

**SUMMARY MINUTES OF MEETING  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL  
FEBRUARY 8, 2021  
APPROVED MINUTES**

The Regular Virtual Meeting was held at the hour of 6:00 p.m.

**REGULAR MEETING: 6:00 p.m.**

**MEMBERS PRESENT:** Chair Carbone, Members: Moore, Padro, Prokopoff and Thomas.

**MEMBERS EXCUSED:** Member Killebrew

**OTHERS PRESENT:** Nisha Chauhan, Senior Planner

**CALL TO ORDER:** The meeting was called to order by Chair Carbone at 6:00 p.m.

**ROLL CALL:** Chair Carbone, Members: Adams, Moore, Thomas, Padro and Prokopoff. Absent: Member Killebrew.

**SUBCOMMITTEE UPDATE:** The Chair said there have not been any meetings.

**SAFE PATHWAYS TO SCHOOL –** None.

**AD HOC SUBCOMMITTEE ON CITY OF HAYWARD / 238 PARCELS –** None.

**OPEN FORUM –** Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. – The Chair let the speakers know that this is only for items that are not on the agenda.

Peter Rosen said none of the minutes have been posted on the website. He asked that they be posted on a regular basis. The Chair said he has concerns with access to the website and he said staff is working on a number of issues.

**APPROVAL OF MINUTES –** *January 11, 2021. Member Moore moved to approve the minutes as submitted. Member Thomas seconded. Motion passed 5/0/1. Nisha conducted the roll call. Yeas: Members Carbone, Padro, Moore, Prokopoff and Thomas. Member Killebrew excused.*

**CONSENT CALENDAR -** No items.

**REGULAR CALENDAR**

**PLN2020-00155, SITE DEVELOPMENT REVIEW AND CONDITIONAL USE PERMIT, RONALD P. WILLIAMS/CASTRO VALLEY SANITARY DISTRICT (CVSAN) –SITE DEVELOPMENT REVIEW AND CONDITIONAL USE PERMIT, PLN2020-00155, ROLAND P. WILLIAMS/CASTRO VALLEY SANITATION DISTRICT (CVSan) -** Site Development Review and Conditional Use Permit to allow construction and operation of a service, maintenance and corporation yard at 21195 Center Street, unincorporated Castro Valley, at APNs 084C-0650-001-03 and 084C-0650-002-04. The proposed project would include an approximately 20,000 sq. ft., two-story building that would provide office space and other facilities such as equipment storage, conference rooms, employee amenities, and a public counter for CVSan staff to interact with the public. The project would also include vehicle maintenance facilities and a separate building to house chemical products, paint, and emergency fuel. The applicant would provide 72 parking spaces. The applicant already an approved CEQA IS/MND. **Staff Planner:** Nisha Chauhan **Action Item**

Nisha Chauhan presented the staff report. The zoning code was updated in this area so that it would match the general plan. The public facility zoning designation is to support proposed institutional uses. The zoning

district is consistent with the general plan. The Chair asked about the Caltran's use. Member Moore said it was road maintenance not equipment maintenance. Nisha Chauhan said the primary use will be a 20,000 sq. ft. two story building for office space, equipment storage, conference rooms, employee amenities, and public counter for staff to interact with the public. There is also a vehicle maintenance facility and a separate building to store chemical products, paint, and emergency fuel. The site will have 72 parking spaces. The hours of operation will be from 7:00 a.m. to 4:00 p.m., Monday thru Friday. She explained the Site Development Review, conditional use permit and the four findings necessary for the project. Staff recommends that the council review the project, take public comment and recommend approval of the project.

The Chair asked about the process for this project. Nisha Chauhan explained that it will go to the Planning Directors for Site Development Review approval and then to the West County Board of Zoning Adjustments for the approval of the Conditional Use Permit. The Chair said that none of the comments from previous meetings are noted in the staff report and everything should be on the table. It would have been important to have the background information in the report specially for the new councilmembers.

Roland Williams, General Manager for the Castro Valley Sanitary District, spoke on the project. He summarized information regarding the District and the services it provides the Castro Valley area including emergency services related to malfunction with the sewer system. He explained the franchise agreement for the residents of Castro Valley for garbage collection, recycling and green service. The new building will be paid for by using cash reserves. The operations will be moved to the Center Street and the Marshall property will be sold. Landon Lochrie, Associate Engineer for the District, reviewed the details of the project. He said the staffing level has gone from 12 employees to 26 employees. He shared photos of the district's maintenance vehicles. He expanded on the services and activities the District will be able to provide the community due to the facilities expansion. Stephanie Fujimura, Principal/Senior Architect with Dahlin Group, for the project gave a timeline of the project since 2013. She shared exhibits of the proposed project showing the new office building and landscape at the corner of Center and Castro Valley Boulevard. The building is located in the middle of the parcel in order to minimize any impact to the residences located on the adjacent properties. The chemical storage building will house paints, solvents, etc. very much items that most residents keep in their garage. To minimize the concern from adjacent neighbors regarding noise and light, an 8 ft. tall CMU walls will be built around the side and back perimeter of the property. The site will have full cut-off site lighting to mitigate light pollution. The lights will be on minimally for security. She shared an exhibit of the building interior, first and second floors. This is a fantastic opportunity to improve this corner and have a way to further engage the community in various activities.

Roland Williams said he hopes that this project can be moved forward and plan on having this project complete and ready to start construction sometime in 2023. This project has been in the works for a long time and it will be an improvement to the current operations on Marshall Street.

Member Prado asked if in the past had been other issues of concern besides noise and light. The Chair said there was a number of things, it was mainly about the truck service portion and commercial truck use in the rear of the property. It is was about the 3 axle trucks and service to these trucks. Member Thomas asked about notification to the neighbors. The Chair said the public has been notified. Roland Williams said the public has been involved, there was an open house and the neighbors were invited. The proposed location of the building was the direct result of concerns expressed by residents of the mobile home park.

Public comment was open.

Zaneta Luna, works for the Sanitary District, and wanted to speak in favor of the project. The proposed project will house all staff in one building. This project is an improvement to this corner.

Louis Andrade, President of the Hayward Area Recreation District (HARD) Board, said the Sanitary District serves Castro Valley. HARD is interested in acquiring the old site because it is centrally located. This is a good project. He said he is a Castro Valley resident and supports this project.

Peter Rosen said he is also a member of the HARD board, but speaking as a member of the public tonight, said this location will enable the district to deliver services rapidly and efficiently. They have outgrown the current site. This will consolidate services and save money. They need to be in Castro Valley. The Castro Valley General Plan has designated this site as Public Facilities land use, it was a Caltrans site for years and of similar use. He asked the council to recommend approval of this project.

Hera Alikian said she has three people present from the mobile home site. She is generally happy with the building but does not want industrial use popping out in residential areas. She said she was contacted by the District to address concerns. Also concerned with the Environmental report and would like to have it reviewed by a committee comprised of one member from the MAC. She wants to look into the CMU walls.

Shawn Alikian also wants to have a meeting to address their concern regarding property line, utility line, and sewer line. Expressed concern with how this project will affect future rates for residents.

The Chair asked Roland William if he wants to address the concerns expressed by the speakers. Roland Williams said a meeting is fine. The rates will not be affected since the district is using cash reserve to fund the project.

Dennis Waespi, long time resident of Castro Valley and currently serving on the Community Advisory Committee for the District, supports the project. It is a great project and an enhancement for this corner. A great entry for Castro Valley at this location. CVSsan has always been a good neighbor. They are just too big for the current location and they provide a service to the community. They need to be in the community. It will be a community gathering place.

Public comment was closed.

The Chair asked councilmembers for comments or questions. Member Moore inquired about the definition of the word "maintenance" by the County. It could mean changing oils, tires, etc in the trucks. It depends on how it is defined, it could be an industrial use. On the hours of operation, the 7:00 a.m. is that office or operations. The building itself looks like 50/50 office space and storage, which is a bit concerning. Did not see any fuel storage. He wants to know more about the truck maintenance. He inquired about solar panels and the metal shed building in the back. Because of pandemic, a lot of people are downsizing, so what is the need for more office space. If this is being paid with cash reserve than Castro Valley residents, they have been over-paying for a very long time. It should have been a bond issue. Adjacent neighbors should not be happy about the maintenance of trucks. The low-income folks living in the trailer park in the adjacent property is a concern. If these were million dollar homes this would not happen. The CMU walls will not block all the noise.

Public comment was open.

Marc Crawford wanted to speak to new councilmembers and how this got here. The public facility zoning district was created basically to give input when public property is sold. Previous to the general plan adoption in 2012, all the public facilities were zoned R1. This gave the ability to school districts to sell property quickly without any input from the community. The public facility zone was never intended to be a back door for the creation of industrial uses, which is being proposed in this application. The last time this was heard by the council, it was not acceptable because there is not an industrial zone in Castro Valley. A private citizen would never be able to get away with building a 6,000 sq ft warehouse in Castro Valley. The MAC established a subcommittee and there were meetings with the District. The front of the building was enhanced but the warehouse has never been removed. When an applicant brings a project to the council, they are supposed to address the concerns of the council and make changes. The Castro Valley MAC are the leaders and the changes are required in order for the project to move forward. The staff report does not give the past history of this application. This staff report was administered by the Planning Director and the information was stricken from the report. He wants to make sure the past information is available for this project.

Ms Bowen, a resident that lives adjacent to the project, addressed concern with noise and truck maintenance at this proposed location. She said CVSan has to protect the neighborhood from noise.

Public comment was closed.

Member Padro thanked Marc Crawford for the background. He said it sounds like there are a lot more issues and he can't support the project without knowing the background. In addition, he said the Alikian family were promised a meeting which has not happened.

The Chair said he does not want to take any credit away from the service that CVSan provides the residents of Castro Valley. Basically, he just wants to know how this project and the definition of public facility will affect future projects. He agreed with Member Padro's comments. Asked that staff provide the background information from past meetings on this project. He said he was not part of the council at that time.

Roland Williams wanted to speak to some of the things. He said they had reached out to the Alikian family, and staff had been communicating with them but have not had the meeting yet. He has met with Ms. Bowen in addressing her concern with noise. In the past there was a contractor that had used the site and caused a lot of noise and dust. They have since been removed. The question regarding the hours of operation, 7:00a.m. to 4:00 p.m., the trucks will leave in the morning and come back late afternoon. Most of the trucks are out on the field. There is no fueling of trucks on the site. The District is contemplating on having electric vehicles charging stations on the site. Solar is an integral part of this project, that is why the building is tilting south to take the most advantage of the sun rays.

The Chair reiterated that he still needs to know from staff on the impact of the public facility definition for future projects. Roland Williams said the district is not buying any more trucks and will try to keep trucks in the building. The trucks cost around \$400,000 each and it is best to keep them parked inside a building. Some of the work will be done inside the building. Discussion ensued between Member Moore and Roland Williams on what type of maintenance will be done inside the building and if the doors will be kept closed or open.

The Chair asked member Moore if he would like to volunteer and participate in the district's meeting with the Alikian family. Member Moore agreed.

Member Moore moved to continue item PLN2020-00155 until there is more background information provided at the next meeting. Member Thomas seconded the motion.

*Nisha conducted the roll call. Yeas: Members Carbone, Padro, Moore, Prokopoff and Thomas. Absent: Member Killebrew. Motion passed. 5/0/1*

Rodrigo Orduna said that there is a history of minutes on the Planning website. The minutes for the December 11, 2017 is available and discusses this project at that meeting.

**CHAIR'S REPORT:** The Chair would like to simplify how the public may have access to the minutes and agendas on the website. Currently it is buried and it should be easier to find. Rodrigo Orduna said staff will work with Supervisor Miley's office on having the planning website link to minutes and agenda available at the CVMAC website.

**COUNCIL ANNOUNCEMENTS, COMMENTS AND REPORTS:** None.

**STAFF COMMENTS & CORRESPONDENCE:** None

**ADJOURNMENT:** There being no further business, the hearing adjourned at 8:00 p.m.

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ALBERT LOPEZ - SECRETARY  
CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL