



COUNTY OF ALAMEDA

Sample Ballot and Voter Information Pamphlet Consolidated Municipal Election TUESDAY, FEBRUARY 2, 2010

POLLS OPEN AT 7 A.M.
AND CLOSE AT 8 P.M.

**WARNING: THE LOCATION OF YOUR POLLING
PLACE MAY HAVE CHANGED**

SEE BACK COVER FOR YOUR POLLING PLACE
LOCATION AND VOTE BY MAIL BALLOT REQUEST

TAKE THIS SAMPLE BALLOT TO THE POLLS
AND PRE-MARK IT TO AVOID DELAY

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OFFICIAL BALLOT

ALAMEDA COUNTY, CALIFORNIA
FEBRUARY 2, 2010 CONSOLIDATED MUNICIPAL ELECTION

Sample Ballot

INSTRUCTIONS TO VOTERS: USE BLACK OR BLUE BALLPOINT PEN ONLY. To vote for a candidate of your choice,

complete the arrow  to the right of the candidate's name. To vote for a qualified write-in candidate, PRINT the person's name in the blank space provided and complete the arrow. To vote on any measure, complete the arrow after the word "Yes" or "No."

MEASURES SUBMITTED TO THE VOTERS

CITY OF ALAMEDA

B ALAMEDA POINT DEVELOPMENT INITIATIVE.

Shall the City Charter Amendment, and ordinance proposing General Plan Amendments, Zoning Map and Text Amendment and Development Agreement, regarding development of Alameda Point be adopted?

YES	←	■
NO	←	■

Sample Ballot

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CA01-1-300000-1-0001

BT:001



CITY OF ALAMEDA MEASURE B

Alameda Point Development Initiative	YES
B Shall the City Charter Amendment, and ordinance proposing General Plan Amendments, Zoning Map and Text Amendment and Development Agreement, regarding development of Alameda Point be adopted?	NO

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE B

If adopted, the Alameda Point Development Initiative ("Initiative") would amend the General Plan, Zoning Ordinance and Map to rezone 918 acres of uplands and 166 acres of submerged lands currently designated as Intermediate Industrial (Manufacturing) and Special Government Combining District (M-1-G) to a new zoning designation: Alameda Point Specific Plan District (AP-SP). The Initiative also would amend the City Charter to exempt Alameda Point from the density restriction known as "Measure A."

The General Plan and Zoning amendments would allow up to 4,346 new housing units, 186 existing low-cost housing units, re-use of existing buildings for 309 housing units, 350,000 square feet of retail space and 3,182,000 square feet of commercial uses, with up to 500,000 square feet in existing buildings. Up to 260,000 square feet may be developed for civic uses, with 600 boat slips, and 145 acres of open space. The Initiative requires at least 15% of housing units be affordable to people with low and moderate incomes. The Initiative provides the City shall provide incentives or concessions when required under state density bonus law.

The Initiative proposes a Development Agreement ("DA") that would obligate a person or persons with a legal or equitable interest in Alameda Point (each a "Developer") to fund, in an amount not to exceed \$200 million, construction of: parks and open space, ferry terminal and transit hub, improvements to the seaplane lagoon frontage, fire station improvements, branch library, bay trail extension, a regional sports complex, and on-site and off-site traffic and transit improvements. These obligations are contingent on the City forming a community facilities district for project revenue, and the City's redevelopment agency applying all tax increment to the project, with specified exceptions. The total property tax burden is limited to two percent. The DA vests a Developer with the right to use the property as specified in the Initiative. A separate agreement with the redevelopment agency must be negotiated for conveyance of land and phasing and financing requirements. The project must undergo environmental review.

The DA would exempt the project from some fees the City typically imposes for development. A Developer must cooperate in good faith to ensure development of

Alameda Point has no negative financial impact on the City budget.

The DA would be effective for 25 years and could be extended by any delay in property transfer, or if a Developer is prohibited from building by a governmental authority investigating or remediating prior contamination. Future City approvals would be required for land subdivision, building construction, use permits, and design. The Initiative would have no effect if the Navy transfers the land to anyone other than the City's base reuse authority. A Developer can sell its rights and obligations under the DA without City consent.

The Initiative could be amended by voters, or the City Council on application by a Developer, provided the amendments do not reduce public benefits required from a Developer or increase the amount of residential units or commercial space.

s/TERESA L. HIGHSMITH
City Attorney

The above statement is an impartial analysis of Measure B. If you desire a copy of the ordinance, please call the City Clerk's Office at 510-747-4800 and a copy will be mailed at no cost to you. You may also access the full text of the measure at the following website address:

www.ci.alameda.ca.us

ARGUMENT IN FAVOR OF MEASURE B

The Naval Air Station at the western end of Alameda permanently closed more than 12 years ago. Since then, many plans have been developed, but little progress has been made to transform the base into a safe and productive part of our city.

Costs to maintain the crumbling infrastructure and decaying buildings at Alameda Point continue to grow, making it a burden on the City of Alameda and Alameda taxpayers. After decades of military use, the Navy is cleaning up the contaminated soil and groundwater; however, the site's aging buildings are contaminated, and the roads, sewers and utilities need to be replaced.

Now, there is a unique opportunity to further clean up Alameda Point and make it a vibrant part of our community, without cost to current Alameda taxpayers.

World-renowned planners, with input from citizens of Alameda over many years and through dozens of public workshops and community meetings, have developed a plan to create a green, sustainable, transit-oriented development at Alameda Point.

If approved, the plan will:

- Remove decayed buildings and further clean up the toxic waste
- Improve public access to water and create bayside walking and biking trails
- Provide 145 acres of parks and open space
- Preserve historic structures
- Build a new ferry terminal
- Bring new businesses and jobs to Alameda
- Build recreational and sports facilities
- Build a new library, fire station and school

This plan will NOT cost existing taxpayers. In fact, the City requires that the plan must pay for itself.

The plan to revitalize Alameda Point is supported by community and business leaders, environmentalists, seniors and residents. Please visit www.alamedapointcommunity.com for more information.

Now it's up to you to help make this plan a reality and decide Alameda's future. Vote YES on B.

s/Doug Siden

President, East Bay Regional Park District

s/Helen Sause

President, HOMES Housing Opportunities Make Economic Sense

s/Christopher Seiwald

Local Business Owner

s/Ron Matthews

President, Alameda Little League & Babe Ruth and Alameda High School Athletic Boosters

s/Honora Murphy

Alameda Library Supporter; 45 year Alameda resident

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE B

Promises and pretty pictures will not develop Alameda Point.

SunCal has more than **27 bankruptcies** throughout the Southwest, plus numerous projects that remain undeveloped. Oakland residents sued because Oak Knoll became a public safety hazard. **We cannot let this happen to Alameda.**

Measure B was written by SunCal and benefits the developer. **Once passed, it's LAW!**

Measure B creates traffic from a potential **11,000 new residents** without sufficient funding for managing traffic.

This is NOT our last chance to redevelop Alameda Point.

Defeat Measure B and our community will move forward to develop Alameda Point in a manner that includes funded infrastructure, sports facilities, open space, schools, libraries and a full range of housing opportunities for every segment of our community. We can do this without giving millions of public dollars in a deal which only benefits the developer, not our community.

Ignore the false promises of SunCal:

- There's no guarantee that any additional agreements will be legally enforceable, or protect our city should this Initiative pass.
- This is a one-sided Initiative that gives the developer 100% control of the project development with **NO** requirement to fulfill their financial commitments.
- The Initiative doesn't guarantee funding for or construction of a **single public school** at Alameda Point.
- Developer's shortfall of nearly **\$500 million** in funding for public benefits will result in a failure to deliver promised benefits.

Don't let this slick **million-dollar campaign** buy your vote.

Please join with the Alameda community and us by voting **NO on Measure B.**

For more **FACTS** visit www.alamedapointinfo.com

s/Frank Matarrese

City of Alameda Councilmember

s/Kevin R. Kearney

City of Alameda Auditor

s/Tracy Jensen

Alameda Unified School District Board Member

s/Trish Spencer

Alameda Unified School District Board Member

s/Ashley Jones

Past Teacher/Coach

ARGUMENT AGAINST MEASURE B
VOTE NO ON MEASURE B - A BAD DEAL FOR OUR CITY

Like many fellow Alamedans, we want to see Alameda Point developed so this historic area can be revitalized to benefit the entire city again. Therefore, we do support a smart, economic development. However, the SunCal proposed development is wrong for the future of Alameda and for all taxpayers. Here's why:

Measure B is a developer-sponsored measure, by SunCal, that is one-sided. It circumvents City planning processes and gives the developer **complete control** of Alameda Point.

If passed, Measure B guarantees the developer the following rights:

Loses \$51 million in fees for our City that would ordinarily be collected from the Developer for basic infrastructure.

Diverts nearly \$12 million in yearly lease revenue from our City to the Developer.

Locks in a short fall for public improvements and benefits by \$175 million.

Guarantees SunCal can sell Alameda Point to **any** developer - **immediately** with no say from voters or the City.

Leaves the door open for neglect and blight with no actual development required.

Freezes the Developer's already insufficient funding at today's dollar value for the next twenty-five years.

Approves this development without crucial information on environmental mitigation, design or **costs until after this election.**

Risks raising other taxes and fees when Alameda Point's costs exceed the 2% cap.

Exposes the City of Alameda to potential costly lawsuits.

WE CANNOT AFFORD A PLAN that will leave our City and its taxpayers responsible for millions of dollars if Alameda Point development fails.

WE CANNOT AFFORD TO GIVE total control and complete oversight of Alameda Point to **any** developer.

WE CANNOT AFFORD TO FUND any portion of the critical infrastructure and promised public benefits with your tax dollars.

WE CANNOT AFFORD UNATTAINABLE PROMISES from the developer.

WE CANNOT AFFORD MEASURE B.
PLEASE VOTE NO ON MEASURE B!

s/Beverly Johnson
Mayor, City of Alameda

s/Doug deHaan
Vice Mayor, City of Alameda

s/Kevin Kennedy
Treasurer, City of Alameda

s/Blake A. Brydon
President, Alameda Chamber of Commerce

s/Dennis G. Pagonis
Real Estate Broker/Alameda Business Owner

REBUTTAL TO ARGUMENT AGAINST MEASURE B

The simple fact is the decaying former Naval Air Station at Alameda Point could cost every Alameda taxpayer hundreds of dollars per year, every year.

Each year, the City of Alameda wastes millions of dollars that could be used for police and fire, but is instead spent to maintain crumbling roads, deteriorating sewer lines and decaying buildings. This creates a drain on our City budget and wastes taxpayer money.

Measure B is a plan to revitalize Alameda Point created by residents of Alameda to rehabilitate the Naval Air Station and to prevent the waste of taxpayer dollars.

Here are the facts:

- Alameda Point is contaminated with toxics, lead and asbestos. Measure B will continue the cleanup process to ensure it is safe for residents and businesses.
- Measure B guarantees that any developer will have to pay \$200 million for public amenities, such as recreation facilities, parks, open space protection, a fire station and a library.
- Under the existing agreement, this plan must pay for itself. That means that the project will generate enough revenue to cover the cost of maintaining it. Your taxes will NOT be increased.
- Measure B will protect existing businesses, create local jobs and provide needed housing that is consistent with the character of our community.

We can vote NO and continue being taxed to pay for a decaying Naval Air Station

OR

We can vote YES to make the developer pay to Revitalize Alameda Point.

s/Douglas Biggs

Executive Director of Alameda Point Collaborative

s/Barbara Kahn

Alameda point resident

s/Michael J. Krueger

Alameda Transportation Commissioner

s/Joshua Cohen

Principal Qibits Associates/Alameda Resident

s/Rev. Roger Bauer


Chair of Alameda Pt. Collaborative

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NONPARTISAN	
CITY OF PIEDMONT	
FOR MEMBERS OF CITY COUNCIL Vote for no more than Three	
JOHN CHIANG Incumbent	← █
JEFF WIELER Business Manager, Columnist	← █
JULIE A. WATTERS Business Development Manager	← █
GARRETT KEATING Incumbent	← █
SUNNY BOSTROM Deputy Marriage Commissioner	← █
	← █

Blank space for writing in a candidate name or marking a ballot.

Sample Ballot

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CA01-1-280100-2-0002

BT:002



Candidates' Statements CITY OF PIEDMONT City Council Members

JOHN CHIANG

Occupation: Incumbent Council Member

Age: 60

My education and qualifications are: As your Council Member for the past four years, I have had the privilege of serving Piedmont's residents. I have supported the preservation and maintenance of our parks, play fields, public facilities and streets. I actively listen to all viewpoints, value our community diversity and support consensus building. I am a strong advocate for prudent fiscal management, respect everyone's opinion, and work well with my colleagues. I led the development of the City's performance based management compensation plan. As a CPA and finance executive for major companies for over 30 years, I understand sound financial management. I have served as Council liaison to the Planning and Park Commissions; CIP, Municipal Tax Review, Police & Fire Pension, and Audit Committees; and the Alameda County CMA, representing Piedmont. I have served as Chair to the Municipal Tax Review and CIP Committees; President of the Piedmont Educational Foundation and Piedmont Asian American Club; and VP Finance of the Piedmont Scout Council. I graduated from UCLA (MBA) and UC Berkeley (BSEE). My wife, Maggie, my children (Julia and Bryan) who were educated through Piedmont's schools, and I have lived in Piedmont since 1982. I ask for your continued support and vote on February 2.

JEFF WIELER

Occupation: Business Manager, Columnist

Age: 58

My education and qualifications are: Effective City Council members need to know Piedmont intimately. I've been continuously active in Piedmont civic affairs for 16 years as a volunteer and columnist. I served four years on the Council, and helped Piedmont win the largest discretionary grant of Federal and State money in City history. Piedmont needs strong financial skills. I've served with three Municipal Tax Committees, once as Chair. I have a Harvard MBA and 35 years of private and non-profit sector financial management experience. 75% of Piedmont's budget goes to employee costs. I served six years on Piedmont's Civil Service Commission, including two years as Chair, and have years of private sector experience negotiating with unions. Even in financially uncertain times, Piedmont must continue providing superb services, especially police, fire, and paramedics. As a former Parks Commissioner, I also value Piedmont's green environment. Finally, we can't neglect our infrastructure – it's cheaper in the long run to maintain rather than replace! As a Council member I'll carefully study every issue, listen to all sides, consider the alternatives, then look for the best long-term solution. Piedmont is a well-run city and a great place to live. I'm committed to our city's betterment and preserving Piedmont's strengths.

JULIE A. WATTERS

Occupation: Business Development Manager

Age: 45

My education and qualifications are: One issue defines this election: whose Piedmont is this? I believe it's ours - no matter where we live, whom we know or when we came here. I'm running to move beyond the polarization that has come to dominate City discourse. I will restore sound judgment, independence and respect for all Piedmont residents to the Council. I've been to City Hall many times to participate in School Board, Planning Commission and City Council meetings. I've seen many Piedmonters bring important issues to the floor, but sadly I've seen that not all issues or citizens are treated with respect. I want to see us come together as a community and find common ground on difficult issues. In the midst of the worst economic environment in decades, I would work to ensure Piedmont's long-term fiscal health. I stand for openness and accessibility in our government. I've already met many of you at Havens, on the soccer or baseball fields or while walking my dogs and I hope to meet many more of you before the election. What issues are important to you? Let me know: www.WattersforPiedmont.org. Julie Watters, a working mother hoping to work with you for an even better Piedmont.

GARRETT KEATING

Occupation: Incumbent City Councilman

My education and qualifications are: It has been an honor to serve as your councilman over the past four years. I ask for your support for another term so I can contribute to the governance of our city during these uncertain economic times. I will work hard with council colleagues and staff to balance the budget while maintaining high quality public services and safety. I want to work with you these next 4 years - the City must actively engage residents on decisions facing our community – Civic Center Master Plan, sports fields, pools and undergrounding. I have actively worked with neighborhoods to bring needed civic projects to completion and will partner with all Piedmonters on these major city-wide projects. Piedmont thrives on citizen volunteerism and we must improve communication with City Hall to engage all residents in making these decisions. With children in all three schools, I hope to enable the school district to provide services more economically through an active partnership with the City. I will encourage positive future planning and debate about new, innovative ideas for Piedmont to maintain the natural beauty, strong community and support for education that make our city the jewel of the East Bay.

**Candidates' Statements
CITY OF PIEDMONT
City Council Members**

SUNNY BOSTROM

Occupation: Deputy Marriage Commissioner

My education and qualifications are: The Ladies and Gentlemen of our Piedmont Police and Fire Departments and their support staff are the basis of our Security. They risk their lives daily protecting our families. Piedmont is one of the few cities in the world completely surrounded by another city which though beautiful is besieged by many modern large city problems. To enhance our safety and those of the vigilant and dedicated professionals mentioned above whose lives are in jeopardy with each traffic stop, we can install day and night digital recording cameras at the entrance streets and at certain strategic intersections. The courts have determined that no one has an expectation of privacy or public streets. Many mischief makers will be deterred. The attack of the young pregnant mother still fresh in our memory, might have been deterred, and the Gutenberg Bible stolen last July in the Highland Avenue burglary might have been retrieved had our officers had this tool. The System's effectiveness would be immediately measurable. Either crimes continue to slowly escalate or they don't. Personally, I am a friendly, calm, problem solving person with a knack for promoting harmony.