

MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION

Thursday, September 7, 2006
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA
(Approved October 5, 2006)

I. Call to Order – Roll Call

The meeting was called to order at 3:35 p.m. by Commissioner Sadoff, Chair.

Commissioners Present:

Annalee Allen
James Loughran
David Sadoff
Stephen Sanger
Dennis Waespi
MaryAnn McMillan
Cecilia Weed
Ellen Wyrick-Parkinson
Julie Machado
Marie Cronin
David Furst

Commissioners Excused:

Harry Francis
David Tam

Commissioners Absent:

Abe Friedman

Guests:

Larry Lepore, HARD
John Gouvaia, HARD
Marc Crawford, Castro Valley resident

Staff Present:

Lisa Asche
Nilma Singh

INFORMATION AND CORRESPONDENCE – A folder of newsletters and other mailings from various government agencies and private organizations will be circulated for the Commission's review. Commissioners may bring up any information item of interest to the Commission. No action may be taken on these items.

II. APPROVAL of MINUTES – Regarding the June 1st Minutes, Commissioner Furst corrected the sentence under District 1, page 2, to reflect that work to enter Olivina StoneGate as a historical entity is on-going, and made the motion to approve the amended Minutes. Commissioner McMillan seconded. Motion carried unanimously.

In reference to the July 6th Minutes, Commissioner Furst requested that the topic be inserted under B. Staff Report on page 1; page 2, under Olivina Winery Gate, 3rd sentence modified to read: “..... County although a portion of the gate.....”; and the 6th sentence to read: “....prevent vehicle access under the gate”. Commissioner Waespi made the motion to approve the Minutes and Commissioner Furst seconded. Motion carried unanimously.

III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS – None.

IV. STAFF REPORT(S):

Historic Preservation Ordinance – Staff announced that a progress report was requested from the consultants. Although their contract expires end of this year, there is a possibility that it will be extended until early 2007 as there have been delays due to staff turnover at Carey & Co.

Based on the progress report submitted by Richard Brandi, the new project manager for this project, the comprehensive data base of all the existing surveys have been created; ordinance development is under way with Carolyn Douthat, the draft context statement is complete, the windshield survey of Castro Valley and remaining un-surveyed areas is complete. Once staff receives these draft documents, they will be reviewed, discussed with the consultants and distributed to the subcommittee. In response to Commissioner Sanger's question about the budget, staff reported that out of the \$110,000 original budget, approximately \$33,000 has been spent to date. The contract expires at the end of December 2006 and would most likely be extended since we are behind the deliverable schedule. Commissioner Allen noted that the Commission had expressed concern regarding progress and Mr. Sugaya had confirmed that all work will be completed prior to the original timeframe. The Chair said he supported a shorter contract extension and urged a tight time. Commissioner Allen was concerned about the small turnout at the last public meeting and asked when the next workshop will occur. Staff replied that the first workshop was scheduled to occur after the survey was assembled and the next workshop should occur after the draft ordinance is completed. Commissioner Sanger thought that once properties have been added on the historical list, there would be better turnout. The Chair requested that the item be kept as a staff report at the next meeting for an update.

Olivina Winery Gate – Staff reported that per Frank Guido, City of Livermore, the support letter from this Commission could be forwarded at the time the application to the State Historic office to list the Gate is ready to be submitted.

5328 Proctor Road, Castro Valley – Staff noted the inclusion of a one page staff report in the Commission package. The deadline for bids for the EIR was September 1st. The Chair requested that the matter be kept under Staff Reports for an up-date at the next meeting.

V. OLD BUSINESS – All old business will include information, discussion and/or action by the Commission.

A. PRHC Bylaws and Administrative Code – A discussion followed regarding five as the quorum number and Commissioner Sanger suggested checking with County Counsel. He also noted that the phrase "...at any time upon the order of the Chair..." is used frequently in the Bylaws and suggested adding the phrase "...or at the consensus of the Commission...". Staff requested that all corrections be emailed to her. In reference to the Ordinance, Commissioner Machado made a typo correction on page 2 and recommended that if the quorum number is not 5, the Commission needs to be strict on the attendance. The Chair requested staff to check with County Counsel if the quorum number could be replaced by the word 'majority'. Ms. Asche explained how the absences/excuses were reflected on the Minutes and a discussion followed. Commissioner Sanger pointed out the Brown Act is clear that a quorum consists of 50% of the sitting members. The Chair requested that this matter be agendized as an action item for the next meeting and for staff to get legal opinion.

VI. NEW BUSINESS –

A. Foothill-South Toll Road – Supervisor Carson is requesting (through Commissioner Tam) a resolution opposing a proposed toll road project in Orange County, CA. Background information of the project is included in the Commissioner's packet. Commissioner Sanger made the motion that the matter be tabled and Commissioner Waespi seconded. Motion carried unanimously.

