



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT – ADDENDUM WITH CORRECTIONS

**TO: EAST COUNTY BOARD OF ZONING ADJUSTMENTS
HEARING DATE: OCTOBER 22, 2015**

GENERAL INFORMATION

APPLICATION: CONDITIONAL USE PERMIT, PLN2015-00157

APPLICANT: GOLDEN HILLS NORTH WIND, LLC

PROPERTY OWNERS: VARIOUS (See Table 1, Project Properties and Owners)

ADDENDUM

Since circulation of the Staff Report on Monday, October 19, 2015, the applicant has advised the County of three additional project parcels that will be associated with the project, as inserted below, together with their Assessor Parcel Numbers and total acres.

TABLE 1-C, PROJECT OWNERS AND PARCELS – CORRECTED

<u>Owner, APNs¹</u>	<u>Acres</u>
Elworthy, Herbert B & Jean R 99B-6125-1; 99B-6130-2; 99B-6130-3; 99B-6175-1-1; 99B-6175-2-2; 99B-6175-2-3; 99B-6200-1; 99B-6300-1-1; 99B-6300-2-4; 99B-6325-3; 99B-6400-3; 99B-7375-1-1; 99B-7375-1-4	2686.59
Corbett Family LP 99A-1780-1-5; 99B-6425-2-4; 99B-6500-2-1	473.33
Vieux Family Properties 99B-6010-1-3; 99B-6010-1-4; 99B-6010-1-5; 99B-6010-1-6; 99B-6051-5; 99B-6051-6	703.06
Guerreiri, David A & Patricia 99B-6175-1-3	11.02
Guichard, John, Et Al 99B-6125-3	2.06
<u>Grass Lands Property, LLC</u> <u>99B-6400-1-10</u>	<u>55.24</u>
Jess, Joseph J. SR & Connie L TRS 99B-7800-8-2	13.49
Martinez, Marina F 99B-6130-1	10.86
Mulqueeney Ranch Properties 99B-7900-1-7	24.65
Oakland Scavenger Company 99B-6250-1; 99B-6275-1-3	7.01
Pombo, Ralph F & Onita M TRS 99B-6300-1-2; 99B-6300-2-1	19.05
<u>Ralph Properties II</u> <u>99B-7300-1-5</u>	<u>213.33</u>
Santucci Properties, LLC 99A-1785-1-6; 99A-1785-1-7	15.06

¹ There are ~~58~~ 61 parcels listed; two parcels will be leased in two or more parts, thus resulting in 63 total leases.

<u>Owner, APNs¹</u>	<u>Acres</u>
Scullion, Donald J & Madeline R TRS & Silva, JY et al 99B-6300-3-2	9.19
State of California 99B-6010-1-1	0.86
Waste Management of Alameda Co, Inc. 99B-6300-4-1	141.66
WP Co 99B-6010-2	13.95
Contra Costa Water District 99B-7800-7-7; 99B-7800-8-1	26.21
County of Alameda 99B-6010-3; 99B-6010-4; 99B-6010-5; 99B-6051-14; 99B-6051-16; 99B-6051-17; 99B-6051-18; 99B-6051-19; 99B-6275-10; 99B-6275-11; 99B-6275-4; 99B-6275-8; 99B-6275-9; 99B-6300-6; 99B-6300-7; 99B-6425-4; 99B-6425-5; 99B-7800-3; <u>99B-6275-7</u>	206.50 (plus <u>1.15</u>)
City of Santa Clara 99B-6275-2-2	11.88
TOTAL	4,401.56

For the additional three parcels inserted above in Table-1C, some areas of the Grass Lands’ and County (Transportation Corridor) properties would be traversed by underground energy collection lines, whereas a short segment of improved access road would be built across the extreme southwest corner of the Ralph Properties II site (under 150’ in length, though roughly 40’ in width). No turbines are proposed on them.

Although all property owners within 500’ of the Grass Lands’ and added County properties were notified of the hearing, one parcel within 500’ of the Ralph Properties II parcel was not provided in accordance with normal County procedures, because of the incomplete information (listed by the Assessor’s as Kuhn, Gary L & Dolores E TRS, & Castello, Melvin, et al). However, although one of the property owners, as “Dolores Kuhn, et al” was sent notice of the hearing at an address previously associated with her family as part of the “interested parties” mailing list for the project, Ms. Kuhn reported that she had not received such a notice at her current address. However, based on telephone calls made by Planning staff to Ms. Kuhn and the co-owner of the subject parcel, Melvin Castello, they have acknowledged that they were contacted 24 hours prior to the hearing and that they have no opposition to the proposed project.

In addition to the changes above to Table 1, the listing of attachments to the staff report was in error, and is corrected below (corrected with inserts and ~~strikeouts~~).

Attachments (corrected)

Draft Resolution

Exhibit A: Findings of Significant Impacts of the Project ~~Implementation Checklist~~

Exhibit B: ~~Project Description and Affected Environment Analysis~~

~~Exhibit C: Mitigation Monitoring and Reporting Program~~

Exhibit CD: Statement of Overriding Considerations

Environmental Checklist

Project Description and Affected Environment Analysis

Errata – revisions to the Project Description and Environmental Checklist

PREPARED BY: Andrew Young

Planner III

REVIEWED BY: Sandra Rivera

Assistant Planning Director

H:\APPLICATIONS - 2015\PLN2015-00157\Staff Reports\GH North_Staff Rpt_10-22-15 Addendum w Corrections