BOARD OF SUPERVISORS
Planning Meeting
1:00 p.m.

Tuesday, December 8, 2015

Planning Meeting

COUNTY ADMINISTRATION BUILDING
SUPERVISORS’ CHAMBER
1221 OAK STREET
FIFTH FLOOR, ROOM 512
OAKLAND, CALIFORNIA

SCOTT HAGGERTY, PRESIDENT
RICHARD VALLE
WILMA CHAN, VICE-PRESIDENT
NATE MILEY
KEITH CARSON

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

DONNA ZIEGLER
COUNTY COUNSEL

MISSION
TO ENRICH THE LIVES OF ALAMEDA COUNTY RESIDENTS THROUGH VISIONARY POLICIES AND ACCESSIBLE, RESPONSIVE, AND EFFECTIVE SERVICES.

VISION
ALAMEDA COUNTY IS RECOGNIZED AS ONE OF THE BEST COUNTIES IN WHICH TO LIVE, WORK AND DO BUSINESS.

The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter not on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. **NOTE:** Only matters within the Board of Supervisors’ jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a **two-week** continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday **two** weeks before the meeting date or earlier when a Holiday intervenes.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. The Board of Supervisors’ meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days’ notice is required. If you have questions regarding the agenda, please call (510) 208-4949.

**Attention:** The Alameda County internet address is [www.acgov.org](http://www.acgov.org). All regular Board of Supervisors' meetings held in the Board Chamber can be heard live on the Board’s web page. In order to log on, please do the following: click on the County’s homepage as noted above and click on the “Board of Supervisors Meeting - LIVE! Broadcast” link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board’s web page [http://www.acgov.org/board/index.htm](http://www.acgov.org/board/index.htm). All documents are archived on the web page for a period of 6 months.

Normally, the Board meets on Tuesdays and their **meeting begins no earlier than 1:00 p.m.** and may begin later, depending on the Closed Session, which normally begins at 1:00 p.m.
1:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – SEPTEMBER 15, 2015

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9 (two matters)

CONSENT CALENDAR

3. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.
   Attachment

4. FUSINATI/CULL CANYON RANCH/STARR, BOUNDARY ADJUSTMENT, PLN-2015-00032 – Application to adjust the boundary between 2 parcels, one of which is under Williamson Act, and to enter into a Williamson Act contract for the newly reconfigured parcel, in the “A” (Agricultural) District, located off Cull Canyon Road, east side, 3 miles south of the Cull Canyon Road northern terminus, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Numbers: APN 085-1200-01-24 and 085-1200-01-25.
   Planning Staff recommendation: Approval of the Boundary Adjustment and approval of the Williamson Act Contract for parcel 085-1200-01-25.
   Attachment

REGULAR CALENDAR

5. VERIZON/FAGUNDES, CONDITIONAL USE PERMIT, PLN 2014-00125 - Appeal of David Downs, Project Manager for Complete Wireless Consulting, Inc., from the decision of the East County Board of Zoning Adjustments to deny the application to allow installation and operation of a new telecommunications facility with nine antennae, in an “A” (Agricultural) District, located at 2010 Manning Road, north side, northeast corner of Morgan Territory and Manning Road, Livermore area of unincorporated Alameda County, bearing Assessor’s Parcel Number; 903-0007-002-12.
   East County Board of Zoning Adjustments recommendation: Deny the project
   Planning Staff recommendation: Grant the appeal and approve the project
   Attachment

6. GENERAL PLAN AMENDMENT - ASHLAND AND CHERRYLAND COMMUNITY HEALTH AND WELLNESS ELEMENT OF THE ALAMEDA COUNTY GENERAL PLAN AND THE INITIAL STUDY/NEGATIVE DECLARATION
   Planning Commission recommendation: Adopt the Initial Study/Negative Declaration and the Draft Final Element
   Planning Staff recommendation: Adopt the Initial Study/Negative Declaration and the Draft Final Element
   Attachment
7. **ASHLAND AND CHERRYLAND BUSINESS DISTRICT (ACBD) SPECIFIC PLAN UPDATE, DEVELOPMENT CODE ORDINANCE, AND ENVIRONMENTAL IMPACT REPORT** – Update to current policies and development standards to guide future development of the current *ACBD Specific Plan* for the East 14th Street /Mission Blvd and Lewelling/East Lewelling Blvd corridors in Ashland and Cherryland. The comment period on the Draft Environmental Impact Report was open from July 6, 2015, to August 19, 2015. The Final Environmental Impact Report was published on September 30, 2015.

**Planning Commission recommendation:** Approve the Specific Plan and Development code and Adoption of the Environmental Impact Report

**Planning Staff recommendation:** Approve: (1) Resolution adopting the Environmental Impact Report; (2) Resolution approving the Specific Plan; and (3) Conduct first reading of an ordinance adopting the Development Code

*Attachment*

8. **COMMUNITY CHOICE AGGREGATION (CCA) PROGRAM** - Approve a Standard Services Agreement (Procurement Contract No. 12910) with MRW & Associates LLC (Principal: Mark Fulmer; Location: Oakland), to prepare a Technical Study for a potential CCA Program in Alameda County, for the contract period of 12/8/15 – 12/9/16, in the amount of $195,330.

**Planning Staff recommendation:** Approve the agreement

*Attachment*

**PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)**

**COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION**

**ADJOURNMENT**