



**BOARD OF SUPERVISORS**  
**Planning Meeting**  
**1:00 p.m.**

**Planning Meeting**

**Tuesday, May 5, 2015**

COUNTY ADMINISTRATION BUILDING  
SUPERVISORS' CHAMBER  
1221 OAK STREET  
FIFTH FLOOR, ROOM 512  
OAKLAND, CALIFORNIA

SCOTT HAGGERTY, PRESIDENT  
RICHARD VALLE  
WILMA CHAN, VICE-PRESIDENT  
NATE MILEY  
KEITH CARSON

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

SUSAN S. MURANISHI  
COUNTY ADMINISTRATOR

DONNA ZIEGLER  
COUNTY COUNSEL

**MISSION**

*TO ENRICH THE LIVES OF ALAMEDA COUNTY RESIDENTS THROUGH VISIONARY POLICIES AND  
ACCESSIBLE, RESPONSIVE, AND EFFECTIVE SERVICES.*

**VISION**

*ALAMEDA COUNTY IS RECOGNIZED AS ONE OF THE BEST COUNTIES IN WHICH TO LIVE, WORK AND DO BUSINESS.*

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The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter **not** on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. **NOTE:** Only matters within the Board of Supervisors' jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a **two-week** continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday **two** weeks before the meeting date or earlier when a Holiday intervenes.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. The Board of Supervisors' meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call (510) 208-4949.

**Attention:** The Alameda County internet address is [www.acgov.org](http://www.acgov.org). All regular Board of Supervisors' meetings held in the Board Chamber can be heard live on the Board's web page. In order to log on, please do the following: click on the County's homepage as noted above and click on the "[Board of Supervisors Meeting - LIVE! Broadcast](#)" link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board's web page <http://www.acgov.org/board/index.htm>. All documents are archived on the web page for a period of 6 months.

Normally, the Board meets on Tuesdays and their **meeting begins no earlier than 1:00 p.m.** and may begin later, depending on the Closed Session, which normally begins at 1:00 p.m.

**1:00 P.M.**

**CALL TO ORDER**

1. APPROVE THE MINUTES OF PLANNING MEETING – MARCH 10, 2015

**CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION**

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9 (three matters)

**CONSENT CALENDAR**

3. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.

**Attachment**

4. **PROPOSED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT** - Modify specific text in the East County Area Plan (ECAP) and the Alameda County Zoning Ordinance (ACZO) to remove all references to oil, gas, petroleum, and drilling, exploration, and extraction thereof. This would have the effect of prohibiting all new permits for this land use where it is currently permitted as a Conditional Use, and rendering all existing permitted operations nonconforming.

**To be continued to July 7, 2015**

**REGULAR CALENDAR**

5. **ALTAMONT WINDS, INC., MODIFICATIONS TO EXISTING CONDITIONAL USE PERMITS, (AS APPROVED IN 2005 AND MODIFIED IN 2013), PLN2014-00028** – Adoption of two resolutions consistent with the Board’s March 24, 2015 certification of the Supplemental Environmental Impact Report (SEIR) for the project, and approval of the application of Altamont Wind Inc. (AWI) to modify its conditional use permits (CUPs) by extending for three (3) years, through October 31, 2018, beyond their current expiration date of October 31, 2015, for operation of an estimated 828 existing utility-scale wind turbines with a combined existing generation capacity of 85.8 megawatts (MW), located within the 14,436-acre Alameda County portion of the Altamont Pass Wind Resource Area (APWRA), in the eastern portion of Alameda County, bordering Interstate I-580, and adopting appropriate Written Findings of Significant Effects of the project, a Mitigation Monitoring and Reporting Program (MMRP), and a Statement of Overriding Considerations.

**Planning Department Recommendation:** That the Board take public comment, review and adopt the two resolutions and exhibits, including a Resolution reflecting the Board’s certification of the Final SEIR for the purpose of CEQA, and a Resolution reflecting the Board’s approval of the project and adopting Findings of Significant Impacts of the project, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations, with conditions implementing the CUP modifications (PLN2014-00028).

