



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, September 19, 2016

6:00 p.m.

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

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

Summary Minutes

PUBLIC COMMENT

Bill Mulgrew, Executive Director, Eden Area Chamber of Commerce, announced that he will be leaving the Chamber of Commerce in two weeks and thanked the Castro Valley Municipal Advisory Council for their service to the community. Mr. Mulgrew introduced Ashley Strasburg, who will serve as the Interim Executive Director of the Eden Area Chamber of Commerce.

The Castro Valley Municipal Advisory Council thanked Mr. Mulgrew for his service with the Eden Area Chamber of Commerce and welcomed Ashley Strasburg as the Interim Executive Director.

I. **Approval of Minutes** - June 20, 2016

A motion was made by Chuck Moore and seconded by Linda Tangren, that the minutes of June 2016, be accepted as corrected.

Motion passed 6/0

II. **Hayward Area Recreational and Park District Safe, Clean Local Parks Measure F1 (November 2016)**

Paul McCreary, General Manager, Hayward Area Recreational and Park District (HARD), presented a PowerPoint presentation on the history of HARD, its facilities and the District's Measure F1, which will be on the ballot in November 2016.

Hayward Area Recreation and Park District was established in 1944, by a ballot measure and is California's largest Park and Recreation Special District, which consists of over 100 square miles and serves Hayward, Castro Valley, San Lorenzo, Ashland, Cherryland and Fairview.

HARD facilities include Japanese Gardens, Kennedy Park, Meek Estate & Park, Rowell Ranch Rodeo Park, Skywest & Mission Hills Golf Courses, the Hayward Plunge and Alden E. Oliver Sports Park.

Measure F1 benefits would include significant park repairs, improve quality, replace park restrooms, improve safety and access for seniors and disabled and renovate and expand walking and bike trails. Every dollar of bond funds would benefit local HARD parks and facilities and includes an independent Citizen's Oversight and mandatory audits.

Speaker

Peter Rosen stated that he is a member of the HARD Community Advisory Committee and feels this is an opportunity to provide a sports complex to Castro Valley, however he hopes the MAC supports Measure F1.

Castro Valley MAC discussion

Marc Crawford, Chair, Castro Valley MAC stated that Castro Valley does not get their fair share of tax revenue; HARD should provide a proposed project list for Measure F1 projects. In addition he suggested that if HARD wants community support for the measure they should consider a sports field at Valley View Park.

Linda Tangren stated that the Council should support the measure and she also supports a sports complex at Valley View Park. Ms. Tangren suggested community members contact members on the CAC and HARD to voice support for a sports complex at Valley View Park.

Ken Carbone, Vice Chair, stated that Chairman Crawford has some valid concerns; however the sports complex could happen in the future and he supports Measure F1.

Chuck Moore supports a sports complex at Valley View Park in Castro Valley and supports Measure F1.

Sheila Cunha is supportive of HARD adding a sports complex at Valley View Park.

A motion was made by Janet Everson, seconded by Ken Carbone to support Measure F1, Safe, Clean Local Parks on the November 2016 ballot.

Motion passed 4/2

Noes: Crawford, Cunha

III. Draft Urban Agriculture Incentive Zones Ordinance

Liz McElligott, Assistant Director, Community Development Agency, presented a memorandum regarding a Draft Ordinance to Establish Urban Agriculture Incentive Zones.

The Urban Agriculture Incentive Zones Act, (AB 551) went into effect on January 1, 2014. The purpose of this act is to support urban agriculture by increasing the amount of land available for agricultural activities and to provide stability for urban farmers by ensuring that land will be committed to agriculture for a period of at least 5 years. The legislation authorizes cities and counties to designate Urban Agriculture Incentive Zones within their jurisdictions and enter into contracts with the owners of vacant property within designated zones.

This item was heard at the Castro Valley Municipal Advisory Council's (MAC) General Purpose meeting on May 19, 2014. The Castro Valley MAC determined at that time that there were no sites in Castro Valley appropriate for urban agriculture.

The Community Development Agency at the direction of Supervisor Nate Miley, District 4, requested the Council to reconsider including Castro Valley in the program.

After Council discussion, the Castro Valley MAC determined to keep the prior recommendation to not establish Urban Agriculture Incentive Zones in Castro Valley.

IV. Update on Onsite Wastewater Treatment System

Dilan Roe, Supervising Hazardous Material Specialist, Environmental Health Department, gave a brief update on the Onsite Wastewater Treatment System.

Draft documents have been completed, which include: 1) Onsite Wastewater Treatment Systems (OWTS) Ordinance; 2) Local Agency Management Plan (LAMP); and 3) OWTS Technical Manual. Several public comments have been received and the Environmental Health Department continues to hold community meetings, workshops and receive public input.

The documents have gone through several revisions due to the stakeholder outreach and workshops; most comments have been addressed and the website contains the most updated revisions of the ordinance and other documents.

Supervisor Miley will convene a Septic Work Group to finalize discussion on remaining concerns of the OWTS ordinance. There will be one more round of workshops with the consultants, and additional public comment in November for thirty days. The documents will then be presented to the Board of Supervisors' Transportation & Planning Committee then to the Board of Supervisors in December to receive approval to send the draft documents to the State for approval.

Chuck Moore, who has participated in several community meetings and workshops, stated that Dilan Roe and the Environmental Health Department has done a great job with revisions to the ordinance but there were still some outstanding concerns, including:

- What would trigger an onsite wastewater treatment system review? Should be site specific
- Definition on the size of lots that would trigger a review
- Operating permits required for advanced systems – is there a fee?
- Access to property – what is reasonable cause?

Speaker

John Peixoto, Eden Canyon area resident stated that he has five major problems with the ordinance:

- 1) Trigger for onsite wastewater treatment system review; it should be clearly stated what triggers a review
- 2) Performance evaluation – most people cannot afford a performance evaluation for \$5,000 to \$8,000 to discover where the system is; what is the performance evaluation and costs involved
- 3) Lots of properties on creeks, if there system fails there is no room to put in a new system; there should be some language to protect people who have older properties, that they should have a holding tank, and not have their property condemned.
- 4) Any language concerning deed restrictions are a problem; need to be removed
- 5) Protect older properties in the Canyonlands, who cannot afford a new system

In response to comments made, Dilan Roe stated that a lot of outstanding issues with the ordinance will be addressed with the Septic Work Group. The ordinance is clear on what will trigger a review of septic systems and the Environmental Health Department plans to complete a fee study in 2017 to determine what fees can be charged for what purpose. The Environmental Health Department will continue community outreach and workshops through November 2016.

V. Council/Staff Comments

None.

ADJOURN

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