

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
JUNE 4, 2007
(Approved July 2, 2007)

FIELD TRIP: Cancelled.

REGULAR MEETING: 6:00 p.m.

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

MEMBERS EXCUSED: Commissioners Frank Imhof; Glenn Kirby, Chair; and Alane Loisel.

OTHERS PRESENT: Chris Bazar, Planning Director; Jana Beatty, Senior Planner; Karen Borrman, Public Works Agency Liaison; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There were approximately nine people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 6:15 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** ~ April 2 and 16; and May 7, 2007. *Commissioner Ready made a motion to approve the April 2nd Minutes with a correction to the meeting time which should read 6 p.m., April 16th as submitted; and May 7th Minutes with a correction that the approval of Minutes reflect a continuation. Commissioner Hancocks seconded the motion, which carried 4/0.*
2. **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, April 2 and 16, and May 7, 2007; to be continued to June 18, 2007).

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

REGULAR CALENDAR:

1. **ZONING UNIT, ZU-2248 – ALTAMONT MOTORSPORTS PARK** ~ Scoping Session for the preparation of an Environmental Impact Report for a change of zoning of the site from the 'A' (Agricultural) District to a P-D (Planned Development) District, to regulate the continued operation of an existing motorsports facility, located at 17001 Midway Road, east side, approximately 2,200 feet south of I-580, unincorporated Midway area, Assessor's Parcel Number: 099B-7675-005-07.

Ms. Beatty presented the staff report and introduced Dain Anderson, MHA, EIR Consultants. Mr. Anderson introduced Laurie Hietter and Jennifer Cutler, also representatives of MHA. With a powerpoint presentation, he discussed the following: the purpose of this scoping meeting; the meeting overview, the proposed project and its location, purpose and process of CEQA, potential environmental impacts, and the comment period.

Public testimony was called for. Janis Turner, 749 Hazel Street, Chair of Tri-Valley Sierra Club, stated that her comments were on behalf of the Club. The change of zoning would be a violation of Measure D which was approved to prevent expansion of public facilities. The County should protect the existing agricultural interests and open space. Other concerns are the use of fuel at the facility since well-water is the primary source of water in this area; the safety of the large birds, especially raptors, golden eagles, which are already impacted by the windmalls; and air quality from increased traffic and activities at the facility.

Victoria Corona, 16965 Midway Road, pointed out that the facility's refusal to comply with the noise ordinance which threatens the health of her family and livestock which included but was not limited to loss of hearing, air quality, well water contamination, increased traffic and the danger to the artificial wetlands. In response to Commissioner Ready, she explained that her property is about two blocks away.

Karin Rivard, 17011 Midway Road, stated that her property is on the south and is about 120 feet from tracks. Contrary to the staff report which reads twelve dwellings along Midway Road, there are twenty-two homes. Her main concern is noise followed by life, air and well-water quality; the appropriateness of the land use; the use is inconsistent with Measure D; the road and traffic impacts; vandalism and trespassing which has increased; impact on soils, endangered species especially the golden eagle, hazardous waste/material; aesthetic of this type of use in open, agricultural land. Allowing the rezoning will set a precedent. Commissioner Carbone asked for the best situation for the facility. Ms. Rivard replied that all the neighbors are concerns with the increase/level of

intensification. They were comfortable with the 22 events yearly which were held on Saturday nights only. The current proposal is for daily events.

Leticia Gonzales stated that she had been aware of the existence of the racetracks when she had purchased her property on Midway Road. She felt that there should be limits placed on the facility. Her concerns included littering, skidding, parking problems and the air quality.

Jaime McNeely, property owner at 499 Midway Road for the last six years, directly across the highway. Her main concerns included traffic which is already impacted by the Mountain House traffic and Midway Road is narrow with no shoulders; speeding; air quality/pollution, noise and light pollution; renovations without permits; endangered species adding that she has sold 60 acres to Caltrans for wildlife mitigation which will be impacted; security; and, law enforcement and Fire Department response time.

Ms. McNeely also submitted a letter in opposition from the Butlers, the property owner at 444 N. Midway Road, whose concerns included seepage of motor oil in the soil and well-water, air quality, increased traffic on the narrow, two-lane Midway Road, danger from the large RVs and trailers, noise, and the electronic sign. He urged a denial of the rezoning.

Public testimony was closed. In response to Commissioner Ready, Ms. Beatty explained the facility is operating under the terms of the 1996 permit resolution which does not limit the number of events. Mr. Bazar added that the issue is the capacity under the existing CUP and whether or not this is an expansion. Commissioner Jacob pointed out that the public safety issue was not included in Mr. Anderson's presentation. Mr. Bazar explained that the BOS, at the hearing regarding drifting, had given specific direction that a Sheriff Deputy be present at all future events.

The Chair concluded the scoping session and moved staff recommendation.

STAFF COMMENTS & CORRESPONDENCE: *None.*

CHAIRS REPORT: *None.*

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: *None.*

ADJOURNMENT: There being no further business, the Chair moved to adjourn the meeting at 6:40 p.m. Commissioner Hancocks seconded the motion. The motion was carried 4/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY