

**MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
APRIL 2, 2007
(Approved June 4, 2007)**

FIELD TRIP:

MEMBERS PRESENT: Commissioners Glen Kirby, Chair; and Kathie Ready.

MEMBERS EXCUSED: Commissioners Ken Carbone, Vice-Chair; Richard Hancocks; Frank Imhof; Mike Jacob; and Alane Loisel.

OTHERS PRESENT: Steve Buckley, Assistant Planning Director

The Commission convened at 224 W. Winton Avenue, Room 111, Hayward, California, at the hour of 1:30 p.m. and adjourned to the field to visit the following properties:

1. **ZONING UNIT, ZU-2244 - WALLACE** ~ Petition to reclassify from the R-1-CSU-RV (Single Family Residential, Conditional Secondary Unit, Recreational Vehicle, 5,000 square feet Minimum Building Site Area per Dwelling Unit) District, to a P-D (Planned Development) District, so as to allow six townhouse units with attached garages on a site of 22,514 square feet (0.52 acre) and site-specific development standards, to replace a single-family home and duplex, located at 3232-3236 Somerset Avenue, north side, approximately 750 feet east of Lake Chabot Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 084B-0546-012-03.

REGULAR MEETING: 6:00 p.m.

MEMBERS PRESENT: Commissioners Ken Carbone, Vice-Chair; Richard Hancocks; Glenn Kirby, Chair; and Kathie Ready.

MEMBERS EXCUSED: Commissioners Frank Imhof; Mike Jacob; and Alane Loisel.

OTHERS PRESENT: Steven Buckley, Assistant Planning Director; Bruce Jensen, Senior Planner; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There were approximately five people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 6:00 p.m.

ANNOUNCEMENTS BY THE CHAIR: *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. *No one requested to be heard under open forum.*

CONSENT CALENDAR:

1. **APPROVAL OF PLANNING COMMISSION MINUTES -** March 19, 2007. *Commissioner Ready made the motion to approve the March 19th Minutes as submitted and Commissioner Hancocks seconded. Motion carried 3/0 with Commissioner Carbone abstaining.*
2. **TENTATIVE TRACT MAP, TR-7663 - GOULART ~** Petition to merge two parcels, demolish one house, construct four townhome units and convert thirteen existing apartments into condominiums, all located on one parcel containing approximately 45,370 square feet, located at 384 and 399 Sunset Way, north side, approximately 662 feet southwest of Western Boulevard, Cherryland area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 429-0055-016-00 and 429-0055-0017-00. (Continued from February 5; to be continued to April 16, 2007).
3. **TENTATIVE PARCEL MAP, PM-9408 – PALOMARES CATTLE COMPANY ~** Application to subdivide one parcel containing approximately 666 acres into six lots, in an 'A' (Agricultural) District, located at 31253 Palomares Road, east side, approximately 3.7 miles south of Palo Verde Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 085A-3701-008-00. (Continued from March 5; to be continued to April 16, 2007).

Commissioner Hancocks made the motion to approve the remainder of the Consent Calendar and Commissioner Carbone seconded. Motion carried 4/0.

REGULAR CALENDAR:

1. **PROJECT MODIFICATION AND ADDENDUM TO FINAL ENVIRONMENTAL IIMPACT REPORT: FINDING OF GENERAL PLAN CONFORMANCE, CHEVRON PIPE LINE RELOCATION AND WATERSHED PROTECTION PROJECT (The Project), UNINCORPORATED ALAMEDA COUNTY -** This report addresses the request by the Chevron Pipe Line Company to modify three conditions of approval (originally mitigation measures adopted as a result of certification of the Final Environmental Impact Report [EIR]) for a previous finding of General Plan Conformance for its proposed pipeline relocation

project in the unincorporated area, extending generally from Sycamore Grove Regional Park south of the City of Livermore to a point near Calaveras Road east of the community of Sunol, through the Vallecitos Valley south of State Route 84. Numerous Assessor's Parcels Numbers would be potentially affected by the preferred route, including 096-0360-05-02, 096-0360-003-02, 096-0360-001-06, 096-0365-003-02, 096-0365-005, 096-0365-007-01, 099-500-001-3, 099-500-001-5, 099-500-003-10, 099-500-003-11, 099-500-003-13, 099-0525-001-01, 099-1354-003, and two others of uncertain APN but owned by the San Francisco Public Utilities Commission (SFPUC).

Mr. Jensen presented the staff report. Commissioner Carbone asked for the trench-construction timeline. Staff replied that the construction period is seasonal (August-September) and also based on biological factors of this area.

Public testimony was called for. Stephen Morales, Chevron Health and Environmental Safety representative, discussed the intent of the project and MM 4-3 corrosion inhibitors. At the request of the Commission, he further provided clarification on the plans for the old pipeline, volume of testing and horizontal testing. The old pipeline will be retired under lease restrictions but not removed; the hydro test discharge permit, currently in the process, is issued by the Water Control Board; and a geologist's report has been prepared. Mr. Morales introduced Alexandra Fraser.

Ms. Fraser, URS Corporation Senior Biologist, confirmed that the existing pipeline will be abandoned and disconnected in its present location but the existing valve stations, the supporting infrastructure and the anti-corrosive protection will be removed, thus preventing future use. There will be two valve stations, both front and end stations, and five Horizontal Directional Drills (HDDs), one each to avoid risks to the wetlands, Vallecitos Channel and the park, and two on the Foley property. The longest section will be a mile and half of steel anti-corrosive extra-thick pipe. Commissioner Ready asked for the number of oak trees which will be affected. Ms. Fraser confirmed that no oak trees will be removed. However, some trimming will occur to allow construction access on very narrow ranch roads and the mitigation requirement in the EIR is 1:1 planting replacement for any trimming. In response to Commissioner Carbone, she pointed out that although there are no fault crossings in this area, flexible steel pipes will be used.

Ms. Fraser also introduced a diagram created by the Federal Energy Regulation Commission and explained in detail on how a pipeline construction works. The EIR, in reference to the construction timeline, states that October 15 to April 15 is a non-construction period. As such, construction is limited during the nesting raptors with a deadline of October 15th and using the limited 300-foot trenches will double the construction period.

Public testimony was closed. *Commissioner Hancocks made the motion to move staff's recommendation to approve the Addendum to the Final EIR and Commissioner Carbone seconded. Motion carried 4/0.*

STAFF COMMENTS & CORRESPONDENCE: *None.*

CHAIRS REPORT: The Chair, in response to receiving a number of calls regarding the Cedar Grove Church, asked if the Commission's denial action had resulted in a resolution. He requested a copy of the resolution and hoped that similar step-by-step process and thorough documentation as the Redwood Christian School will occur.

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: Commissioner Carbone requested the status of the mixed use definition and the availability of a model balance for housing verses commercial districts. Mr. Buckley replied that the mixed use issue has been on hold due to staff shortage and there are some components of a model balance in the Castro Valley Redevelopment Strategic Plan. He would also look into the matter. The Chair suggested an academic model from Sonoma State or Cal Berkeley.

ADJOURNMENT: There being no further business, Commissioner Ready moved to adjourn the meeting at 6:50 p.m. Commissioner Carbone seconded the motion. The motion was carried 4/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY