

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
NOVEMBER 6, 2006
(APPROVED DECEMBER 4, 2006)

FIELD TRIP:

MEMBERS PRESENT: Commissioners Frank Imhof; Mike Jacob; Glenn Kirby, Chair; and Kathie Ready.

MEMBERS EXCUSED: Commissioners Ken Carbone, Vice Chair; Richard Hancocks; and Alane Loisel.

OTHERS PRESENT: Darryl Gray, 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-2240 and SITE DEVELOPMENT REVIEW, S-2078 - CHRISTENSEN** ~ Petition to reclassify one 5.73 acre parcel from the R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 feet Front Yard) District to the P-D (Planned Development) District, to allow construction of a secondary unit, located at 753 Kilkare Road, east side, approximately one mile north of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 096-0210-002-04.
2. **ZONING UNIT, ZU-2241 and TENTATIVE TRACT MAP, TR-7834-PAK** ~ Petition to reclassify from the R-S-D-25 (Suburban Residence, 2,500 square feet Minimum Building Site Area per Dwelling Unit) District, to a PD (Planned Development) District, so as to allow fifteen townhouse units with attached garages on a site of 44, 568 square feet (1.02 acres) and site-specific development standards, located at 1630 – 159th Avenue, northwest side, approximately 400 feet northeast of E. 14th Street, San Leandro area of unincorporated Alameda County, bearing Assessor's Parcel Number: 080-0040-071-00.
3. **ZONING UNIT, ZU-2245 and TENTATIVE PARCEL MAP, PM-9285 – MOSS** ~ Petition to reclassify from the R-1 (Single Family Residential, 5,000 square feet Minimum Building Site Area per Dwelling Unit) District to a P-D (Planned Development) District, to allow three existing single-family dwelling units with attached garages to be located on separate, legal lots, on a site approximately 14, 248 square feet (0.33 acre) and site-specific development standards, located at 1839, 1843 and 1847 Hill Avenue, south side, Fairview area of unincorporated Alameda County, bearing Assessor's Parcel Number: 416-0230-009-02.

REGULAR MEETING: 6:00 p.m.



MEMBERS PRESENT: Commissioners Ken Carbone, Vice-Chair; Richard Hancocks; Frank Imhof; Mike Jacob; Glenn Kirby, Chair; Alane Loisel and Kathie Ready.

OTHERS PRESENT: James Sorensen, Agency Director; Darryl Gray, Assistant Planning Director; Jana Beatty, Senior Planner; Bruce Jensen, Senior Planner; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There were approximately sixty-three people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 6:05 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** - October 2 and 16, 2006.
2. **ZONING UNIT, ZU-2226 and TENTATIVE TRACT MAP, TR-7703, HAMPTON ROAD DEVELOPMENT COMPANY/ANDRADE TRUST/SOARES TRUST** ~ Petition to reclassify five parcels from the R-S-SU (Suburban Residence, Secondary Unit) to a P-D (Planned Development) District, so as to subdivide the properties into seven single-family lots and develop detached single family dwelling on lots 1-5 and one single family dwelling with a secondary unit on lots 6 and 7, located at 876 through 924 Hampton Road, north side, approximately 300 feet west of Mission Blvd, unincorporated Cherryland area of Alameda County, bearing County Assessor's Parcel Numbers: 414-0021-064-01, 414-0021-064-02, 414-0021-083-01, 414-0021-083-02 and 414-0021-084-00. (Continued from June 19 and September 18, 2006; to be continued to November 20, 2006).
3. **DISCUSSION OF GARAGE CONVERSION ORDINANCE** - Discussion and recommendation for revisions to Zoning Regulations, Title 17, 52.955: Limitation -necessary findings for approval of conversion of garages to non-garage uses. The proposal would clarify the findings, including possible requirements that replacement garages, carports, or open parking spaces are provided, and that replacement storage be provided for other household goods often associated with garage space, and that the regulations may apply only to lots less than one acre in size.

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The Commission may further amend the proposed regulations as part of its recommendation to the Board of Supervisors. (Continued from October 16, 2006; to be continued to November 20, 2006).

Commissioner Hancocks made the motion to approve the Consent Calendar and Commissioner Ready seconded. Motion carried 6/1 with Commissioner Loisel excused.

REGULAR CALENDAR:

1. **MEMORANDUM TO ALAMEDA COUNTY PLANNING COMMISSION: CALTRANS /CONTRACTOR GROUND CONCRETE SLURRY PONDS - *Up-date*** ~ This ongoing activity involves the preparation of finely ground concrete material from Caltrans highway improvement projects for landfill disposal or limited beneficial reuse. The activity includes the placement of a liquefied slurry of ground concrete and water into polymer- or textile-lined settling and drying ponds, after which the dried cakes of ground concrete material can be removed and delivered by truck to sanitary landfills for disposal or reuse. This activity may require additional permitting or enforcement action, and/or may require the attention of the Planning Commission in the form of a determination or some other action – ***Informational item only***

Mr. Jensen presented the staff report adding that the ponds are in the process of reclamation. Although a reclamation plan is required as stated in the citation letter, no plan has been submitted. The Chair pointed out that per Commissioner Imhof, material has been removed from the site since the last meeting without the benefit of such a plan. He asked if Code Enforcement could issue a citation. Staff replied that Code Enforcement has been following the situation and, per County Counsel, the County is allowing State agencies to pursue the matter. Currently, both the Dublin Canyon and Collier Canyon sites are being cleaned. Water quality is the main concern which is being handled by the Regional Water Quality Control Board (RWQCB). Although the Greenville site is still in operation, no new material is being brought in. The existing stockpile is in the final process after which this site will also be shut down. The Chair asked for the destination of the materials from the Collier Canyon site. Staff replied that he was awaiting confirmation that the material had been moved to the Greenville site. He had visited the Collier Canyon site last Friday and confirmed that the site is being re-graded and soil stabilized to be reseeded later. Mr. Gray recommended that the matter be continued to allow RWQCB, Clean Water and Grading staff to be available for questions. Commissioner Carbone said that he was concerned with the effects of the up-coming rainy season.

Public testimony was called for. Raymond Benetti, 5939 Collier Canyon Road, submitted photographs in opposition. Water quality is the main concern since well water is their only source of water which needs to be protected. He asked if there are plans to provide portable water to the Collier Canyon residents in the event of well water contamination and to monitor their wells now and in the future. Mr. Benetti hoped that in future the neighbors will be notified in advance. His other concern was the decrease of land values.

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Gary Cose said that he lives directly across the site at 6475 Collier Canyon Road. The contractors have been working at night and he felt that perhaps the material is being buried on site. Mr. Cose urged that the property owner be put under surveillance.

Allison and Albert Batteate, 5600 Collier Canyon Road, spoke in opposition. Ms. Batteate concurred with Mr. Cose. She was also concerned that after a two-week notice of an inspection, the RWQCB still found numerous violations. She had tried unsuccessfully to visit the site one night. While all involved agencies have recommended regular well water testing, no one has offered to do or pay for the testing due to liability concerns. She felt that any contamination will not be evident now but in the future. Although the property owner was asked not to add the dried material as soil amendment and complaints had been made initially, he has continued to do so and has progressed to this stage. Ms. Batteate pointed out that the property owner is a member of the East County Board of Zoning Adjustments (EBZA). Mr. Batteate said that he was concerned with the absence of representatives from related/interested agencies.

Bob Blach, property owner at 5000 Collier Canyon Road, confirmed that no well testing has occurred to-date and pointed out that the entire subject property is on a non-tested fill. He also expressed concerns that the property owner was a member of the EBZA.

Ken Watt, property owner at 7033 Collier Canyon Road, complained that he had not received any notification of this hearing and confirmed that the subject property is a non-treated, non-permitted fill with materials that have been dumped for the last four years. About twenty trucks with material line up on Collier Canyon Road in the mornings and since the road is not made for trucks, it has ruined the road. There is a second on-site dump on the Contra Costa site. In the event of any contamination since all neighboring wells are within 100 yards from the creek, there could be a lawsuit.

Arnold Vlieks, 5975 Collier Canyon Road, said that perhaps the Commissioner should now have a list of requirements. Documentation is need urgently.

