

SUNOL CITIZEN'S ADVISORY COUNCIL

WEDNESDAY, SEPTEMBER 21, 2016

6:30 p.m.

SUNOL GLEN SCHOOL CAFETERIA

MINUTES

1. **CALL TO ORDER** - Council member Rosemary Chang called the meeting to order at 6:30 p.m.

Board Members present: Rosemary Chang, Barry Kaminsky, Gerry Beemiller and Jordan Franco

Staff present: Stephanie Cabrera, Tisa Potter, Clerk, Board of Supervisors Office; Bonnie Terra, Alameda County Fire Department, Brandon Dennington and Stuart Barnes, Sheriff's Office

2. **PUBLIC COMMENT/OPEN FORUM/PUBLIC ANNOUNCEMENTS**

Areo Ysit – Kilcare Road and Main Street Realignment will be surveyed on Monday, more information will be forthcoming on beginning of construction.

3. **REPORTS/UPDATES - Informational Items:**

Alameda County Sheriff's Office – The Sheriff's Office is in the process of abating a homeless in encampment at the end of Niles Canyon Road. The Sheriff's Office is concerned about illegal camp fires in the encampments. In addition the Sheriff's Office is working with the East Bay Regional Parks District to move individuals into more appropriate places.

Councilmember Rosemary Chang thanked the Sheriff's Office for their assistance.

Alameda County Fire Department – **There was one** fire responded to with no monetary loss, and thirty-six calls for the month. On Sunday, September 25, 2016, residents should be extra cautious as there are red flag conditions expected, including winds, high temperatures and low humidity.

4. **PROGRESS REPORTS (AS NECESSARY) - Informational items:**

Citizen's Traffic Committee – **No report.**

Sunol Firesafe Coalition – 1) A Pacific Gas & Electric (PG&E) grant is in progress in the amount of \$50,000. Sunol will obtain a significant amount of funding for vegetation management. 2) Contractors are in the process of removing dead trees; 3) if there are any questions or concerns regarding fire safety, please e-mail questions to KeepSunolfiresafe@gmail.com. 3) Chipping days have not been scheduled, there has been more of a focus on removing downed trees and hauling vegetation.

Niles Canyon Railway – Decoration has already begun on the train for Christmas; the train is scheduled for the Friday after Thanksgiving; the railway is working with the County on finalizing agreements at the train depot; installation of a bio swale has been delayed; Landscaping will be on the parking lot through the winter; the railway is in process of finalizing a non-monetary agreement with the event center for the use of the parking lot.

Sunol Septic Workgroup – There was a meeting of the Sunol Septic Workgroup on Tuesday, September 13, 2016. There will be an additional comment period for the Onsite Wastewater Treatment Ordinance and Local Agency Management Plan (LAMP) before submittal to the state for approval. The workgroup is developing community solutions that deal with existing systems and issues for residents along the creek. The workgroup and the Sunol Citizen’s Advisory Council agreed to spend \$20,000 for a feasibility study.

There are twenty-two houses in Livermore that will be annexed to be included in an existing septic system, the City of Livermore and Alameda County are contributing a total of \$1,000,000 towards the annexation. Residents were urged to contact elected officials to assist Sunol residents in their efforts to complete a feasibility study and other community solutions to septic issues.

[Attachment](#)

5. PRESENTATION ON THE HISTORIC PRESERVATION ORDINANCE County Register of Historical Resources

Liz McElligott, Deputy Director, Community Development Agency presented a memorandum regarding the Historic Preservation Ordinance.

In 2012 the Board of Supervisors adopted a Historic Preservation Ordinance for unincorporated Alameda County. The ordinance established the Alameda County Register of Historic Resources, which consists of resources that have been designated landmarks, historic preservation districts, contributing resources, or structures of merit. A resource may be nominated for placement on the Register by the owner of the resource, or in the case of a historic district, no less than 51 percent of the property owners within the area of the proposed district; by the Parks, Recreation, and Historical Commission (PRHC); or by the Board of Supervisors. Regardless of who nominates a resource, the owner of the resource must give consent before it is placed on the Register.

On July 8, 2014, the Board of Supervisors voted to place eleven properties on the County Register, including three properties in the Sunol area: 1) Elliston Estate, Portion of Original Elliston Estate and Sunol Glen School.

6. UPDATE ON MEDICAL CANNABIS DISPENSARY AND CULTIVATION ORDINANCES

[Attachment](#)

[Attachment](#)

Liz McElligott, Deputy Director, Community Development Agency, and Heather Littlejohn, Deputy County Counsel, presented a memorandum regarding the Medical Cannabis Dispensary and Cultivation Ordinances.

The Medical Cannabis Regulation and Safety Act (MCRSA) was signed into law in October of 2015. Earlier this year, the Board Transportation and Planning Committee initiated and has been providing direction for amendments to the County’s existing dispensary ordinance to align with the local licensing provisions of MCRSA.

A group of industry advocates who met with Supervisor Miley proposed draft ordinance revisions; staff representing various county agencies have reviewed the proposed revisions and prepared draft revised ordinances to regulate medical cannabis dispensaries and cultivation sites in the unincorporated county.

The following includes some of the changes that have been proposed to the existing ordinance:

- Increase the maximum number of dispensaries allowed in the unincorporated area from three to six, with no more than four in West County and no more than two in East County.

- Require dispensaries to comply with all zoning requirements in Title 17 of the Alameda County General Code and Alameda County Measure D, including the requirement to obtain any conditional use permits.
- Prohibit dispensaries in residential zoning districts.
- Allow up to two dispensaries in the “A” (Agricultural) Zoning District as a conditional agriculture-related use accessory to a permitted cannabis cultivation site.
- Reduce the buffer required between dispensaries and sensitive receptors from 1,000 feet to 600 feet to align with the MCRSA.
- Require selection of new dispensaries through a “Request for Proposals” (RFP) process.
- Allow an unlimited number of permits for the delivery of medical cannabis from permitted “brick-and-mortar” dispensaries located within the unincorporated area and in other jurisdictions to patients.
- Remove the twenty-pound limit on the amount of cannabis that can be stored at a dispensary.
- Allow the sale, distribution, and delivery of edibles if produced in a commercial facility (that does not produce food items) constructed in accordance with applicable building standards and health and safety standards as opposed to private home kitchens.

The Cultivation Ordinance would establish a Medical Cannabis Cultivation Pilot Program for the two existing dispensaries in the unincorporated area of Alameda County.

Sheriff's Office Concerns

Commander Kelly Miles, Sheriff's Office expressed the Sheriff's concerns regarding proposed changes to the new ordinance. The Sheriff's Office oppose increasing the number of dispensaries in the unincorporated area, sale of edible cannabis products and the Pilot Cultivation Program.

The Community Development Agency provided a schedule of community meetings to discuss and receive public comment on the ordinances through November of 2016 and will be tentatively sent to the Board of Supervisors in December 2016.

7. APPROVAL OF MINUTES – Action Items

MARCH 16, 2016 – Motion to approve – 4/0

APRIL 20, 2016 – Motion to approve – 4/0

JUNE 15, 2016 – Item 5 correction: should be \$20,000 instead of \$25,000; Motion to approve as corrected – 4/0

AUGUST 17, 2016 – Motion to approve 3/1

8. COUNCIL/STAFF COMMENTS

Councilmember Kaminsky suggested that the SCAC discuss signage similar to what the City of Dublin is doing, at the next meeting.

9. ADJOURN

The meeting was adjourned to October 19, 2016.