

## LARA WEISIGER

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**From:** Liza Gabato Morse <lizagmorse@earthlink.net>  
**Sent:** Tuesday, December 18, 2018 4:19 PM  
**To:** LARA WEISIGER; lizagmorse@earthlink.net  
**Subject:** RE: public comment tonight with video

Thank you Lara.

Yes. please include this in the record:

This is a new animal, a new project being tested here in our City. This a very challenging project to pull off. 50K was given by the City of Alameda for our 204 homeless and the rest of the 40 million is from outside money and the people's monies from WW 2008, environmental impacts and health & safety have not properly researched and analyzed.

I am asking to remove consent calendar item 2K due to legality issues pertaining to health & safety that have not been followed regarding the GSA property. The environmental report shows that there is at least 20% asbestos, lead paint and other chemicals in the building and soil. Why would we expose persons with compromised immune systems and complex medical problems to a poisoned building? I am asking you to not to remove the G overlay as GSA needs to clean up the property before disposing it.

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**From:** LARA WEISIGER [mailto:LWEISIGER@alamedaca.gov]  
**Sent:** Tuesday, December 18, 2018 3:52 PM  
**To:** lizagmorse@earthlink.net  
**Subject:** RE: public comment tonight with video

Hi Liza,

I will have the video ready to go at the meeting. You will need to complete a speaker slip in order to be called up to speak. If you would like me to share your email with the Council and include it in the record, please let me know.

Thanks,

Lara

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**From:** Liza Gabato Morse [mailto:lizagmorse@earthlink.net]  
**Sent:** Tuesday, December 18, 2018 12:35 PM  
**To:** LARA WEISIGER <LWEISIGER@alamedaca.gov>  
**Cc:** lizagmorse@earthlink.net  
**Subject:** public comment tonight with video

Hi Ms. Weisiger,

I will be asking to remove consent calendar item 2K due to legality issues pertaining to health & safety that have not been followed regarding the GSA property. The environmental report shows that there is at least

20% asbestos, lead paint and other chemicals in the building and soil. Why would we expose persons with compromised immune systems and complex medical problems to a poisoned building? I will ask not to remove the G overlay as GSA needs to clean up the property before disposing it.

Can someone play the video when my speaker slip is called and then I will comment after?

<https://www.youtube.com/watch?v=C89OQledGV8&feature=youtu.be>

Thank you so much.

Sincerely,

Liza Gabato Morse

[lizagmorse@earthlink.net](mailto:lizagmorse@earthlink.net)

 Please consider the environment before printing this email

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



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To: Mayor and City Councilmembers

From: Friends of Crab Cove



Date: 12/17/2018

Item No. 2-K 2018-6311 Final Passage of Ordinance Amending Alameda Zoning Map for the Property on the West Side of McKay Avenue (APN 74-130521-2) to remove the G Government Combining District Designation to Allow for Private Use of the Property for a Wellness Center. (Community Development 481001)

1. This Council is considering an application rendered by someone who is not authorized to bind or pledge APC or make representations that APC will have any requirement to keep. The Application being processed is not signed by the owner of the property, which is mandatory for processing a Planning Application. It is only signed by Douglas Biggs, and fees are unpaid. According to the materials filed by APC with the Secretary of State, Business filings, Douglas Biggs's official capacity is as Agent for Service of Process for APC. Kathryn Duke is the Chief Executive Officer, Michele McGarraugh is the Secretary. Douglas Biggs is registered as the Agent for Service of Process for APC. The accuracy of the information on the form, was certified as correct by Douglas Biggs. **BATES 140**.
2. The Articles IV B of the Articles of Incorporation "No substantial part of the activities of this corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this corporation participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office. Yet APC promoted funded and contributed to the candidacies of JOHN KNOX WHITE, and JAMES ODDIE and MARILYN EZZY ASHCRAFT in the last November 2018 election. **BATES 141-144**.
3. APC was already given 34 acres - which is for sale- and another 10 acres not more than a 1 ½ miles away. The Crab Cove Children's Center and Recreational facilities do not need to be reduced or impacted by Homeless Accommodation across the street. A strict financial accounting should be required to see where the funds have come from and where they are going, including the proceeds from the sale of the 34 acres.
4. There has been no study as what is in the best interests of the City of Alameda and its residents. Alameda is isolated, and as such homeless here cannot take advantage of the hundreds of millions of dollars offered to homeless by other Cities and Counties. It is why APC's project at the base is a failure. Alameda is too isolated, and provides too few services to justify basing a third large homeless accommodation on the outskirts of the County. Alameda is in nearly total gridlock with no access to transit hubs or mass transit. Those needing medical care should not have to travel to such an isolated area, when buses and shuttles already go the other two homeless areas at the former naval air station.
5. Alameda needs to determine what its 204 homeless need. Of the 204, 100 of these homeless are in temporary shelters. That leaves Alameda with 10 seniors possibly needing assisted living. An unknown number of these 10 have medical issues. APC is proposing to obtain and spend \$40-50 million dollars to help Alameda's 8-10 seniors with medical issues, and hospice care for the homeless from throughout the region with no financial contribution from the cities or counties from which these homeless are arriving.
6. The Environmental Assessment (EA) and Mitigated Negative Declaration/Initial Study (MND/IS) assume that the Project **Applicant will limit all recipients of medical care** from the Federally Qualified Health Center (FQHC) portion of the project to **either residents of the Hospice or Senior (55 years plus), Assisted Living or clients thereof**. The Project also states that all of the foregoing persons would be transported by ambulance to the Project. Therefore these patients are already under a physician's care. This is inconsistent with the planned FQHC on McKay.
7. The proposed FQHC at McKay is described as a satellite clinic of an as yet undetermined primary care medical care facility. The clinic will have 8000 square of space with **ten exam rooms**. It would offer **primary medical, mental health**, and alcohol and drug addiction services for up to 30 hours of **walk-in** services per week. This is inconsistent with the Application which states only residents and clients of the two medical facilities - who were transported by ambulance, will receive medical services at the FQHC.



8. The Federal Health Center Program is authorized in Section 330 of the Public Health Service Act (PHSA) (42 U.S.C. §254b) and administered by the Health Resources and Services Administration (HRSA) within the Department of Health and Human Services. The program awards grants to support outpatient primary care facilities that provide care to primarily low income individuals or individuals located in areas with few health care providers. **Federal health centers are required to provide health care to all individuals, regardless of their ability to pay.**

The City of Alameda's residents are already served by Kaiser Permanente medical facilities and Alameda Hospital, and hundreds of medical providers. The only medical need which requires off island treatment is a trauma center. For these services - which require a neurosurgeon be present 24/7, Alameda residents as well as most northern Alameda County residents are taken to Highland Hospital for treatment.

Thus while the EA and the MND considered medical services for only existing patients, the federal government requires such a facility to treat all persons, regardless of ability to pay. With 10 exam rooms adjacent to an existing 140 bed facility, the numbers suggest the FQHC is designed to treat persons other than existing residents. The foot and vehicular traffic in the two differently defined operations is significant. Treatment of the 140 in house assisted living and hospice patients, would generate no traffic except for that of the incoming medical personnel. No evidence was submitted as to any specific types of traffic, foot, vehicular or otherwise for an open Drop-in Medical Clinic available to all. Nor were any impacts of the foot traffic of incoming homeless patients on the surrounding residential, park, recreational, educational and business community apparently considered by the EA or MND.

9. There is no analysis in the Initial Study/ Mitigated Negative Declaration (IS/MND) of the cumulative impacts of the Friends of Crab Cove, specifically those of traffic, green house gases, noise, and other impacts. Both the EA and MND based the measurements of impacts on the environment from the distant past- including times of war (WWII), not the current status quo which is that of an empty building with no uses, or impacts other than the repeated occurrences of sewer line failures.

10. Both the EA and IS/MND ignored the recreational uses on the adjacent property next door, - Robert W. Crown Memorial Beach which draws 1.5 million visitors per year, and the Crab Cove children's learning Center, which draws tens of thousands of children per year. See CEQA Guidelines, appen. G, subd. (w).) When this was pointed out to the Department of Health and Human Services which reviewed the EA, it concluded that as there were **700,000 million visitors to Crown Beach and Crab Cove per year** (twice the entire population of the United States) that traffic newly generated by the Project would be minimal. **BATES 145-147.**

11. There is substantial evidence to support a fair argument that the Project may have significant environmental effects on: (1) traffic, (2) regional recreational resources, (3) historical resources, (4) the physical arrangement of the community, (5) hazardous and toxic materials polluting the air, ground, and neighboring residential communities and public school within ½ mile, and (6) groundwater, flooding and erosion. Both the EA and MND simply omitted the facts of the environmental impacts to enable findings of No Impact or Less than Significant Impact with future unqualified nonspecific "documentation" of future Mitigation Incorporated. The EA as documented by FOCC Objections filed before the Dec. 4, 2018, Council Meeting, contains the results of ALSF Analytical Labs test of the Beigetan cement which surrounds nearly 100% of the buildings, contained 20% asbestos. The MND cites AEI as having conducted an April 6, 2018, Phase I Environmental Site Assessment at 620 Central Avenue Alameda, Alameda County *in Union City*, California. AEI cites the ALSF testing, stating that a **limited asbestos survey** was done eleven years earlier "**The survey confirmed asbestos-containing building materials (ACBM)**" **and at the time, the ACBM's were in good condition.**" ALSF did not include the map locating where the samples were taken. AEI continued stating that abatement of the ACBM's from the site was limited to nine restrooms. And "It is presumed that ACBM's remain in other building components.. The mitigation measure presented in the MND is that "Prior to issuance of a demolition permit for the existing buildings on site, a comprehensive survey for ACBMs shall be conducted by a qualified asbestos contractor." "

MND Page 41



12. Failed to comply with PRC § 21083 (b)(3). The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

13. The Project changed throughout the entire EA/IS/MND process, It is unclear as to precisely which "Project" was approved at which stage. Originally the project entailed no destruction of any of the toxic or historic buildings. Biggs March 3, 2018, Oral presentation to Park Webster. The project as it currently appears includes the destruction of the majority of the structures, all with up to 20% asbestos shingles, Lead Based Paint, and other substances. The parcel's soil analysis reveals PCBs, diesel fuel and other contaminants. It is less than 1/4 mile from Paden Elementary School, demolition should have been studied and its hazardous impacts addressed before adoption of the MND. **BATES 148-153.**

14. The EA and IS/MND are inadequate for failing to identify the "environmentally sensitive habitat areas" (ESHAs, a Coastal Act term of art) within the site.

15. The Notice to the Public was not provided by the City of Alameda, as per Alameda County. A request under the Public Records Act was made to the County of Alameda for environmental documents submitted by the City of Alameda for "posting" or filing with the County Recorder. The County of Alameda auditor/Controller/Clerk-Recorder responded to the request after reviewing the internal index for all such postings from throughout the County of Alameda. The City of Alameda submitted only one posting during the period September 14, 2018, through December 4, 2018. It was a NOD for the Encinal Terminals EIR and given No. 18-365, by the Alameda County Recorder. **BATES 154-157.**

16. Both the EA and MND ignored the impact of the Initiative to Rezone McKay Avenue as Open Space, under the Zoning and General Plan elements. Only when the Alameda County Registrar of Voters certified the Initiative which required the mandatory placing of the Initiative on the City Council's agenda, was this even addressed. If this Initiative is passed by the voters, the Homeless Accommodation will be excluded. To the extent APC goes forward without knowing the results of this election, it assumes all the risk of years of delay and losing its financial backers. APC assumes the risk of a \$40 to \$50 million dollar construction project becoming a non-conforming use subject to abatement. APC has requested the Council to place a competing measure on the ballot. APC will be precluded by its Articles of Incorporation from campaigning for or against either ballot measure.

Rather than put a competing measure on the ballot, the Council is hereby asked to put the lifting of the G Overlay on the Ballot as a referendum at the earliest possible date. Alameda City Charter Sec.21-1 and 3-3, "The Council may, on its own motion, submit to the electorate by initiative or referendum any proposed resolution or ordinance which could be enacted by the Council."

17. Spending \$40-50 million to house the City of Alameda's homeless senior adult population is excessive. The greatest cause of homelessness in the City of Alameda's Senior population is the Alameda City Council and Housing Authority. This year, although the rest of the City is covered by the Rent Stabilization Ordinance, the City is proposing to raise rents for the 186 unit Independence Plaza for seniors, of 10% to 20% for the next five years. Thus the average rent today of \$425 per month will increase in five years to over \$1200 per month. **BATES 158-160**

18. CEQA Clearinghouse reflects no filing by the City of Alameda for The McKay Wellness Project.

19. FOCC hereby requests notification by US Mail of all actions taken on the current Project at McKay Avenue, including any approvals for this Project. FOCC specifically requests all notices of hearings and any Notice of Determination under the California Environmental Quality Act. Notice to be sent to Friends of Crab Cove, PO Box 631, Alameda, CA 94501.

Friends of Crab Cove,

By  Jesus Eduardo Vargas

INDEX To BATES STAMPED PAGES

BATES

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17-097524

**FILED**  
**Secretary of State**  
**State of California**  
**NOV 17 2017**



**Secretary of State**  
**Statement of Information**  
 (California Nonprofit, Credit Union and  
 General Cooperative Corporations)

**29** **SI-100**

**IMPORTANT** — Read instructions **before completing this form.**

**Filing Fee** — \$20.00;

**Copy Fees** — First page \$1.00; each attachment page \$0.50;  
 Certification Fee — \$5.00 plus copy fees

**1. Corporation Name** (Enter the **exact** name of the corporation as it is recorded with the California Secretary of State)

Alameda point Collaborative, Inc.

This Space For Office Use Only

**2. 7-Digit Secretary of State File Number**

**C2175183**

**3. Business Addresses**

a. Street Address of California Principal Office, if any - Do not enter a P.O. Box

677 W Ranger Avenue

City (no abbreviations)

Alameda

State

CA

Zip Code

94501

b. Mailing Address of Corporation, if different than item 3a

City (no abbreviations)

State

Zip Code

**4. Officers**

The Corporation is required to enter the names and addresses of all three of the officers set forth below. An additional title for Chief Executive Officer or Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/ Kathryn	First Name	Middle Name S	Last Name Duke	Suffix
Address 677 W Ranger Avenue		City (no abbreviations) Alameda	State CA	Zip Code 94501
b. Secretary Michele	First Name	Middle Name	Last Name McGarraugh	Suffix
Address 677 W Ranger Avenue		City (no abbreviations) Alameda	State CA	Zip Code 94501
c. Chief Financial Officer/ Kathleen	First Name	Middle Name	Last Name Koster	Suffix
Address 677 W Ranger Avenue		City (no abbreviations) Alameda	State CA	Zip Code 94501

**5. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** — Complete Items 5a and 5b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Douglas	Middle Name	Last Name Biggs	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 677 W Ranger Avenue		City (no abbreviations) Alameda	State CA Zip Code 94501

**CORPORATION** — Complete Item 5c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 5a or 5b

**6. Common Interest Developments**

☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Sterling Common Interest Development Act (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). See Instructions.

**7. The Information contained herein, including in any attachments, is true and correct.**

11/13/2017

Date

Douglas Biggs

Type or Print Name of Person Completing the Form

ED

Title

Signature

ARTICLES OF INCORPORATION  
OF  
ALAMEDA POINT COLLABORATIVE, INC.

**FILED**  
In the office of the Secretary of State  
of the State of California

AUG 24 1999

*Bill Jones*  
BILL JONES, Secretary of State

ARTICLE I

The name of this corporation is Alameda Point Collaborative, Inc.

ARTICLE II

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law of California for charitable purposes.

- A. The specific charitable purposes of this corporation are:
1. To raise the economic, educational, and social levels and enhance the quality of life of residents of Alameda, County, California, especially those who are low-income, homeless, or otherwise disadvantaged.
  2. To foster and promote community-wide interest and concern for the problems of residents to the end that (a) educational and economic opportunities may be expanded; (b) sickness, poverty, crime, and environmental degradation may be lessened; and (c) racial tensions, prejudice, and discrimination, economic and otherwise, may be eliminated.



3. To provide said residents with employment, casework, housing, healthcare, and other social services, including emergency, transitional and long-term social services.
  4. To promote cooperation and coordination among community organizations, and between community organizations and individuals, government agencies, and the private sector, in meeting the needs of said residents for jobs and decent, affordable housing, community facilities, and other services.
  5. To provide facilities and other assistance to other community organizations and voluntary associations serving said residents, thus enhancing the ability of said organizations and associations to provide such services.
  6. To provide information to said residents about programs or other opportunities that can improve their lives and the health of their neighborhood, and to stimulate participation by said residents in such programs and opportunities, thereby empowering residents in their efforts to achieve social and economic justice.
- B. The general purposes and powers are to have and exercise all rights and powers conferred on nonprofit public benefit corporations under the laws of California, provided, however, that this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this corporation.

### ARTICLE III

The name and address in the State of California of this corporation's initial agent for service of process is John Brauer, 224 W. Winton Ave., Room 108, Hayward, CA 94544-1215.

#### ARTICLE IV

- A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Service Code. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Service Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).
- B. No substantial part of the activities of this corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this corporation participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

#### ARTICLE V

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all




debts and liabilities of this corporation shall be distributed to a non-profit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Date: August 23, 1999

  
(Signature of Incorporator)

John R. Brauer  
(Typed Name of Incorporator)

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

  
(Signature of Incorporator)



Response to Public Comments  
on  
final Environmental Assessment for  
proposed Alameda Federal Center Northern Parcel Project

August 8, 2018  
Revised August 14, 2018

**Transmitted via Email**

Attn.: Angela Fawcett  
Friends of Crab Cove

Re: EA Comments  
Alameda Federal Center Northern Parcel, McKay Avenue  
Alameda, California

The U.S. Department of Health and Human Services (DHHS) has received Friends of Crab Cove's (FOCC) July 5, 2018, revised on July 20, 2018, letter which provided comments pertaining to the Environmental Assessment (EA) of Alameda Point Collaborative's use proposal for the property known as Alameda Federal Center Northern Parcel, located at 620 Central Avenue, Alameda, California. Subsequently, the DHHS has carefully reviewed all comments, and provides the following responses.

The EA was prepared by First Carbon Solutions on the behalf of Alameda Point Callabortive (APC). The EA was released on May 7, 2018 for DHHS review and approval. While public comments were not solicited for the EA, DHHS did accept and prepare responses to the comments made by FOCC. The following is a compilation of FOCC's comments and responses from DHHS.

For the purpose of analysis, each pertinent comment was assigned a tracking number. Each comment was then summarized or paraphrased and responded to individually. General statements of opposition or suggestions for another course of action that was considered outside the scope of the project was noted but no further response was necessary.



***Comment Summary 3:*** FOCC argues that there are no transit centers on the island of Alameda. There are bus lines that serve the cities of Oakland and San Francisco from Alameda, and there is infrequent daily bus service during daylight hours within 3/4 mile of the project.

**Response to FOCC-3:** As explained in section 3.13 of the EA, there are three bus lines with bus stops within approximately 0.5 mile of the project site. On the weekdays, Line 96 runs every half hour from 5:51 am to 11:03 pm, Line 51A runs every 12 minutes from 4:58 am to 12:35 am, and Line 20 runs every 30 minutes from 5:00 am to 12:31 am. As concluded in the EA, the project site is adequately served by the existing bus lines, and, spread among multiple bus routes, the existing transit service can accommodate the proposed demand.

***Comment Summary 4:*** FOCC expresses concerns over the sidewalks and roadway conditions on McKay Avenue.

**Response to FOCC-4:** The sidewalks along McKay are used on a regular basis by those visiting Robert W. Crown Memorial Beach, which serves over 700,000 million visitors per year. The project does not propose any changes to intersections, local streets, or sidewalks and would not, therefore, worsen or exacerbate existing conditions. Furthermore, because of the nature of the services provided and the medically vulnerable clientele being served, the proposed project would not substantially increase the usage of the sidewalks along McKay Avenue, and would not result in the need for sidewalk improvements.

***Comment Summary 5:*** FOCC states there are inadequate public transit to serve the project site.

**Response to FOCC-5:** It is not a requirement under NEPA that all potential modes of public transit in a region be accessible to a project. In addition, as mentioned above in Response to FOCC-3, there is adequate bus service to serve the project site.

***Comment Summary 6:*** FOCC states that the project site is underlain by wetland that were filled with unknown substances and objects.

**Response to FOCC-6:** The EA acknowledges that the project site is underlain by artificial fill, and no further response is necessary.

***Comment Summary 7:*** FOCC asserts that oil barrels on a battleship ruptured, leaking oil into the bay, and that plans should be made to address safe environmental development of the area. Events like this should be anticipated in any safe development of the project site.

