

Albany Neck & Bulb Transition Improvement Plan

For the City of Albany

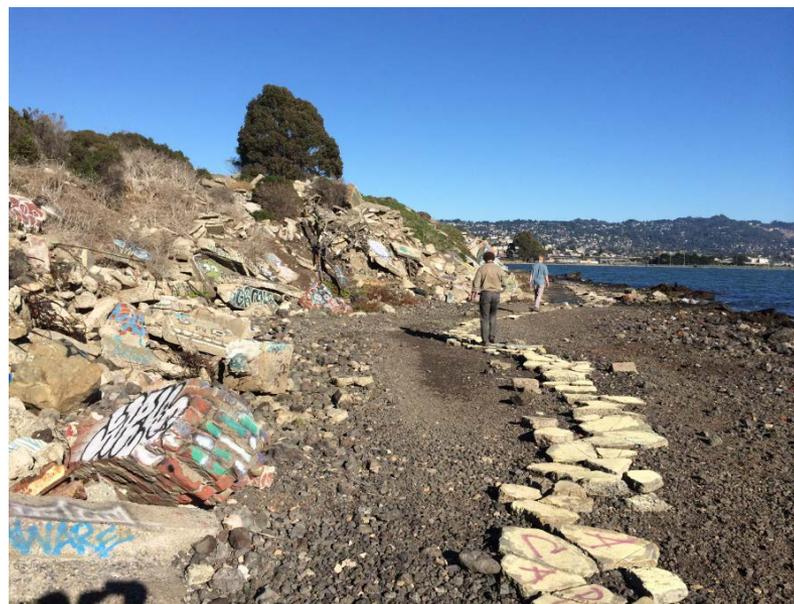
February 19, 2015
Community Workshop



Project Purpose

To identify improvements that are necessary to facilitate transfer of the Albany Neck & Bulb property from City of Albany to State Parks / EBRPD

- Public safety concerns related to construction debris
- Stabilization of shoreline and protection of landfill
- Resilience and adaptation to sea level rise
- Protection/enhancement of environmental resources
- Management of unauthorized uses
- Public access and recreational amenities



Project Team

City of Albany

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Director

Claire Griffing
Project Manager

WRT / Planning & Design

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Planner/Urban Designer
Principal-in-Charge

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ESA / Environmental

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SCA / Soils & Materials

Glenn Young
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A3GEO / Geotechnical

Wayne Magnusen, P.E.
Principal Engineer

Dona Mann, G.E.
Principal Engineer

Goals for Tonight's Workshop

Introduce the community to...

- Project purpose
- Project timeline/process
- Preliminary findings from existing conditions analysis

Collect input on community priorities to inform Transition Plan recommendations



Planning Process

Existing Conditions

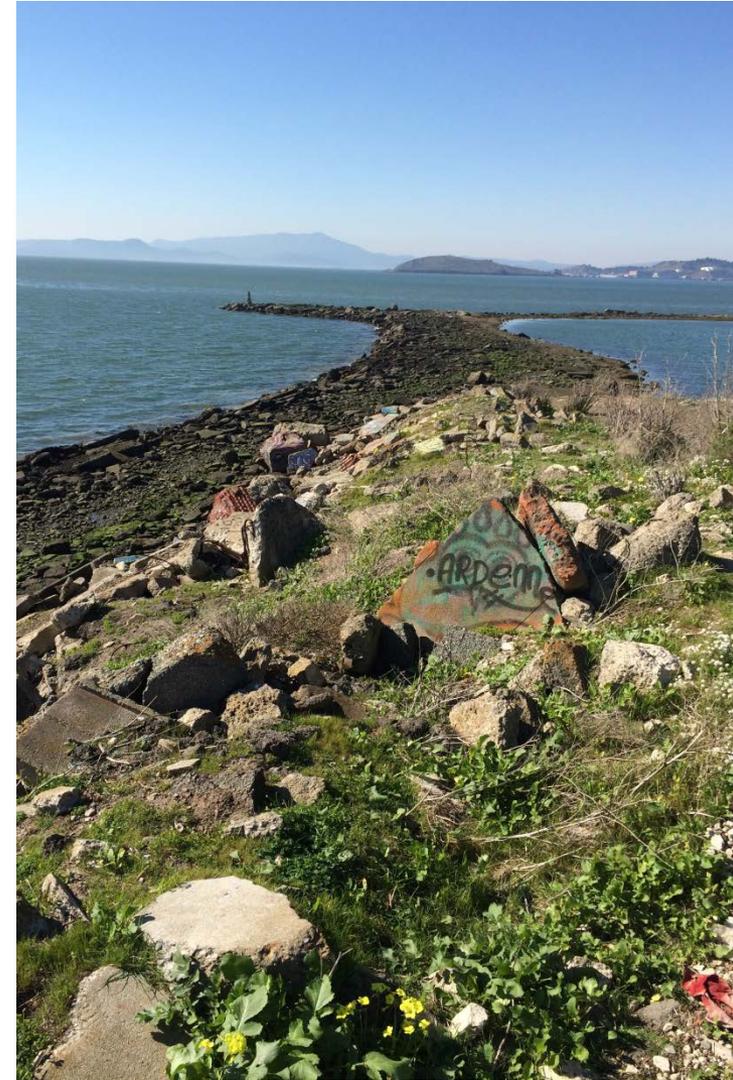
- Review background documents
- Review regulatory context
- Confirm sea level rise scenarios and projections
- Shoreline vulnerability assessment
- Geotechnical assessment
- Hazardous materials assessment
- Habitat assessment

Plan Development

- Hazard mitigation
- Habitat enhancement
- Recreation improvements

Draft Plan

- Improvements/management recommendations
- Cost estimates
- Phasing



Project Schedule

Phase 1: Existing Conditions/Opportunities & Constraints Dec. '14 thru Feb. '15

- Technical Advisory Committee [January 7, 2015]
- Focus Group Meetings [January 26 & 29, 2015]
- Community Workshop [February 19, 2015]

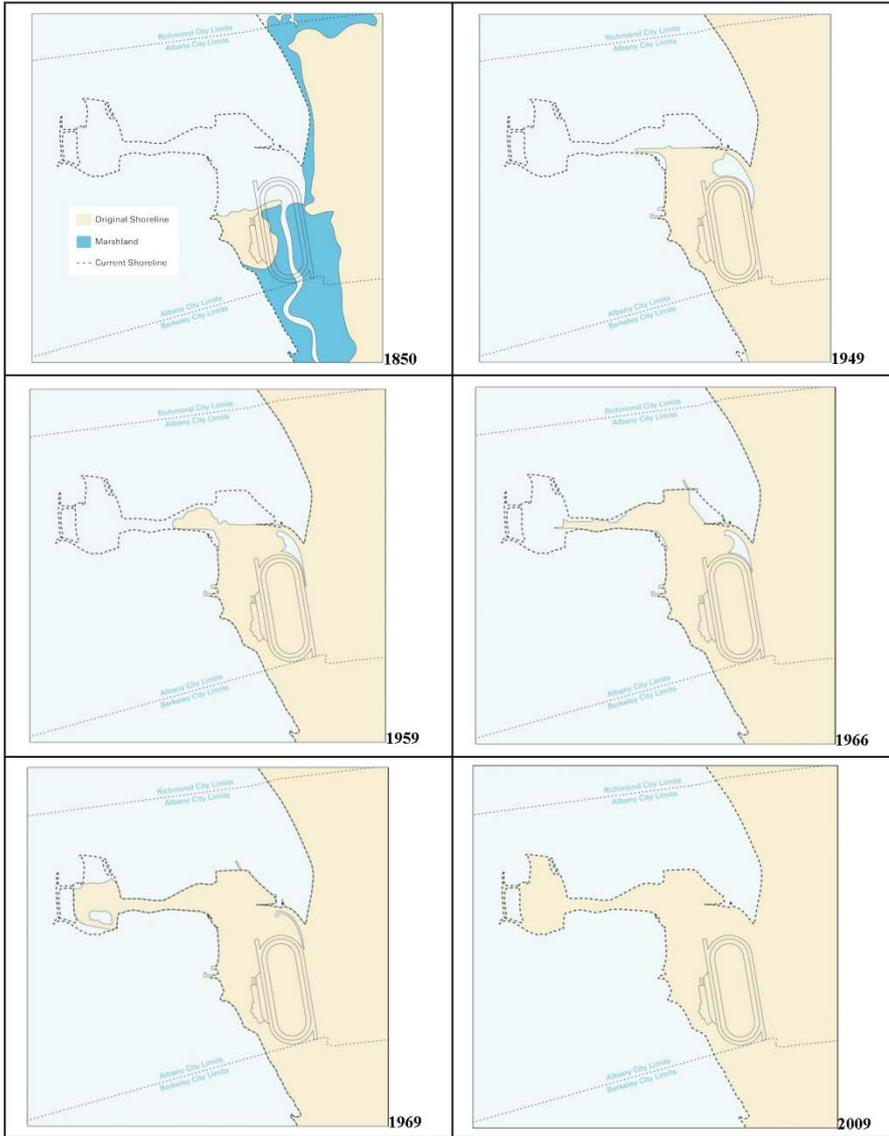
Phase 2: Plan Development Mar. '15 thru June '15

- Technical Advisory Committee [March/April, 2015]
- Community Workshop [May/June, 2015]

Phase 3: Plan Review July '15 thru Oct. '15

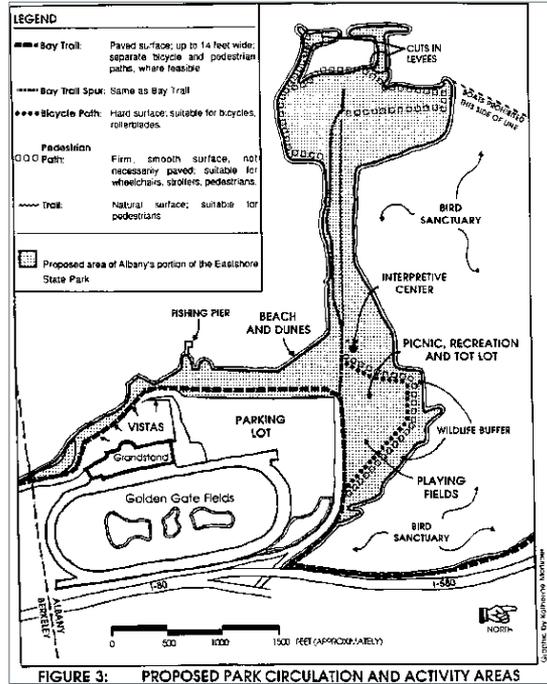
- Public Review [Sept./October, 2015]
- City Council Workshop [October, 2015]

History



Previous Planning Efforts

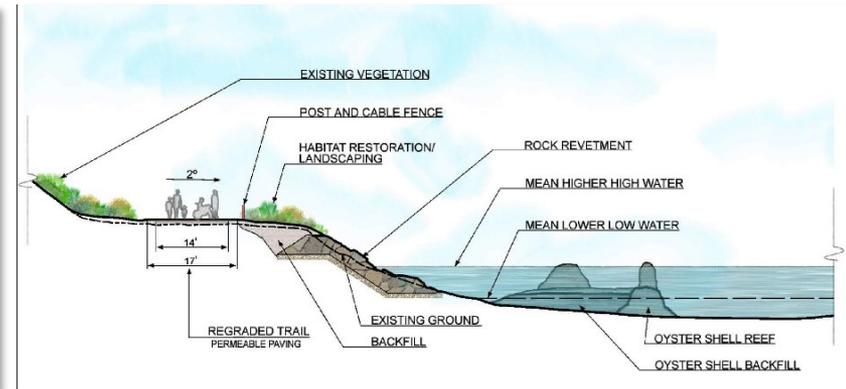
1995 City Objectives Submitted to EBRPD



Eastshore State Park General Plan



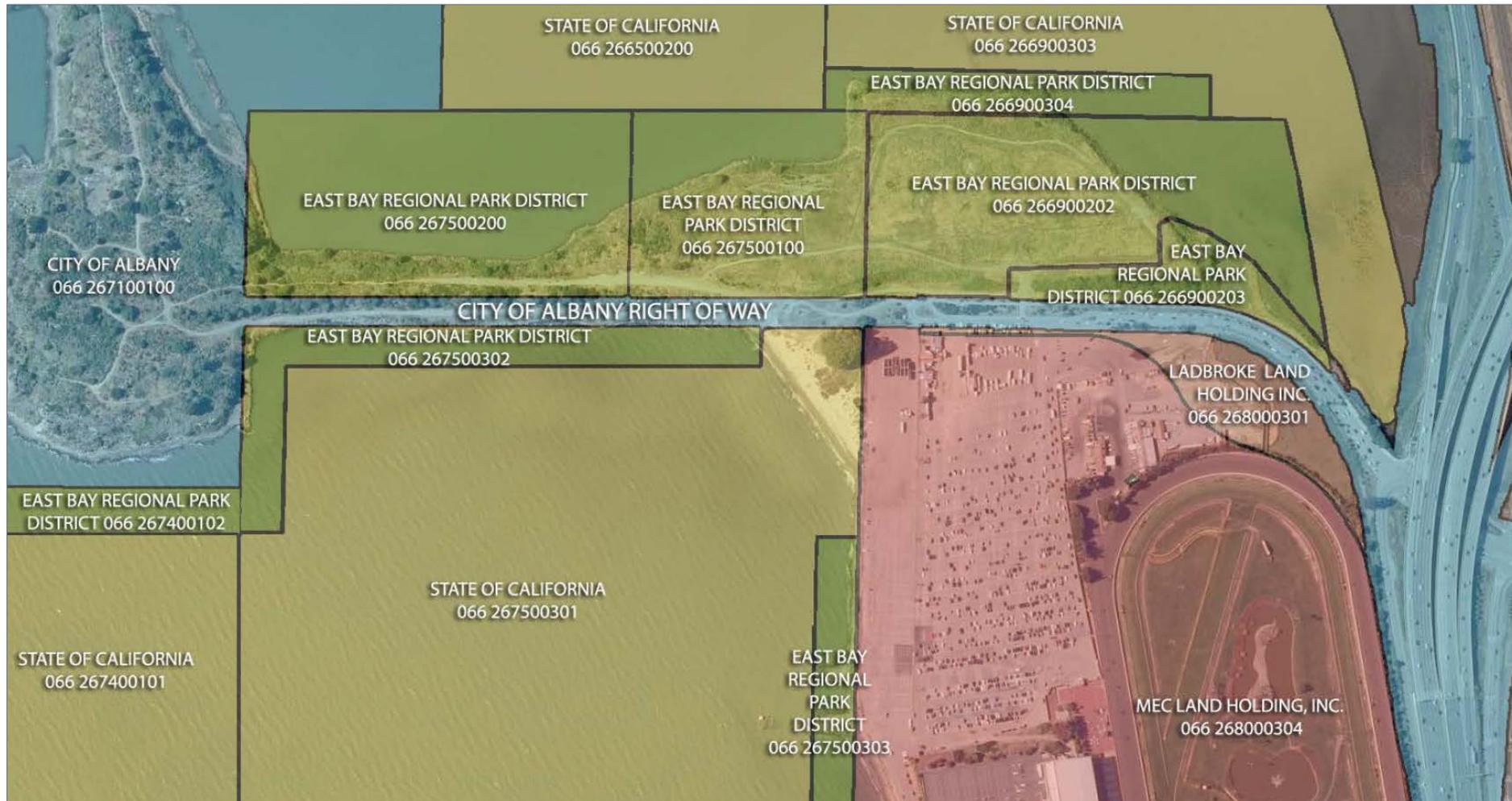
Albany Beach Restoration Study



Planning Area

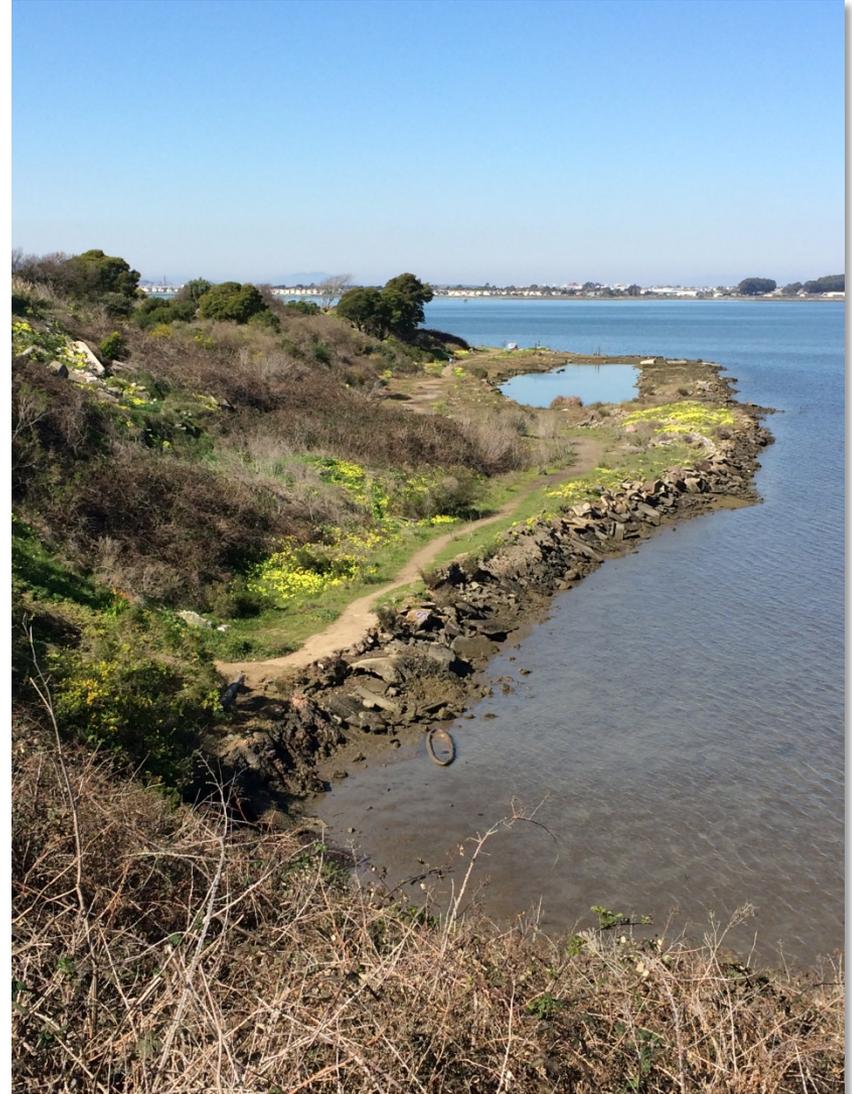


Property Ownership



Transition Plan Approach

- Build on the policy direction established by the Eastshore State Park General Plan
- Update direction to respond to current regulatory and site contexts
- Perform technical analyses and assessments to inform planning and regulatory compliance
- Establish criteria and standards for transition
- Solicit input from Technical Advisory Committee & focus groups
- Explore remediation strategies that further recreation, conservation and interpretation objectives
- Work with community to shape and fine-tune the desired outcomes



Regulatory Considerations

Approach

- Develop a streamlined regulatory compliance pathway
- Identify the affected agencies and their jurisdictions early in the process
- Incorporate interests of the regulatory agencies into the planning effort
- Evaluate the applicability and appropriateness of CEQA categorical exemptions
- Solicit input from agency staff regarding permitting options and approaches



Regulatory Considerations

Agencies

- Bay Conservation & Development Commission
- Regional Water Quality Control Board
- U.S. Army Corps of Engineers
- U.S. Fish & Wildlife Service
- National Marine Fisheries Service
- California Department of Fish & Wildlife
- State Lands Commission
- ABAG
- Alameda County Environmental Health Department
- CalRecycle
- City of Albany



Sea Level Rise / Resiliency

Review and summary of relevant Sea Level Rise (SLR) guidance

- Select appropriate SLR projections and scenarios: amounts of SLR & timeframes in accordance with State Guidelines (OPC 2013)
- Describe the anticipated geomorphic response of the shore to SLR

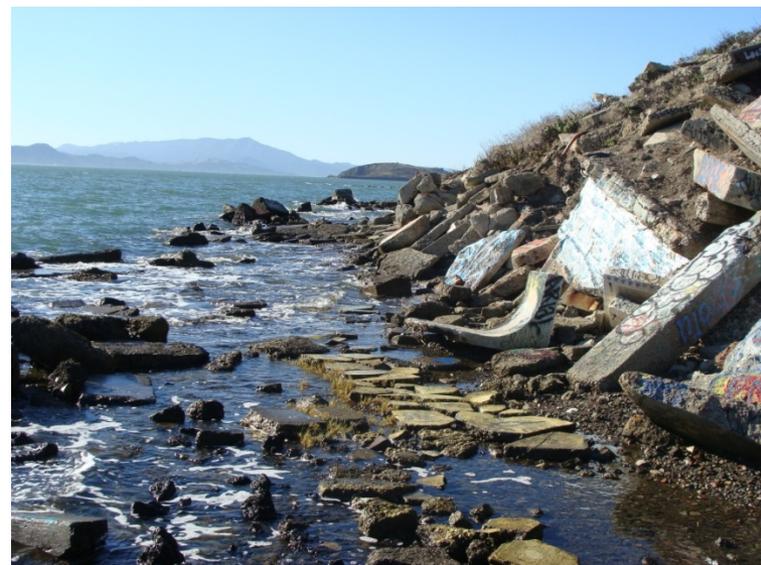
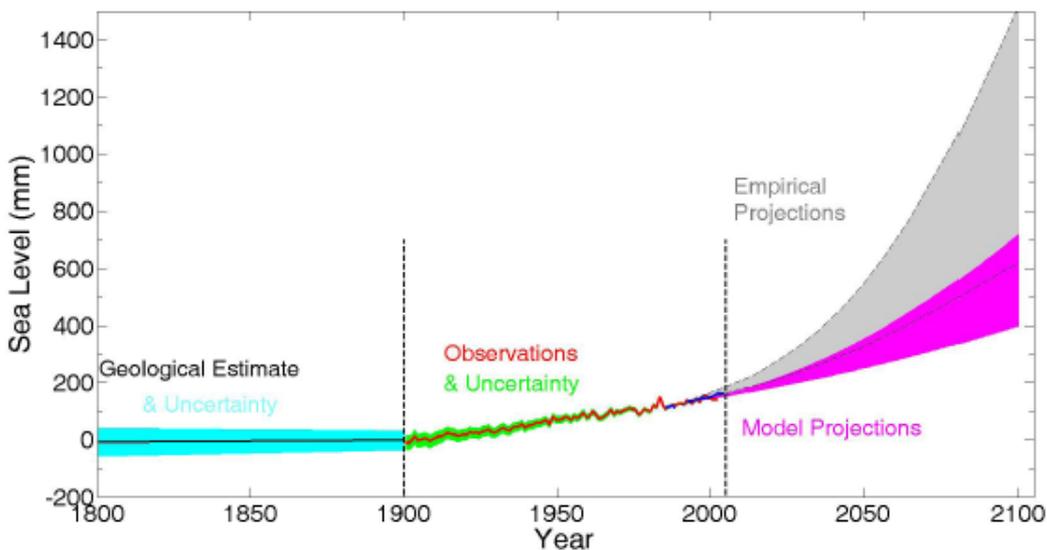


FIGURE 1.1 Estimated, observed, and projected global sea-level rise from 1800 to 2100. The pre-1900 record is based on geological evidence, and the observed record is from tide gages (red line) and satellite altimetry (blue line). Example projections of sea-level rise to 2100 are from IPCC (2007) global climate models (pink shaded area) and semi-empirical methods (gray shaded area; Rahmstorf, 2007). SOURCES: Adapted from Shum et al. (2008), Willis et al. (2010), and Shum and Kuo (2011).

Sea Level Rise / Resiliency

Vulnerability assessment in accordance with guidance (OPC 2013)

- Will consider the timeframes, adaptive capacity and the risk tolerance for the site
- Storms and extreme events
- “Segments” of typical shore conditions
- Impacts analysis: *exposure & sensitivity of shore to waves and water levels*
- Consequences: *impacts & adaptive capacity*
- Initial remediation concepts
- Prioritization of shore protection zones; alternative shoreline treatments
- Consideration of “soft” shore features (e.g. beaches, wetlands)

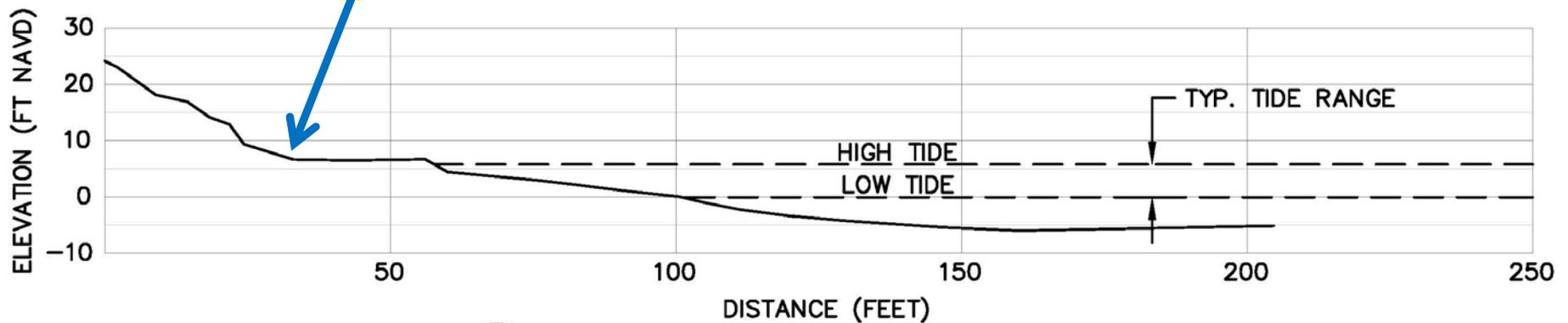
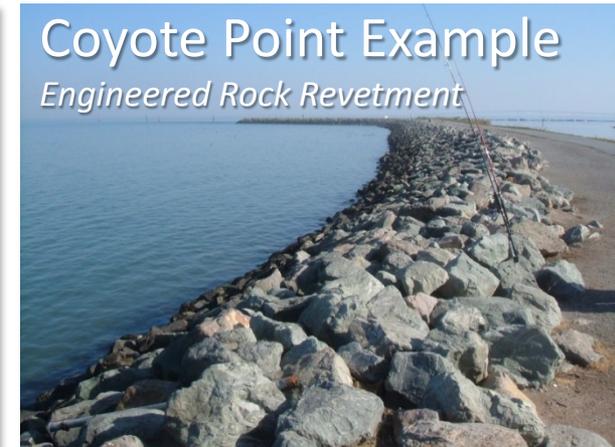


