



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: July 9, 2019
TO: Christine Daniel, City Manager
FROM: Andrew Clough, Public Works Director
SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Approving and Adopting the City of Emeryville Green Infrastructure Plan; CEQA Determination: Exempt Pursuant to CEQA Guidelines 15307 and 15308**

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution adopting the Green Infrastructure Plan for the City of Emeryville.

BACKGROUND

To achieve compliance with Provisions C.3.j, C.11, and C.12 of the current Municipal Regional Stormwater National Pollutant Discharge Elimination System Permit (MRP 2.0) adopted by the San Francisco Bay Regional Water Quality Control Board on November 19, 2015 (Order No. R2-2015-0049), the City of Emeryville is required to prepare a Green Infrastructure Plan ("Plan"). This Plan addresses the requirement to plan for and construct, or cause to be constructed, compliant vegetated stormwater treatment measures on both public and private lands. The primary purpose of these treatment measures is to remove pollutants from stormwater before they reach the storm drain system and natural waterways. Pursuant to the MRP 2.0, with the development and approval of this Plan, the City will meet the requirement that:

- the approved Green Infrastructure Plan must be submitted with the City's Annual Stormwater Report in September 2019. (C.3.j.i.5.c)

DISCUSSION

Stormwater runoff from highly urbanized areas, such as Emeryville, delivers pollutants—including pathogens, nutrients, sediment, and heavy metals—to the San Francisco Bay. By filtering stormwater through specially designed soils and planters, nearly all these contaminants can be prevented from entering the Bay and deteriorating its water quality. These filtration systems, termed Green Infrastructure, have been determined by the Environmental Protection Agency (EPA) to not only improve water quality, but to also improve air quality, increase climate resiliency, enhance wildlife habitats and increase property values.

The City of Emeryville has long been a leader in the field of sustainable stormwater management. The City has consistently pushed for the institution of green, resilient approaches to cleaning stormwater before it enters the San Francisco Bay. In 2005, the City published *Stormwater Guidelines for Green, Dense Redevelopment*, which outlined ways of integrating green stormwater treatment into the site planning and building design

of new developments. The EPA has a page under the “Smart Growth” section of its website dedicated to this document and to the impact Emeryville had in developing modern green infrastructure practices. The Emeryville Green Infrastructure plan will continue this legacy, cementing the City’s commitment to clean, sustainable development.

The Green Infrastructure Plan accomplishes the following in accordance with the MRP:

- Includes a mapping and prioritization mechanism to identify and prioritize both private and public green infrastructure project opportunities;
- Identifies locations and timeframes for implementing green infrastructure, including numeric targets for retrofitting impervious areas to achieve mandated pollutant load reductions;
- Utilizes a regionally consistent process for tracking and mapping completed projects to ensure progress towards meeting the pollutant load reduction targets;
- Includes and/or references design and construction guidelines and standard specifications and details for Green Infrastructure to guide and enable the completion of projects;
- Integrates with other planning efforts, including updating other relevant Emeryville plans, policies, codes, and ordinances to incorporate green infrastructure for stormwater management to support the implementation of project opportunities;
- Evaluates long-term funding options, including for design, construction, and long-term operations and maintenance, from Emeryville and other sources

The requirement for this plan is part of a comprehensive effort by State environmental officials to address the fact that increasing urbanization is negatively impacting the water quality of the entire state. Many counties across California and the United States have already adopted Green Infrastructure plans. By adopting this plan, Emeryville will join these cities in committing to keeping the State’s waterways healthy and clean.

FISCAL IMPACT

The fiscal impact of adopting the Green Infrastructure plan is not fully known at this time. Final costs of projects are largely determined by local considerations such as land value, space limitations, existing utilities, and environmental conditions (including slope and soils). As of now, the City is working under a generalized estimate of \$90,000 per half acre of area treated. Operations and maintenance costs of Green Infrastructure facilities are estimated at 4-6% of total construction costs annually.

During the development of the plan, City staff evaluated funding options for implementing prioritized projects. The following funding options were evaluated:

- Grant monies, including
 - State Water Resources Control Board (SWRCB) Proposition 1 Grants
 - State Coastal Conservancy (SCC) Proposition 1 Grants
 - California Natural Resources Agency (CNRA) Urban Greening Grants
 - One Bay Area Grants (OBAG)
 - Caltrans Active Transportation Grants
 - Measure AA Funding
 - Community Development Block Grant Entitlement Program
 - Transportation Alternatives Program
- In-Lieu Fees (single jurisdiction and multi-jurisdiction);
- Existing resources, including Capital Improvement Program (CIP) funding;
- Development Impact Fees/Capital Contributions.

Results of these evaluations are included in the attached plan

STAFF COMMUNICATION WITH THE PUBLIC

As required by the MRP, a Framework for this plan was presented for discussion at a City Council meeting on May 16, 2017. Resolution No. 17-67, adopting the Framework, was approved by the City Council on that date.

The Environmental Programs division, within the Public Works Department, developed a one-page description of Green Infrastructure planning in Emeryville and posted it on the “Newsflash” section of the Emeryville website on April 17, 2019. A similar description of Green Infrastructure was also developed for infrastructure professionals. It was sent by mail to 43 companies who have worked with the City of Emeryville on infrastructure projects. These companies included architectural firms, urban planning consultants, engineering firms, and contractors.

In addition, the requirements and plans for Green Infrastructure Plans have been discussed at public meetings of the Alameda County Clean Water Program since 2016.

ENVIRONMENTAL IMPACT

Adoption of the plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15307 and 15308 (Actions by Regulatory Agencies for Protection of the Environment) because the purpose is to stop pollutants from entering the Bay and to protect the natural environment.

CONCLUSION

The adoption of this plan will systematize the development of Green Infrastructure; simplifying the processes surrounding the planning and building of Green Infrastructure for city planners and engineers. It will keep the City of Emeryville in compliance with the requirements of the MRP 2.0 and will lead to a cleaner, healthier Bay Area. Therefore, City staff recommends that the City Council approve and adopt the City of Emeryville Green Infrastructure Plan.

PREPARED BY: Oliver Abbitt, Environmental Programs Intern

APPROVED AND FORWARDED TO THE CITY COUNCIL OF THE CITY OF EMERYVILLE:



Christine Daniel, City Manager

ATTACHMENTS

- Draft Resolution Of the City Council Of the City of Emeryville Approving and Adopting the City of Emeryville Green Infrastructure Plan
- Emeryville Green Infrastructure Plan
- Resolution No. 17-16 Approving the Framework for the Green Infrastructure Plan