

March 7<sup>th</sup>, 2018

To Whom It May Concern,

We are writing to request further analysis and express our concern regarding the Medical Respite and Wellness Center that is proposed on McKay Ave. As new residents to this area, we are all in favor of providing services to those in need. The proposed services are quite needed and worthy. However, we moved from our beloved Lake location in Oakland to escape the transient presence on our doorstep in favor of our current peaceful and clean location. I work in the mental health/service sector and have a 2 year old daughter who we want to expose to various ways of life and different realms of society. However, we also want to be careful about how much and how distressing this exposure may be. If this center is established here, we are concerned that this area may become a space for increased traffic in general, increased transient community loitering/littering and possible disturbance of peace. We are further concerned about the health, safety, and well-being of our daughter, and other children who walk on this street every day. Where we lived in Oakland was nearby a half-way home and other services that were providing good things to the transient community but we would frequently encounter intoxicated, high, and mentally unstable personalities on our street which added stress to our already busy lives. This is in addition to the increased noise pollution from emergency responders almost daily.

Will there be guaranteed security on McKay making sure people are being safe? Will there be increased security near our McKay St. Park Webster Garage entrance? Will there be additional loiterers near the Crab Cove Visitor Center? Will McKay Ave. become a much busier street? We walk down this street everyday to get to the park/visitor center.

We would like you to consider these questions and add that we are strongly against this plan. We are proposing that another space in Alameda be used for this site. For example, there are numerous property spaces on the old military base. Or somewhere more centrally located on the island that others nearer to the East side/Bay Island can also easily access? It may also be good to have this site near a medical facility or closer to the fire station.

Thank you for taking our voice into consideration.

Sincerely,

Lalita, Gyanaranjan and Kalindi Nayak

Park Webster

## NANCY McPeak

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**From:** Eric Fonstein  
**Sent:** Tuesday, April 24, 2018 4:40 PM  
**To:** NANCY McPeak  
**Subject:** FW: Alameda medical respite and wellness center

-----Original Message-----

**From:** Diane [mailto:dianebroch@sbcglobal.net]  
**Sent:** Tuesday, April 24, 2018 7:29 AM  
**To:** Eric Fonstein <efonstein@alamedaca.gov>  
**Subject:** Alameda medical respite and wellness center

Dear Eric,

I am concerned about the location for the center. As you know Alameda has very little open space and crown beach is one of the few areas that families and children can enjoy. My own grandchildren have enjoyed this beach On their visits here.

With the center being proposed adjacent to this area it will change The landscape of that area dramatically. Many of the residentsWho will be seeking respite and housing temporarily could potentially Have mental and addiction problems which could be a safety problem for the children who play there. There is also the idea that this would be a warming center so people will be coming in from out of the area During the day they could simply camp out at crown beach It would seem to me that there would be other areas with more space and not connected to a public park which would be a better location for what is being proposed. Perhaps it could be adjacent to the headquarters for Alameda medical respite which I understand is on the Naval air base?

Thanks for sharing this. Diane Broch, 546 Kings Rd., Alameda

Sent from my iPhone

## NANCY McPeak

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**From:** Eric Fonstein  
**Sent:** Tuesday, April 24, 2018 4:39 PM  
**To:** NANCY McPeak  
**Subject:** FW: concerns about the proposed Alameda Medical Respite and Wellness Center on McKay Avenue

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**From:** Scott Sheppard [mailto:scott.s.sheppard@comcast.net]  
**Sent:** Monday, April 23, 2018 5:32 PM  
**To:** Eric Fonstein <efonstein@alamedaca.gov>  
**Subject:** concerns about the proposed Alameda Medical Respite and Wellness Center on McKay Avenue

1305 Crown DR  
Alameda, CA 94501-3727  
April 23, 2018

Alameda Social Services Human Relations Board  
[efonstein@alamedaca.gov](mailto:efonstein@alamedaca.gov)  
(510) 747-6800  
Attention: Mr. Eric Fonstein

Re: April 26, 2018 meeting

Dear Social Services Human Relations Board:

Crown Harbor is a small gated Alameda California community of 76 townhomes nestled along Ballena Bay, Crab Cove, and Crown Beach. Crown Harbor is a quiet, well-kept community on the San Francisco Bay, close to downtown Alameda's Historic Webster Street shopping, restaurants, post office, twice-weekly Farmers' Market, and much-anticipated seasonal events such as Concerts at Crab Cove, 4th of July Parade, and Neptune Beach Community Celebration.

Alameda Point Collaborative (APC) is a supportive housing community that uses all its resources to help families and individuals break the cycle of homelessness and poverty. They are the largest supportive housing provider for homeless families in Alameda County, and their wide range of services give residents the tools they need for long-term success. APC plans to develop the Alameda Medical Respite and Wellness Center on the Federal property adjacent to Crown Harbor. Doug Biggs, APC Executive Director, is presenting to the board on April 26, 2018.

Though Crown Harbor residents are not unsympathetic to the plight of the homeless, we (along with other neighboring communities) have some concerns about APC's proposed site.

- **Increase in Crime**

The concern for crime is backed up by experiences of Crown Harbor residents who visit or work in San Francisco.

The increase in crime is often not the result of the homeless but a criminal element that invades the area to prey on the homeless. As is the case in San Francisco, the concern is that the Alameda Police Department will be inundated with calls that they cannot respond to.

- **Noise Pollution**

As was demonstrated when Alameda developed Jean Sweeny Park, Persons with serious health, drug, or mental issues (as is associated with many homeless) sometimes create noise of shouting, fighting, and screaming.

- **Proximity to Schools**

A facility on McKay Avenue would be near Montessori, Paden Elementary, and Encinal High schools. Mixing children with persons with serious health, drug, or mental issues is ill-advised.

- **Improved Support for Veterans**

Many of Alameda County's homeless are veterans who have served our country. Alameda Point is slated to have a Veterans Hospital. In appreciation of their service, closer proximity of the facility to the Veterans Hospital would offer symbiotic benefits. Would it possible for the City to do a swap of the McKay Avenue site with a site near the Veterans Hospital?

- **Maintenance of McKay Avenue Infrastructure and Facility**

McKay Avenue, its sidewalks, and its trees are in poor condition – not up to City code. Lacking the funds, APC thinks the long-term maintenance and disposition of the infrastructure is a topic for all of the property owners on that avenue to work on. Can this issue be resolved before APC's application is approved?

- **Lack of an Open Process**

The Department of Health and Human Services has conditionally approved the project, and the Environmental Analysis (EA) is already in progress yet opportunities for public comment have not been available. When the EA comes back with a Finding of No Significant Impact, there will be no need for a full Environmental Impact Report, and thus, no opportunity for public input. Public review serves as a check on accuracy in analysis. Public comments inform agencies about public opinions and values. We are grateful that Alameda Social Services Human Relations Board is collecting public input.

- **Stakeholder Advisory Groups Have No Impact**

Although APC is establishing an advisory group, there is no guarantee that advisory group feedback will be considered in a deliberative manner and timeframe. There is nothing in writing, (e.g., City Council minutes, public hearing) that defines what is or is not allowed at the facility.

There is one concern that is specific to Crown Harbor.

- **Water Pollution**

The Federal property adjacent to Crown Harbor has an easement where drainage from that property flows into Crown Harbor drains, so anything that flows from the facility (e.g., medical waste) directly impacts Crown Harbor.

Along with some Crown Harbor residents, there are residents city-wide who are concerned about Crab Cove itself.

- **Ignoring the Will of the Voters**

Alameda County and Contra Costa County residents have the expectation that 7.5 acres of surplus Federal properties are designated for the East Bay Regional Parks District based on the passage of Measure WW in 2008 by 72% of the Contra Costa and Alameda County voters. To date, only 3.89 acres have been used for Crab Cove expansion. The parcel map attached to Measure WW clearly includes the land that the Federal government is handing over to APC.

- **Homeless Loitering or Encampment**

Though APC notes that the facility is not a homeless shelter but a respite center, the concern is that the McKay facility will attract the homeless, not from patients being treated by the medical facility, but those waiting to make use of the resource center. Homeless are already camping and sleeping at nearby Crab Cove. Discarded needles litter the path.

As a representative body for our community, we are pleading with you to help us address these concerns.

To see the reference material behind this list of concerns, you can visit our website at <http://crownharbor.org/center.html>. Thank you.

Sincerely,

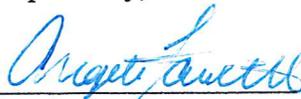
Scott and Sheryl Sheppard  
1305 Crown Drive  
Alameda, CA 94501-3727  
(480) 239-5346

To: Social Services Human Relations Board  
Date: April 26, 2018  
Item: No. 3-A 2018-5502  
From: Angela Fawcett

We have filed an Initiative Measure to be Submitted to the Voters rezoning the McKay Avenue remaining federal buildings parcel to Open Space consistent with the super majority vote of the Electorate in 2008. This should be considered with Item No. 3-A 2018-5502 Presentation Regarding Alameda Medical Respite and Wellness Center (McKay Avenue Project).