**Attachment**

6. **RICHARD F GOLD, CONDITIONAL USE PERMIT, PLN-2012-00038** – Appeal of Stephen J. Russell, attorney representing Richard Gold, from the decision of the West County Board of Zoning Adjustment to deny the renewal of Conditional Use Permit (C-8640), to allow continued operation of a Type “B” Service Station, specializing in high-octane racing fuels, in a BDI (Business District Industrial) District within the Ashland Cherryland Business District Specific Plan, located at 594 and 610 East Lewelling Boulevard, north side, terminus north of Wickman Court, Ashland Area of unincorporated Alameda County, bearing Assessor’s Parcel Numbers: 413-0027-058-02; 3,969 square feet in area (0.091 acres) and 413-0027-059-00; 12,197 square feet in area (0.28 acre).  
**West County Board of Zoning Adjustments recommendation:** Deny the project  
**Planning Staff recommendation:** Grant the appeal and approve the conditional use permit  
**Attachment**
7. **TIMOTHY SCARANO, REZONING, PLN2014-00128** - Petition to reclassify one 2.45 acre parcel from the R-1-L-BE (Single Family Residential, Limited Agricultural Uses, 5 acre MBSA) District to a PD (Planned Development District, allowing uses consistent with the R-1-L-BE District, a secondary unit, and an accessory building 21 feet, six inches in height, located at 1912 Buena Vista Avenue, east side, approximately ½ mile north of Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 099-1250-018-02.  
**Planning Commission recommendation:** Approve the rezoning  
**Planning Staff recommendation:** Approve the rezoning  
**Attachment**
8. **KOOPMAN/VERIZON/COMPLETE WIRELESS, CONDITIONAL USE PERMIT, PLN2014-00179** - Appeal of David Downs, Project Manager, from the decision of the East County Board of Zoning Adjustments to add condition #5 requiring landscape/irrigation in order to mitigate visual impacts associated with application to construct and operate a telecommunications facility, in an “A” (Agricultural) District, located at 9480 Koopman Road, east side, approximately ¾ mile north of Happy Valley Road, unincorporated Pleasanton area of Alameda County, bearing Assessor’s Parcel Number: 096-0320-002-14.  
**East County Zoning Adjustments recommendation:** Approval of the project with an additional condition requiring the applicant to submit a Master Landscaping (screening) Plan for the entire site  
**Planning Staff recommendation:** Uphold the appeal and approve the application with Condition #5 modified to require a landscaping plan to effectively screen the subject facility (including the antennae and equipment shelter), with an expiration date of February 23, 2022. A new Condition #6 is also included to require coordination between carriers on the site for screening/stealth of their facilities, with concurrent expiration in 2022.  
**Attachment**
9. **2014 GENERAL PLAN ANNUAL REPORT**  
**Planning Commission recommendation:** Approve the 2014 General Plan Annual Report.  
**Planning Staff recommendation:** Approve the 2014 General Plan Annual Report.  
**Attachment**
10. **ADOPTION OF THE DRAFT FINAL ALAMEDA COUNTY HOUSING ELEMENT (2015-2023) OF THE ALAMEDA COUNTY GENERAL PLAN AND THE INITIAL STUDY/NEGATIVE DECLARATION**  
**Planning Commission recommendation:** Adopt the Initial Study/Negative Declaration and the Draft Final Housing Element  
**Planning Staff recommendation:** Adopt the Initial Study/Negative Declaration and the Draft Final Housing Element  
**Attachment**

**11. BOARD RESOLUTION SUPPORTING THE DESIGNATION OF THE SAN FRANCISCO BAY AREA WATER TRAIL AS A PRIORITY CONSERVATION AREA**

**Planning Staff recommendation:** Adopt resolution supporting the submittal of an application by the Coastal Conservancy to the Association of Bay Area Governments for the designation of the San Francisco Bay Area Water Trail within the nine counties of the Bay Area as a PCA.

**Attachment**

**12. CREATION OF COUNTY COMMUNITY CHOICE AGGREGATION (CCA) PROGRAM STEERING COMMITTEE, and appointment of fifteen (15) Regular Members, up to five (5) At-Large members, and one (1) Unincorporated Area member to the new Steering Committee.**

**Planning Staff recommendation:** Approve as recommended

**Attachment**

**13. APPEAL OF EARL CLARK, 2953 HANSEN ROAD, HAYWARD UNINCORPORATED AREA OF ALAMEDA COUNTY, APN# 425-0001-001-00 – From the decision of the West County Board of Zoning Adjustments action determining the property in violation of the Alameda County Neighborhood Preservation Ordinance 6.65.030A (1&6), B(6) and the Alameda County Zoning Ordinance 17.52.1125B (5) and declaring the property a public nuisance**

**West County Board of Zoning Adjustments recommendation:** Declared the property in violation of the Alameda County Neighborhood Preservation and Alameda County Zoning Ordinance

**Planning Staff recommendation:** Receive report, take public testimony, and uphold the WBZA Order to declare the property in violation of the Alameda County Neighborhood Preservation Ordinance 6.65.030A (1&6), B(6) and the Alameda County Zoning Ordinance 17.52.1125B (5) and declaring the property a public nuisance

**Attachment**

**PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)**

**COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION**

**ADJOURNMENT**