

**MINUTES**  
**ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL COMMISSION**  
**Thursday, July 7, 2005**  
**East Bay Regional Park District**  
**2950 Peralta Oaks Court, Oakland, CA**  
**(Approved on September 1, 2005)**

**I. Call to Order – Roll Call**

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

Commissioners Present:

David Sadoff  
Julie Machado  
Ellen Wyrick-Parkinson  
Mary Ann McMillan  
Annalee Allen  
James Loughran  
Stephen Sanger  
David Tam  
Dennis Waespi

Commissioners Excused:

Abe Friedman  
Marie Cronin  
Harry Francis  
Cecilia Weed  
Maryalice Faltings

Staff Present:

Lisa Asche  
Maria Elena Marquez

Guests:

Larry Lepore, HARD  
Jason Chafin, Lamphier and Gregory

- II. APPROVAL OF MINUTES – June 2, 2005** – No quorum, agenda items will not be approved at this meeting.
- III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS** – None.
- IV. 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.
- V. Staff Report(s): Delco/Alcorn Property, 4653 Malabar Avenue, Castro Valley, CA.** See item VI (A).
- VI. OLD BUSINESS** – All old business will include information, discussion and/or action by the Commission.
- A. Delco/Alcorn Property, 4653 Malabar Avenue, Castro Valley, CA.**

Ms. Asche stated that the Commissioners received a copy of the Initial Study written for the Delco/Alcorn project and introduced Jason Chafin, from Lamphier and Gregory who will be facilitating the Scoping meeting as part of the CEQA requirements for projects where an EIR will be conducted. Mr. Chafin stated that today’s meeting is a public review addressing the items identified in the Initial Study. The initial review comment period ends today. Scoping meetings also occurred at the Planning Commission and the Castro Valley MAC. At the Initial Study level, the cultural and historical analysis has not occurred therefore, there is no discussion about the

historical aspect, but will be thoroughly discussed within the EIR. An historical consultant has been hired to further research and discuss the findings in accordance with CEQA criteria.

The Chair opened the discussion for Public testimony.

Susan Hersch, resident at 18217 Judy Street, Castro Valley and member of the Castro Valley Preservation Society, read and submitted a letter from another member of the Society. She also submitted a memo regarding the scope of the EIR. She said that the Preservation Society feels strongly that additional categories need to be incorporated in the EIR. In particular, the additional categories include: Aesthetics, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, and Mandatory Findings of Significance. Ms. Hersch distributed copies of a report written by the Preservation Society discussing the significance of chicken ranching in Castro Valley in 1930's and Dr. Alcorn's significant contribution to California's agricultural extension programs as well as his work with the USDA. She stated that the Society envisions a museum for this property, and in a discussion with HARD, they were receptive and supportive of this concept. Initially the Society offered to work with the Alcorn family to supply information and secure grants for this purpose. She complained that there has been insufficient notice to the public as the notices for the public review occurred 10 days prior to the hearing.

Commissioner Machado asked Ms. Hersch if there were other local parks. Ms. Hersch said no and that this particular area is underserved in Castro Valley.

Larry Lepore, the new HARD parks superintendent, stated that this particular area is definitively underserved. He said that they are very supportive of this property for park purposes if there is a possibility of securing funding to acquire and develop but the funds have not been possible in this fiscal year. He said that they will continue to monitor the situation as they move forward with the process. They run into this all the time with different developers and property owners.

Commissioner Allen mentioned the comment made earlier about the fact that the Lampier-Gregory report says that HARD was not interested. Mr. Lepore said that he has been with HARD five months and that he has not seen the EIR.

Commissioner Sanger said that he is concerned about historical resources and hopes that the EIR addresses that.

Linda Willis, submitted into the record a letter on behalf of the Castro Valley Preservation Society which includes the entire comments on the Initial Study, 8 pages of significant detail. She said that the Initial Study does not address fair significant impact for the community as a whole. There is now a historical inventory under way. The Society strongly feels that this property needs to be included. This is the last accessible and visual history of Castro Valley in this area. No neighborhood parks and sidewalks in that area on Seven Hills Road. The site is appropriate for a park and HARD supports it. It should be addressed in the EIR as well.

Commissioner Wyrick-Parkinson asked how long it has been available and why you decide to put a park there and why a park and the land is so important now. Commissioner Sadoff said that land was not available due to the fact that the landowners would not entertain proposals from the Castro Valley Preservation Society.

Linda Willis said that the developers want to build 21 homes.

Jason Chafin said that the EIR must address other alternatives to the building of 21 homes. One of the alternatives of the project would be no project or no development. Likely both analysis will be in the EIR.

Commissioner McMillan asked Mr. Lepore if the parks were closed after school. Mr. Lepore said he does not know and said that HARD does not consider Proctor School a park site. HARD has a master agreement with the Castro Valley Unified School District because they provide some maintenance and maybe there is an after school program by the Recreation Department. Typically that would be the scope of the agreement.

Commissioner Tam said that the project description on page 11 of the staff report indicates the zoning in this area to be single family residences and conditional secondary units. It is about one block from major arteries in Castro Valley.

James Milward, resident at 18177 Judy Street, Castro Valley, expressed a concern of what has happened to Castro Valley and to all chicken farms. This property is very important as a historic site.

Public testimony was closed.

Commissioner Sadoff said that his understanding is that the purpose of what the Commission is discussing at this meeting is to offer direction as to the scope of the draft EIR currently not in the Initial Study.

Commissioner Machado had some suggestions for staff regarding cultural resources. Her concern was that the home as well as the work place would and would be significant for anyone noteworthy in their professional capacity. She would like that to be addressed in part of the cultural resources. Mr. Chafin said the Draft EIR will specifically address the significance of Mr. Alcorn and his contribution to the State Agricultural Extension programs. She also requested that the cumulative impact of the development should be studied under Significant Findings on page 112.

Commissioner Machado said that regarding recreation, she agrees that there are not enough parks in this neighborhood. She would like that to be addressed. She thinks recreation is impacted and should be studied in the EIR. Commissioner Machado asked Mr. Chafin if open space was addressed under land use. She said that recreation aesthetics should be addressed more in the EIR.

Commissioner Waespi said he agrees with Ms. Hersch and Commissioner Machado that at least the EIR should include specifically open space issues. He thinks aesthetics and land use should be included in the EIR. Commissioner Machado said she did not see open space addressed in the Initial Study page 74, under Land Use and Planning.

Commissioner Allen commented that the discussion on the role of the PRHC in the initial findings which was ultimately agreed on by the District judge was not thoroughly addressed and felt that it should be.

Commissioner Wyrick-Parkinson said that she only has the staff report and that she would like to see something that can be a compromise. She would like to be open minded about housing. Housing needs to be shared. All of the areas can share housing. She would like to see a better balance of meeting a housing need and providing a park should be reviewed as one of the alternatives.

Being no further comments, Commissioner McMillan concluded this portion of the meeting and thanked the people that attended. She stated that the Commission has shared with the developers and the consultants what the Commission would like to see in the EIR. Mr. Chafin said that they expect to have the EIR published by late summer.

Commissioner Sanger requested that roll call be taken again since there is quorum now.

## **II. APPROVAL of June 2, 2005 Minutes -**

Commissioner McMillan asked if there were any corrections to the June 2, 2005 minutes. Commissioner David Tam introduced himself and requested that he be listed as absent, not as excused. He is a resident of Berkeley and an environmental activist and is very interested in his participation in this Commission and looks forward to learn more about the PRHC activities; Commissioner Machado had follow up questions regarding the Housing Element; Commissioners Allen and Sanger recommended deleting the last sentence in page 2 under Highland Hospital Proposed Master Plan. The minutes were read and approved as corrected.

## **VI. OLD BUSINESS (con't)**

- B. 341 Kilkare Road** - No report. Ms. Asche said that an EIR is required to address the alteration or demolition of the Nationally Registered home. Staff will be meeting with the applicant.

## **VII. NEW BUSINESS –**

- A. Highland Hospital Proposed Master Plan** – Commissioner Allen indicated that she was not able to download the RfP from the link sent to her by staff. She asked Ms. Asche to report what was new. Ms. Asche reported that the RfP is written to include the demolition of the Acute Tower in order to comply with current mandate on seismic retrofitting of hospitals. The Acute Tower is indicated as a historical structure. The Master Plan has to undergo the CEQA process. Commissioner Allen said that she would like to have this item continued for the next agenda. Ms. Asche told the commissioners to look at Alcoweb, the County's web site for the RfP. Commissioner Sadoff requested that Ms. Asche send an e-mail with the URL for this link. Ms. Asche said she will do that and that she is working with the Agency and Planning Director to coordinate with GSA.
- B. Historical and Cultural Resource Survey for East Alameda County** – Commissioner McMillan asked if somebody had the opportunity to read Michael Corbett's document. Commissioner Machado said she looked at it and noted that the matrix is not in alphabetical order by the street name which makes it hard to locate potential sites.

Commissioner Sadoff stated that Corbett's Contextual statement about Castro Valley is an outstanding synopsis of the history of chicken ranches, specifically the last sentence, "The nature of this history makes it harder to recognize and protect". He asked staff about the historical resources inventory forms. Ms. Asche said that those are the state DPR forms which provide more detail on those resources appearing to have historical significance.

