

**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)

RESPONSE: Getting Alameda Point going is the key part of my mayoral campaign. I am committed to redeveloping Alameda Point as a transit-oriented mixed-use development that is sustainable on a number of fronts, including stewardship of natural environmental resources, fiscal sustainability, sustainable with respect to improved carbon-foot print, and sustainable with respect to balancing wide-range of career track jobs and housing for all income segments. To this end, one of the critical matters that I will pursue, if elected Mayor, is modifying "Measure A" for Alameda Point, as well as for Webster Street north of Buena Vista Avenue. As Mayor, I will lead the public in an effort to modify Measure A with respect to these important areas. As a professional urban planner and someone with a Master's degree in City Planning from UC Berkeley, I am uniquely qualified to lead our community in this dialogue. In order to achieve the goals and targets I will pursue with respect to redeveloping Alameda Point along sustainable environmental and economic lines, I need to develop a range of stylish housing (including the 25 percent affordable housing set-aside per 2002 agreement between Renewed Hope and Alameda) that ultimately will greatly help in paying for these worthy objectives: from a land-use perspective, we need to cluster multi-family townhouses, condos, lofts around transit / commercial-retail nodes that I will pursue at or near the Seaplane lagoon, so create the population densities that facilitate alternative forms of transit such as ferry ridership and bus ridership, including a bus rapid transit I will pursue that will go down Lincoln Avenue from the Point to Fruitvale, in an effort to leverage Alameda Point to provide alternative transit for mid-island residents as well. When I was on City Council and even before as early as 1995, I championed Bayport, which was needed to create a tax base to jump start redevelopment: now, we need a mix of housing for all incomes, not just "McMansions." In addition to transit-oriented land-uses, we need to provide incentives to new industries to hire local residents, or encourage local Alameda Point residents to work locally, so more and more people either walk, bike or take the bus to their local place of employment – get people out of their cars on long SOV commutes that pollute the air and harm the natural environments. At Alameda Point, we also need to take a look at parking regulations to see how we can incentivize households to get them to take alternative forms of transit and depend less on the auto: my home near 100 feet away from the Webster Street transit corridor does not have parking – I get along well taking the bus to BART, or car-sharing with my significant other. With respect to equitable redevelopment, on top of the 25 percent affordable housing set-aside, we need to attract quality industries that provide a wide range of careers and pay-scales, so that young adults hired by a quality industry can move-up the ladder of success over time. Right now, the industries at Alameda Point are mostly warehouse-oriented entities that place a premium on low-cost space, i.e. businesses such as the winery, distillery, athletics merchandise wholesaler, the storage facility, Antiques By the Bay that, while quality and valued, don't offer the

breadth of occupations and income earning potential needed to allow young adults to move up a career ladder and earn enough to adequately live in the high-cost San Francisco Bay Area. Moreover, these quality warehouse-oriented businesses are the exceptions to the hundreds of industrial/commercial acres that remain in deteriorated, substandard condition. A mix of stylish new housing can provide the tax base to improve the commercial/industrial parts of Alameda Point so we can begin to attract quality industries with high-paying, career-track jobs.

## 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)

RESPONSE: While Alameda is an island, it is not an entity unto itself: we depend on and have much to contribute to the region. To this end, modifying Measure A for Alameda and parts of Webster Street north of Buena Vista Avenue is critical to showing that, like other areas in the region, we, too, are prepared to plan our land-uses with global warming and the need for improved air quality. Thus, we need transit-oriented development to get more and more people out of SOV commutes and into mass transit, to improve regional air quality and improve traffic on our highways. We also need TOD to husband our land resources wisely, so we don't develop every possible square inch of land, that we set-aside areas for passive and active open space for people and other species, endangered or not. The City of Pleasanton decision underscores that cities can no longer simply build homes without thinking through questions pertaining to jobs-housing balance: redeveloping Alameda Point as a transit-oriented mixed-use community offers a way to pay for the improvements needed to attract quality industries that provide a wide breadth of industries to employ future Alameda Point residents, as well as other residents, to move people away from SOV commutes from Alameda to Silicon Valley or Bishop Ranch in San Ramon. Moreover, at Alameda Point, creating lofts will allow people to live and work in place. Having residential on top of commercial (office/retail) also achieves that. Alameda Point also needs new rental stock for families that are priced out of the market, as well as homeownership opportunities for low- and/or moderate-income first-time home buyers. The 25 percent 2002 affordable housing agreement that I joined Mayor Appezzato in crafting is a critical step in this regard: but we need to take it further by specifying **\*\*how\*\*** we are going to achieve the 25 percent target. For example, we need to strategize a FHA low-down strategy for first-time home-buyers, as well as devise strategies that encourage interested seniors to sell their homes to qualified first-time home buyers as a way to get bonus points to move into top notch units at future Alameda Point senior residences, i.e. kind of like a reverse mortgage program.

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)

RESPONSE: We need to divert more solid waste away from landfill. As it is, we're diverting almost 70 percent of our waste – and we have targets to increase the diversion rate even more, to almost 80 percent by 2014, and almost 90 percent by 2020. I clearly understand that “zero waste” is a philosophy and design framework that promotes not only reuse, recycling, and conservation programs, but also, and more importantly, this emphasizes sustainability by considering the entire life-cycle of products, processes, and systems. This comprehensive, systems approach promotes waste prevention by:

- Having products and packaging designed for the environment,
- Reducing the materials used in products and packaging,
- Using less toxic, more benign materials in production and manufacturing,
- Providing longer product lives by developing more durable products, and
- Having products that are repairable and easily disassembled at the end of their useful life.

In spring 2009, the City of Alameda began a planning process to identify the policies, programs, and facilities that will be needed to achieve zero waste. The Zero Waste Implementation Plan is the beginning of a long-term systematic effort to:

- Reduce the overall solid waste generated within the city
- Reduce the quantity of solid waste generated per person within the city
- Increase the quantity of recyclable and compostable materials diverted from landfills
- Support state and federal efforts to build the environmental and social costs into the price of products and packaging and require manufacturers to take back products at the end of their useful life.

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)

RESPONSE: I am very concerned about the tone and direction City Hall executive staff has taken in the recent months. For example, I was both disturbed and disappointed by the action taken by staff in the matter of the July 4<sup>th</sup> Parade, where the City Attorney determined that candidates such as myself could not include signs announcing my candidacy. Strange, as this was the 4<sup>th</sup> of July Parade and that one of the founding reasons for our nation was free speech and unfettered civic engagement. Besides, from a practical point, we've always had signs for this or that candidate. I was also disappointed because, as I know City Attorney Terri Highsmith very well, this decision didn't seem to fit the laser-like precision with which she made fair, impartial, and well-reasoned decisions in the past. Work of important committees such as the transportation committee or the open government/sunshine committee also appear to be objects of scorn by City Hall executive staff. The bottom line is this: as Mayor of Alameda, the buck stops with me, so, with City Council, I will set the policy direction and policy agenda for the City Hall staff, and so I will always be clear and open with the public about what will get accomplished in City Hall. As Mayor of Alameda, I will publish an annual work plan for staff, with quarterly updates on whether and to what extent we've hit targets, with the understanding that more items can be added onto the work list. I will start each year with a State of the City address to the People of Alameda, clearly indicating what I see as our work ahead of us, as well as the problems/opportunities we face and the problems/opportunities we anticipate facing in the coming year.

After moving forward redevelopment of Alameda Point, the second most important item to me is involving more people in City Hall decision-making, which is how I believe we can best address recent City Hall actions that have concerned organizations like the LWV. We need to create more commissions and committees: I will create three new commissions, two of which I will incorporate into the City Charter with approval of the people. I will create a City Chartered Public Works Commission to advise City Council on state of and needs of roadway, sidewalk, sewage infrastructure. I will also create a City Chartered Finance Commission, that will include the City Treasurer and City Auditor in providing on-going advice to City Council with respect to a wide range of financial matters, such as trends with respect to whether we are setting aside enough now to account for future post-employment (retirement, health) benefits of our retired workers, and what are consequences of failing to do so. The Finance Commission will also advise Council on the preparation of the two-year City budget. I will also bring back to Base Re-Use Advisory Group as a committee to serve as a conduit that brings together various issues and elements to advise City Council/ARRA with respect to immediate and long-term redevelopment of Alameda Point. The BRAG can ensure that the City, future Alameda Point developer, the developer's supporters and opponents, and the community generally, have a point of contact where issues can be ironed out as best as possible, so that the City can move forward in a unified manner as best as possible.

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)

RESPONSE: I have always supported the establishment of a wildlife refuge at Alameda Point and, if elected Mayor of Alameda, I will continue to support the wildlife refuge as articulated to me in the past by local Audubon Society and Sierra Club members. I understand that the Veterans Administration is proposing a facility near or perhaps even on site originally set-aside for endangered species - the California Least Tern and California Brown Pelican. I also understand the US Fish and Wildlife Service refused to accept the runway area to create a refuge. But even so, it is my firm belief that this site ~~should~~ must remain a wildlife preserve for the Least Tern and Brown Pelicans. The VA proposal also fails to provide assurance that any residual contamination that is transferred with the property will be properly remediated. NAS Alameda is big enough for us to accommodate the VA facility elsewhere, but not at expense of prior and right commitments we made with regard to the ANWR.

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? *Response: On behalf of the People of Alameda, as vice mayor of Alameda, I formally accepted the part of Alameda Point called the Fleet Industrial Supply Center (FISC), which was conveyed to Alameda on a special legislation basis, by signing in lieu of Mayor Ralph Appezato the documents that transferred the FISC to Alameda. While the City of Alameda through the LRA ARRA manages Alameda Point (BRAC and special legislation)(1,500 land acres), in actuality, only a small fraction of Alameda Point has actually been officially conveyed to Alameda, such as the 70-acre East Housing where Bayport community, the FISC, North Housing (conveyed to the Coast Guard), and 44-acre Public Conveyance Parcel 1 (to Department of Interior). Based on these figures, I estimate roughly 10 percent of Alameda Point has been conveyed (i.e. 150 acres divided by 1,500 land acres denominator). A useful chart is at:*

*[http://www.ci.alameda.ca.us/archive/2010/attachments/cc\\_sub\\_2903.pdf](http://www.ci.alameda.ca.us/archive/2010/attachments/cc_sub_2903.pdf)*

- What percentage still requires remediation or is in remediation? *Response: If 10 percent of Alameda has been conveyed (based on a denominator of 1,500 land acres) because remediation have been deemed complete by the Navy, EPA and DTSC, then that implies 90 percent of the land area contain sites still subject to some level of remediation.*

- Are residential standards the same as unrestricted use? *Response: Residential standards of clean-up must be higher than commercial and or industrial*

- 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? *Response: I believe that clean-up standards are adequate, in so far as Navy, EPA and DTSC continue to review areas subject to clean-up. I don't think the issue really is "standards" per se but extent to which sites are properly characterized in terms of physical dimension of toxics (i.e. plumes) and types and levels of toxic. Let's not forget what happened at Bayport even after the RAB, Navy, EPA and DTSC signed-off?*



## 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))?

RESPONSE: Have you ever been to the historic neighborhoods of Charleston, South Carolina? The historic areas are surrounded by a wall that people can walk on that separate this neighborhood from the nearby water, the elevation of which gets higher the nearby streets. Below is a photo I took of Charleston, SC on a 2009 trip through the South including South Carolina. To the left is the water, next to which is the wall/path separating the water and land, and in the center and to the right are streets and neighborhood almost at or below sea level. It's not optimum – to build a wall/path – but the fact is we have residential in areas that are at-risk of rising tide.



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

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

According to Van Jones, one of the biggest impediments to green job development in low-income communities is that schools there are doing well enough in preparing low-income persons for emerging green-tech jobs. In addition, making sure people have access to formal and informal networks that let people know about job training and apprenticeship opportunities is key. In terms of what we, as local government can do, certainly we need to be able to process permits for green-economy businesses on a streamlined, fast-track basis, so they can get up and going. Affordable financing is always a key issue for any business, and I suppose this is as well for green industries.

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

A business should offer an abundance of occupations that are career-track and at various wages and benefits, meaning that entry-level workers should be able to acquire new skills and knowledge and work their way up the career-ladder within a company, as well as create more value as a worker and thus earn higher and higher pay. While I admire the warehouse-oriented businesses you find predominantly at Alameda Point right now – the winery, distillery, the athletic memorabilia wholesaler – these for the most part don't provide career-track jobs and occupations. We need these kinds of businesses; but we also must target quality industries that provide an abundance of career-track occupations that are also provide ever-increasing higher pay.

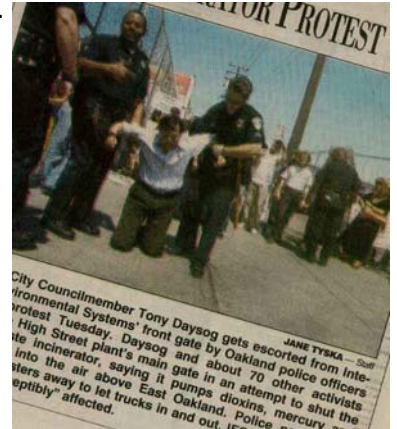
- What roles will alternative energy sources such as hydropower, geothermal power and solar power play in Alameda's future? What is the City doing, especially the City's Alameda Municipal Power company, and what more could the City do to conserve energy?

Alameda is rightfully proud of being a leader in alternative energy. But we can do more: we should explore other alternative sources of energy, such as solar. To this end, Alameda should learn from City of Berkeley which provided a solar-panel financing program. Also: AMP should engage residents in how we can become more energy efficient users: I'd love to paint my roof-top white, for example.

## GENERAL INFORMATION ABOUT YOUR ENVIRONMENTAL COMMITMENTS

a. Please identify pro-environmental actions you have taken either as a private individual and/or public official in your career and any environmental or civic organizations active on environmental or environmental justice matters in which you have been active.

- I took the lead in shutting down a toxic incinerator on High Street in Oakland near Alameda: the IES Incinerator was much-penalized by BAAQMD, and I joined with GreenAction in shutting this down. Here's a photo of me:



- As an individual, I chose to buy my house on Haight right next to Webster Street, so I can not only be close to this transit corridor as I do not own a car, but also be close to the Alameda Farmers' Market, which is literally on my doorstep – bringing fresh, organic produce to me directly.
- One of the last items I supported as a Councilmember was getting our City involved in regional climate action planning.

b. Please attach any written environmental campaign material or platform plank.

Here are two platform items from my campaign web-site:

**Let me be upfront and open about where I stand on one of the most important issues of our time: I believe "Measure A" needs to be modified for Alameda Point so we can build a reasonable mix of housing there, including single-family homes, town houses, and stylish waterfront condos and lofts**

**Let's redevelop Alameda Point as a transit-oriented village with a mix of new industries and new housing -- with a keen eye on beautiful waterfronts**

c. Why should the Sierra Club support your candidacy?

Has there ever been a viable candidate for Mayor of Alameda who has plainly indicated in his candidate's statement that will be part of the ballot that he will change Measure A, even if it's only for Alameda Point and parts of Webster Street? My history is such that, when I get engaged in something, it gets done, and things get done in an inclusive manner: close a toxic incinerator? Done! Build Bayport and, at the same time, help strike an agreement with affordable housing advocates? Done! Create a municipal service district for Alameda Point so historic Alameda doesn't subsidize the Point in the future? Done! Work with gay/lesbian community to change real estate transfer rules so domestic

partners also qualify for exemption, not just heterosexual families? Done! Change Measure A for Alameda Point and Webster Street: I will get this done if elected Mayor.

## **CANDIDATE AND CAMPAIGN INFORMATION**

a. Briefly describe the major bases of support you hope to gather for your campaign. What other endorsements have you received so far? From whom else (individuals, groups) will you be seeking endorsements?

I am happy to get support from any and all quarters, though historically my base of support has been the West End of Alameda and the Filipino-American community. Endorsements? It's early.

b. What level of time commitment do you expect to devote to Alameda city business?

I will be devoting much time, energy to this job, elected. I will continue to work as a professional urban planner, but my job is flexible enough to accommodate me, as was the situation when I was on Council between 1996-2006.

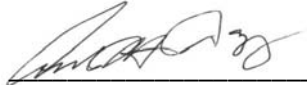
c. Please provide electronic, telephone, and physical addresses for the campaign.

510-864-7593 / [tony.daysog@yahoo.com](mailto:tony.daysog@yahoo.com) / 709 Haight Avenue / [www.daysog.com](http://www.daysog.com)

**SIERRA CLUB ENDORSEMENT PLEDGE (REQUIRED FOR INTERVIEW)**


A few candidates have misrepresented action short of endorsement in their literature or statements to the press as a Sierra Club endorsement. Others, while not endorsed, have quoted selectively from Sierra Club articles to suggest Club support for them or opposition to their opponent. To protect the validity and credibility of the Sierra Club endorsement, we ask each candidate seeking our endorsement to sign the following pledge:

- (1) I understand that a Sierra Club endorsement requires a two-thirds vote by two or more volunteer leader committees, and that Sierra Club rules prohibit reporting on individual committee votes to prevent misrepresentations of a Sierra Club endorsement prior to completing the full endorsement process.
- (2) I will not misrepresent a Sierra Club endorsement for my campaign or any other campaign or issue.
- (3) I will not quote the Sierra Club, Sierra Club leaders, or Sierra Club publications, nor will I identify supporters of my campaign by their Sierra Club affiliation, without first obtaining written permission by an authorized Sierra Club representative.
- (4) This pledge covers all employees, campaign consultants, and others representing or retained by my campaign, and I will take all necessary actions to insure that others acting on my behalf will not violate this pledge.

  
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Name: Tony Daysog

Office Sought: City Mayor of Alameda

Signature:   
\_\_\_\_\_

Date \_\_8/20/2010\_\_\_\_\_