**Response to FOCC-7:** The comment is noted; no further response is necessary.

The less intense facility alternative would not be feasible under standards of care in order to make adequate staffing and facilities available. There is a need to maximize utilization of the project space in order to both provide the most public benefit for the cost of renovations and the use of valuable urban land, as well as, to comply with DHHS regulations that requires applicants to fully use the property; partial uses are not allowed. Additionally, any partial use of the property would have less impacts than the full project, and since the purpose of an EA is to determine if a threshold is met that requires a full Environmental Impact Statement, studying a less than full utilization of the project site would not further inform the EA process. Therefore, an EA addressing less than full utilization would not meet the HHS conditions for application.

In regards to adding proposed services to the existing APC facility, the operations of APC at Alameda Point are separate and not a component of this project, thus not included in the EA.

***Comment Summary 12:** FOCC states that there are no facts to document the wild life habitat surveys which were done, when they were performed, or the qualifications of the person(s) performing those surveys.*

**Response to FOCC-12:** The biological assessment process is detailed in Section 3.3, Biological Resources on page 28 of the EA. Robert Carroll, an FCS biologist, examined existing environmental documentation for the project site and local vicinity. The biological resources supporting information is provided as Appendix C of the EA. Following a review of relevant literature, Robert Carroll performed a reconnaissance-level assessment on March 22, 2018 from 10:00 till 11:15 a.m. As explained in the EA, there are no critical or sensitive habitats found within the project site. A list of the endangered and threatened species with the potential for occurrence within the United States Geological Survey Oakland West quadrangle can be found in Appendix C. The project site does not contain any riparian habitat, wetlands, or other areas designated as waters of the United States. The EA includes avoidance and minimization measures to reduce impacts to raptors and other nesting birds.

The project site is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC). The BCDC has concurred with the government's Negative Determination regarding the transfer of the property for homeless assistance purposes. The transferee must confer with BCDC to determine if additional concurrence is required prior to redevelopment of the site.

***Comment Summary 13:** FOCC expresses concern that the project site is on a landfill in a site that is highly susceptible to liquefaction. In addition, the project is underlain by expansive soils.*

**Response to FOCC-13:** A seismic hazard report has been completed for the site, which is provided as Appendix E of the EA. The EA identifies the following mitigations that are required as part of the permitting process in Alameda: Prior to the issuance of building permits, the



# Alameda Medical Respite and Wellness Center

Doug Biggs, Executive Director  
Alameda Point Collaborative  
[Dbiggs@apcollaborative.org](mailto:Dbiggs@apcollaborative.org)  
510-898-7800

Bonnie Wolf, Project Director  
[bonniewolf@att.net](mailto:bonniewolf@att.net)  
510-206-1225



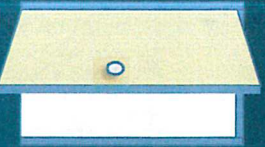
# Proposed Continuum of Resources

## **Alameda County - Homeless Residents/Medically Complex Conditions**

- Assisted Living
- Medical Respite
- FOHC Satellite Medical and Behavioral Wellness Clinic
- Coordinated Entry System – intensive linkages to housing

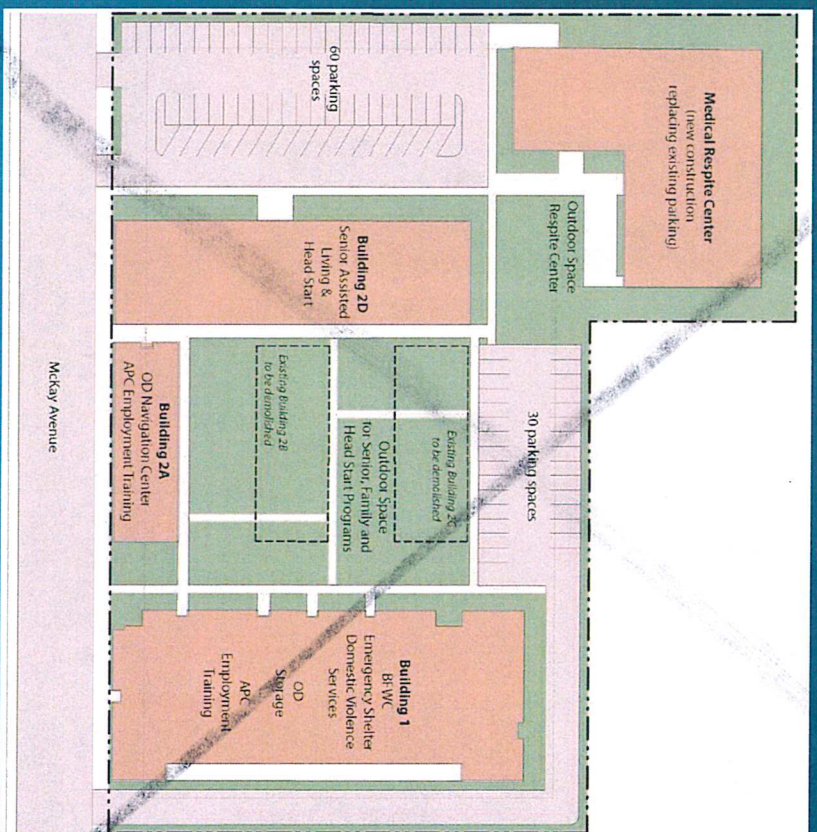
## **City of Alameda - Homeless Residents**

- Resource and Drop-in Center – emergency supplies and support





# Initially proposed concept





# Resource Center

## Drop-in Center for City of Alameda Residents

### Experiencing a Housing Crisis or Homelessness

- Advocacy and case management
- Intensive housing search and links to other services
- Access to on-site medical clinic
- Consideration of an overnight warming and cooling shelter in times of extreme weather conditions
- Essential supplies – food, water and blankets



# Cost and sources

- Renovation Costs **\$40 million**
  - Tax credit financing
  - Bonds
  - Federal grants
  - State Health Facilities Funding
- Operating Cost **\$8.3 million**
  - Hospitals
  - FQHC reimbursements
  - Housing Subsidies
  - Limited (50-100,000) from City



# Stakeholder Engagement

- Healthcare providers
- Neighboring residents
- Nonprofit service agencies
- Clients/consumers
- Local small business owners
- City of Alameda
- County of Alameda County



PUBLIC RECORDS REQUEST

I am making a request for inspection of public records pursuant to the provisions of the California Public Records Act, Government Code Sections 6250 *et seq.*

I wish to inspect the following document(s):

Type of Document/Subject	Document Number (Resolution No., Contract No., Ordinance No., etc.)	Date approved by the Board of Supervisors (or estimated time period document submitted)	Audio Requested (list meeting date)
All documents from the City of Alameda for "posting" by the Alameda County Recorder from 9-14-18 to 12-4-18. This includes all Postings required under CEQA PRC 21092, 14 Guidelines 15073. Such as 18-365. I would like to see the index, verify each City of Alameda "posting" "tilling" and obtain copies for this period from the City of Alameda			
I asked for a photocopy of 18-365 and was told not possible, by staff and a supervisor. I asked to take to Law library and was told it could not leave the building. I asked for the person's name they refused. Told to photograph it with my phone. The quality produced is inadequate to submit as an exhibit to the Court.			

Please be specific and provide as many details as possible in order to assist in researching your request.

I understand that Alameda County has ten (10) days in which to respond to my request. (Government Code § 6253(c). I further understand that, there is a copying charge of \$.10 per page for any document and \$5 per audio cassette or CD produced per my request. **Payment must be received before copies are provided.**

Please fax request to: (510) 272-3784

OR

Mail request to:  
Clerk, Board of Supervisors Office  
Attn: Records Request  
1221 Oak Street, Suite 536  
Oakland, CA 94612

OR

Email request to: [cbs@acgov.org](mailto:cbs@acgov.org)

Barbara Thomas

Print Name

PO Box 1381

Address

barbarathomasesq@comcast.net

Email Address

510-205-7007

Telephone No./Fax No.

[Click to submit via email](#)

----- For CBS Office staff use only: -----

Request Completed by:

Date Completed:

Time Required to Complete Request (Min/Hrs/Days):

Amount paid for copies:

Records Delivered Via: Mail ☐ In Person ☐ Email ☐ Fax ☐



**ALAMEDA COUNTY**  
**AUDITOR-CONTROLLER AGENCY**  
**STEVE MANNING**  
AUDITOR-CONTROLLER/CLERK-RECORDER

December 7, 2018

Barbara Thomas  
PO Box 1381  
City, State and Zip (not provided)  
bararathomasesq@comcast.net

RE: Public Records Act Request- Copies of postings required under CEQA PRC 21092, 14 Guidelines 15073 from the City of Alameda from 9/14/18 – 12/4/18 including File No: 18-365

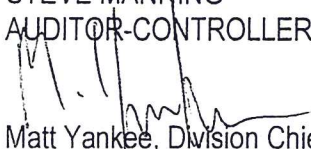
Dear Ms. Thomas,

This is in response to your request, which we received from the Clerk, Board of Supervisors Office, on December 6, 2018, requesting public records pursuant to the California Public Records Act, Government Code §6250. You requested to look at the index pertaining to postings and/or filings from the City of Alameda required under CEQA PRC 21092, 14 Guidelines 15073 for the period of 9/14/18 – 12/4/18, verify each City of Alameda posting and/or filing and obtain copies, including a copy of File No. 18-365.

Per our conversation on December 7, 2018, you clarified your request to obtain copies of all filings (including File No. 18-365) from the City of Alameda for the period of 9/14/18 – 12/4/18 and to indicate in writing the result of our search. As I mentioned, a search of our internal index was performed for the period of 9/14/18 – 12/4/18 which resulted in locating only one (1) filing from the City of Alameda (File No: 18-365). After providing you with the copy fee (\$0.75 for each plain copy (GC§26831, Ordinance 91-33), you indicated that you would provide a payment and pick-up a copy of the filing along with this letter on Monday, December 10, 2018.

If you have any further questions, please feel free to contact me at (510)208-9909.

Sincerely,  
STEVE MANNING  
AUDITOR-CONTROLLER / CLERK-RECORDER

  
Matt Yankee, Division Chief

MY:JC

C: Melissa Wilk, Chief Deputy Auditor  
Scott Dickey, County Counsel  
Anika Campbell-Belton, Principal Admin. Analyst

Central Collections Division  
1221 Oak St., Rm. 220  
Oakland, CA 94612  
Tel: (510) 208-9900  
Fax: (510) 208-9932

Office of the Auditor-Controller  
Melissa Wilk, Chief Deputy Auditor  
1221 Oak St., Rm. 249  
Oakland, CA 94612  
Tel: (510) 272-6565  
Fax: (510) 272-6502

Clerk-Recorder's Office  
1106 Madison St., 1<sup>st</sup> Floor  
Oakland, CA 94607  
Tel: (510) 272-6362  
Fax: (510) 208-9858

000155



# **\*ENVIRONMENTAL DECLARATION**

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

**LEAD AGENCY NAME AND ADDRESS**

City of Alameda  
2263 Santa Clara Avenue, Room 120  
Alameda, CA 94501

**ENDORSED**  
**FOR COUNTY CLERK USE ONLY**  
**FILED**  
**ALAMEDA COUNTY**

OCT 03 2018

**STEVE MANNING, County Clerk**  
By  Deputy

FILE NO:

18-365

## **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:**

(PLEASE MARK ONLY ONE CLASSIFICATION)

**1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION**

☐ A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

**2. NOTICE OF DETERMINATION (NOD)**

☐ A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,280.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

☒ B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,168.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

**3. OTHER:** \_\_\_\_\_

\*\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.\*\*\*

**BY MAIL FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

**IN PERSON FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

**ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.**

FEES ARE EFFECTIVE JANUARY 1, 2018

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

000156



# Notice of Determination

Appendix D

**To:**

☒ Office of Planning and Research

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St.

Sacramento, CA 95814

☒ County Clerk

County of: Alameda

Address: 1106 Madison Street

Oakland, CA 94612

**From:**

Public Agency: City of Alameda

Address: 2263 Santa Clara Avenue

Alameda, CA 94501

Contact: Andrew Thomas

Phone: 510-747-6800

**ENDORSED  
FILED**

**ALAMEDA COUNTY**

Lead Agency (if different from above)

Address: OCT 03 2018

Contact: STEVE MANNING, County Clerk

Phone: By Deputy

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2016042076

Project Title: Encinal Terminals

Project Location (include county): City/County of Alameda 1521 Buena Vista Avenue (APN 072-0382-001, -002, and 72-0383-03)

Project Description:

Approval of the Encinal Terminals Master Plan and Density Bonus Application for the Redevelopment of the Encinal Terminals Properties Located at 1521 Buena Vista Avenue (APN 072-0382-001, -002, and 72-0383-03)

This is to advise that the City of Alameda has approved the above described project on

☒ Lead Agency or ☐ Responsible Agency

October 2, 2018 and has made the following determinations regarding the above described project:

(Date)

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Alameda Community Development Department

Signature (Public Agency)

Title Planning, Building and Transportation Director

Date October 3, 2018

Date Received for filing at OPR



# Housing Authority of the City of Alameda

PHONE (510) 747-4300  
FAX (510) 522-7848  
TDD (510) 522-8467

---

701 Atlantic Avenue • Alameda, California 94501-2161

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To: Honorable Chair and  
Members of the Board of Commissioners

From: Vanessa M. Cooper  
Executive Director

Prepared by: Kathleen Mertz, Asset Manager

Date: May 16, 2018

Re: Accept Report on the Independence Plaza Rent Structure Change to  
Plan for Mortgage Maturity, Capital Improvements, and Financial Self-  
Sufficiency and Provide Feedback to Staff

---

## BACKGROUND

Independence Plaza was built in 1990 using a HUD insured loan program and contributed to the affordable housing requirements of the City's Community Investment Commission (CIC) (former Redevelopment Agency) by restricting 65 of the 186 units to Very Low (50% Area Median Income (AMI) or below), Low (80% AMI or below), and Moderate income (120% AMI or below) households through an Affordable Housing Agreement dated January 18, 1989 (Agreement) which is regulated by the State of California. Within this Agreement, 29 of the 65 units must serve very low-income households. The Agreement also requires the Housing Authority to file a plan to make 100% of the units affordable. A 1993 affordability plan includes renting all of the units to 50% AMI households. Along with the Agreement, the property benefits from a tax-increment operating subsidy (Subsidy) to support the operating budget of the property given reduced rental rates for affordability at 50% AMI. This Agreement is the only regulatory restriction associated with the property. The Agreement has been amended twice (2004 and 2010), to extend the term to 2024 and 2026, respectively. In 2026, the Subsidy will expire as well. Housing Authority staff refinanced the mortgage in 2014 to secure a reduced interest rate and to align the mortgage term with the Affordable Housing Agreement and Subsidy expiration.

In 2014 staff implemented a simplified rent policy for new move-ins, including only the three rent categories identified in the Agreement 50% AMI, 80% AMI, and 120% AMI. The 50% AMI and 80% AMI rent categories were identified as the "Affordable" units and the 120% category was combined with Market (above 120% AMI) for the balance of units.

In 2016 staff did a rent study and income certifications, which were presented to the Board in December of that year. This showed that there was significant variations in rental rates between households for the same income level and same unit size. Additionally, there was a limited connection between a household income and the rent paid. The property



**Rent Increases:** Staff acknowledges that the Maximum Rent proposed is significantly above current rental rates at the property for many residents. The chart below shows the average current rent within each income category.

Income Category	Average Current Rent
<50% AMI	\$627
80% AMI	\$986
120% AMI	\$1,114

Further, staff wants to avoid a rent increase burden for the tenants. Therefore, staff proposes a tiered rent increase strategy with a minimum six-month Notice to tenants. These rent increases would not take effect until February 1, 2019.

- 50% AMI Households – 5% annual rent increase until they reach the annually published Maximum Rent. Thereafter, any annual rent increase will track with an increase to the published Maximum Rent.
- 51-60% AMI Households – 10% annual rent increase until they reach the annually published Maximum Rent. Thereafter, any annual rent increase will track with an increase to the published Maximum Rent.
- 61-80% AMI Households – 20% annual rent increase until they reach the annually published Maximum Rent. Thereafter, any annual rent increase will track with an increase to the published Maximum Rent.
- Over 80% AMI Households – 20% annual rent increase until they reach the annually published Maximum Rent. Thereafter, any annual rent increase will track with an increase to the published Maximum Rent.

This structure is summarized in the chart below. The AMI designation referenced is based upon the actual income verification data received in the summer 2017 from CGI Advisors, the consultant hired to perform income certifications at AHA properties.

Actual Income Qualification	AHA Income Designation	Rent Increase Strategy	# of Households
<50% AMI	50% AMI	5% annual to max TCAC 50% Rent	111
51-60% AMI	80% AMI	10% annual to max TCAC 60% Rent	16
61-80% AMI	80% AMI	20% annual to max TCAC 60% Rent	13
>80% AMI	120% AMI	20% annual to max TCAC 80% Rent	11
All Categories		Flat until max catches up	30

There will be no rent decreases associated with this rent structure. If a household is income qualified at one level, but their current rent is above the Maximum Rent, their rent will be frozen until the Maximum Rent reaches that level.

Staff acknowledges that many of the 132 very low income (50%) households are living on fixed income based on their 2017 income certification. Many of the 132 households in the 50% AMI income category currently have a rent of \$436, which is 40% of the Maximum Rent for that income eligibility category. At 5%, the annual rent increase is

Because of the inconsistent rent setting strategy prior to setting the 2014 rent policy, the rent ranges for each income category vary widely. The proposed strategy correlates income eligibility with Maximum Rent targets. This sets a clear and transparent rent structure that can be implemented with manageable expectations, both for the residents and staff.

Finally, this proposal preserves affordability for existing households by limiting rent increases to only 5% for 50% AMI households rather than the Maximum Rent, increases future affordability by limiting new move-ins to low income tenants at 80% AMI or below, increases property rental revenue to avoid the heavy dependence upon the expiring Subsidy, and uses industry-wide best practices to steer rental policy. Staff will review the rental policy every three years and bring a progress report to the Board for review.

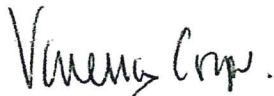
#### FISCAL IMPACT

The projected revenue increase in the first two year under the new rent structure is approximately \$200,000. This includes keeping some units vacant as part of the 20 unit ADA improvements project and does not include any new households during that time. Not including project turnover, future revenue is expected to increase by approximately \$50,000 annually as a result of these changes. With future randomized turnover of 10% annually beginning in 2020, future revenue is expected to increase by \$100-\$120,000 annually. Including the randomized 10% annual turnover which is backfilled with 80% AMI households at 60% contract rents, income in 2026 clears the breakeven threshold for financial self-sufficiency with a positive net annual cash flow projected after mortgage maturity and Subsidy expiration. Staff expect to review this rent trending analysis in or around 2021 in order to confirm the outcome of this rent and income structure and to offer changes as necessary.

#### RECOMMENDATION

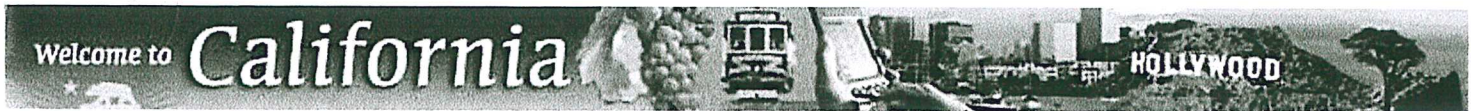
Accept report on the Independence Plaza rent structure change to plan for mortgage maturity, capital improvements, and financial self-sufficiency and provide feedback to staff.

Respectfully submitted,



Vanessa M. Cooper  
Executive Director





OPR Home > CEQAnet Home > CEQAnet Query > Search Results

**Click Project Title link to display all related documents. Document Type link will display full document description.**

Records Found: 12

[First] [Next] [Previous] [Last]

Page: 1

Query Parameters: Alameda None All

Date Range: 2018-01-01 to 2018-12-31

SCH#	Lead Agency	Project Title	Description	Document Type	Date Received
2016042076	Alameda, City of	<a href="#">Encinals Terminals Master Plan</a>	Approval of the Encinal Terminals master Plan and Density Bonus Application for the Redevelopment of the Encinal terminals properties located at 1521 Buena Vista Ave (APN 072-0382-001,-002, and 72-0383-03)	<a href="#">NOD</a>	10/4/2018
2016102064	Alameda, City of	<a href="#">Alameda Marina Master Plan</a>	Certify the Alameda Marina Final EIR, Adopt Findings and a Statement of Overriding Considerations, Mitigation Measures, and a Mitigation Monitoring and Reporting Program for the Alameda Marina Project, and Approve the Alameda Marina Master Plan and Density Bonus application for the Redevelopment of the alameda Marina properties located at 1815 Clement Avenue (APN 071-0288-003 and 071-0257-004).	<a href="#">NOD</a>	7/27/2018
2018068463	Caltrans #4	<a href="#">Replace damaged PCC slabs - 1Q660 / 0418000313</a>	Replace damaged PCC slabs and deteriorated pavement after winter storms. This repair will restore the highway surface and make the transportation corridor safer.	<a href="#">NOE</a>	6/21/2018
2018064001	Energy, Department of	<a href="#">Environmental Assessment for the Proposed Construction and Operation of a Water Disinfection Facility at Livermore</a>	The purpose of this proposed action is to improve the quality of water at the Livermore Site through the implementation of an onsite chloramine disinfection system located at the Sandia tanks operated by LLNL. DOE NNSA needs water from the Sandia tanks supply to meet its requirements for potable water that is also suitable for water cooling tower use. This EA evaluates the potential for significant impacts resulting from implementation of the proposed action, within the context of the No Action Alternative (i.e., status quo alternative). This ES also considers cumulative impacts likely to result from implementation of the proposed action.	<a href="#">EA</a>	6/8/2018
2018068088	Caltrans #4	<a href="#">Lead Abatement DO to provide a safe environment workplace -3K690/0417000194</a>	Remove lead contamination which is necessary for safe access to the ventilation system. This project will restore the air quality in the tunnel and make it safer for contract workers to complete the work.	<a href="#">NOE</a>	6/6/2018
2018068067	Caltrans #4	<a href="#">Repair fire/ventilation system, electrical systems, and</a>	Repair ventilation and exhaust system fans, repair electrical systems, repair pumps, clean drains. This repair will restore the ventilation	<a href="#">NOE</a>	6/5/2018

000161

		<u>sumps -</u> <u>3K200/0417000101</u>	system in the tunnel and make the transportation corridor safer.		
2018048615	California State Lands Commission	<u>Consider exercising the right of first refusal for the acquisition of federal public lands, or right to arrange for their transfer to another entity, in the cit</u>	Authorize the Executive Officer, or her designee, to issue a certificate of compliance with Public Resources Code section 8560 for the conveyance of 14.8 acres of federal public land from the Navy to Carmel Partners.	<u>NOE</u>	4/25/2018
2018048616	California State Lands Commission	<u>Consider exercising the right of first refusal for the acquisition of federal public lands, or right to arrange for their transfer to another entity, in the cit</u>	Authorize the Executive Officer, or her designee, to issue a certificate of compliance with Public Resources Code section 8560 for the conveyance of 12.33 acres of federal public land from the Navy to city of Alameda.	<u>NOE</u>	4/25/2018
2018048619	California State Lands Commission	<u>Consider exercising the right of first refusal for the acquisition of federal public lands, or right to arrange for their transfer to another entity, in the cit</u>	Find that it is not in the best interests of the State for the Commission to acquire an easement over 3.6 acres of federal land proposed for conveyance from Caltrans, Federal Hwy Administration, to Caltrans, or to arrange for its transfer to another entity.	<u>NOE</u>	4/25/2018
2018048348	Caltrans #4	<u>Accessible Pedestrian Signal at Various Locations (EA 04-3J110)</u>	To enhance pedestrian safety by installing Accessible Pedestrian Signal systems, countdown pedestrian signals, and refreshing crosswalk marking at signalized intersections of three state routes. These enhancements will reduce the potential and/or severity of pedestrian-related accidents at the marked intersections.	<u>NOE</u>	4/16/2018
2017042021	Alameda, City of	<u>Alameda Shipways Residential Project</u>	The proposed project encompasses 8.1 acres at 1100-1250 Marina Village Parkway in the city of Alameda. The project would demolish existing historic but defunct shipways structures including existing offices and develop a 292-unit residential apartment complex, associated leasing office and common areas, 497 parking spaces mostly in an internal parking structure, and a 2.5-acre public waterfront park. The waterfront park would include an extensions of the Bay Trail, a kayak launch, and a pier to accommodate a water shuttle, in addition to other public amenities.	<u>EIR</u>	4/4/2018
2008042099	East Bay Regional Parks District	<u>Wildlife Hazard Reduction and Resource Management Plan</u>	Project involves reducing fuel loads using vegetation management to decrease fire hazards that could result in loss of damage to property and life. The project is expected to cause the permanent loss, by conversion to dispersal/foraging habitat, of approx. 226.6 acres of core scrub habitat, for Alameda whipsnake ( <i>Masticophis lateralis euryxanthus</i> ). The project will therefore result in a permanent loss of a total of approx.	<u>NOD</u>	2/20/2018



322.6 acres of core scrub habitat by conversion to dispersal foraging habitat or fragmentation. Impacts to Alameda whipsnake habitat will occur in three phases. Phase I will impact no more than 60.5 acres of core scrub habitat. Phase II will impact no more than 166.05 acres of core scrub habitat. Phase III will impact no more than 96.05 acres of core scrub habitat. Project could result in permanent impacts to pallid manzanita (*Arctostaphylos pallida*) through long-term thinning of shrub cover in some areas, although this is expected to have beneficial effect on the species. The project could therefore result in permanent and temporary impacts to 1.3 acres of pallid manzanita plants present within treatment areas (an estimated 656 plants).

[\[First\]](#) [\[Next\]](#) [\[Previous\]](#) [\[Last\]](#)

[CEQAnet HOME](#) | [NEW SEARCH](#)

## LARA WEISIGER

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**From:** Shana Zatinsky <whatanicesmile@gmail.com>  
**Sent:** Monday, December 17, 2018 3:36 PM  
**To:** Marilyn Ezzy Ashcraft; City Clerk  
**Subject:** We spoke at the menorah lighting and I look forward to your reply

Hello Mayor Elect Ashcraft,

I spoke to you briefly at the Southshore Menorah lighting last week with my 6 year old son. FYI he was able to find another sufganiot jelly donut before Hannukah was over.

I had sent you a long email over a week ago,(copied below) but I am afraid it may have gotten lost in the deluge of emails you probably received. I would like to follow up with you before the next city council meeting to ask what **conditions of approval** you can place on the McKay Avenue proposal and if you will commit to doing this? Specifically, as a homeowner at the Park Webster Condos and a single working mother of a young child, I need reassurance that his (and others) safety will be a priority. I am not worried about the residents inside the facility being volatile. However, I am genuinely concerned that the presence of such a center will attract those who may loiter and who may themselves be suffering from untreated mental health and substance abuse illnesses. I am worried that there may be more drug use, volatile and unpredictable people and tent encampments on or near McKay. I worry about my son having a hypodermic needle pierce his shoe and being exposed to Hepatitis C or HIV, human waste and perhaps people who might lash out because they are in serious distress. I have a friend who, as a 4 year old child, answered the front door of his house when the doorbell rang and had a schizophrenic neighbor throw battery acid on his face. He suffered terrible chemical burns and endured multiple surgeries and is permanently blind and disfigured. These are the images that keep me up at night.

I know that homelessness does not equal drug use and crime but I still am afraid because **I have not heard anything about specific safety measures for the immediate neighbors and for the public at large.** What levers can the Mayors office and the City Council use to address these concerns in a detailed and enforceable way? Will there be more police patrolling the area? Will APC be required to hire a security service that will patrol the street? Will EBRPD and APRD provide personnel to patrol the area 24 hours a day? Can you require this because of the potential impact on the neighborhood and not approve this project until these concerns have been addressed? I would like to see a commitment to public safety by placing requirements that are enforceable by fines if not followed through on. I think this will go a long, long way toward quelling the anxieties of many and toward building a good relationship with the community.

The discourse around this topic has been full of mud slinging. It is hard to voice concerns when one side has claimed the moral high ground. I know that APC is very well connected as has the council's ear. But please respond to the public concerns about safety. Please tell me what you and the city council can do to place enforceable conditions of approval regarding public safety. I know from working as a nurse and nurse practitioner that health care facilities respond to regulations that if not followed are enforceable by large fines. Please make conditions of approval that are enforceable and that show respect for the surrounding community and our safety concerns.

Sincerely, Shana Zatinsky



I am writing to the Alameda Mayor and City Council Members with concerns about safety regarding the proposed Medical Respite Center on McKay. We need more time to consider the many issues that have raised and, for me at least, there has not been adequate time to gather and examine all the facts about this complicated process. There are many loud voices with various agendas on both sides of the issue. I have tried to ascertain on my own what is factual and what is political and I have not been able to get a clear sense of some fundamental elements of this proposal. I know people on both sides of this issue and I see the vitriol it has created. I really need some help from the City Council.

I am a Registered Nurse and a Nurse Practitioner and a Certified nurse Midwife. I have volunteered at the Homeless Prenatal Program as a childbirth educator and have had many patients over the past 20 years with insecure housing and have seen first hand the deleterious effect it has had on their health. I have worked to assist my patients find stable housing and realize how difficult it can be. I also understand the strain it puts on our health care system to have people with chronic conditions drop in to Emergency Rooms for primary care. I also have had parents in assisted living facilities while I managed their care as POA and have seen the many benefits to seniors of this kind of living situation.

I am also a homeowner at the Park Webster Condominiums, the only residences directly across from the proposed location on McKay. I am a single mother of an active and curious 6 year old son. Since I am 100 % responsible for his safety and well being, he is my top priority. He is the reason we moved from Oakland to Alameda to be in a family friendly, neighborly, safer city. I am really afraid of the potential for increases in unsafe situations on McKay and the nearby Crab Cove and Crown Memorial State Park.

Specifically my worries are about the possibilities of more people with chronic and unstable mental health and substance abuse illnesses being unpredictable, volatile, labile or belligerent in the area. I also am concerned about drug use paraphernalia in the area such as hypodermic needles, etc. as well as the possibilities of tent encampment at nearby Crown Memorial and human waste, fires, loitering, increases in theft and violence in the immediate area. I understand that homelessness is not synonymous with drug use and crime but I also know that often chronic mental health and substance abuse illnesses often lead to homelessness and it is the possibility of dangerous and unpredictable behavior that has many families in the area terrified for the safety of their children.

**What I would like from the Mayor and City council is to please pause long enough to have these and other concerns considered and to come up with a practical solution.**

**I never received any written notice about this project or about meetings at City Hall or information about when was the appropriate time to submit public comment. I believe notice is required.**

I also have no idea who is right about the mutually exclusive opinions on who has claim to the property. Is it the park department because of measure WW? Why and when was the parcel split in two? Was there public notice when that happened? If there have been taxes levied on homeowners to buy the parcel why has that not been done? If the open space designation happened so many years ago does that mean it has precedence? Who determines this? Is this something that can be actually determined by the City Council and Mayor or will it go into litigation to sort it out? Since the facility would be serving both the city and county of Alameda who is responsible ultimately for overseeing it?

I understand that there may be a primary care federally qualified health center in the facility and that Alameda Hospital would like for that primary care clinic to also serve outpatients or drop ins. If this happens what will stop loitering and the potential for more crime and drug use to happen on this poorly lit and not well maintained street? Will the future administrators be able to convert some of the property into a homeless shelter if they so choose at a later date? All of these concerns could negatively effect the families and children living across the

street as well as all the people who use the nearby recreation areas and school groups who frequent the nature center.

**I request that if the proposal goes forward, that the City Council and Mayors office secure concessions in the form of enforceable safeguards so that whoever is managing the facilities in perpetuity must be responsible for ensuring the safety of the surrounding area.**

I don't know if this means a security company to be hired by APC or dedicated police patrolling the area or the public health department searching and clearing any drug use detritus or something else but it needs to be in the form of regulations that if not done comes with substantial financial fines. I know from working in hospitals that the consequence of having to pay a large sum if in violation of a regulation is the primary motivator to ensure that regulations are enforced.

Thank you in advance for reading this and for considering pausing this process until more details can be worked out.

Sincerely, Shana Zatinsky



## LARA WEISIGER

---

**From:** Claudia Viera, Esq. <claudiaviera@earthlink.net>  
**Sent:** Monday, December 10, 2018 4:05 PM  
**To:** Trish Spencer; Marilyn Ezzy Ashcraft; Malia Vella; Frank Matarrese; Jim Oddie  
**Cc:** LARA WEISIGER  
**Subject:** Support for crab cove open space

Dear City Council,

I support keeping Crab Cove safe for children and families – and keeping it designated “open space.” It concerns me that a homeless shelter/medical respite home may be housed here (rather than at Alameda Landing) because of the proximity to children’s play areas. The Boy Scouts/Girl Scouts meet at the picnic tables on the grassy side of Crab Cove during the summer. Middle school cross country runs here all summer and school-year in the afternoons. Kids play here all the time.

I have yet to hear whether security has been proposed or how it will be organized to ensure safety of all, but am interested in hearing about that too.

Separately, when I asked for the public meetings on this topic, I never saw any posted. They were not on the development website. I trust dialogue will continue, but would like more information on where things stand.

Thank you.

Best,  
Claudia Viera, Esq.  
Mediator  
Mediation Law Offices of Claudia Viera  
510 393 7117  
[claudiaviera@earthlink.net](mailto:claudiaviera@earthlink.net)  
[www.claudiaviera.com](http://www.claudiaviera.com)

## LARA WEISIGER

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**From:** lalita <l.kanchanie@gmail.com>  
**Sent:** Wednesday, December 05, 2018 8:19 PM  
**To:** LARA WEISIGER; Trish Spencer; Malia Vella; Marilyn Ezzy Ashcraft; Jim Oddie; Frank Matarrese  
**Subject:** McKay Federal Building Concerns  
**Attachments:** Letter about McKay Project.pdf

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, specifically to get to the Visitor Center. 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 Oakland, and the East side/Bay Island can also easily access? It may also be good to have this site near a medical facility.

Thank you for taking our voice into consideration.

Sincerely,

Lalita, Gyanaranjan and Kalindi Nayak  
Park Webster

--

we all smile in the same language :)



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.

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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