



ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION
ENVIRONMENTAL HAZARDS ELEMENT

November 12 2014

Current and Proposed Plan Structure



Current Structure

- Introduction
- Summary
- Land Use
- Circulation
- Housing
- Open Space, Recreation, and Conservation
- **Community Health and Safety**
- Implementation

Proposed Structure

- Introduction
- Framework
- Land Use
- Transportation
- *Housing (summary)*
- Recreation and Open Space
- Conservation/ Sustainability
- **Environmental Hazards**
- Community Services and Facilities
- Waterfront
- Implementation



Safety Element Requirements



Slide 3

California Government Code 65302(g):

(The General Plan shall include...) a **safety** element that addresses the protection of the community from:

1. “risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards.”
2. “risks of flooding to new development, evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.”
3. “unreasonable risk of wildfire.”

Noise Element Requirements



Slide 4

California Government Code 65302(f):

- (The General Plan shall include...) a noise element that “identifies and appraises noise problems in the community.”
- The Element must include policies and implementation programs to address common sources of noise, such as freeways, highways, airports, railroads, industrial uses, and other stationary sources.
- The Element must “serve as a guideline for compliance with the state’s noise insulation standards.”

Environmental Hazards Element



Slide 5

- Protection from Hazards
 - ▣ Seismic
 - ▣ Flooding
- Wildfire / Vegetation Management (new)
- Hazardous Materials
- Emergency Preparedness
- Noise

1 Hazard Reduction



Slide 6

Reduce the potential for injury, property damage, and loss of life resulting from earthquakes, landslides, floods, and other natural disasters.

- Design new development to minimize hazard exposure
- Make critical public facilities safer/more resilient
- Promote retrofits and seismic strengthening
- Avoid development in the 100-year flood zone
- Use conservation-oriented flood control
- Require soil and geologic reports where needed
- *Programs: Inventory/retrofit remaining URMs and “soft-story” buildings*

2 Wildfire Prevention



Slide 7

Minimize wildfire hazards on Albany Hill and in other parts of the city where such hazards are present.

- Implement vegetation management programs
- Seek collateral benefits (recreation, habitat restoration, etc.) when managing vegetation
- Continue mutual aid agreements
- Maintain defensible space around homes in high hazard areas
- *Program: Implement Creekside Master Plan eucalyptus forest management prescriptions to reduce hazards*

3 Hazardous Materials



Slide 8

Reduce the exposure of present and future Albany residents and workers to hazardous materials.

- Consider prior land uses during development review
- Consider proximity to active hazmat uses during development review
- Ensure safe design and operation of handling/ storage areas
- Support hazmat transportation safety
- Reduce exposure to hazardous building materials
- Ensure proper disposal of household hazardous waste
- Work with responsible agencies to carry out programs

4 Emergency Preparedness



Slide 9

Improve City programs and procedures for emergency preparedness and response.

- Maintain an effective emergency response and recovery program
- Expand resident and business preparedness efforts
- Maintain an EOC
- Work with utilities to improve resilience/restoration
- Respond to the needs of a diverse community
- *Program: Update Albany's Emergency Preparedness Plan*

5 Noise Management



Slide 10

Prevent the exposure of Albany residents to excessive noise levels.

- Consider noise levels as a planning and design factor
- Establish approval conditions for noise-generating uses
- Maintain a noise ordinance to address domestic noise
- Work with Caltrans to reduce road noise, BART to reduce train noise, and UPRR to reduce rail noise
- *Program: Require acoustical studies for projects which may expose persons to noise levels that exceed guidelines*

Noise Compatibility Table



Slide 11

- New table to adopted as part of Environmental Hazards Element---contains State standards for noise compatibility
- Acceptable ambient noise levels defined for different land uses, depending on noise sensitivity
 - “Normally acceptable” level is 60 Ldn (dBA) for single family residential, 65 for hotels, 70 for offices
- “Conditionally acceptable” levels also established—typically require acoustical study and design measures to reduce noise levels to acceptable levels
- “Normally unacceptable” and “clearly unacceptable” levels also established

Discussion Questions



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- Are there missing goals or policies?
- Do the policies provide the right direction?
- Are there additional action programs needed to implement the policies?
- Do the “noise compatibility guidelines” appear appropriate?



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