

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, two vacant positions

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, January 09, 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. *Approval of Minutes for November 12, 2012
2. No minutes for December, No quorum

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI.1

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 8:05 P.M.

P.5 Presentation by CCC Public Works on the budget for the El Sobrante San Pablo Dam Road side walk and landscaping project

8:05 P.M. to 8:15 P.M. Questions- limit 2 minutes per speaker

8:15 P.M. to 8:20 P.M.

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

8:20 P.M. to 8:30 P.M. Questions – limit 2 minutes per speaker

Public Comment - Limit 2 minutes per speaker

8:30 P.M. to 8:40 P.M.

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

8:40 P.M. to 8:50 P.M.

DI.1 Election of Officers

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

DI.2 Review, discuss changes, and vote on the ESMAC Final Year End Report to the Board of Supervisors for 2012

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.3 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 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Chair, Eleanor Loynd

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

Information Items-

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

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for December 13, 2012
- 10.2** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC, to Supervisor John Gioia with information on the ESVP&ZAC and the ESMAC
- 10.3** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC, to County Planner Will Nelson regarding information on the history of the ESVP&ZAC and the ESMAC
- 10.4** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC to Supervisor John Gioia regarding County Policies, Ordinances, etc. relative to providing Emergency Vehicle Access (EVA)
- 10.5** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC to Richmond Mayor McLaughlin, Richmond City Council, and Richmond Fire Chief Banks regarding how many homes can exist on only one access road
- 10.6** Letter to Head Librarian, El Sobrante Library regarding meeting dates for the ESVP&ZAC
- 10.7** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC to the Planning Commission regarding the Appeal of Zoning Administrator's decision to approve the Tentative Map and Mitigated Negative Declaration for Subdivision SD06-9066
- 10.8** Notice of El Portal Drive Partial Road Opening starts on December 21, 2012
- 10.9** Email for Terrance Cheung, Chief of Staff for Supervisor John Gioia regarding Bus Benches
- 10.10** Notice of Availability and Public Review of the Contra Costa County Climate Action Plan and Intent to Adopt a Proposed Negative Declaration and Hold a Public Hearing
- 10.11** Monthly Emergency Response Report for El Sobrante from Contra Costa County Fire. Reports of activity in El Sobrante for the month of November, 2012
- 10.12** Contra Costa County Planning Commission's Meeting Cancellation Notice for January 08, 2013
- 10.13** Contra Costa County Zoning Administrator's Meeting Notices and Agendas for December 17, 2012, and January 7, 2013, time 7:00 P.M.
- 10.14** West Contra Costa Integrated Waste Management Authority Notice of Meeting Agenda for December 13, 2012, 7:00 P.M. at the San Pablo City Council Chambers
- 10.15** Contra Costa LAFCO Meeting Announcement and Agenda for Wednesday, December 12, 2012, Board of Supervisor's Chamber, 1:30 P.M.
- 10.16** Email from Terrance Cheung, Chief of Staff for Supervisor John Gioia, forwarding a notice from Catherine Kutsuris, Director of the CCC Department of Planning and Conservation regarding an Insurance Company offering insurance to El Sobrante residents covering sewer and water lines that may fail on residents property. Sewer and water lines on residents property that fail are the responsibility of the owners

9:35 P.M. to 9:40 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 one vacancy and Sharon Thygesen, public member, Ruby Molinari . El Sobrante Clean up Day was June 23rd, 2012. Date for 2013 to be chosen

New Business

13.1

Public Comment

9:40 P.M. to 9:50 P.M. -limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Presentation by Friends for a Greener El Sobrante

Adjournment 9:50 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**

Chair: Barbara Pendergrass, **Vice Chair:** Tom Owens, **Secretary:** Sharon Thygesen, **Treasurer:** George Cleveland, **At-Large Members:** James Hermann

Draft Minutes for Wednesday November 14, 2012

Present: Barbara Pendergrass, Tom Owens, Sharon Thygesen, George Cleveland, James Hermann

Absent: None

Called to Order: 7:03 pm by Barbara Pendergrass

Pledge of Allegiance led by James Hermann

George Cleveland announced the El Sobrante MAC has 2 vacant seats and encouraged people to apply

Minutes to approve:

Minutes for April 11 2012 – M (Tom Owens)/S (George Cleveland)/C

Minutes for June 13, 2012 – M (Tom Owens)/S (George Cleveland)/C

Minutes for August 8, 2012 – M (George Cleveland)/S (Tom Owens)/C

Minutes for October 10, 2012 with correction – M (Tom Owens)/S (Sharon Thygesen)/C

Treasurer's Report: None – No activity in the last month

Presentations

Presentation by Contra Costa County Fire Battalion Chief, Lon Goetsch

Presentation by Contra Costa Sherriff's Department Bay Station Commander, Lt. Jon Moreland

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

Public Comment

Discussion occurred regarding property near Carriage Hills being used by youths for dirt bike riding. Land owner has been asked to sign a "No Trespassing" notice

Consent

None

Discussions Items

DI.1 Development Plan Application

Short Discussion Items

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

Information Items

November 17, 2012 there will be an Emergency Preparedness Expo at the Craneway Pavilion

Adjournment

Motion to adjourn – M (George Cleveland) S (Sharon Thygesen) / C

Respectfully submitted by Sharon Thygesen (Secretary)

*M/S/C – Motion/Seconded/Carried

El Sobrante Municipal Advisory Council
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Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Sharon Thygesen, Treasurer, George Cleveland, Members: James Hermann, and 2 vacancies

Year End Report for 2012 Draft Copy

Activities

Speakers Presenting Reports Monthly

- Lt. Jon Moreland Bay Station Commander – crime report
- Officer Eric Brewer, California Highway Patrol- speeding on San Pablo Dam Road
- Michelle Blackwell, Representative for East Bay Municipal Utility District-projects in El Sobrante
- Lon Goetsch, Contra Costa County Fire Battalion Chief-Stations activity
- Terrance Cheung, Chief of Staff, Supervisor John Gioia-monthly report
- Eleanor Loynd, Chair of the El Sobrante Valley Planning and Zoning Advisory Committee-Planning Projects in the El Sobrante Valley; includes valley projects in the City of Richmond and unincorporated El Sobrante

Other Speakers and Topics

- Charles Ramsey, West Contra Costa Unified School District Board speaking on the District's Parcel Tax, Marilynne Mellander speaking in opposition of Parcel tax
- Sharon Korotkin and Mary Casserly, "Citizens for a Greener El Sobrante" Lavonna Martin, CCC Homeless Program, Lt. Jon Moreland, Bay Station Commander, discussing possible solutions to decrease the Homeless issue in El Sobrante. El Sobrante has 53 homeless individuals
- Hisham Noeimi, P.E. ,Contra Costa Transportation Authority Engineering Manager, major Interchange Modification at I-80 and San Pablo Dam Road, McBryde Avenue, and El Portal Drive
- Updates on the progress of the Via Verde Sink Hole rebuild
- Daryl Louder, Contra Costa County Fire Chief, speaking on Measure Q, Fire District funding
- County Representatives and Representative from Chevron discussing the Fire at Chevron and improvements for notifying residents
- David Brockbank, Senior Planner, CCC Conservation and Development Department, the PI(Planned Unit Development) Zoning Ordinance
- Other speakers not named here

Major Accomplishments

- Conducted Election of Officers
- Attended Semi-Monthly Code Enforcement meetings with Supervisor Gioia's Office and Code Enforcement Representative

- Council staffed a booth at the El Sobrante Stroll and passed out information on Council meetings, also coordinated CPR instruction by the County Fire District for the Stroll
- Supervisor John Gioia, El Sobrante Municipal Advisory Council, and Boys and Girls Club of El Sobrante held an El Sobrante Cleanup Day filling one dumpster with metal, one with green items and 2 large dumpsters with trash
- Participated in the P1, (Planned District) meetings held once a month and visited sites for information. PI was finalized this year
- Two members participate in the El Sobrante Valley Planning and Zoning Advisory Committee on a monthly basis
- Through law enforcement attendance we are able to identify problem areas and citizens problems
- Addressing the homeless problem in El Sobrante with county staff and the El Sobrante Chamber of Commerce ; this is an ongoing bad situation where many are drunk in Public. Lot of break-ins to businesses that may or may not be caused by homeless
- Member last year joined the County in the program "If you were a thief", however there was no county support for this program and it has not moved forward
- Developed an El Sobrante MAC brochure to promote the ESMAC
- Participating in the "El Sobrante Renew Project" started by the El Sobrante Chamber of Commerce president, Jennifer Arrouzet, to assist business owners on San Pablo Dam Road to their buildings more attractive to shoppers

Attendance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	^	^	^	^	^	^	^		^	^	^	^
Tom Owens	^	^	^	^	^	^			^	^	^	
James Hermann	^		^	^	^					^	^	^
Tess O'Riva	^	^	^	^	^	^			^	^		
George Cleveland	^	^		^	^	^	^		^	^	^	^
Sharon Thygesen	^	^	^	^	^					^	^	^
Summary Monthly	6/6	5/6	5/6	6/6	6/6	4/6	2/6		4/6	6/6	5/5	4/5

attending /appointed (PI meetings in May and August replaced the MAC meetings for these months)

Resignations: Tess O'Riva this October, caused by moving out of the ESMAC area. Currently we have two vacancies

Goals for 2012

- Develop ways to increase attendance at Council meetings
- Hold the annual El Sobrante Cleanup Day with additional dumpsters
- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and it's activities
- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek
- Continue to address Disaster Preparedness
- Explore Grants and revitalize San Pablo Dam Road and Appian Way
- Redo the ESMAC Bylaws
- Set up CPR classes with the County Health Department to assist in El Sobrante becoming a healthy community designation
- Fill ESMAC Board Vacancies

**Land Use Activity Report on Items Received From the Contra Costa
County Community Development and Conservation Department for
January 09, 2013**

LP12-2142 Home Occupation Use Permit Application. Owner and Applicant is Nevada Cross. Address, 4093 Lambert Road, El Sobrante, Ca 94803. Requesting approval of a Land Use Permit for a Home Occupation for the administrative portion of a permaculture planning and services consulting business.

VR12-1021 Corrected Notice of Intent to Render Administrative Decision. Owner and Applicant is Edward T. Peters. Address is 4574 Canyon Road in the El Sobrante area. Applicant requesting approval of a Variance Permit to allow a 6-foot secondary front yard setback (where a 15 foot minimum setback is required) to construct a new detached garage. included is the **original Notice of Intent to Render Administrative Decision** with detail plans.

VR12-1030 Notice of Intent to Render Administrative Decision. Architect is William Coburn and Owner is Bhajan Singh. Address is 3519 Mifflin Avenue in the El Sobrante area. Applicant is requesting a small lot design review to convert a flat roof to a pitched roof with variances.

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra
Costa
County**



J.I. 3.1.b
Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

December 10, 2012

CORRECTED

**Notice of Intent to Render
Administrative Decision**

Dear Property Owner:

An application for a Variance Permit has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter, you must submit a written statement by 5:00 P.M., ~~Thursday~~ Monday, December 17, 2012, to:

Department of Conservation and Development
Community Development Division
Attention: D'Andre Wells
30 Muir Road
Martinez, CA 94553

This application is described as follows:

EDWARD T. PETERS (APPLICANT & OWNER), COUNTY FILE #VR12-1021: The applicant requests approval of a Variance Permit to allow a 6-foot secondary front yard setback (where a 15-foot minimum setback is required) to construct a new detached garage. This application also includes a design review to determine the project's compatibility with the surrounding neighborhood in terms of height, size, design, and location. The subject property is located at 4574 Canyon Road in the El Sobrante area. (General Plan: Single-Family High) (Zoning: R-6 Single-Family Residential) (Assessor's Parcel Number: 435-062-009)

Following the public comment period, the Zoning Administrator will either (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, please contact me at d'andre.wells@dcd.ccounty.us or (925) 674-7797.

Sincerely,

D'Andre Wells
Project Planner

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra
Costa
County**



DI. 3. C

Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

December 6, 2012

**Notice of Intent to Render
Administrative Decision**

Dear Property Owner:

An application for a Variance Permit has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter, you must submit a written statement by **5:00 P.M., Thursday, December 17, 2012**, to:

Department of Conservation and Development
Community Development Division
Attention: D'Andre Wells
30 Muir Road
Martinez, CA 94553

This application is described as follows:

EDWARD T. PETERS (APPLICANT & OWNER), COUNTY FILE #VR12-1021: The applicant requests approval of a Variance Permit to allow a 6-foot secondary front yard setback (where a 15-foot minimum setback is required) to construct a new detached garage. This application also includes a design review to determine the project's compatibility with the surrounding neighborhood in terms of height, size, design, and location. The subject property is located at 4574 Canyon Road in the El Sobrante area. *See attached plans.* (General Plan: Single-Family High) (Zoning: R-6 Single-Family Residential) (Assessor's Parcel Number: 435-062-009)

Following the public comment period, the Zoning Administrator will either (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

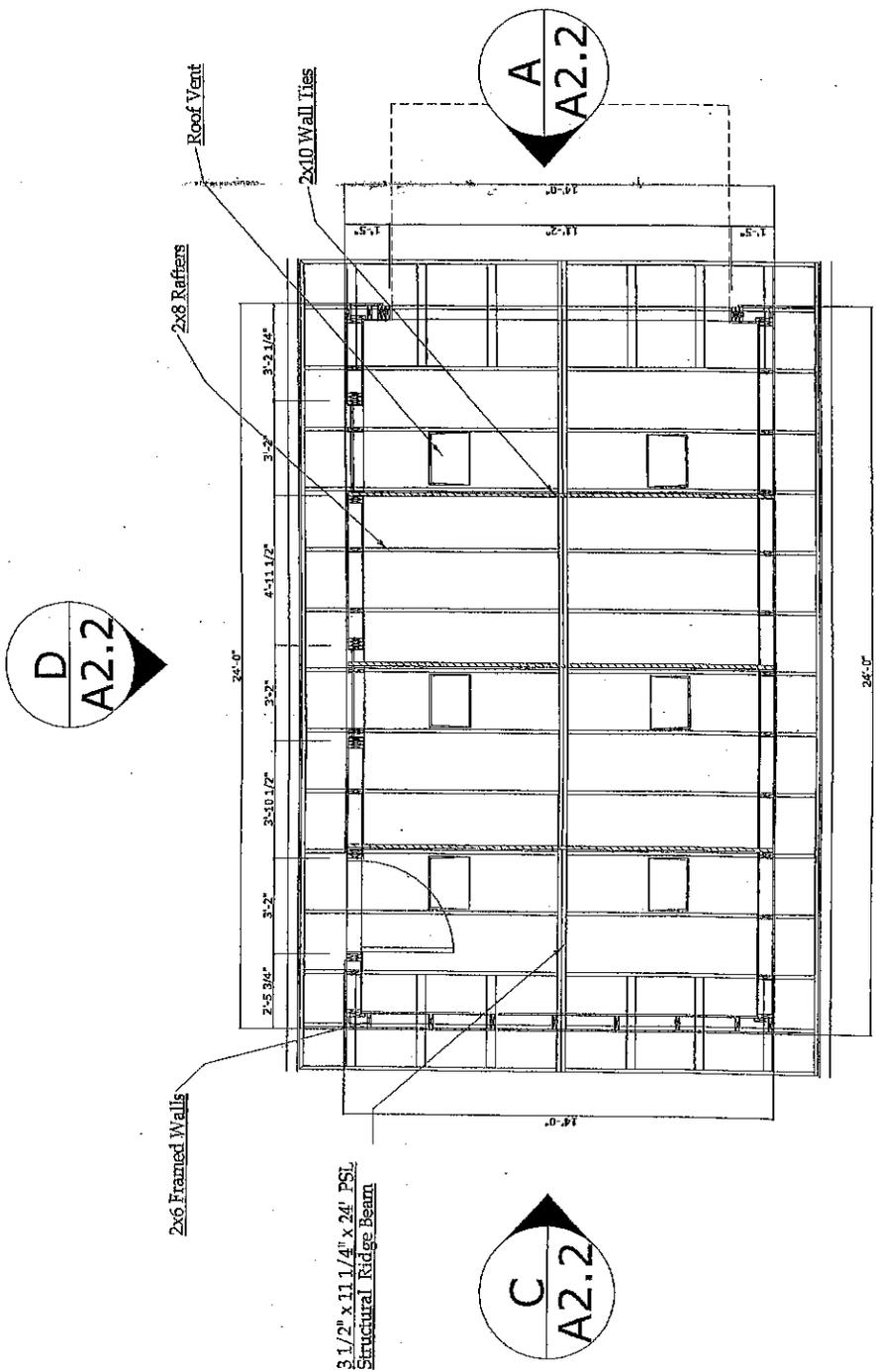
If you have any questions, feel free to contact me at (925) 674-7797.

Sincerely,

A handwritten signature in black ink that reads "D'Andre Wells".

D'Andre Wells

DI. 3. e

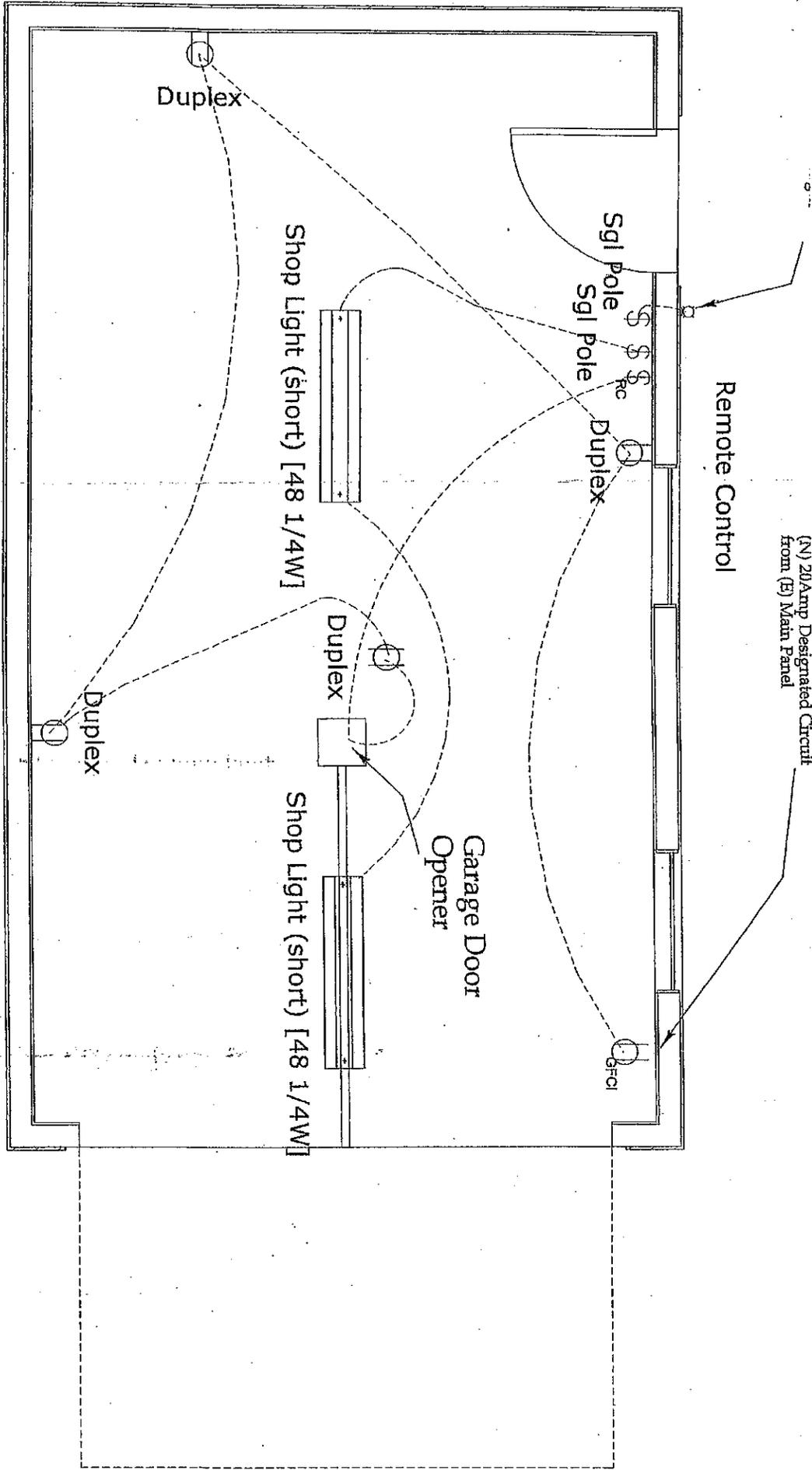


WINDOW SCHEDULE			
NUMBER	LABEL	QTY	SIZE
W01	3016AW	2	3016AW/36" 18"
DOOR SCHEDULE			
NUMBER	LABEL	QTY	SIZE
D01	11068	1	11068 L 132"
D02	30688	1	30688 R EX 136"

New Garage Floor Plan W/Roof Framing

Scale: 1/4" = 1'-0"

DI. 3. f



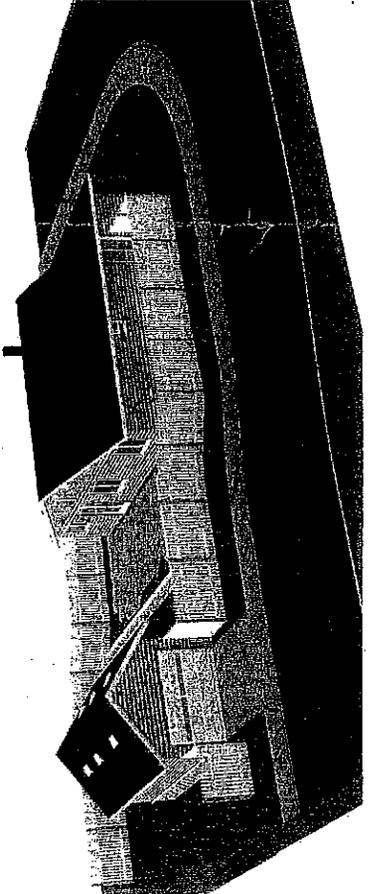
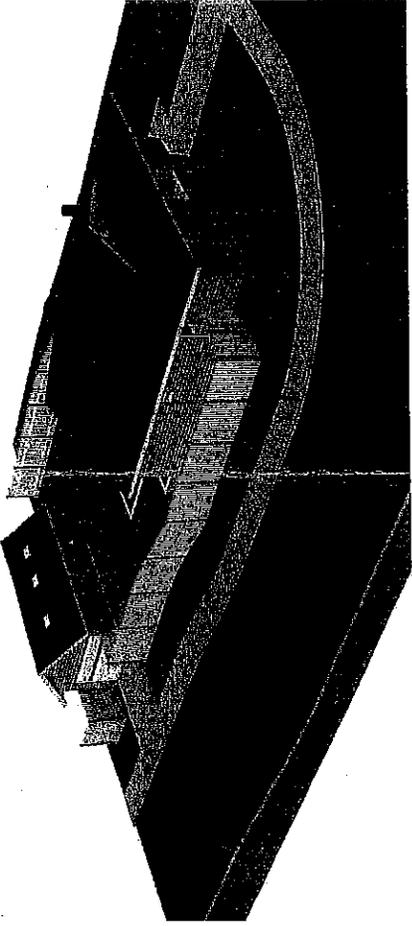
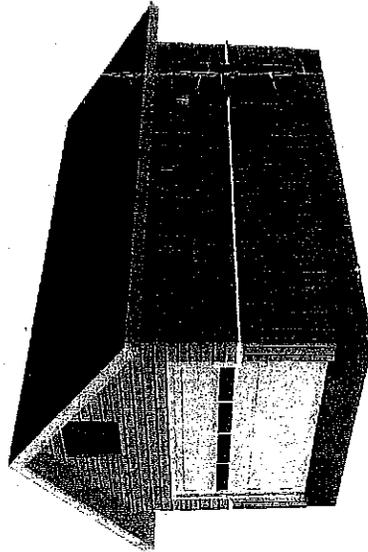
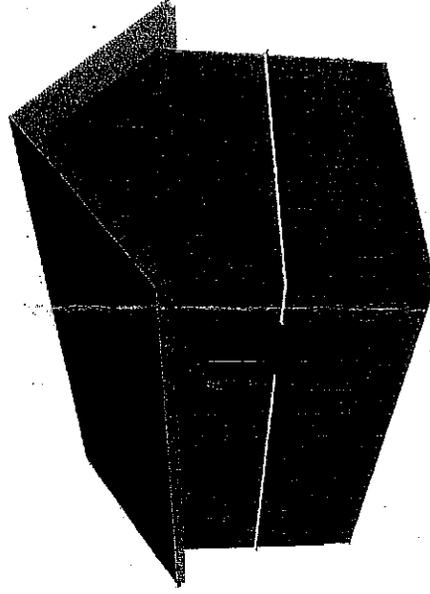
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ELECTRICAL SCHEDULE	DESCRIPTION
E01	2	1	3"	3/4"	5"	WALL MOUNT	SINGLE POLE
E02	3	1	3"	5/16"	5"	WALL MOUNT	DUPLEX
E03	1	1	3"	5/16"	5"	WALL MOUNT	GFCI
E04	2	1	48 1/4"	10 1/16"	16"	CEILING MOUNT	SHOP LIGHT (SHORT) [48 1/4W]
E05	1	1	6"	11 7/16"	16"	WALL MOUNT	EXTERIOR LANTERN 1 - METAL IRON (POLISHED)
E06	1	1	3"	4 3/4"	3/16"	CEILING MOUNT	DUPLEX
E07	1	1	3"	3/4"	5"	WALL MOUNT	REMOTE CONTROL

DI. 3. 1

New Garage

4574 Canyon Road, El Sobrante Ca. 94803
Sheet Title: Perspective Views

Owner:
Edward T. Peters
2407 Spaulding Ave.
Berkeley Ca 94703
(510) 240-9991





CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

PI.3.0

HOME OCCUPATION USE PERMIT APPLICATION

TO BE COMPLETED BY OWNER/APPLICANT

OWNER Name <u>Nevada Cross</u>	APPLICANT Name <u>Same as owner</u>
Address <u>4093 Lambert Rd</u>	Address
City, State/Zip <u>El Sobrante CA 94803</u>	City, State/Zip
Phone <u>510 206 9054</u> email <u>nc2574@gmail.com</u>	Phone email
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 <u>[Signature]</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 _____

CONTACT PERSON (optional) Name _____ Address _____ City, State/Zip _____ Phone _____ email _____	
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Nature of business (attach supplemental statement if necessary): PERMACULTURE PLANNING & SERVICES CONSULTATION SITE DEMONSTRATION

FOR OFFICE USE ONLY

Application description: The applicant is requesting approval of a land use permit for a home occupation for the administrative portion of a permaculture planning and services consultation business.

Property description: Parcel B of Minor Subdivision # MS75-0045

Please submit: (a) three (3) sets of a complete site plan including a floor plan indicating the area where the business will be conducted (8 1/2" X 11"); (b) "Important Notice to Applicants" form signed and dated

Assessor's #: <u>425-050-014</u>	TYPE OF FEE	FEE	CODE
Zoning District: <u>R-7</u>	*Base Fee/Deposit	\$300.00	S-026
Census Tract:	Late Filing Penalty (+50% of above if applicable)		S-066A
Atlas Page: <u>H-6</u>	Notification Fee = # Addresses X \$1.50 + \$30.00	<u>30.00</u>	S-052B
General Plan: <u>SH</u>	Environmental Health Dept.		5884
Supervisory District: <u>1</u>			

Area: <u>El Sobrante</u>	TOTAL	\$ <u>330.00</u>	Received by: <u>Christine</u>
Fire District: <u>Contra Costa Fire</u>	Receipt	# <u>CD12-3746</u>	Date Filed: <u>December 17, 2012</u>

CEQA: <u>Categorically Exempt</u> <input type="checkbox"/> 1(n) HOME OFFICE <input type="checkbox"/> CLASS _____	*Additional fees based on time and materials will be charged if staff costs exceed base fee.	File # <u>LP 12 - 2142</u>
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DI.3.K



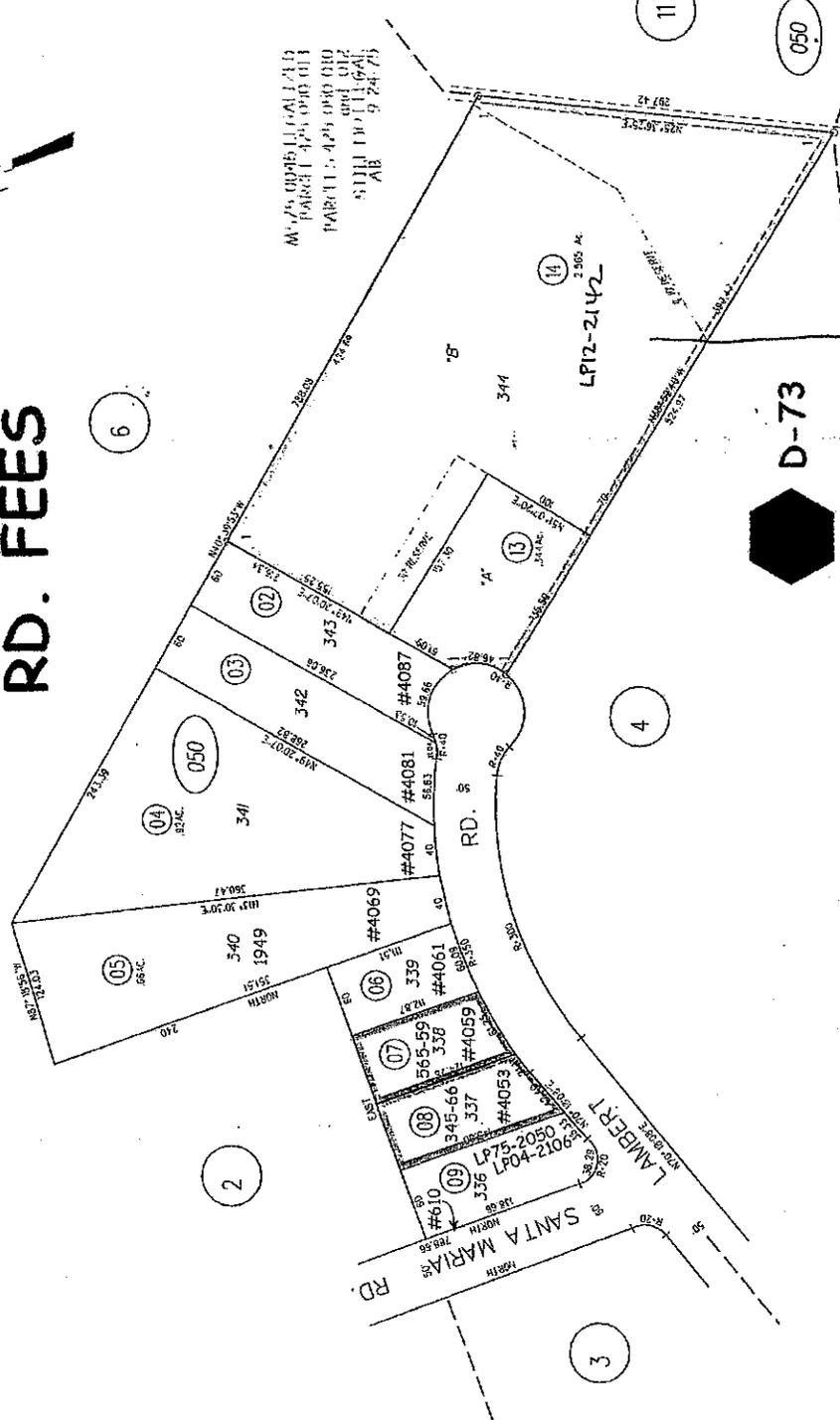
Scale 1:500
Contra Costa Internet GIS Map
Printed: Dec 17, 2012 11:48:00 AM

4093 LAMBERT RD





RD. FEES



ZM: H-6
 1961 ROLL
 S.F. 3-7
 ASSESSOR'S MAP
 BOOK 425 PAGE 05
 CONTRA COSTA COUNTY, CALIF.
 Downloaded on April 21, 2008

DI3, L

Site

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

(925) 674-7815

December 18, 2012

**Contra
Costa
County**



DI.3.M

Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

**Notice of Intent to Render
Administrative Decision**

Dear Property Owner:

An application for a variance has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter, you must submit a written statement by **5:00 p.m., FRIDAY, December 28, 2012**, to:

Contra Costa County
Department of Conservation and Development
Attn: Simar Gill
30 Muir Road
Martinez, CA 94553

This application is described as follows:

WILLIAM COBURN ARCHITECT (APPLICANT) & BHAJAN SINGH (OWNER), County File VR12-1030: A request for approval of a small lot design review to convert a flat roof to a pitched roof with variances to allow a 10-foot aggregate side yard setback (where a minimum of 15 feet is required) and a front yard setback of 10-foot (where a minimum of 20 feet is required) for the construction of a pitched roof over an existing single-family residence located at 3519 Mifflin Avenue in the El Sobrante area. (Zoning: R-6) (General Plan: SH) (Census Tract: 3630) (APN: 420-031-012)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

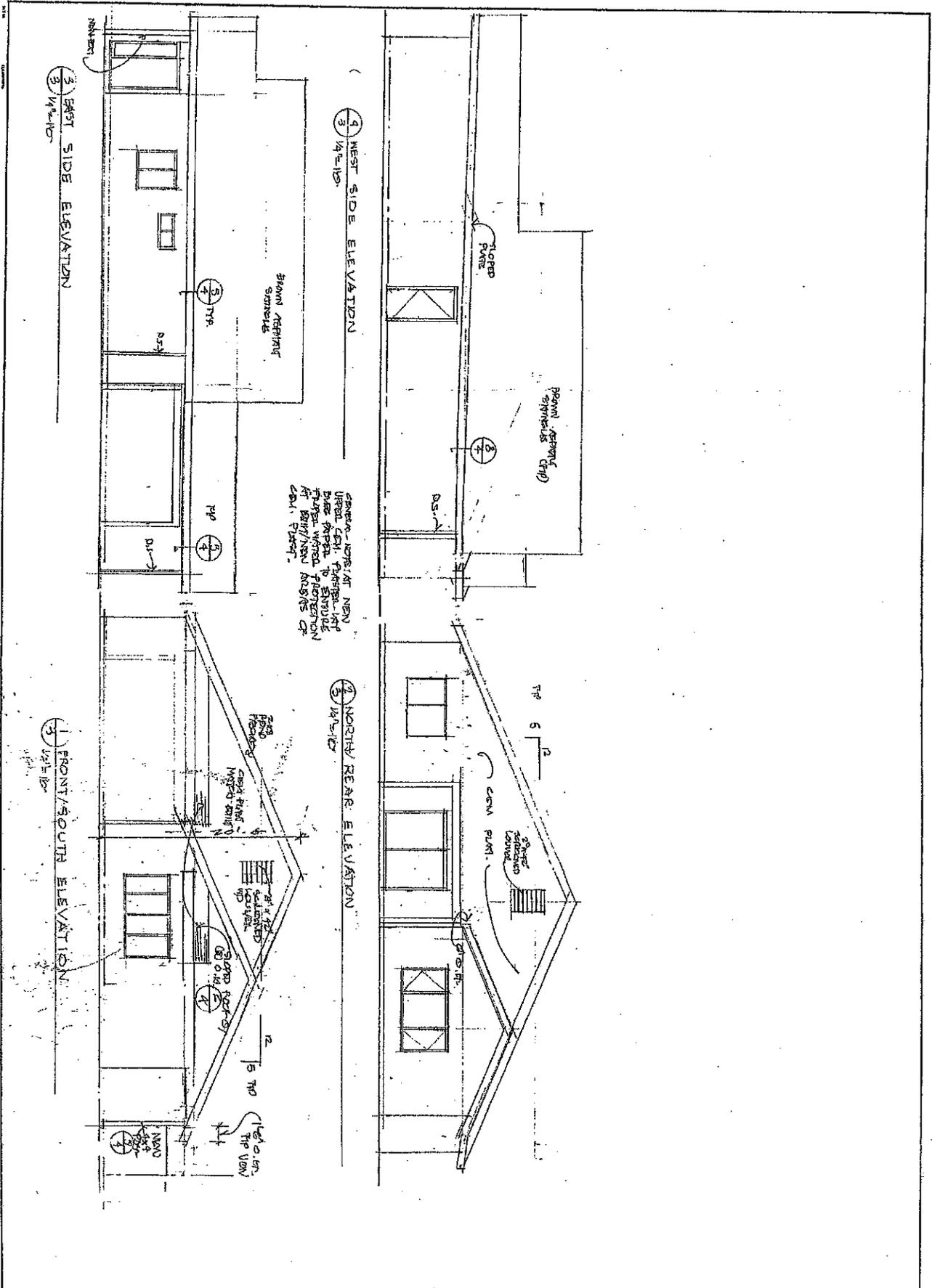
If you have any questions, please feel free to contact me at (925) 674-7815.

Sincerely,

Simar Gill
Project Planner

Attach: Project Plans
cc: File VR12-1030

Elevation



<p>REST REVISIONS AT: 25th HILLIN AVE. EL SOBRANTE CA FRASER SINGH</p>	<p>WILLIAM P. COBURN ARCHITECT 20 894 8826 1204 CENTER ST FAX 925 465 2537 OAKLAND CA 94607 CALIF 916 161 4085 wpcoburn@pacbell.net</p>	<table border="1"> <tr> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	BY	DATE												
REVISIONS	BY	DATE															



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

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

THURSDAY, DECEMBER 13, 2012

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

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
If time: Selection of Xmas donations.
2. Approval of Minutes of November 8, 2012.
3. Treasurer's Report: Barbara Pendergrass.
4. Introduction of Guests:
5. Correspondence Sent/Received
6:30 p.m. NEW PROJECT: VR 12-1021. Request for a 6 ft. secondary front yard setback (15 ft. minimum setback required) to construct a new detached garage at 4574 Canyon Rd., El Sobrante. Applicant: Edward Peters
Assigned: _____
6. 6:50 p.m. NEW PROJECT: VR12-1030. Request variance to construct a pitched roof over an existing home at 3519 Mifflin Ave. in El Sobrante, a 10 ft. sideyard is requested where 15 ft. is required, a 10 ft. frontyard setback where 20 ft. is required. Design review included due to the lot's substandard width. Applicant: Grajan Singh. Assigned: _____
7. 7:10 p.m. SD06-9066. 12 homes approved for new street off Fariss Lane, E.S. Information Update: Appeal filed by Neighbors on 11/29/2012. Resident Ann Del Tredici will give us the latest news, including donations to pay for the Attorney and Geologist. Some suggested Comments from P&Z John Lisenko. P&Z will be sending in their suggestions. County asks for a parcel tax vote to pay for Police Services for the 12 homes.
No date set yet for the Appeal to the County Planning Commission. It is our understanding that County Staff Lashun Cross, assigned to this project, is out of town until Jan.
8. Committee Business: Review and Updates on Projects (if available)
- LP12-2117. Home Occupation for packaged food business at 5312 D'Avilla Way # B. P&Z recommended approval. Update?
- VR12-1024. Legalize existing 948 sq. ft. structure attached to a residential second unit, where 600 sq. ft. is allowed at 2022 Thompson Lane. Assigned: Bob Sharp. Update?
- Resolution # 32. Raising funds for the County Fire District. Update from Nov. 6th election. Did that measure pass?
- MS12-0005. 39 Kirkpatrick Dr. 0176 acre lot into 3 parcels, possible new entrance off Heath Dr. P&Z comments to be sent in. Assigned: George Schmidt, Jim Hermann Update?
- Review of P-1 Zoning Plan provided by Planner David Brockbank. Plan. Commission approved the P-1 Zoning Plan.

10.6.6

El Sobrante Valley Planning & Zoning Advisory Committee - Dec. 13 - Page 2

Old Business:

- LP12-2080. 990 Manor Rd. Land Use permit for Home Business.
- VR12-1007. Legalize attached carport at 1544 Hillcrest Rd.
- LP12-2042. Remove/replace antennas, a cabinet, 448 Valley View Rd.
- LP12-2078. Home office website, 838 Juanita Dr., E.S.VP&Z rec. approval.
- Richmond Fire to paint curbs red by fire hydrants in Richmond. A few recently painted.
- Discussion of Homeless Problems in the area. From E. S. Chamber of Commerce Mtg.: A meeting will be set up with County Sheriff's staff, the usual staff who deals with the homeless, and E.S. business people and residents.

8. Public Comment: MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COMMITTEE REGARDING ANY ITEM WHICH IS NOT LISTED ON THE AGENDA. GUEST SPEAKERS WILL BE LIMITED TO THREE (3) MINUTE PRESENTATIONS UNLESS EXTENDED BY THE COMMITTEE.

9. Next Meeting: Thursday, January 10th at 6 p.m. in the E.S. Library Mtg. Room

MINUTES

November 8, 2012

**El Sobrante Valley Planning and Zoning Advisory Committee
El Sobrante Library Meeting Room
El Sobrante, California 6 P.M. - 8 P.M.**

Members: Jim Hermann, Vice Chair; Eleanor Loynd, Co-Chair; John Lisenko, Co-Chair; Shirley Sharp, Secretary; Barbara Pendergrass, Treasurer; Mike Zeelen, Vice Chair; Ruby Molinari; Robert Sharp; George Schmidt

Minutes: The Minutes were read and approved as corrected.

Treasurer's Report: The Treasurer's Report was approved as submitted. The balance at Mechanics Bank was \$542.83 as of November 8, 2012.

Committee Business, Review and updates:

LP 12-2117. Application of Eric Munguia and Joao Paulo Ferreira to set up a home occupation site for an internet based packaged food business at 5312 D'Avilla Way #B. An off-site kitchen would be in San Francisco and food would be delivered to the customer. Members cautioned the applicants to check with the Homeowners Association to find out if the business meets with their approval. There would be no signage at the El Sobrante site. Food would be prepared in San Francisco in a kitchen and deliveries would be initiated and delivered to customers. All necessary health and food preparation permits would be granted by San Francisco County Officials. Applicants described the business in El Sobrante as creating no noise, extra traffic or additional parking. The business was approved by the committee.

1100513. Knobcone, development of 4 residential lots. Parcel 1 already has a residence. 3 additional residences are proposed. Richmond planning is proceeding with this application. P & Z has requested information on this project in order to make recommendations. P & Z committee has reviewed this project. Richmond Planning has held the hearing date over.

VR122-1024. Application to request a variance to legalize an existing 849 square foot structure attached to a residential second unit, where 600 square feet is allowed. The location is 2022 Thompson Lane. Applicants are James Less and Wendy Ma. Project was assigned to Jim Hermann and Bob Sharp.

MS12-0005539. Kirkpatrick Drive. This is a 0176 acre lot to be divided into 3 parcels, with possible access to the lots from Heath Drive. This project was assigned to George Schmidt and Jim Hermann. P&Z met with the many neighbors from Heath Drive and adjoining streets entering Heath Drive. They were protesting the access road.

After meeting with the protestors at the site Jim Hermann and George Schmidt recommended that the developer redesign the subdivision to use Kirkpatrick Drive as the access road to the applicant's lots. There were many issues to support this recommendation. Committee heard no objections from residents on Kirkpatrick Drive. A letter will be sent to planner Will Nelson in support of accessing lots from Kirkpatrick Drive as opposed to accessing the lots from Heath Drive. Committee recommended that the applicant's lots be accessed from Kirkpatrick Drive.

10.1.d

RZ11-3219 & DP12-3016. Rezoning and Final Development Plan to Establish a Downtown El Sobrante (P-1) Planned Unit Development. The downtown area proposed to be rezoned encompasses the parcels that front along 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. The Commission approved the plan.

SD06-9066. 6.1 Acre Site for 12 lots off Farris Lane. Received, was a recommendation from the Contra Costa Zoning Administrator as follows:

On the basis of the whole record before it, including the Initial Study and the comments received, the Zoning Administrator finds that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the County's independent judgment and analysis.

Letters of concern have been written by Co-Chair, Eleanor Loynd and Co-Chair, John Lisenko. Letters of concern from neighbors describing their objection to the approval of this subdivision have been submitted also. Neighbors are meeting with co-chairpersons and our committee to discuss possible appeal procedures. The Mitigated Negative Declaration is not adequate and the Vesting Tentative map is not complete. Appeal procedures or plans will be discussed at our next P&Z meeting.

Announcement: Herk Schusteff, an El Sobrante resident, and retired teacher and artist is displaying his paintings, which are for sale, in the El Sobrante Library. His name and phone number are posted. His paintings vary in cost. Money from his paintings will help in his efforts to support elderly horses on a nearby property.

The meeting was adjourned. The next meeting will be on December 13, 2012 at the El Sobrante Library from 6:00 to 8:00 p.m.

Respectfully submitted,



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

10.1.e

El Sobrante Valley Planning and Zoning Advisory Committee

Treasurer's Report for December 12, 2012

<u>Balance</u> as of November 30, 2012	\$542.83
5 cent error	.05
Total	\$542.88
<u>Deposits-</u>	\$ 00.00
Total Deposits	<u>\$ 00.00</u>
<u>Expenses-</u>	
Eleanor Loynd- Copies	\$ 19.18
Total Expenses	<u>\$ 19.18</u>
Balance in Bank as of 12-13-12	<u>\$523.70</u>

Bank Statement Reconciliation: Bank Statement \$542.88
Difference is check written on 12-12-12 for \$19.18 to Eleanor
Loynd for copies.



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

VR 12-1021
10.10.12
DI.1.2

(5)

VARIANCE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name: EDWARD T. PETERS Address: 2407 SPAULDING AVE City, State: BERKELEY CA 94703 Phone: 510 390 1227	APPLICANT Name: EDWARD T. PETERS Address: 4574 CANYON RD City, State: EL SOBRANTE CA 94803 Phone: 510 390 1227	PROJECT LOCATION:
--	--	--------------------------

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.	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.
Owner's signature <u>Edward T. Peters</u>	Applicant's signature <u>Edward T. Peters</u>

CONTACT PERSON (optional) Name: Address: City, State: Phone:	PROJECT DATA Total Parcel Size: Proposed Square Footage of Project: 336 SQ' Estimated Project Value: 20,000
---	---

DESCRIPTION OF REQUEST (attach supplemental statement if necessary):
BUILD NEW DETACHED GARAGE - SEE PLANS

OFFICE USE ONLY

Application description: Applicant requests approval of a Variance to allow a 6-foot secondary front setback, where a 15-foot minimum is required, in order to construct a detached garage. Application also includes design review for the purpose of determining the garage's compatibility with the neighborhood in terms of location, size, height, and design.

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: El Sobrante	*Base Fee/Deposit	\$1000.00	S-044	435-062-009
Fire District: Co Co FIRE	Late Filing Penalty (+50% of above if applicable)	\$	S-066	4574 CANYON RD
Sphere of Influence: RICHMOND.	Notification Fee	\$15.00 / \$30.00	S-052	Zoning District: R-6
Flood Zone: N/A	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Census Tract: 3610.00
Panel Number:	Env. Health Dept.	\$47.00	5884	General Plan: SFR, High.
x-ref Files: VR09-1031	Other	\$		Substandard Lot: YES / NO
				Supervisorial District: 1
				Received by: Amber Welt
				Date Filed: 8/23/12
Concurrent Files:	TOTAL	\$1030		File Number: VR 12-0102
	Receipt #	CD12-003265		

*Additional fees based on time and materials will be charged if staff costs exceed base fee.

INSTRUCTIONS ON REVERSE SIDE

10.1.9

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ASSESSOR'S PARCELS MAY BE SHOWN IN THIS MAP FOR THE SPUR OR BUILDING SITE BOUNDARIES.

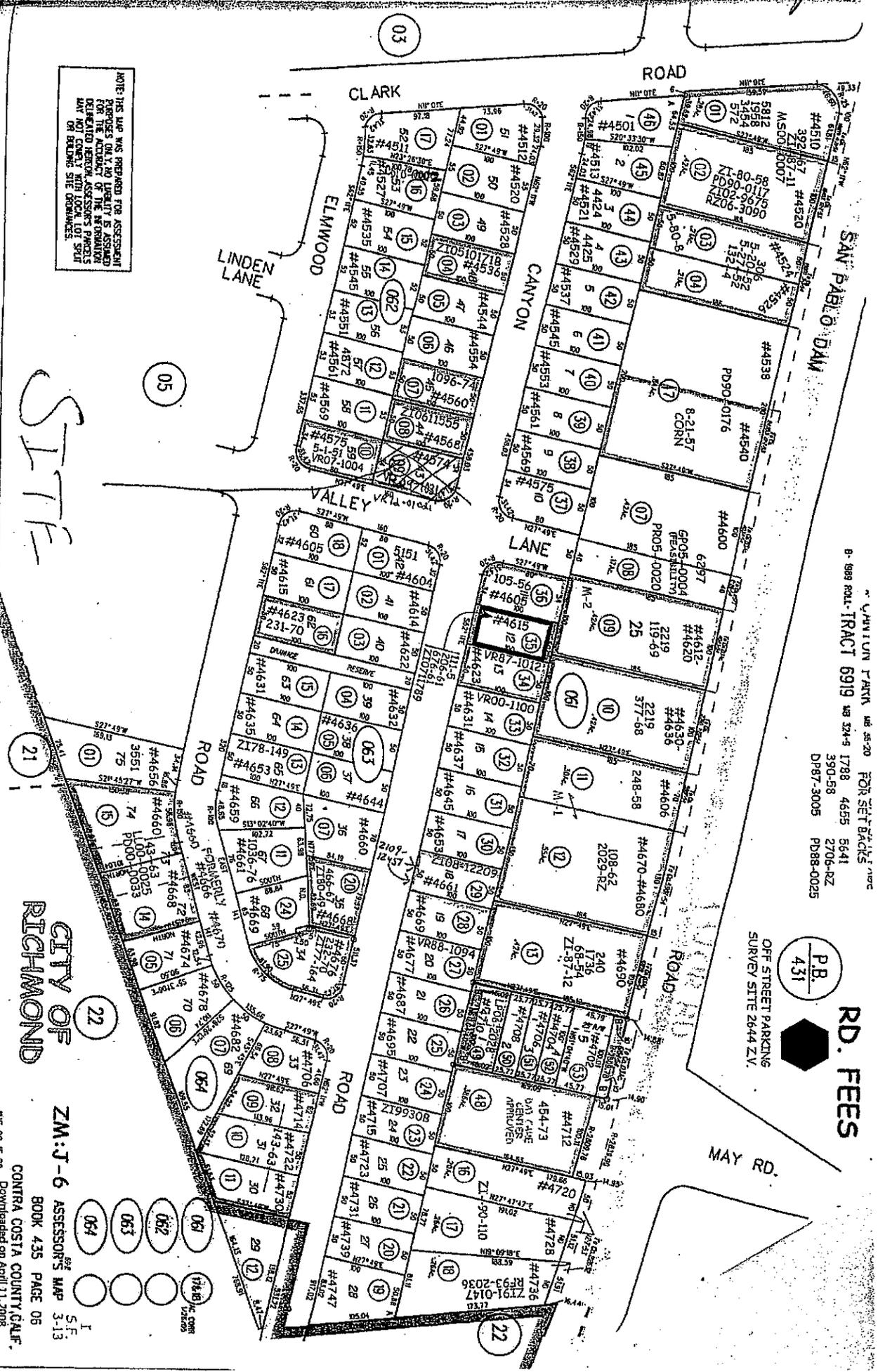
SITE

CITY OF RICHMOND

ZM:J-6 ASSESSOR'S MAP 3-13

BOOK 435 PAGE 06
CONTRA COSTA COUNTY, CALIF.
Downloaded on April 11, 2008

DI/1,00



SAN PABLO DAM

UNION PARK 10-20 FOR SETBACKS
8-1989 ROLL-TRACT 6919 10-20-4 1788 4655 5641
390-58 PD87-3005 PD88-0025

OFF STREET PARKING
SURVEY SITE 2644 Z.V.



RD. FEES

MAY RD.

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra
Costa
County**



Catherine Kutsuris
Director

10.1.12
Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

December 6, 2012

**Notice of Intent to Render
Administrative Decision**

Dear Property Owner:

An application for a Variance Permit has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter, you must submit a written statement by 5:00 P.M., Thursday, December 17, 2012, to:

Department of Conservation and Development
Community Development Division
Attention: D'Andre Wells
30 Muir Road
Martinez, CA 94553

This application is described as follows:

✓ **EDWARD T. PETERS (APPLICANT & OWNER), COUNTY FILE #VR12-1021**: The applicant requests approval of a Variance Permit to allow a 6-foot secondary front yard setback (where a 15-foot minimum setback is required) to construct a new detached garage. This application also includes a design review to determine the project's compatibility with the surrounding neighborhood in terms of height, size, design, and location. The subject property is located at 4574 Canyon Road in the El Sobrante area. *See attached plans.* (General Plan: Single-Family High) (Zoning: R-6 Single-Family Residential) (Assessor's Parcel Number: 435-062-009)

Following the public comment period, the Zoning Administrator will either (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, feel free to contact me at (925) 674-7797.

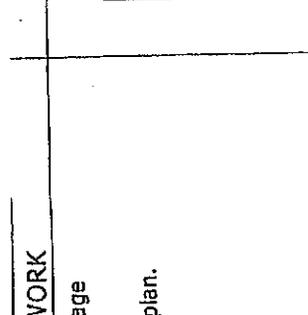
Sincerely,

A handwritten signature in cursive script that reads "D'Andre Wells".

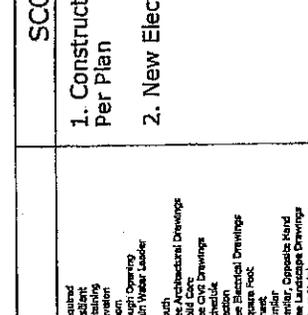
D'Andre Wells

over

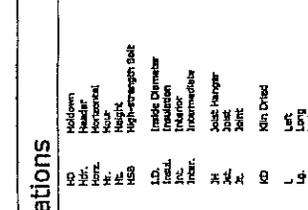
4574 Canyon Road
 APN - 435062009
 off Clark Rd



VICINITY MAP



SATELLITE VIEW



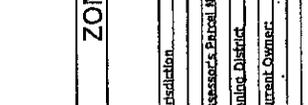
Location of New Garage

SCOPE OF WORK

1. Construct New Garage Per Plan
2. New Electrical per plan.

ZONING / PLANNING

Justification:	Detachment of Conservation and Development, Contra. Contra. County
Assessor's Parcel Number:	435062009
Zoning District:	R-5 Single Family
Current Owner:	Edward T. Peters 2407 Spaulding Ave. Berkeley, CA 94703 510-260-9991



VR 2-01021

BUILDING CODES

- 2010 California Building Code (CBC)
- 2010 California Mechanical Code (CMC)
- 2010 California Plumbing Code (CPC)
- 2010 California Electrical Code (CEC)
- 2010 California Building Code Standards
- 2010 California Building Energy Efficiency Standards

DRAWING INDEX

Sheet	Title
A0.0	Cover Sheet
A1.1	Plot Plan - Maps
A2.1	Floor Plans
A2.2	Exterior Elevations
E-1	Electrical Plan
S-1	Framing Plan
S-2	Roof Plan
S-3	Full Section/Foundation Plan
P-1	Perspective Views

INDARD ABBREVIATIONS

AW	Anchor Bolt	AW	Weld
BA	Bar	WV	Welded Wire Fabric
BB	Beam	WV	Weld
BS	Block	WV	Weld
CA	Cast	WV	Weld
CB	Channel	WV	Weld
CC	Concrete	WV	Weld
CD	Concrete	WV	Weld
CE	Concrete	WV	Weld
CF	Concrete	WV	Weld
CG	Concrete	WV	Weld
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CN	Concrete	WV	Weld



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

10.1.13 (6)
VR 12-1030

VARIANCE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name: <u>Bhajan Singh</u> Address: <u>3519 MIFLIN AVE</u> City, State: <u>EL SOBRANTE CA 94803</u> Phone: <u>510-501-1561</u>	APPLICANT Name: <u>WILLIAM GIBURN ARCHITECT</u> Address: <u>1224 CENTER ST</u> City, State: <u>OAKLAND CA 94607</u> Phone: <u>510-757-4085</u>
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.	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.
Owner's signature: <u>Bhajan Singh</u>	Applicant's signature: <u>[Signature]</u>
CONTACT PERSON (optional) Name: <u>same as applicant</u> Address: City, State: Phone:	PROJECT DATA Total Parcel Size: <u>± 11,236 SF</u> Proposed Square Footage of Project: <u>0</u> Estimated Project Value: <u>13,000</u>

DESCRIPTION OF REQUEST (attach supplemental statement if necessary):
VARIANCE TO ALLOW REFRAMING OF ROOF IN REQUIRED SETBACKS

OFFICE USE ONLY

Application description: Applicant request a variance to construct a pitched roof over an existing residence. The variance requested a 10ft sideyard aggregate, where 15ft is required, and a variance to allow for a front yard setback of 10ft, where 20ft is required. The project includes a design review due to the lot's substandard width.

Property description: Lot 16, NORTH RICHMOND

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
<u>84-4.1002</u> <u>84-4.1004</u>	*Base Fee/Deposit	\$1000.00	S-044	<u>420-031-012</u>
Area: <u>EL SOBRANTE</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Site Address: <u>3519 MIFLIN</u>
Fire District: <u>CONSOLIDATED</u>	Notification Fee	\$15.00 / \$30.00	S-052	Zoning District: <u>R-6</u>
Sphere of Influence: <u>SAN PABLO</u>	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Census Tract: <u>3630</u>
Flood Zone: <u>A</u>	Env. Health Dept.	\$47.00	5884	General Plan: <u>SH</u>
Panel Number:	Other	\$		Substandard Lot: <u>YES</u> / NO
x-ref Files: <u>VR 75-1151</u>				Supervisory District: <u>1</u>
				Received by: <u>KEITH DENISON</u>
				Date Filed: <u>11-7-12</u>
Concurrent Files:	TOTAL	<u>\$1,077.00</u>		File Number: <u>VR 12-1030</u>
	Receipt #			

*Additional fees based on time and materials will be charged if staff costs exceed base fee.

INSTRUCTIONS ON REVERSE SIDE

10.1.R

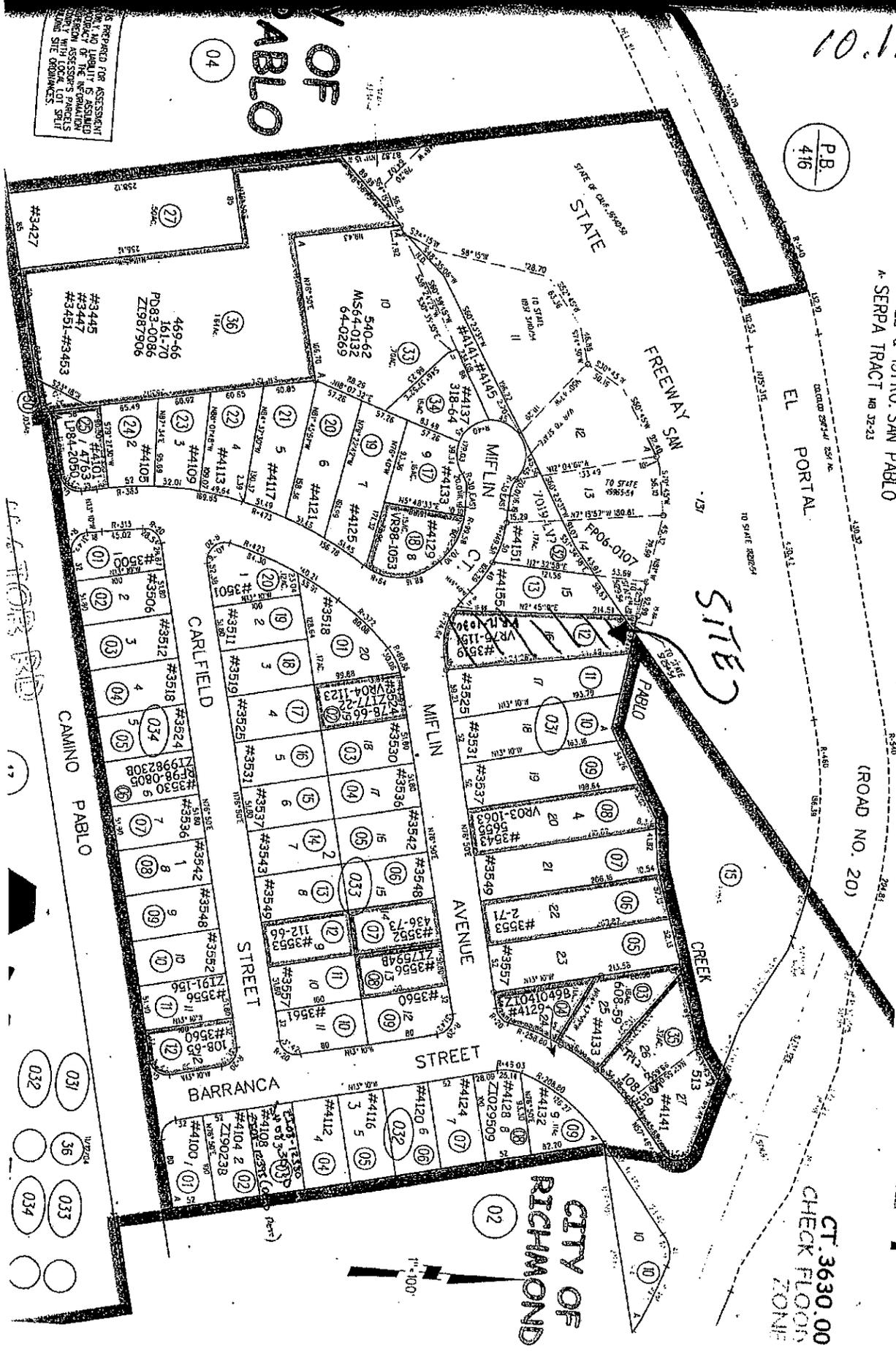
P.B. 416

FOR OF LOTS 122 & 131 RO. SAN PABLO
A SERPA TRACT MB 32-23

NORTH RICHMOND M.B. 1-18

TAX CODE AREA

CT. 3630.00
CHECK FLOOR
ZONE



THIS REPORT FOR ASSESSMENT
 PURPOSES ONLY. NO WARRANTY
 OF LIABILITY IS ASSURED
 HEREON. THE INFORMATION
 CONTAINED HEREIN IS FOR
 YOUR INFORMATION ONLY. YOU
 SHOULD CONSULT WITH AN
 ATTORNEY AND A REAL ESTATE
 AGENT BEFORE YOU PURCHASE
 ANY REAL ESTATE.

