

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Sharon Thygesen, Treasurer, George Cleveland, at-Large Members: James Hermann, Joseph Camacho, one vacant position

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC sub committee meetings who contact the chair, Barbara A. Pendergrass at least 24 hours before the meeting. Phone Number 510 223-6091.

"Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex. Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac.

AGENDA for Wednesday, August 14, 2013

7:00 P. M. Pledge of Allegiance

7:00 P.M. Call to Order/Welcome

7:00 P.M. Approval of Minutes and Agenda * items have minutes included

- 1.* Minutes for June 12, 2013
2. * Minutes for July 10, 2013

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

Presentations

7:05 P.M. to 7:10 P.M.

P.1 Presentation by Lt. Jon Moreland, Bay Station Commander, Crime Report

7:10 P.M. to 7:20 P.M. Questions- limit 2 minutes per speaker

7:20 P.M. to 7:25 P.M.

P.2 Presentation by Officer John Pruitt, California Highway Patrol, activity on San Pablo Dam Road

7:25 to 7:35 P.M. Questions- limit 2 minutes per speaker

7:35 P.M. to 7:40 P.M.

P.3 Presentation by Michelle Blackwell, East Bay Municipal Utility District, projects affecting El Sobrante

7:40 P.M. to 7:45 P.M. Questions- limit 2 minutes per speaker

7:45 P.M. to 7:50 P.M.

P.4 Presentation by Contra Costa County Fire Battalion Chief, Lon Goetsch

7:50 P.M. to 7:55 P.M. Questions- limit 2 minutes per speaker

7:55 P.M. to 8:15 P.M.

P.5 Presentation by Mary Halle, Associate Civil Engineer, CCC Public Works Department on update of Streetscape for parts of San Pablo Dam Road and associated Budget/ Expenses

8:15 P.M. to 8:25 P.M. Questions – limit 2 minutes per speaker

8:25 P.M. to 8:30 P.M.

P.6 Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report.

8:30 P.M. to 8:40 P.M. Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

8:40 P.M. to 8:50 P.M. limit 2 minutes per speaker

Discussions Items - The Council will consider and take action on the following:

8:50 P.M. to 9:00 P.M.

DI.1 Council Expenditure of up to \$400.00 on a Banner for Cleanup Day. Banner wording, "El Sobrante Community Cleanup this Saturday "

9:00 P.M. to 9:10 P.M. Questions – limit 2 minutes per speaker

9:10 P.M. to 9:15 P.M.

DI.2 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department.

9:15 P.M. to 9:20 P.M. Questions – limit 2 minutes per speaker

Short Discussion Items-

9:20 P.M. to 9:25 P.M.

SDI.1 October 9th, 2013 is the date the MAC will host an El Sobrante Chamber Mixer; (members of the Chamber, other business owners and the general public to attend).

Mixer will be from 5:00 P.M. to 6:50P.M. preceding the ESMAC meeting at 7:00 P.M..

ESMAC will provide food and drinks. Food and drink limit \$250.00

9:25 P.M. to 9:30 P.M. Questions – limit 2 minutes per speaker

9:30 P.M. to 9:35 P.M

SDI.2 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Co-Chair, Eleanor Loynd

9:35 P.M. to 9:40 P.M. Questions – Limit 2 minutes per speaker

Information Items-

9:40 P.M. to 9:45 P.M.

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for July 11, 2013
- 10.2** Letter from Eleanor Loynd, P&Z, to James Lyones, District Coordinator, Supervisor Gioia, dated July 10, 2013, regarding concerns over Firefighters Response Time
- 10.3** Letter from Eleanor Loynd, P&Z, to James Lyones, District Coordinator, Supervisor Gioia, dated July 17, 2013, regarding code enforcement issues
- 10.4** Letter from Eleanor Loynd, P&Z, to Richard Mitchell, Richmond Planning Department , dated July 10, 2013, reminding them of the P&Z Planning group covering El Sobrante and City of Richmond Projects in the El Sobrante Valley
- 10.5** Contra Costa County Planning Commission's Meeting Cancellation Notice for July 09, 2013, 1:30 P.M.
- 10.6** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for July 15, 2013, 1:30 P.M. and Revised Meeting Notice and Agenda for August 5, 2013, 1:30 P.M.
- 10.7** West Contra Costa Integrated Waste Management Authority Notice of Meeting and Agenda for July 18, 2013, 7:00 P.M. at the San Pablo City Council Chambers
- 10.8** Meeting Notice and Agenda for the July 10, 9:00A.M. Meeting of the Contra Costa Watershed Forum. Location, Rosie the Riveter Visitor Education Center, 1414 Harbor Way South, Suite #3000/Oil House, Richmond, CA

9:45 P.M. to 9:50 P.M.

Sub Committee Reports

11.1 ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland

11.2 ESMAC Safety, Chair, vacant, member, Jim Hermann,

11.3 ESMAC Education & Out Reach, Co Chairs Joseph Camocho and Sharon Thygesen, public member, Ruby Molinari . El Sobrante Clean up Day Sept 28, 2013. 3rd meeting August 19th, 2013, 200 P.M., Boys and Girls Club

New Business

13.1

Public Comment -for items not on the agenda

9:50 P.M. to 10:00 P.M. -limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Alcohol and Beverage Control speakers

Adjournment 10:00 P.M.

El Sobrante Municipal Advisory Council

3769 B San Pablo Dam Road, ES, 94803
Meetings 2nd Wednesday of the Month 7:00 P.M.
El Sobrante Library 4191 Appian Way, El Sobrante

Draft Minutes Wednesday, June 12, 2013

Present: Barbara Pendergrass, Tom Owens, Sharon Thygesen, George Cleveland and Joseph Camacho

Absent: James Hermann

Pledge of Allegiance led by Tom Owens

Called to Order: 7:05 pm by Barbara Pendergrass

Approval of Minutes and Agenda

1. Minutes for April 10, 2013 – M (Tom Owens), S (George Cleveland) / C
2. Minutes for May 08, 2013 – M (George Cleveland), S (Tom Owens) / C

Treasurer's Report - \$1068 – M (Sharon Thygesen), S (Tom Owens) / C

Consent Item

Letter from the ESMAC to Spervisor Gioia's office recommending support for the sidewalk project to include the replacement of all trees, excluding the 6 healthy trees, with Chinese Elms. Location of project, part of San Pablo Dam Road, from the intersection of Appian Way to the intersection of El Portal.

Amend (address to Supervisor Gioia) and send letter -- M (Joseph Camacho), S (George Cleveland) / C

Presentations

Written report provided by Lt. Moreland, Contra Costa Sherriff Department - Bay Station Commander

Presentation by Brian Craig, Contra Costa County Fire Battalion Chief

Presentation by David Brockbank, Senior Planner, CCC

Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia

Public Comment

Discussions Items

DI.1 Set date to host an El Sobrante Chamber Mixer (members of the Chamber, other business owners and the general public to attend) and set date for Terrance to set up a special meeting of the MAC with presidents and other officers of El Sobrante organizations, Chamber, Rotary etc., and set date for a special meeting of the MAC members as a retreat, all meetings open to the public;

- a) Host an El Sobrante Chamber Mixer. Mixer are held from 5:30 P.M. to 7:00 P.M. preceding the ESMAC meetings. ESMAC mixer will provide food and drinks. (Barbara to let us know the date)
M / (Joseph Camacho), S / George Cleveland) / C
- b) Terrance to set up a meeting with ESMAC and all of the other el Sobrante organization representatives; presidents and other officers from the Chamber, Rotary etc. to discuss they plans for El Sobrante, The meeting would be open. (Barbara and Joseph are the planning committee)
- c) Host a retreat of the ESMAC members on a Saturday. Agneda to be discussed. No food or beverage will be served. This meeting would be open to the public.

Short Discussion Items-

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Co-Chair, Eleanor Loynd

Questions – none

Information Items

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for May 9, 2013.

10.2 Monthly Emergency Response Report for El Sobrante from Contra Costa County Fire. Reports of activity in El Sobrante for the month of April 2013

10.3 Contra Costa County Planning Commission's Meeting Notice and Agenda for May 14, 2013, 7:00 P.M. and a Cancellation Notice for the May 28, 2013 meeting and the June 11, 2013

10.4 Contra Costa County Zoning Administrator's Meeting Notice and Agenda for May 20, 2013, 1:30 P.M. and June 3, 2013.

10.5 West Contra Costa Integrated Waste Management Authority Notice of Meeting and Agenda for May 09, 2013, 7:00 P.M. at the San Pablo City Council Chambers

10.6 Contra Costa LAFCO Meeting Announcements and Agendas for Wednesday, May 08, 2013, Board of Supervisor's Chamber, 1:30 P.M. and Commission Strategic Workshop April 15, 2013, Walnut Creek Library, 1:00 P.M.

10.7 Letter sent to Supervisor Gioia from the ESVP&ZAC requesting information on the Sikh Temple Plan.

Sub Committee Reports

11.1 ESMAC Land Use- Chair, Barbara Pendergrass; members, Tom Owens and George Cleveland – no report

11.2 ESMAC Safety, Chair, vacant; member, Jim Hermann – no report (need a Chair)

11.3 ESMAC Education & Out Reach, Co-Chairs Joseph Camacho and Sharon Thygesen; public member, Ruby Molinari. – El Sobrante 2013 Clean-up Day September 28, 2013 (9/28/13). First meeting was June 10, 2013. There will be 3 large bins for garbage, 1 bin for yard waste, and 1 for metal.

New Business

13.1 – none

Announcements

Joseph Camacho was named “Veteran of the Year” by Nancy Skinner

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Alcohol and Beverage Control speakers

Guardians

Adjournment

Motion to adjourn M (George Cleveland), S (Tom Owens) / C

Respectfully submitted by Sharon Thygesen (Secretary)

*M/S/C – Motion/Seconded/Carried

El Sobrante Municipal Advisory Council

3769 B San Pablo Dam Road, ES, 94803
Meetings 2nd Wednesday of the Month 7:00 P.M.
El Sobrante Library 4191 Appian Way, El Sobrante

Draft Minutes Wednesday, July 10, 2013

Present: Barbara Pendergrass, Tom Owens, Sharon Thygesen and George Cleveland

Absent: James Hermann and Joseph Camacho

Pledge of Allegiance led by Sharon Thygesen

Called to Order: 7:05 pm by Barbara Pendergrass

Approval of Minutes and Agenda - None

Treasurer's Report - None

Consent Item – None

Presentations

Presentation by Lt. Moreland, Contra Costa Sherriff Department - Bay Station Commander

Presentation by Michelle Balckwell, East Bay Municipal Utility District, projects affection El Sobrante

Presentation by Lon Goetsch, Contra Costa County Fire Battalion Chief

Presentation by Mary Halle, Associate Civil Engineer, CCC Public Works Depat, discussion the replacement of the trees, tree gates, street benches, garbage cans, and historical markers to be funded from the RSS funds of \$50,000. The majority of the trees and tree gates will be funded from the TLC grant 10% landscaping restriction limit.

Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia

Action Item

P.5 – Council to recommend approval of a letter of support for the replacement of trees, tree grates, street benches, garbage cans, and historical markers to be funded from the RSS funds of \$50,000. The majority of the trees and tree gates will be funded from the TLC grant 10% landscaping restriction limit.

Amend and approve letter – M (George Cleveland), S (Tom Owens) / C

Public Comment

P1 goes to the Board of Supervisor 7/16/13

Library Strategic Plan is beginning its process and would like the public's feedback

Discussions Items

DI.1 Council to recommend approval of an expenditure of \$50,000 from the Park Dedication fund for the County to hire a Landscape Architect for the Park Projects. M (Geroqe Cleveland), S (Tom Owens) / C

DI.2 Set date to host an El Sobrante Chamber Mixer (members of the Chamber, other business owners and the general public to attend). Mixer are held from 5:30 to 7:00 P.M. preceding the ESMAC meetings. ESMAC will provide food and drinks for the mixer. Food and drink limit of \$250.00. Meeting will be held on October 9, 2013 before the regular ESMAC meeting.

DI.3. No Activity

Short Discussion Items-

SDI.1 – none

Information Items

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for June 13, 2013.

10.2 Email from Assembly Member Nancy Skinner, regarding Energy Up Grades for Each and Every School

10.3 Flyer from Assembly Member Nancy Skinner regarding a Town Hall Meeting on June 19, 2013

10.4 Contra Costa County Zoning Administrator's Meeting Notice and Agenda for June 17, 2013, 1:30 P.M and July 13, 2013, 1:30 P.M..

10.5 West Contra Costa Integrated Waste Management Authority Notice of Meeting and Agenda for June 13, 2013, 7:00 P.M. at the San Pablo City Council Chambers

10.6 News letter from SPAWNERS for July 2013

Sub Committee Reports

11.1 ESMAC Land Use- Chair, Barbara Pendergrass; members, Tom Owens and George Cleveland – no report

11.2 ESMAC Safety, Chair, vacant; member, Jim Hermann – no report (need a Chair)

11.3 ESMAC Education & Out Reach, Co-Chairs Joseph Camacho and Sharon Thygesen; public member, Ruby Molinari. – El Sobrante 2013 Clean-up Day September 28, 2013 (9/28/13). Suggestion to putting the MAC meetings into the Contra Costa County Marketplace Magazine – Sharon Thygesen to contact CCCM Magazine.

New Business

13.1 – none

Announcements

Joseph Camacho was named “Veteran of the Year” by Nancy Skinner

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Alcohol and Beverage Control speakers

Adjournment

Motion to adjourn M (Tom Owens), S (George Cleveland) / C

Respectfully submitted by Sharon Thygesen (Secretary)

*M/S/C – Motion/Seconded/Carried

**Land Use Activity Report on Items Received From the Contra Costa
County Community Development and Conservation Department
August 14, 2013**

**Notice of Public Hearing before the Board of Supervisor's on Proposal to Rezone
and adopt a preliminary and final development plan for Downtown El Sobrante.
July 16th, 2013. Location, County Administration Building, 651 Pine Street,
Martinez, California**

**ZT12-0003 Notice of Public Hearing before the Board of Supervisor's on an
Amendment to the County Code Ordinance that adds Chapter 88-22 Meteorological
Tower (MET) Ordinance. August 13th, 2013 at 9:30 A.M.. Location, County
Administration Building, 651 Pine Street, Martinez, California**

PI. 2. b

**NOTICE OF A PUBLIC HEARING BEFORE THE
CONTRA COSTA COUNTY BOARD OF SUPERVISORS**

EL SOBRANTE AREA

NOTICE is hereby given that on **July 16, 2013, at 9:30 a.m.**, in the County Administration Building, 651 Pine Street, (Corner of Pine and Escobar Streets), Martinez, California, the Contra Costa County Board of Supervisors will hold a public hearing to consider the following matter:

This is a hearing to consider the County-initiated proposal to rezone and adopt a preliminary and final development plan for Downtown El Sobrante. The proposal is for approximately 170 acres of land zoned as Single-Family Residential (R-6 & R-7), Multiple Family Residential (M-12, M-17 & M-29), Two-Family Residential (D-1), Neighborhood Business (N-B), Retail Business (R-B), and Light Industrial (L-1) to be rezoned to Planned Unit District (P-1). The Board will consider the adoption of a Negative Declaration and related findings for the rezoning as recommended by the County Planning Commission. A General Plan Amendment was adopted by the County Board of Supervisors on June 7, 2011, that changed the majority of the subject parcels' land use designations to mixed-use. The proposed rezoning and final development plan is a follow-up to the General Plan Amendment and will allow the subject properties' new P-1 Zoning District to be consistent with the mixed-use land use designations.

The proposed P-1 District will incorporate a Downtown El Sobrante Planned Unit Development P-1 Zoning and Design Guidelines document (zoning program) for the project area, which will be tailored specifically for the commercial core of El Sobrante. This proposed P-1 zoning program will provide maps, development standards (requirements for building height, structure setbacks, off-street parking, etc.), and a Land Use Matrix to help determine permitted uses and those uses which are not allowed. The zoning program will also provide extensive guidelines for the design and placement of buildings, parking lots, landscaping, signage and residential development standards.

The Project Area is located in the unincorporated El Sobrante area of West Contra Costa County. The project includes approximately 170 acres of land designated mostly as commercial, residential and mixed uses in the County General Plan. The downtown area proposed to be rezoned encompasses the parcels that front along San Pablo Dam Road between El Portal Drive and Appian Way; the parcels that front along Appian Way between San Pablo Dam Road and Valley View Road, as well as the parcels that surround the "Triangle Area" at the intersection of Appian Way and Valley View Road.

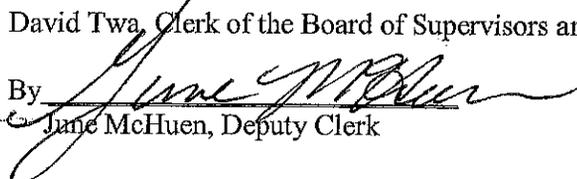
CEQA: An Initial Study/Negative Declaration was posted on August 6, 2012, for a 30-day public comment period. The Board will consider adoption of the Negative Declaration and related findings for the proposed project.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Prior to the hearing, the Department of Conservation and Development staff will be available on Tuesday, July 16, 2013, at 9:00 a.m., in Room 108 of the Administration Building, 651 Pine Street, Martinez, to meet with any interested parties in order to (1) answer questions; (2) review the hearing procedures used by the Board; (3) clarify the issues being considered by the Board; and (4) provide an opportunity to identify, resolve, or narrow any differences, which remain in dispute. If you wish to attend this meeting with staff, please call David Brockbank at 925-674-7794, Community Development Division, by 3:00 pm on Monday, July 15, 2013, to confirm your participation.

Date: July 3, 2013

David Twa, Clerk of the Board of Supervisors and County Administrator

By  Jane McHuen, Deputy Clerk

DI 2.C

**NOTICE OF A PUBLIC HEARING BEFORE THE
CONTRA COSTA COUNTY BOARD OF SUPERVISORS**

ZONING TEXT AMENDMENT

NOTICE is hereby given that on Tuesday, August 13, 2013, at 9:30 a.m. in the County Administration Building, 651 Pine Street, (Corner of Pine and Escobar Streets), Martinez, California, the Contra Costa County Board of Supervisors will hold a public hearing to consider the following matter:

AMENDMENT TO THE COUNTY ORDINANCE CODE THAT ADDS CHAPTER 88-22, METEOROLOGICAL TOWER (MET) ORDINANCE (File #ZT12-0003): This is a hearing on a County-initiated proposal to adopt an amendment to the County Ordinance Code Chapter 88-22 to regulate meteorological towers in the unincorporated areas of Contra Costa County.

The proposed zoning amendment includes: permitting procedures, visual markings, setback restrictions, and restriction within residential areas. The proposed zoning amendment would apply to both temporary and permanent meteorological towers in all unincorporated areas of Contra Costa County.

Zoning: A meteorological facility will not be permitted in districts that are single-family, two-family, multi-family, water recreational, mobile home/manufactured home park, planned unit, Kensington Combining, and Interchange Transitional districts. A meteorological tower will also not be allowed to be within 100 feet from any of the above mentioned zoning districts or within a distance of the tower height, whichever is greater.

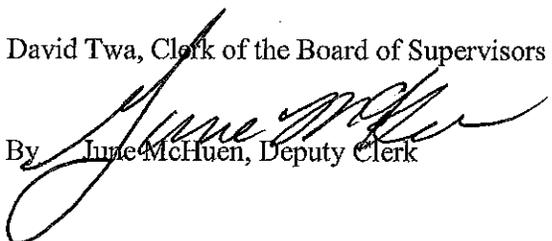
CEQA: In accordance with the California Environmental Quality Act Guidelines, the County has prepared an Initial Study for this project and determined that the proposed project will not result in significant environmental impacts and has therefore prepared a Negative Declaration. The Board of Supervisors will consider adoption of the Negative Declaration and related findings on the proposed text amendment as recommended by the County Planning Commission.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Prior to the hearing, the Department of Conservation and Development staff will be available on Tuesday, August 13, 2013, at 9:00 a.m. in the Administration Building, 651 Pine Street, Martinez, Room 108 to meet with any interested parties in order to (1) answer questions; (2) review the hearing procedures used by the Board; (3) clarify the issues being considered by the Board; and (4) provide an opportunity to identify, resolve, or narrow any differences that may remain in dispute. If you wish to attend this meeting with staff, please call Aruna Bhat at 925-674-7784, Community Development Division, by 3:00 pm on Monday, August 12, 2013, to confirm your participation.

Date: July 3, 2013

David Twa, Clerk of the Board of Supervisors and County Administrator

By  June McHuen, Deputy Clerk



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

P. O. Box 20136 • El Sobrante, CA 94820

THURSDAY, JULY 11, 2013

EL SOBRANTE LIBRARY MEETING ROOM – 6:00-8:00 p.m.

<u>Members:</u>	Co-Chair Eleanor Loynd	Co-Chair John Lisenko
V. Chair Mike Zeelen	Secretary Shirley Sharp	Treas. Barbara Pendergrass
George Schmidt	Ruby Molinari	Robert Sharp
Jim Hermann		

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of June 13, 2013.
3. Treasurer's Report: Barbara Pendergrass
4. Introduction of Guests:
5. Correspondence Sent/Received.
6. Projects Under Review:
 - 6:30 p.m. Review plans for Changes to the E.S. Library property. A rep from Spawners will share info with us. Idea: To provide a park area for the homeless in the area. Suggestions: Remove on site old home. Change use of the children's play area. NOTE: See 9c-info on potential improvements to the library property from Susan Cohen, CCC Pub. Works Dept.
 - 6:50 p.m. Review plans for downtown El Sobrante area. Benches removed. Do we want them back? Would a standing pipe help people wait for the buses? Info from the E.S. Chamber. Tentative action date: 2014. Info from the E.S. MAC Chair Barbara Pendergrass. Will CSA R-9 receive the \$50,000 funding? NOTE: See 9a and 9b, info on downtown & funds. See Recent Mail list which includes the Notice of Public Hearing on July 16 at 9:30 a.m. with the Board of Supervisors on El Sobrante.
 - 7:15 p.m. Update on appeal on the approvement of 12 homes off Fariss Lane & Lambert Rd. Appeal filed 11/29/12. 6 months later and still no information on when the appeal will be heard. No response from Sup. Gioia on our request for an evaluation of the need for the Emergency Vehicle Access Road in the area. NOTE: See 9g-info from Ann Del Tredici
 - 7:30 p.m. Update on Sikh Temple construction project. Randall Henderson, Quail Hill next door neighbor, to be there to talk with us. NOTE: See 9f, comments on visit to site on Valley View Rd. where Sikh temple dirt dumped.
 - LP13-2071. County to replace existing pole-mounted equipment with a new cabinet and a change in the pole. On entrance to Kennedy Grove from San Pablo Dam Rd. Assigned: _____
 - VR12-1007. Carport built without permits, 1544 Hillcrest Rd. Reviewed by Barbara Pendergrass, Bob Sharp. Letter sent in. NOTE: See 9d.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.b

P. O. Box 20136 • El Sobrante, CA 94820

RECENT MAIL:

1. From County. Agenda for July 15 Zoning Administrator. No E.S. items
And no copies included.
2. From County. Notice of Public Hearing before the Contra Costa County
Board of Supervisors – El Sobrante Area. On July 16, 2013 at 9:30 a.m. in
the County Admin. Bldg. 651 Pine St. (corner of Pine & Escobar Sts)
Martinez, the CCC Bd. of Supervisors will hold a public hearing to consider
the following matter:

Consider the County-initiated proposal to rezone and adopt a preliminary and final development plan for Downtown El Sobrante. The proposal is for approximately 170 acres of land zoned as Single-Family Residential (R-6, R-7), Multiple Family Residential (M-12, M-17, M-29), Two family Residential (D-1), Neighborhood Business (N-B), Retail Business (R-B), and light Industrial (L-1) to be rezoned to Planned Unit District (P-1).

Prior to the hearing, you could meet with County Staff on Tuesday, July 16 at 9 a.m. in room 108 of the Admin. Bldg. If you wish to attend this mtg., please call David Brockbank at 925-674-7794 by 3 p.m. on Monday, July 15 to confirm your participation. (See Attached Notice)

3. From Images of America – El Sobrante by Don Bastin. In 1960, under terms of a joint agreement, Richmond purchased the land on the corner of Appian Way & Garden Rd. Construction & operation of the new library would be the responsibility of Contra Costa County.

10.1.c
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The proposed P-1 District will incorporate a Downtown El Sobrante Planned Unit Development P-1 Zoning and Design Guidelines document (zoning program) for the project area, which will be tailored specifically for the commercial core of El Sobrante. This proposed P-1 zoning program will provide maps, development standards (requirements for building height, structure setbacks, off-street parking, etc.), and a Land Use Matrix to help determine permitted uses and those uses which are not allowed. The zoning program will also provide extensive guidelines for the design and placement of buildings, parking lots, landscaping, signage and residential development standards.

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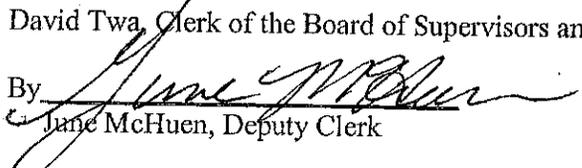
CEQA: An Initial Study/Negative Declaration was posted on August 6, 2012, for a 30-day public comment period. The Board will consider adoption of the Negative Declaration and related findings for the proposed project.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Prior to the hearing, the Department of Conservation and Development staff will be available on Tuesday, July 16, 2013, at 9:00 a.m., in Room 108 of the Administration Building, 651 Pine Street, Martinez, to meet with any interested parties in order to (1) answer questions; (2) review the hearing procedures used by the Board; (3) clarify the issues being considered by the Board; and (4) provide an opportunity to identify, resolve, or narrow any differences, which remain in dispute. If you wish to attend this meeting with staff, please call David Brockbank at 925-674-7794, Community Development Division, by 3:00 pm on Monday, July 15, 2013, to confirm your participation.

Date: July 3, 2013

David Twa, Clerk of the Board of Supervisors and County Administrator

By 
Jane McHuen, Deputy Clerk

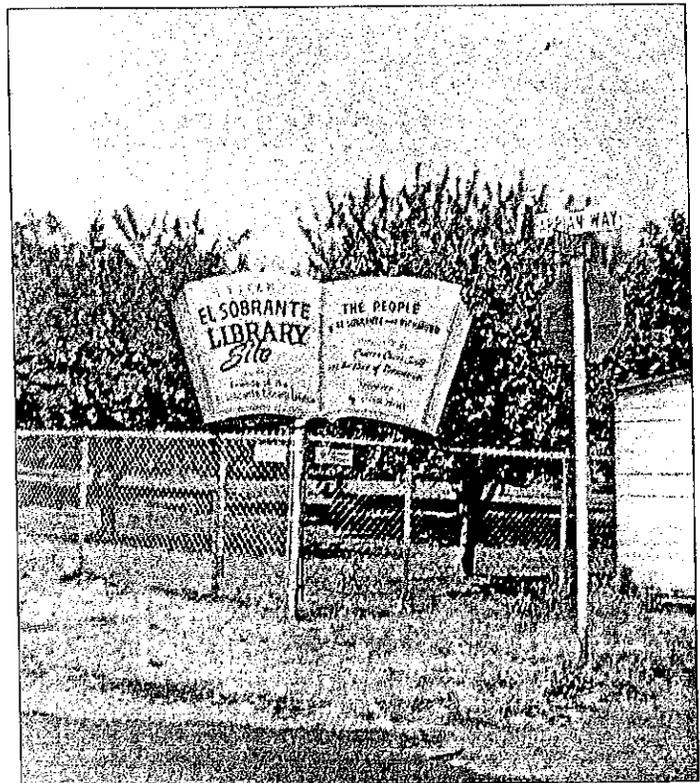
El Sobrante Library History

10.1.d 3



OLD EL SOBRANTE LIBRARY, MITCHELL BUILDING, 1960. From 1949 until the new library building was constructed in 1961, this was the site of the El Sobrante Library. Business increased steadily throughout the 1950s, and the facility was upgraded to the status of a full-fledged branch of the Contra Costa Library system in 1956. Today, the building still stands. (Courtesy of Contra Costa County Library.)

NEW LIBRARY SITE, 1960. Under the terms of a joint agreement, the City of Richmond agreed to purchase this orchard at the corner of Appian Way and Garden Road while construction and operation of the new library would be the responsibility of Contra Costa County. At last, the community of El Sobrante would have a dedicated library building. (Courtesy of Contra Costa County Library.)



From: Images of America
El Sobrante
By: Donald Bastin

MINUTES

EL SOBRANTE VALLEY PLANNING AND ZONING ADVISORY COMMITTEE

Thursday, June 13th, 2013

6:00 P.M. – 8:00 P.M.

El Sobrante Library Meeting Room

Members Present: Mike Zeelen, Vice Chair; John Lisenko, Co Chair; Shirley Sharp, Secretary; Jim Hermann, George Schmidt, Robert Sharp.

Members Absent: Eleanor Loynd; Co Chair (excused), Ruby Molinari (excused), Barbara Pendergrass, Treasurer, (excused).

Minutes: The minutes were approved as corrected.

Correspondence

Dirt Removal

Dirt was being moved from the Sikh Temple to the ranch at the top of Valley View Road. A call was made to Richmond City Manager's office to get contact information on the city staff involved with the Sikh Temple plans. P&Z received a call from Deval Shah, a Richmond Engineer, stating that the truck hauling dirt had proper permits from the City of Richmond and hauling would be completed in 2 weeks. A call was received from a neighbor near the Sikh Temple on Quail Hill stating that homes were shaking like an earthquake. A call was received from Deval Shah. The machine being used to compact soil was stopped and a different machine was used. Engineer Shah will send a copy of his report.

CR12-1007, 1544 HILLCREST Road, February 24, 2012.

Application was filed to legalize an attached carport built without permits. P&Z has approved the application and a letter was sent to planner Simar Gill.