Commissioner Sanger asked if the DPR forms can be included as part of the East County survey. Ms. Asche explained that Carey and Company are currently reviewing all our preliminary inventories and will conduct a new survey of the Castro Valley-Fairview area as part of their contract. Once the inventories are complete, Carey and Co. will work closely with staff to determine which resources should be further studied using the DPR forms. Commissioner McMillan said to continue this item for further discussion for the August meeting.

**VIII. SUBCOMMITTEE REPORTS –**

**A. Fairmont Hospital/White Cotton Cottage –** No report.

**B. Proposition 12 Funding Re-allocation –** Ms. Asche indicated that the sub-committee met and decided that the best way to go about funding new projects is open up to other interested parties. The most appropriate and fair way to do it is to post a Request for Projects on the county website, specific mailings to interested parties and newspapers. The subcommittee has developed specific criteria for projects and selection which was distributed to the Commissioners. Also, Diane Althoff, from EBRPD, will be sending the final Resolution on the District abandoning the Brown House project and is working with the Grants Coordinator on a Memo of Understanding on the pass through funds and reporting as required by Proposition 12.

Commissioner Machado said that the criteria should be clear as to the completion of the CEQA work and that the project must be approved by the Board or included within an adopted Master Plan. Commissioner Sanger agreed with Commissioner Machado as the CEQA process has undergone the public process due to the tight timeline on expending the Proposition 12 funds.

Mr. Lepore, from HARD, added that the Meek Estate is a historical building which HARD has dedicated a lot of time and money to renovating and preserving. A Master Plan was adopted by the Board of Directors that identifies the renovation and reuse of the site. There are up to five more phases to be completed which specifically lays out projects that are in need of funding. They have the ability to meet the Prop. 12 deadlines and appears to comply with the criteria established by the State and possibly the PRHC subcommittee. Commissioner Machado asked Mr. Lepore if Meek Estate received funds from Proposition 12. Mr. Lepore told her that he will have to verify this information.

**C. County Preservation Ordinance Development –** Ms. Asche reported that the Commission should prepare to sponsor the public workshop to discuss the Historical Inventory and Preservation Ordinance process. This workshop should occur sometime in the fall. She asked the Commissioners to think about this meeting as a special meeting to be held in the evening so it is inclusive of those families that work.

**IX. COMMISSIONER REPORTS -**

**A. District 1:** No representative.

**B. District 2:** Commissioner Machado - No report.

**C. District 3:** Commissioner Sanger - No report.

**D. District 4:** Commissioner Allen reported that the Fox Theater Rehab will go before the full Council week of July 11 and is expected to have full support. The design now includes a school. She could arrange a site visit with the developer. No report on the Wood Street train station development other than the ground breaking will occur next year; will keep the Commission apprised. She receives the quarterly report from the Alameda County Historical Society announcing their activities for the summer including a tour in Livermore area on July 31 and everybody is invited. The cost is \$ 15.00 and includes picnic lunch.

Commissioner Sadoff reported that at a recent Castro Valley MAC meeting, a project was before them that included the demolition of a structure that was 50 years. He inquired if a historical report was prepared – which there was – and was wondering why this item didn't come before the Commission. He expressed that a better mechanism be established with county staff when these

issues are identified as part of the project and the inclusion of the Commission in review of the reports and recommendations. Staff stated that she has been working very closely with planning staff to develop a better system to include the PRHC when a development application involves a historical component.

- E. **District 5:** Commissioner Wyrick-Parkinson reported on the Wood Street development and that the Friends of the Fox Theater are looking for funding for renovation. Also, the Waynan Brothers have approached the City of Oakland to use the Oakland Army Base for a film studio similar in size to Universal Studios. This proposal will create many negative impacts within the West Oakland area and her group is opposed to many of the land use proposals by the West Oakland Redevelopment Department.

**X. ADMINISTRATIVE:**

- A. Staff reported that Chris Bazar and Buzz Sorensen would like to set up a workshop between the Planning Commission and the PRHC to develop a better mechanism that the PC can use when reviewing our recommendations. A discussion ensued by the Commissioners. Commissioner McMillan suggested two subcommittees be developed: one to meet with the Planning Commission to work out a process and a second to pre-review all historical reports written as part of a development application to determine if the full PRHC needs to be included. Staff will design a process to coordinate this subcommittee's discussion.

A Subcommittee to meet with the Planning Commission includes:

- Commissioner Sadoff
- Commissioner Waespi
- Commissioner Tam
- Commissioner Machado

A Subcommittee to pre-review all historical reports includes:

- Commissioner Machado
- Commissioner Sadoff
- Commissioner McMillan

- XI. **ADJOURNMENT:** There being no other business, Commissioner McMillan made the motion to adjourn. The meeting was adjourned at 5:45 pm.