



CASTRO VALLEY

MUNICIPAL _____

ADVISORY Advisory to Supervisor Nate Miley, 4th District

COUNCIL 224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

GENERAL PURPOSE MEETING

Monday, March 21, 2016

6:00 p.m.

Council members present: Marc Crawford-Chair, Ken Carbone, Vice-Chair, Dave Sadoff, Sheila Cunha, Chuck Moore, Janet Everson, Linda Tangren

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

Summary Minutes

PUBLIC COMMENT

Hera Alikian requested to read the motion approved for the Mobile Home Park Ordinance at last months' General Purpose meeting.

Sam Alikian asked what kind of construction is going on next his mobile home park on Center Street in Castro Valley. The MAC Council suggested Mr. Alikian contact the Castro Valley Sanitary District for information.

I. **Approval of Minutes** - February 4, 2016

A motion was made by Dave Sadoff and seconded by Sheila Cunha that the minutes of February 4, 2016, be accepted as submitted.

Motion passed 6/0

II. **Draft Local Agency Management Plan (LAMP), Onsite Wastewater Treatment Systems Manual, Ordinance Amendments**

Dilan Roe, Environmental Health Specialist– Environmental Health Department presented information on the draft Local Agency Management Plan for Onsite Wastewater Treatment Systems and amendments to the Onsite wastewater treatments systems ordinance.

The Environmental Health Department has been designated the responsibility of permitting the installation of and regulating Onsite Wastewater Treatment Systems (OWTS) within its jurisdictional boundaries. The County currently administers a local wastewater management program for OWTS, since 1999.

The State developed an OWTS policy and it became effective in May 2013. In order to continue its local oversight of OWTS, Alameda County must develop an OWTS Local Agency Management Program (LAMP) in compliance with the State OWTS Policy.

The timeline for adopting the LAMP, OWTS Policy and ordinance amendments is as follows:

March 16, 2016 – Release of draft LAMP, Onsite Wastewater Systems Manual, and OWTS Ordinance Amendments

March 2016 through April 7, 2016 - Public Comment Review Period

April 19, 2016 - Presentation of final draft LAMP, Onsite Wastewater Systems Manual, and Ordinance Amendments to BOS Regular Board Meeting

May 2016 – Submission of Alameda County's proposed draft LAMP, Onsite Wastewater Systems Manual, and OWTS Ordinance & Regulations Amendments to Regional Water Quality Control Board for Review

Speakers

Lou Ann McKeefrey asked questions regarding gray water systems, water testing, composting toilets and price guidelines. In addition she requested a summary page to highlight important information in such a lengthy document.

Kristy Peixoto stated that Dilan Roe and her staff have done tremendous work on the LAMP and the ordinance, however the public still does not have all the documents or information and several residents are going to be affected by the changes. According to the ordinance the Environmental Health department will be able to condemn properties for non-compliance and costs are between \$50,000 and \$80,000 dollars for septic system replacement.

John Peixoto stated that Alameda County has no records of the septic systems in the County; the Environmental Health Department has sent out surveys and questionnaires to get responses from residents who will likely not respond. Redwood tanks are against the state law and he would like to see property owners grandfathered into a system rather than lose their property.

Susan Christenson stated that her septic system was approved by the Environmental Health in the 1980's and she has records of when and how often her system was pumped, in addition to having a leech field and a cement take. She wanted to know if she will be affected by the changes.

Dale Silva complimented Dilan Roe on the meetings she has attended regarding this issue, and she has done a great job getting the word out. Property owners will have to register with the County and pay a fee every one or two years for their septic system, and he is concerned that a minor remodel in your home could cause your septic system to be inspected at great expense.

Dilan Roe answered some of the questions residents had regarding the LAMP and OWTS policy and ordinance amendments.

Council comments

Marc Crawford, Chair, MAC Committee, stated several concerns with the ordinance amendments as follows:

Page 10 – Section 15.18.160 Equipment Evaluation Program and Section 15.18.170 Qualified Professional Certification Program – Are you increasing staff for these programs and by how much?

Dilan Roe stated that her first priority is increasing staff, some positions are being filled now however, the Department needs to understand more about the requirements to determine staffing needs.

Page 17 – Section 15.18.260 (g) - No system will be a permitted system after May of 2018, according to the ordinance.

(d) Wet season evaluation – should have specific criteria for evaluation

(e) Water systems Cumulative Impacts – requires owners to complete an EIR study on septic systems – section needs to be clarified.

Page 11– Section 15.18.190 - Education & Outreach Program – what does the Department intend to do for outreach and education, what direct notification, what type of mailings have gone out?

Page 11 Section 15.18.210 Connection to Public Sewer System Required – there are many variables that are not described in this section which would prevent a connection to a public system.

(4) Governing body – other criteria besides the governing body should be identified

Page 12 – Section 15.18.220 - Approval of Land Use Projects for Lots with Onsite Wastewater Treatment Systems – Environmental Health approval is required before permits can be issued according to sections (C) and (E).

Page 15 (C) (3) -All systems will have to be re-evaluated when permits are required

Mr. Crawford had several other concerns regarding the ordinance such as sections that include condemning property in certain sections of the ordinance and the homeowners submitting reports to the Environmental Health Department every two years for regarding the ordinance.

Councilmembers requested that the Environmental Health Department return to the Council at next month's General Purpose meeting with responses and clarifications regarding certain provisions of the ordinance.

III. Castro Valley Unified School District Strategic Plan

Parvin Ahmadi, Superintendent, Castro Valley Unified School District, presented a PowerPoint presentation on the Castro Valley Unified School District Strategic Plan. John Barbieri, Castro Valley Unified School District Board member was also in attendance.

The Castro Valley Unified School District has placed a General Obligation Bond (Measure G) for the schools on the June 2016 Ballot.

The presentation included information on demographics and student programs. A draft of the Vision and Mission statements were included and the school district requested public input on the draft language.

Vision Statement: Castro Valley Unified School District develops students who are engaged in the pursuit of their passion, flexible critical thinkers, and compassionate, responsible and active community members in a global society.

Mission Statement: Castro Valley Unified School District in partnership with the community will provide a safe and nurturing learning environment for all students supported by inspired staff utilizing multi-dimensional curriculum and resources in order to become innovative, life-long learners.

Council comments

Marc Crawford asked if there were any programs that are designed for children who do not go to college.

Ms. Ahmendi stated that there are several programs for students who do not attend college

Marc Crawford asked if the district was looking into adding another high school in Castro Valley.

John Barbieri stated that there are two (2) high schools: 1) Castro Valley High School and 2) Redwood High School, and the latter is an accredited school. In addition the district has a Facilities Master Plan report that identifies schools needs into the future.

Ken Carbone asked if the District had any plans to fiber optic infrastructure to increase internet speed and access.

Ms. Ahmendi stated that they will look into fiber optic technology.

Linda Tangren asked if the District took a look at industries that have left the country and how to bring jobs back. She requested the Facilities Master Plan report.

Ms. Ahmendi will send Councilmember Tangren information on what the district is doing and set up

IV. Landscape Redesign for Norbridge Avenue Median

Arthur Valderrama, Public Works Agency, presented a PowerPoint presentation on the redesign of the Norbridge Median Landscape. The Agency first presented to the Council in July 2015, and tonight the Agency requests feedback on plant options and rock mulch.

The Governor of California adopted an Executive Order for counties to reduce water usage and modify landscapes to more water efficient designs and more efficient irrigation systems.

The proposed landscape includes: keeping existing trees, low water use plants and replacement of irrigation system at a cost of approximately \$142,000.

Speakers

Peter Rosen stated that there are changes to the Governor's Executive Order and mulch would solve the problem and the order will extend to the use of no turf.

Council comments

The Castro Valley MAC had discussion on the need to replace the median versus using the funds for another purpose.

The Public Works Agency representatives stated that the funds set aside from the project are from the Road Fund and they will inform the Council if the money can be used for another purpose beside the median redesign.

V. Council/Staff Comments

None.

ADJOURN

Next meeting date: April 18, 2016

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