

GENERAL PURPOSE MEETING

Tuesday, February 4, 2014

6:00 p.m.

Council members present: Marc Crawford-Chair, Cheryl Miraglia, John Ryzanych, Matt Turner, Aileen Chong-Jeung

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

Summary Minutes

Cheryl Miraglia opened the meeting in memory Sal Tedesco, a past member and chair of the Castro Valley Municipal Advisory Council, who passed away recently.

PUBLIC COMMENT

Brian Foster expressed condolences about the passing of former MAC Chair, Sal Tedesco.

Deborah Cox, representative of California State Assembly member Bill Quirk, representing District 20, informed the Council and the community that she is the point of contact in the District. District 20 is currently soliciting nominations for Woman of the Year for District 20.

Jill Dutchover, Castro Valley resident requested follow up on the emergency vehicle access (EVA) gate located at Grovenor Drive. Mrs. Dutchover stated that since the meeting last year regarding the EVA gate last year auto and pedestrian traffic has increased in the area which she has documented with photos. Mrs. Dutchover stated that the residents in the area were supposed to be given permit parking and requested that the Council follow up.

Kim Gorski, address the Grovenor issue. She still wants the gate closed because the neighborhood is experiencing increased traffic. She passed on a copy of the notice and would appreciate a follow up on the parking permits.

I. Approval of Minutes - November 2013 minutes

A motion was made by Cheryl Miraglia and seconded by Matt Turner that the minutes of November 18, 2013, be accepted as corrected.

Motion passed 5/0 - Councilmembers Sadoff and Cunha were excused.

II. Sheriff's Office Community Report

Deputy Darin Burks and Deputy Marcus Cox of the Alameda County Sheriff's Office gave an oral report on the Sheriff's Office activities and statistics for the Castro Valley area.

Stolen vehicles - 7.4% decrease from 2012

Robberies - 20% decrease 2012
Home burglaries - 34% decrease from 2012
Vandalism - 30% decrease from 2012.

The Deputies encouraged residents to watch out for scams conducted by people in work uniforms trying to enter their residence for the purpose of burglarizing homes.

Three homeless encampments have been identified in the Castro Valley area. The Sheriff's Office has been working to identify homeless persons in the Castro Valley area to refer them to services.
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III. Daughtrey's Building /Town Square presentation

Eileen Dalton, Director, Economic and Civic Engagement Department, gave an update on the Daughtrey's building.

The Redevelopment Agency was dissolved on February 1, 2012. The former Redevelopment Agency (RDA) acquired and was able to retain the Daughtrey's Building and eleven other properties were transferred to the Alameda County Successor Agency.

The Successor Agency was required by the State of California to submit a Long Range Property Management Plan (LRPMP). The County's plan was submitted to the State in July of 2013. As part of the LRPMP, the goal for the Daughtrey's Building was to obtain a buyer for the retail space. The LRPMP has not been approved by the State and the County expects to make some revisions to the plan and resubmit it to the State.

The County made solicitations for developers for the Daughtrey's building and selected Greensfelder Commercial Real Estate as the developer for the site. The contract and disposition agreement is approximately ninety percent (90%) completed. The developer will go through the required planning process and there will be opportunities for community input for the space at the Daughtrey's building.

David Greensfelder of Greensfelder Commercial Real Estate stated that he is looking forward to working with the community to determine the best options for the site. Mr. Greensfelder has worked in retail development for twenty-five years, and has assisted in approximately 250-300 projects. Mr. Greensfelder answered questions from community members.

Town Square Proposal

Peter Rosen and Michael Kusiak presented a proposal for the use of the Daughtrey's building space in downtown Castro Valley.

The proposal calls for the Daughtrey's Building to be demolished and that the site be developed into a town square or downtown plaza. The proposal states that the building has had a poor tenant history due to the inefficient layout, lead and toxic water contamination in the basement.

The County's LRPMP prohibits the space at the Daughtrey's building from being made into a town square. The plan states that the building is to be transferred to the County and sold for development.

Mr. Rosen and Mr. Kusiak requests that the MAC recommend that the Alameda County Successor Agency Oversight Board change the LRPMP to state that the building be sold and or retained, to allow for the possibility of a town square.

In addition, Mr. Rosen and Mr. Kusiak requests that the MAC recommend that the Planning Department analyze the long term effects on the Daughtrey's building space for downtown Castro Valley.

Speakers

Rebecca Stanek-Rykoff, Ellen O'Donnell, David Ashton, Carey Sanchez-Para, Bill Salsman, Joe Lamberti and Elizabeth Xiezopolski spoke in support of the town square proposal
Serean Kimmel is interested in retail space for the building

After Council discussion, Cheryl Miraglia made a motion that the MAC recommends and encourages the proponents of a public town square at the site of the Daughtrey's building, to make a presentation in approximately two months to define what the community would like to see happen in the space; assess that list and determine what is feasible given the size and location; determine what it would take to accomplish that, including projected costs for development, demolishing the building, buying the parcel back , landscaping, lighting, amenities, on-going maintenance costs and funding mechanisms; motion was seconded by Aileen Chong-Jeung.

Motion passed 5/0 - Councilmembers Sadoff and Cunha were excused.

IV. Update on Cull Lake

Hank Ackerman, Alameda County Flood Program Manager, presented a PowerPoint presentation on the condition of Cull Canyon Dam and Reservoir.

Cull Canyon Dam/Reservoir was constructed in 1962, which impounded approximately 100 million gallons of water. In 1979 Columbia Drive was constructed over Cull Creek.

In 1979, the Cull Canyon Demonstration Project was conducted in cooperation with the landowners in Cull Canyon and the Resource Conservation District. The purpose of the project was to establish sedimentation rates in Cull Canyon and determine what could be done to reduce the rates to prolong the life of the reservoir. An in-stream debris basin was constructed and sediment was periodically removed by the Resource Conservation District.

In August of 2003, the State Department of Water Resources, Division of Safety of Dams (DSOD) determined that the seismic stability of Cull Dam was questionable due to limited pre-construction geotechnical information available, and requested a seismic evaluation be completed on the site. In July 2006, an interim measure was implemented to address the seismic stability if the site.

The Flood Control Agency reviewed several options for rehabilitation of the Cull Canyon Dam and is proposing to abandon the dam function and allow a creek to form in the interim, at a cost of approximately \$1 million dollars. The Flood Control Agency will return to this Council in April with a more detailed plan.

V. Proposed Revision to the Watercourse Ordinance (continued from November 2012)

Bill Lepere, Deputy Director, Public Works Agency reported on the proposed Revision to the Watercourse Ordinance.

In November 2013, the Watercourse Ordinance was heard – Mac Council requested a side by side comparison of the proposed and current Ordinances.

The Creek Task Force was developed in 2007 by Board of Supervisors (BOS). In November 2012, reported to the BOS and worked with CDA and Task force to develop the revised Ordinance.

Highlights of the Ordinance include:

- The Ordinance requires determination of watercourse setbacks prior to approval of tentative maps
- Revised/improved definitions of terms in the Ordinance
- Requires Public Notices of Watercourse Setback determinations
- Updated appeal process for compliance with other Ordinances
- Includes penalties for violations of Ordinance

After Council discussion, Cheryl Miraglia made a motion to set up a series of map workshops with the Castro Valley Municipal Advisory Council, Public Works Agency and the Planning Department, to methodically review the proposed language in the proposed Watercourse Ordinance, with the ultimate goal being to craft an Ordinance that is truly a Watercourse Watershed Protection Ordinance, and that the creek and watershed groups as well as the development community and the agricultural community are invited to participate in the workshops which will be open to the public;; motion was seconded by Matt Turner.

Motion passed 5/0 - Councilmembers Sadoff and Cunha were excused.

Speakers

Chuck Moore informed the Council that the agricultural community has sent letters to the Public Works Agency regarding the Watercourse Ordinance and he would like to have the agricultural community represented in the workshops.

Bruce King stated that the Watercourse Ordinance should support a plan or vision, which this Ordinance does not have and he asked that East County be represented in the workshops because they have different needs than other parts of the County.

Rex Warren informed the Council that he was on the Creek Task Force for five (5) years and he would like the agricultural community represented at the workshops to help craft an Ordinance that also works for the canyon lands.

This meeting was adjourned to March 17, 2014.