

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.

Agenda

Planning Commission of Alameda County

Monday, June 16, 2008

A. Field Trip

Time: 1:30 p.m.

Place: 224 West Winton Avenue, Room 111,
Hayward California

Note: The Planning Commissioners will adjourn to the field to visit the following properties and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Public Hearing Room, Hayward, California.

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 are of unincorporated Alameda County, bearing Assessor’s Parcel Number: 099B-7200-001-00. **Staff Planner: Andrew Young**

Regular Meeting

Time: 6:00 p.m.

Place: Public Hearing Room
224 W. Winton Avenue,
Hayward, California

- B. Announcements by the Chair

- C. Open Forum

- D. 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**

E. Regular Calendar

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**

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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**

 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 area of unincorporated Alameda County, bearing Assessor's Parcel Number: 099B-7200-001-00. **Staff Planner: Andrew Young**

 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

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.

- E. Election of Officers for the Year, 2008-2009
- F. Staff Comments & Correspondence
- G. Chair's Report
- H. Commission Announcement, Comments & Reports
- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, JULY 7, 2008**