P&Z requests a reply. Co-Chair John Lisenko requested Bob Sharp to call Planner Simar Gill to discuss the matter and to report back at our next meeting.

Update on 12 homes on Fariss Lane. Ann Del Tredici received a call from County Planner Lashun Cross who said she heard from Engineer, John Wollman. He thought the owners' construction costs exceeded what they thought they could sell the homes for, so they were going to wait for a better economic time/situation. Lashun asked the developers to put something in writing in a week. The developers still have not negotiated a contract with the geologist Alan Kropp to do a response to the neighbors' geologist report. Kropp will not do the work without being paid, The County's geologist, Darwin Myers, will not do his peer review until Alan Kropp has completed his report. The developers owe the county \$28,000.00 for work they have done on the project to prepare it for the appeal. They paid

10.1.f

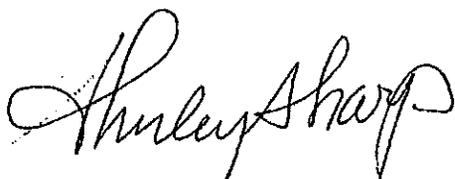
\$5000.00 of it the other day. They have not paid any property taxes since 2007 and they owe \$29,000.00 in property taxes and penalties. Lashun is requiring the developers to submit a written payment plan for the money they owe.

All are waiting for an appeal hearing date and planner will not do any work on the project until developers make a good faith effort to show they will pay the money they owe the County. It has been 7 months. All are waiting for the appeal hearing. Information was presented by Ann M. Del Tredici, friends of Appian Creek and Fariss-Lambert Neighborhood.

The meeting was adjourned.

The next meeting will be held on July 11th, 2013, at the El Sobrante Library Meeting Room.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shirley Sharp". The signature is written in black ink and is positioned to the left of the typed name.

Shirley Sharp,
Secretary
El Sobrante Valley Planning and Zoning Advisory Committee



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.8

P. O. Box 20136 • El Sobrante, CA - 94820

ESVP&ZAC MAIL - JULY 2013

1. From Spawners. July 2013 Newsletter.
2. From West County Times. 6/28/13. Sup. Gioia was sworn in recently as a member of the CA Air Resources Board.
3. From WCCUSchool District. June 5th Newsletter on De Anza High School. Students to move in new buildings in August. Demolition of old campus scheduled for early July.
4. From May Valley Neighborhood Council. National Night Out Against Crime Celebration to take place on Tues., Aug. 6, 6-9 p.m. in La Moine Park. Neighbors invited to bring food to share and enjoy the music. Meet Richmond police, firefighters, staff, elected officials, and city staff.
5. Call to & response from Spawners. Invitation to attend the P&Z meeting of Thurs., July 11th at the E. S. Library. Call back from Spawners that a member would attend and share info on planned changes near the library.
6. Call to Barbara Pendergrass, ESMAC. Asked her to update us on improvements planned for E. S. downtown area at our July 11th mtg.
7. From County. LP13-2071. Applicant T-Mobile requests approval to modify an existing T-mobile cell site. Replace existing pole-mounted equipment with a new equipment cabinet. Owner: Contra Costa County
8. From ESMAC. Agenda for July 10th mtg. at 7 p.m. in the E.S. Library.
9. From ESMAC. Information included in their packet:
 - a. -ESMAC to Sup. Gioia. Review of planned changes to downtown El Sobrante area on the S.P.Dam Rd. RSS funds \$50,000.
 - b. -ESMAC to Sup. Gioia. Recommends CSA R-9 receive \$50,000 from the E.S. Park Dedication Trust Fund.
 - c. -From Susan Cohen, CCC Public Works Dept. List of potential improvements to El Sobrante Library site.
 - d. -From Dept. of Conservation & Development: Please review plans for VR12-1007 and submit comments. Note: Includes info from P&Z members.
 - e. -From Zakhary Mallett, Bart Bd. Member. Review of Richmond politics of the 80s & 90s.
 - f. -From Deval Shar, Richmond Engineering Dept. Comments on visit to 5500 Valley View Rd. and inspection of excess dirt moved there from Sikh Temple.
 - g. -From Ann Del Tredici. June 7th update on the 12 home Fariss Lane application. Still no date for an appeal hearing. Appeal filed 11/29/12-7 months ago. Land owners owe the County about \$23,000 for work done to prepare it for the appeal. They also have paid no property taxes on the land since 2007. They owe \$29,000 in taxes.
10. From Friends of Garrity Creek & MVNC. Form to E.S. Chamber of Commerce for the use of a booth at the El Sobrante Stroll on Sept. 15th.

(back of 9F)



SPAWNERS

San Pablo Watershed Neighbors Education and Restoration Society

July 2013

10.1.h /

You CAN Do Something

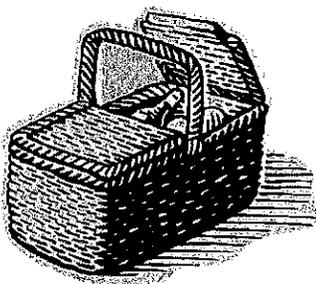
A Few Ideas for Taking Action on Climate Change in Your Watershed

We've all heard plenty of talk about climate change, but sometimes it's hard to figure out exactly what this global issue means for us in the Bay Area, and how we can do anything about it.

Climate change refers to changes in temperature and weather patterns due to the gradual warming of the planet. This warming is largely due to a buildup of greenhouse gases such as carbon dioxide and methane that are emitted by human activities. Carbon dioxide is emitted when we burn fossil fuels such as coal, petroleum and natural gas to produce energy. Methane is emitted mostly from landfills, agriculture, and livestock operations.

Temperate changes, shifts in seasons, and more extreme storms will definitely impact our local watersheds. As a watershed resident, it's important to think about how best to ensure a safe and healthy future for our community. There are many simple actions that you can take to be part of the solution. Here are a few ideas to start:

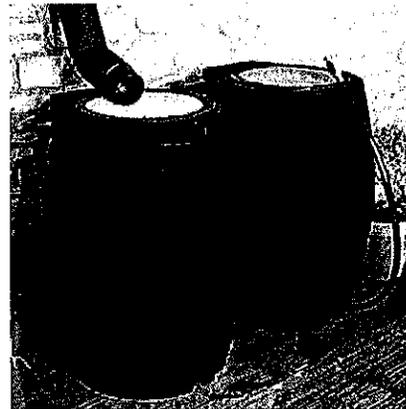
1. Be a critical consumer: Cut down on carbon dioxide by selecting locally produced foods, thereby reducing energy for processing, transport, and refrigeration. Buy recycled paper and glass products—it requires less energy to make a product using recycled materials than using new, raw materials. Choosing used goods keeps materials from going to the landfill and reduces the energy needed for new manufacture. Avoid products with excess packaging and, simply put, buy less stuff.



2. Plan a waste free picnic: Bring reusable dishes to your next picnic to reduce energy needed for both manufacture and waste disposal. Think about if you have ever seen an overflowing trash can at a public park. Cutting down on flimsy plastic plates and cups will also reduce the trash in

creeks. Even if you are responsible about putting your waste in the park trash bin, it doesn't mean that the wind or pesky animals will leave it there.

3. Remember your bag: Don't forget to take your sturdy and reusable bags to the store with you. Congrats to the City of Richmond on their recent plastic bag ban. To make it easy, put a few reusable bags in your car, on your bike rack, or in your purse. It's not hard to get in the habit of carrying reusable bags, once you make the effort. Reusable bags reduce energy by cutting down manufacture and disposal costs



and they reduce the presence of plastic trash in our watersheds.

4. Take extra steps to reduce water: Start a compost pile instead of using the garbage disposal. Install rain barrels to capture water for landscape use. Choose drought-tolerant native plants

that require less water. Run your dishwasher and washing machine only when they are full. Reduce consumption of water intensive foods like meat. Install low flow showerheads, sink aerators, and hose nozzles, all of which you can get free from EBMUD (<http://ebmud.com/for-customers/residential-customers/conservation-incentives/free-conservation-devices>).

If you are interested in learning more about what you can do to ensure a healthy watershed in the face of a changing climate, check out the "Climate Change Resources" page on our website (www.spawners.org) or come to our next workday and pick up a Climate Change Action handout.

Climate change tips adapted from the handout: "Taking Local Action on Climate Change" by the Berkeley Ecology Center.

SPAWNERS
c/o The Watershed Project
1327 South 46th Street
155 Richmond Field Station
Richmond, CA 94804



Return Service Requested

10.1.1

Dated Material - Please
Deliver by July 5, 2012
NON-PROFIT

ORGANIZATION
US POSTAGE PAID
Richmond, CA
Permit #226

It's Summer!

Which means it's time to plan for the Fall

It's sleepy summertime in the Bay Area: when the hills turn gold and many native plants enter their dormant stage. Local creeks start to slow down as well, and some dry up completely. While these drowsy surroundings may make us want to doze



the days away, it's important not to completely forget about the coming fall. Whether you are preparing for restoration work, native gardening, or water capture, now is the best time to start thinking about your fall planting project. Here are a few tips to get you ready for a productive fall:

1. **Conduct some trailside research:** Scope out native landscapes and plants that you may want to incorporate into your yard or creekbank. It's best to look at plants at various times throughout the seasons rather than only in their spring bloom. One way to view local natives is on one of our upcoming nature walks!
2. **Window shop for plants:** Visit nurseries to see what is available. If you are looking for something special, make arrangements to have it propagated.
3. **Start small:** It's not too late to start some seeds and cuttings in pots to be planted in the fall.
4. **Think about water:** Start working on your irrigation plan. Even drought tolerant native plants usually need some water through the first summer, especially in the hot months of September and October. Consider installing a rain barrel to use during winter dry spells, and slow the runoff to our creeks as well.

Summer Walk Series

Native American History Walk

Wed, July 10, 5:30pm - 8:00pm

Bear Creek Staging Area, Briones Reservoir

James (Doc) Hale is the leader for our July walk along the Oursan Trail. Even if you've walked this trail 100 times before, you've likely never heard the rich cultural and natural history of the place like Doc Hale tells it. Doc is a wildlife biologist, naturalist and ethnobiologist, and has been hiking and observing wildlife in the area for over 40 years. He plans to share Native American history as well as insider's info on his mountain lion research. Don't miss this walk!

San Pablo Reservoir Behind the Scenes Walk

Wed, August 7, 5:30pm - 8:00pm

Kennedy Grove, 6531 San Pablo Dam Rd, El Sobrante

Our August walk is starring Bob Flasher and Donald Bastin. Bob and Don have been studying the goings-on around the reservoir for many years and they have the stories to prove it--featuring underwater trucks, overflowing dams, and skunks, among other subjects. We will meet at Kennedy Grove and walk up and around the reservoir to catch a peek of massive watershed views, abandoned steps built by the CCC and local flora and fauna.

Bird Tour of Pt. Pinole Regional Shoreline

Wed, September 4, 5:30pm - 8:00pm

Pt. Pinole Regional Park, 5651 Giant Hwy, Richmond

We will stroll along the San Pablo Bay mudflats at dusk to catch a glimpse of some of the myriad birds that gather there. Naturalist and local birding expert Alan Kaplan will guide us in an exploration of shoreline birds. Bring a flashlight and your own scope or binoculars if you have them.

RSVP: spawners@thewatershedproject.org or 510-665-3538.

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24

To: Area Friends, Residents, & Group Members

FYI: This is information recently published in the West County Times about Another job that Sup. John Gioia has taken on. The purpose of this note is just to keep you updated on various activities.

SACRAMENTO
Gioia sworn in to state air resources board

Contra Costa County Supervisor John Gioia was sworn in Thursday as the newest member of the California Air Resources Board.

Gioia, who was appointed to the body by Gov. Jerry Brown in May, said via his e-newsletter that he looks forward to "tackling critical upcoming issues, including investing the state's cap-and-trade revenues, reducing greenhouse gas emissions, advancing clean energy, and improving community health."

The 11-member Air Resources Board is part of the California Environmental Protection Agency. Among its roles is creating and enforcing air pollution control rules, and California has some of the strictest in the nation.

Gioia serves on the San Francisco Bay Conservation and Development Commission and the Bay Area Air Quality Management District board. He has urged stricter regulations on Chevron's Richmond refinery after a major fire Aug. 6 sent thousands to area hospitals.

—Robert Rogers, Staff

West County Times
6-28-2013

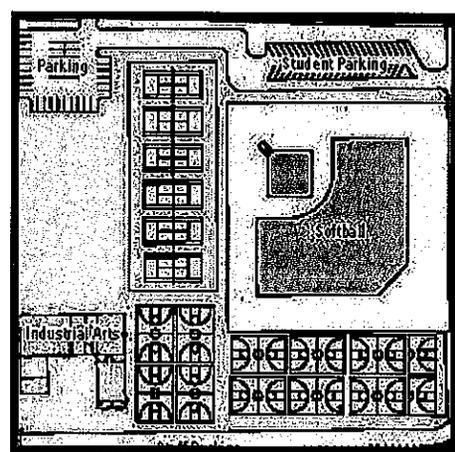
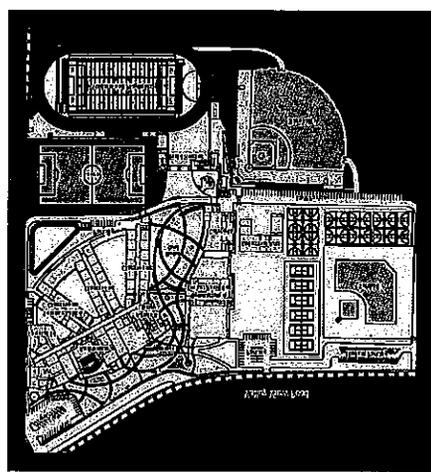
6-28-13 W.C. Times



NEWS ALERT

De Anza High School

New campus completed !!! Demolition of old campus begins, July, '13



Architect

DLM Architecture

General Contractor

Wright Construction, Inc.

Construction Manager:

SGI Construction Management

The demolition of the old De Anza campus will take place to make room for the future site of the maintenance shop, law library, the linked learning center as well as the new softball field, basketball courts,

tennis courts, soccer and practice fields.

Demolition of the old campus is scheduled to begin early July, 2013.

THANK YOU FOR YOUR CONTINUED SUPPORT OF THE WCCUSD BOND PROGRAM

During these phases of the project, you may notice additional traffic. We apologize for any inconvenience this might cause, and we greatly appreciate your patience and support.



The WCCUSD will have a construction representative on site throughout the duration of the project. Should you have any questions or concerns: Please call our office at 510-307-4540.

10.6.14

MAY VALLEY

NEIGHBORHOOD
COUNCIL



NATIONAL
NIGHT
OUT®

America's Night Out Against Crime

May Valley Neighborhood Council
NATIONAL NIGHT OUT AGAINST CRIME CELEBRATION
TUESDAY, AUGUST 6, 2013

Pot Luck Dinner in the Park 6 - 9 p.m.
(Cheesy Park across from 3530 Morningside Drive)

MUSIC in the Park 7 p.m.

Visits from R. Police, Crime Prev. Bd., City Council, City Staff,
R. Firefighters, Mayor, City Mgr. - About 8 p.m.

Bring A Dish to Share. Eat. Talk. Meet your Neighbors.

10.1.11
 SEM
 6/27/13
 (8)


AGENCY COMMENT REQUEST

7a

Date _____

We request your comments regarding the attached application currently under review.

<p style="text-align: center;">DISTRIBUTION</p> <p><input checked="" type="checkbox"/> Building Inspection ___ Grading Inspection</p> <p><input checked="" type="checkbox"/> HSD - Environmental Health, Concord</p> <p>___ HSD - Hazardous Materials</p> <p>___ PW - Flood Control (Full Size)</p> <p><input checked="" type="checkbox"/> PW - Engineering Services (Full Size)</p> <p> Date Forwarded _____</p> <p>___ PW - Traffic (Reduced)</p> <p>___ PW - Special Districts (Reduced)</p> <p>___ PW - APC Floodplain Tech (1st Floor)</p> <p>___ Advance Planning</p> <p>___ Housing Programs</p> <p>___ Reclamation District # _____</p> <p>___ CA Native American Heritage Commission</p> <p>___ CA Fish & Wildlife, Region # _____</p> <p><input checked="" type="checkbox"/> Fire District <u>CONTRA COSTA (fire@ccfd.org)</u></p> <p>___ Sanitary District _____</p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u></p> <p><input checked="" type="checkbox"/> City of <u>RICHMOND</u></p> <p>___ School District _____</p> <p>___ East Bay Regional Park District</p> <p>___ MAC/TAC _____</p> <p>___ Diablo/Discovery Bay/Crockett CSD/ Improvement/Community Associations</p> <p> Alhambra/Crockett/Alamo/Parkmead/Saranap</p> <p>___ CDD-GIS</p> <p>___ LAFCO</p> <p>___ East CCC Habitat Conservancy (HCP/NCCP)</p> <p>___ County Geologist</p> <p>___ Airport Land Use Commission Staff (ALUC)</p> <p>___ Community/Area Planner</p> <p><input checked="" type="checkbox"/> Telecommunications Planner</p> <p>Additional Recipients:</p> <p><u>EL SOBRANTE PLANNING AND ZONING COMM.</u></p> <p><u>PUBLIC WORKS - REAL ESTATE SERVICES</u></p>	<p><i>Please submit your comments as follows:</i></p> <p>Project Planner <u>David Brockbank</u></p> <p>Phone # <u>(925) 674-7794</u></p> <p>E-mail <u>David.Brockbank@dcd.cccounty.us</u></p> <p>County File # <u>1813-2071</u></p> <p>Prior to <u>July 24, 2013</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><u>NO</u> Active Fault Zone</p> <p><u>NO</u> Flood Hazard Area, Panel # _____</p> <p><u>YES</u> 60-dBA Noise Control</p> <p><u>NO</u> CA EPA Hazardous Waste Site</p> <p>Mineral Rights Holder: _____</p> <p style="text-align: center;">*****</p> <p>AGENCY: Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant & Owner.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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10.1.N 76

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

LAND USE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name <u>Contra Costa County</u> Address <u>near US 33 San Pablo Dam</u> City, State <u>El Sobrante CA 94623</u> Phone _____ By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's signature _____	APPLICANT Name <u>T-Mobile c/o Sutro Inc</u> Address <u>1855 Gateway Blvd #900</u> City, State <u>Concord CA 94520</u> Phone <u>415-309-8979</u> By signing below, applicant agrees to pay all costs for processing this application, plus any accrued interest, if the costs are not paid within 30 days of invoicing. Applicant's signature <u>Kati A.</u>
CONTACT PERSON (optional) Name <u>Katie Ginsburg</u> Address <u>149 Natoma St. 3rd floor</u> City, State <u>San Francisco, CA 94105</u> Phone <u>415-330-7632</u>	PROJECT DATA Total Parcel Size: <u>N/A</u> Proposed Number of Units: <u>N/A</u> Proposed Square Footage: <u>3'-5' new Pac</u> Estimated Project Value: <u>8,000</u>
DESCRIPTION OF REQUEST (attach supplemental statement if necessary): <u>Removing 3 replac</u> <u>pole mounted equipment with RBS 6102</u> <u>cabinet</u>	

OFFICE USE ONLY

Application description: THE APPLICANT REQUESTS APPROVAL OF A LAND USE PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING T-MOBILE CELL SITE. THE PROJECT CONSISTS OF REPLACING EXISTING POLE-MOUNTED EQUIPMENT WITH A NEW EQUIPMENT CABINET.

Property description: <u>SAN PABLO DAM ROAD ROADWAY AT SERVICE GATE ENTRANCE TO SAN PABLO DAM TRAIL</u>				
Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.: <u>432-090-001</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$ <u>2,700</u>	S-	Site Address: <u>SAN PABLO DAM R-0</u>
Fire District: <u>CONTRA COSTA</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Zoning District: <u>A-2</u>
Sphere of Influence: <u>N/A</u>	1/2% est. value over \$100,000	\$	S-029	Census Tract: <u>3560.02</u>
Flood Zone: <u>X (AT FACILITY)</u>	#Units: x \$195.00	\$	S-014	Atlas Page:
Panel Number:	Sq. Ft. x \$0.20	\$	S-052	General Plan: <u>WS</u>
x-ref Files:	Notification Fee	\$ <u>15.00 / \$30.00</u>	S-048	LP/DP Combination: YES / <u>(NO)</u>
	Fish & Game Posting (if not CEQA exempt)	\$ <u>75.00</u>	5884	Supervisory District: <u>1 6101A</u>
	Env. Health Dept.	\$ <u>7.00</u>		Received by: <u>TWY</u>
	Other:	\$		Date Filed: <u>6/20/13</u>
Concurrent Files:	TOTAL	\$ <u>2,787</u>		File Number: <u>LP13-2071</u>
	Receipt #			
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE SIDE



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0

P. O. Box 20136 • El Sobrante, CA 94820

INFORMATION:

1. De Anza High School has recently changed its phone number. The new Phone number is 510-231-1440. See No. 4.
2. The County Code Enforcement officers routinely meet at Sup. Gioia's office In El Cerrito. People usually there at the meeting: 3-5 area residents from various areas, R. Code Enf., County Code Enf., County police, R. Police, County planners and more with James Lyons, District Coordinator. New Mtg. Schdeule: As of Tues., July 9, the next Code Enf. mtgs. will be every other month on the second Wed. at 2 p.m. in the E.C. Office. The next meeting will be Wed., Sept 11 at 2 p.m.; Wed., Nov. 13 at 2 p.m., and Wed. January 8, 2014.
3. Check the flier from the Richmond Fire Dept. Mtgs. are set up to educate residents on how to deal with fire problems. I called to get an answer about the attendance of County residents. Richmond & County residents are welcome to sign up to attend.
4. FYI: De Anza High School is possibly set to have a ribbon cutting ceremony on Wed., Sept. 11 about 5 p.m. at the school site. Those on site could then also take a look into the new buildings. Call De Anza to check out the date and time.
5. REMINDER: On Tues., July 16, the Board of Supervisors will hold a public hearing to consider the proporsal to rezone and adopt a preliminary and final development plan for Downtown El Sobrante. If you have questions, you could call County Planner David Brockbank at 925-674-7794.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.1

P. O. Box 20136

El Sobrante, CA 94820

Richard Mitchell
Richmond Planning Dept.
Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

July 10, 2013

Re: Reminders of the Planning group that reviews applications for
The Richmond area near El Sobrante and the area in El Sobrante

Dear Mr. Mitchell,

At the recent Richmond Neighborhood Coordinating Council Meeting on Monday, July 8th, a request was made that the Richmond Planning group in this area contact the Richmond Planning Dept. to make sure that they have current information to contact us.

The El Sobrante Valley Planning & Zoning Advisory Committee was formed back in 1975 by the Richmond May Valley Neighborhood Council and the El Sobrante Chamber of Commerce. Each group assigns 3 members and 1 alternate. Then the 6-8 appointed members chose 3 members and 1 alternate. All members are appointed for 3 year terms. A list of the current members is included.

Please share this information with the Richmond City Planners. We request updates on the current projects in our area being reviewed by the Richmond staff. For example, we would like to know the details of what Richmond staff is doing to help the Richmond neighbors and/or County neighbors near Castro Ranch Rd. Are there recent problems with the work being done on the Sikh Temple property?

We usually meet the 2nd Thursday of each month in the back room of the El Sobrante Library located on the corner of Garden Rd. at Appian Way. Meetings usually start at 6 p.m. You are welcome to call me at 510-223-6398 or fax info to me at 510-758-7697. I will add you to our usual mailing list for the agendas. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair

Enclosures

cc: Sup. Gioia's office
E.S. Municipal Advisory Council
I Kuan Choi, R. Planner

El Sobrante Chamber of Commerce
Quail Hill HOA
Ruben Hernandez, County Planner



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

3 10.1.5
pages

P. O. Box 20136

El Sobrante, CA 94820

TO: James Lyons, Coordinator
Sup. Gioia's Office

Fax: 510-374-3429
From: Eleanor Loynd, Co-chair
July 10, 2013

RE: SD06-9066, 12 homes on Fariss Lane, El Sobrante
Concerns over Firefighters Response Time

Dear James,

For your information, this project actually started about 2006. It was approved near the beginning of 2013. I dropped off the appeal form on Nov. 29, 2012. It is now past 6 months and no hearing has been scheduled.

The enclosed letter from area resident Ann Del Tredici will give you some background information. She is one of the leaders of the neighborhood group. They have raised funds and hired an attorney. According to Ann's information, it seems that the property owners owe the County tax funds as well as money to pay the County staff for work done.

The project was approved with an Emergency Vehicle Access off Lambert Rd. and a new access off Appian Way was also mentioned. County staff agreed to let the owners drop off the EVA road since they were putting sprinklers into the homes. Neighbors had told us that there are about 140+ homes in that area with only one entrance off Garden Rd., El Sobrante. The other plan for a new entrance off Appian has been dropped off the plan because that land owner sold his property a few years ago, so there is no second access to the public. Without the EVA road, does the single access to about 160 homes fit the usual County Standards?

Should the County put up the funds to put in an EVA road? Should the County Fire Dept. take some action to show the Community that they can get into that area without major problems? Richmond property off El Portal Drive is nearby. For awhile, the Rolling Hills Cemetery permitted access to the Richmond neighbors through their property while work was being done. The cemetery is also nearby this parcel. Could an emergency road be put in from this area through the cemetery? If the County is going to leave things as is, should the County Fire Dept. put on an exercise to show the area residents how fast they can respond to the area?

You can call me at 510-223-6398 or fax me at 510-758-7697. Thank you!

Eleanor Loynd

10.6.7

El Sobrante Valley Planning and Zoning Advisory Committee

Treasurer's Report for July 11, 2013

Balance as June 30, 2013 \$971.29

Deposits \$00.00

Total Deposits \$ 00.00

Expenses-
Chamber for 1/2 booth rental \$32.50

Eleanor Loynd- copies \$ 25.00

Total Expenses \$57.50

Balance in Bank as of 07-11-13 \$913.79

Bank Statement Reconciliation: Statement amount \$971.29. The two checks listed above is the difference as they haven't cleared the bank to date



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.2

3

P. O. Box 20136 • El Sobrante, CA - 94820

TO: James Lyons, Coordinator
Sup. Gioia's Office

Fax: 510-374-3429
From: Eleanor Loynd, Co-chair
July 10, 2013

RE: SD06-9066, 12 homes on Fariss Lane, El Sobrante
Concerns over Firefighters Response Time

Dear James,

For your information, this project actually started about 2006. It was approved near the beginning of 2013. I dropped off the appeal form on Nov. 29, 2012. It is now past 6 months and no hearing has been scheduled.

The enclosed letter from area resident Ann Del Tredici will give you some background information. She is one of the leaders of the neighborhood group. They have raised funds and hired an attorney. According to Ann's information, it seems that the property owners owe the County tax funds as well as money to pay the County staff for work done.

The project was approved with an Emergency Vehicle Access off Lambert Rd. and a new access off Appian Way was also mentioned. County staff agreed to let the owners drop off the EVA road since they were putting sprinklers into the homes. Neighbors had told us that there are about 140+ homes in that area with only one entrance off Garden Rd., El Sobrante. The other plan for a new entrance off Appian has been dropped off the plan because that land owner sold his property a few years ago, so there is no second access to the public. Without the EVA road, does the single access to about 160 homes fit the usual County Standards?

Should the County put up the funds to put in an EVA road? Should the County Fire Dept. take some action to show the Community that they can get into that area without major problems? Richmond property off El Portal Drive is nearby. For awhile, the Rolling Hills Cemetery permitted access to the Richmond neighbors through their property while work was being done. The cemetery is also nearby this parcel. Could an emergency road be put in from this area through the cemetery? If the County is going to leave things as is, should the County Fire Dept. put on an exercise to show the area residents how fast they can respond to the area?

You can call me at 510-223-6398 or fax me at 510-758-7697. Thank you!

Eleanor Loynd

*Included
6/17/13 letter from
Ann Del Tredici (in ESMA's)
packet*



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.3

P. O. Box 20136

El Sobrante, CA 94820

TO: James F. Lyons, District Coordinator
Sup. Gioia's Office
Fax: 510-374-3429

By Fax & Mail 7-17-13
From: Eleanor Loynd, Co-Chair
ESVP&ZAC
Fax: 510-758-7697

Re: Can you check on these addresses to see if what they are doing fits the County's usual agreement?

1. El Sobrante Senior Repair, 4878 Appian Way, El Sobrante.
The entrance to the backyard is blocked off. There is dirt piled up along side of the building. The front area is messy. Does this meet the usual County Standards? The business has been there for years.

2. The Number on part of the long wooden fence is 4800 Appian Way, E.S
There are 2 homes blocked off by the 8-9ft. fence with one entrance in between. If you stop by and look into the open space, you will see many stacks of wood or equipment about 10 ft. tall. Does the landowner have permission from the County to stack all this equipment in the backyard?

NOTE: If you look up the hillside behind this area, you will see that recently someone has graded a dirt road down the hillside to the creek Area. The dirt road is probably off of Santa Rita Rd. Do you have any information on that?

3. Have you gotten any information about what is happening on Castro Ranch Road? County Staff has been meeting with Richmond Staff. They are asking landowners to post "NO TRESSPASS" signs on their open properties off Castro Ranch Rd. A lot of people are going onto the private properties with their bikes, motorcycles, and cars. Can you give us an update on what is going on?

Past plans included putting in a Senior Care facility with houses adjacent to Carriage Hills North, and putting in a church and some homes on the old Naphan Ranch property, but nothing has moved ahead.

4. Current plans have been approved for 12 homes off Fariss Lane which is off Garden Rd. by the E. S. Library. Do you know if the County has set any number of homes that they will allow without an Emergency Vehicle Access? SD06-9066 for 12 homes off Fariss Lane was approved with an EVA Rd. The County then allowed the applicant to drop that out of the plans because he was putting in water sprinklers in the 12 homes he plans to build. A separate access road was also to be put in and that was dropped off because the owner sold it. So, there could be a total of about 150 homes off Garden Rd. with only 1 access. Does that fit the County standards? FYI, the neighbors filed an appeal on 11/29/12, but no appeal hearing has been set.

cc: KSMAC

E.S. Chamber of Commerce



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.4
just mailed

P. O. Box 20136 • El Sobrante, CA 94820

Richard Mitchell
Richmond Planning Dept.
Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

July 10, 2013

Re: Reminders of the Planning group that reviews applications for
The Richmond area near El Sobrante and the area in El Sobrante

Dear Mr. Mitchell,

At the recent Richmond Neighborhood Coordinating Council Meeting on Monday, July 8th, a request was made that the Richmond Planning group in this area contact the Richmond Planning Dept. to make sure that they have current information to contact us.

The El Sobrante Valley Planning & Zoning Advisory Committee was formed back in 1975 by the Richmond May Valley Neighborhood Council and the El Sobrante Chamber of Commerce. Each group assigns 3 members and 1 alternate. Then the 6-8 appointed members chose 3 members and 1 alternate. All members are appointed for 3 year terms. A list of the current members is included.

Please share this information with the Richmond City Planners. We request updates on the current projects in our area being reviewed by the Richmond staff. For example, we would like to know the details of what Richmond staff is doing to help the Richmond neighbors and/or County neighbors near Castro Ranch Rd. Are there recent problems with the work being done on the Sikh Temple property?

We usually meet the 2nd Thursday of each month in the back room of the El Sobrante Library located on the corner of Garden Rd. at Appian Way. Meetings usually start at 6 p.m. You are welcome to call me at 510-223-6398 or fax info to me at 510-758-7697. I will add you to our usual mailing list for the agendas. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair

Enclosures

cc: Sup. Gioia's office
E.S. Municipal Advisory Council
I Kuan Choi, R. Planner

El Sobrante Chamber of Commerce
Quail Hill HOA
Ruben Hernandez, County Planner

105

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JULY 9, 2013
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell
VICE-CHAIR: Karen Peterson
COMMISSIONERS: Richard Clark, Don Snyder, Duane Steele, Doug Stewart

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 674-7831.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JULY 23, 2013.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JULY 15, 2013
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

- 1. PUBLIC COMMENTS:
- 2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

RONALD GREENWELL (Applicant) - JAMES AND BARBARA DE FREMERY (Owners), County File #MS11-0001 - The applicant requests approval of a vesting tentative map to subdivide a 31.41-acre site comprised of two parcels, into three new parcels. The proposed parcel sizes are 11.21 acres for Parcel-A, 10.20 acres for Parcel-B, and 10.00 acres for Parcel-C. The project also includes a request for approval to allow work within the dripline of a code-protected 90-inch Willow Tree. As part of the project the applicant requests to establish vineyards across the entire area of Parcels-B & -C, abandon an existing 60-foot wide road dedication, and widen and construct a 60-foot Fire District turnaround within Hidden Ranch Road. The subject properties are 12.42-acre and 19.21-acre lots located at the eastern end of Hidden Ranch Road in the Knightsen area. (General Plan: Agricultural Lands, AL) (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 020-200-027, -039) CEQA: For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Mitigated Negative Declaration of Environmental Significance (MND) has been issued for this project. The Zoning Administrator will consider the adoption of the MND and related findings on this project. (Continued from 05/20/13 LC) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

- 3. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2055: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 30-foot 3-inch tall utility pole. The project includes: extending the existing pole to 32-feet 6-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.25-miles east of the Marsh Creek Road/Gill Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-021) FA Staff Report
- 4. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2056: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 25-foot 2-inch tall utility pole. The project includes: extending the existing pole to 33-feet 5-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-320-006) FA Staff Report
- 5. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2057: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 28-foot 4-inch tall utility pole. The project includes: extending the existing pole to 36-feet 7-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 300-feet west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-008) FA Staff Report

10.6.b

6. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2058: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 27-foot 6-inch tall utility pole. The project includes: extending the existing pole to 36-feet 8-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles east of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-020) FA Staff Report

7. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2059: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 31-foot 7-inch tall utility pole. The project includes: extending the existing pole to 33-feet 10-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles northwest of the Marsh Creek/Deer Valley Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 007-192-002) FA Staff Report

3:30 P.M.

8. PUBLIC COMMENTS:

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

9. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP12-2073: This is a hearing to accept public comments on the content of the Draft Environmental Impact Report (Draft EIR) that was prepared for the Phillips 66 Propane Recovery Project, which proposes refinery processing equipment improvements to recover for sale propane and butane from refinery fuel gas (RFG) and other process streams; and to decrease sulfur dioxide (SO₂) emissions from the refinery as a result of removing sulfur compounds from RFG streams at the Phillips 66 Rodeo refinery in Contra Costa County.
The proposed project would add and modify processing and ancillary equipment within the refinery. New equipment includes a hydrotreater, fractionation columns to recover propane and butane, and propane storage vessels and treatment facilities, as well as two new rail spurs. To provide the steam required by the proposed project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler were not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The proposed project would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, would ultimately reduce the refinery's SO₂ emissions to the atmosphere. The project would be built in two phases. The first phase (Phase I) would provide enhanced recovery and increased rail shipments of butane. Phase I would include all project components except propane storage and the additional rail loading rack and spurs. During the second phase, (Phase II), the facilities to store and ship propane would be added along with the piping and other ancillary equipment necessary to get the propane from the Propane/Butane Recovery Unit to the storage vessels and loading racks. Startup would occur after the completion of construction, which is estimated to take 12 to 15 months. The proposed project would be constructed on existing refinery property that is zoned for heavy industrial use, and the proposed project would be a permitted use within the heavy industrial zoning district; however, a Land Use Permit is required under the Hazardous Waste or Hazardous Materials Ordinance §84-63.1002 of the Contra Costa County Code. The project also requires compliance with the California Environmental Quality Act (CEQA). Construction is proposed to begin after all required permits are received. The Phillips 66 Rodeo refinery is located at 1380 San Pablo Avenue in unincorporated Contra Costa County, near the town of Rodeo. {Zoning: Heavy Industrial District (H-I); Assessor's Parcel Numbers: 357-010-001 & 357-300-005} CEQA: The DRAFT EIR was released on June 10, 2013 and it will end July 25, 2013. This hearing is to allow the Zoning Administrator to accept public comments on the adequacy of this Draft EIR. LC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 5, 2013. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

~ REVISED ~

10.6.d

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 5, 2013
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

2. AMERICAN TOWER CORPORATION (Applicant) - JOHN A. DEMARTINI RANCH LLC (Owner), County File #LP13-2066: The applicant requests approval of a land use permit to renew an entitlement for the continued operation of a wireless telecommunication facility initially approved under County File #LP92-2061. The subject property is identified as 8050 Cummings Skyway in the Crockett area. No upgrades or modifications to the existing facility are proposed as part of this project. (Zoning: A-2, General Agricultural) (Parcel Number: 354-190-004) SFT Staff Report
3. AT&T c/o VINCULUMS (Applicant) - ARTHUR ROAD ASSOCIATES (Owner), County File #LP13-2035. This is a request to modify a previously approved land use permit (County File LP10-2064), to allow the addition of four (4) panel antennas atop an existing commercial building for a total of ten (10) AT&T antennas at the site. The supporting equipment associated with this request is to be located entirely within the existing outdoor equipment area. The subject property is located at 187 Arthur Road in the Martinez area. (Zoning: Light Industrial, L-I) (Parcel Number: 380-062-021) DAB Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

4. BEST HOME REMODELING (Applicant) - CENTRAL CAPITAL GROUP, INC. (Owners), County File #DP13-3001: The applicant requests approval of a Development Plan to remodel and renovate an existing two-story, single-family residence. The proposal includes the conversion of approximately 360 square feet of unconditioned space on the lower level into conditioned living area, and to rebuild and extend a demolished rear, second-story deck. The subject property is located at 220 Yale Avenue in the Kensington area. (Zoning: R-6/-TOV/-K, Single-Family Residential District/Tree Obstruction of Views Combining District/Kensington Combining District) (Parcel Number: 570-042-020) GK Staff Report
5. DELTA COMMUNITY PRESBYTERIAN CHURCH (Applicant) - PRESBYTERY OF SAN FRANCISCO (Owner), County File #DP13-3013: The applicant requests approval of an amendment to the Final Development Plan for the Delta Community Presbyterian Church to allow for the addition of a 1,460-square-foot temporary modular classroom building along the Willow Lake Road property frontage. The subject site is located at 1900 Willow Lake Road in the Discovery Bay area. (Zoning: P-1, Planned Unit District) (Parcel Number: 008-330-068) WRN Staff Report

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: PUBLIC HEARING

6. PICKETT DEVELOPMENT COMPANY (Applicant) - CALIFORNIA NATIONAL BANK (Owner), County File #CV11-0050: A request for approval of a modification to condition of approval #8B of the 22-lot Seclusion Valley Subdivision (Sub. 6844). The applicant is requesting that condition of approval #8B, which restricts building height within the subdivision to 22-feet and one and one-half-stories, be replaced with a condition that allows a 30-foot height limit on lots 1-7, 16, 17 and 22 and a 35-foot height limit on the remainder of the lots. The Seclusion Valley subdivision is an approved 22-lot subdivision consisting of 26.31-acres located off Reliez Valley Road in the Lafayette/Pleasant Hill area. The subdivision will be accessed via a new roadway to be constructed adjacent to Lomas Verde Place. (Zoning: R-20) (APN: 166-420-001 thru 019 and 166-010-037, -038, -039) RLH Staff Report

10.6.e

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 19, 2013. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

Board of Directors Regular Meeting Agenda

July 18, 2013

7:00 p.m.

(Posted July 11, 2013)

**San Pablo City Hall
City Council Chambers
1 Alvarado Square (13831 San Pablo Avenue)
San Pablo, CA 94806**

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet in an alternative format, please contact the Authority's Manager of Administrative Services at (510) 215-3125. Notification of at least 48 hours prior to the meeting or time when services are needed will assist Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Public Comment

Members of the public may address the Board of Directors on items that are within the jurisdiction of the Authority. Comments by the public pertaining to items listed in this Agenda should be made at the time the item is considered by the Board of Directors. Please note this Agenda contains an item for the Public to address the Board on non-agenda matters. Each speaker is limited to 3 minutes and may speak only once under each agenda item. The Board of Directors may waive these provisions. If you desire to address the Board, please submit your request on a Speaker's Card available from the Secretary.

1. CALL TO ORDER AND ROLL CALL

The Chair will call the meeting to order and the Secretary will call the roll to establish the presence of a quorum.

2. PLEDGE OF ALLEGIANCE

The Chair or a Member of the Board will lead the Pledge of Allegiance.

3. EX PARTE COMMUNICATIONS DISCLOSURES

The Chair of the Board will ask if any Director(s) has an ex parte disclosure, pursuant to the Authority's Ex Parte Communications Policy on any agenda items.

4. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

5. PRESENTATIONS

6. CONSENT CALENDAR

All matters listed in the Consent Calendar will be enacted with one motion. There will be no separate discussion of the items listed. However, upon request by a member of the Board or the Public, items will be removed from the Consent Calendar and considered separately in the agenda order.

6.0 June 13, 2013 Authority Board Meeting Minutes

Consideration of ADOPTION OF A MOTION to approve the subject minutes.

Note: To vote on the adoption of the minutes does not require a Director to have been present at the subject meeting.

6.1 Recycling and Waste Prevention Mini-Grant Application for the Stride Center in the amount of \$5,000

Consideration of ADOPTION OF A MOTION authorizing the Executive Director to enter into a mini-grant agreement with The Stride Center (Reliatech) for the amount of \$5,000.

END OF CONSENT CALENDAR

7. STAFF REPORT

Staff will provide an update on recent and upcoming activities.

END OF STAFF REPORT

Process for Addressing Agenda Items Before the Board of Directors

- *Chair reads the agenda item*
- *Staff presents their report*
- *Board questions staff*
- *Public comments are heard*
- *Board discusses item*
- *A motion is made*
- *Final Board discussion*
- *Motion is restated and seconded for the record*
- *Board votes or provides direction to staff*

8. REGULAR AGENDA

8.0 Final Draft of the Post Collection Agreement

1. RECEIVE a PRESENTATION about the draft post collection agreement.
2. BOARD DISCUSSION on the draft agreement and unresolved issues.
3. DIRECTION to the RecycleMore negotiating team regarding unresolved post collection agreement issues.
4. DIRECTION to share and apprise member agencies' City Councils and the County Board of Supervisors of the negotiated terms of the post collection services agreement and instruct the City Councils and the Board of Supervisors that the negotiating team is not seeking any edits to the negotiated terms of the post collection services agreement

8.1 Richmond Sanitary Service Baseline Cost and Operation Review for New Collection Services

Consideration of ADOPTION OF A MOTION Authorizing the Executive Director to enter into a professional service agreement with HF&H Consultants (HF&H) to complete a baseline cost and operations rate review for the new services, not to exceed \$50,000. The expense will be reimbursed under a condition of the post-collection agreement approval.

8.2 Art in the Heart After School Education Contract Services

Consideration of ADOPTION OF A MOTION Authorizing the Executive Director to contract with the East Bay Depot for Creative Reduce, Inc. to conduct after-school art-reuse program (Art in the Heart).

END OF REGULAR AGENDA

9. BOARD MEMBER AND STAFF ANNOUNCEMENTS

INFORMATION ONLY. Announcement of matters of interest by Board Members, Alternate Board Members, Executive Director and General Counsel.

10. ADJOURNMENT

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meetings are scheduled for and September 12 and October 10. There is no regular scheduled August meeting.

Meeting of the Contra Costa Watershed Forum

Date: Wednesday, July 10, 2013

9:00 a.m. – 11:30 p.m.

Location: Rosie the Riveter Visitor Education Center

1414 Harbour Way South, Suite #3000/Oil House

Richmond, CA 94804

(Directions on next page)

Agenda

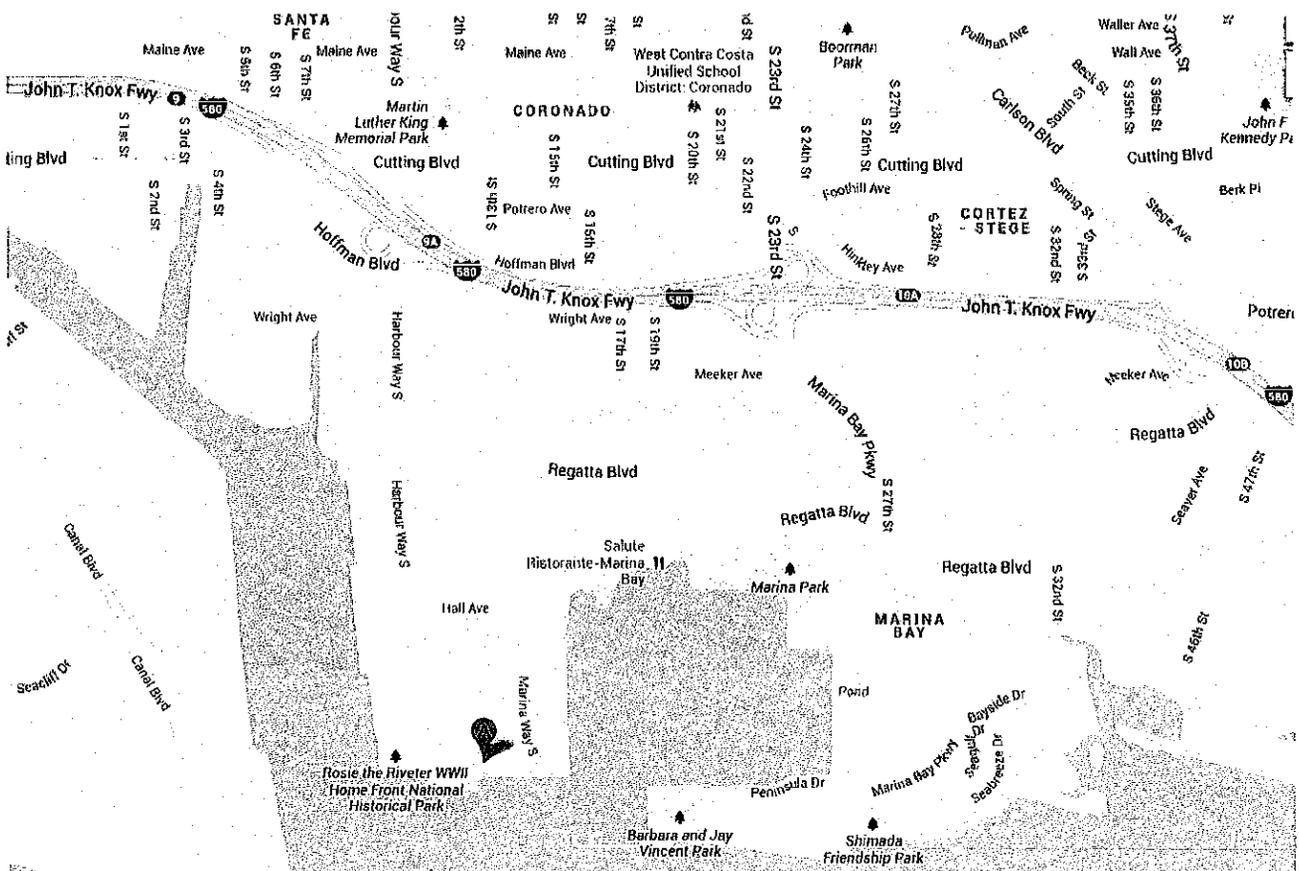
- 9:00** The CCC Department of Conservation and Development staff will provide snacks and beverages; donations are accepted (please bring a mug to minimize our use of paper or plastic cups).
- 9:30 Welcoming remarks and Overview of National Park Service Activities in the East Bay** – Fernando Villalba (National Park Service) and
- 9:35 Roundtable news/updates**, including, but not limited to, the following items:
Watershed Roundtable (all)
- 9:55 Oyster Reef Restoration** – Christopher Lim (Watershed Project) – 15 minutes + questions
- 10:15 Managing Invasive Species in SF Bay** - Karen McDowell (San Francisco Estuary Partnership)
- 10:30 Rosie the Riveter – Movie and presentation** (National Park Service)
- 11:00 Horizontal Levees: Natures Low Cost Defense Against Sea Level Rise** (Mark Holmes, Bay Institute)
- 11:30 Adjourn to the next CCWF meeting on September 11, 2013.**

The CCWF will provide reasonable accommodations for people with disabilities planning to attend CCWF meetings who contact Abby Fateman at least 72 hours before the meeting at Abigail.fateman@dcd.cccounty.us or 925-674-7820. Agenda items for the CCWF meetings are discussed by the Executive Committee. The next Executive Committee is scheduled for July 25nd (4th Tuesday of odd numbered month) at 12:00 p.m. If you would like to attend this meeting or cannot attend the meeting but have suggestions for topics or speakers, please contact Abby Fateman directly.

Driving directions are provided on the next page.
Public transportation options can be found at www.511.org

Directions to Rosie the Riveter Visitor Education Center:
1414 Harbour Way South, Suite #3000/Oil House
Richmond, CA 94804:

Directions are available online at: <http://www.nps.gov/rori/playourvisit/directions.htm>



From East Contra Costa:

Highway 4 East toward Pinole
I-80 West, EXIT Cutting Blvd.
Turn right onto Cutting and Continue on Cutting for 2 Miles.
Turn left onto Harbour Way South and continue for 0.8 miles.
Turn left into the Gated lot passing the guard shack and follow signs from there ending at Suite #3000. The entrance is on the south side of the building by the water.

From San Francisco/Oakland: I-80 East, then take the I-580 West split after the Gilman St. off ramp.

EXIT Harbour Way South, and turn right onto Cutting Blvd.
Turn right at the next stop light onto Harbour Way South and Continue for 0.8 miles.
Turn left into the Gated lot passing the guard shack and Follow signs from there ending at Suite #3000. The entrance is on the south side of the building by the water.

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