

ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, February 3, 2025
9:30 a.m.

Supervisor David Haubert, Chair
Supervisor Nate Miley

Location: Board of Supervisors Chamber – 5th Floor
County Administration Building
1221 Oak Street, Oakland, CA 94612

Summary/Action Minutes

I. INFORMATIONAL ITEM: Status Update on Zone 2, 4 and 9 Benefit Assessment Increase Process [Attachment](#)

Daniel Woldesenbet, Director, Public Works Agency, gave opening remarks and introduced consultant Sybil Hatch, Civil Engineer, Alameda County Flood Control & Water Conservation District. Ms. Hatch presented a PowerPoint presentation on the proposed Benefit Assessment Increase Process for Zones 2, 4 and 9.

Established in 1949, the Alameda County Flood Control District manages flood and stormwater across nine zones in western Alameda County. Zones 2, 4, and 9 serve Castro Valley, San Lorenzo, Hayward, and San Leandro.

In December 2022 and January 2023, severe storms caused significant damage, including embankment erosion and retaining wall failures along San Lorenzo Creek. The district is actively repairing these areas.

The district's revenue primarily comes from taxes (67%) and benefit assessments (22%). The benefit assessment has not increased since 1993, while climate change and aging infrastructure are creating an urgent need for more funding.

An increase in benefit assessments is needed to upgrade flood control infrastructure to meet FEMA standards and increase capacity for severe storms. The district's proposed increase in benefit assessments will help fund \$700 million in capital project needs.

Proposed increase in benefit assessment

Zone	Current assessment	New assessment	%increase
2 - single family	\$26.60	\$54.39	104%
4 - single family	\$20.60	\$42.28	105%
9 - single family	\$17.80	\$88.44	397%
2- commercial	\$212.80	\$906.42	326%
4 - commercial	\$189.16	\$704.54	272%
9 - commercial	\$163.45	\$1,473.96	802%

Next Steps

- Support of education and outreach by our partners
- Board formal approval of Engineer's Report Target: December 2024
- Ballot mailed to property owners, to vote in favor of, or in opposition to, the proposed assessments. Target: February 2025
- Board public hearing with weighted ballots Target: March 2025
- If the public is in favor, the Board may then approve the assessments.

Speakers

Bruce King and Dr. Ann Maris commented on the Update on Zone 2, 4 and 9 Benefit Assessment Increase Process.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Transportation and Planning Committee recommendation
- ☐ Other:

This item was informational only and required no Committee action.

II. **INFORMATIONAL ITEM: Overview & Update of Metropolitan Transportation Commission's Transit-Oriented Communities Policy at Bayfair BART and Castro Valley BART Station Areas** [Attachment](#)

Angelica Gonzalez, Senior Planner and Olivia Ortiz, Planner, Alameda County Planning Department, presented a PowerPoint presentation to update the Committee on the Metropolitan Transportation Commission's Transit-Oriented Communities Policy at Bayfair BART and Castro Valley BART Station Areas.

Transit Oriented Communities (TOC) is part of the implementation of Plan Bay Area 2050. The goals are to increase housing and job density around transit; boost active & transit access; and cut car trips through parking reform; advance equitable Transit Oriented Development partnerships.

Beginning 2025, OBAG, REAP and other MTC monies, which will be approximately \$10 million per cycle, will favor TOC-compliant jurisdictions; compliance audits start 2026. Non-compliance risks loss of transportation & planning dollars.

This presentation has been heard by the Municipal Advisory Councils, will go before the Planning Commission tonight (Feb 2025) and to the full Board of Supervisors on February 20, 2025, to seek a resolution endorsing compliance and grant acceptance.

Speakers

Bruce King commented on the Metropolitan Transportation Commission's Transit-Oriented Communities Policy at Bayfair BART and Castro Valley BART Station Areas.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Transportation and Planning Committee recommendation
- ☐ Other:

This item was informational only and required no Committee action.

III. **INFORMATIONAL ITEM: Code Enforcement Policies and Procedures in Response to Complaints**

Holly Felix, Senior Code Enforcement Officer, presented a PowerPoint presentation on Code Enforcement Policies and Procedures in Response to Complaints.

When complaints are accepted over the phone, they are given a case number. Additionally, constituents can make a complaints via email - planningcode.enforcement@acgov.org or with the Public Works "Mobile Citizen" app, on the Code Enforcement website or walk-in at 224 W. Winton Ave., Hayward.

To address complaints, there is an initial inspection within 5 days of the complaint. A Notice of Violation (NOV) is mailed to owner (and tenant, if relevant) with code citations & compliance deadline. Re-inspections occur after 3, 10, 15, or 30 days depending on violation.

If there is compliance, the case is closed with no fees or fines. If there is partial progress an extension may be granted. If there is no progress it will equal a failed inspection and incur fees and fines or Final Notice to Abate and hearing date.

Fines, staff time and contractor costs are billed with unpaid amounts lienied and added to property tax roll, subject to Board of Supervisors lien hearing.

Speakers

Keith Barros, Tyler Dragoni and Michelle from Fairview commented on Code Enforcement Policies and Procedures in Response to Complaints.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Transportation and Planning Committee recommendation
- ☐ Other:

This item was informational only and required no Committee action.

IV. INFORMATIONAL ITEM: Cleanup Status for Illegal Dumping on County Roads

[Attachment](#)

Daniel Woldesenbet, Director, Public Works Agency, reported on the cleanup status of illegal dumping on County roads.

In spring 2024, a consultant was hired to survey and characterize debris at an Altamont Pass site. The site contains both hazardous and non-hazardous materials, including contaminated soil and abandoned structures. Liquid waste was tested and disposed of in December 2024 through a hazardous waste service.

Mobile homes and structures are being tested for asbestos and other hazards. Specifications are being developed for soil cleanup and proper landfill disposal. The cleanup is proceeding step by step to ensure safety and regulatory compliance.

Other activities include:

- Cameras are installed in East County at Pleasant and Snow Road, but no violators have been caught yet.
- A trial of mobile trailer-mounted cameras is planned in the next 2–3 months.
- Berms have been built along roadsides to prevent dumping; these have been effective.
- In the last 5 years, about 12,000 work orders were created to clean up illegal dumping (furniture, tires, dirt, mattresses, TVs, etc.).

Crews aim to remove debris within 72 hours, often sooner if possible. Constituents are encouraged to use the Mobile Citizen App to report dumping, graffiti, and other issues. With Mobile Citizen, you can upload photos, GPS location, status tracking, auto-generating work orders.

Public Works handles public property/right-of-way issues; Code Enforcement addresses private property violations.

Supervisor Miley commented that camera enforcement is effective but requires monitoring and expertise since dumpers often remove or cover license plates. Statewide coordination is needed, since dumping occurs in urban, suburban, and rural areas.

Purpose:

- ☐ Report progress
- ☒ **Advocacy or Education**
- ☐ Request Transportation and Planning Committee recommendation
- ☐ Other:

This item was informational only and required no Committee action.

V. PUBLIC COMMENT

Michelle from Fairview has repeatedly asked for a fire hydrant located in Uvas Court to be relocated, protected or fitted with an automatic shutoff valve. It has been repeatedly struck by vehicles. She has received a response from EBMUD. She requested that fire hydrant safety and maintenance be placed on a future agenda to prevent other residents from facing similar risks.