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. 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. 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 – MAY 10, 2016

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

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

EXISTING LITIGATION

CITIZENS FOR FREE SPEECH, LLC, ET AL. V. COUNTY OF ALAMEDA, UNITED STATES DISTRICT COURT, NORTHERN DISTRICT OF CALIFORNIA, CASE NO. C14-02513 CRB

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. 7-ELEVEN, INC. /JOHNS M., CONDITIONAL USE PERMIT, PLN 2014-0146 – Appeal of Melani Johns, representing 7-Eleven, from the decision of the West County Board of Zoning Adjustments (WBZA) to deny the application to allow the sales of alcohol in a BC (Bayfair Corridor) District according to the Specific Plan for the Ashland and Cherryland Business District, located at 15350 East 14th Street, northeast side, at the north corner with Fairmont Avenue, in the Ashland area of unincorporated Alameda County, APN#: 080-0031-032-02. Appeal withdrawn

5. ALAMEDA COUNTY COMMUNITY CHOICE AGGREGATION – ACCEPTANCE OF TECHNICAL/FEASIBILITY ANALYSIS
   To be continued without discussion to August 2, 2016

6. ALAMEDA COUNTY COMMUNITY CHOICE AGGREGATION – EAST BAY COMMUNITY ENERGY, JOINT POWERS AUTHORITY ORDINANCE
   To be continued without discussion to August 2, 2016

7. ALAMEDA COUNTY COMMUNITY CHOICE AGGREGATION – EAST BAY COMMUNITY ENERGY, JOINT POWERS AUTHORITY AGREEMENT
   To be continued without discussion to August 2, 2016

REGULAR CALENDAR

8. PRESENTATION OF “AWARD OF EXCELLENCE” FROM THE AMERICAN PLANNING ASSOCIATION, FOR THE ASHLAND-CHERRYLAND BUSINESS DISTRICT PLAN.
9. PAYVAND HADJIAN/ROBERT EAGAN-NATIONAL SERVICE STATION, CONDITIONAL USE PERMIT, PLN-2015-00129 - Appeal of Kathleen Babb on behalf of Epiphany Lutheran Church from the decision of the West County Board of Zoning Adjustments (WBZA) to approve an application to allow a car wash business in conjunction with a service station in a C-N (Neighborhood Commercial) District, 16210 Foothill Blvd., northeast side, intersection with Carolyn Avenue, El Portal Ridge, San Leandro area of unincorporated Alameda County, designated Assessor’s Parcel Number: 080A-0187-009-02.

   West County Board of Zoning Adjustments recommendation: Approve the project
   Planning Staff recommendation: Uphold the decision of the WBZA to approve the project

   Attachment

10. TRI-VALLEY SIKH CENTER, CONDITIONAL USE PERMIT, PLN2015-00082 – Appeal of Sierra Club, Friends of Livermore and Friends of the Vineyards, from the decision of the East County Board of Zoning Adjustments (EBZA) to approve an application for adaptive reuse of an existing 5,780 square foot residence for religious, educational and social activities for the Tri-Valley Sikh community, including light grading for a 27-space (gravel or rushed granite) parking area with two paved handicapped-accessible spaces, constructing a covered trash enclosure, widening an existing access road to 20 feet, improving the on-site wastewater treatment system, and retaining an existing modular home, in the “A” (Agriculture) District, located at 2089 North Livermore Avenue, east side, north of the west-bound I-580, unincorporated Livermore area of Alameda County, bearing Assessor’s Parcel Number: 99-0015-004-15.

   East County Board of Zoning Adjustments: Approve the project
   Planning Staff recommendation: Uphold the decision of the EBZA and approve the project

   Attachment

11. WESTGATE VENTURES / ROMAN CATHOLIC WELFARE CORPORATION, GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT REZONING (PD), TENTATIVE TRACT MAP, PLN-2013-00214 – Application to allow a General Plan Amendment for a portion of the site (APN: 080A-0189-004-01 & 080A-0189-001-03 (portion)) from CNM (Neighborhood Commercial Mixed Use) to RLM (Residential Low Density Multi-Family), rezoning from R-S-D-20 (Suburban Residence, 2,000 square foot Minimum Building Site Area) and CN (Neighborhood Commercial) districts to a PD (Planned Development) district and a Tentative Tract Map, to allow 56 residential condominium units and a 6,000 square foot commercial building on a 4.7 acre site, located at 16286 - 16290 Foothill Boulevard, and 2085 Miramar Avenue, approximately 338 feet, north of Miramar Avenue, Castro Valley area of unincorporated Alameda County, with APNs: 080A-0188-002-01, 080A-0189-001-03, 080A-0189-002-04, 080A-0189-003-03, and 080A-0189-004-01.

   Castro Valley Municipal Advisory Council: Approve the project
   Planning Commission recommendation: Approve the project
   Planning Staff recommendation: Approve the General Plan Amendment and PD ordinance

   Attachment

12. SRE DEVELOPMENT COMPANY/MIKE SULLIVAN, VESTING TENTATIVE TRACT MAP AMENDMENT. AMENDMENT TO A PD ZONING, PLN 2015-00224 - Proposal to amend approved Vesting Tentative Tract Map 7530 (approved in 2005 as Boundary Creek LLC) and to amend the Planned Development Zoning District (PD-2193) to a new Planned Development Zoning District, that would reduce the number of lots from 28 to 21 parcels, reconfigure the street layout, reconfigure the lot pattern, revise and centralize bio-retention/storm water treatment facilities, reduce grading, reduce retaining walls and increase setbacks from creek and conservation areas, for property 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, 084C-1068-007, and 084C-1068-008.

   Castro Valley Municipal Advisory Council: Approve the project
   Planning Commission recommendation: Approve the project
   Planning Staff recommendation: Approve the PD ordinance

   Attachment
13. **ALAMEDA COUNTY GENERAL OBLIGATION BOND FOR HOUSING: RENTAL HOUSING DEVELOPMENT PROGRAM POLICY DEVELOPMENT**

   **Staff recommendation:** Adopt wage level and employment opportunities policies for implementation of the Rental Housing Development Program upon passage of the proposed General Obligation Bond for Affordable Housing Measure on the November 8, 2016 General Election.

   [Attachment](#)

14. **ZONING ORDINANCE AMENDMENT: RESTRICTION OF HIGH INTENSITY OIL AND NATURAL GAS OPERATIONS IN THE UNINCORPORATED AREAS ALAMEDA COUNTY, CALIFORNIA** – Amend the Zoning Ordinance to define high intensity oil and gas operations in the unincorporated area, including well stimulation by increasing the permeability of the geologic rock formation; enhanced recovery wells that are injected with water and/or various chemicals into oil-bearing formations; hydraulic fracturing; acid fracturing; acid matrix stimulation treatment; acid well stimulation treatment; and disposal or storage of the substances used in or the waste or byproducts of the uses listed above; to prohibit these uses, including necessary equipment; to provide an amortization period of one (1) year in which any existing operations could be brought into compliance with the new requirements; to require itself to be consistent with State and Federal law; to provide a procedure for an operator to demonstrate a vested right to conduct the prohibited activities, in which case an exemption should be granted by the Planning Commission; and to prohibit the use of storage or percolation pits for disposal of waste water from any and all oil and gas operations.

   **Planning Commission Recommendation:** On May 23, 2016, Planning Commission voted 6-0 to recommend that the Board approve the Proposed Ordinance with the optional language that would allow waterflood well enhancement. This recommendation would allow the current operator to continue exploration and primary oil extraction by currently employed methods permitted under its permit from the Division of Oil, Gas and Geothermal Resources (DOGGR), and would also allow secondary well enhancement in the form of limited waterflood enhancement, but would still prohibit steam injection, cyclic steaming, and all forms of well stimulation including hydraulic and acid fracturing and acid matrix stimulation.

   **Planning Staff Recommendation:** That the Board approve and adopt the proposed Ordinance in the form as recommended by the Planning Commission and County Staff, with provision for limited waterflood well stimulation.

   [Attachment](#)

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

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

**ADJOURNMENT**