GENERAL PURPOSE MEETING

Monday, July 21, 2014

6:00 p.m.

Council members present: Marc Crawford-Chair, Dave Sadoff, Sheila Cunha, John Ryzanych, Matt Turner, Aileen Chong-Jeung

Location: Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

Summary Minutes

PUBLIC COMMENT

Jack Harris, Castro Valley resident on Winifred Drive is concerned about storm water damage because of an improper drainage system for properties on Winifred Drive.

Myles McCarron, Castro Valley resident on Winifred Drive stated that too much water is coming in to the street and damaging property. The Public Works Agency has made repairs to the street, but it continues to be a problem. Mr. McCarron has submitted a packet of information to the Council via e-mail and requests to make a full presentation of the issue at a future MAC meeting.

Bill Mulgrew, Executive Director, Eden Area Chamber of Commerce raised concerns about the status of Willow Park. EBMUD owns the property and East Bay Regional Park District (EBRPD) manages the property; this year (November 2014) a 50-year lease is due and there has not been any information as to the new lessee. In addition there have been no requests for proposals (RFPs) for a new lessee. The public has not been given any information. Mr. Mulgrew requested that East Bay Regional Park District give a presentation at a future MAC meeting as to the status of Willow Park.

I. Approval of Minutes - June 2014 minutes

A motion was made by Dave Sadoff and seconded by Sheila Cunha that the minutes of May 19, 2014 be accepted as submitted.

Motion passed 6/0 - Councilmember Miraglia was excused.

II. Community Development Agency’s Projects, Programs, Services and Budget for Castro Valley

Chris Bazar, Director, County Community Development Agency, presented a PowerPoint presentation on the Agency’s services throughout the County.

The presentation included an organizational chart and information on the Agency’s total budget ($45, 112,364). CDA has an Administration and Management Department and Bonds and Finance Department for administrative support and budget functions.
Departments within the Community Development Agency

**Agriculture/Weights & Measures:** Ensures the safe and responsible use of pesticides by farmers, pest control operators, government, industry and the general public; prevents the introduction, establishment and spread of harmful insects, plant diseases, weeds and other pests; ensures that commercial transactions based on weight or volume are performed on accurate and appropriate equipment.

**Economic & Civic Development:** Responsibilities include economic development activities including business attraction, small business education events; customer attraction events and activities, graffiti abatement; implementing a billboard reduction and relocation program; coordinating funding and community input of “Tier One” funded project. The department serves as staff to the Alameda County Redevelopment Successor Agency.

**Healthy Homes (formerly the lead Poisoning Prevention Department):** Serves to eliminate environmental lead contamination, prevent childhood lead poisoning and improve health outcomes by addressing housing problems; Healthy Homes provides case management of lead poisoned children, community outreach and education, training, lead hazard reduction services, healthy homes interventions and consultations.

**Housing and Community Development (HCD):** Awards Community Development Block Grant (CDBG) funds for public improvement projects located in and/or serving low-income residents and neighborhoods of Castro Valley, Ashland, Cherryland, Fairview, Hillcrest Knolls, San Lorenzo and other unincorporated areas of Alameda County. HCD has funded neighborhood community centers, senior centers, youth facilities, street improvement projects and other community benefiting activities. Recent CDBG-funded projects in Castro Valley include the Hayward Area Recreation District (HARD) for ADA-compliant restrooms at the Adobe Center.

**Neighborhood Preservation and Sustainability:** Promotes effective energy efficiency, property rehabilitation, mineral management and job creation opportunities to enhance local communities and contribute to the sustainability of the County.

**Planning Department:** Plans and oversees new development; develops land use policy; enforces various County ordinances, including the Zoning, Subdivision, Surface Mining and Neighborhood Preservation; performs municipal-type land use functions for unincorporated areas of the county, ensures compatible land use for nearly 136,000 citizens within its jurisdiction; creates specific area and general plans with community participation; environmental assessment and site design review expertise; enforcement of applicable plans and zoning ordinances; updates to the County’s land use ordinances in response to community concerns and direction.

**Surplus Property Authority:** Creates value for many parcels of County-owned land in the Cities of Dublin, Pleasanton and Livermore, through the real estate development process (including long-range planning, design, entitlements and permit, construction and sales); maximizes the value of County resources by coordinating with the cities in which the lands are located, to create master plans for County-owned properties; prepares specific land use, financing and infrastructure plans for County properties; develop adequate infrastructure including roads, utilities, parks and BART station parking improvements; provides neighborhood amenities; select private developers and sell properties.

Questions/Discussion

Aileen Chong-Jeung asked how the home rehabilitation program worked. **Chris Bazar:** Usually the County acquires a low income property and rehabilitates it with Community Development Block Grant funds; however there are several jurisdictions (Union City, Oakland and Fremont) involved with administering the funds.
Dave Sadoff asked if there was any progress on the billboard removal.
Chris Bazar: Eileen Dalton is working on the billboard removal with a consultant; however, information is not ready to be presented at this time.

Mark Crawford asked about the budget pie chart of 61% of Federal Aid funds; how are those funds spent?
Chris Bazar: The majority of the funds are used for home rehabilitation and the Healthy Homes Department. The Federal Aid funds are funneled through Alameda County through several jurisdictions.

Mark Crawford asked about the location of the San Lorenzo Creek Apartment complex.
Chris Bazar will forward the specific address for the property; it is within the Castro Valley General Plan area.

Sheila Cunha asked about the property site of the new Whole Foods store in Dublin, what was the property prior to the Whole Foods?
Chris Bazar: The property was previously camp parks that were acquired by the County several years ago.

Castro Valley Downtown Specific Plan

Chris Bazar stated that there is about $400-500,000 annually that could be used for implementation and maintenance for the various plans, i.e. Castro Valley General Plan, Business District Plan. Work could also begin on revamping the Zoning Ordinance. The Castro Valley MAC can continue discussions with the Planning Department to begin work on the Downtown Specific Plan.

III. Status and Update on the Trial Period of the Gate on Grovenor Drive

Art Carrera, Deputy Director, Alameda County Public Works Agency, presented a memorandum as a follow up to the October 21, 2013 Castro Valley Municipal Advisory Council (CVMAC) General Purpose meeting, regarding the Grovenor Drive gate access in to Lake Chabot Regional Park.

Mr. Carrera stated that most of the CVMAC motion items were implemented. The Public Works Agency restored informal community access to the park at the emergency vehicle access (EVA) gate. The Agency also conducted periodic observations of parking utilization along Grovenor Drive to determine the extent of on-street parking issues related to the restoration of informal community access at the gate.

The parking was evaluated along Grovenor Drive on several occasions (November 2013, February 2014, and June 2014). The findings of the parking assessment showed the highest parking utilization percentage for any hour along Grovenor Drive to be 29%. This parking utilization percentage is far less than the 75% required for permit parking.

The informal pedestrian access to the park is working and no further action is required.

Speakers

Ellen Griffin stated that trash receptacles have been placed inside the gate and she supports public access and the trial period has worked well.
Elaine Connolly lives close to the gate and supports informal access to the park via the EVA gate. Gail Woodward Lopez supports public informal access to the park, as it is a great resource.

Erik Bak supports informal public access and hopes to have a more permanent pedestrian access the issue may come up again.

Peter Rosen supports public access to the park via Grovenor Drive.

**MAC Council:** The Council determined that a motion was not necessary and: 1) the conditions of the previous MAC motion were met; 2) the MAC will follow up with the EBRPD regarding placement of the camera; 3) there would have to be an agreement between Alameda County and East Bay Regional Parks District to provide permanent pedestrian access.

The meeting was adjourned to September 15, 2014.