

# Sierra Club

## Questionnaire for 2010 Alameda Mayoral Race

Return to William Smith [smith324@gmail.com](mailto:smith324@gmail.com) or 2822 Bayview Drive by Friday, August 20th

### General Approach

As Mayor, we would be working with you to help Alameda develop environmentally, equitably, and economically. As long as economic growth equates to material growth requiring materials from outside of the local area, such as large homes and automobiles and other possessions, there will be a tension between economic development and environmental stewardship. What will you do to promote sustainable and equitable economic development for Alameda and the surrounding region? (Provide details of examples of your commitment to the environment in the general information section below)

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*I propose that Alameda will be "Green" as a matter of ensuring the health of Alameda residents and such; reducing air pollution, cleaning up contamination, increasing recycling, and other green initiatives will be given high priority to ensure a livable Alameda into the future.*

#### Key initiatives:

- *Promote community gardens and urban farming, including a tree farm for City street trees and other municipal uses (similar to the Great Park at El Toro)*
- *Work with AC Transit and WETA to make the best use of our fair share of transit services and get commitments for increasing service with new development*
- *Continue review and update of the building code to ensure that upgrades and new construction meet the latest environmental standards and are designed for sustainability*
- *New development will be measured against the latest environmental standards*
- *Work with as a member of the Green Corridor to bring "Green jobs" to Alameda, targeting Alameda Point*
- *Promote regional job creation at Alameda Point with the balance of housing across the City as a whole*
- *Continue to implement our Local Area Action Plan for sustainability*

*I will continue to ride the bus, use my GEM electric car and strive to reduce my household energy consumption and waste stream.*

### Regional Development

1. Do you think it is important that Alameda consider regional issues when developing Alameda Point, such as regional jobs housing balance, housing for those who cannot afford to pay market

rate rents, water supply and regional transportation systems? What would you or your major supporters like to see developed at Alameda Point? (Bill Smith)

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*The expiration of the Exclusive Negotiating Agreement (ENA) with SunCal provides a great opportunity to sensibly re-use the former NAS Alameda with sound development at Alameda Point.*

*I propose that job creation and commercial/light industrial development at Alameda Point should be the primary re-use goals. They are in the best interest of Alameda as they answer concerns of our neighbors and build a sustainable future for our City's economy.*

*To meet this goal, the implementation of the new leasing polices which I requested in the last few months should be finalized in order to attract new businesses, increase investment in historic buildings by current/new tenants and further the success of our business community currently located at Alameda Point.*

*I propose that we review the current Housing Element including Alameda's Regional Housing Needs Assessment so that a common sense target for the number of new residential units in Alameda is set based on the housing/jobs balance and meets City housing policy requirements.*

*I will work directly with the Navy, the VA, the State Tidelands Trust and the Bay Area Congressional delegation regarding next steps while placing regional job creation as a top priority*

*There are a number of ways to meet these goals. As an alternative to having a Master Developer, I am requesting the Council/ARRA to evaluate an approach that has a newly formed non-profit local agency, chartered and mandated by the City of Alameda, to facilitate implementing the plan for Alameda Point.*

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2. Alameda has an outstanding solid waste recycling program and has worked well with CASA to implement it. What do you think can be done to improve our solid waste recycling program and do you think the City will meet the County's landfill waste reduction goal (Ruth Abbe)
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*The infrastructure set up by the City with its contractor, ACI, with the support of CASA works well for sorting waste and diverting recyclable materials from landfill. We must continue to maintain our system to be able to meet the County's landfill waste reduction goals. To ensure we meet and exceed these goals, we need to find ways to reduce the amount of waste (recyclable and landfill) entering the stream. CASA's educational mandate should be reviewed to promote ways*

*to do this, such as: not buying over-packaged goods, using multi-use items instead of disposable items, etc.*

3. A number of citizens and civic groups, most notably the League of Women Voters, are concerned about a number of actions taken or proposed very recently either by the City staff alone, or by Council members. Do you share some of these concerns, and whether or not you share them, how do you think they could be best addressed? (Jon Spangler)

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*I believe in open government and accountability. I don't just talk about this, I practice it by holding regularly scheduled and noticed Town Hall meetings to discuss Alameda issues face to face with residents. I am the only member of Council to do so. I have held 28 of these meetings and will continue to do so as Mayor.*

*I believe in dealing with personnel performance by evaluating each of our (three) employees following due process and civil service requirements. I am prepared to discuss any of these issues in the best interest of the City and its residents, while staying within the code protecting the rights of our employees*

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4. The US Fish and Wildlife Service refused to accept the runway area from the Navy to create a Wildlife Refuge. The Veterans Administration has, however, at least preliminarily, expressed a willingness to accept responsibility for this land, including remediation of the toxics. Do you have a preference as to which federal agency accepts the runway area and an adjacent dump site from the Navy? Do you support the establishment of a National Wildlife Refuge for the runway area and dump site? (Arthur Feinstein)

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*I support a National Wildlife Refuge for the former runway area. I also support returning some acreage of the former base back to wetlands to provide a buffer for tidal action between the Bay and landside. I would prefer the US Fish and Wildlife Service accepts this responsibility; however, if the Veteran's Administration is the ultimate recipient of the land, I will work with the VA to protect the habitat and garner Administration support for maintaining a refuge, and to create new wetlands.*

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5. Alameda Point Environmental Restoration (Dale Smith)

Alameda Point is a Superfund site and the Navy plans to leave some contaminated materials in place and impose deed restrictions, some in perpetuity, on the land when it is transferred. Based on what you've heard:

- What percentage of the base has been transferred or is ready for transfer?

*Approximately 40% of the base is ready for transfer*

- What percentage still requires remediation or is in remediation?

*Approximately 35% is under active clean up and about 25% is still under investigation for clean up*

- Are residential standards the same as unrestricted use?

*According to the EPA, residential clean up is described as unrestricted use.*

The toxics at Alameda Point pose potential hazards to both people and other living things. Do you think existing cleanup standards are adequate? Do they protect other living things as well as humans? (Dale Smith)

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*In most of the clean up instances, it seems that the standards being applied are appropriate in protecting humans and other living things. There are some glaring shortfalls that I have seen. The most prominent is the decision by the Navy and regulators to cap Site 1 (the unlined waste pit at the western edge of the Base. Because to the poor characterization, the nature of the contamination and proximity to the Bay, I believe it should be scooped and removed and have asked the ARRA to support this positions. There are other instances lack of characterization of land under structures or pavement increases risk to future occupants and must be dealt with. I further believe that all radioactive materials must be removed.*

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#### 6. Alameda energy policy (Al Weinrub)

- What would be your plan for dealing with the impact of Oakland Airport being under water in a few decades, as shown in San Francisco Bay Conservation and Development Commission maps ([http://www.bcdc.ca.gov/planning/climate\\_change/maps/16/cbay\\_east.pdf](http://www.bcdc.ca.gov/planning/climate_change/maps/16/cbay_east.pdf))?
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*The fate of any Bay-side property is of great concern given sea level rising due to climate change. Whether it is Oakland Airport, or, more importantly as Mayor of Alameda, the question is to prepare for this eventuality by either planning levees to protect the land or relocation of the used on the land. The airport may be more easily relocated inland than the City of Alameda, which would be my primary concern. Alameda needs to band together with other Bay-side communities and get regional, State and Federal attention as there will be huge challenges to addressing sea level rise ourselves.*

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- How would you create major transportation hubs with high-density housing, especially low-income housing?

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*The current Main Street ferry terminal offers great potential for multiple unit dwelling associated with a defined transit choice. Multiple unit dwelling opportunities exist both in the Park and Webster Street districts in the space above businesses and in industrial sites along the Estuary between the Park Street and Miller-Sweeney Bridge. These zones are also well served by AC Transit and are in close proximity to Fruitvale BART. I would support putting a defined exemption to Measure A on the ballot for these zones*

*Regarding low income housing, I would like to evaluate our current models of ownership programs with alternatives, such as rent subsidies or other models to make sure we are using our housing set aside money most effectively in helping people improve their financial status by providing housing. I support the sale of the City's Lincoln Avenue parking lot to AHA for affordable housing development.*

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- What are the biggest barriers to green job development in low-income communities and how would you overcome these barriers?

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*The biggest barriers to green job development in low or any income communities is that attracting investors or firms providing these jobs is extremely competitive. I will promote Alameda as the perfect location for such investment. We are centrally located, we have easy access to an educated workforce as well as access to low income portions of Oakland in much need of jobs, making us a regional provider. Land values generally fair well in Alameda and we have the advantage of controlling the leases at the Base, which are ripe for green job development. We continue to be a very safe community. These attributes as unmatched in the East Bay and as Mayor, one of my jobs is to promote our City and work as a member of the Green Corridor to bring jobs to Alameda and serve the region as well.*

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- What characteristics must a business development project have for you to consider it sustainable economic development that would benefit the local community?

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*A business development must have enough business sector diversity to withstand market changes. Harbor Bay Business Park has become a model of this characteristic having*