

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, December 6, 2023
6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor Lena Tam, excused

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580
Webinar: <https://zoom.us/j/84684430209>

Summary Minutes

I. Creation of a South Castro Valley Specific Plan - *discussion of boundary, land use issue identification, schedule and resources*

[Attachment](#)

Albert Lopez, Director, Alameda County Planning Department, Community Development Agency, presented a PowerPoint presentation on the proposed Creation of a South Castro Valley Specific Plan.

The proposed creation of a specific plan for South Castro Valley, is a project that has been desired for approximately two years. It would be a way to address community concerns and frustrations, particularly related to land use issues in the area. The Planning Department is conducting an exploratory presentation to identify the boundaries of the area, major land use concerns, and community assets that need preservation.

The presentation outlined the potential scope, resources, and timing required for developing this plan. Initial steps will involve community meetings and preliminary work to define the project before securing consultants and funding, which may cost between \$500,000 to \$750,000. The plan aims to protect natural resources and guide development while considering community input and existing planning efforts.

Speakers

Kelly Abreu, Carlos Archuleta, Diane Wydler, Matt Turner, Claudia Albano, Diane Dunn and Sandra Media commented on the proposed Creation of a South Castro Valley Specific Plan.

This item was informational only and required no Committee action.

II. Public Review Draft Community Climate Action Plan Update and Draft Safety Element Amendment

[Attachment](#)

[Attachment](#)

[Attachment](#)

[Attachment](#)

Ali Abbors, Senior Planner, Planning Department, Community Development Agency, presented staff reports and PowerPoint presentation on the Public Review Draft Community Climate Action Plan (CCAP) Update and Draft Safety Element Amendment.

The CCAP and Safety Element, are both part of the county's general plan, and are being updated together to address climate adaptation and greenhouse gas reduction comprehensively. The last updates were in 2013 and 2014.

Highlights

Community Engagement: Extensive community input was gathered through various channels, including public workshops, feedback tools, and outreach to partner agencies.

CCAP Update: The CCAP update sets new targets for reducing greenhouse gas emissions, with a focus on achieving carbon neutrality by 2045. It includes new topics like life cycle emissions, equity, environmental justice, and climate resilience.

Greenhouse Gas Emissions Inventory: The inventory revealed that in 2019, the unincorporated areas emitted over 950,000 metric tons of CO₂, with on-road transportation being the largest contributor (73%).

Targets: The CCAP aims to reduce emissions by 40% below 1990 levels by 2030, and 85% by 2045, with net-zero emissions by 2045.

High-Priority Actions: The plan identifies several high-priority actions, including improving bicycle and pedestrian connections, as well as monitoring and updating the emissions inventory and vulnerability assessment regularly.

Safety Element Update: The Safety Element now includes updates to address climate adaptation, emergency evacuation routes, and wildfire risks, complying with recent state laws.

Vulnerability Assessment: The assessment ranks increased heat as the highest vulnerability risk, followed by wildfire and extreme precipitation. Drought is the lowest risk, indicating higher adaptive capacity.

Public Feedback: Feedback from various community councils highlighted concerns about flood risks, electric vehicle infrastructure, pedestrian safety, tree preservation, and responsibilities during flooding events.

The public comment period has ended, and feedback will be used to finalize the drafts, with adoption hearings expected in early 2024. The drafts are available online and in select public locations.

Speakers

Kelly Abreu, Peter Rosen, Bruce Dughi, Randy Waage and Diane Wydler commented on the Draft Community Climate Action Plan Update and Draft Safety Element Amendment.

This item was informational only and required no Committee action.

III. Unincorporated Area American Recovery Plan Act (ARPA) 2nd Allocation – Revised Proposed Funding Plan for \$1million Landlord Assistance

[Attachment](#)

[Attachment](#)

Dylan Sweeney, Housing and Community Development Manager, Housing & Community Development Department, Community Development Agency, presented a PowerPoint presentation on the Area American Recovery Plan Act (ARPA) 2nd Allocation – Revised Proposed Funding Plan for \$1million Landlord Assistance.

The revised proposed funding reallocation of \$1 million in ARPA (American Rescue Plan Act) funds is designated for landlord assistance. The proposal would create a Rental Housing Provider Resource Center and a mediation pilot program to assist housing providers and tenants in resolving disputes, avoiding evictions, and promoting stable housing.

Staff recommends that the Unincorporated Services Committee recommend to the full Board of Supervisors a change to the adopted ARPA Unincorporated Area funding program to reprogram these funds and continue to support housing providers through HPRC and a dispute resolution program

Speakers

Paul Taylor, Francisco Acosta, Derek Barnes, Rhovy Lyn Antonio, Tom Silva, Charles Pisano, Chris Moore and John W. commented on the American Recovery Plan Act (ARPA) 2nd Allocation – Revised Proposed Funding Plan for \$1million Landlord Assistance.

Recommendation from the Unincorporated Services Committee: Support staff recommendation. Move to the full Board of Supervisors.

PUBLIC COMMENT

Peter Rosen encouraged everyone to attend the Meek Estate mansion lighting for the holidays. The event will take place on Thursday, December 7th at the Meek Estate from 5:30pm to 7:30pm.

Chuck Meadows commented on the impact of climate change on watercourses and flood control in the county. He emphasizes the importance of the Watercourse Protection Ordinance, which requires property owners near creeks or streams to obtain a permit showing how they will protect the watercourse during development. About half of the creeks have been removed from maps, complicating enforcement. He suggests the issue be discussed further by the Transportation & Planning Committee to ensure both creek protection and development can coexist.

Sandra Media, a community organizer, expressed her appreciation for the Mandarin interpretation provided at the meeting, a service her group helped establish. She highlights the importance of language accessibility and encourages expanding interpretation services to include other languages like Tagalog and Farsi.

Keith Barros, San Lorenzo resident, expressed concern that the planning director has the authority to bypass Municipal Advisory Councils (MACs) on decisions that impact local communities. He stated that that this discretionary power was never disclosed when the MACs were being formed, and he calls for it to be changed. The community fought for MACs to ensure local representation and transparency, rather than allowing a single appointed official to make decisions. He urges the Supervisors to close this discretionary loophole and better serve the public.

Carlos Archuleta commented on the San Lorenzo Homeowners Association bylaws, which still include discriminatory clauses that prohibit Black people and other minorities from owning property. He finds it unacceptable that these bylaws exist in 2023 and urges the Alameda County Supervisors to pressure the association to change them. This is a clear example of systemic racism and suggests that if the bylaws aren't changed, it could influence voting decisions in the upcoming 2024 elections.

Diane Wydler, San Lorenzo Village Homes Association clarified that the association's bylaws do not contain discriminatory language and are purely procedural. However, changing the CC&Rs (Covenants, Conditions, and Restrictions) does require 75% of the membership. While the CC&Rs originally had discriminatory clauses from the 1940s, the Homes Association went to court to remove them. Although the clauses are still physically present in the document, they are italicized and marked as no longer applicable due to court limitations. She stated that there is often confusion between bylaws and CC&Rs.

ADJOURN

The meeting was adjourned to January 2024.

Board of Supervisors' Committees agendas are available via Internet at: www.acgov.org