



## Hayward Area Recreation and Park District

1099 'E' Street, Hayward, CA 94541

(510) 881-6700

### MINUTES

Castro Valley Ad Hoc Advisory Committee

February 20, 2008

#### **CALL TO ORDER**

The Castro Valley Ad Hoc Advisory Committee Meeting was called to order by Chairman Dennis Waespi at 6:35 p.m. on Wednesday, February 20, 2008 in the Conference Room of the Administration Building at 1099 'E' Street, Hayward.

#### **ROLL CALL**

Present: Andrade, Capron, Crawford, Jameson, Linney, Loss, Stavosky, Waespi, Gouveia, Hamid

Absent: Hersch, Keyser, Metzler

#### **APPROVAL OF MINUTES**

It was moved and unanimously carried to approve the Wednesday, January 23, 2008 amended Meeting Minutes of the Castro Valley Ad Hoc Advisory Committee. (Abstain: Andrade, Capron).

#### **CASTRO VALLEY PARKS PROJECT LIST UPDATE**

An updated copy of the Castro Valley Parks Projects list was submitted for Committee review. Mr. John Gouveia, Business Manager, discussed the status of the projects outlined in the report, which was updated by Park Superintendent Larry Lepore.

#### **STATUS OF COMMITTEE RECOMMENDATIONS**

CVAC  
Recommendations  
Made to Date

A list of Recommendations made by the Castro Valley Ad Hoc Advisory Committee to date was distributed for Committee review, which included the Pacific Union Homes' (PUH) "footprint" of the EBMUD property; the potential project list for EBRPD's Measure AA extension funding; school athletic field renovations; Earl Warren Park renovation and Kenneth C. Aitken Senior and Community Center and Adobe Art Center improvements.

Formation of  
District-wide  
Citizens  
Advisory  
Committee

Mr. Gouveia stated that the CVAC is an Ad Hoc Committee set up to perform specific tasks, make recommendations to the Hayward Area Recreation and Park District (HARD) Board of Directors, and to be dissolved once those tasks have been carried out. He said, for the most part, the Committee has been successful in carrying out those tasks and informed them of the formation of a District-wide Citizens Advisory Committee (CAC), which will begin meeting in March 2008. The CAC will be an ongoing standing Committee, with many of the issues addressed by the CVAC to be absorbed by the District-wide Advisory Committee.

#### **STATUS OF COMMITTEE**

Further, Mr. Gouveia explained that formal recommendation for improvements to the Marshall School Field will not be presented to the HARD Board until the MOU between the Castro Valley Unified School District (CVUSD) and HARD has been finalized. Mr. Martin Capron stated that the community pulled together

**RECOMMENDATIONS**  
(Continue)

to accomplish something great and expressed his disappointment with the delay of the project.

**MARSHALL SCHOOL  
SNACK BAR  
PROGRESS REPORT**

Snack Bar Grand  
Opening –  
3/15/08

Mr. Crawford gave a brief update on the status of the snack bar at Marshall School. He said that although the project was delayed longer than anticipated, overall, the project has come along nicely, with the grand opening scheduled for March 15, 2008, to be held in conjunction with Castro Valley Little League’s opening day. Committee members commended Mr. Crawford for his efforts and said that the snack bar is a great addition to the fields. Mr. Crawford will present a final report at the next CVAC meeting.

**REMAINING  
COMMITTEE TASKS**

Purpose of  
CVAC Outlined  
& Remaining  
Tasks to Be  
Tackled

An outline of the original purpose of the Castro Valley Ad Hoc Advisory Committee was distributed for Committee review, which included exploring the interests of District residents for parks and community facilities; identifying areas of need for facilities and/or improvements to existing facilities; identifying specific locations for new parks and facilities; maintaining an active role in the disposition of the EBMUD site and the park that would be developed on the site; working to increase Alameda County’s involvement in providing new and refurbished parks for its citizens, and encouraging local politicians to consider funding for HARD.

State of CA  
Budget Crisis/  
ERAF

Mr. Gouveia expressed that many of the tasks outlined have been addressed by the Committee, with few tasks that remain, including working with Alameda County to increase their involvement and encouraging local politicians to consider funding for the District, which he said is due in large part to the State of California’s current budget crisis. He said that with the current condition of the State budget the ERAF Coalition has focused their attention on preventing any additional increases in property-tax deferment.

Increasing  
Alameda  
County Park  
Involvement

Mr. Andrade stated that the renovation of the Fairmont Campus and Fairmont Ridge Parks has already been identified in Alameda County’s Eden Area Plan and suggested that as a way to increase the County’s involvement, the Committee could work with the County to speed up implementing the plan. He said these areas have relatively flat surfaces, with potential for a substantially sized field and would well serve the Castro Valley, El Portal and Fairmont Terrace communities.

Maintaining An  
Active Role  
In the Disposition  
of EBMUD Site

Mr. Gouveia stated that the Committee has done its best in maintaining an active role in the disposition of the EBMUD site, and although concerns were raised regarding funding of the park, the Committee was generally well pleased with the conceptual plan presented by Pacific Union Homes (PUH); however, since PUH has rescinded their bid, the site will be offered to the next highest bidder.

**REMAINING  
COMMITTEE TASKS**  
(Continued)

In light of PUH rescinding their bid, Mr. Capron stated that PUH provided a non-refundable security deposit in which EBMUD experienced a \$100,000 windfall. He said that the community remains short-changed and requested that a formal letter be submitted to EBMUD requesting 50% of the deposit to

Request to Receive 50% of Developer Deposit

be allocated to HARD. Opposing comments were that since the outcome of the site is unknown, submitting such a request would limit options for working with EBMUD in the future and that representatives from EBMUD should be contacted to get a sense of the direction on the property.

Options To Work With EBMUD For Park on Property

The Committee brainstormed various ideas to work with EBMUD for the development of a park on the site. Options explored included leasing the land on a long-term basis from EBMUD; lobbying the EBMUD Board to construct a park on the site and sending a letter of request; lobbying for donation of a small portion of the property (4-5 acres) to be donated to HARD; partnering with both EBMUD and EBRPD to use the park as a selling point for the Measure AA extension.

Opposition to Use of Measure AA Funds for EBMUD Property

Mr. Crawford expressed his opposition to using Measure AA funds on the EBMUD property, which he said could be better utilized for much-needed projects in Castro Valley. He said that there is a strong possibility that the next highest bidder will also back out of the deal, in light of the housing market crash. He said at some point, EBMUD will take the property off the market, at which time the Committee can explore other options.

Joint-Community Partnerships For Greater Benefit Of Community

Director Jameson said she doesn't project that the CVAC will dissolve in the near future, as there is much to accomplish. She suggested exploring opportunities for various community partnerships and said that the District cannot do it alone. She said that the agencies need to pull together to meet the needs of the community, as well as the education, open space and parks and recreation needs. She pointed out the joint-partnership with the City of Hayward, HARD and HUSD for the construction of Cannery Park.

Mr. Crawford presented another potential partnership with Redwood Christian School, who is interested in a housing development/school partnership for the construction of a school. He said that although they wish to build a private school, if presented well, there might be a joint-usage opportunity for the construction of a field.

BOD and Staff to Clarify Role of CVAC Vs. CAC

For the Committee's clarification, Mr. Gouveia reiterated that the CVAC is an Ad-Hoc Committee and once the specific purposes and tasks of the Committee have been carried out, the Committee will be dissolved, and must now determine what else needs to be accomplished. Director Jameson stated that the CVAC focuses on specific needs in Castro Valley, while the CAC will focus on needs of the entire District.

**REMAINING COMMITTEE TASKS**  
(Continued)

The overall consensus of the group was that there are still uncompleted Committee tasks, including addressing issues with ERAF, the CVUSD/HARD MOU and the disposition of the EBMUD property. The Committee generally felt that EBMUD should be made aware of the Castro Valley citizens continued desire to receive a park at the site and suggested that EBRPD Director Carol Severin be lobbied to discuss future partnerships, and to also include the EBMUD site on the list of properties that will be identified within Castro Valley for Measure AA. The Committee also suggested that EBMUD Directors be

invited to attend a meeting of the CVAC to give an update on the future of the EBMUD property, and the possibility of proposing another bond measure.

Efforts  
To Endorse  
Measure AA

The Committee also discussed formal endorsement of Measure AA and future field trips to various sites within Castro Valley such as the Fairmont Campus, EBMUD property and Juvenile Hall. The Committee suggested that various dignitaries be invited including Alameda County Supervisors Nate Miley and Alice Lai-Bitker, as well as the local press, to help with the endorsement. Director Andrade encouraged the Committee to allow staff time to gather further information from EBRPD, prior to making an endorsement.

Ms. Loss pointed out the need to address issues outlined in the Committee's Goals and objectives; however, she said that she does not project that the Committee will convene much longer, as many of the CVAC issues will be absorbed by the CAC.

**OTHER BUSINESS**

Kenneth C.  
Aitken Senior &  
Community Center

As requested, a copy of reservations at the Castro Valley Community Center dated January 1, 2007 to December 1, 2007 was distributed for Committee review. Mr. Gouveia explained that the Community Center is utilized on a regular basis, and that access to the parking lot would be on only allowed on a week-by-week basis, if available, and arranged with staff.

**FUTURE AGENDA  
ITEMS**

Following discussion, Chairman Waespi reviewed proposed agenda items for the next meeting of the CVAC, which included Field Trips, Measure AA Endorsement, ERAF, EBMUD Presentation/Update, Marshall School Snack Bar Final Report, Fairmont Terrace, and the CVUSD/HARD MOU.

**NEXT MEETING**

3/26/08  
6:30 PM

The next regular meeting of the Castro Valley Ad Hoc Advisory Committee will be held on Wednesday, March 26, 2008 at 6:30 p.m. at the HARD Administration Office.

**ADJOURNMENT**

There being no further business to conduct, Chairman Waespi declared the meeting adjourned at 7:55 p.m.