- B. Castro Valley Bond Measure Q** – Ms. Asche announced that she invited the opponent party, Peter Kavaler, but he could was not able to attend this meeting.

Larry Lepore, HARD, provided background information about how this property became available to HARD. He introduced Marc Crawford who has been the catalyst to behind Measure Q and John Gouvaia, facilities manager for HARD, who presented the three design options for the park if the Measure passes. Purchase price of the property and construction of the park facility is 20 million. The bond measure is for 30 million for future purchases of park land. The property is 24-acres and would be considered a community park that would draw more public members than a neighborhood park.

Marc Crawford stated that at a recent CVMAC meeting approximately 419 CV citizens attended to show support for this Measure. Commissioner Machado asked how it was decided that only Castro Valley residents could vote on the Measure and not all of HARD areas. Mr. Lepore replied that because they were unsure of support from all areas for a park in Castro Valley. The park will be available to the public for reservation and a fee with a discount to Castro Valley residents. In the event the Measure does not pass, EBMUD has an agenda item immediately following the November 7th election to re-open the sale to developers and the public. Commissioner Sanger suggested that if the Measure does not pass, the Committee could file with Board of Supervisors for a community facility district. Commissioner McMillan requested clarification on the missing word ‘average’ as quoted in last Sunday’s Daily Review article. Mr. Gouvaia clarified that it is an average assessed valuation of properties and added that HARD’s website has a good explanation on their assumption. The Commission voted unanimously to agendize this item for the next meeting for action. Commissioner Machado thanked HARD staff for trying to make this possible.

The website, www.cvparks.com, has complete information and directions to the property.

VII. SUBCOMMITTEE REPORTS – None.

VIII. COMMISSIONER REPORTS –

- A. District 1** – Commissioner Cronin reported on the grand opening of an exhibition called ‘The Journey’ at the Dublin Historical Center.

Commissioner Weed announced that City of Fremont will be celebrating its 50 year anniversary on September 9 and 10th, from 8 am at Lake Elizabeth. The hand-holding ceremony around the lake is scheduled from 9-10 am.

- B. District 2** – Commissioner McMillan announced the up-coming EBRPD’s Apple Fest at the Garin Ranch on September 9 from 12-4pm.

Commissioner Machado stated that the exhibit on the Hayward Fault is open through September and perhaps will become a permanent exhibit. The last of the Hayward historic walks is scheduled for September 16th, starting at Hayward Area Historical Society at 10 am. The Farmers Market is also held on Saturdays.

- C. District 3** – No report.

- D. District 4** – Commissioner Allen announced the following: the up-coming Oakland Symposium on September 21-24th and distributed flyers; the grand opening of the Peralta

Hacienda Historical Park (house and park) on October 15th, from 12-5 pm; the successful Arts and Souls Festival over the Labor Day week-end; and the City of Oakland's attorney is throwing out the petition recommending denial of the Oakland-9th Avenue Terminal project. There is a related article in today's Oakland Tribune.

The Chair reported that the FEIR for the Malabar property was certified by the Planning Commission and the housing development was approved. The appeal filed by the Castro Valley Preservation Alliance will be held on September 14th. The Alliance will have a booth at the Fall Festival.

Commissioner Waespi also stated that the Fall Festival is scheduled for this weekend. Hayward Plunge celebrated its 75th Anniversary and the facility has been remodeled. The Commission agreed that it should be on the historical list and the Chair suggested perhaps sending a letter in support. Commissioner Machado added that there is a trail behind the Plunge, alongside the creek.

- E. District 5** – Commissioner Wyrick-Parkinson reported that the Train Station project is scheduled before the City Council end of this month. Half of the Army warehouses became part of Port of Oakland and the remaining went to the City. Two of the warehouses have been recommended to be preserved as historical warehouses. Funding is now available for the Fox Theater project.

IX. ADMINISTRATIVE

- A. Agenda items for October 5, 2006 meeting.

X. ADJOURNMENT

AGENDA PENDING FILE: These items are pending further action and will be placed on a future agenda when project information becomes available.

- A. **278 Hampton Road.** – *No report.*
- B. **Highland Hospital Acute Tower Replacement Project** ~ *The EIR consultant is being hired.*
- C. **5328 Proctor Road, Castro Valley, CA** – *The EIR consultant is being selected.*
- D. **Fairmont Hospital/White Cotton Cottage** – *No report.*
- E. **16918 and 16921 through 16941 Harvard Avenue, unincorporated Cherryland area in Hayward, ZU-2219 and ZU-2220** – Applications to reclassify three lots from existing zoning to the PD (Planned Development) District to allow a total of eighteen units (three existing plus fifteen new units). As part of this proposal, the removal of one barn, one duplex and two single family residents is being requested. *Environmental work not yet started.*

XI. ADJOURNMENT: There being no other business, Commissioner Allen made the motion to adjourn and Commissioner Machado seconded. Meeting was adjourned at 5:20 pm.