04

OF
PABLO

#3427

#3445
 #3447
 #3451-#3453
 459-46
 161-70
 PD83-0086
 Z1987906

36

590-62
 MS64-0132
 64-0269

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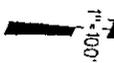
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032

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034

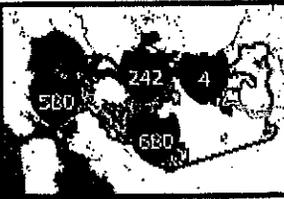
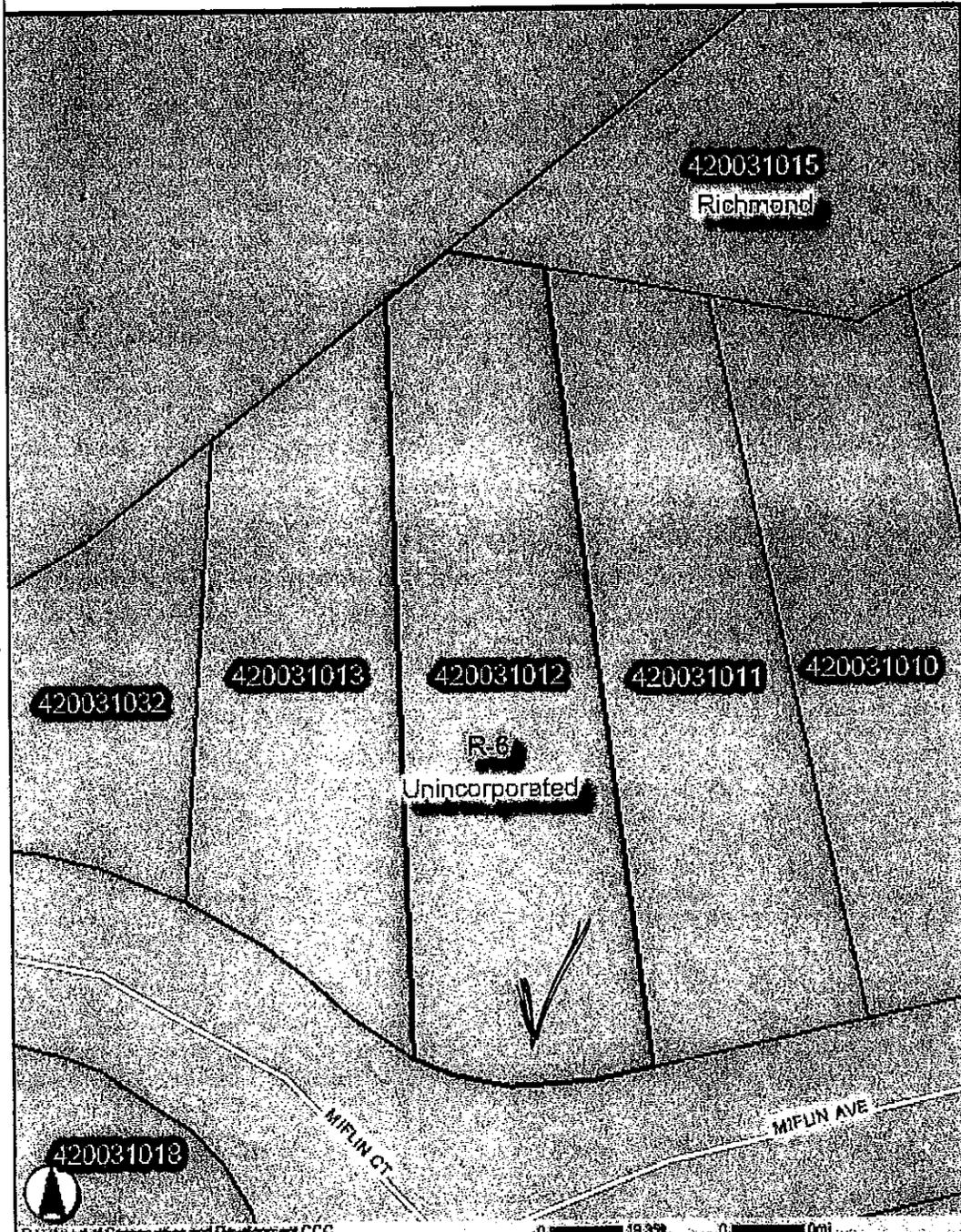
02



CITY OF RICHMOND

10.1.11

Zoning



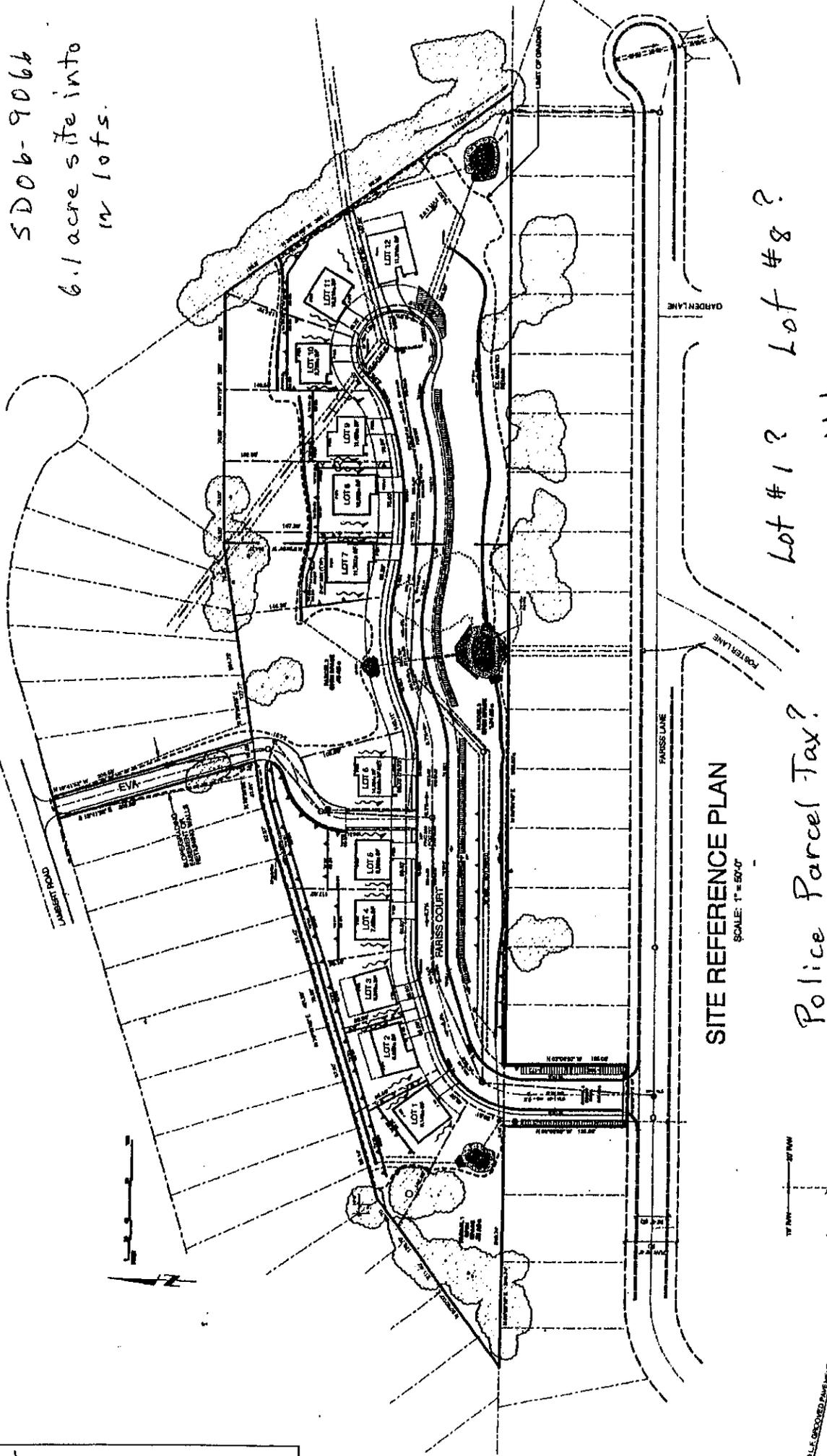
- Select Layer
- Parcels
- Highways
- ++++ Railways
- Streets
- Streets
- Major Highways
- Highways
- Major Roads
- Ramps
- Ferry Crossing
- Zoning
- U-X
- T-1-FH
- R-8-TOV-K
- R-8-S-2
- R-8-FH
- R-7-X
- R-6-K
- R-6-TOV-K
- R-48-FH
- P-48-S-2
- P-1-X
- P-1-TOV-K
- P-1-FH
- O-1-TOV-K

Department of Conservation and Development CCC

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Refer to the Accela GIS Administrators Guide for instructions on how to set the disclaimer text displayed in this area.

SD06-9066
 6.1 acre site into
 12 lots.



SITE REFERENCE PLAN

SCALE: 1"=50'-0"

Police Parcel Tax?
 12 homes? 10 homes?
 Water Run-off?
 Street Repairs?

Lot #1? Lot #8?
 EVA- Nol.
 Entrance off Fariss Lane?
 Emergency VA - County to pay
 cemetery?
 Slides? Animals, birds?

10.6.17

SCALE: 1"=50'-0"

10.1.0

A Request for Donations

To Fight the Fariss Court Housing Development To fund our Expert Environmental Attorney & Expert Geologist

The County has approved the building of 12 homes up on the hill above
Fariss Lane and below Lambert Road
...our field will be gone forever if we don't fight it now...
We can only do this as a group together

Thursday, November 29, 2012, we are starting the appeal of the County's decision. Then a date will be set for a hearing to present our case before the Planning Commission.

This will be a serious proceeding with strict rules about what constitutes a valid objection to a development plan. Our likes and dislikes of the development don't carry any legal weight at this proceeding. Our petition signed by many residents and our opinions about landslide danger or water drainage or traffic problems or anything else don't carry any legal weight without an expert's opinion.

What we need first is to understand how the system works (hence the need to hire an experienced attorney) and to present serious evidence developed by the professional geologist we need to hire. This geologist may quite likely be our best chance to come up with real evidence that may be able to stop the project (or perhaps to modify it to our benefit if it can't be stopped).

Please help us raise the money to hire this geologist which we seriously need.

The attorney we have hired is very good and very experienced, has won a number of similar appeals just like ours and bigger than ours, and is giving us an extremely reasonable rate.

Everybody please keep the following in mind. What we are doing right now—consulting with an attorney to make our **efforts focused** in the right direction, and getting our own **geologist's opinion** to counter their experts—are the most important part of our appeal.

If you don't want this development to go forward now is the time to donate and help us raise funds. This could affect the quality of our lives for a long time into the future. If they build the houses, they will be there on the hillside forever.

Anything you can contribute will help. No donation is too small. People have given from \$10 to \$200 and some have given multiple times. We need to raise about \$2000-\$3000 more.

Make checks payable to Ann Del Tredici—but cash is OK too! You can bring your donation to Ann's house at 4207 Fariss Ln, or call Ann or Vince at 222-1391 and we can come and pick it up from you. A little "donation station" is set up on our porch—or slide it under the door. I can give you a receipt, too.

Please give us your email (**send to anndt@aol.com**), so we can keep you up to date via email. Also consider joining our group on Facebook: "Respond to Fariss Court Development"

Thank you so much for whatever help you can afford to give!
Thank you if you have already given—we appreciate it very much.

mtg. Dec 13
P & Z
10.1.18
76

DRAFT

To: Planning Commission

From: ESPZAC

Re: Appeal of Zoning Administrator's decision to approve the Tentative Map and Mitigated Negative Declaration for Subdivision 9066

Members of the Commission

The ESPZAC is a committee of citizen volunteers that, at the request of County staff, reviews and comments on new development in the El Sobrante area of CCC. We reviewed the subject proposal and submitted comments in writing on August 28, 2012. These comments reflected the committee's consensus and were based on review of the project documentation as well as in the field, a public meeting during which both the developer and concerned neighbors gave testimony and deliberation amongst committee members. In our letter we raised a number of issues and asked clarification regarding soils stability and slide repair, legal questions about easements as well as other topics.

We have reviewed the County staff's findings and conditions of approval for this project. We do not believe that these findings and conditions adequately address the concerns expressed by our committee and others. For this reason we support the appeal of this approval by Farris Lane homeowners and strongly urge the Commission to return this matter to staff for further review.

We have attached a summary of our concerns for your consideration.

Respectfully Yours

Attachment A: ESPZAC list of concerns regarding the approval of Subdivision 9066 – Tentative Map and Mitigated Negative Declaration

10.1.96

Attachment A:

ESPZAC list of concerns regarding the approval of Subdivision 9066 –
Tentative Map and Mitigated Negative Declaration

The Mitigated Negative Declaration is not adequate because:

Geology and Soils –

The soils report and peer review identify over 10 slides on the site that require repair. These slides are in the proximity of neighboring existing homes. No analysis of repair methods or extent of grading required to repair the slides has been done. Without such an analysis it is impossible to assess the significance of the impact of the repair to existing life and property. Additional analysis should be performed to further assess the potential significance of geologic and soil stability hazards on the site. It should include a review of the slides and the repair methodology to be used to assure that the work can be confined to the site and can be performed with no adverse impact to surrounding homes.

It should be noted that slide repairs, including excavations, buttress construction, keyways and subdrain installation, as well as any retaining walls that may be required can extend further than the limits of any new construction shown on the plans, and often result in damage to surrounding property.

Mitigation of future slide potential requires adequate drainage. This drainage is shown as going through an existing residential parcel without benefit of an existing easement. It is not a feasible form of mitigation unless the easement is acquired. Evidence of acquisition should precede the conclusion that impacts can be reduced to less than significant.

Traffic and Safety-

The traffic analysis is incomplete because it fails to address existing street width and alignment constraints. The Zoning Administrator's decision not to require emergency access to the project deprives not only future but existing residents in the area of a much needed alternative form of ingress and egress in the event of emergency situation including fire, earthquake and other natural as well as man made disasters.

The vesting Tentative Map is not complete because:

It fails to identify the nature and use of proposed easements to be used ostensibly for road, drainage and other purposes. It shows a proposed road (identified as a "Public Street" on the map) going through an existing parcel

10.1.12

created for single family residence purposes without showing a cross section of the road at that location so that the impacts to existing residence on either side can be identified.

- Is the County prepared to accept this road as a public street?
- Is it legal to convert a residential parcel in a densely populated residential area to street use?
- What are the zoning implications to existing homes on either side of the proposed new road?

The tentative map should not be approved without first obtaining an opinion from County Counsel as to the issues identified above, including the issue of non-existent drainage easements identified under the previous section regarding Geology and Soils.

It should be noted that these issues were raised during the public review period and either not addressed at all by staff or the responses were less than satisfactory.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

7c 10.6.5
EVA needed #
Police Services

P.O. Box 20136

El Sobrante, CA 94820

EVA Rd.

October 28, 2012

Supervisor John Gioia
COS Terrance Cheung
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530

Re: SD06-9066. Request for 12 lots on 6.1 acres off Fariss Lane, E. S.

Dear John & Terrance,

I would like to make you aware of a problem that is just now coming to the surface. An EVA road was to be put in off Lambert Rd. for use by the County Fire Dept. Fire Marshal, Lewis T. Broschard III called to say that because of changes in the Ca Fire Code over the past few years, County Fire cannot require that an EVA road be put in at this site because the homes are required to have sprinkler systems and since the development is only 12 homes, a secondary access would not be required.

This whole area: Fariss Lane, Foster Lane, Garden Road, Garden Lane has only one way out and that is by Garden Road by the E.S. Library to Appian Way. Neighbors have told us that there are about 147 homes in the area. The additional 12 homes would bring the total to about 159 homes. If there was an earthquake or a fire, residents would be trying to get out and the Fire Fighters would be trying to get in. The County has a responsibility to update areas that have been overlooked and not taken care of.

Our Idea: The County should require the developer to put in a pathway off Lambert Rd. or maybe the County could partner with the developer to actually put in a fire road there. The pathway or road is something this community needs in order to survive.

Enclosed is a copy of the recommendation of the CCC Zoning Administrator regarding this project. Your help is needed.

Sincerely,

Eleanor Loynd
Eleanor Loynd
Co-Chair ESVP&ZAC

Enclosures

(over)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.1

P.O. Box 20136

El Sobrante, CA 94820

Police Services

December 11, 2012

Sup. John Gioia
COS Terrance Cheung
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530

Re: SD06-9066. 12 homes off Fariss Lane
Questions on Police Service District operation

Dear Sup. John Gioia & COS Terrance Cheung,

Information from the County describes the Police Service District Costs. There is an annual parcel tax of \$200 set by the Board of Supervisors, subject to change. The current fee for holding the election is set for \$800. If this project moves ahead, annual parcel tax would be \$200 per home.

Also, here is the Condition of Approval, # 15 on the Police Service District: "Election for Establishment of a Police Services District to Augment Police Services- The owner of the property shall participate in the provision of funding to maintain and augment police services by voting to approve a special tax for the 12 residential parcels created by this subdivision approval. The tax shall be per parcel annual amount (with appropriate future CPI adjustment) then established at the time of voting by the Board of Supervisors. The election to provide for the tax shall be completed prior to filing the Final Map. The property owner shall be responsible for paying the cost of holding the election, payable at the time the election is requested by the owner. Allow a minimum of four to six months for processing."

This description of Police Services District has brought up a lot of questions. Can you answer them or direct the questions to County Staff? QUESTIONS:

- What happens if the parcel tax is rejected by the 12 homes?
- What kind of police services will then not be provided to the new 12 homes?
- Do the neighbors on Fariss Lane and on Lambert Rd. already pay this parcel tax?
- If not, will they be asked to take part in this election?
- Can you provide us with information on the required Police Services?

Your help is very much appreciated. The planner Lashun Cross is on vacation until Jan.1, so it is possible that the appeal will not go before the Planning Commission until the end of January or sometime in February. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair

Enclosure

Police Service Parcel Tax:
- \$200 per parcel, each year
- \$800 cost of election paid
by developer
(over)

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra
Costa
County**



November 20, 2012

8
Catherine Kutsuris
Director
C.K.
Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

**Notice of Intent to Render
Administrative Decision**

Dear Property Owner:

An application for a Variance Permit has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter you must submit a written statement by **5:00 P.M., Friday, November 30, 2012** to:

Contra Costa County
Department of Conservation and Development
Attn: Ryan Aguilar
30 Muir Road
Martinez, CA 94553

This application is described as follows:

JAMES LEE AND WENDY MA (APPLICANT & OWNER), COUNTY FILE #VR12-1024: The applicant is requesting approval to establish a second unit with a variance to allow the second unit to be attached to an 849-square foot accessory building where a maximum of 600 square feet is allowed. Both the accessory building and the structure in which the second unit is to be established currently exist on the property behind the main residence. The subject property is located at 2022 Thompson Lane in the El Sobrante area. (Zoning: Single-Family Residential District, R-7) (General Plan: Single-Family Residential High-Density, SH, Multiple-Family Residential Low-Density, ML) (Assessor Parcel Number: 430-152-003)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, feel free to contact me at (925) 674-7814.

Sincerely,

Ryan Aguilar
Project Planner

Cc: File: #VR12-1024



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.11

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

P&Z CORRESPONDENCE - DECEMBER 2012

1. From ESMAC. Agenda Packet for ESMAC Mtg. of Wed., Dec. 12, 7 pm
2. From County Dept. of Conservation & Development. VR12-1030-application for new roof at 3519 Miflin Ave., E.S. and a 10 ft. sideyard is requested where 15 ft. is required and a 10 ft. frontyard setback where 20 ft. is required. The lot has a substandard width. Comments due by 5 p.m. Dec. 17th at the CCC Dept. of Conservation & Development. Planner D'Andre Wells (925) 674-7797.
3. From John Lisenko. Suggested P&Z letter to the County re SD06-9066, 12 homes off Fariss Lane.
4. From County Dept. of C & D. Plan. Com. Mtg. on Nov. 27 -cancelled. Zon. Admin. Agenda Dec. 3-cancelled. Zon Admin Agenda for Dec. 17th Mtg. at 1:30 p.m., 30 Muir Rd., Martinez. No E. S. items
5. From County Dept. of C & D. VR12-1021-Request for a 6 ft. secondary front yard setback (15 ft. minimum setback required) to construct a new detached garage at 4575 Canyon Rd. E.S. Planner Simar Gill: 925-674-7815.
6. To Brajan Singh. VR12-1030 invited to P&Z Meeting Dec. 13th
7. To Edward T. Peters. VR12-1021 invited to P&Z Meeting Dec. 13th.
8. From County. Agenda for Zon. Admin. on Dec. 17th. No E. S. Items.
9. From Ann Del Tredici. Updates on SD06-9066, increased donations, and more.
10. From Herk Schusteff, local artist. Buy a painting and help feed 6 horses on the hillside.
11. From Mechanics Bank. Statement. NOTE: Bank Staff said the Board has voted to close the MB office on Fitzgerald Dr., Pinole.
12. Info from E.S. Chamber Mtg. Robbery of Shell Gas Station on El Portal Dr. The week before the safe was stolen from the nearby bar. Info on Homeless persons given out. Benches on S. P. Dam Rd. now removed. Mtg. requested with Sheriff and County Staff picking up the homeless.

About Town *W.L.W*

The El Sobrante Chamber of Commerce Monthly Newsletter

November 2012

Inside this issue

5 Ways to Consistently Make Big Returns	2
Business of the Month	4
60 Years Ago: Stories from the El Sobrante Herald	5
Planning & Zoning Update	6
El Sobrante RENEW Update	8
Objectives & Goals	11
Member Roster	12
Membership Application	14
Schedule of Events	15
Nominate Business/Citizen of the Year	17

Chamber Board of Directors for 2012

OFFICERS

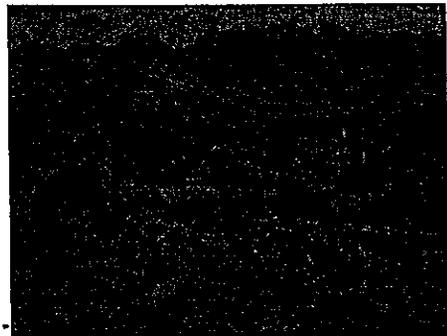
- PRESIDENT JENNIFER ARROUZET
- FIRST VICE PRES. MARIE CARAYANIS
- SECOND VICE PRES BOB SHARP
- TREASURER BOB DAVIS
- SECRETARY MARY HILL

DIRECTORS

- MIKE FRITH
- RICHARD OLIVER
- BARBARA PENDERGRASS
- GEORGE SCHMIDT
- SHIRLEY SHARP
- DINA JOHNSON
- MARK CRODA
- JIM COWEN
- CARRIE HARRISON
- ROGER URY
- JUDY WARD
- MATTHEW WILSON

Local Artist rescues Horses ✓

Herk Schusteff is a long time El Sobrante resident. He is a retired teacher and a painting artist. Over time, he has reached out to help some elder horses who were being neglected in the hills above the El Sobrante Valley alone and without food. He



now sells his paintings to raise money to support his 6 horses. Some of his paintings are on display in the periodical room of the El Sobrante Library. You can call him at 510-223-8707 or through his website www.herkart.com if you are interested in purchasing one of his paintings.

President's Message ✓

It's hard to believe that 2012 is coming to an end in just 2 months. When you start your holiday shopping, please remember all of the businesses in El Sobrante that would appreciate your support.

A lot has been happening with our Renew project. Please join us at our next meeting on Monday, November 19th, 2012, to find out how you can help us restore El Sobrante.

Sincerely,

Jennifer Arrouzet
Chamber President

The new Animal Refugee Shelter is now open at 2905 San Pablo Dam Rd. This is a "no kill" facility that houses dogs and cats that are close to being euthanized in other shelters. Page 17 has their "wish list." If you have any of these items available, please consider a donation to the shelter. Their number is 510-230-3758.

Invitations are being mailed to our Chamber members for the Holiday Mixer, sponsored by Mechanics Bank on Wednesday, December 5, 2012. Hope to see you there.



HOMELESS COUNT 2013

Volunteers Needed

- ≡ Do you care about the plight of the homeless people on the streets of Contra Costa County?
- ≡ Do you wish there were more housing and services to help people who truly want help?
- ≡ Are you frustrated with inadequate funding that doesn't meet the needs of our community?

Then JOIN US in the 2013 Homeless Count and make a difference in YOUR community!

January 30, 2013

6:00 - 8:30 a.m.

Drivers & Counters Needed for East, West and Central County Locations

Every two years, Contra Costa County has the opportunity to affect the amount of money that comes to our county for homeless services by **documenting the extent of homelessness in our county** through a **point-in-time count** of unsheltered homeless persons. **This is a massive effort requiring hundreds of caring volunteers who are willing to donate 3-4 hours of their time, but the rewards are many.** Counts document the extent of the problem for funders, establish baseline data for historical purposes, and help us better understand the causes of homelessness so more effective responses can be developed.

WE NEED YOUR HELP! Volunteer **TODAY** to attend a one-hour training (listed below), then help count on January 30th. **A four-hour investment of your time next month could mean a LIFETIME of difference to a homeless family living on the streets in cold and rainy weather!**

To sign up for a training session and volunteer at the count, please complete the attached form and send to Felix Box at homelessprogram@hsd.cccounty.us, or fax to (925) 313-6761 by January 23rd, 2013.

Questions? Please contact Contra Costa Health Services Homeless Program at (925) 313-6145.

10.1.13

Contra Costa Homeless Count January 30, 2013 Volunteer Information Form

ALL VOLUNTEERS MUST ATTEND ONE of the trainings listed below.
Please check which training you will attend.

- | | |
|---|--|
| <input type="checkbox"/> Pittsburg Adult School (Community Room), 1001 Stoneman Ave., Pittsburg: | January 23 rd at 6:30-7:30 pm |
| <input type="checkbox"/> Concord Police Department (Roma Room), 1350 Galindo St., Concord: <input type="checkbox"/> | January 23 rd at 12:30-1:30pm |
| <input type="checkbox"/> Concord Police Department (Roma Room), 1350 Galindo St., Concord: | January 23 rd at 6:00-7:00pm |
| <input type="checkbox"/> Rubicon (Modular Unit Conference Room), 101 Broadway, Richmond: | January 24 nd at 12:30-1:30pm |
| <input type="checkbox"/> Rubicon (Modular Unit Conference Room), 101 Broadway, Richmond: | January 24 nd at 6:00-7:00pm |

Volunteer Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Emergency Contact: _____

Emergency Contact #: _____

Please check all that apply: Driver Counter (passenger)

If you are willing to drive, please complete the following:

Year, Color, Make, and Model: _____

License Plate #: _____

Auto Insurance Carrier: _____

Insurance Carrier telephone number: _____

Policy Number: _____

Please number from 1 to 4 the areas with which you are most familiar

Antioch	Hercules	Pinole
Bay Point	Lafayette	Pittsburg
Brentwood	Martinez	Pleasant Hill
Clayton	Moraga	Richmond
Concord	North Richmond	San Pablo
Danville	Oakley	San Ramon
El Cerrito	Orinda	Walnut Creek
El Sobrante	Pacheco	Other part of Contra Costa

Please list the specific locations with which you are familiar (i.e., North Richmond).

Please submit this form by **January 23rd, 2013** to Felix Box at homelessprogram@hsd.cccounty.us or fax it to (925) 313-6761.

If you prefer, you may mail it to:
Contra Costa Health Services Homeless Program, ATTN: Felix
597 Center Avenue Suite 325, Martinez, CA 94553

Septiembre 2012
www.211database.org

Contra Costa County
HELP IN HARD TIMES



Abuse/Rape/Substance Abuse

STAND! For Families Free Of Violence
 1-888-215-5555
Community Violence Solutions .. 1-800-670-7273
Alcohol & Other Drugs Access.. 1-800-846-1652
Alcoholics Anonymous..... 925-939-4155

Animals-if they need to be left behind

ARF-Animal Rescue Foundation 1-800-567-1273
CCC Animal Shelter 925-335-8300.510-374-3966
Contra Costa Humane Society ..925-279-2247

Child Care

CC Child Care Council 510-758-5439
Child Care Eligibility List (CEL) ..925-676-8570
CRISIS CHILD CARE
Bay Area Crisis Nursery (Ages 0-5) ..925-685-8052
Dahistrom House (Ages 6-12) 925-685-3695

Employment: Job Training

CCC Regional Occupational Pgm. ..925-942-3436
Opportunity Junction (Antioch) .. 925-776-1133
The Stride Center 925-682-8248 ..510-234-1300
Acalanes Adult Education 925-280-3980
Antioch Adult Education..... 925-706-5310
Liberty Adult Education 925-634-2565
Martinez Adult Education..... 925-228-3276
Mt. Diablo Adult Education 925-685-7340
Pittsburg Adult Education 925-473-4460
West Contra Costa Adult Ed. 510-215-4666

Employment

Bay Point Works 925-252-2331
Child Care Job Bank 925-676-5442
Experience Unlimited 925-602-0166
One-Stop Center - Brentwood... 925-634-2195
One-Stop Center - Antioch..... 925-706-4830
One-Stop Center - San Pablo ... 510-412-6740
One-Stop Center - Concord 925-671-4500
Richmond Works - Richmond... 510-307-8014

Evictions/Rent Assist./Foreclosures

EVICTIION NOTICE ASSISTANCE

ECHO Fair Housing 1-855-257-3246
 (Concord and Walnut Creek residents only)
Pacific Community Services..... 925-439-1056

EVICTIION COURT NOTICE ASSISTANCE

Bay Area Legal Aid..... 1-800-551-5554
Eviction Defense Center 510-452-4541
 (Richmond Court cases only)

FORECLOSURE ASSISTANCE

Concord Family Service Center ..925-825-3099
Consumer Credit Counseling ... 1-866-889-9347
Foreclosure Assistance - HUD.. 415-489-6400
Housing & Economic Rights 510-271-8443
National Foreclosure Hotline 1-888-995-4673
Neighborhood Housing Service ..510-237-6459
Pacific Community Services..... 925-439-1056

RENTAL ASSISTANCE

Concord Family Service Center ..925-825-3099
Shelter, Inc...... 925-335-0698

Financial Assistance

CalWORKs (Families)..... 1-877-505-4630
Community Housing Dev. Corp. ..510-412-9290
Consumer Credit Counseling 1-866-889-9347

Critical Family Needs 925-825-3099
General Assistance (Individuals) 1-877-505-4630
Season of Sharing 925-521-5065
Unemployment Insurance..... 1-800-300-5616

Food

Food Bank of Contra Costa & Solano
 (Groceries, pantries, meals)..... 1-800-870-FOOD
Food Pantries & Soup Kitchens 211
GRIP Souper Center 510-233-2141
Monument Crisis Center 925-825-7751
Loaves & Fishes Dining Rooms.... 925-687-6760
WIC Program..... 1-800-414-4942
 (Pregnant women breastfeeding or with children 0-5)

Gay, Lesbian, Bisexual, Transgender

Local LGBTQ Resources www.EastbayPride.com

Health & Dental Care

Advice Nurse 1-877-661-6230
Brookside Community Health Center
 Richmond ..510-215-5001 San Pablo .. 510-215-9092
CC Regional Medical Center..... 925-370-5000
CCC Health/Dental..... 1-800-495-8885
 Antioch, Bay Point, Brentwood, Concord, Martinez,
 North Richmond, Pittsburg, Richmond
Denti-Cal/Medi-Cal Dental Pgm..... 1-800-322-6384
Dental School UC San Francisco 415-476-1891
Dental School Univ. Pacific SF.... 415-929-6501
 Union City..... 510-489-5200
Health Emergency Information .. 1-888-959-9911
La Clinica Monument 925-363-2000
La Clinica Pittsburg Dental 925-431-1250
La Clinica Pittsburg Medical 925-431-1230
Planned Parenthood 1-800-230-PLAN
 Antioch, Concord, San Ramon, Richmond, Walnut Creek
RotaCare - Concord..... 925-429-6409
Sutter Delta Community Clinic..... 925-779-3676

Health Insurance

Child Health & Disability Prevention (CHDP)
 925-313-6150
Health Access Line..... 1-877-503-9350
 (Information on county health insurance programs)
HICAP 1-800-510-2020
 (Health insurance counseling and advocacy)
Medi-Cal 1-877-505-4630
US Uninsured Help Line..... 1-800-234-1317
 www.coverageforall.org

Homeless Shelters/Drop-In Centers

Bay Area Rescue Mission Shelters
 Men .. 510-215-4868 Women/families 510-215-4860
Berkeley Shelter Bed Hotline 1-866-960-2132
Brookside Shelter (San Pablo)..... 1-800-799- 6599
Concord Shelter (singles only)..... 1-800-799-6599
Calli House-Richmond (youth, 14-21) 1-800-610-9400
Casa Vicentia (pregnant women) 510-729-0316
FERST Multiservice Ctr. (Central) ..925-685-7613
 East: 925-778-3750 West: 510-232-7571
GRIP Resource Center 510-233-2141
Love-A-Child Shelter (Bay Point) .. 925-458-5663
Mary's House (pregnant women).... 510-236-0383
Next Door Shelter-accepts pets 415-292-2180
Shepherd's Gate 925-308-7507
Transitional and Interim Housing 925-335-0698
SAFE Place-Martinez (youth, 9-17) ... 1-800-718-4357
Sanctuary Housing-accepts pets.... 415-863-3893

Housing

Housing Authority of Contra Costa County
 (Administration)..... 925-957-8000
Housing Authority (Pittsburg) 925-252-4830
Housing Authority (Richmond).... 510-621-1300
Permanent Supportive Housing, Transitional &
Interim Housing (Shelter, Inc) 925-335-0698
Senior & Adults w/ Disabilities... 1-800-510-2020

LANDLORD/TENANT

Housing Counseling..... 925-825-3099
Pacific Community Services..... 925-439-1056

Legal & Mediation Services

Bay Area Legal Aid..... 1-800-551-5554
CCC Bar Association 925-825-5700
CCC District Attorney..... 925-957-2200
CC Senior Legal Services 510-374-3712
Family Law Facilitator 925-957-7887
 (Divorce, child custody, support, paternity issues, help)

Mental Health

Access Mental Health Apt. Line 1-888-678-7277
 (County Mental Health services)
Adolescent, Adult & Children's Psychiatric
Programs (John Muir Health Ctr) 1-800-680-6555
Community Counseling Center ..925-798-9240
Community Health for Asian Americans
 Antioch: 925-778-1667.. Richmond: ..510-233-7555
Concord Family Service Center ..925-825-3099
Crockett Counseling Center 925-370-6544
Mental Health Consumer Concerns Centers
 Central 925-521-1230 East ..925-779-9977
 West 510-232-3839
National Alliance for the Mentally Ill (NAMI)
 925-465-3864

Senior Services

CC Café (Hot lunch) For closest location..... 211
Information & Assistance for Seniors &
Dependent Adults..... 1-800-510-2020
Medicare Hotline..... 1-800-633-4227
Meals-on-Wheels 1-866-669-6697

Suicide

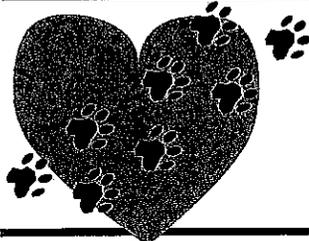
Contra Costa Crisis Center..... 1-800-833-2900
National Suicide Hotlines..... 1-800-273-TALK
 1-800-SUICIDE
 (Spanish).... 1-877-SUICIDA

Utility Assistance

California Alternate Rates for Energy (CARE)
Program 1-866-743-2273
Low-Income Home Energy Assistance
(LIHEAP) 925-335-8900
Medical Baseline Program Relief for Energy
 1-800-743-5000
Relief for Energy Asst. (REACH) 1-800-933-9677
Utility Shut-off Assistance 1-800-743-5000

Veterans

CCC Veterans Services..... 925-313-1481
Concord Veterans Center..... 925-680-4526
Supportive Services For Veteran Families
 (Shelter, Inc.) 925-957-7579
Veterans Employment Network .. 510-655-3552
Veterans Suicide Hotline..... 1-800-273-TALK



Animal Times

Vol. 1 No. 3

Newsletter of Animal Refugee Response

December 2012

Not Your Average Animal Shelter



Visitors enjoy meeting refugee felines roaming freely in the cat habitat at the recently opened Animal Refugee Shelter

There is a new Animal Shelter in town. Local non-profit organization, Animal Refugee Response has opened its Shelter at 2905 San Pablo Dam Road in San Pablo and has many wonderful dogs and cats for adoption.

What distinguishes this Shelter from others is its commitment to the NO-KILL philosophy. No animal is euthanized because of age, treatable health condition or lack of space. They will have a safe place at the Animal Refugee Shelter until they are adopted.

Animals who come to the Shelter are in dire and unfortunate circumstances. Many are sick or injured pets who have been surrendered to veterinarians for euthanasia instead of receiving the treatment they need to get well. Rather than destroy these animals, the vets call

Animal Refugee Response. +At our Shelter recovering animals have a place to heal from their ordeal and to meet people looking for animal companions.

The Shelter's small dog and cat habitats are both designed so that animals and potential adoptors can meet each other without the bars of a cage between them. Large dogs have space to run and play and to greet visitors in a relaxed, friendly setting.

Shelter visitors will meet a community of amazing and very courageous animals, who despite terrible experiences, still seek human companionship and would like nothing better than to make the life of a special person richer and happier.

Animal Refugee Shelter is open daily from noon to 6 pm.

Forever Friends

As the first morning light finds its way through your bedroom window, and you wake to the new day, imagine meeting the gaze of two warm brown eyes attentively watching you come out of sleep. Instead of words, there is a gentle wag of his tail that says good morning with such sincerity that your heart is instantly filled with quiet joy knowing that this creature loves you, unconditionally, forever.

The bond between an animal and his person is very special. He lives to be part of your life. He learns your routine. He waits for you. He responds to you. He is your friend and will be forever.

When you adopt an animal you gain such a friend. It is wonderful and life-changing. It is also a commitment. When you adopt an animal you become responsible for another's life...forever.

Adopting an animal should be a thoughtful decision that considers what sort of friend you will be to that animal, as well as how he will enrich your life. Before adopting, ask yourself if you can be a forever friend to that animal, as he will be to you.

Shelter Robbed

On November 29, the office of Animal Refugee Shelter was burglarized. Among the items stolen included the Shelter's main computer, and camera and video equipment. Although this is a major setback, fortunately, no animals were hurt in the break-in.

Recent Adoptions



Leena & Lars

Jan and Bill Hubecek thoughtfully chose two cute

Dachshund mix littermates and brought them into their family.

Puckerman

Little Puckerman, a sweet Terrier instantly caught the eye of Neil Sinclair, who recently moved to the Bay Area from the east coast.



Eva

Lovely Eva, a Belgian Shepherd who survived poisoning was taken home by Raven

Voss and is her pride and joy.

Willow

Mike and Dolores Frick fell in love with Willow an Italian Greyhound/Beagle mix pup and brought her home to a warm reception by their other dogs.



River

After surviving Parvo and then Giardia

at the tender age of 10 weeks, lucky River found a wonderful home with Clyphton Calley and his family.

Community Supports Its New NO-KILL Shelter



Since the opening of Animal Refugee Shelter, the community has stepped up in support. From donations including a washer and dryer from San Pablo City Councilperson, Paul Morris, and food and bedding supplies from count-

less generous citizens, to generous support from Animal Care Clinic, a local veterinary hospital where many of our refugees were surrendered, by staff who organized a barbecue fundraiser in October, it is very clear that the community supports its new NO-KILL Animal Shelter and is proud to have it call the city of San Pablo home.

Thank you everyone from the animal refugees and the staff of Animal Refugee Response.

What Can You Get for \$250?

\$250 is a lot of money, but most of us are willing to spend it on things including a family day at a theme park, a new designer outfit, or a fun night on the town. But what about spending \$250 on a new animal companion? Is it too much?

The adoption fee for any animal at Animal Refugee Shelter is \$250 for any dog or cat. The fee includes all required shots and sterilization. Some people think this is too much money to spend on a pet.

We disagree. We are looking for adoptors who understand that part of taking responsibility for an animal means being willing to spend money for that animal's care and well being...as we have done to save their lives before they came to the shelter. In fact, the average vet bill to restore an animal refugee to health is over \$1,000.

We believe that life...every life is a precious gift. We believe an animal companion is priceless.

UPCOMING EVENTS

ONLINE FUNDRAISER

Dec. 1, 2012 - Jan. 30, 2013

Most of us, at one time or another have been shocked at the cost of a simple visit to the vet. Imagine taking not just one, but fifty or more pets to the vet. Help us continue provided needed medical care for refugee animals through our online fundraiser. Donate all that you can and please spread the word! Visit www.giveforward.com/ani

malrefugeeandresponse to make your donation today.

VOLUNTEER PARTY

Dec. 14 5 - 7 pm

We LOVE our volunteers! To show our appreciation we are holding a party honoring the ongoing contributions of our many hard working volunteers to our shelter and to the welfare of the animals in our care. All volunteers are invited.

I LUV ANIMAL REFUGEES DINNER

February 9

Jennifer and Todd's Cafe Soleil and Mechanics Bank, El Sobrante are hosting a major Fundraising Dinner and Silent Auction to benefit Animal Refugee Shelter. Don't miss this exciting event and worthwhile cause!

For Tickets, please call (510) 230-3758.



Refugee Spotlight

to climb the stairs to his night time kennel.

Over the next month, ARR staff provided Ajax with a consistent diet of high quality food, frequent feedings, and a whole lot of praise. And Ajax has rebounded and is now an active, growing, muscular boy who loves to run and play. He now can go from bottom to top stair in two enthusiastic leaps!

Ajax is available for adoption to a loving and permanent home. He would enjoy an active lifestyle, space to run and a warm bed.

Meet Ajax, an 8-month old Boxer mix who arrived at Animal Refugee Shelter an emaciated, malnourished puppy with every bone in his body showing beneath his beautiful brown coat. His tail between his legs showed that he had no experience with a person he could trust, much less a person who would feed and care for him. He was in fact starving for food and love. Although he tried, he was too weak

Holiday Donation Cards Available Now

This holiday season, give a Donation Gift to your loved ones.

Animal Refugee Response will provide a full color card recognizing your gift and each person you choose to honor.

To order, call (510) 230-3758, email blythe@animalrefugee.org, or stop by the shelter. Minimum \$20.00 donation.

GIVE A DONATION GIFT



Hats Off to Our Volunteers!

The volunteers at Animal Refugee Shelter love animals and it shows. They work hard making sure every refugee at our shelter has a clean and comfortable habitat, and that they know the love that is possible from a human being.

Our volunteers commit one month at a time and come in from one to four times a week in two shifts a day, seven days a week.



If you are interested in volunteering, please call (510) 230-3758, or stop by the shelter. Volunteers must be at least 10 years old. A signed waiver is required..

More Adoptions

Huey, Raspberry & Tuxedo



"God bless Beth!" the three adult cats selected by Beth Stockholm now say to each other. Beth visited ARR's cat habitat several

times to get to know the lucky cats she decided to take home with

Buddy

As an older dog, with slightly "imperfect" looks, Buddy was not a prime candidate for adoption. but when Robert Russell saw him, it was love at first sight. Now Buddy has a great home with his new best friend.



Whiskers

Tiny Whiskers arrived at our shelter with his whiskers cut off, scared and uncertain. Now

he is confident that the Wheat family will keep him forever.

Zoe

Big beautiful Zoe, a surrendered Husky mix with a sweet, loving disposition was adopted by Melanie Brown. Now she has the family she dreamed of for so long.



Piccolina

Little Siamese kitten, Piccolina was taken home by Heather Anderson. She loves

her new family as much as they love her.



2905 San Pablo Dam Road
San Pablo, CA 94803

10.1.10



Animal Times is published quarterly by Animal Refugee Response.
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Animal Refugee Response
2905 San Pablo Dam Road, San Pablo, CA 94803
(510) 230-3758 animalrefugee.org blythe@animalrefugee.org
Animal Refugee Response is a 501(c)(3) non-profit organization dedicated to urban animals in need. ID #45-3248828

- Wish List**
- Ongoing Needs:
 - Dry Dog Food
 - Canned Dog Food
 - Dry Puppy Food
 - Dry Cat Food
 - Canned Cat Food
 - Kitten Food
 - Kitten Milk Replacer
 - Blankets
 - Towels
 - Floor Cleaner
 - 5 tons of Gravel
 - 2,025 ft. Commercial Grade Linoleum
 - Mops
 - 2 10x10 Storage Buildings
 - 5 Entrance Awnings
 - 10 Large Collapsible Metal Dog Crates
 - 5 Large Igloo-style dog houses
 - Newspaper
 - Paper Towels
 - Rakes
 - Brooms
 - 5 Entrance Awnings
 - 2 10x10 Storage Buildings
 - 2,025 ft. Commercial Grade Linoleum
 - Bleach
 - 5 tons of Gravel
 - 5 tons of Gravel
 - Facility Needs
 - Large Metal Food Bowls
 - Small Metal Food Bowls
 - Cat Toys
 - Dog Toys
 - Kiddie Gates
 - Laundry Detergent
 - Latex Gloves

- Donor Appreciation**
- In Memory of
Elaine Diane Kimoto
by Shirley Takeuchi
July 18, 1956 - Nov. 12, 2012
- Albert Kirrman
 - Rosalie Levinson
 - Karen Mates
 - Maria Mendoza
 - Deidre Martinez
 - San Pablo City Council
 - Member Paul Morris
 - Cecilia Owens
 - Mark Pinkston
 - Purna
 - Kim Richardson
 - Kevin & Lynn Rivard
 - Elisa Marie Roark
 - Kaila Sampson
 - Neil Sinclair
 - Marika Stokes
 - Elizabeth Stockholm
 - Diana Vigas
 - Raven Voss
 - Carol Wachowiak
 - Wheat Family (partial list)
 - Judith Kephart
 - Carol Kiehn
 - Brian Kelly
 - Dee Johnson
 - Kamar Hozrati
 - Jan and Bill Hubacek
 - Hochschiel sisters
 - Ana Martell-Hernandez
 - Clifford Grace
 - Ronald Giacoletti
 - Rachel Garza
 - Mike Frith
 - Karol Friezse
 - Steve England
 - Eide Family
 - Digenerata, Inc.
 - Chimes Printing
 - Roselle Devera
 - Sheyna Marie S. Czani
 - Ravi Tanner Catley
 - Keith & Ruth Carroll
 - Daniela Cardona
 - Clyphton Calley, Jr.
 - Melanie Brown
 - Sherry Banks
 - Michael Alan Price
 - Peter Anthony
 - Animal Care Clinic
 - Cayetano Almeda

Thank you for your support!

