

**ATTACHMENT B**

**ALBANY 2035 DRAFT GENERAL PLAN  
ENVIRONMENTAL HAZARDS GOALS, POLICIES, AND ACTIONS**

**GOAL 1: HAZARD REDUCTION**

**Reduce the potential for injury, property damage, and loss of life resulting from earthquakes, landslides, floods, and other natural disasters.** *(Replaces 92 Plan Goal CHS-1)*

**Policy 1.1: Hazard-Sensitive Planning.** Ensure that future development is sited, designed, and constructed to minimize risks associated with earthquakes, flooding, landslides, and other natural hazards. Appropriate mitigation measures should be required to reduce hazard risks. *(Replaces 92 Plan CHS-1.6)*

*See Goal 4 for additional information on earthquake awareness, education, and preparedness.*

**Policy 1.2: Critical Facilities.** Ensure that critical public facilities such as City Hall, schools, the police station, and the fire station are designed and maintained in a manner that ensures their resilience and ability to function during and after a natural disaster. *(Replaces 92 Plan CHS-1.2)*

**Policy 1.3: Retrofits.** Strongly encourage the retrofitting of existing structures to reduce the risk of collapse and/or major damage and injury in an earthquake. As appropriate, the City may require seismic upgrading of structures when they are substantially rehabilitated or remodeled. *(new)*

**Policy 1.4: Soil-Related Hazards.** Use best management practices to reduce risks to structures, roads, and utilities associated with erosion, shrink-swell potential, subsidence, and other soil-related hazards. *(UCV MP Pol 7.11)*

**Policy 1.5: Building Codes.** Periodically update local building codes and regulations to incorporate emerging technologies and methods which reduce earthquake-related hazards. *(new)*

**Policy 1.6: Flood Plain Management.** Avoid development of structures in the 100-year flood zone. Where no other feasible alternative exists, use construction measures which reduce safety risks and minimize the potential for structure damage. *(UCV MP Pol 7.13)*

**Policy 1.7: Flood Control and Conservation.** Ensure that future projects to reduce flooding are compatible with and advance local conservation policies, including those to restore creeks and protect riparian habitat. Flood control measures should strive for solutions which restore natural features and protect the area extending 100 feet back on each side of creek centerlines, rather than replacing such features with engineered channels. *(Replaces 92 GP Policy CHD-1.1)*

*See the Conservation and Sustainability Element for additional policies on creek restoration and the protection of riparian areas.*

**Policy 1.8: Sea Level Rise.** Consider the effects of sea level rise on the long-term safety and viability of structures, utilities, and other improvements built in low-lying areas. *(new)*

#### *Implementing Actions*

**Action 1.A: Soil and Geological Reports.** Require soils and/or geologic reports for proposed development in areas with high susceptibility to ground failure during an earthquake, and in other areas with the potential risk of slope failure, landslides, or other geologic hazards. *(Replaces 92 GP Pol CHS-1.43)*

**Action 1.B: Unreinforced Masonry Buildings.** Continue efforts to retrofit the remaining Unreinforced Masonry Buildings in Albany. Various financing options and programs should be explored to assist private property owners in meeting current Building Code requirements. *(Replaces 92 GP Pol CHS-1.5)*

**Action 1.C: Soft-Story Buildings.** Prepare an updated inventory of Albany's soft-story buildings and develop incentives and other programs to assist owners in retrofitting such structures to improve their performance in a major earthquake. *(new)*

*Soft-story buildings are typically two to three story multi-family buildings with ground floor carports and other ground floor openings which require additional stability to withstand a major earthquake. Such structures have been identified as a vulnerable component of the City's building stock and would benefit from the installation of shear walls and other improvements to reduce the risk of collapse.*

**Action 1.D: Assessing Critical Facilities.** As part of the City's emergency preparedness planning, assess the structural integrity of critical public facilities and identify what additional measures might be needed to meet current seismic safety standards. *(Replaces Pol CHS-1.3)*

**GOAL 2: WILDFIRE PREVENTION**

**Minimize wildfire hazards on Albany Hill and in other parts of the City where such hazards are present.** *(new)*

**Policy 2.1: Vegetation Management.** Implement vegetation management and fuel reduction programs in the highest hazard areas on Albany Hill, including areas adjacent to homes and areas of heavy recreational use. *(Creekside Master Plan, P 12-1,3)*

**Policy 2.2: Collateral Benefits.** Maximize opportunities for collateral benefits associated with vegetation management projects, such as habitat restoration, increased security, and enhanced public access. *(Creekside Master Plan, P 12-4, 12-5)*

**Policy 2.3: Mutual Aid Agreements.** Work collaboratively with other jurisdictions to reduce wildfire hazards and respond to wildfire emergencies in the East Bay and elsewhere in California. *(new)*

**Policy 2.4: Defensible Space.** Ensure that private property owners in areas such as Albany Hill control weeds and other flammable vegetation around their homes in a manner that minimizes the risk of structure fires and threats to nearby properties. *(new)*

*IMPLEMENTING ACTIONS*

**Action 2.A: Albany Hill Eucalyptus Forest Management.** Manage the eucalyptus forest on Albany Hill to reduce the threat of wildfire. Consistent with the Albany Creekside Master Plan, this should include a combination of removing accumulated ground debris, managing ground cover and shrubs, removing loose or hanging bark, removing the growth of previously cut stumps, removing non-native trees such as acacia where they act as ladder fuels, maintaining the canopy to prevent invasive shrubs, and selectively thinning out denser stands. *(Creekside Master Plan, P 14)*

*See the Conservation and Sustainability Element for additional policies on vegetation management.*

**Action 2.B: Peak Load Water Supply.** Work with EBMUD to ensure that peak load water supply and water pressure is sufficient to respond to local fire emergencies. *(new)*

**GOAL 3: HAZARDOUS MATERIALS**  
**Reduce the exposure of present and future Albany residents and workers to hazardous materials.** *(Goal CHS-3)*

**Policy 3.1: Consideration of Prior Uses.** As part of the development review and approval process, consider potential risks associated with the previous uses of property that may have involved hazardous material handling, storage, or disposal. Require remediation where such hazards exist to ensure the health and safety of future residents and workers. *(Replaces Pol CHS-3.1)*

**Policy 3.2: Design of Storage and Handling Areas.** Ensure that hazardous material storage and handling areas are designed and operated to minimize the risk of environmental contamination and the potential for adverse health effects.

**Policy 3.3: Interagency Coordination.** Continue to work with Stopwaste.org, the Alameda County Waste Management Authority, the Alameda County Environmental Health Department, and state and federal agencies to ensure the safe storage, handling, and disposal of hazardous materials within Albany. *(Replaces Pol CHS-3.2)*

**Policy 3.4: Transportation Safety.** Support state and federal legislation which strengthens safety requirements for the transportation of hazardous waste by truck and rail through Albany and nearby cities. *(Replaces Pol CHS-3.3)*

**Policy 3.5: Hazardous Building Materials.** Coordinate with appropriate regulatory agencies and building owners to reduce potential hazards related to exposure to hazardous building materials, such as lead, mercury, and asbestos. Ensure that any hazardous materials removed during home renovations are properly handled and disposed. *(new)*

**Policy 3.6: Household Hazardous Waste.** Support expanded public education on household hazardous waste and the locations where such waste can be safely and properly disposed in Alameda and Contra Costa Counties. *(new)*

**Policy 3.7: Development Review.** Consider proximity to hazardous materials in the development review process. Zoning regulations and standards should ensure safe distances between businesses using hazardous materials and sensitive land uses such as housing. *(new)*

