



CHAPTER 2

How We Developed the Plan

June 2022

Plan Development Process

Key steps in the Plan development process included the following steps:

- Step 1: Review previous plan and new information.
- Step 2: Scope and organize the Planning Team.
- Step 3: Identify assets and assess hazards.
- Step 4: Conduct risk assessment and analysis.
- Step 5: Develop and prioritize hazard mitigation and adaptation strategies.
- Step 6: Conduct stakeholder engagement and community outreach.
- Step 7: Draft and finalize the plan. The City developed a draft Plan, which was revised to incorporate community input during the review process in Step 6, and then produced a final Plan.

Incorporation of Existing Plans, Studies, Reports, and Technical Information

The plan update included the review and incorporation of existing plans, studies, reports, and technical information to inform the hazard and risk assessment and development of strategies.

- **City of Alameda 2040 General Plan (2021).** The General Plan is a statement of goals, objectives, policies and actions that describe the community's priorities for the next 20 years. California State law requires that every city adopt and maintain an up to date, internally consistent general plan. The City's current General Plan has not been comprehensively updated since 1990, and many new and important challenges are facing the Alameda community. The draft General Plan addresses climate change, affordable housing, equity and inclusiveness, safe streets, open space and park funding priorities, and disaster preparation.
- **Plan Bay Area 2050 (2021).** Plan Bay Area 2050 focuses on four key issues: the economy, the environment, housing and transportation. This new regional plan outlines strategies for growth and investment through the year 2050, while simultaneously striving to meet and exceed federal and state requirements. The plan will identify a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The Metropolitan Transportation Commission and the Association of Bay Area Governments are expected to adopt Plan Bay Area 2050 in fall 2021.
- **The Response of the Shallow Groundwater Layer and Contaminants to Sea Level Rise (2020).** The study developed an estimate of the existing groundwater surface and analyzed the response of the shallow groundwater table to a suite of sea level rise scenarios. Areas with emergent groundwater flooding and existing contaminant concentrations above human health benchmarks were identified as potential areas of concern.
- **Climate Action and Resiliency Plan (2019):** The Climate Action and Resiliency Plan is a long-term plan to reduce Alameda's Greenhouse Gas emissions that cause climate change

through equitable improvements to transportation, buildings, energy use, and waste management and adapt to the impacts of climate change, such as rising seas and increasing extreme heat and smoke days.

- **USGS HayWired Scenario (2018).** The HayWired project models the impacts on housing, infrastructure, the economy and community in the San Francisco Bay area from a magnitude 7 earthquake and associated aftershocks on the Hayward Fault.
- **BCDC Adaptation to Rising Tides, Oakland-Alameda Resilience Study (2016).** The Oakland-Alameda Resilience Study assessed resilience of the Oakland International Airport, the Oakland Coliseum, the East Oakland neighborhoods around the Coliseum and Bay Farm Island. The project included an assessment of vulnerabilities, risks and mitigation opportunities for multiple hazards – earthquakes, sea level rise, and flooding – that threaten the people, facilities, infrastructure, and community services. The study was led by the Adapting to Rising Tides (ART) Program and conducted in partnership with the Association of Bay Area Governments Resilience Program
- **ABAG Stronger Housing Safer Communities (2015).** The project was designed to better understand the challenges Bay Area housing and communities face from earthquakes. The project engaged local stakeholders and topical experts to identify the housing and communities that are particularly vulnerable, and to develop locally relevant strategies to address the specific vulnerabilities and consequences identified. The project was led by the ART Program and the Association of Bay Area Governments (ABAG) Resilience Program
- **BCDC Adapting to Rising Tides, Alameda County Vulnerability and Risk Report (2012).** The project assessed the vulnerability and risk to the Alameda County shoreline and community resources from sea level rise and storm events. The project led to strategies to help communicate and resolve these complex issues, as well as processes to integrate adaptation into local and regional planning and decision-making. The project was led by the ART Program.

Stakeholder Engagement and Community Outreach

An open public involvement process is essential to the development of an effective plan. As demonstrated below, community members were provided multiple opportunities for public comment on the plan during the drafting stage and prior to plan approval. In addition, the City also engaged neighboring communities and jurisdictions on the plan development. Comments received during the public engagement phase were incorporated into the final plan.

Green Team

The City's Green Team meets monthly and is comprised of department heads and oversees implementation of the Climate Action and Resiliency Plan (CARP) and ensures that key milestones are met. The Green Team served as the Executive Review Team for this effort to ensure the effort was aligned with CARP implementation priorities.

Planning Team

The City convened an interdepartmental planning team to guide development of the Plan and met between May and October 2021. The planning team met monthly throughout the plan development process to oversee and guide the Plan update process. The planning team was specifically responsible for:

- Developing and participating in community and key partner engagement strategy
- Providing updates to plan sections as needed
- Reviewing and providing input on draft plan
- Identifying new mitigation strategies (goals, actions, prioritization of actions, implementation plan)
- Ensuring integration with other citywide plans (two-way exchange)

Agendas for the planning team meetings and a list of participants are included in **Appendix A**.

Community Engagement

Website

The planning team established a dedicated webpage for the plan update on the City website. The site can be found at: <https://www.alamedaca.gov/hazardmitigationplan>.

Social Media

The community survey, virtual open houses and draft plan were promoted on the city's Facebook account on July 22 and September 9 and reshared on several other community Facebook accounts. The City's Facebook account has over 12,000 followers. The community survey was also promoted on the Recreation and Parks Department Facebook page on July 21. The page has over 3,000 followers.

Community Survey

In July 2021, a community survey was shared to provide the opportunity for community members to identify their natural hazards of concern and actions that they have taken to prepare for natural hazards. A link to the survey was included on the city's website and was shared via the city's social media account and the Parks Department's social media. An invitation to complete the survey was also included in a Parks Department newsletter in July. The Alameda Real Estate Association included a link to the survey in its August newsletter. Postcards with a link to the survey and information about the virtual open houses were also printed and distributed to each of the branch libraries and in city hall (finance office, passport office and permit desk) to make them available to members of the public. CASA members placed flyers on doorsteps on residents in the neighborhood around Woodstock Park the weekend of September 11-12, 2021, a neighborhood that contains socially vulnerable populations and is exposed to a number of hazards.

657 responses were received to the community survey between July 9, 2021 and October 12, 2021. The survey responses were reviewed and analyzed for incorporation into the draft plan. A copy of the survey questions is included in **Appendix B**. Of all the listed hazards, survey respondents were most concerned with earthquakes, sea level rise and impacts from wildfires with 66% of respondents concerned about one of these hazards. Respondents who selected "Other" were concerned about evacuation off the island in

the event of disaster, water supply, transportation infrastructure damage impacting disaster relief response post disaster, and concerns about hazardous waste and toxins underground. A summary of hazard responses is shown in **Figure 2-1**.

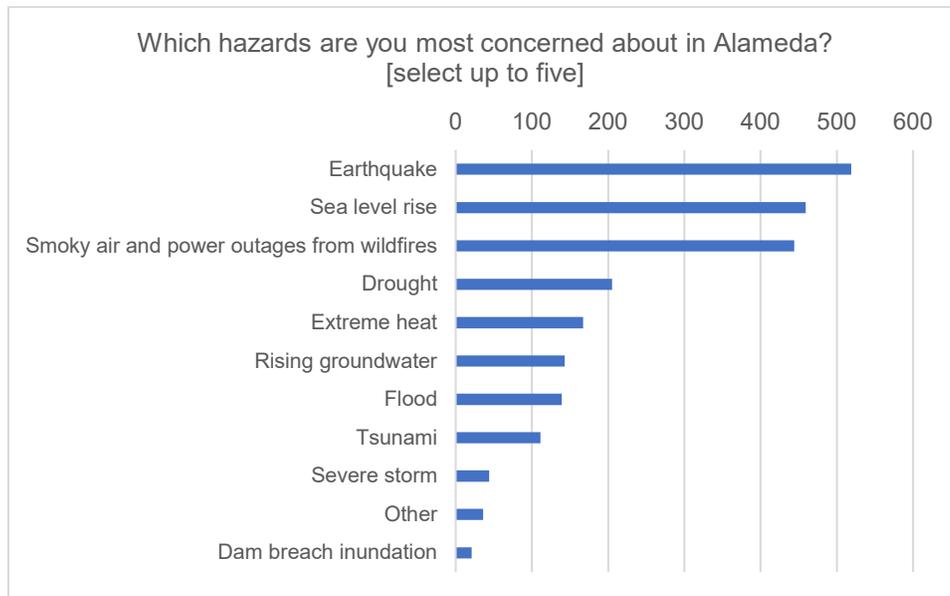


Figure 2-1 Hazards of Greatest Concern to Survey Respondents

As shown in **Figure 2-2**, more than 50% of the survey respondents feel that they and their households are “somewhat prepared” for disasters. About 10% of survey respondents feel “very prepared” or “extremely prepared” for disasters while over 30% of survey respondents do not feel at all prepared for disasters.

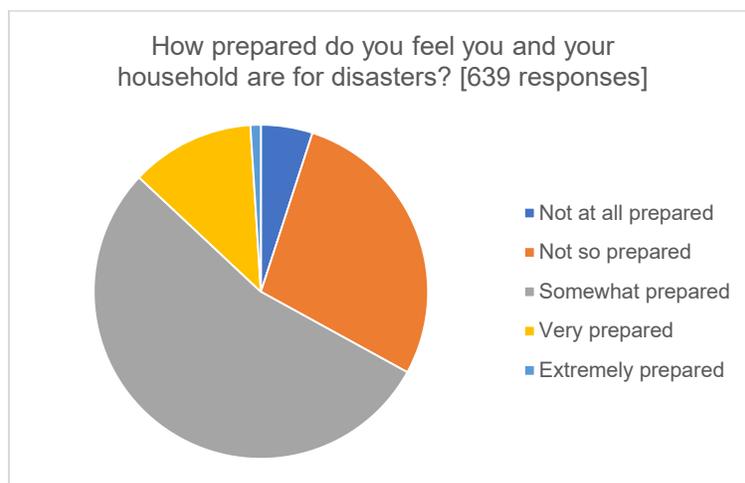


Figure 2-2 How Prepared Are Survey Respondents for Disasters in Alameda

As shown in **Figure 2-3**, of the listed actions that survey respondents can take to prepare for disasters, more than 68% of respondents have stored three days of emergency food and water and more than 60% have braced their water heater. A majority of respondents have installed gas shut-off valves on their home, secured heavy furniture to the wall or purchased earthquake insurance. A few respondents have

moved brick chimneys or taken flood proofing measures for their home. Twenty-five respondents have taken none of the listed actions.

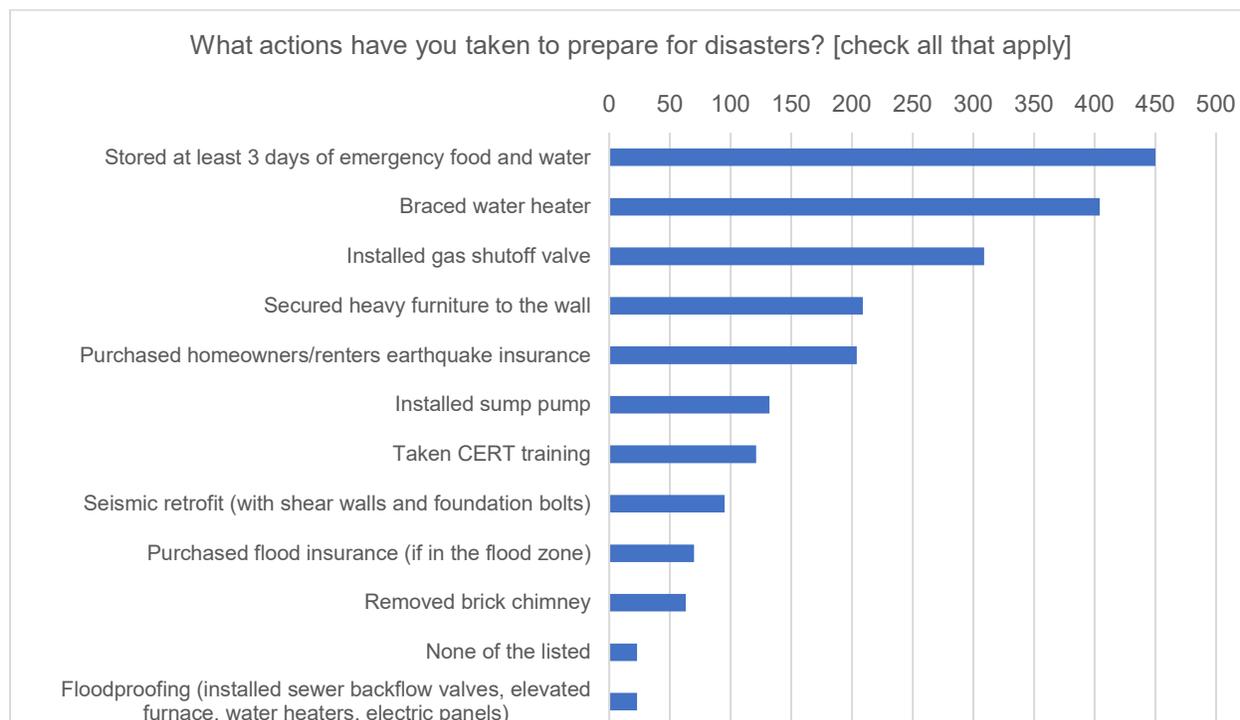


Figure 2-3 Actions Respondents Have Taken to Prepare for Disasters

As shown in **Figure 2-4**, while a large majority of the respondents were Alameda residents, a few respondents don't live but work or shop and dine in Alameda. Of those that live in Alameda, about 20% each live in Bay Farm, West End, Central, and East End. About 10% live in Southshore and 1% live in Alameda Point.

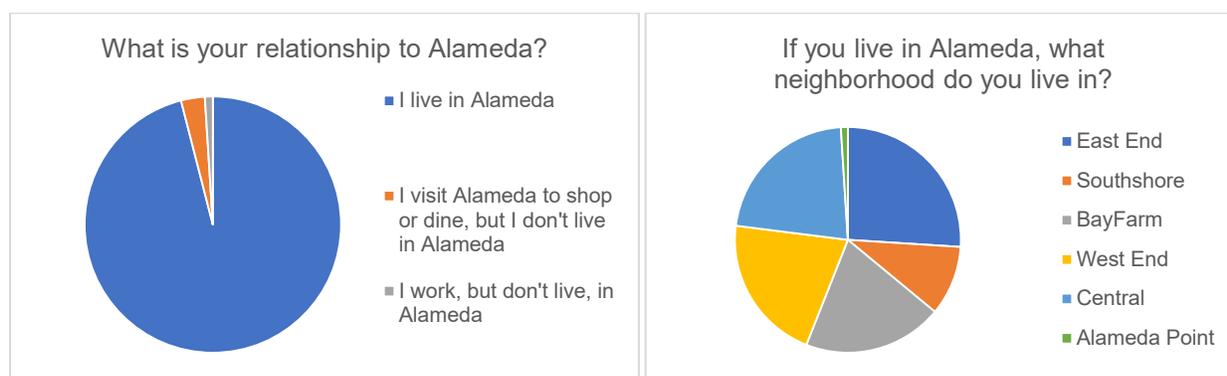


Figure 2-4 Respondents' Relationship to Alameda

As shown in **Figure 2-5**, 22% of survey respondents rent their homes and 78% own their homes, compared to the City as a whole which is about 52% renters and 48% homeowners.¹

¹ [Quick Facts Alameda city, California](#), U.S. Census Bureau

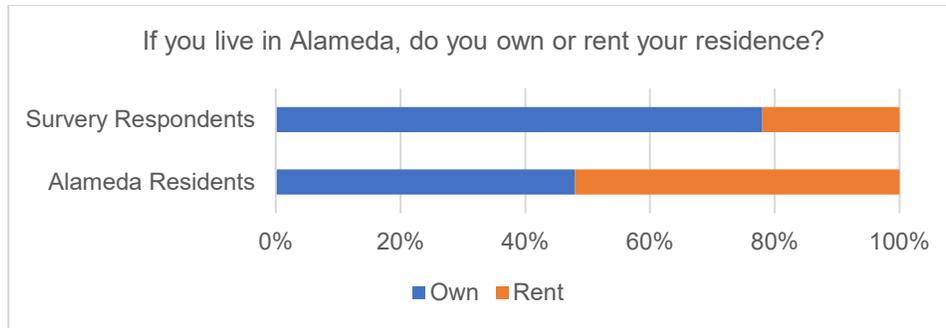


Figure 2-5 Respondents Who Own or Rent Their Homes Compared to Residents Citywide

The survey respondents are over-represented by individuals that identify as White or Mixed compared to Alameda residents over all. Alternatively, there is under representation from Asians, Hispanics or Latinos, Black or African American, American Indian or Alaskan Native and Native Hawaiian or other Pacific Islander as compared to Alameda residents overall.²

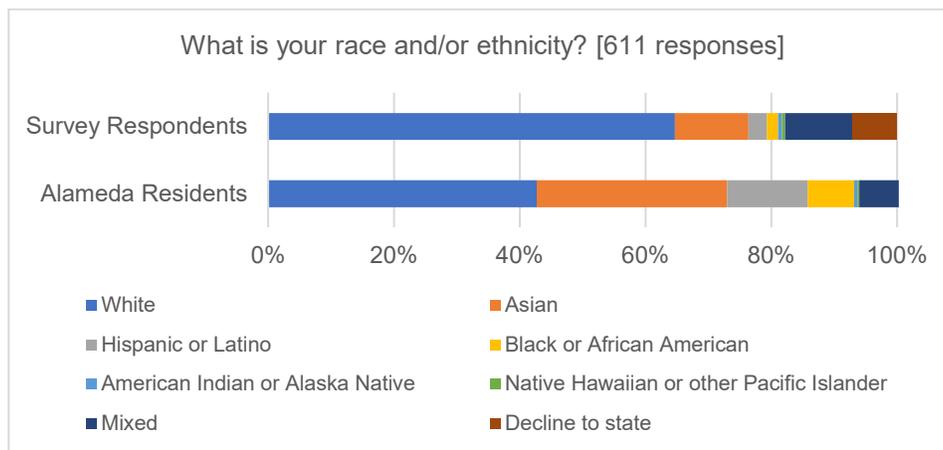


Figure 2-6 Race and/or Ethnicity of Survey Respondents Compared to Residents Citywide

Emails

Survey respondents were asked to provide their email address to receive updates on the Plan and an email list sign up was also created on the Plan website. The email list was used to advertise the community survey, dates for the virtual open houses, board and commission meetings, and to share a link to the draft plan for public comment.

Emails were sent on September 9, 16, 27 and October 28, 2021 to survey respondents and newsletter registrants notifying them that the draft plan was posted and dates of virtual open houses and board and commission meetings. The Recreation and Parks Department also sent an email to their listserv on July 21, 2021. Copies of the emails are included in **Appendix B**.

