



The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400.

Any member of the Audience desiring to address the Commission:

- ❖ Complete a speaker form and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;
- ❖ After receiving recognition from the Chair, please walk to the rostrum, located directly in front of the Chair, state your name and address, and then begin your comments;
- ❖ Each speaker may be limited to three (3) minutes).

Only items on the agenda may be acted upon. Open Forum is provided for any member of the public wishing to speak on an item not on the agenda. The three minute limit will apply

## **Agenda**

### **Planning Commission of Alameda County**

### **Monday, May 17, 2004**

#### **Regular Meeting**

Time: 1:30 p.m.

Place: 224 W. Winton Avenue, Room 160, Hayward, California

A. Call to Order/Roll Call



B. Announcements by the Chair

C. Open Forum

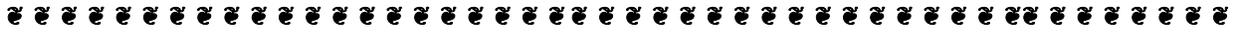
D. Consent Calendar

1. **APPROVAL OF PLANNING COMMISSION MINUTES** - April 5 and May 3, 2004.
2. **CHEVRON PIPELINE RELOCATION AND WATERSHED PROTECTION PROJECT** – Chevron Pipeline Company proposes to construct and operate a new pipeline segment (approximately 7.5 miles long) to be joined to an existing petroleum products pipeline in order to reduce the risk of water supply contamination at the San Antonio Reservoir in the event of a pipeline failure within the reservoir’s watershed. The relocation of the existing pipeline is a condition of the Project applicant’s current right-of-way lease agreement with the San Francisco Public Utilities Commission. The proposed pipeline segment is generally within an existing electrical transmission line easement and would extend for approximately 6 miles through an area north of the San Antonio Reservoir and south of Vallecitos Road (Highway 84). The proposed pipeline segment would separate from the existing pipeline at the northeastern end of the Project site within Sycamore Grove Regional Park and rejoin the existing pipeline approximately 1 mile south of Livermore and approximately 1 mile southwest of the Vallecitos Road (Highway 84)/I-680 Interchange near San Antonio Creek. The area through which the proposed pipeline segment would pass is generally characterized as grasslands and rolling hills, currently used for grazing. Once the proposed pipeline segment has been completed within the alignment ultimately selected, the existing pipeline segment near the San Antonio Reservoir would no longer be used, and would be decommissioned in-place. (Continued from March 15 and May 3, 2004; to be continued without discussion to June 7, 2004).
3. **GENERAL PLAN CONFORMANCE REPORT – PROPOSED SALE OF EAST BAY MUNICIPAL UTILITY DISTRICT’S STANTON RESERVOIR PROPERTY** – Request by the Real Estate Section of East Bay Municipal Utility District (EBMUD) for a General Plan Conformance Report under Government Code Section 65402 for the disposal of a 2.1 acre piece of property located north of Fairmont Drive and west of Lake Chabot Road, unincorporated San Leandro area of Alameda County, bearing Assessor’s designation: 084D-1400-002-05.



E. Regular Calendar

1. **MODIFICATION OF THE 2168<sup>TH</sup> ZONING UNIT AND TENTATIVE MAP, TRACT 7434 – CAMA LANE, LLC** – Petition for modification of the 2168<sup>th</sup> Zoning Unit, with the reconfiguration of guest parking spaces and modification of the lotting pattern, on one lot, in the PD (Planned Development) District, allowing 16 single family lots, located at 3738 East Castro Valley Boulevard, north side, approximately 750 feet east of Crow Canyon Road, unincorporated Castro Valley area of Alameda County, bearing Assessor’s Parcel Number: 0085-5400-007-01.
2. **VARIANCE, V-11800 – CRANE** – Application to allow an existing fence in the front yard of a residence that varies in height from four feet seven inches to five feet six inches as the fence steps up a sloping street and front yard where four feet is the maximum allowed, in a R-1-RV (Single Family Residence, Recreational Vehicle) District, located at 16037 Gramercy Drive, south side, approximately 296 feet southeast of Selborne Drive, unincorporated San Leandro area of Alameda County, bearing Assessor’s Parcel Number: 080A-0170-013-00. (Continued from May 3, 2004).
3. **SITE DEVELOPMENT REVIEW, S-1908 – BIGELOW** - To consider the appeal of the Planning Director’s action denying to retain a security gate on the east side of the parking area to block access to adjacent property, thereby not complying with the requirements of S-1423, located at 3315 Castro Valley Boulevard, south side, approximately 220 feet west of Wilbeam Avenue, unincorporated Castro Valley area of Alameda County, bearing Assessor’s designation: 084A-0040-019-09.
4. **PERIODIC REVIEW OF CONDITIONAL USE PERMIT, C-4158, VASCO ROAD SANITARY LANDFILL** - Review to allow continued operation of an existing landfill (Vasco Road Sanitary Landfill, VRSL) in an A (Agriculture) District, located at 4001 North Vasco Road, east side, approximately one mile north of Dalton Road, Unincorporated Livermore area, designated as Assessor’s Parcel Numbers 99B-4901-2-1 and 2-3; 99B-4926-2-1, 2-2, 2-4, and 2-5. (Continued from February 2, April 19 and May 3, 2004).
5. **REVIEW OF PD (PLANNED DEVELOPMENT) DISTRICT PROCEDURES** – Review of County use of the PD (Planned Development) District and establishment of procedures and protocols for future use.
6. **DISCUSSION OF PLANNING COMMISSION PROCEDURES**



- D. Staff Comments & Correspondence
- E. Chair's Report
- F. Commission Announcements, Comments & Reports
- G. Adjournment

**NEXT PLANNING COMMISSION HEARING  
MONDAY, JUNE 7, 2004**