

MINUTES OF MEETING
ALAMEDA COUNTY PLANNING COMMISSION
JUNE 16, 2008
(Approved July 7, 2008)

FIELD TRIP:

MEMBERS PRESENT: Commissioner Richard Rhodes

MEMBERS EXCUSED: Commissioners Ken Carbone, Vice Chair; Frank Imhof; Mike Jacob; Glen Kirby, Chair; Alane Loisel and Kathie Ready.

OTHERS PRESENT: Andrew Young, Planner

The Commission convened at 224 W. Winton Avenue, Room 111, Hayward, California, at the hour of 6:00 p.m. and adjourned to the field to visit the following properties:

1. **TENTATIVE PARCEL MAP, PM-9043, GRAVETTE/LAMB SURVEYING, INC.**, ~ Petition to subdivide one parcel containing approximately 320 acres, into three 100 acre-parcels, in an "A" (Agricultural) District, located at 11351 Tesla Road, south side, approximately 1.5 miles east of Reuss Road, Livermore area of unincorporated Alameda County, bearing Assessor's parcel Number: 099A-2120-001-01. **Staff Planner: Jana Beatty**

2. **PLANNING COMMISSION DETERMINATION, D-165 – GREEN VOLTS, INC.**, ~ Planning Director-initiated Determination by the Planning Commission for Determination of General Plan Conformance for Conditional Use Permit, C-8719, Green Volts, Inc., ~ Application for a 2-megawatt (MW) utility-scale solar field project on a 20.5 acre portion of a larger 62-acre parcel, in an "A" (Agricultural) district, located on the south side of Kelso Road, approximately one-third of a mile west of Mountain House Road, in the Mountain House area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099B-7200-001-00. **Staff Planner: Andrew Young**

REGULAR MEETING: 6:00 p.m.

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

MEMBERS ABSENT: Commissioner Mike Jacob

OTHERS PRESENT: Chris Bazar, Agency Director; Albert Lopez, Planning Director; Liz McElligott, Assistant Planning Director; Andrew Young, Planner; Howard Lee, Planner; Brian Washington, County Counsel's Office; Nilma Singh, Recording Secretary.

There were approximately forty-one people in the audience.

CALL TO ORDER: The Chair called the meeting to order at 6:05 p.m.

ANNOUNCEMENTS BY THE CHAIR: *The Chair announced that Regular Calendar item #5, Informational item on the Green Advantage-Builder and Developer Forum, will be moved forward as the first item*

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.

Mike Cohen, a Fremont attorney, discussed the issue of access to the Commissioners. He has had difficulty getting information as it has to be filtered through staff. The County web-site does not have a list, a contact number or email address for the Commissioners. He urged the Commission to take this matter with staff in the near future.

CONSENT CALENDAR:

1. **APPROVAL OF COMMISSION MINUTES** ~ June 2, 2008.
2. **RULES and PROCEDURES** ~ Amend the Rules of Procedure for the County Planning Commission of Alameda County
3. **CONDITIONAL USE PERMIT (CUP) C-4158, REPUBLIC SERVICES – VASCO ROAD LANDFILL - AMENDMENT – REVISION TO CONDITION NO. 112 REGARDING CONSTRUCTION OF A POTABLE WATER LINE ON VASCO ROAD, ORIGINALLY APPROVED BY THE BOARD OF SUPERVISORS ON MAY 4, 2006** ~ Application to modify Condition No. 112 of the Conditional Use Permit for this facility (“Permit”) to affecting the approved construction of a potable water pipeline along North Vasco Road to serve a limited number of users between Dalton Road and a point approximately 1000 feet north of the Vasco Road Landfill entrance driveway. The potable water line would be constructed and sized to serve a limited number of specified residential units located on previously unserved parcels along Vasco Road near the landfill entrance. The change would consist of the addition of three existing unserved addresses/two parcels to the list of addresses eligible to be served by the pipeline. For one of the added addresses/parcels, an additional private funding mechanism would also be added to provide for a small extension of the pipeline along the Vasco Road right-of-way. The Vasco Road Landfill (VRL) (formerly Vasco Road Sanitary Landfill) is an existing permitted landfill in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately 1.5 miles north of Dalton Road, Unincorporated Livermore area, designated as Assessor's Parcel Numbers 99B-4901-2-3; 99B-4926-1-1, 1-2, 2- 4, and 2-5; and 902-6-2-2 (see Figure 1: Project Location). The landfill facility is owned by Republic Services Vasco Road, LLC

(“Republic” or “Permittee”). The pipeline itself would be constructed within the public right-of-way along Vasco Road for a distance of approximately 1.5 miles. **Staff Planner: Bruce Jensen**

Commissioner Carbone made the motion to approve the Consent Calendar including the June 2nd Minutes as submitted and Commissioner Loisel seconded. Motion carried 5/1/1 with the Chair abstaining and Commissioner Jacob absent.

REGULAR CALENDAR:

5. **THE GREEN ADVANTAGE-BUILDER AND DEVELOPER FORUM – Informational Item Only** ~ Staff presentation to the Planning Commission on the Green Building event, “The Green Advantage-Builder and Developer Forum” held on May 28, 2008, by the County in conjunction with other South County cities.

Howard Lee provided an up-date on the Forum. On May 28th, Alameda County, in conjunction with other south county cities, held the “The Green Advantage-Builder and Developer Forum” at the new Ohlone College Newark Campus, a LEED Platinum facility. The Public Works Agency will be circulating/presenting a Draft Green Building Ordinance for comments in July-August, 2008. The Chair added that he had also attended and that the forum had been successful. He felt that the County needs to work harder with cross-communicating among the three agencies involved.

1. **TENTATIVE PARCEL MAP, PM-9043, GRAVETTE/LAMB SURVEYING, INC.,** ~ Petition to subdivide one parcel containing approximately 320 acres, into three 100 acre-parcels, in an “A” (Agricultural) District, located at 11351 Tesla Road, south side, approximately 1.5 miles east of Reuss Road, Livermore area of unincorporated Alameda County, bearing Assessor’s parcel Number: 099A-2120-001-01. **Staff Planner: Jana Beatty**

Ms. McElligott presented the staff report.

Public testimony was called for. Cletus Gravette, property owner, said he agreed with all the recommended conditions.

Kathleen Noonan, adjacent neighbor on the east at 11689 Tesla Road, requested a copy of the survey of the property lines. Her other concern was water resource and she asked why Zone 7 had not commented on the application especially since this area has water supply issues. Ms. Noonan also requested a copy of the minutes.

Public testimony was closed. Commissioner Imhof made a motion to approve the subdivision subject to staff recommendations and Commissioner Loisel seconded. Motion carried unanimously, 6/0 with Commissioner Jacob absent.

2. **GENERAL PLAN AMENDMENT FOR THE PURPOSE OF TECHNICAL CLARIFICATION; PROPOSED ZONING ORDINANCE AMENDMENTS TO ESTABLISH AN SD – DOWNTOWN SUÑOL DISTRICT; and ZONING UNIT ZU 2260 - PLANNING COMMISSION INITIATED** ~ Request by the citizens of Suñol to 1) clarify the East County Area Plan as amended by Measure D designation of the downtown portion of Suñol presently shown as Water Management (WM) by adopting a Sunol Downtown designation and applying it to the area; 2) establish a new SD (Downtown Suñol) zoning district; and 3) apply that zoning to parcels in the downtown Suñol area defined as approximately 24.30 acres in 25 parcels currently zoned for residential, commercial, and industrial purposes in the area roughly bounded by Highway 84/Niles Canyon Road, the Niles Canyon Railroad (formerly Southern Pacific) tracks, Bond Street, the Union Pacific (formerly Western Pacific) tracks, and the Arroyo de la Laguna, including the Suñol Glen School, bearing County Assessor's Parcel Numbers 096-0140-002-01, 096-0140-003-03, 096-0140-004-00, 096-0140-007-02, 096-0140-008-00, 096-0140-010-00, 096-0140-011-00, 096-0140-012-00, 096-0140-013-00, 096-0140-015-00, 096-0140-016-01, 096-0140-016-03, 096-0140-017-00, 096-0140-018-00, 096-0140-019-00, 096-0140-020-00, 096-0140-021-02, 096-0140-022-00, 096-0140-023-00, 096-0140-024-00, 096-0140-025-00, 096-0155-001-00, 096-0155-003-02, 096-0155-004-01, 096-0155-005-00. The project would have the approximate intent and effect of restoring ability of downtown Suñol landowners to develop individual properties in a manner consistent with acceptable historic development patterns. (Continued from June 2, 2008). **Staff Planner: Liz McElligott**

Ms. McElligott presented the staff report and noted County Counsel's memo dated June 16, 2008. Mr. Washington further discussed his memo.