Figure 1. Consequence = Impacts x Adaptive Capacity

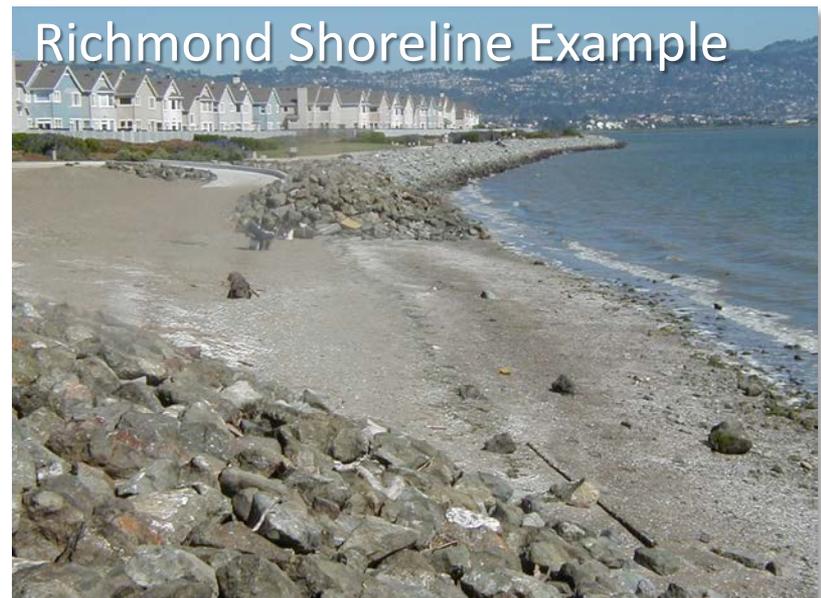
	Low Adaptive Capacity	Medium Adaptive Capacity	High Adaptive Capacity
High Impact	HIGH CONSEQUENCES	HIGH CONSEQUENCES	MEDIUM CONSEQUENCES
Medium Impact	HIGH CONSEQUENCES	MEDIUM CONSEQUENCES	LOW CONSEQUENCES
Low Impact	MEDIUM CONSEQUENCES	LOW CONSEQUENCES	LOW CONSEQUENCES

This figure demonstrates how the consequences of a decision are determined by the amount of impact and by the adaptive capacity. There are higher consequences when there are greater impacts and lower adaptive capacities.

Shoreline Treatment Approaches: Armor



Shoreline Treatment Approaches: Pocket Beach



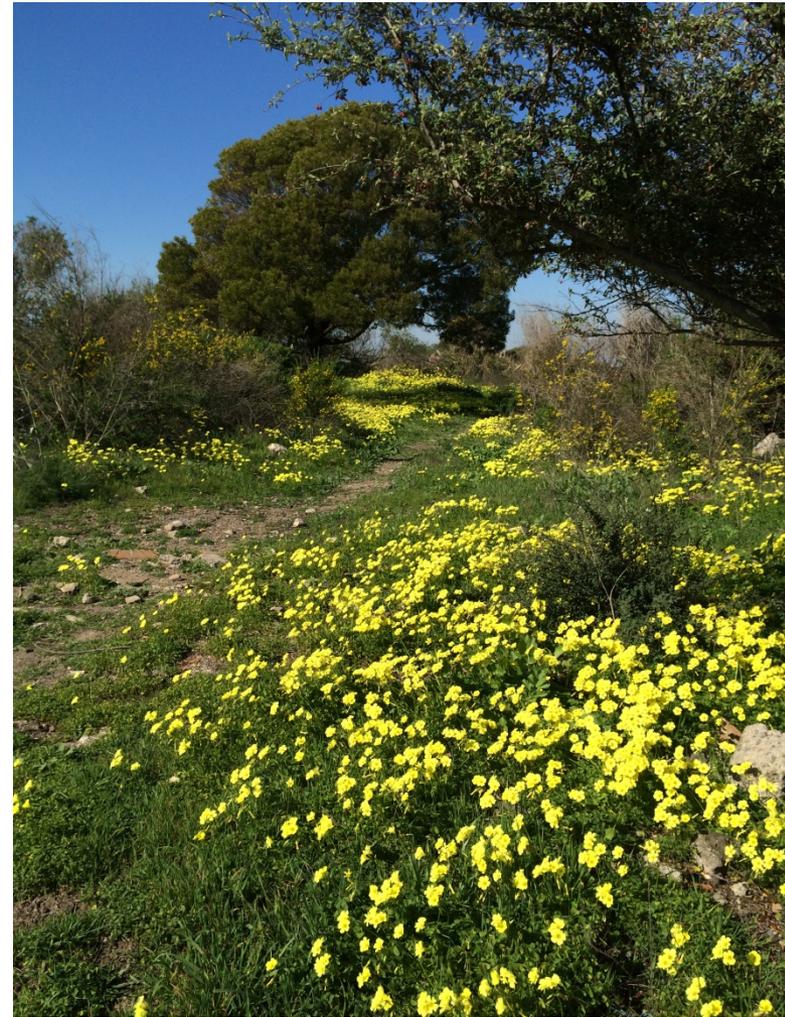
Shoreline Treatment Approaches: Wetland/Mudflat



Habitat & Conservation

Eastshore State Park General Plan – Selected Albany Neck/Bulb Policies

- The designation of the Neck, Bulb, and Beach as **conservation areas** is intended to **preserve this sense of naturalness and isolation**.
- **Protect and enhance upland habitat** for wildlife...Enhance the upland scrub habitat.
- Develop and implement a program for the **removal of safety hazards** associated with construction debris...**minimize disturbance** to upland wildlife habitat.
- Provide fencing and/or buffers to **protect the tidal marsh** on the northeast shoreline of the Bulb (in the small lagoon) from disturbance.
- Ensure that **remediation plans for the west and northeast lagoons are implemented** as approved by the Regional Water Quality Control Board.



Habitat Assessment

- Review existing information and technical studies
 - Databases: CNDDDB, CNPS RarePlant, CDFW Special Animals list, etc.
 - Albany Beach improvements, etc.
- Conduct reconnaissance-level surveys of biological resources
- Map existing habitats and sensitive communities
- Identify potential opportunities and constraints
- Develop information to inform regulatory compliance strategy



Habitat Assessment

Habitats on the Bulb

- Upland Ruderal / Coastal Scrub
- Muted Tidal Aquatic
- Muted Tidal Salt Marsh
- Armored Shoreline
- Tidal Mudflat
- Tidal Aquatic



Species Classification

- Vegetation
- Birds
- Reptiles & Amphibians
- Mammals / Marine Mammals
- Fish & Aquatic Invertebrates
- Eelgrass Beds

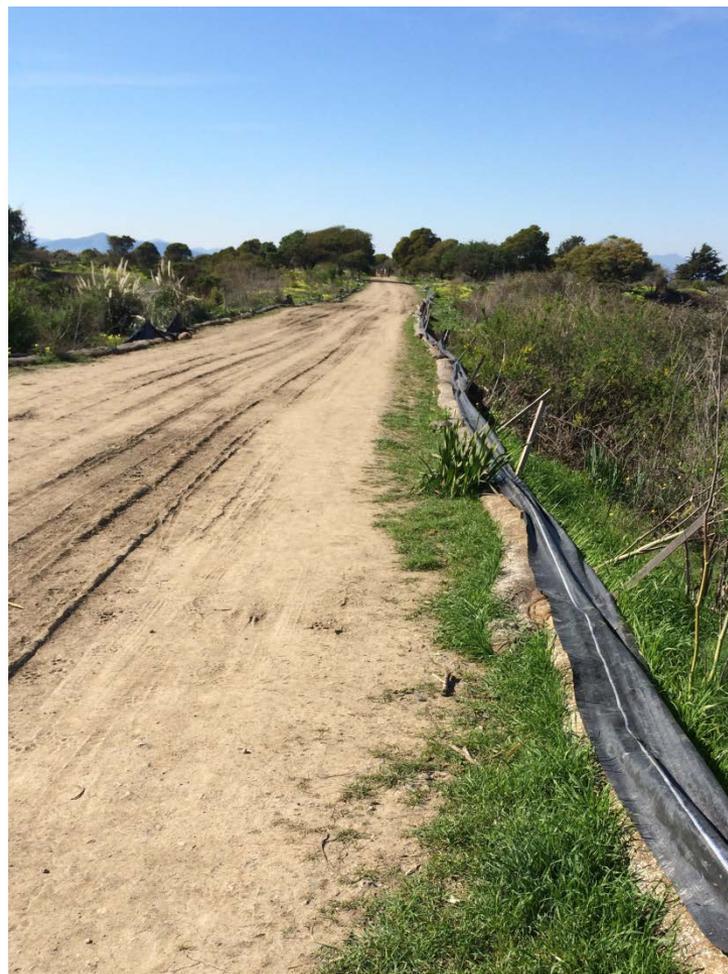


Hazardous Materials Assessment

As part of the Albany Landfill, the Bulb is under the jurisdiction of CalRecycle (01-AA-0011) and the Water Board (RWQCB) Order 99-068

Regulatory Status

- Open case—ACEH provides quarterly inspections and reporting on behalf of CalRecycle
- Investigations at the landfill have detected
 - no significant chemical concentrations in soil or water samples
 - Methane from decaying vegetation waste was encountered at depth
- Per the Water Board Order
 - Landfill is not adversely impacting water quality of the SF Bay or adjacent lagoons
 - A landfill cap does not appear warranted (superceding previous Order 84-089)
 - Maintaining landfill for wildlife and recreation land uses is acceptable



Hazardous Materials Assessment

Key Considerations

- “Open case” status minimal, but ongoing
- Significant grading or development will require review / approval by CalRecycle and Water Board
- Considerations for site improvement work
 - Avoid exposing waste
 - Prevent ponding of stormwater to minimize leachate generation
 - Avoid fill operations that may trap methane gas
 - Implement standard dust mitigation, erosion control, and stormwater management

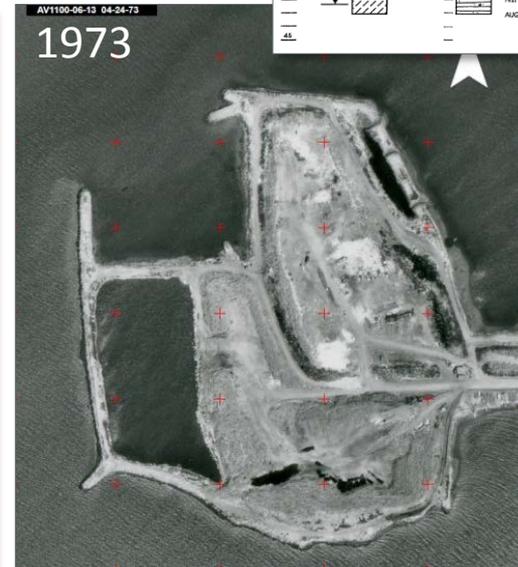
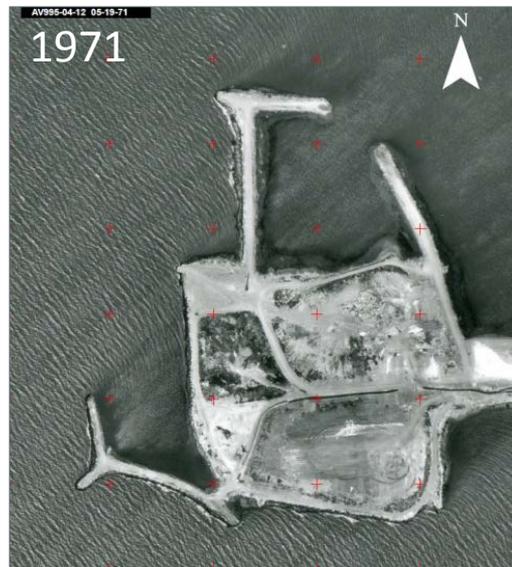
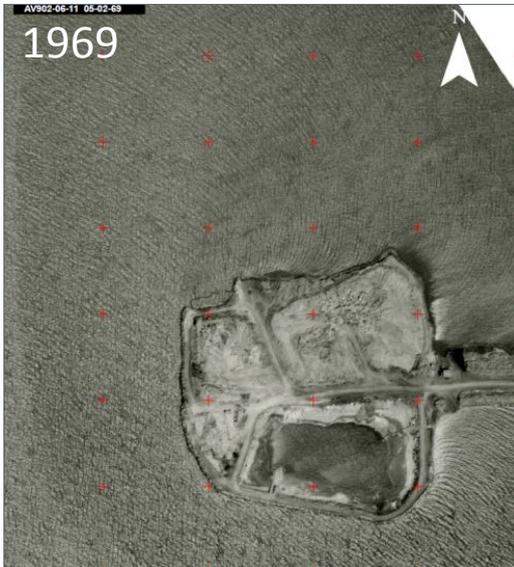
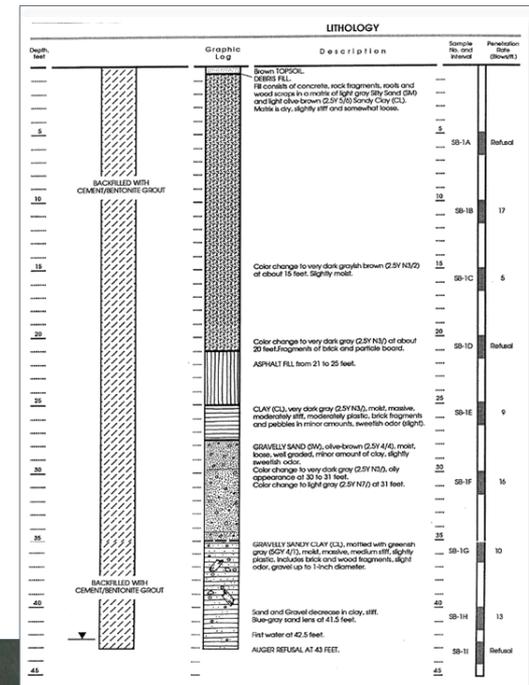
Recommendations

- Coordinate plans with CalRecycle and Water Board
- Consider Soil Management Plan if significant soil handling and grading is planned



Geotechnical Analysis

- Historic aerial photos reveal cell/dike configurations
- Log of dike boring illustrates subsurface variability
- Previous analyses demonstrate static slope stability
- Initial assessment of seismic vulnerabilities:
 - localized liquefaction likely
 - localized slope failures possible
- Probably not possible to fully assess seismic vulnerabilities due to randomness of fill



1988 Boring Log

Recreation & Access

Eastshore State Park General Plan – Selected Albany Neck/Bulb Policies

- The designation of the Neck, Bulb, and Beach as **conservation areas** is intended to **preserve this sense of naturalness and isolation**.
- Generally **prohibit....[motor] vehicle access, other than for safety or maintenance personnel** beyond the roundabout on Buchanan Street.
- Provide **shoreline stairs and/or ramp** along the south side of the Neck and Bulb to **enhance water access**.
- **Create a vista point/seating area** on the bluff at the west end of the Bulb. The vista point/seating area could contain **interpretive exhibits....**
- Maintain a **comprehensive and integrated multi-use trail system** ...identify trails that need to be closed, improved, or created.



Existing Policies for People with Dogs

Eastshore State Park General Plan

- **Dog use and activity**...will be managed according to State Parks' guidelines in order to **protect habitat values and enhance public safety**.
- ...dogs will **not under any circumstances be permitted** in management sub-zones designated as **preservation areas or on any beach**.
- **Elsewhere** in the park, dogs will be allowed **consistent with the managing agency's laws, rules and policies**.
- The **Point Isabel/North Point Isabel** area is **the only area** ...in which **off-leash dog use** will be permitted.
- Disturbance to wildlife will be minimized by **restricting access by people and dogs** to sensitive wetland and upland habitat areas.
- Dogs can be **prohibited from sensitive habitat areas** or restricted to access while on leash.

EBRPD

- **Dogs must be leashed** (six-foot maximum) and under control at any posted area, parking lot, picnic site, lawn or developed area.
- **Dogs may be off-leash** in open space and **undeveloped areas of parklands**, provided they are under control at all times. Undeveloped areas are un-posted and unpaved trails or open space areas that are separated from developed areas by a distance of at least 100 yards or by fences.
- Dogs must **not be allowed to interfere with, bother, or harass park users, other animals, or wildlife**.
- You must **remove your dog's waste** from all park property and dispose of it...



Recreation & Access

Existing Trails, Landmarks & Amenities



Recreation & Access—Facilities & Activities

Topics for Discussion

- Trail System (hiking/walking and biking)
- ADA Accessibility
- Upland Activities
- Bird-Watching / Nature Appreciation
- People with dogs
- Public Safety—Construction debris
- Water Access and Aquatic Activities
- Vista Points
- Restrooms
- Site Furniture and Amenities
 - benches
 - picnic tables
 - trash receptacles
 - doggie bag dispensers
 - bike racks
 - signage



Access & Recreation—Interpretation & Education

Eastshore State Park General Plan

- Incorporate interpretive and educational facilities and programs into the park project.
- Explore the feasibility of establishing a formal program of public art consistent with the mission of State Parks and the interpretive themes of the Eastshore Park.

Topics for Discussion

- Interpretation of Shoreline Formation and History
- Environmental Conservation Education
- Public Art



Technical Investigations Recreation & Access

Existing Art



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