*IMPLEMENTING ACTIONS*

**Action 3.A: Public Education and Outreach.** Provide links from the City of Albany’s website to the websites of the County, State and federal agencies that regulate hazardous materials management. This should include a link to the State’s Envirostor data base, which includes archived reports on hazardous materials clean-up by address, and other data bases indicating where the use of hazardous materials has been permitted. *(new)*

**Action 3.B: CUPA Programs.** Continue to work with the Alameda County Department of Environmental Health in its capacity as the Certified Unified Program Agency (CUPA) for hazardous materials management programs in Albany, including implementation of requirements for Hazardous Materials Business Plans, Risk Management Plans, and hazardous waste permitting. *(new)*

**GOAL 4: EMERGENCY PREPAREDNESS**  
**Improve City programs and procedures for emergency preparedness and response.** *(Goal CHS-2)*

**Policy 4.1: Response and Recovery Program.** Maintain an active and effective City of Albany emergency response and recovery program that provides direction and identifies responsibilities following a disaster.

**Policy 4.2: Resident and Business Preparedness.** Develop and expand local efforts to organize and train area residents and employees so they can assist themselves and others during the first 72 hours following an earthquake or major disaster. *(Replaces Pol CHS-2.1)*

**Policy 4.3: Emergency Operations Center.** Maintain a dedicated Emergency Operations Center to serve as the command point for emergency service delivery and communication. As directed by the Emergency Response Plan, identify supplemental sites (such as schools and/or the Library) where emergency services can be delivered and supplies can be stored. *(Replaces Pol CHS-2.3)*

**Policy 4.4: Utility Resilience.** Work with local gas, electric, cable, water, sewer, and other utility providers to maintain and retrofit their facilities and ensure their ability to function or be quickly restored following a disaster. *(new)*

**Policy 4.5: Responding to the Needs of a Diverse Community.** Ensure that emergency preparedness information is available in the primary non-English languages spoken in Albany, and that preparedness programs recognize the special needs of seniors and persons with disabilities. The City and Fire Department should work with local cultural institutions and special needs service providers to improve preparedness. *(new)*

*IMPLEMENTING ACTIONS*

**Action 4.A: Updated Emergency Preparedness Plan.** Update and revise Albany's emergency preparedness planning documents. As part of this effort, review current data and information on hazard levels, existing emergency response protocol, and the preparedness plans of major employers in the community. Emergency plans should be consistent with federal Standard Emergency Management System (SEMS) guidelines, and the standards used to determine funding eligibility for emergency planning, relief, and recovery. *(Replaces CHS-2.2)*

**Action 4.B: Upgrades to Critical Facilities.** Continue efforts to upgrade the City's schools and essential service facilities to ensure that they remain functional after a major disaster. *(new)*

**Action 4.C: CERT Training.** Continue the City of Albany and Albany Fire Department Community Emergency Response Team (CERT) and Albany Local Emergency Response Training (ALERT) training programs for residents. *(new)*

**Action 4.D: Emergency Supplies.** Regularly acquire, and as needed replace, emergency equipment, supplies, and communication systems, consistent with local emergency response plans. *(new)*

**Action 4.E: Drills.** Conduct periodic training exercises and disaster drills to test the effectiveness of local emergency response procedures. *(new)*

*See the Community Services and Facilities Element for additional policies on fire protection and emergency medical response.*

**GOAL 5: NOISE MANAGEMENT**

**Prevent the exposure of Albany residents to excessive noise levels.** *(Goal CHS-4)*

**Policy 5.1: Noise-Sensitive Design.** Ensure that ambient noise levels are considered in the design and planning of new development, including new construction and major alterations. Where appropriate, require noise reduction measures to reduce the exposure of residents and workers to excessive noise levels. *(Replaces Pol CHS-4.3, see also UCV MP)*

*Noise compatibility guidelines published by the California Office of Planning and Research (Table 1) should be used to establish the outdoor ambient noise levels that are “normally acceptable,” “conditionally acceptable,” and “normally unacceptable” for the development of different types of land uses. This table is adopted by reference as part of the Albany General Plan (see P. B-9). Typical design measures to reduce exposure to noise include insulation, double-paned windows, siting of sensitive activities away from nearby noise sources, landscaping, sound muffling devices, and acoustical barriers.*

**Policy 5.2: Noise-Generating Land Uses.** Establish conditions of approval for new activities with the potential to generate significant noise, and require ongoing or periodic monitoring to ensure that these conditions are being met. *(Replaces Pol CHS-4.3)*

**Policy 5.3: Domestic Noise Sources.** Maintain a Noise Ordinance as part of the Albany Municipal Code to regulate and reduce sources of domestic noise in the city, such as construction, business operations, and yard maintenance. *(new)*

**Policy 5.4: Roadway Noise.** Continue to work with Caltrans to reduce noise associated with traffic on the I-80 and I-580 freeways and other Caltrans facilities such as San Pablo Avenue. Programs to assist residents and businesses near these highways with reducing interior noise levels should be encouraged. *(Replaces Pol CHS-4.5)*

*See also Transportation Element Policy 5.7 on the designation of truck routes to reduce truck traffic (and associated noise) in residential areas.*

**Policy 5.5: BART Noise.** Continue to work with BART to reduce noise levels associated with passing trains. This should include the use of technologies and equipment that result in lower noise levels, as well as measures to absorb sound or insulate sensitive uses along the BART right-of-way. *(Replaces Goal CHS-5, and Pol CHS-5.1 and 5.2)*

**Policy 5.6: Train Noise.** Support measures to reduce train noise and vibration associated with rail traffic along the Union Pacific Rail line on the west side of Albany. *(new)*

*IMPLEMENTING ACTIONS*

**Action 5.A: Noise Ordinance Update.** Periodically review the Albany Noise Ordinance to ensure that is consistent with best practices in noise regulation, addresses current noise issues, and is consistent with the General Plan noise compatibility guidelines in Table 1. *(new)*

**Action 5.B: Acoustical Study Requirements.** Require preparation of an acoustical study for any project which exceeds the “normally compatible” noise levels in the Land Use Compatibility table, based on ambient noise measurements and the Noise Contour Diagrams. The City may also require acoustical studies for projects that meet the noise compatibility guidelines but have the potential to create a significant adverse community response. *(replaces Pol CHS-4.1 and CHS-4.4)*

**Action 5.C: Insulation Standards.** Continue to enforce, and update as needed, insulation standards for all new residential construction in order to maintain an interior standard of 45 dBA Ldn in all habitable rooms for dwelling units. *(new)*



**TABLE 1: NOISE COMPATIBILITY GUIDELINES FOR ALBANY (PROPOSED)**

Land Uses	Interior CNEL or L <sub>dn</sub> (dBA)	Exterior Noise Exposure, CNEL or L <sub>dn</sub> (dBA)					
		55	60	65	70	75	80
Residential-Low Density Single-Family, Duplex, Mobile Homes	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Residential-Multiple Family	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Transient Lodging, Motels, Hotels	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Schools, Libraries, Churches, Hospitals, Nursing Homes	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Auditoriums, Concert Halls, Amphitheaters	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Sports Arena, Outdoor Spectator Sports	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Playgrounds, Neighborhood Parks	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Golf Courses, Riding Stables, Water Recreation, Cemeteries	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Office Buildings, Businesses, Commercial and Professional	50	Yellow	Yellow	Yellow	Yellow	Red	Red
Industrial, Manufacturing, Utilities, Agricultural	--	Yellow	Yellow	Yellow	Yellow	Red	Red



**Normally Acceptable:**  
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



**Normally Unacceptable:**  
New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



**Conditionally Acceptable:**  
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



**Clearly Unacceptable:**  
New construction or development generally should not be undertaken.

\* Noise level requirement with closed windows, mechanical ventilation, or other means of ventilation shall be provided per Chapter 12 Section 1205 of the Building Code.

Source: State of California General Plan Guidelines, 2003.