

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

Tuesday, September 2, 2008

Field Trip

1. **BIO-SWALES** ~ Site Visit to existing Bio-Swales in East County to view their functionality.

Green Building Committee Meeting

Time: 5:00 p.m.

Place: 224 W. Winton Avenue, Room 111
Hayward, California

1. Discussion of Green Building Committee future agendas, priority setting and calendar.

Regular Meeting

Time: 6:00 p.m.

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

- A. Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Consent Calendar
 - 1. **Approval of Commission Minutes – August 4, 2008**
 - 2. **GENERAL PLAN CONFORMANCE REPORT ~ PROPOSED SIPHONS SEISMIC UPGRADE. THE PROJECT SCOPE OF WORK INCLUDES SEISMIC UPGRADE OF THREE EXISTING SIPHON, CONSTRUCTION OF A FOURTH; NEW RETAINING WALLS; NEW ACCESS ROADS; IMPROVEMENTS TO EXISTING ACCESS ROADS; RETROFIT OF TWO EXISTING BRIDGES; TWO CONTROL BUILDINGS; TWO FACILITY STORAGE BUILDINGS; AND NEW TUNNEL-OVERFLOW PIPE**
~ Request by the San Francisco Public Utilities Commission for General Plan Conformance Report under Government Section 65402 for the water facility seismic upgrade in the Sunol Valley, on the northern section of 36,000 acres of Alameda Creek Watershed on property owned land by SFPUC. The proposed site is located on Calaveras Road, roughly two miles south from the I-680 and Calaveras Road interchange, Assessor's Parcel Numbers: 096-080-004-00, 096-008-006-02, 096-080-007-00, 096-080-00, 096-009-00, 096-375-011-05, and 096-375-015-00. The office address is 5555 Calaveras Road. **Staff Planner: Carole Kajita**
 - 3. **INFORMATIONAL REPORT ON CHANGES TO PLANNING DEPARTMENT APPLICATION REVIEW PROCESSES**
Staff Planner: Gerry Wallace

E. Regular Calendar

1. **STUDY SESSION ON MARIJUANA CULTIVATION IN UNINCORPORATED COUNTY AREAS** ~ Presentation by the Sheriff's Department.
2. **PROPOSED ZONING REGULATION AMENDMENTS RELATING TO NOTICES OF PUBLIC HEARING AND FILING OF APPEALS** – To consider the amendment of Chapter 8 of Title 16 of the Alameda County Ordinance Code, the Subdivision Ordinance of Alameda County, and to Chapters 18 and 54 of Title 17 of the Alameda County Ordinance Code, the Zoning Ordinance of Alameda County, and other sections as appropriate to change the requirements for notices of public hearings by the Planning Director, Board of Zoning Adjustments, Planning Commission and Board of Supervisors on variances, conditional use permits, site development reviews, subdivisions, and rezonings by expanding the radius of properties to which notice must be mailed, expanding the base to which notices must be mailed to include residents as well as property owners, eliminating the requirement to post notices in the vicinity of the property, and requiring the applicant to post a notice on the property, and to allow an appellant to file an appeal at the Planning Department offices as well as at the Board of Supervisors offices.
Staff Planner: Rodrigo Orduña
3. **APPEAL OF SIERRA CLUB OF THE ALAMEDA COUNTY'S APPROVAL OF THE FIRE HAZARD MANAGEMENT PLAN** for a development proposal known as the Boundary Creek Project, ZU-2193 and TR-7530, located at 4524 Crow Canyon Place, approximately 500 feet south of Crow Canyon Road, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: 084C-1068-001-00, 084C-1068-007-00 and 084C-1068-008-00. (Continued from July 4, 2008) **Staff Planner: Jana Beatty**

F. Staff Comments & Correspondence

G. Chair's Report

H. Commission Announcement, Comments & Reports

I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, SEPTEMBER 15, 2008**