

**DRAFT MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION**

**Thursday, March 2, 2006
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA**

I. Call to Order – Roll Call

The meeting was called to order at 3:40 p.m. by Commissioner Sadoff Vice Chair.

Commissioners Present:

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

Commissioners Excused:

Cecilia Weed
David Tam
Abe Friedman

Guests:

Rena Rickles
James Miller
Susan Hearsh
Sonya Howes
Scott Gregory, EIR Consultants

Staff Present:

Cindy Horvath
Alex Amoroso
Steven Buckley
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 February 2nd MINUTES – Approval of Minutes was continued to the April 6th meeting.

III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS – Rena Rickles, on behalf of Rod Penebaker, requested support/involvement from the Commission to save the three remaining arks which the City and Corp of Engineers wish to demolish to resolve the issue. In response to the Chair regarding the timeframe, Ms. Rickles explained that although it is now past the 60-day notice, the matter has to go back to court before demolition which could take 30-60 days. These arks were built between 1920-1930. Ms. Rickles requested a letter from the Commission and perhaps a letter to SHIPPO urging involvement. The owner is willing to comply with the requirements. Commissioner Allen suggested that this matter be agendized for the next meeting and the Commission agreed. Commissioner Loughran requested her presence at the next meeting, April 6th and recommended writing letters to all involved and others who could become involved and take action. Mr. Amoroso added that staff will work with Ms. Rickles on the background information.

Commissioner Machado requested the status of the historical building on the Oak Knolls property since it has been sold. Commissioner Allen said she was also interested. Mr. Amoroso said that staff has not received any information/referral yet but could check with City of Oakland and Commissioner Allen said she could provide staff with department names.

IV. CHAIR and STAFF REPORT(S):

- A. CHAIR REPORT** – None
- B. STAFF REPORT** - None

V. OLD BUSINESS:

A. Prop 12/Prop 40 special PRHC Meeting – Mr. Amoroso provided an up-date. There was a special PRHC meeting to hear presentations from project components. Discussion occurred on the exchange of funds and best distribution ratio. A motion for \$100,000 to HARD, \$100,000 to Row Chabot and \$75,000 to LAPRD passed which was forwarded to the Board of Supervisors (BOS). BOS had a very short discussion on the matter and moved to approve the recommendation. Staff will prepare the resolution and agreement in the next 30 days. Commissioner Sanger asked if there was a new timeline. Prop 40 has a different deadline, 2011 and EBRPD is responsible for the contractual agreement.

B. Historic Survey and Preservation Ordinance – Mr. Amoroso said the workshop has been continued for a month to April. Draft materials will be submitted to the subcommittee in the next few days and although visual materials have been received, staff has not had time to look through. Discussions have been on-going. The consultants will be using a subconsultant to draft the ordinance. Commissioner Sanger requested periodic budget and project up-dates from the consultants and the Chair recommended that the up-dates be provided to the subcommittee. Commissioner Allen urged the Commissioners to provide some outreach also for the workshop.

C. Delco/Alcorn Property, 4653 Malabar Avenue, Castro Valley – Mr. Amoroso noted the Draft notes that was included with the Commission package from the meeting with the subcommittee. Mr. Buckley and the EIR consultants are available today for questions. Commissioner Machado thought the DEIR was inadequate due to the following: 80 pages of paperwork submitted by Mr. Alcorn was not included as an addendum nor was it referenced; though historically significant, market orders were not discussed in detail; Mr. Alcorn's participation in 4-H club was not flushed out; the results of Mr. Alcorn's foreign and State presentations were omitted and the title search was incomplete. She disagreed with the DEIR conclusion that there will be no significant impact. The subcommittee also discussed the possibility of saving the farm house and the buildings around it by, perhaps, either relocating the farmhouse closer to the new house or be sold with a clause to preserve. Commissioner McMillan felt that the farm extensions needed to be looked at more closely as perhaps there is some relation to the Mendenhall family.

Public testimony was called for. James Miller said he lives in one of the house on Judy Street, as mentioned in the DEIR. Castro Valley does not have a museum. He had met Mr. Alcorn as a neighbor. Although there are 56 pages on historical/cultural resources, chicken farm is mentioned only in a few places although this property is known and was the last piece of land used for chicken farming producing about 30,000 chicks in a week Castro Valley was the second in chick production in California and perhaps the world, and the only one available to this date.

As such, the land and the building should be preserved and suggested that perhaps one coupe be rebuilt with trees and with all information and pictures with organized tours.

