

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

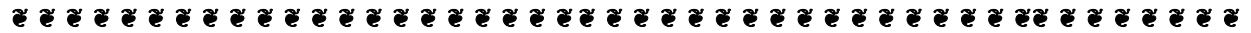
Final Amended Agenda **Planning Commission of Alameda County** **Monday, March 1, 2004**

Field Trip

Time: 12:00 p.m. (NOTE TIME CHANGE)

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

Note: The Planning Commissioners will adjourn to the field and will reconvene at 6:00 p.m. for the Regular Meeting at 224 W. Winton Avenue, Room 160, Hayward, California.



1. **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 withing 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.

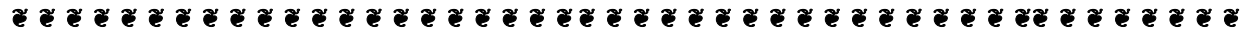
2. **VARIANCE, V-11806 – CUEVAS - Referral from the West County Board of Zoning Adjustments, the petition of CUEVAS, to allow continuance as a building site: APN: 083-0100-001-03 without County road frontage, 11.30 acres; and APN: 078C-0650-001-15, containing 1.44 acres, where 100 acres is the minimum parcel size in an “A” (Agricultural) District, located at 1151 Calhoun Street, east side, approximately 0.5 miles east of Mission Boulevard, unincorporated Hayward area of Alameda County.**

3. **2189TH ZONING UNIT – MERCY HOUSING** – Petition to reclassify from an R-S-D-35 (Suburban Residence) and R-1 (Single Family Residence) Districts, to a PD (Planned Development) District, to allow construction of 83 one-bedroom Senior apartments and 1 two-bedroom senior apartment, with 52 parking spaces (8 for guests), on one site containing approximately 2.15 acres, located at 16438 and 16450 Kent Avenue, unincorporated Ashland area of unincorporated Alameda County, bearing County Assessor’s designations: 080B-0300-023-00 and -022-01.

Regular Meeting

Time: 6:00 p.m.

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



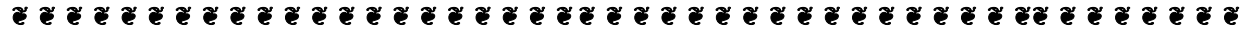
- A. Call to Order/Roll Call
- B. Announcements by the Chair
- C. Open Forum
- D. Consent Calendar
 - 1. **APPROVAL OF PLANNING COMMISSION MINUTES** - February 2, and February 17, 2004
 - 2. **CONDITIONAL USE PERMIT, C-7777 – M. A. CENTER** – Petition to expand an existing church facility by allowing construction of a new worship/activities room, with new kitchen, and to add 1,500 square feet to the existing prayer hall, on one site containing approximately 166.17 acres, in an A (Agricultural) District, located at 10200 Crow Canyon Road, west side, approximately 1.3 miles north of Norris Canyon Road, unincorporated Castro Valley area of Alameda County, bearing County Assessor’s designation: 0085-1050-006-01. (To be continued without discussion to May 17, 2004.)
 - 3. **2184TH ZONING UNIT AND GENERAL PLAN AMENDMENT – MOSTOFI/ONSORI** – Petition to amend the East County Area Plan, and zone to an H-1 (Highway Frontage) District, which was eliminated with the passage of Measure D, one site containing approximately 1.04 acres, located at 10 Grantline Road, east side, corner, southeast of I-580, unincorporated Tracy area of Alameda County, bearing County Assessor’s designation: 099B-7700-012-02. (**This application has been withdrawn.**)
 - 4. **MODIFICATION TO THE 2091ST ZONING UNIT AND CONDITIONAL USE PERMIT, C-8246 – IBRAHIM** – Modification to ZU-2091, to allow construction and operation of a new car wash on a parcel containing an existing gas station and drive-in business (McDonald’s restaurant), on one site containing approximately 0.72 acres, in a TC (Transit Corridor) District, located at 16552 East 14th Street, northeast side corner, northeast of 166th Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor’s designation: 0080-0076-032-00. (Continued from February 2, 2004; to be continued without discussion to April 5, 2004.)
 - 5. **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, 2004; to be continued without discussion to April 5, 2004.)

E. Regular Calendar

6. **PROPOSED REVISIONS TO PARK DEDICATION REQUIREMENT** - Proposed revisions to provisions of Chapter 12.20 of the Alameda County Ordinance Code regarding dedication of land or payment of fees to local park agencies for provision of park and recreation facilities. (Continued from February 2, 2004.)
7. **NORTH LIVERMORE INTENSIVE AGRICULTURE PROGRAM DRAFT EIR, AS PROVIDED BY MEASURE "D"**– Public hearing to present, and take comments on, the North Livermore Intensive Agriculture (NLIA) Program DEIR. The NLIA Project Area is located within an unincorporated area of Alameda County situated primarily in the Livermore/Las Positas Valley and in the hills and canyonlands known as Doolan and Collier Canyons to the west. The Project Area covers approximately 11,820 acres. (Continued from February 2, 2004.)
8. **2185TH ZONING UNIT AND TENTATIVE PARCEL MAP 8210 – CORRAL** – Petition to reclassify from a R-1-SU (Single Family Residence, Secondary Unit) District, to a PD (Planned Development) District, for the purpose of subdividing one site into three parcels with less than 5,000 square feet, and non-conforming yards, parking and open space, on one site containing three residential structures and four residential units, containing approximately 11,724 square feet (0.27 acres), located at 1417 Thrust Avenue, west side corner, southwest of Oriole Avenue, unincorporated Ashland area of Alameda County, bearing County Assessor's designation: 0080-0035-099-00. (Continued from January 20, 2004.)
9. **VARIANCE, V-11806 – CUEVAS** - Referral from the West County Board of Zoning Adjustments, the petition of **CUEVAS**, to allow continuance as a building site: APN: 083-0100-001-03 without County road frontage, 11.30 acres; and APN: 078C-0650-001-15, containing 1.44 acres, where 100 acres is the minimum parcel size in an "A" (Agricultural) District, located at 1151 Calhoun Street, east side, approximately 0.5 miles east of Mission Boulevard, unincorporated Hayward area of Alameda County.

F. Staff Comments & Correspondence



- G. Chair's Report

- H. Commission Announcements, Comments & Reports

- I. Adjournment

**NEXT PLANNING COMMISSION HEARING
MONDAY, MARCH 15, 2004**