



Encinal Terminals Project Approved



Alaska Basin with Encinal Terminals property on the right.

Irene Dieter

In a nail-biter finish, the City Council approved the revised Encinal Terminals project, including the proposed land exchange at its Jan. 18 meeting. The project promises to turn a blighted industrial site into a mixed-use development with 589 homes, a Bay Trail waterfront promenade and plazas.

Councilmember Trish Herrera Spencer was the deciding vote after she received two concessions from the developer, North Waterfront Cove, LLC, during the meeting. Her vote was conditioned on getting a greater number of units designated as "for sale," because for-sale units would provide more opportunities for middle-income people to start building housing security, especially when augmented by first-time-homebuyer programs. The development agreement now allows 100 more units than originally slated for rent to be available for sale as condominiums. Thus, rather than 294 units available for sale, there will be 394 units. Because these units are typically smaller than townhomes, they are said to be more affordable by design.

Her vote was also conditioned on ensuring that all residential buildings will be designed to the extent possible with operable windows to facilitate natural air flow and ventilation.

No one from the community publicly voiced opposition to

the project. However, there were letters to the council calling for strengthening the development and disposition agreement. Because no land appraisal had been provided to the public showing the value of the land being swapped, environmental groups had proposed a monetary contribution to the city's Tidelands Fund in exchange for transferring public tidelands to a private developer. Others had asked for better financial protections for the city in terms of sea level rise, shoreline maintenance and liquefaction, while others wanted more affordable units.

The city responded to these concerns by saying that the State Lands Commission staff had recently been provided with a land appraisal of the overall site once it is developed so that they could evaluate whether the land the state would receive is equal to the value being traded.

Every acre has the same value in a master plan development project, according to the city's retained legal counsel. Commission staff deemed the proposed land exchange to be fair, if the project is completely built as proposed in order to achieve the highest and best value.

"Completely built" assumes that the city will hire a third-party marina developer to build a new marina on the newly designated state Tidelands in the Alaska Basin, which is an option but

not a requirement of the land exchange.

In terms of financial liabilities, City Planner Andrew Thomas reassured the council that there is a fiscal neutrality and municipal services agreement requiring residents who live on site to pay for all ongoing costs associated with maintaining the public shoreline in perpetuity, at no cost to the city.

The final mix of housing types (townhomes, apartments and condos) in the Master Plan is not yet fully defined so the developer has flexibility to "respond to market conditions." The developer has 15 years to complete the project.

Four votes were needed to approve the project. Councilmember Tony Daysog voted no because he wanted some of those additional for-sale units to be designated as affordable.

The newly approved project will replace the plan previously proposed by the developer and approved in 2018. The exchange of tidelands spelled out in the development agreement will have to be formally approved by the State Lands Commission.

The Encinal Terminals project is located behind the Del Monte Building on Alameda's northern waterfront. It is next to Marina Village and across the estuary from the Brooklyn Basin.

Contributing writer Irene Dieter posts stories and photos about Alameda at www.ionalameda.com

County Seeks New Crop of Civil Grand Jurors

Sun Staff Reports

Alameda County officials are looking for new members to join the Alameda County Civil Grand Jury.

The prospective members will become the citizen watchdog group that investigates the operations of County, city, and special agencies such as school districts, BART, EBMUD and other public and non-profit agencies conducting business in Alameda County. At the end of their investigations the Grand Jury issues a report that includes their findings and recommendations for improving operating practices and efficiencies of these agencies.

The county seeks a diverse group of citizens who will bring perspectives and experiences from both their local community and their own personal backgrounds to the Civil Grand Jury. The members will decide what and who to investigate and agencies are legally required to respond in writing to the jury's findings and recommendations.

Persons selected for service must commit to serve a minimum of one year (July 1, 2022, through June 30, 2023).

Applicants are interviewed by a panel of Superior Court Judges and a panel of 19 jurors are selected by random draw from a pool of 30 candidates. The jury meets on Wednesdays and Thursdays in Oakland. Grand jurors will often be asked to devote additional time to their service.

Grand jurors will receive training and support throughout their service. They must be willing to participate in questioning witnesses, reading and analyzing investigative materials and writing final reports.

To become a grand juror, the applicant must be a United States citizen, have a residence in Alameda County for at least one year, be at least 18 years of age and have sufficient knowledge of the English language.

In 2020, the Civil Grand Jury investigated Alameda Health System (AHS) over its financial health — Alameda Hospital is a part of AHS. According to the report, AHS' audited financial statements from June 30, 2019, showed AHS having a negative net worth of \$300.6 million. AHS' internal budget documents



Interested individuals can get more information at <http://grandjury.acgov.org/join-us.page>

reported AHS having a cash deficit of approximately \$144 million in fiscal year 2020.

The Civil Grand Jury learned at a meeting on May 22, 2019, AHS administration explained its position to the Alameda County Board of Supervisors. They said it was a possibility that with no financial assistance AHS might be \$572 million in debt to the County by FY 2022.

The Civil Grand Jury recommended AHS and the County agree on a scope of services and how to provide them. Also, they suggested AHS include all revenue and expense accounts in accordance with pronouncements of the Governmental Accounting Standards Board, beginning with the 2021 fiscal year budget. The jury also suggested the County and AHS collaborate to pay AHS' long-term debts with the County and set aside cash to pay prior-year liabilities. The grand jury listed other recommendations.

Civil Grand Jury reports have led to changes by several other organizations. These include a uniform system of emergency communications between all county agencies; reorganized and expanded storage capacity for retention of government emails; and an expanded emphasis on ethics training and expense control at the Port of Oakland.

For more information, or to apply, visit <http://grandjury.acgov.org/join-us.page>. The deadline to apply is April 15.

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News: (510) 263-1470
Ads: (510) 263-1471
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Date	Rise	Set
Today	7:17	17:26
Jan. 28	7:16	17:28
Jan. 29	7:16	17:29
Jan. 30	7:15	17:30
Jan. 31	7:14	17:31
Feb. 1	7:13	17:32
Feb. 2	7:13	17:33

Coroner Identifies Motorcyclist Killed in Crash

Ekene Ikeme

The Alameda County Coroner's Bureau has identified Alameda resident Joel Alexander White as the fatal victim of the Saturday, Jan. 15, motorcycle crash on the 2200 block of Webster Street.

According to an Alameda Police Department (APD) report, the incident happened just before 1 a.m. White, 37, was ejected from his motorcycle after he lost control of the vehicle. Moments later, while lying on the street, another motorist collided with White. When APD

officers located White he was unresponsive. APD said he succumbed to his injuries at the scene.

The driver in the second collision, an adult male, remained at the scene and cooperated with officers and continues to cooperate with their investigation. APD has not determined what caused White to lose control of his motorcycle. The investigation is ongoing and no additional information has been released as of Friday, Jan. 21.

The City of Alameda holds post-collision site visits for all

major and fatal collisions. In the coming weeks, city personnel from APD, Public Works, and the Transportation Planning Department will conduct a review of the site and the crash.

The fatal crash adds to the city's growing list of vehicle collisions causing injuries and fatalities. Alameda County Board of Supervisor Wilma Chan was killed after being hit by a vehicle last November on Shore Line Drive.

A driver and his passenger were taken to a hospital with injuries on New Year's Day after

the driver, who was intoxicated, slammed into several parked vehicles also on Shore Line.

City officials and APD have placed further emphasis on roadway safety in recent weeks. APD started a program that tackles specific traffic enforcement and educational themes each month to help deter unsafe roadway behaviors and promote safe roadway habits.

A GoFundMe for White was created to support his family. To donate to White's GoFundMe, visit <https://tinyurl.com/2p8usn6v>.



White was killed in a vehicle collision on Saturday, Jan. 15.

Sun Staff Reports

The City of Alameda is offering residents the ability to receive a free COVID-19 booster shot at Mastick Senior Center, Saturday, Jan. 29. The free Pfizer or Moderna booster shot is available for people over 12 years old. The clinic will also offer third doses for immunocompromised individuals.

The clinic is available from 11 a.m. to 3 p.m. You can schedule by appointment at my.primary.health/1/hallersvaccineclinic. People are asked to bring their vaccine cards. No ID or insurance is required. For more information, visit www.alamedaca.gov/getvaccinated or call 510-747-4700.

Mastick Senior Center is located at 1155 Santa Clara Ave.

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ALAMEDA COVID-19 BOOSTER CLINIC

SATURDAY, JANUARY 29, 11AM-3PM
Mastick Senior Center, 1155 Santa Clara Ave

Free Pfizer & Moderna booster shots for 12+ and third doses for immunocompromised individuals.
Bring vaccine cards, but no ID or insurance required

Schedule your appointment
my.primary.health/1/hallersvaccineclinic

Information needed to register:
• Which vaccine you received (Pfizer, Moderna, or J&J)
• Date of your last dose
• Contact and personal information
• Location and preferred vaccine: Mastick Senior Center Pfizer or Mastick Senior Center Moderna
• Appointment time

For questions or help scheduling: Call 510-747-4700