Sonya Howes, 4890 Seaview Avenue, distributed photographs and agreed that the DEIR was inadequate. She referred to page 7-2 which reflects the Boundary Creek project and not the Alcorn project. There are not enough parks/recreational areas for children in the Castro Valley area and this property does have the support of HARD as a possible park area. Castro Valley Adult School, which is across the street, no longer has green play areas.

Susan Hearsh, also a resident of Judy Street, and representing Castro Valley Preservation Alliance (CVPA), said that her discussion is to focus on maintaining this property as a community park. She introduced a photograph of the property before the houses were boarded. This is the only open space in this area. The DEIR erroneously concludes that public use of a private property for a park is not currently reasonable or feasible and that no source of funding or acquisition has been identified. The consultants failed to interview members of the CVPA nor any other public entities for funding other than Planning Department. Future funding is possible and she further discussed the meeting on the EBRPD property for a possible parkland which was overwhelming supported by residents of Castro Valley. Ms. Hearsh asked if this Commission could submit a resolution to the BOS recommending that approval of this project be deferred pending the outcome of the inclusion of this property and subsequent vote of this bond measure for the November 2006 election. This action could provide the necessary funding.

Public testimony was closed. Commissioner Machado added the following: there should be an example of the Alcorn Marketing Order in the Appendix; additional explanation is need on the references to National Register Bulletin 32 in Chapter 6; history on Mr. Alcorn is missing; footnotes are misleading; and cumulative impacts needs to be addressed. Commissioner Allen asked if the Commission could comment on the bond measure and/or respond to the community as requested above. Mr. Buckley stated that Planning Commission will hear this item on Monday to receive comments on the DEIR but no action will be taken. Comments will be accepted through March 15, 2006. Final EIR will be available for review also. Commissioner Sanger explained the CEQA requirements. Commissioner Wyrick-Parkinson advised Ms. Hearsh that CVPA needed a funding plan. The Chair stated that this Commission should be included under Regulatory Setting on Page 643 and out of 1,800 poultry ranches in 1946 only two are left and both have been proposed for development. Under CEQA, the first and last of a particular type of property is historical and, as such, he requested information on this issue. Commissioner McMillan requested information on the builder. Commissioner Waespi said he agreed with the public speakers that this land was worthy of preservation and asked how an extension be requested for a longer review period for the Final EIR. Mr. Amoroso pointed out the confines of the CEQA laws and suggested that perhaps a request be made to the Planning Commission defer their action on the project itself. Commissioner Sanger thought that this could be open to a law suit. Instead, he suggested the Subcommittee write a response letter to be included in the FEIR and that the Planning Commission request a peer review on particular elements be done. The Commission agreed unanimously to agendize the matter for the next meeting.

Mr. Buckley further outlined the time frame. The EIR consultant and the developer are available today to hear the comments. The Court had indicated that a Neg Dec was not adequate hence an EIR is being completed. In response to Commissioner Machado, he further explained that consultants identify the historical significance.

Commissioner Allen made the motion that the Subcommittee prepare a letter outlining the Commission's comments, to be included in the DEIR. Commissioner Waespi seconded. The Chair added that this matter be agendaized for the next meeting. Motion carried unanimously.

VI. NEW BUSINESS – None

VII. SUBCOMMITTEE REPORTS – None

IX. COMMISSIONER REPORTS –

A. District 1 – No report.

B. District 2 – Commissioner McMillan announced that the Bockman project has been approved by the Planning Commission for 82 homes, to be heard by BOS.

C. District 3 – No report.

D. District 4 – Commissioner Allen announced that the East Bay Legal Women Voters will have a special forum discussion on the 9th Avenue Terminal project. County Counsel, Mr. Winnie is the moderator. She will keep the Commission up-dated.

E. District 5 – Commissioner Wyrick-Parkinson reported that the Woodson Project is moving ahead.

Ms. Horvath introduced the new Commissioner, David Furst. Commissioner Furst added that he has been appointed by Supervisor Haggerty, replacing Commissioner Faltings. He was also a member of the LAPRD and teaches at San Jose State University.

X. ADMINISTRATIVE

A. Agenda items for April 6th meeting – Staff announced that the next meeting is at the Winton complex followed by the workshop with an hour dinner break. The Chair recommended postponing the confirmation of the time for the next meeting until staff had prepared an agenda.

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

XI. ADJOURNMENT: There being no other business, Commissioner Machado made the motion to adjourn and Commissioner Allen seconded. Meeting was adjourned at 5:15 pm.