


Healthy Parks
 Healthy People
 East Bay Regional Park District
 P.O. Box 5381, Oakland, CA 94605
www.ebparks.org

FIGURE 1

REGIONAL LOCATION

ALBANY BEACH RESTORATION AND PUBLIC ACCESS
 AT EASTSHORE STATE PARK



FIGURE 3-2

AREAS OF ANALYSIS

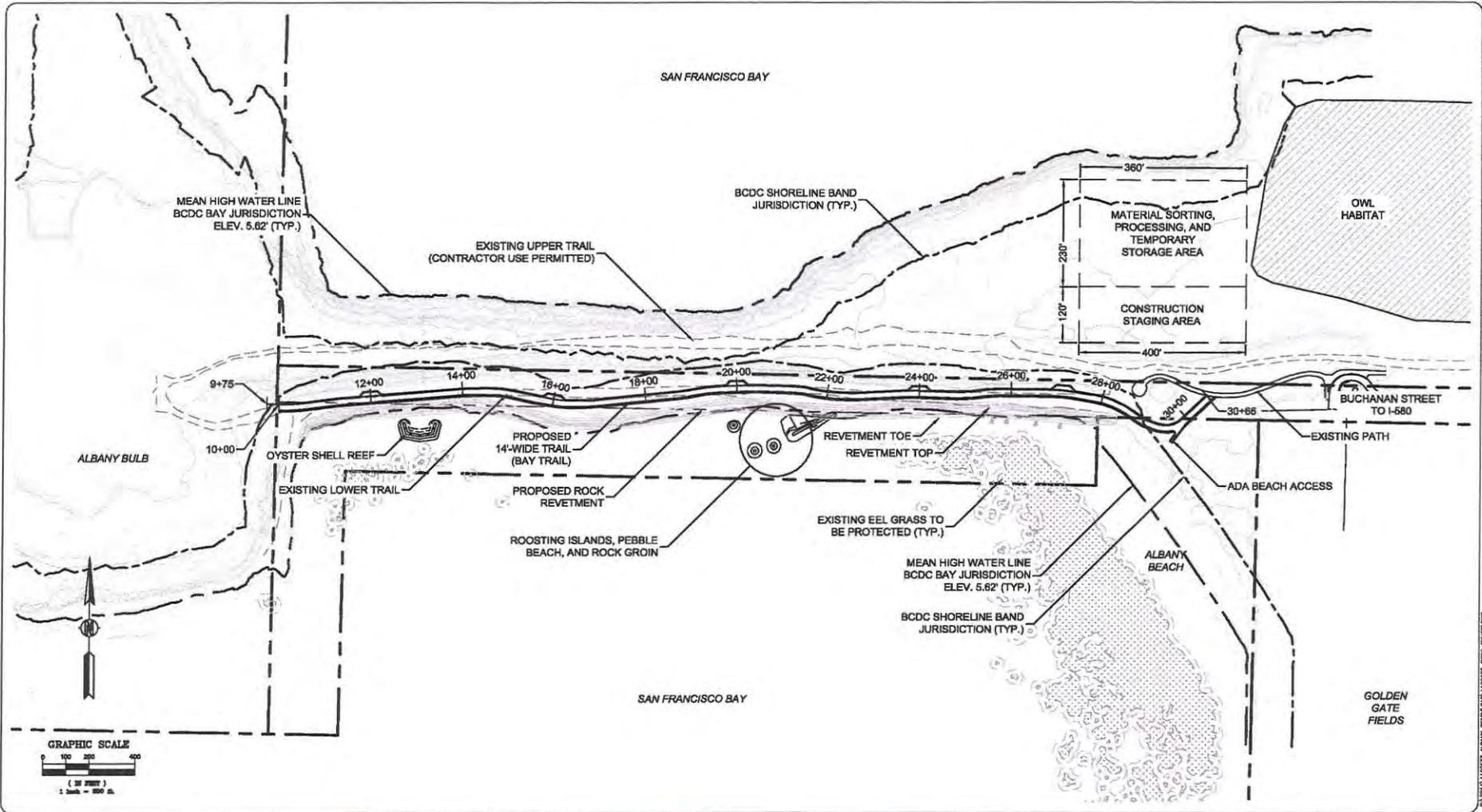
ALBANY BEACH RESTORATION AND PUBLIC ACCESS

EASTSHORE STATE PARK

EXHIBIT B



East Bay Regional Park District
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ALBANY BEACH
PUBLIC ACCESS AND RESTORATION PHASE 1

QUESTA
ENGINEERING LLP
P.O. Box 70356 1229 Bridgeway Cove Road Point Richmond, CA 94807

Civil
Environmental
& Water Resources
(916) 296-4114
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QUESTA@QUESTA.COM



Healthy Parks
Healthy People

Design: JP/ST/AM
Drawn: AM
Checked: JP
App'd: JP/ST

SITE PLAN AND PROPOSED FEATURES
ALBANY, CALIFORNIA

FIGURE
4
8/18/14

IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY

1 INTRODUCTION

This Tiered Final Environmental Impact Report (EIR) has been prepared to assess the potential environmental consequences of the proposed Albany Beach Restoration and Public Access Project (also referred to as “the Proposed Project”) at the Albany Peninsula and the bay shoreline between Buchanan and Gilman Streets, in the cities of Albany and Berkeley, California.

This EIR identifies mitigation measures and alternatives that would avoid or reduce significant impacts. It is intended to inform decision makers, other agencies, and the public, of the Proposed Project.

This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA). The main objectives of CEQA are to disclose to decision makers and the public the significant environmental effect of proposed activities and to require agencies to avoid or reduce the environmental effects by implementing feasible alternatives or mitigation measures. The East Bay Regional Park District (EBRPD) is the lead agency for the Project.

This EIR is tiered from the 2002 *Eastshore Park Project General Plan Environmental Impact Report* (State Clearinghouse No. 2002022051), in accordance with CEQA Guidelines Sections 15152 and 15168 and Public Resources Code Section 21094. The Eastshore Park Project General Plan is a long-range master plan for development of a new Eastshore State Park along the eastern shore of San Francisco Bay. The Eastshore State Park includes approximately 8.5 miles of shoreline, extending north from the Oakland Bay Bridge to the Marina Bay neighborhood in Richmond. The CEQA concept of “tiering” refers to the evaluation of general environmental matters in a broad program level EIR, with subsequent focused environmental documents for individual projects that implement the program. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. CEQA Guidelines Section 15168(d) provides for simplifying the preparation of environmental documents for individual parts of the program by incorporating by reference analyses and discussions that apply to the program as a whole. Where an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to potentially significant effects on the environment from that later activity that were not analyzed as significant in the prior EIR, that are susceptible to substantial reduction or avoidance (CEQA Guidelines Section 15152(d)), or that were not adequately addressed in the prior EIR (CEQA Guidelines Section 15152(f)). The Proposed Project is consistent with the Eastshore Park Project General Plan described in the *Eastshore Park Project General Plan EIR*.

The *Eastshore Park Project General Plan EIR* and other documents incorporated by reference in this EIR are available for public review at EBRPD headquarters at 2950 Peralta Oaks Court, Oakland, California.

1.1 Proposed Action

The Albany Beach Restoration and Public Access Project consists of three components (see **Figure 3-2** in Chapter 3, Project Description):

- 1) Shoreline repair and reconstruction, including habitat enhancement and accessibility improvements to 2,000 feet of existing trail (San Francisco Bay Trail Spur) along the Albany Neck shoreline (Area 1); and northern beach access;
- 2) Beach and dune enhancement, recreation improvements, restroom, parking and construction of approximately 800 feet of new San Francisco Bay Trail at Albany Beach (Area 2); and
- 3) Construction of 4,200 feet of new San Francisco Bay Trail between Albany Beach and Gilman Street (Area 3).

In addition to the three main project areas listed above, the project would also involve beneficial reuse of Albany Neck shoreline material to repair voids on the Albany Plateau, after which this area would be backfilled with suitable soil, covered, and seeded. The areas proposed for debris placement are already impacted from unauthorized metals scavenging activities (landfill debris such as concrete and sharp metal is exposed) and these areas would be repaired as part of the project. The majority of the concrete debris would be hauled off-site to an approved landfill for recycling.

In the areas listed above, the proposed project would involve the following:

- **Shoreline reconstruction:** removal of debris including concrete and metal rubble, possible (optional) recontouring shoreline slopes to create intertidal and subtidal habitat, placement of stabilized rock toe and slope protection, shoreline rock, soil and geotextile fabric placement, and planting native grasses and shrubs on upper slopes. The goal is to minimize bay fill to only that which is required to maintain public and emergency vehicle access along the south Neck and for beneficial habitat enhancement and needed shoreline stabilization. The crest or upper elevation of the shoreline rock revetment would be at an elevation of +11 or +12 feet (NAD88) with a 1.5:1 slope. For reference purposes, the existing trail is mainly at an elevation of +14 to +15 feet. Approximately 12,000 to 13,000 tons of armoring rock would be imported to stabilize the eroding shoreline, and about 10,000 to 12,000 cubic yards of concrete rubble would be removed.
- **Intertidal and subtidal habitat enhancement (optional):** with a focus on creating habitat for shorebird foraging and roosting, native oysters, and intertidal algal communities. The optional intertidal and subtidal habitat enhancement elements would add an additional 2,500 to 3,000 cubic yards of rock, including 250 – 300 tons of pebble and sand, for a new 0.1-acre pocket beach, and up to 300 cubic yards of oyster shell. Optional enhancement components include a pocket pebble beach, headlands finger and offshore avian roosting rocks, rock crescent and oyster reefs, as well as porous tide pools.
- **Accessibility improvements:** removal of debris, including broken concrete, asphalt, and metal rubble along the existing trail, grading of trail to provide positive drainage, placement of permeable trail surface to meet accessibility guidelines along Albany Neck; and earthwork to grade an ADA compliant access to the sandy beach. Removable sand mats would provide ADA access further westward onto the soft beach sands.
- **Vegetation management:** removal of nonnative invasive species adjacent to trail, planting new native grasses and shrubs, and installation of post and cable fence to limit access to restored planting areas and steep shoreline slopes.
- **Beach and dune enhancement:** earthwork and demolition to remove treated wood, inorganic debris and invasive plants at beach area, demolition of a 2.8-acre paved parking area, sand placement to help support a broad low-profile beach, and support existing and expanded dune features and adapt to anticipated conditions under sea level rise. Approximately 2,000 cubic yards of carefully selected clean sand would be placed on the beach above the line of highest tide, and an additional 3,000 cubic yards placed to enhance and expand the dunes within the existing parking lot. The dunes would be stabilized using native dune vegetation.
- **Seasonal wetlands enhancement:** earthwork to expand existing seasonally inundated wetlands and planting with native vegetation and removal of invasive plants and inorganic debris from wetlands. The existing seasonal wetland would be protected during construction.
- **Stormwater management:** earthwork to create bioswales and ponding areas to manage and treat on-site runoff from impervious surfaces. A major portion of this would be routed through the enhanced seasonal wetlands.

- **Parking and Water Trail access:** facilities for non-motorized watercraft, 20-stall parking lot to provide ADA access, and non-motorized watercraft access and staging.
- **Restroom and site furnishings:** dual vault-type restroom, bicycle racks, picnic benches, park signage, and interpretive exhibits.
- **Trails:** Reconstruction of existing trail at Albany Peninsula as ADA accessible trail (San Francisco Bay Trail Spur); and new segment of San Francisco Bay Trail from Buchanan Street to Gilman Street.

After construction, the project area would be operated and maintained by EBRPD.

1.2 Planning Process

Project Background

The project site is within Eastshore State Park. The Eastshore State Park General Plan, which describes a long-range master plan for Eastshore State Park, including the project site, was completed in 2002. In 2010 EBRPD contracted with a team of consultants lead by LSA Associates, Inc. to prepare more detailed studies evaluating restoration and public access options identified in the Eastshore State Park General Plan for improvements at Albany Beach. These planning documents, in addition to public input from the EBRPD's Board Executive Committee in September 2010, January 2011, and April 2011, and workshops held in December 2010 and February 2011, formed the basis for the Preferred Project Plan for Restoration and Public Access for Albany Beach (applicable to Areas 1 and 2) that is described herein and is the subject of this environmental analysis.

Concepts for the Bay Trail along Golden Gate Fields (Area 3) were separately developed by Questa Engineering, in consultation with EBRPD, over the period from 2006 through 2010. EBRPD also consulted with the operators of Golden Gate Fields in developing the proposed alignment for the Bay Trail.

Additional public meetings followed as part of the EIR process (see below).

Consultation with Resource Agencies

As the Proposed Project would affect seasonal wetland areas and tidal waters of the Bay, consultation with the National Marine Fisheries Service (NMFS) of the National Oceanic and Atmospheric Administration (NOAA), San Francisco Bay Regional Water Quality Control Board (RWQCB), Bay Conservation and Development Commission (BCDC), and U.S. Army Corps of Engineers was initiated early in the process to define a strategy to protect and restore biological resources and water quality. The US Coast Guard was consulted regarding their notification requirements for the proposed (optional) sub-tidal structures for oyster habitat, which are potential navigation hazards.

1.3 Environmental Review Process

Initial Study

An Initial Study (IS) checklist was completed for the Proposed Project at the time this EIR was prepared, and is included in Appendix A.2. The IS included a project description and an analysis of the following issues:

- ◆ Aesthetics
- ◆ Agriculture and Forest Resources
- ◆ Air Quality

- ◆ Biological Resources
- ◆ Cultural Resources
- ◆ Geology and Soils
- ◆ Greenhouse Gas Emissions
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Mineral Resources
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services (police and fire protection)
- ◆ Recreation
- ◆ Transportation/Traffic
- ◆ Utilities and Service Systems

The IS concluded that there could be potentially significant impacts in all issues except for:

- ◆ Agriculture and Forest Resources
- ◆ Mineral Resources
- ◆ Population and Housing
- ◆ Public Services (schools and libraries)

No impacts were found for these four issues.

Because there could be potentially significant impacts from the Proposed Project for the other 14 issues listed above, an EIR was prepared to evaluate these issues in more detail.

Notice of Preparation

A Notice of Preparation (NOP) of an EIR was published on March 29, 2012. This announced the date and venue for the public Scoping Meeting. The NOP described the environmental issues to be covered in the EIR and invited comments on the proposed EIR scope. The NOP was sent to the State Clearinghouse, as required under CEQA, and to over 100 interested parties. These included: government agencies with a responsibility or interest over the Proposed Project, non-governmental agencies (NGOs), adjacent and property owners and residents. EBRPD also posted links to the NOP on its website.

Public Scoping Meeting

A public scoping meeting to describe the EIR process and to solicit comments on issues that should be covered in the EIR was held at the Board Room of the EBRPD headquarters in Oakland, on April 12, 2012.

Scoping Comments Received

Comments were received verbally at the Scoping Meeting and have been summarized for this EIR. Written comments received during the comment period following publication of the NOP are included, along with the summary of oral Scoping Meeting comments, in Appendix B of this EIR.

Notice of Completion of Draft EIR and Review Period

A Notice of Completion of the Draft EIR (NOC) was filed with the Governor's Office of Planning and Research (OPR). The public review period began on July 11, 2012, and ended on November 5, 2012.

Draft EIR Availability for Public Review

The Draft EIR was made available for downloading from the EBRPD website at www.ebparks.org. Electronic copies were also available the Albany Library at 1247 Marin Avenue, Albany, and at the Berkeley Public Library, Central Library, at 2090 Kittredge Street, Berkeley. The public was advised of the availability of the Draft EIR through a Notice of Availability mailed to owners and occupants of property within 300 feet of the site, as required by law. A Notice of Availability was also posted at the office of the Alameda County Clerk and mailed to individuals and organizations that participated in planning workshops and meetings or otherwise requested to be included on the project mailing list compiled by EBRPD.

Written comments were sent to:

Chris Barton
East Bay Regional Park District
Land Division
2950 Peralta Oaks Court
PO Box 5381
Oakland, CA 94605

Comments were also sent via email to cbarton@ebparks.org.

Agency Review

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project, and to provide the general public with an opportunity to comment on the environmental impact analysis that is prepared for a project. Several federal, State, and local agencies were contacted by EBRPD or through the Governor's Office of Planning and Research and sent a copy of the Draft EIR summary and/or a compact disk with the entire Draft EIR.

Final EIR

All comment letters received in response to the Draft EIR were reviewed and are included in the Final EIR, along with written responses to each of the comments, included as Appendix L of this EIR. Revisions made to the Draft EIR in response to comments, and to correct errors, omissions, or misinterpretations, have been incorporated into this Final EIR document. In accordance with State CEQA Guidelines section 15132, the Final EIR for the Project consists of: (i) the Draft EIR and subsequent revisions; (ii) comments received on the Draft EIR; (iii) a list of the persons, organizations, and public agencies commenting on the Draft EIR; (iv) written responses to significant environmental issues raised during the public review and comment period and related supporting materials; and, (v) other information contained in the EIR, including EIR appendices. The Final EIR was published on November 8, 2012. The Final EIR was made available for downloading from the EBRPD website at www.ebparks.org. This document incorporates the revisions to the Draft EIR and includes items (ii), (iii), (iv) and (v) in Appendix L.

Public Hearing on Final EIR, Certification, and Project Adoption

A Public Hearing will be held at an EBRPD Board meeting on November 20, 2012. Certification of the EIR and adoption of the project will be considered at that meeting.

Notice of the meeting will be sent to the same parties that were notified of the publication of the Draft EIR and any additional parties that request notification.

Final EIR and Responses to Comments

All comments received within the comment period and pertaining to the environmental impacts and adequacy of the Draft EIR were responded to in writing. CEQA does not require responses to comments on the project merits, or unsubstantiated comments. Responses, together with comment letters and emails, are included in the Final EIR, along with any necessary revisions to the contents of the Draft EIR.

Final EIR Approval and Project Approval

The Final EIR was made publicly available in the same manner as the Draft EIR. After publication of the Final EIR, the EBRPD Board of Directors will consider whether to certify the Final EIR, adopt findings, and approve the project.

The EBRPD meeting for EIR certification and project approval will be a public hearing where additional comments may be received.

1.4 Report Organization

This EIR is organized into the following chapters:

- ◆ **Chapter 1, Introduction.** Chapter 1 provides background and an overview of this EIR document.
- ◆ **Chapter 2, Report Summary.** Chapter 2 is a synopsis of the Project description, required permits, environmental impacts of the Proposed Project, alternatives, and CEQA conclusions.
- ◆ **Chapter 3, Project Description.** Chapter 3 describes the Proposed Project.
- ◆ **Chapter 4, Environmental Evaluation.** Chapter 4 evaluates the potential environmental impacts of the Proposed Project.
- ◆ **Chapter 5, Alternatives.** Chapter 5 considers the No Project Alternative and five other project alternatives, and identifies the “Environmentally Superior Alternative.”
- ◆ **Chapter 6, CEQA-Required Assessment Conclusions.** Chapter 6 evaluates effects with regard to growth inducement, significant irreversible changes, cumulative impacts, and impacts found not to be significant.
- ◆ **Chapter 7, Report Preparers.** Identifies the preparers of the EIR.
- ◆ **Appendices.** Includes relevant background materials.