Public testimony was closed. Commissioner Ready asked if Supervisor Haggerty has been contacted since the property is his appointee of the BZA. Mr. Sorensen replied that Supervisor Haggerty's office is aware of the situation. Commissioner Ready recommended that well water and soil testing by the County should occur immediately and regularly in the future and the property owner be billed for the testing; she also requested Supervisor Haggerty's response on why the property member if still making decisions as a member of the BZA. Commissioner Hancocks asked if a grading permit had been obtained. Mr. Sorensen concurred with Mr. Gray that a continuance would be appropriate at this time to allow for Environmental Health, RQWCB and Public Works Grading staff to be available to answer the questions. The County does not have the resources to conduct well-water testing and the Commission does not have the authority to direct staff to have the wells tested. County Counsel pointed out that the Commission could not take any action as this matter appears on the agenda as "Information Item" only. In response, the Chair indicated that he will contact his Supervisor and thought that perhaps a court order would be necessary. Commissioner Jacob noted the issuance of the Notice of Violation which

specifically mentions a substantial fine. The Commission can, in future, follow this example to craft an ordinance or structure the process better to prevent similar future problems.

The Chair requested information on what the County Enforcement tools are. Commissioner Jacob made the motion for a continuance to the next meeting during which staff will prepare deliverables; allow representatives of Public Works, Environmental Health and RQWCB to be available; and staff to prepare draft letters to these agencies for the Commission to act on. Commissioner Imhof seconded, which carried unanimously.

2. **ZONING UNIT, ZU-2240 and SITE DEVELOPMENT REVIEW, S-2078 - CHRISTENSEN** ~ Petition to reclassify one 5.73 acre parcel from the R-1-L-B-E (Single Family Residence, Limited Agriculture, 5 acre Minimum Building Site Area, 300 feet Median Lot Width, 30 feet Front Yard) District to the P-D (Planned Development) District, to allow construction of a secondary unit, located at 753 Kilkare Road, east side, approximately one mile north of Foothill Road, unincorporated Sunol area of Alameda County, bearing Assessor's Parcel Number: 096-0210-002-04. (Continued from October 16, 2006).

Mr. Gray presented the staff report adding that since the writing of the staff report, some grading has occurred on site although the extent is unknown. The matter could be continued to allow staff to confirm the extent and if a Grading Permit had been obtained. Commissioner Jacob pointed out that the staff report does not contain the requisite findings adopted by the Commission for PD applications. As such, he could not act on this application adding that this site is also situated near a creek. Commissioner Imhof asked why the project was referred to EBMUD since this area of Kilkare Road is served by SF Water District. Mr. Gray replied that he had been unsure of the areas served by Pleasanton City Water and Mr. Sorensen added that he also thought this area was served by Pleasanton City Water. Commissioner Ready made a correction on the applicant's name on the draft resolution. Commissioner Hancocks stated that the Commission is interested in the project design.

Public testimony was called for. Darin Christensen said he does not live on site as the existing dwelling is in a poor condition. The Chair indicated that the Commission had noted recent grading and removal of a wooded area during the site visit this morning. Mr. Christensen said that no major grading has been done except for the removal of a few trees for construction access and landscaping. Erosion and sediment control plans had been submitted last year and he was willing to do all that was required to move this process forward. He also stated a willingness to provide a detailed landscaping plan and a geotechnical report; and has made contact with Environmental Health for a new septic system/leach field. His plan is to demolish the existing barn structure and build a new dwelling on the same building envelope. He also confirmed that the trailer is used only for weekend overnight stays but, if necessary, he would remove it.

Public testimony was closed. The Commission requested additional information on the project design; a detailed site plan; information to determine if the secondary unit is subordinate to the

original structure; the location of the unit; building design and envelope; septic system location and connections; and the inclusion of the findings in the resolution. Mr. Gray requested further clarification. Commissioner Jacob requested that the creek setback line be clearly delineated. In response to Commissioner Ready, Mr. Gray explained that the trailer is not an issue.

Public testimony was re-opened. Mr. Christensen explained that the existing septic system is nonconforming per Environmental Health, and there needs to be one tank for the secondary unit and existing dwelling. Further work is on hold until an approval is obtained for this application.

Commissioner Imhof made the motion for a continuance and Commissioner Loisel seconded. Motion carried unanimously.

The meeting reconvened after a short break.

3. **CONDITIONAL USE PERMIT, C-8465, SMITH / VINEYARD MEMORIAL CEMETERY** ~ Application to allow a cemetery and related uses and structures to be developed on a portion of a 110-acre site, in an A (Agricultural) District, located on North Livermore Avenue, west side, approximately 0.4 mile north of U.S. Highway 580, Livermore area of unincorporated Alameda County, bearing Assessor's Parcel Number: 903-0008-004-01. (Continued from July 17 and September 18, 2006).

Ms. Beatty presented the staff report and introduced Doug Herring, Environmental Consultant, who discussed the environmental issues. In response to Commissioner Jacob, he said that he could not provide a timeline on the air quality permitting process and further explained a retort design. The Chair thought that the master response system was confusing as the responses were either inadequate or too broad.

Public testimony was called for. Jack Smith, Applicant, opted to speak after public comment.

Henry Bettencourt, 2376 Chateau Road, in support, pointed out that it would not be economically feasible to farm as this is not farming land. Instead, a cemetery would be a good use.

Jean King, 4205 Colgate Way, spoke in opposition. This area is zoned for agriculture and although a cemetery, as a conditional use, could be allowed, there is not a need for a crematorium, mausoleum and the three residences. Her main concern is water usage. She asked why this area has to provide services for all other surrounding areas.

Wilma Fanning, 1287 Arrowhead Avenue, urged an approval as there is a need for such infrastructure.

Lona McCallister, 4700 Bel Roma Road, noted the following: an approval will not protect agriculture and instead will pollute the air and deplete ground water supply; the amount of water from the Tassajara formation is questionable as per State Department of Water Resources

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Bulletin #118 which states that this formation yields only sufficient water for domestic and stock purposes. Zone 7 studies also indicate that the Tassajara upland is a non-water bearing formation. Water supply is a problem in this area with ground water being 10 feet from the surface and the minimum well yield of 3 gallons per minute is not always available. As such, the staff report is contrary to Zone 7 studies. In reference to the need, Ms. McAllister asked why North Livermore should shoulder the responsibility for surrounding cities as the existing three cemeteries report 80-100 years before full capacity. She did not think that the use will be adequately mitigated for the harmful emissions. She also asked if a study has been completed regarding the mercury emissions from a crematorium built within close proximity of an existing one and if consideration has been given to the existing schools located downhill from the proposed cemetery.

Tom Reitter, Livermore City Councilmember, said he was speaking for himself. He pointed out Page 7 of the staff report which was inconsistent with Policy 13. Water quality and quantity has always been an issue for this area. He is also a member of a City subcommittee which plans to propose a bond measure to buy water entitlements to encourage agriculture. Mr. Reitter urged a denial.

Debbie Bell, Assistant Planner, City of Livermore, stated that the City has submitted two letters in opposition. Due to the short turnaround as the staff report was received on Thursday and the MND/Responses to Comments received today, the City is requesting a continuance. She submitted a letter with the above concerns.

Dick Schneider, representing the Sierra Club, submitted his written comments. He agreed with the Chair that the responses were broad. In opposition, he noted the following: the proposed site plan exceeds the two-acre development envelope that is required under ECAP, and it does not fall under the exceptions; a cemetery is not a public facility as reflected in the staff report and Mr. Schneider further read a list of uses allowable under the Zoning Ordinance: a cemetery is not a public service nor a public utility; and the buildings proposed outside the 2-acre envelope are not part of the cemetery operation and therefore are not needed. Under these circumstances, the Sierra Club recommends project redesign or the residences to be eliminated.

Richard Ryon, President, Friends of the Vineyards, submitted his written comments in opposition. He had also received the staff report a few days before the hearing and he felt that the report was an advocate for the project and was biased. He urged the Commission to uphold Measure D; deny the Negative Declaration as it is both inappropriate and illegal; and deny the project. Measure D precludes urban-type development outside urban growth boundaries; the proposed use is urban in intensity and not agriculture nor open space; and the impact on limited water resources would be severe. He urged that applicant to consult with the City of Livermore, Tri-Valley Conservancy, and environmental groups in order to develop a compatible project within the existing law, zoning, and vision of the community.

Nancy Bankhead, 1340 Hartman Road, said that a new well will drain her existing ponds. This area is 'dry land farming', a non-irrigation area. She did not want the cemetery to expand.

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Tim Preece pointed out that the existing cemeteries in the area are 85-90% full. As such, there is a tremendous need, and he urged an approval.

Dave Quinn, 2300 N. Livermore Avenue, said he lives about 300 feet from the subject property. There is not enough water for the proposed project and the problems arising from this use will be substantial and harmful. Although he had provided testimony at the last meeting, he was not on the mailing list and as a result did not receive a copy of the staff report. Relocating the crematorium to the center of the parcel will bring it in closer proximity to his property. He disagreed that the nearest adjacent neighbor is within 250 feet on the south as stated in the staff report. Mr. Quinn complained that staff is biased due to involvement by Mr. Martinelli and, if approved, there was a possibility of a lawsuit. A catholic church will not be a public use.

Alice Quinn noted that there are five other residences within a few hundred feet. There are numerous errors in the staff report which she received last night. Hence, she requested a continuance to allow time to prepare a response and provide clarification. The existing aquifer does not have a good supply of water. Other issues needing clarification are: whether a vineyard is being proposed or grape-growing for landscaping purposes only; plans for the remaining acreage; proposal for the corner house which could be subdivided in future; and that the existing cemeteries are near capacity.

Bob Baltzer, 944 El Caminito, agreed with Mr. Schneider. The need in Livermore could be met by the City and other cemeteries. The 215,000 proposed burials seem too many. Mr. Baltzer complained that although he had submitted comments, he did not receive the Responses to Comments document. He also agreed with Ms. McCallister and Mr. Quinn's testimonies regarding the water situation.

Christine Wong, East Bay Field Representative for the Greenbelt Alliance, spoke against the proposal for the following reasons: it was inconsistent with Measure D; it will affect the area aesthetically; the parcel exceeds the 2-acre required development envelope; the proposed development is not an infrastructure and, as such, does not qualify as an exception; it exceeds the number of residential dwellings allowed; and the proposal's water consumption may exceed its availability.

Another resident, in opposition, said that according to a Livermore historian, a few of the trees on the site were over 100 years old—planted around 1889—and there was a lack of justification for their removal to plant grapes in poor soil.

Gail Vardanega, 4681 Bel Roma Road, requested confirmation that the Commission had received a letter submitted by Las Positas Valley residents. She asked for the following information: who is funding the project; the names of the Licensed Funeral Director and the Licensed Broker; and if there was involvement by the Catholic Church. Ms. Vardanega felt that this area did not have an obligation to serve other surrounding areas. Her concerns included: the lateness in receiving the staff report, which does not provide sufficient time to respond or consult with an expert on the Zone 7 issues; Zone 7 has similar concerns; and the insufficient 'spotty' water supply from Tassajara formation to serve this huge project. There is a need for additional

||||| research by County and Zone 7 to preserve the existing wells and ensure that the quality and quantity of their well water will not be adversely affected. Based on the above, Ms. Vardanega urged a denial or a continuance.

Harriet Newman, 7200 Camino Tassajara, said she lives in close proximity of the other proposed large cemetery in Pleasanton where neighbors are raising similar concerns/issues.

Jack Smith, in response to Ms. Vardanega, confirmed that he does not have any project financial agreement. He is working with cemetery and water study specialists who are available today for questions. This is a good location that is not suitable for farming and the use is needed in the Tri-Valley. He introduced John Gary, Project Architect and Larry Sloan, Business Consultant.

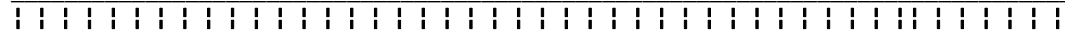
John Gary stated that he specializes in cemeteries. This is a proposal with a different rural concept with Tuscan architectural design and landscape; it would be a good low-density use/neighbor. Using the overhead, he discussed the Master Development Plan, including the site plan, the view from the road looking both north and south, view of the entrance gate and elevation, preliminary first and second floor plans, mortuary elevations, mausoleum phasing plan and elevations, and maintenance building floor plan. He further noted the safe entrance, the relocation of the building to the center of the property, rural fencing design, buffer zone, the Mediterranean style, and the low-water-usage landscaping. In response to the Commission, Mr. Gary confirmed that there are no plans in the Master Plan for the rear of the property and provided clarification on the chimneys, retort, and the self-contained embalming room.

Larry Sloan, Business Consultant serving funeral homes and cemeteries, said he has analyzed the market areas and feasibility and further addressed the issue of public need. Cemeteries are rapidly depleting. This site has excellent freeway access and the site does not require major grading with natural terrain. The public need is evident and he agreed that some issues need to be worked out, especially water.

Frank Berlogar said he has conducted the water study and was available for questions. Using the overhead, he presented and discussed an existing well location map provided by Zone 7. There are four wells in the general vicinity and two high-producing wells, one on the Stanley property on N. Livermore Avenue and the other on the Triad Business Park on Collier Canyon Road. In the event there is an insufficient supply of well-water, this would be revealed by implementation of Mitigation Measure WQ-5, which requires a long-term pumping test.

Commissioner Imhof asked if the water from the storm water holding tank will be re-used. Jeff Moore, representing Greenwood & Moore, Civil Engineers, replied that the storm tech system will be for both retention and re-use. Commissioner Ready asked how far away was the City water supply. She felt that additional study was needed. Mr. Berlogar replied that City water supply comes to I-580, about 3,000 feet from the subject property.

Public testimony was closed. Commissioner Imhof asked Mike Gatzman for his opinion on the well issue. Public testimony was re-opened. Mr. Gatzman replied that he was not familiar with wells in North Livermore. Public testimony was re-closed.



Commissioner Loisel requested clarification regarding General Plan consistencies as referenced on Pages 6 and 7 of the staff report. A discussion followed and the Chair felt that this issue needed further discussion. Commissioner Carbone pointed out that much of the testimony submitted has been on the inconsistency with Measure D. Mr. Herring pointed out that the ECAP had been modified by Measure D and Commissioner Jacob added that since a cemetery is allowed only in an 'A' District in Alameda County, it cannot be an urban use by definition. He discussed the definition of infrastructure, which he thought had a broader definition than just a community facility.

Commissioner Hancocks noted that this is a Conditional Use Permit and the four findings have to be made in the affirmative. Water requirement/need is not a condition of approval. Mr. Herring explained that there are conditions of approval and mitigation measures pertaining to water supply that have to be met to the satisfaction of Zone 7 before a well permit will be issued. The Chair noted that the water requirement is unprecedented and needed further study. This is a large area to rely on a mitigation measure. Mr. Berloger stated that the existing wells produce 25-60 gallons of water per minute and their need would be 78 gallons per minute. Hence, their use would require several wells for an 80-acre project compared to an agricultural use on a 110-acre parcel. He acknowledged that the data on the Tassajara formation is old.

In response to the mitigation measures, Commissioner Jacob noted the language that places responsibility on Zone 7 for the testing, methodology, evaluation and the determination of sustainable yield and which states that if additional water is needed, it shall be met by importing water. Mr. Herring pointed out the related two mitigation measures. A discussion followed on monitoring wells, long-term well testing, Zone 7 requirements, and suitable testing months.

The Chair said he regarded the crematorium as a separate ancillary use associated with the cemetery. He could approve a cemetery on this site but not the additional uses.

Commissioner Hancocks made the motion to approve staff recommendation including the Negative Declaration and Commissioner Imhof seconded. Commissioner Jacob noted that the staff report indicates a requirement for a permit from the Air Quality Management District to construct and operate a crematorium which is neither included in the Conditions of Approval nor the Performance Standards. Mr. Herring replied that it could be added. Commissioner Imhof requested that another condition be added, as requested earlier, that the corner house on the north outside the building envelope, not be subdivided in future. Commissioner Hancocks amended his motion to include the above two additional conditions. The Chair said he could not make the fourth Finding in the affirmative. Commissioner Loisel said she could not support the motion as the City of Livermore has requested a continuance. The motion failed with a vote of 3/4, with Commissioners Carbone, Kirby, Loisel, and Ready dissenting.

Commissioner Loisel made a motion for a continuance to the next evening meeting to allow time to receive a recommendation from the City of Livermore. Commissioner Ready seconded. The Chair requested clarification from County Counsel on whether the definition for a community facility is an adopted description.



Mr. Smith requested an action. The Chair made a substitute motion for a denial and Commissioner Carbone seconded. The motion for the denial failed with a vote of 2/5, with Commissioners Hancocks, Imhof, Jacob, Loisel and Ready dissenting.

The motion for a continuance carried 5/2, with Commissioners Jacob and Imhof dissenting.

STAFF COMMENTS & CORRESPONDENCE: None.

CHAIR'S REPORT: None.

COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: Commissioner Hancocks requested additional information on the Ethic Training and Mr. Washington replied that he will have the information at the next meeting.

Commissioner Imhof said he had attended the CCPCA conference which included an 8-hour discussion on water issues. He encouraged the Commissioners to attend the CCPCA conference next year in Lake Tahoe

ADJOURNMENT: There being no further business, Commissioner Jacob moved to adjourn the meeting at 10:50 p.m. Commissioner Loisel seconded the motion. The motion was carried 7/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY