of ground material in a given area and location and type of improvements. In areas underlain by consolidated bedrock such as Albany Hill, seismic hazards include small rock falls and surficial landslides. In areas underlain by unconsolidated sediments such as east, central, and southwestern Albany, ground failure and differential settlement could result from a severe earthquake. Hazards in areas underlain by expansive soils (Bay Mud) and compacted, engineered fill as found throughout the freeway and Waterfront Area include shrink-swell activity that can disrupt or damage foundations, paved surfaces, and underground utilities.

The effects of a major earthquake upon the City of Albany would be to cause human casualties,



moderate to severe structural damage, disruption of surface streets and utilities, small stream bank failures, local landsliding on Albany Hill, disruptions and collapse of freeway roadbeds, bridges and access ramps, and failure of landfill slopes as well as liquefaction along the Albany Waterfront.

Although it is not possible to fully reduce or avoid the potential hazards to residents and structures in Albany caused by a major earthquake, this Plan proposes a number of measures to ensure that the full range of prevention and planning tools are implemented through the City's Zoning Ordinance, building codes, public safety and public information programs.

## **FIRE HAZARDS**

Fire hazards are unique in that they can be induced by natural causes or by the intentional or accidental actions of man. In urban areas, the most serious concern is fires in dense residential areas and commercial and industrial buildings containing hazardous or combustible materials.

The Albany Fire Department's response time of less than 3 minutes to any location in the City exceeds urban fire response time standards. The greatest danger of extensive fires in the developed portions of the City is from a major earthquake. Gas and water mains could both be ruptured and the Albany Fire Department, as well as departments of adjacent cities, would be unable to immediately respond to all needs. This hazard is exacerbated in Albany by its dense development pattern. Because houses are built so closely together, fire can spread easily, particularly from garage to garage. The Fire Department has been requiring interior sprinkler systems in most new construction on Albany Hill for the past decade. Sprinklers are required whenever the building's height, density or access makes fire control difficult.

Albany's residential areas are fairly well buffered from its industrial areas. Thus, threats to residents from industrial accidents are minimal. The use of hazardous materials in Albany's commercial and industrial areas is presently being inventoried by the County Department of Environmental Health. When this information is compiled, the City Fire Department will inspect all such businesses (please refer to the Hazardous Wastes section below for further information).

The potential for grassland or woodland fires is limited to Albany Hill since it is the only extensively wooded area in Albany. Water lines to Albany Hill have adequate supply and pressure for fire fighting. Although streets on the Hill are narrow, there is adequate access for emergency vehicles.

## **EMERGENCY PREPAREDNESS**

Emergency preparedness plans are necessary for all urban areas, especially those which, like the San Francisco Bay area, are subject to earthquakes, floods and tsunamis in addition to the common urban hazards of major fires or explosions.

Immediately following a major disaster such as an earthquake, residents of Albany may be without utilities, water, telephone, and emergency services. It may not be possible for governments and service districts to provide all the services needed, therefore, it is generally recognized that in the first three days after a major disaster, citizens must be prepared to be self-sufficient. This means that emergency preparedness is not only a governmental responsibility; individual residents of a community must also make preparations for such occurrences.

The City has adopted a Multihazard Functional Plan (1986). The plan addresses Albany's response to extraordinary emergency situations associated with natural disasters, technological

incidents, and nuclear defense operations. The prime responsibility for implementing this plan lies with the Fire Department with secondary response by the Police Department.

During 1992, the City retained a Disaster Preparedness and Community Response Coordinator. This new position represented a significant step in the City's ability to respond to a disaster or emergency. The Coordinator has been developing new ALERT groups and working with existing groups by providing important emergency information and training. Part of the City's efforts will also focus on evaluating the overall preparedness level of the City, and how emergency response can be improved within the limited resources of a small City. Future programs include simulated disaster responses, increased City-wide medical and emergency training for staff, improved emergency procedures and assisting businesses with disaster preparedness efforts.

The recommendations included in this element call for continuing these efforts and to complete the City staff, neighborhood and business disaster preparedness program by 1996.

## HAZARDOUS MATERIALS

Hazardous materials are those which can cause harm to living things by their uncontrolled presence or diffusion. These materials include toxic metals, chemicals, gases, flammable and/or explosive substances, corrosive materials, infectious substances, and radioactive material. These materials may come from local businesses, research facilities, home use, highway spills, or be present in landfills.

There is increasing concern about the use, storage and transportation of these materials. As the types and uses of hazardous materials become more stringently regulated by State and Federal laws, the attention of authorities has turned toward storage and disposal of permitted materials. The Waters Bill (Hazardous

Materials Storage and Emergency Response) regulates the storage of hazardous materials in California.

The Alameda County Waste Management Authority and the Alameda County Department of Environmental Health have been assigned responsibility for regulation of hazardous materials in the County, with monitoring in Albany by the Fire Department.

In Albany, the major generators and users of hazardous materials are small businesses such as auto body shops, dry cleaners, printing plants and the U.S. Department of Agriculture Facility on Buchanan Street. Each business using or storing more than a specific amount of a hazardous material is required to submit a plan for the use and storage of these materials to the County. In addition, Alameda County has instituted a program for small waste generators and household hazardous materials. A specific storage site has not been designated for this program, although a site will be located in northern Alameda County.

A master plan for the County has been developed for regulating, managing and properly disposing of hazardous materials. This plan is titled the "Alameda County Hazardous Waste Management Plan" and must be submitted to the California Environmental Protection Agency, Department of Toxic Substances Control for approval as required by State law. The purpose of the Plan is to develop and implement hazardous waste management policies in Alameda County. The primary focus is to encourage the reduction of hazardous waste that is generated in order to minimize the number of hazardous waste management facilities.

The lead agency for this program, the Alameda County Waste Management Authority, approved the Plan in December, 1991. The City of Albany approved the Plan in April, 1992.

In addition, Albany has adopted a Household Hazardous Waste Element as required by AB 939 (The Integrated Waste Management Act of 1989). This Element describes how the City will manage and dispose of its hazardous waste. Albany is working with Alameda County on developing a HHW/Mini-Generator Collection Program. This program consists of building three permanent collection facilities, including one in northern Alameda County.

## CRIME PREVENTION

A major attraction of Albany, according to residents, is the high quality of public services provided. Citizens have high expectations for their municipal services in Albany.

According to FBI statistics, the Albany crime rate is lower than that of its neighboring cities. The most common crime in Albany is burglaries from automobiles. The next most common crime is auto theft and the third is residential burglaries. The Police Department reports that in a very high percentage of cases, the perpetrators of these crimes come from outside Albany.

## NOISE

Noise is defined as unwanted sound. Noise is a human-induced environmental hazard that may be defined as an accumulation of sounds from many sources in the urban environment. Noise is measured in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing and 140 dB to the threshold of pain. The background or "ambient" noise level in urban areas can be measured and expressed in terms of Average Day/Night Noise Levels (Ldn). The US Department of Housing and Urban Development (HUD) provides noise standards for urban development. Current HUD criteria state that building sites exposed to Ldn of 65 dBA or below are acceptable for residential uses. It is a long term goal of HUD to lower that level to an Ldn of 55 dBA.

Noise which is excessive in either duration or intensity can be not only an annoyance but a health hazard. The Technical Appendix on Noise prepared for this Plan includes information on the effects of noise on the general population. These include interference with communication and speech, interference with sleep, interference with performance and learning as well as documented physiological effects and the possibility of hearing loss.

The major source of undesirable noise in Albany is vehicular traffic. The present and future noise environment in Albany is depicted on the Noise Contours Map. Noise measurements taken during the preparation of this Plan show that portions of Albany, specifically the west side of Albany Hill, are subjected to vehicular noise levels beyond that considered desirable by state and national standards. In addition, BART trains along Masonic and Key Route Avenues generate noise that exceeds the desirable standards during peak hours. Figures presented at the end of this Element define the exterior noise levels that different land uses can safely tolerate. Future development in Albany should be compatible with these criteria for outdoor noise exposure or should provide appropriate mitigation to reduce noise levels.

In 1992, the City's Noise Ordinance was revised and strengthened to limit noise generating activities, particularly in residential areas. The revised Ordinance established more specific and measurable criteria for identifying noise problems so that they can be more effectively eliminated.

The development anticipated in the Plan will not significantly increase the noise levels in Albany in any location. While increased traffic will occur on local streets and on the freeway, neither noise source is expected to generate increases of more than 2-3 dBA. In most places in Albany, the increase will be as small as 1 dB. Studies have shown that a 3 dBA increase or

decrease in noise level is required before the average person can notice it.

New development on the west side of Albany Hill should be required to meet noise attenuation standards for indoor living (generally below 45 dB). The Plan also calls for the City to develop a program to assist homeowners in retrofitting noise insulation in their homes where exterior noise levels exceed acceptable levels. With regard to BART noise, the Plan recommends working with BART wherever feasible to provide better noise insulation measures along the tracks.

## **COMMUNITY HEALTH AND SAFETY GOALS AND POLICIES:**

**Goal CHS 1: Minimize the impact of flooding, seismic, and geologic hazards on the citizens of Albany and their property.**

### **Policies:**

CHS 1.1. Conserve riparian and littoral habitat within the area 100 feet from creek centerline in appropriate areas both for its importance in reducing flood impacts and for its aesthetic value.

CHS 1.2. Review and revise City Codes and regulations to ensure that future construction of critical facilities (schools, police stations, fire stations, etc.) in Albany will be able to resist the effects of an earthquake of M 7.5 on the Hayward Fault and sustain only minor structural damage, remain operative, safe, and quickly be able to be restored to service.

CHS 1.3. Develop a seismic safety structural inventory and assessment program which reviews the structural integrity of all existing critical facilities and identifies what reconstruction would be necessary to meet a seismic safety standard. After this survey is

completed, the City should evaluate the safest places to locate critical services and facilities.

CHS 1.4. Require that a geologic investigation be conducted on new construction of critical facilities in areas identified on the Environmental Hazards Map as having Medium-High to High susceptibility to ground failure during an earthquake.

CHS 1.5. Develop an unreinforced masonry building program for commercial areas and multi-family residences. This program should be phased with the initial efforts aimed at determining the extent of risk to each identified building. In later phases, the City should focus efforts on strengthening or abating the most hazardous buildings and those with the highest occupancy loads. The program should also include various financing options and programs to aid private property owners in meeting the requirements.

CHS 1.6. Require review of the Environmental Hazards Map at the time a development is proposed. Assure implementation of appropriate mitigation measures if hazards are identified.

**Goal CHS 2: Strengthen and update City programs and procedures for emergency preparedness.**

### **Policies:**

CHS 2.2 Update and revise the Multihazard Functional Plan as appropriate, as part of the City-wide earthquake preparedness program. As part of this effort, review the data and information available from other cities that responded to the 1989 Loma Prieta earthquake. In particular, the plan should include community and business resources that could be gathered to help with emergency response efforts (equipment, food, medical care, etc.).

CHS 2.1 Continue to develop a City-wide disaster preparedness program to organize and train residents and area employees so that they can assist themselves and others during the first 72 hours following an earthquake or other major disaster. This program should also include improved emergency procedures and assistance for businesses with disaster preparedness efforts.

CHS 2.3 Develop the program, equipment and procedures for an emergency operations center at the new Library/Community Center on Marin Avenue.

CHS 2.4 Maintain present fire protection level of service throughout Albany.

CHS 2.5 Ensure that police service to all areas of Albany maintains its present level of service.

**Goal CHS 3: Reduce the exposure of present and future Albany residents and workers to hazardous materials.**

**Policies:**

CHS 3.1. Evaluate and map the presence of hazardous materials at any development or redevelopment sites filled prior to 1974, or sites historically devoted to uses which may have involved hazardous wastes.

CHS 3.2. Continue to participate and cooperate with the Alameda County Hazardous Waste Management Authority and the County Department of Environmental Health in their efforts to require proper storage and disposal of hazardous materials.

CHS 3.3. Support State and Federal legislation to strengthen safety requirements for the transportation of hazardous materials.

**Goal CHS 4: Prevent exposure of Albany citizens to unacceptable noise levels and alleviate noise exposure problems where feasible.**

**Policies:**

CHS 4.1. Require preparation of an acoustical report for any project which would be exposed to noise levels in excess of those shown as "normally acceptable" in Figure 3 and Table 1 and as generally identified on the Noise Contours Map.

CHS 4.2. Require mitigation measures for new residential, transient lodging, motel/hotel, school, library, church and hospital development to reduce noise exposure to "normally acceptable" levels.

CHS 4.3. Require post-construction monitoring and sign-off by an acoustical engineer ensure that City guidelines have been achieved whenever mitigation measures to achieve conformance with the criteria in Figure 3 and Table 1 are imposed.

CHS 4.4. Require mitigation measures be incorporated into and an acoustical report be prepared for projects that would cause the following criteria to be exceeded or would have the potential for creating significant community annoyance:

- 1) the Ldn in existing residential areas to exceed an Ldn of 60 dB minimum;
- 2) the Ldn in existing residential areas to increase by 3 dB or more if the Ldn currently exceeds 60 dB; or
- 3) noise levels that would be expected to create significant adverse community response.

CHS 4.5. Work with Caltrans to evaluate and develop information on opportunities for

improved noise insulation that could be given to residents wishing to reduce the noise levels at their homes.

**Goal CHS 5: Reduce the impact of BART noise.**

**Policies:**

CHS 5.1 Develop a program to measure noise impacts along the BART corridor and develop a program to reduce identified noise problems.

CHS 5.2 Work with BART to install noise insulation improvements along the BART tracks in Albany as part of their overall capital improvement program during 1995-2000.

Hazards





# **Albany General Plan**

## **General Plan Implementation**



# GENERAL PLAN IMPLEMENTATION

## INTRODUCTION

This section of the General Plan identifies actions and programs the City will use to achieve goals and policies in the previous elements.

The private sector plays a significant role in Plan implementation by initiating and financing most development. The General Plan policies and policy maps (Land Use, Circulation, and Conservation and Open Space) will inform applicants about the City's goals and policies for the physical development of Albany. The City's Ordinances, Codes and programs, described below, will serve to coordinate the City's response to development proposals and insure that approved projects are consistent with General Plan policies.

There are six major approaches to implement the policies and programs outlined in the General Plan:

- 1) Review and amendment of the City's Zoning Ordinance
- 2) Review the City's Subdivision Ordinance
- 3) Review and amendment of the City's development review procedures (including permit processing and the California Environmental Quality Act or CEQA)
- 4) Initiate various plans and studies to analyze possible future courses of action or develop specific programs
- 5) Initiate other programs specifically recommended in the Plan

- 6) Incorporate projects into the City's Capital Improvements Program

The Implementation Program Schedule Chart divides the policies and programs contained in the General Plan into a specific time-line for action. The Chart is included at the end of the Implementation Program section of the General Plan.

The schedule that has been outlined is based on the present staffing and budget limits of the Albany Planning Department. By necessity, some of the programs have been presented in a phased manner, considering current workloads. The City could choose to pursue a number of these policies simultaneously or more aggressively by increasing the resources for specific time periods or programs.

## IMPLEMENTATION PROGRAMS

### Review and Amendments To The Zoning Ordinance

The City's Zoning Ordinance includes various land use districts. Each parcel of land in the community is designated in one of these districts. The Zoning Ordinance establishes development standards for minimum lot size, building height, setback limits, parking, and other development parameters within each land use zone.

State Law requires that the City's Zoning Ordinance be consistent with the General Plan. Thus, the land use designations and standards for land use density and intensity must be reflected in the Zoning Ordinance.

Many of the policies and programs in this Plan will require the City to review various Zoning Ordinance amendments. The schedule calls for a comprehensive Zoning Ordinance review to be accomplished within a three year time frame. Specific priorities are outlined in each phase.

## **Review of the Subdivision Ordinance**

The City's Subdivision Ordinance regulates the division of land for development. The State Subdivision Map Act establishes statewide uniformity in local subdivision procedures and requires that local Subdivision Ordinances be consistent with the General Plan.

The Subdivision Ordinance contains requirements for subdivision design and infrastructure improvements. It also contains provisions for dedications of public improvements or payment of in-lieu fees by developers for public access, parks and recreational facilities, schools, and other facilities.

The Albany Subdivision Ordinance was adopted in 1987. The Ordinance contains parkland dedication and in-lieu fee requirements. This Ordinance will be reviewed for consistency with the current General Plan.

It is expected that the review of the Subdivision Ordinance can be accomplished within Fiscal Year 1992-93.

## **Development Review Procedures**

The City's Environmental Review procedures fulfill the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential significant environmental impacts of development proposals. Through the environmental review process, many General Plan policies are implemented. Examples of these include preservation of riparian habitat, protection of archaeological and cultural resources, the reduction of excessive noise, and the avoidance of natural hazards.

When a project is found to have potentially significant adverse environmental impacts, an Environmental Impact Report (EIR) must be prepared. The EIR provides information and

analysis of these impacts and recommends mitigation measures to reduce or avoid them.

The City's environmental review procedures will be supplemented with a list of applicable General Plan policies to use during the initial study process. This project will be completed during 1993.

In addition, the overall permit processing procedures will be reviewed in light of the Housing Element policies and code enforcement recommendations. This project is planned for completion by 1993.

## **Specific Plans and Special Studies**

A specific plan is a tool to implement General Plan goals and policies. It may be applied to all or a portion of the area covered by a general plan. The City of Albany presently has one specific plan which pertains to Albany Hill.

### **Albany Hill**

The Albany Hill Area Specific Plan, adopted in 1978, establishes land use and design policies for development on Albany Hill. The land use densities in the Specific Plan exceed those of the new Albany General Plan for Albany Hill. The Specific Plan will need to be revised, updated and possibly amended to become consistent with the adopted General Plan.

### **San Pablo Avenue**

The General Plan calls for enhancing and intensifying commercial development along San Pablo Avenue in order to create a more attractive environment and increase sales tax revenues to the City. A number of specific studies are recommended to help with this general goal, including evaluating auto-oriented uses on the Avenue and considering various public improvements.

## **The Waterfront Area**

The General Plan includes policies to guide future planning at the Waterfront. The parks include the "Bulb" and the shoreline perimeter. The Plan assumes the Golden Gate Fields racetrack will remain in place during the Plan period.

Future development proposals for the racetrack area may require General Plan amendments which then must be approved by the voters prior to final adoption.

The Plan includes important goals and policies for Recreation and Open Space at the Waterfront. No specific implementation schedule has been outlined.

## **Other Programs**

Other programs and projects are recommended within the Plan and are incorporated into the master schedule. These include the unreinforced masonry building program, the earthquake safety program and the expansion of the fire code enforcement program.

## **Capital Improvement Program**

Planning for capital improvements, the network of publicly owned facilities such as roads, water and sewer facilities, public buildings, and parks, plays an important role in General Plan implementation. The City must annually review its capital improvement program for consistency with the General Plan. The City of Albany maintains a 5-year Capital Improvement Program (CIP).

Future capital improvement programs and budgets must be monitored for consistency with the General Plan. In addition, the specific recommendations contained in the Plan must be incorporated into the Capital Improvements Program, beginning in 1993.

## **MONITORING AND AMENDING THE GENERAL PLAN**

### **Monitoring General Plan Implementation**

State Law requires that the City review the General Plan annually and report on progress made to implement its policies. The City's Planning Department will report to the Planning and Zoning Commission and City Council annually on General Plan implementation.

### **General Plan Amendment Process**

The General Plan is a long-range guide to planning Albany's physical environment. However, in the course of its implementation, changes in the community's values, demographics, and in the local economy may require adaptations in the Plan so that it remains current and useful.

State Law provides that the General Plan may not be amended more often than four times per year. However, each amendment may include more than one change to the General Plan.

In order for the Plan to continue to be comprehensive and internally consistent, as required by State Law, General Plan amendments must be carefully considered so that the integrity of the Plan is not eroded. In addition, the public must become involved in the amendment process if the Plan is to continue to reflect community values.

## GENERAL PLAN IMPLEMENTATION PROGRAM SCHEDULE 1993 - 1995

|   | Jan<br>1993 | Mar<br>1993 | Jun<br>1993 | Sept<br>1993 | Jan<br>1994 | Mar<br>1994 | June<br>1994 | Sept<br>1994 | Jan<br>1995 | Mar<br>1995 |
|---|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|-------------|
| I. Zoning Ordinance Amendments  |             |             |             |              |             |             |              |              |             |             |
| A. Affordable Housing:<br>Adopt Inclusionary Housing & In-Lieu Fee;<br>Establish Affordable Housing Fund. |             |             |             |              |             |             |              |              |             |             |
| B. Ballot Measure to Amend Measure D for Senior<br>Housing Exemption                                      |             |             |             |              |             |             |              |              |             |             |
| C. Rezone Kains and Adams Streets<br>to Medium Density  |             |             |             |              |             |             |              |              |             |             |
| D. Zoning Amendment Requiring Adaptable Disabled<br>Housing Units   |             |             |             |              |             |             |              |              |             |             |
| E. Emergency & Transitional Housing Zoning<br>Amendment   |             |             |             |              |             |             |              |              |             |             |
| F. Zoning Amendment to Allow Limited Equity<br>Cooperatives   |             |             |             |              |             |             |              |              |             |             |
| G. Rezoning of Kains and Adams Commercial<br>Expansion Areas  |             |             |             |              |             |             |              |              |             |             |
| H. Revise Watercourse Combining District (WC) and<br>Riparian Habitat Protection Regulations              |             |             |             |              |             |             |              |              |             |             |
| II. Subdivision Ordinance Consistency<br>with General Plan  |             |             |             |              |             |             |              |              |             |             |
| III. Permit Processing and Development<br>Review Procedures   |             |             |             |              |             |             |              |              |             |             |
| IV. Special Studies & Planning Projects   |             |             |             |              |             |             |              |              |             |             |
| A. Review Albany Hill Specific Plan   |             |             |             |              |             |             |              |              |             |             |

## GENERAL PLAN IMPLEMENTATION PROGRAM SCHEDULE 1993 - 1995

(continued)

|   | Jan<br>1993 | Mar<br>1993 | June<br>1993 | Sept<br>1993 | Jan<br>1994 | Mar<br>1994 | June<br>1994 | Sept<br>1994 | Jan<br>1995 | Mar<br>1995 |
|---|-------------|-------------|--------------|--------------|-------------|-------------|--------------|--------------|-------------|-------------|
| B. Parking Studies:   |             |             |              |              |             |             |              |              |             |             |
| 1) Kains/Adams Parking Survey                                     |             |             |              |              |             |             |              |              |             |             |
| 2) Solano Ave. Parking Survey                                     |             |             |              |              |             |             |              |              |             |             |
| 3) Municipal Parking Lot Feasibility Study                        |             |             |              |              |             |             |              |              |             |             |
| 4) In Lieu Parking Fee  |             |             |              |              |             |             |              |              |             |             |
| 5) Associated Environmental Review,<br>Engineering and Design     |             |             |              |              |             |             |              |              |             |             |
| C. Revise 1974 Park and Recreation Master Plan                    |             |             |              |              |             |             |              |              |             |             |
| D. Develop Bike Route Program                                     |             |             |              |              |             |             |              |              |             |             |
| E. Solano Avenue Studies:   |             |             |              |              |             |             |              |              |             |             |
| 1) Public Spaces Enhancement                                      |             |             |              |              |             |             |              |              |             |             |
| 2) Strengthen Design Criteria                                     |             |             |              |              |             |             |              |              |             |             |
| 3) Lower Solano Avenue Cultural<br>& Performing Arts Overlay Zone |             |             |              |              |             |             |              |              |             |             |
| 4) Commercial/Residential Transition Area                         |             |             |              |              |             |             |              |              |             |             |
| F. San Pablo Avenue Studies:                                      |             |             |              |              |             |             |              |              |             |             |
| 1) Design Guidelines for Commercial                               |             |             |              |              |             |             |              |              |             |             |
| 2) Public Improvement Program                                     |             |             |              |              |             |             |              |              |             |             |
| 3) Auto Retail Use Survey   |             |             |              |              |             |             |              |              |             |             |
| G. Update & Revise City Emergency<br>Response Plan                |             |             |              |              |             |             |              |              |             |             |
| H. Program to Reduce BART Noise                                   |             |             |              |              |             |             |              |              |             |             |
| I. Traffic Congestion Monitoring                                  |             |             |              |              |             |             |              |              |             |             |

## GENERAL PLAN IMPLEMENTATION PROGRAM SCHEDULE 1993 - 1995

(continued)

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# **Albany General Plan**

## **Reference**



## REFERENCE

### STATE LAW REQUIREMENTS

California Government Code Section 65302 mandated that a General Plan contain seven elements in 1989. The following are the primary page references in this General Plan for these required elements:

#### Land Use Element

Land Use Plan Map, end of Land Use Element.  
Land Use Inventory Appendix E.  
Text Pages: 23 to 40.

#### Circulation Element

Circulation Plan Map, end of Circulation Element.  
Text Pages 41 to 47.

#### Housing Element

Housing Opportunities Map, end of Housing Element.  
Text Pages 49 to 76.

#### Conservation Element

Conservation and Open Space Plan, end of Conservation, Recreation & Open Space Element.  
California Archaeological Inventory and Natural Diversity Data Base Appendix D.  
Text Pages 77 to 84.

#### Open Space Element

Conservation and Open Space Plan, end of Conservation Recreation & Open Space Element.  
Text Pages 84 to 93.

#### Safety Element

Environmental Hazards Map, end of Community Health & Safety Element.  
Seismic Safety Technical Appendix B.  
Text Pages 95 to 99.

#### Noise Element

Noise Contours Map 1990-2010, end of Community Health & Safety Element.  
Noise Technical Appendix C.  
Text Pages 99 to 102.

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## GLOSSARY

**Arterial, Major** Relatively high speed (40-50 mph), relatively high capacity roads (up to 50,000 average daily trips) providing access to regional transportation facilities and serving relatively long trips.

**Arterial, Minor** Medium capacity roads (10,000-35,000 average daily trips) which provide intra-community travel and access to the major arterial system. Access to minor arterials should be provided at collector roads and local streets, but some direct access onto arterials exists.

**Below-market-rate (BMR) Housing Unit** Any housing unit specifically priced to be sold or rented to very low, low, or moderate-income households for an amount less than the fair-market rent or value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "very low income," "low income," or "moderate income."

**Capital Improvements Program** A program, administered by City government and reviewed by Planning Commission, which schedules permanent improvements five or six years into the future to fit the City's projected fiscal capability. The program generally is reviewed annually, and the first year of the program is adopted in the City's annual budget.

**Collector** Relatively low speed (25-30mph), relatively low volume street (5,000-20,000 average daily trips), typically two lanes, which provides circulation within and between neighborhoods. Collectors usually serve relatively short trips and are meant to collect trips from local streets and distribute them to the arterial network.

**Conservation** The management of natural resources to prevent waste, destruction or neglect.

**Dedication** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses are often made conditions for City approval of a development.

**Density** The number of permanent residential dwelling units per acre of land. Density can be controlled through zoning in the following ways: minimum lot-size requirements, floor area ratio, coverage, setback and yard requirements, and limits on units per acre. Maximum allowable density often serves as the major distinction between residential districts.

**Density Bonus** Additional residential units, greater than that which would normally be allowed under land use/zoning regulations, are permitted to a project developer in return for providing some benefit to the City.

**Floor Area Ratio (FAR)** A measure of the intensity of development of commercial structures. The FAR is calculated as the total gross building square footage divided by the project land area. FARs do not include adjacent public streets.

**Flood, 100-Year** The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

**Floodway** The channel or course which the flood waters follow.

**Geologic Review** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mud-sliding and the potential for erosion and sedimentation.

**Goal** A general, overall, and ultimate purpose toward which the City will direct effort.

**Home Occupation** A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

**Implementation** Actions, procedures, programs, or techniques that carry out policies.

**Inclusionary Zoning** The establishment of incentives (for instance, density bonuses) or standards (for example, linkage of new office construction to residential construction) encouraging construction of units for low and moderate income residents. State law has several provisions requiring that inclusionary zoning be provided.

**Infrastructure** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Intensity** The amount of commercial development permitted on parcels. The Plan uses **Floor Area Ratios** to define intensity.

**Local Streets** Low speed, low volume roadways that provide direct access to abutting land uses.

**Low Income Households** Households earning 50-80% of the Bay Area **Median Household Income** as shown on the latest HUD income limit tables.

**Median Household Income** The middle point at which half of the Bay Area households earn more and half earn less.

**Mitigate** To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigations include: (a) Avoiding an impact by not taking a certain action or parts of an action; (b) Minimizing an impact by limiting the degree or magnitude of the action and its

implementation; (c) Rectifying an impact by repairing, rehabilitating, or restoring the environment affected; (d) Reducing or eliminating an impact by preserving and maintaining operations during the life of the action; (e) Compensating for an impact by replacing or providing substitute resources or environments.

**Moderate Income Households** Households earning 80-120% of the **Median Household Income** as shown on the latest HUD income tables.

