



WATERFRONT COMMITTEE

REGULAR MEETING MINUTES

1000 SAN PABLO AVENUE

CITY OF ALBANY COUNCIL CHAMBERS

APRIL 5, 2007

7:30PM

1. CALL TO ORDER

The meeting was called to order by Chairman Parker at 7:35 PM

2. ROLL CALL

Members Present: Brian Parker Jerri Holan
 Bill Dann Clay Larson
 Kathy Diehl Eddie So
 Steve Granholm

Members Absent: None

Staff Present: Ann Chaney, Jeff Bond

3. APPROVAL OF MINUTES

3-1. Approve Minutes from March 20th Meeting (Attached)

Minutes approved unanimously, Larson abstained.

4. PUBLIC COMMENT

5. REPORTS

5-1. Waterfront Planning Process

Parker discussed the March 19th Council meeting. The motion, by Council Member Wile, as amended by Council Member Javandel was not seconded but was voted on and approved. Since the item was not seconded, it will need to go back on the next Council agenda under consent items to reconfirm. The City Clerk has prepared draft minutes, which indicate that the City Administrator, Beth Pollard, will use the waterfront consultant selection group to assist in selection of the project manager.

Parker stated he appeared at the P&Z meeting to discuss how to work together regarding the planning process, but no specific dates were identified by P&Z for joint meetings. Parker asked staff to pursue setting dates with P&Z.

Larson asked the status of finding a project manager.

Bond stated he emailed consultants and asked for response by next Tuesday. Interviews will be scheduled for interested consultants.

So stated concern that there is not a time limit put on the process, and asked if consultant selection group will sit in on interviews.

Bond stated Pollard will conduct interviews with chairs from WFC & P&Z, plus Bond and Chaney, then make a recommendation to the waterfront consultant selection group to discuss at a public meeting with consultant present.

5-2. Park Bonds - availability of funding for Albany

Chaney reported on funding opportunities including:

1. State Prop 84: passed in November, which is a 5.4 billion dollar bond measure. There are 278 state parks, and 65 regional parks within California, and many parties are interested in the funding. Managing agencies are in process of developing guidelines for funding, which should be drafted in September. Chaney provided details regarding funding allocated for particular park areas and uses.
Parker asked what the timing is for submittal of grant applications.
Chaney stated the draft guidelines will be out in September with public comment, and then the grant application process would follow. Staff met with State Parks staff this week, and learned that they expect 5 Million available for acquisition in the first two years, then increased funds for acquisition in year three.
2. Land & Water Conservation Fund Program: This is an ongoing grant program. The City is applying for a grant for Coodornices Creek from this funding source.
3. Measure AA existing bond measure for EBRPD that will be expiring. A survey was conducted to determine if a bond extension would be allowable. 76% of residents surveyed supported an extension. This would equate to 400-500 Million dollars for EBRPD. The extension would go to voters in Nov. 2008.

Larson stated he conducted some research regarding funding sources and suggests checking the State department of Park & Recreation for grants. The website gives information on grants available and grants received. Larson found two grants received by the City for waterfront related items, one for development of a plan, and an application to implement the plan.

Chaney stated grant funding was received for development of a plan for the Albany Bulb, formerly a landfill, to satisfy requirements of the landfill closure order from the Regional Water Quality Control Board. The plan was not implemented as the RWQCB lifted the closure order following water quality testing.

5.3. Meeting with East Bay Regional Park District

Chaney reported on the March 23rd meeting.

- Port potty: will be delivered once a platform is constructed. City Maintenance will be constructing platform, which will be placed west of the roadway adjacent to the cul-de-sac. The port potty will be put on wood and bolted, to allow for relocation in case interim bay trail is constructed. It will be an unlocked facility. Albany PD will patrol area.
So asked what maintenance schedule for port potty will be, and is concerned with ample cleaning during weekend use.

Chaney stated it will be serviced at least twice a week, and will adapt depending on usage. Chaney will inquire to see if weekend cleaning will be conducted.

- Development of a three-agency task force (City, EBRPD, State Parks) was discussed to oversee transfer of the Albany Bulb to State Parks.
- EBRPD indicated it is interested in pursuing Coastal Conservancy funds for restoration of Albany beach.

Public Comment:

Caryl O'Keefe asked if the restroom would be handicapped accessible where installed.

Chaney stated a ramp would be constructed for wheelchair access.

Thelma Rubin asked if the unlocked facility would encourage vandalism.

Chaney stated if it becomes a problem the situation will be reassessed.

5.4. Burrowing Owl Habitat – Update

EBRPD, City of Berkeley and Albany staff set points where fencing and gates will be located. The GPS person from Berkeley will now go out and map. Once the map is done Chaney will take to Council for final review, including an agreement for reimbursement of EBRPD's maintenance costs of \$5,000/year by the JPA. Chaney will provide map to Committee when complete.

5.5. Interim Bay Trail – Update

No update.

5.6. Portable Toilet at Waterfront

Discussed as part of item 5.3: Toilet will be installed in mid-April.

6. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS, WHICH COULD INCLUDE REPORTS AND/OR PROPOSED RESOLUTIONS IF ANY:

6-1. Cable Casting Waterfront Committee Meetings

Parker stated this item will be included as part of the waterfront plan work program regarding public participation.

Parker stated he would want televised meetings to be focused and substantive, such as when waterfront planning process begins.

Larson stated Council has not authorized televising meetings except for the waterfront consultant selection group.

Public Comment:

Caryl O'Keefe stated she supports televising all WFC meetings as it allows the public an opportunity to see happenings and a transparent process.

Granholtm stated he supports meetings being more accessible to public, but would want to make sure a fair share of all Commission/Committee meetings are televised.

So agrees. Wants a fair share to all commissions/committees.

Parker stated he would like meetings available over the internet as well.

7. ANNOUNCEMENTS/COMMUNICATIONS

7-1. Standardized Committee/Commission Agenda (Template Attached)

Chaney reported that the template was developed by staff to ensure meetings have a consistent agenda format.

7-2. Status of Track Improvements at GGF

Jeff Bond provided a presentation regarding a grading permit application received by the city from GGF. The California horseracing board mandated conversion of dirt tracks to artificial tracks for safety of animals and jockeys by December 2007. GGF is preparing an application for a grading permit, and proposing a product called “tapeta” a mix of silica, wax, and rubberized material that drains quickly and allows for secure footing. GGF would remove existing dirt track, lay new drainage pipes and gravel, porous asphalt, fabric membrane and tapeta on top. Rainwater will go flow into drainpipes and into a swale that runs on inside of track. Runoff will be retained in swale, then enter pipes that flow into the creek. City has asked GGF to do some testing on environmental impacts should any material enter the creek. A technical document received back, and no impacts found, which is a similar conclusion to that reached in the Del Mar track replacement.

Dann asked if there would be an increase in water flow from the track. Bond stated there would be a decrease. Hydrology study done determines it will be an improvement in peak flows. Track will serve as a detention pond, and the onsite swale will be re-engineered to hold water. Inlets into the creek will be engineered to regulate flow into creek.

Parker asked what permits will be needed for project.

Bond stated a grading permit and building permit will be needed from the City, also expects permits from BCDC, RWQCB, and possibly BAAQMD.

Dann asked if an EIR is required.

Bond stated a CEQA review would be conducted. Staff will work with an environmental consulting firm to confirm CEQA findings. Usually this type of project would not require EIR, but City wants to ensure all questions are answered.

So asked what happens if GGF can't complete in time.

Chaney stated GGF could appeal to horse racing agency, uncertain whether they'll approve.

Parker asked if City has received a complete application.

Bond stated not quite.

Parker asked how an approval would be announced, and what appeal timeframe will be.

Bond stated he would keep the Committee informed.

Diehl asked about the durability of material – wax could be susceptible to deterioration.

Bond stated there is a warranty on material; have to remove horse manure immediately for warranty. GGF will maintain regularly.

Parker asked what track is defined as under the zoning ordinance.

Bond stated it is a principal permitted use – commercial waterfront recreation - no use permit on track.

Parker asked about the process for hiring a consultant to assist staff with CEQA review.

Bond stated it would be conducted administratively.

Dann stated concern for users of the bay trail due to increased traffic and construction. Wants track to implement interim bay trail so users can have continuous access.

Larson stated he thinks the track replacement is a good project, and should be encouraged. Helps save horses lives, and doesn't think project need to come back to WFC for further review.

Parker stated he wants to review complete application at a WFC meeting, and will put on an upcoming agenda.

Public Comment:

Caryl O'Keefe: asked the jurisdiction of the WFC regarding activities at GGF.
Parker stated the WFC is an advisory committee to City.

8. FUTURE AGENDA ITEMS

(Commission/Committee/Board Member announcement of requests for future agenda items. No public comment will be taken on announcement of future agenda items).

8.1. Next Meeting April 17th: City Attorney Robert Zweben - Brown Act Presentation

Parker suggested staff invite P&Z Commissioners to the April 17th meeting.

8.2. Presentation on Instant Runoff Voting in Relation to Measure C

8.3. Eagle Scout Project – Installation of a Community Bulletin Board at Waterfront

9. ADJOURNMENT

The meeting was adjourned at 10 PM.