² [Quick Facts Alameda city, California](#), U.S. Census Bureau

Virtual Open Houses

Virtual open houses for the community we conducted to provide input on the draft plan on the following dates:

- Thursday, September 16, 2021, 6-7 pm
- Wednesday, September 22, 2021, 12-1 pm
- Tuesday, September 28, 2021, 7-8 pm

A copy of the presentation used for these community meetings is provided in **Appendix B**.

Farmers' Market

City staff tabled at the farmers' market on October 19, 2021 from 8:30-12:30pm. Staff displayed posters showing the earthquake and sea level rise risk to Alameda and provided handouts in English, Chinese and Spanish describing how residents could prepare their homes and families for natural disasters. One staff member present was fluent in Mandarin and Cantonese. During the event, staff had conversations with 33 individuals and a group of 45 school children. Copies of the flyers provided at the farmers' market are provided in **Appendix B**.

Newspaper Articles

Staff published a newspaper article in the Alameda Journal providing an overview of the draft plan in Alameda's local newspaper on November 19, 2021. A copy of the article is included in **Appendix B**.

Incorporation of Public Comment

Responses from the community survey were considered in the development of the draft plan and helped inform the prioritization of hazards in the plan. Comments on the draft plan were received by email or verbally during public comments at board and commission meetings and from virtual open houses and were documented and incorporated into the final plan. For example, as a result of comments received, staff provided additional definitions in the Key Terms section, enhanced the discussion of how persons with disabilities will be impacted by hazards, additional language was added to the Introduction framing the plan relative to the climate challenges we face and what it will take for us to tackle it, and strategies were added and/or enhanced.

Key Partner and Neighboring Jurisdiction Outreach

Key partners and neighboring jurisdictions were invited to comment on the draft plan during the public review period by emails to staff and through announcements at San Leandro/Oakland-Alameda Estuary Adaptation Working Group meetings, as well as through emails to the membership of that group. Specific agencies with mitigation strategies in the plan were also contacted by email during the drafting of the plan to provide input to the plan. In addition, the Alameda Housing Authority and Alameda Unified School District were invited to participate in the planning process. Agencies that were contacted during the development of the Plan include:

- Alameda County
- Alameda Housing Authority
- Alameda Unified School District

- Association of Bay Area Governments (ABAG)
- BART
- Bay Conservation Development Commission (BCDC)
- Caltrans
- East Bay Regional Parks District
- EBMUD
- City of Oakland
- City of San Leandro
- City of San Francisco
- Metropolitan Transportation Commission (MTC)
- PG&E
- Port of Oakland

Boards and Commissions

The draft plan was presented at publicly noticed meetings of the following boards and commissions:

- Planning Board, September 27, 2021
- Commission on Persons with Disabilities, October 13, 2021
- Public Utility Board, October 25, 2021
- Transportation Commission, October 27, 2021
- Social Service and Human Relations Board, October 28, 2021
- Alameda Collaborative for Children, Youth and their Families, October 28, 2021
- Historical Advisory Board, November 4, 2021

An example staff report and presentation used for board and commission meetings can be found in **Appendix B**.

Plan Approval and Adoption Process

Staff will follow the following process for approval and adoption of the Climate Adaptation and Hazard Mitigation Plan:

- The final draft Plan incorporating public comments will be submitted to CalOES for initial review.
- Following CalOES determination that the planning requirements have been met and the Plan is ready to be approved, the Plan was forwarded to FEMA for review and approval.

- Staff reviewed and updated the General Plan Safety Element and Climate Conservation Element as necessary for consistency with the Climate Adaptation and Hazard Mitigation Plan.
- Following FEMA’s determination that the Plan is “Approvable, Pending Adoption”, staff will present the final Plan to City Council for adoption by resolution. The resolution will also incorporate the plan into the General Plan Safety Element for compliance with AB 2140. Council will also adopt the associated amendments to the General Plan.