

# ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Friday, September 12, 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: Update on the Martinelli Center [Attachment](#)

Eileen Dalton, Director, Economic Development Department, Community Development Agency, presented a PowerPoint presentation on the update on the Martinelli Center.

The Martinelli Center was constructed in 2004 and owned by the Surplus Property Authority, managed by the Community Development Agency. It has been operated by Garay Winery from 2004–2023 when the lease ended mutually after COVID-19 downturn.

The current use of the facility has been limited to county and tenant events that are not open to the public. Tenants include Livermore Valley Winegrowers Association and Alameda County Resource Conservation District. CDA maintains weekly on-site oversight.

#### *Renovations & Operations*

- An architect retained to assess kitchen upgrades
- Exploring expansion of parking due to prior overflow reliance on Garay's nearby site
- An RFP to be issued fall 2025 for a new event operator, selection expected spring 2026.
- Facility upgrades include new leases for tenants, audio-visual system by spring 2026 to support MAC and board meetings
- MOU forthcoming between Surplus Property Authority and county departments for project delivery.
- Market Study Findings include strong demand for weddings and weekend events; potential for a regional wine visitor hub modeled after Lodi's center.
- Sewer Extension Project collaboration with City of Livermore to connect to city sewer to replace septic.
- Preliminary design contract is approximately \$650K, City approval October 27; County board consideration November 18<sup>th</sup>.

Construction and operations to be managed by Alameda County Public Works.

The Committee is supportive of continuing short-term governmental uses, issuing the RFP, and monitoring long-term viability. CDA to provide consultant report to supervisors' staff, proceed with RFP and provide sewer project timeline through completion.

#### **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: Update on Septic Systems**

### [Attachment](#)

Dilan Roe, Chief, Land/Water Division, Environmental Health Department, Alameda County Health, presented a PowerPoint presentation on the Local Agency Management Program (LAMP).

Ms. Roe provided an over review of the State Water Board’s tiered Onsite Wastewater Treatment System policy (Tiers 0–4).

Alameda County’s LAMP (adopted 2018) provides flexibility beyond state Tier 1, addressing local soil and topography. Alameda County’s LAMP allows larger wastewater flow (up to 10,000 gallons/day). It permits advanced systems and flexible setbacks and provides phased corrective actions for failing systems (immediate, intermediate, long-term).

The benefits of the County’s LAMP include enabling continued development in hilly, clay, or shallow groundwater areas in addition to reducing the impact on properties that would otherwise be noncompliant.

Recent updates include: The State updated their policy in 2023 to address ADUs and PFAS contamination concerns. The County’s LAMP remains current; the next water quality assessment is due in 2030.

### **Speaker**

Connie DeGrange (Sunol), Commissioner, OWTS Commission, commented on the presentation.

### **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: Oversight Discussion on Castlewood County Service Area (CSA)**

Daniel Woldesenbet, Public Works Director, Public Works Agency, providing an overview of the Castlewood County Service Area.

The Castlewood County Service Area (CSA) funds road, water, and sewer services via assessments. Costs and failures have outpaced revenues, leading to an accumulated \$1.4M deficit, which has been covered by a county-approved revolving loan that the CSA must repay.

Ongoing infrastructure failures include leaks and pump outages. Public safety risks highlighted if power shuts off and generators are not started—only ~2 hours of water in storage without automatic generator start.

In FY22–24 a “substantial shortfall” in water maintenance was determined due to breakages and pump failures. On June 17<sup>th</sup> of this year the community rejected a supplemental assessment (Prop 218), leaving the \$1.4M loan outstanding and a CSA liability.

The Castlewood Property Owners Association (CPOA) cited 172% water maintenance fee increases (2025–26) and protested a \$1.1M special assessment (92% opposition).

## Speakers

Richard Hamill, CPOA President, Doug Ricketts, CPOA Board Member, Michael Mitchell, CPOA Legal Representative, Mike Acevedo, Avenir HOA President commented on the Castlewood County Service Area discussion.

The Transportation & Planning Committee supports the Public Works Agency staff meeting with the CSA Steering Committee for 12 months to work on resolution of the issues. Supervisor Haubert's staff to attend and observe. Will continue coordination toward Pleasanton annexation.

### 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: Update on discussion with East Bay Regional Park District (EBRPD) and Status of Kiosk at the entrance of Del Valle Regional Park**

Supervisor Haubert gave a brief over regarding the long-standing traffic congestion caused by the entrance kiosk at Del Valle Regional Park, especially during peak times and holidays. Residents living beyond the kiosk have faced severe delays, up to several hours, just to reach their homes. Supervisor Haubert requested an update by the Public Works Agency on the status of removing the kiosk.

Daniel Woldesenbet, Director, Public Works Agency reported that the kiosk creates a bottleneck because every vehicle must stop there for processing. Interim actions to solve the problem included East Bay Regional Park District (EBRPD) added staff and flaggers during peak hours. They also experimented with advanced ticketing and metering vehicles, but these efforts have not solved the congestion.

The County sent EBRPD a restriping plan to create two lanes — one for park visitors (right lane) and one for residents (left lane) — to allow locals to bypass the kiosk. The County requested EBRPD to fund and implement the restriping, as well as explore remote or automated payment systems (like parking meters).

Despite multiple letters and requests, EBRPD has not formally responded to the County's proposal (last contact was in May). They have expressed willingness to collaborate but have taken no concrete action.

The Committee agreed to send a letter from the Transportation & Planning Committee to EBRPD's General Manager; 1) request a meeting to implement the restriping plan or an alternative fix; 2) reviving regular meetings between the County and Park District. If EBRPD continues to delay, the County may consider removing the kiosk from the right-of-way.

### 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**

None.