Public testimony was called for. Dick Schneider, representing Sierra Club, agreed with staff with the use of FAR which will effectively limit the additional commercial development. He felt that since FAR is a new proposal, the property owners should be notified and new language added because four of the seven parcels with existing commercial uses are over the FAR and, as such, will become non-conforming uses which cannot be structurally altered/ expanded or allowed to exist under new uses. Regarding the issue of consolidation, Mr. Schneider suggested including a date in this ordinance (Attachment C, Section 17.17.040, BB. end of the first line) which would apply for existing parcel configuration and the 40,000 square foot Minimum Building Site density.

The Chair felt that inserting a date could effectively take care of both nonconforming and consolidation issues. County Counsel expressed concerns that it could be considered as an unlawful restriction on mergers and Mr. Bazar added that it could formally not be adhering to the Subdivision Act.

Edward Harland, 174 Bond Street, submitted his written comments. The residents as well as some original Committee members for Measure D, do not consider Sunol as open space and, as such, should not have been included in the map that describes the limits of the ballot issue.

Pat Stillman, a Sunol resident for 37 years, President of Save our Sunol, stated that their Board is in favor of the amendment and clarification of this issue. She was a member of the Measure D Task Force and downtown Sunol had never been part of their discussion. Sunol residents do not want to build out with commercial and residential developments.

Jim O'Laughlin, 199 Bond Street, agreed that they do not support excessive commercial development or consolidation. This proposal will maintain the current character of downtown Sunol and he urged this correction.

Derek Johnson, 1200 Kilkare Road, said he was also involved with Measure D. He further submitted and read his and Mr. Stillman's written statement which included a map showing the Watershed Management Area from the 1994 ECAP map combined with a satellite and road map. They had not been aware of this issue and it had never been raised at any local, Measure D or Sierra Club meetings. He also urged a correction.

Bob Frillman, a 20+ year Sunol resident, 10848 Foothill Road, felt that there could be some language that would allow Mr. O'Laughlin to eliminate an 'eye-sore' at the town entrance and not allow future unbridled developments.

Irv Tiessen, 2864 Kilkare Road, stated that he was disappointed that downtown Sunol is designated as an agricultural area.

Dan Reasor, 11865 Foothill Blvd, said he has lived in this area for over 20 years. Although he appreciated Mr. Schneider and Sierra Club's concerns regarding the preservation of Measure D, he urged an approval as there are other main issues. The three main complex issues/concerns include flooding due to bad stream development, future rail traffic and Highway 84.

Neil Davies, property owner at 2824 Kilkare Road, a member of the Board of Trustees of Sunol Glen School, explained that currently, under the SF Public Utilities Commission permit, the school buses are parked on the SF land downtown. This permit contains no prohibitions if this area was contained as part of the watershed. He further read portions of the SFPUC Water Management Plan which, he indicated, clearly places regions dedicated to Water Management to be outside Sunol. Sunol has no municipal boundaries which would be easily used to differentiate between downtown and open space. Section 23 of Measure D provides for technical clarification and non-substantial modifications to the Ordinance such as this. Mr. Davies urged an approval.

Frank Fritz, 11911 Foothill Road, pointed out that the majority of Sunol residents are in favor of this amendment.

Public testimony was closed. In response to Commissioner Imhof, Ms. McElligott explained that the un-numbered lot (Attachment A map) at the corner of Main and Bond Street is part of lot 16 and not a separate parcel. The current zoning for this particular portion is M-1 and with the proposed rezoning, it could be both residential and commercial. Commissioner Carbone requested clarification on the nonconforming status and in response to Commissioner Rhodes, Mr. Bazar explained that the original error was related to ECAP.

Commissioner Loisel expressed concern with including the .1 FAR as recommended by Mr. Schneider. The Chair felt that the FAR was reasonable although he would like to ensure that all the property owners be provided with a copy of the Commission resolution. Commissioner Carbone made the motion for an approval including the .1 FAR restriction and the Chair seconded. Motion failed with Commissioners Loisel, Imhof, Ready and Rhodes dissenting. Commissioner Loisel made a substitute motion for an approval without the inclusion of the .1 FAR and Commissioner Imhof seconded. Motion carried 6/0 with Commissioner Jacob absent.

3. **PLANNING COMMISSION DETERMINATION, D-165 – GREEN VOLTS, INC.**, ~ Planning Director-initiated Determination by the Planning Commission for Determination of General Plan Conformance for Conditional Use Permit, C-8719, Green Volts, Inc., ~ Application for a 2-megawatt (MW) utility-scale solar field project on a 20.5 acre portion of a larger 62-acre parcel, in an “A” (Agricultural) district, located on the south side of Kelso Road, approximately one-third of a mile west of Mountain House Road, in the Mountain House are of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7200-001-00. **Staff Planner: Andrew Young**

Mr. Young presented the staff report. No public testimony was submitted. The Chair announced that one Commissioner had visited the site today; noted that a representative had provided an informational power-point presentation earlier this year; and his only concern is the consuming 20 acres of prime agricultural land. Commissioner Loisel made the motion to approve staff recommendation and Commissioner Imhof seconded. Motion carried unanimously, 6/0, with Commissioner Jacob absent.

4. **ALTAMONT MOTORSPORTS PARK ~ Review of March 2008 Revocation Order Pursuant to Section 17.54.030** - Hearing to review compliance with the March 25, 2008 Board of Supervisors Revocation Order pursuant to Section 17.54.030 and make appropriate adjustments, if any, and request from the operators of the Altamont Motorsports Park for modifications to the Revocation Order for a single racing event to take place in September, 2008. The Altamont Motorsports Park is located at 17001 Midway Road, east side, approximately 2,200 feet south of Highway I-580, unincorporated Midway area, Assessor’s Parcel Number: 099B-7675-005-07. (Continued from June 2, 2008). **Staff Planner: Jana Beatty**

Mr. Bazar presented the staff and County Counsel discussed the four points as outlined in Mr. Cohen's letter. Commissioner Carbone asked for the State noise level requirements for all tracks. Mr. Bazar replied that the EIR will contain extensive information and the third party noise consultant report is not available at this time. The Chair noted that the Commission did have a lot of discussions regarding the track schedule meeting the NASCAR certification.

Public testimony was called for. Luis Pereira stated that although he lives in Pleasanton, he has been following the activities of the racetrack for the last two years. He felt that the racetrack should not be given any special considerations for more privileges because they have not followed the prior conditions, especially the noise levels. He requested a denial.

Gary Paden, 617 Vivian Drive, Livermore, said that the racetrack was neither following the rules nor being fair to the community, and should not be granted an exception or rewarded.

Samuel Corona, 16965 Midway Road, stated that he has lived in this area for 30 years. The noise is still too loud and asked why the rules should be changed.

Rob Gould, 16903 Midway Road, stated that he had called the Sheriff's Department three weeks ago with noise complaints and further described the incident. The noise level has continued and is irritating. He urged a denial and/or awaiting the release of the EIR before any further decisions.

Rachael Phillips, attorney representing AMP, pointed out that AMP has worked diligently with County staff to ensure their compliance. Although vehicle noise levels have been decreased through the muffler program, it has affected them financially. The restrictions on the hours of operation have decreased the number of attendees dramatically. Additionally, the conditions of approval prevent AMP's ability to hold Grand Nationals and this is the largest NASCAR sanctioned event. If the exemptions are not granted, AMP will not be able to hold this event resulting in the inability to fulfill its contractual agreement, profit loss and financial liabilities. The contract with NASCAR was made in 2007. She emphasized that an approval will not provide greater rights than those under the original CUP. Ms. Phillips further outlined the four exemptions adding that the cars used in the national race cannot be fitted with 'noise-reducing' mufflers; this will be an evening event hence the use of the artificial lighting. AMP is requesting that this event be held under the same conditions as last year. Commissioner Loisel asked why this one-day exemption was not requested at the BOS especially if the contract was made in 2007.

Jeff Macey explained that they had been unsuccessfully trying to work with NASCAR to meet with their terms and, as such, this request is being made now. It is not physically possible to install the mufflers on the Grand National designed-cars, hence the sound requirement will not be met; this is an evening race as it is a long race and the evening hours will be cooler; and, the new conditions and restrictions have had a very detrimental

financial impact and a big NASCAR-sanctioned event like this will be a help. Noting that although much eminent information is missing, Commissioner Rhodes asked why a decision was needed today. Mr. Macey replied that a late cancellation with NASCAR would result in not getting another race.

Commissioner Ready asked if this NASCAR race had been included in the list of events submitted and discussed at the last Commission hearing. The Chair noted that the Commission had discussed the minimum requirements to maintain NASCAR certification. Commissioner Imhof pointed out that NASCAR events are held in the day. Mr. Macey replied that some races do start in the day and end in the evening but the NASCAR Grand National West Division starts at 7pm.

Derek Watry, representing Wilson Ihrig & Associates, Inc., Oakland, Acoustical Consultants, retained by the Rivards for noise measurements, displayed and discussed noise levels taken at the property lines during all the events held this year. He noted that most of the NASCAR events had exceeded the 83 db noise level. Mr. Watry also discussed the duration of the excessive noise levels noting that these are not just peaks but substantial exceedings. A discussion followed regarding the noise levels, the peak levels, the duration periods and the table contained in their letter dated June 6th. Commissioner Rhodes suggested a column showing average duration periods for future comparison.

Norman Phillips said he lives at 16950 Midway Road and had been the Chief Steward for NASCAR at Altamont Raceway from 1995 to 2001. He indicated that NASCAR has no rules on the mufflers but is subject to City or County rules and further quoted db levels during NASCAR events at other tracks. Mr. Phillips also confirmed that there are mufflers available for Grand National cars and the races are held during the day--the Infineon Race this weekend is from 12-3pm. He further pointed out db levels at other NASCAR events at different locations. The NASCAR contract is usually signed in December, the date is scheduled by the racetrack and it is a very expensive event. In response to Commissioner Rhodes, he indicated that Roseville racetrack is about 200 feet from the property line.

Mark Cohen, representing the Community for Better Altamont and the Rivards, pointed out that the Board of Supervisors had balanced all considerations including financial hardship and community impact, for their Conditions of Approval including the 83db noise level. Information on the NASCAR event was withheld at the BOS hearing. Mr. Cohen also announced that there was an accident/death at the racetracks although details are unknown. A report should be submitted along with data from noise monitoring as per the Conditions of Approval. It is unfair to the community and this appeal should be heard by the Board of Zoning Adjustments. Before any decision is made, especially against the community, Mr. Cohen said that the results from the noise study be considered.

Karin Rivard, 17011 Midway Road, agreed with Mr. Phillip that the NASCAR event cannot be held under the BOS Conditions of Approval. Historically, the Grand National events at this site have not been successful. Their request to use the illegal lights should

not be approved. Attendance figures are quite comparable to those of last year and she further noted that attendance has always been poor resulting in numerous turnovers in ownership. In response to Commissioner Carbone's inquiry regarding noise levels at other tracks, she pointed out that Supervisor Haggerty's staff had done much research and, as such, had reached the 83 db as a balance. She urged a denial. Ms. Rivard's daughter, Lori, stated that the noise hurts her ears and she could not play outside.

Mark Rivard requested the Commission not to reward bad behavior. AMP has run a campaign of terror on his family, had installed bright lights and extra loud cars with 107db and has been continuously putting pressure on the neighbors. Mr. Macey is trying to accommodate the racers. He felt that 83db is still too loud and harmful, and urged a denial.

Joel Smith, 797 Catalina Drive, said he has attended all related meetings. The new owners have not made friends with the neighbors or the community as recommended by Supervisor Haggerty. He asked how AMP can operate on a permit that expired in 1996. There are noise, trash and light pollutions. Sierra Club is also not in support.

Kris Denatale stated that although she lives in Vallejo, her concerns are related to the environment. She also urged a denial.

Sarah Valencia, on behalf of her parents at 16670 Midway Road, pointed out that the neighborhood has been harassed and lives interrupted by AMP. Many violations have occurred to date and she felt that AMP was manipulating the situation at the neighbors' expense. She also urged a denial.

Leticia Gonzalez stated that her property, 17017 Midway Road, is adjacent to the racetrack. Noise is intolerable for her family, the neighbors and the animals. Although she had been aware of the track's existence when she had bought her property, limits were in place. Ms. Gonzalez urged a denial.

James McNeely, property owner at 499 N. Midway Road, felt that this was a continuation of double standards since he had to comply with rules and regulations. He urged a denial. Jamie McNeely said their property is about ½ mile from the tracks. The BOS resolution had finally provided the neighborhood with some relief with safer streets, curfews, set noise levels and limited events and from artificial lighting. Noise levels have been violated. She urged a denial and suggested that the Commission could also wait for the noise data. Ms. McNeely pointed out that many other businesses are suffering and the racetrack could also be impacted by the high gas prices.

Kristen Castaños, attorney representing AMP, noted that the Commission had allowed continued operation under the 95db as contained in the original CUP and the noise limit, similar to the Roseville tracks, was approved by the BOS. The property line at Roseville is 200 feet from the track and it is 100 feet at the Altamont. AMP has ejected cars that have over the 83 db noise levels. In reference to the noise monitoring, she pointed out the location of a road between the track and Mr. Watry's monitoring location which is being

used by big trucks as well as tractors (as seen in the photographs submitted by Mr. Cohen). As such, it is unclear if all noise readings are directly attributable to the racetrack. The 95db noise level has been part of the CUP since 1996.

Commissioner Loisel noted that AMP could have reached their conclusion of non-compliance with the noise level in the period between January and March, before the BOS hearing. Ms. Castaños replied that they had been continuously working with NASCAR but have been unsuccessful. And, in response to Commissioner Carbone, she explained that the on-going noise monitoring allows them to eject the cars that are over the noise limit and related data has been submitted to staff.

Mr. Macey further explained that their noise reading is in direct flight path closest to the Rivard's home and Mr. Watry's reading location is 1,000 feet further from their home, in direct line of the back of the track. Wind direction also impacts noise levels.

Public testimony was closed. Commissioner Imhof asked if the 28 yearly events are races or events. Mr. Bazar read #9 of the BOS Conditions of Approval. The Chair said he was satisfied with process, the Commission's decision and the BOS Conditions of Approval, *He made a motion to maintain those conditions and Commissioner Carbone seconded.* Commissioner Loisel noted that the Commission had supported keeping the tracks NASCAR-sanctioned and that AMP had been aware of the event during both this Commission and BOS hearings. Commissioner Imhof suggested that perhaps this NASCAR event could replace another event out of the total 28 events. The Chair said he would like the conditions maintained and pointed out that some progress has been made as verified by the neighbors. Commissioner Rhodes said that he did not want to make a decision without all the information and suggested perhaps receiving testimony from a NASCAR representative.

Motion carried 5/1/1 with Commissioner Rhodes abstaining and Commissioner Jacob absent.

The Chair announced a 5-minute recess.

5. **THE GREEN ADVANTAGE-BUILDER AND DEVELOPER FORUM – Informational Item Only** ~ Staff presentation to the Planning Commission on the Green Building event, "The Green Advantage-Builder and Developer Forum" held on May 28, 2008, by the County in conjunction with other South County cities. *This item was moved as the first item.*

ELECTION OF OFFICERS FOR THE YEAR, 2008-2009 ~ The Chair nominated Commissioner Carbone as the Chair. Commissioner Ready second and the motion carried unanimously. Commissioner Rhodes nominated Commissioner Jacob as the Vice-Chair. Commissioner Loisel seconded and the motion carried unanimously.

STAFF COMMENTS & CORRESPONDENCE: Mr. Lopez discussed the Commission access via website. Commissioner Loisel said that she had no concerns. Commissioner Ready expressed concerns with having their information readily available and Commissioner Carbone suggested blank email addresses. A discussion followed regarding alternatives, filtration process and Brown Act issues. Mr. Washington added that his office could look at other jurisdictions. The Chair said that he also supports staff filtration but was willing to look at alternatives to be more efficient and maximize the process.

CHAIRS REPORT: The Chair thanked the Commission for their support during his tenure as the Chair.

COMMISSION ANNOUNCEMENT, COMMENTS AND REPORTS: *None.*

ADJOURNMENT: There being no further business, Commissioner Imhof moved to adjourn the meeting at 9:10 p.m. Commissioner Ready seconded the motion. The motion was carried 6/0.

CHRIS BAZAR, SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY