

9.6 HEALTH AND SAFETY

State law requires a safety element to outline policies that will protect the community from both natural and human-induced disasters. Many of the Health and Safety policies applicable to Alameda ~~Point~~West are common to other parts of Alameda as well, and are addressed in the Health and Safety Element. This section considers water quality and flooding hazards, fire hazards, environmental cleanup, and emergency management, in the specific context of Alameda ~~Point~~West.

One of the greatest health and safety issues at Alameda Point concerns environmental cleanup of the former Naval base. Alameda ~~Point~~West has been designated a federal Superfund site, which establishes the U.S. Environmental Protection Agency (EPA) as the lead agency for the coordination of cleanup of the site. A Federal Facilities Agreement has been signed between the Navy and the U.S. EPA in which the parties agree to a schedule and funding program for cleanup of the site.

Addressing Alameda ~~Point's~~West flooding hazards and emergency management largely requires smooth integration of Alameda ~~Point~~West into the City's existing programs and methods for dealing with these issues.

WATER QUALITY AND FLOODING HAZARDS

Guiding Policies: Water Quality and Flooding Hazards

- 9.6.a Integrate the management of Alameda ~~Point's~~West runoff management into the City's existing programs.
- 9.6.b Support improvement programs that address water quality, urban runoff and flooding.

Implementing Policies: Water Quality and Flooding Hazards

- 9.6.c Integrate Alameda ~~Point~~West into the City of Alameda's Storm Water Management and Discharge Control Program.
- 9.6.d Require all proposed reuse activity in Alameda ~~Point~~West to be in compliance with the Regional Water Quality Control Board storm water recommendations.
- 9.6.e Restrict the installation of water supply wells in the uppermost aquifer at Alameda ~~Point~~West to reduce the potential use, or migration of, groundwater affected by the release of hazardous materials.
- 9.6.f Support development of a water-quality testing program for all existing water supply wells in Alameda ~~Point~~West to determine the safe uses or appropriate discharge of pumped water.

- 9.6.g Support preparation of a Flood Insurance Study by FEMA to cover Alameda ~~Point~~West.
- 9.6.h Coordinate incorporation of Alameda ~~Point~~West into the City of Alameda Urban Runoff Program to reduce potential water quality degradation related to urban runoff.
- 9.6.i Identify and implement improvement programs to address periodic flooding at Alameda ~~Point~~West.
- 9.6.j Establish an assessment mechanism to provide for capital costs for construction, maintenance, and operation of urban runoff Best Management Practices and costs associated with inspection, monitoring, and reporting that could be incurred by the City in incorporation of the Alameda ~~Point~~West into the Urban Runoff Program.

FIRE HAZARDS

Guiding Policy: Fire Hazards

- 9.6.k Mitigate factors and conditions in Alameda ~~Point~~West that are conducive to fire hazards.
- 9.6.l Identify effective means of dealing with fire disasters should they occur.

Implementing Policies: Fire Hazards

- 9.6.m Maintain and expand the City's fire prevention and fire-fighting capability into Alameda ~~Point~~West by establishing a station with two fire companies to service the emergency needs of all residents and businesses of the area.
- 9.6.n Extend Alameda's current level of emergency medical service into Alameda ~~Point~~West as reuse activities and residential buildout proceed.

ENVIRONMENTAL CLEANUP

Guiding Policy: Environmental Cleanup

- 9.6.0 Continue to support cleanup of contaminated lands.

Implementing Policies: Environmental Clean-up

- 9.6.p Maintain information about contamination and clean-up activities and make the information available to the public.
- 9.6.q Require environmental restrictions (i.e., deed restrictions) regarding Marsh Crust/subtidal zone excavation and shallow groundwater use.

- 9.6.r Create a land use and construction permitting program that requires consideration of residual contamination. The permitting program should include:
- A means for tracking deed restrictions
 - A means for tracking remediation to help ensure that future land uses are compatible
 - A method for classifying land uses by exposure scenario
 - Identification of areas that might require special construction precautions
 - A system for ongoing communication with the environmental regulatory agencies.

EMERGENCY MANAGEMENT

Guiding Policies: Emergency Management

- 9.6.s Support integration of Alameda ~~Point~~West into the City of Alameda's Emergency Operations Plan.

Implementing Policies: Emergency Management

- 9.6.t Create and integrate provisions for emergency management in Alameda ~~Point~~West into the City of Alameda's Emergency Operations Plan.
- 9.6.u Identify "critical facilities" in Alameda ~~Point~~West area, as defined in Alameda's 1976 Safety Element, and integrate them to the City's existing "critical facilities" list and emergency provision plan.