**Noise Contour** A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour in residential development require noise attenuation.

**Policy** A specific statement of principle or of guiding actions which implies a clear commitment.

**Program** An implementing action, activity, or strategy carried out in response to adopted policy to achieve a specific objective.

**Shall** That which is obligatory or necessary.

**Should** Signifies a directive to be honored in the absence of significant countervailing considerations.

**Standards** Usually refers to site design regulations, such as lot area, height limit, frontage, landscaping, and floor area ratio.

**Street Furniture** Those features associated with a street that are intended to enhance that street's physical character, such as benches, kiosks, lights, newspaper racks, and trash receptacles.

**Street Tree Plan** A comprehensive plan for all city street trees which sets goals for tree canopy densities and solar access and sets standards for



species selection, maintenance and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

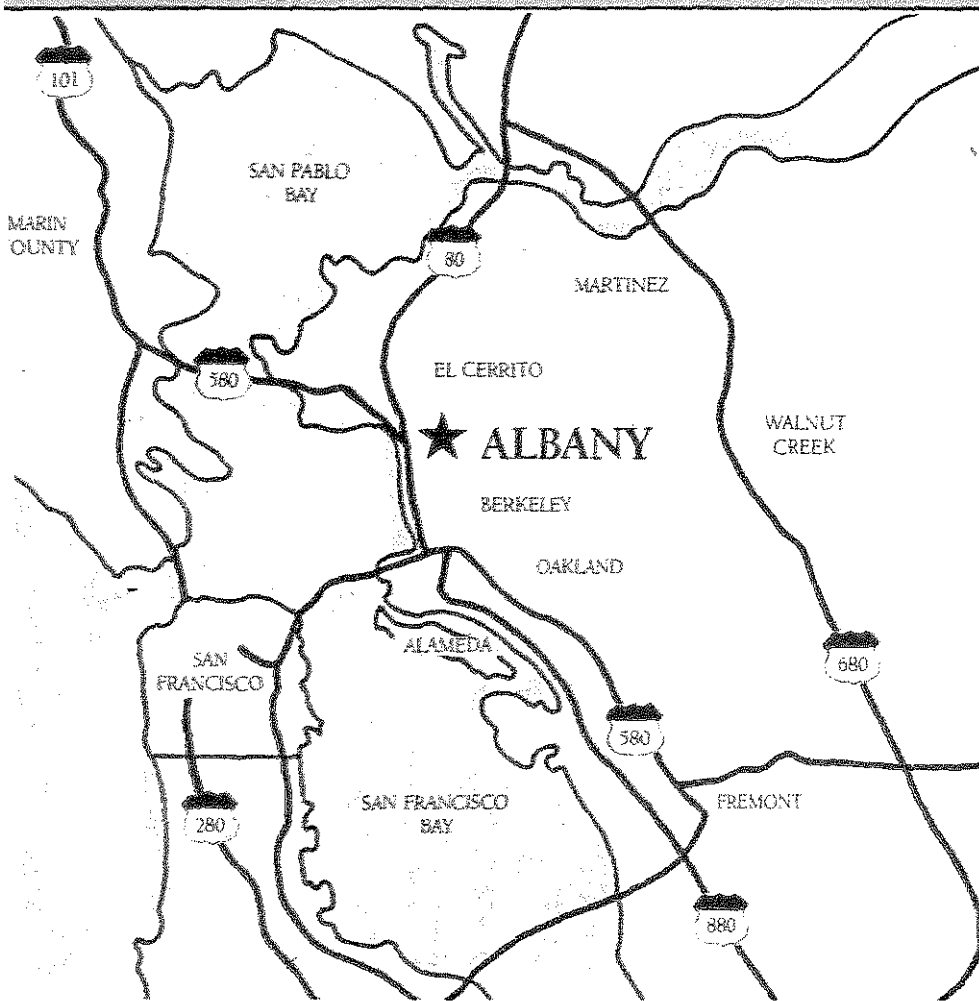
**Use** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, altered, or enlarged pursuant to the General Plan land use designations and the City's Zoning Ordinance.

**Very Low Income Households** Very low income households are those earning less than 50% of the Bay area **Median Household Income**.

**Zoning** The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that carries out policies of the General Plan.







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## ALBANY · CALIFORNIA



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