1. In 2008, East Bay Regional Parks District submitted **Measure WW** to the voters of Alameda and Contra Costa Counties.
2. This Measure was supported and or endorsed by the Alameda City Council, the SF Chapter of the Sierra Club, the League of Women Voters, Doug Siden, Ayn Weiskamp, and many others.
3. A number of projects were identified to be the beneficiaries of the funds raised by WW. They included **Project 18**.
4. During the campaign for Measure WW, the federal land on McKay Avenue, Alameda, the subject of Project 18, was a single parcel identified as Alameda County Assessor's Parcel No. 74-1305-026, 7.57 acres.
5. After the passage of Measure WW, the federal government split the land the voters had pledged for expansion of Crab Cove, into two parcels, **Alameda County Assessor's Parcel Nos. 74-1305-026-1, approximately 3.899 acres and 74-1305-026-2, approximately 3.671 acres.**
6. A residential development was attempted by Tim Lewis Communities on the Alameda County Assessor's Parcel No. 74-1305-026-1.
7. The voters responded by filing, circulating and qualifying an initiative rezoning Alameda County Assessor's Parcel No. 74-1305-026-1, to Open Space. The City Council thereupon adopted the initiative and rezoned the parcel to Open Space to comply with the voters mandate.
8. The federal government is trying once again to subvert the will of the voters and taxpayers to obtain authorization for reuse of Alameda County Assessor's Parcel No. 74-1305-026-2, approximately 3.671 acres for other than Parks and Recreation.
9. The voters have responded with a Second Initiative to rezone this Second Parcel to Open Space. This Initiative has been filed with the elections official and is undergoing review at this time.
10. The proponent of the Presentation Regarding Alameda Medical Respite and Wellness Center Homeless, APC, has already received 10 acres for the homeless at Alameda Point, and currently shelter 500 homeless persons in 200 units. Alameda had 204 homeless at the last count. There is room for a Medical Respite and Wellness Center at this location which is within a short walking distance of and has a view of the SF Bay.
11. It would be appropriate to defer further review or recommendations for reuse of Alameda County Assessor's Parcel No. 74-1305-026-2, until after the election which is contemplated by the electors at this point.

Respectfully,

  
Angela Fawcett

## Exhibits

### **1. Measure WW. Extend Existing East Bay Regional Park District Bond With No Increase In Tax Rate -- East Bay Regional Park District (2/3 Approval Required)**

**To continue restoring urban creeks, protect wildlife, purchase/save open space, wetlands/shoreline, acquire/develop/improve local and regional parks, trails and recreational facilities, shall East Bay Regional Park District be authorized to issue up to \$500 million in general obligation bonds, provided repayment projections, verified by independent auditors, demonstrate that property tax rates will not increase beyond present rates of \$10 per year, per \$100,000 of assessed valuation?**

#### 2. Arguments For Measure WW from Voter's Handbook

Vote Yes on Measure WW to protect and preserve our East Bay Regional Parks. The East Bay Regional Park District (EBRPD) is widely considered to be one of the most successful examples of integrated parklands in any urban area in America. With Alameda and Contra Costa Counties' populations growing rapidly, Measure WW is needed to preserve our vanishing open space, available parklands, and shoreline.

Measure WW extends the existing parks bond measure passed by voters in 1988. The 2008 bond extension will not increase your taxes. It has bipartisan support. The original 1988 ballot measure made possible our current system of parks, thousands of acres of protected open space, and hundreds of miles of trails throughout Alameda and Contra Costa Counties. All of the revenue from 2008's Measure WW is local and will stay in our two counties to protect and preserve our parks. 25% of the revenue will fund city parks and recreation departments. 75% will fund regional park acquisitions, open space preservation, new parks and trails for walking, hiking, and biking, environmental maintenance, the rehabilitation of aging park facilities, and wildlife habitat restoration.

Measure WW is also crucial for environmental sustainability. The vegetation in our Regional Parks absorbs the same amount of carbon dioxide that is produced by over 80,000 cars. Voting yes on WW will help us fight global climate change at the local level. Measure WW will also help protect and renew our urban creeks and ponds, which will enhance the quality of drinking water for our communities. A citizen's oversight committee will ensure that Measure WW's funding is spent as promised. Measure WW has something for everyone. For a complete project list, please visit <http://www.yesforparks.org> Vote Yes on Measure WW for our East Bay Regional Parks.

George Miller, Member of Congress Chapter  
Norman La Force, Chair, Sierra Club San Francisco Bay  
Ayn Wieskamp, Chair Yes For Parks Committee President, East Bay Regional Park ,  
Doug Siden ,District Board of Directors  
League of Women Voters of the Bay Area, Marion Taylor, Vice-President, Action

### **3. Attached hereto. PROJECT LIST FOR MEASURE WW**

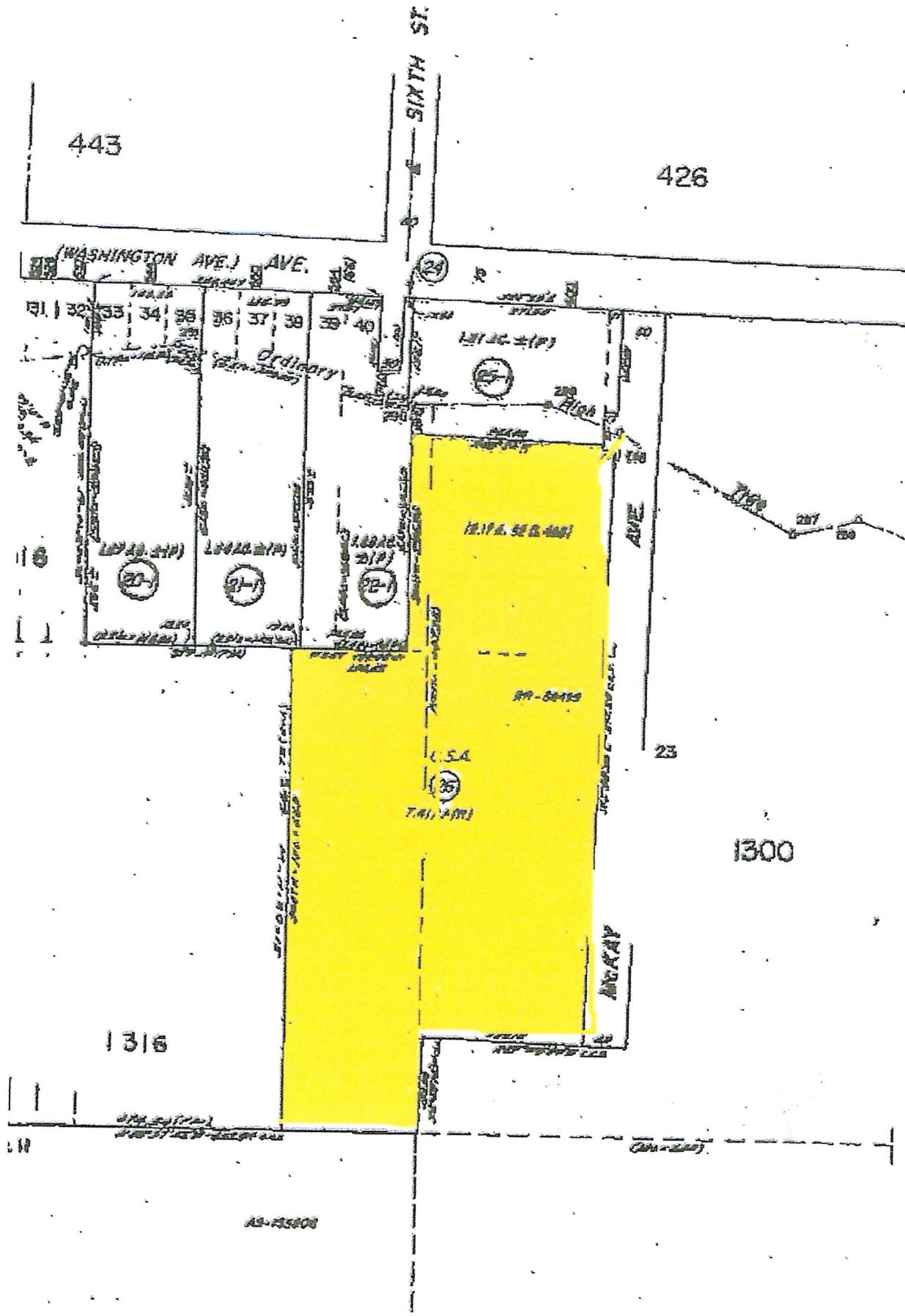
**Project 18. Crown Beach** Improve visitor center, restore beach, complete park boundary. \$6.5 million to replace and expand the Crab Cove interpretive center, currently located in an outdated military building. Expand and restore Alameda Beach to increase space for beach recreation and protect the shoreline. **Acquire appropriate surplus federal property if it becomes available. \$ 6,480,000.**

**4. Attached hereto: Alameda County Assessor's Parcel Nos. 74-1305-026, approximately 7.57 acres.**

**5. Attached hereto: Alameda County Assessor's Parcel No. 74-1305-026-1, approximately 3.899 acres and Parcel No, 74-1305-026-2, approximately 3.671 acres.**

## 2008 Measure WW Regional Parks Bond Extension Project List

#	Location	Project	Description	Total \$
16	Coyote Hills	Complete park boundaries, restore marsh, build public use facilities	\$8.1 million to acquire remaining lands adjacent to Coyote Hills to complete park boundaries and preserve sensitive riparian wildlife habitat. Restore and expand existing marsh complex to include seasonal wetlands, coastal prairie grassland and reduce cattails. Enhance habitat for Salt Marsh Harvest Mouse and California Black Rail. Replace the aging visitor center with a state of the art facility to interpret the significant cultural and natural resources of the area. Add family camping opportunities at the reclaimed Dumbarton Quarry site and provide trail links to the Don Edwards Wildlife Refuge and Bay Trail.	\$ 8,100,000
17	Crockett Hills	Expand park and improve public access	\$4 million to acquire scenic open space to expand this park near the West County communities of Crockett, Hercules and Rodeo. Build new public access, trails for all users and camp sites easily accessible from Highway 4 and the Cummings Skyway.	\$ 4,050,000
18	Crown Beach	Improve visitor center, restore beach, complete park boundary	\$6.5 million to replace and expand the Crab Cove interpretive center, currently located in an outdated military building. Expand and restore Alameda Beach to increase space for beach recreation and protect the shoreline. Acquire appropriate surplus federal property if it becomes available.	\$ 6,480,000

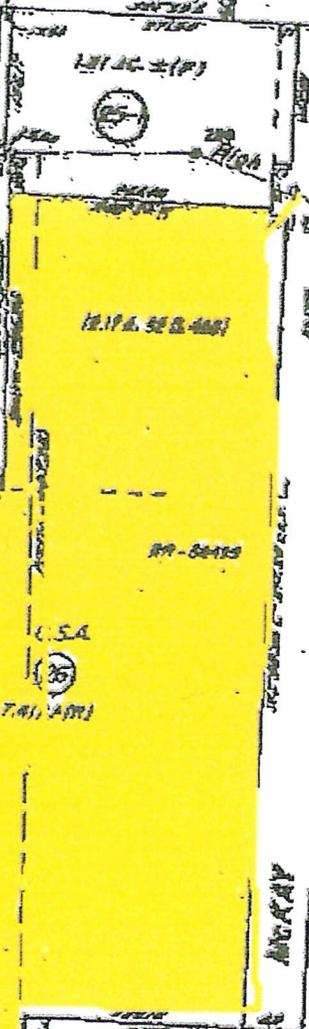
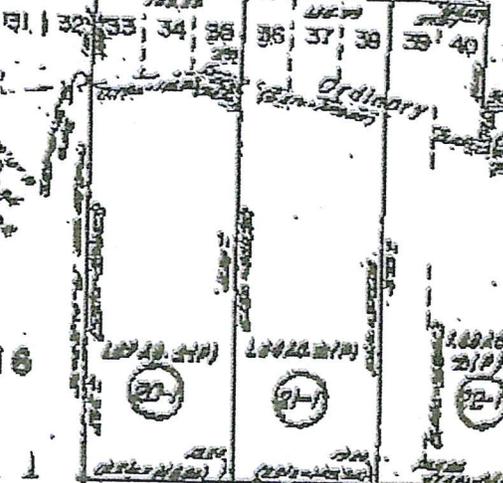


443

426

(WASHINGTON AVE.) AVE.

SIXTH ST.



1316

1300

AS-23500

4 Map No.2 of Salt Marsh and Tide Lands (Case 1 Dr.6-26)  
Sale Map No.10 of Salt Marsh and Tide Lands (Bk.17-Pg.30)  
Plat of the Encinal San Antonio (Bk. A deeds-Pg.152)  
of the Lands of the Teutonia Park and Homestead Association (Bk.5-Pg.5)  
Map of Damon's West End Tract (Bk.2-Pg.18)