10.1.ee



SPAWNERS

San Pablo Watershed Neighbors Education and Restoration Society

December 2012

Thank You, Volunteers!

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

-- Margaret Mead

The above quote is one of my very favorites. I've included it in a SPAWNERS newsletter before, but I couldn't help but share it again. Sometimes we all need a reminder about why we are doing the work we do. Why do we get up early on Saturday morning to trudge through mucky creek water? Why do we weed a patch of native grass for the umpteenth time? The answer is simple: because it does make a difference. Slowly but surely, SPAWNERS volunteers have been making our watershed and community more verdant and healthy for fish, wildlife, and people for over 12 years.



In the past year alone, we have removed approximately 120 cubic yards of trash and weeds from our roads, creeks, and gardens. That's about eight dumpsters full of plastic bottles, food wrappers, and invasive species that would have otherwise soiled and choked our streams.

We replaced that junk with dozens of gorgeous and sturdy native plants like sticky monkey flower, toyon, and pink flowering currant. We also installed some new watershed signs and plant markers to help teach people about our creek and the plants and animals that live here.

Aside from our stewardship work days, we put on some other great events this year. We broke an attendance record at a

public meeting where Donald Bastin spoke about the history of our watershed. The library meeting room was bulging at the seams when over fifty people



came out to see historical photos of the creek and community.

Our Earth Day celebration included a massive creek and community clean up at three locations in El Sobrante. As part of the day, we organized a team of local high school students to carry out a trash assessment in order to generate usable policy data, and to assist the county in meeting their water board permit requirements. More than 65 people attended the event, including Congressman George Miller who gave SPAWNERS a Community Service Award!

During the warm summer months, we ventured into new and oft-unseen territory in the upper watershed during our walk series. Walkers swooned at unbeatable views and listened to tales of watershed history. One of the adventures even included hopping an electric fence!

What's really exciting is the increase in educational activities and events this year. SPAWNERS hosted public workshops about living with creeks and removing ivy, and also set up tables at the De Anza High Alumni Reunion, El Sobrante Stroll, and Richmond Shoreline Fest. We hosted service learning workdays for students from De Anza and Richmond High in order to teach the students how to install and care for native plants. Finally, we arranged a mercury drop off event at the El Sobrante Library to inform residents about the dangers of mercury in our watershed.

To show our appreciation, we will give away a stainless steel SPAWNERS water bottle (while supplies last) to volunteers who attend three or more events in 2013. We hope you will consider this offer and join us at an event soon!

Sincerely,
Femke Oldham
SPAWNERS Program Coordinator

SPAWNERS

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



Return Service Requested

10.1.12
Dated Material - Please
Deliver by December 7, 2012
NON-PROFIT

ORGANIZATION
US POSTAGE PAID
Richmond, CA
Permit #226

Trash clogging Appian Creek behind the Boys & Girls Club



Cleaning House for the Holidays? Don't Forget to Keep the Creek Clean Too!

Bubble wrap, plastic cup lids and straws, candy wrappers, plastic water bottles, empty paint cans, styrofoam packing peanuts... these are just a few of the repeat offenders we often find clogging local creeks. If you live along a creek, you likely know what we're talking about. Where does this trash come from? Surprisingly, the majority of this trash is not thrown straight into the creek. Rather, the rain washes it down from streets, overflowing dumpsters, and trash cans. If it's not cleaned up, much of it flows all the way down to the shoreline and bay. That's why in the rainy winter months it is especially important to keep our creeks clean. Trash is not only an eyesore, but it can hurt fish, birds and other wildlife living in our watershed. Here are a few steps you can take to keep the creek clutter-free:

1. Don't overfill your outdoor trash and recycling bins and secure the lids so that no trash blows out.
2. Keep your yard and patio tidy and don't leave small, light objects like plastic decorations or empty bottle or cans outside in rainstorms.
3. When you see litter on the street, pick it up.
4. Join us for a creek cleanup next year!

Calendar of Events

Winter Planting Days

Sat., December 8, 9:30am - 12:00pm

El Sobrante Library, 4191 Appian Way, El Sobrante
AND

Sat., January 12, 9:30am - 12:00pm

Wilkie Creek Outdoor Classroom, Corner of May Rd. and
Santa Rita Rd., Richmond

We need your help! We've been on a planting spree and we want to keep up the momentum. Join us for a planting workday at one of our creekside gardens. We will be installing dozens of new plants this winter. Learn about California native plants and our new futuristic watering system. All ages welcome. No training necessary. Please wear sturdy shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks. Heavy rain cancels.

Public Meeting and Speaker Event:

The Living Shoreline

Wed., February 6, 7pm - 8:30pm

El Sobrante Library, 4191 Appian Way, El Sobrante

What lives beneath the bay's briny waters? Much more than you can ever imagine! Chris Lim, Living Shoreline Program Manager for The Watershed Project, will share stories and photos from his oyster restoration work along the San Francisco Bay shoreline. With the helps of volunteers and high school students, he is working to bring back native oysters and the web of other living creatures that depend on oysters for their survival. All are welcome. RSVP: femke@thewatershedproject.org or 510-665-3538.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.2

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

To: Supervisor John Gioia
COS Terrance Cheung

December 19, 2012

Re: Info on ESVP&ZAC and ESMAC

Dear John & Terrance,

This is my latest letter to County Dept of Conservation & Development. I re-wrote a short history of the El Sobrante Valley Planning & Zoning Advisory Committee and the El Sobrante Municipal Advisory Council.

Over the past few years, the changes in County staff have also brought changes in the knowledge of the planners. Recently, a copy of an application and the maps included went to the ESMAC. Fortunately, Barbara Pendergrass called to see if we had received a copy. We had not. We asked the County and received a copy, however time was so short, I actually drove over to the applicants' home to deliver info on our meeting. Things worked out.

Perhaps, you could include a copy of my recent letter with information presented to the new planning staff members. Your Choice! If you feel it necessary, we could set up a meeting with Planning Staff, the ESVP&ZAC and the ESMAC. You decide!

Thank you for all the time spent on taking care of us!

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC CO-Chair

Enclosure



**EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE**

10.3

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

Rubin Hernandez, Planner
Dept. of Conservation & Devel.
Community Development Division
30 Muir Rd.
Martinez, CA 94553-4601

December 19, 2011
By Fax & Mail
Fax: 925-674-7258

Re: Information of the El Sobrante Valley Planning & Zoning Advisory
Committee - History of the group

Dear Ruben,

The last time I sent a review of our history was on January 18, 2011. So, this is an update that I hope you will share with the Planning Staff members. In 1972, about 40 years ago, the ESVP&ZAC was started by the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. Each group provides money for supplies and each group appoints 3 members and then the 6 appointed members choose 3 more members. The ESVP&ZAC routinely reviews plans for both the County and Richmond in the El Sobrante Valley area.

The group meets the second Thursday of each month in the meeting room of the El Sobrante Library. Meetings begin at 6 p.m. County Staff usually sends us copies of the applications and plans that have been submitted. We review the plans and assign 1 or 2 members to visit the sites and share their information with us. Then we send a letter into your office suggesting approval or needed changes or added information. For your information, 2 members of the ESVP&ZAC are also members of the El Sobrante Municipal Advisory Committee. We share info.

Contact Information:

Eleanor Loynd, Co-Chair
P.O. Box 20136
El Sobrante, CA 94820

John Lisenko, Co-Chair
Phone: 510-223-6398
Fax: 510-758-7697

About 10 years ago, the Board of Supervisors set up the El Sobrante Municipal Advisory Council. Members are appointed by the Supervisor. The group chooses which problems in the E. S. area they want to review. The current Chair is Barbara Pendergrass. The group meets the second Wednesday of each month in the meeting room of the El Sobrante Library. Meetings begin at 7 p.m.

Contact Information:

Barbara Pendergrass, ESMAC Chair
3769 B San Pablo Dam Rd., El Sobrante, CA 94803

Phone: 510-223-6091

PLEASE give us a call now and then and keep us updated on the status of the applications under review. The County usually sends us copies of the new applications and maps of the projects. Please call if you have any questions.

Sincerely,

Eleanor Loynd
Eleanor Loynd, ESVP&ZAC Co-Chair



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.4.a

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

Supervisor John Gioia &
COS Terrance Cheung
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530

December 27, 2012

Re: County Policies, Ordinances, etc. Relative to Providing Emergency Vehicle
Access (EVA)

Dear Sup. Gioia & COS Cheung,

Over the last few years we have reviewed a number of proposed development projects wherein an existing access problem involving homes in a neighborhood with only one way out was exacerbated by adding more homes without providing a secondary means of access. In some instances this involved extending a cul-de-sac that was already longer than allowed by County ordinance. In other cases, as with the recently approved Fariss Lane Subdivision (SD06-9066) in El Sobrante, additional homes were being added to a neighborhood of homes wherein the neighborhood street system had only exit to an arterial or collector street. In the Fariss Lane case, 12 additional homes were approved, to bring the total number of homes with only one access to 159! The reason that was given in this case for not requiring an EVA was that the additional 12 homes were sprinkled, therefore there was no problem related to safe access.

The situations described above fall into two general categories ---

In the first category, there is no readily available means of providing alternative emergency access due to the configuration of the existing street system or cul-de-sac that is being extended. Essentially, it would mean either telling the developer he can't develop, or asking him to expend an extraordinary amount of time, effort, and money with no guarantee of success due to the need to acquire rights across adjacent private property and other potential obstacles. The issue in this category is whether to allow an existing unsafe access condition to get worse by approving more homes. There is also an issue of constructive notice to prospective future home owners.

In the second category, there is a readily available fix – the proposed development is situated in such a way that an emergency vehicle access can be provided without undue hardship to the developer and without necessarily encroaching on private property. This occurs when one of the boundaries of the new development borders an existing street in addition to the street used for primary access. This was the case with the Fariss Lane subdivision, and the developer had an emergency vehicle access planned and shown on his plan submittal. It was also the case with another recent project on Kirkpatrick Lane and Heath Drive in El Sobrante.

10.4.6

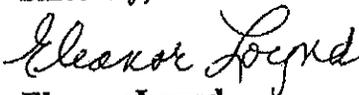
We understand that not everyone would agree that Emergency Vehicle Access (EVA) is a desirable thing. Some folks think that living on a long cul-de-sac or in a neighborhood with only one way out is safer because it results in less traffic. They do not believe it when they are told that an EVA is exactly what it says it is, and that no through access for day to day traffic will be permitted. However, it is not always the majority of existing residents who have this short sided view, and as far as future residents, they have no say in the matter other than what the developer might say on their behalf. To most developers, this is a simple matter of economics, not safety - less road to build, less cost, more profit. If the local authorities don't require it, few developers will choose to build an EVA on their own.

We strongly feel that ensuring public safety is one of the basic reasons government exists. When it appears that government is turning a blind (or nearsighted) eye to an issue that affects its citizens, we feel that something needs to change. Our experience over the years has shown that when it comes to providing EVA in conjunction with new development, the County has had an inconsistent, hard to understand and at times totally illogical approach. It is unclear who even has jurisdiction in this area - is it Community Development, Public Works or the Fire Marshall?

WE ask for your assistance in this important matter. There are numerous examples of where lack of an EVA and only one access in and out of a residential neighborhood has resulted in more extensive property damage and even loss of life and limb. The Berkeley Hills fire is only one dramatic example. Fire is not the only reason access may be impaired or a secondary way out necessary - there is also earthquake, utility failure (as in the Lafayette and El Portal sinkholes) and/or something as simple as a tree or a utility pole falling across the road.

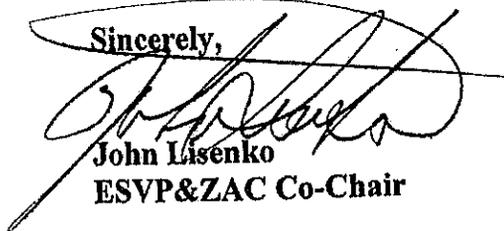
Your help in clarifying County policy in this important area will be very much appreciated.

Sincerely,



Eleanor Loynd
ESVP&ZAC Co-Chair

Sincerely,



John Lisenko
ESVP&ZAC Co-Chair

cc: E.S. Chamber of Commerce
Fairess Lane/Lambert Rd. Gp.

ESMAC
CCC Con. & Dev. Dept.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.5

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

December 30, 2012

TO: Richmond Mayor McLaughlin
Richmond City Council
R. Fire Chief Banks

City Mgr. Bill Lindsay
R. Planning Dept.

Re: Questions on how many homes can exist with only 1 access.

Enclosed is a recent letter sent to Sup. Gioia. We are facing a similar problem in the Richmond/El Sobrante area and we need your thoughts to help handle the problem.

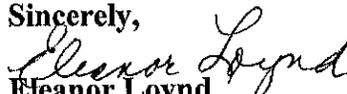
PROBLEM: On January 15, the City Council will hear an appeal on EID 1100513, 5801 Knobcone Ct. The project was denied by the R. Plan. Commission. The idea is to add 4 homes to an area in Richmond with an existing 45 homes with only one access. It is a cul-de-sac off a cul-de-sac with a narrow entry road off Bristlecone.

CONCERNS:

- Does the Richmond Planning Dept. have any decisions made as to how many homes can be in one area with just one access?
- Does the Richmond Fire Dept. have a decision as to how many homes can be in one area with just one access and no EVA? As stated, the roads in the area do not fit the usual standards. If this project is approved, there would be about 49 homes with only 1 access and part of that access roadway is narrowed. Does this fit the usual approved plan for about 50 homes?

You are welcome to call me at 510-223-6398 or send me any comments you wish to share with us. As a courtesy, I have enclosed the letter regarding the County's review of allowing 159 homes in a area with 1 access. Since Richmond Fire fighters might have to step in to help County Fire, I thought you should be aware of the County project area by the El Sobrante Library.

Sincerely,


Eleanor Loynd
ESVP&ZAC Co-Chair.

May Valley N. C.
E.S. Municipal Advisory Council

E.S. Chamber of Commerce



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

106

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

Head Librarian
El Sobrante Library
4191 Appian Way
El Sobrante, CA 94803

December 15, 2012

Re: Use of the Meeting Room in the E. S. Library
On the second Thursday of each month, from
6 p.m. to about 9 p.m. in 2013

Dear Librarian,

These are our requested dates for use of the E. S. Library Meeting Room on the second Thursday of each month from 6 p.m. to about 9 p.m. in 2013.

- | | |
|----------------------|---------------------|
| Thurs., January 10 | Thurs., February 14 |
| Thurs., March 14 | Thurs., April 11 |
| Thurs., May 9 | Thurs., June 13 |
| Thurs., July 11 | Thurs., August 8 |
| Thurs., September 12 | Thurs., October 10 |
| Thurs., November 14 | Thurs., December 12 |

Please let us know if you can provide this time and space. We have been meeting in the library since about 1975. WE very much appreciate your help and your support. If you have any questions or comments, you are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.7.a

P. O. B o x 2 0 1 3 6 . E l S o b r a n t e , C A 9 4 8 2 0

Planning Commission
Contra Costa County
30 Muir Rd.
Martinez, CA 94553-4601

December 15, 2012

Re: Appeal of Zoning Administrator's Decision to approve the Tentative Map and Mitigated Negative Declaration for Subdivision SD06-9066.

To: Members of the Planning Commission

The ESVP&ZAC is a Committee of citizen volunteers that, at the request of County Staff, reviews and comments on new development in the El Sobrante Area of Contra Costa County. We reviewed the subject proposal and submitted comments in writing on August 28, 2012. These comments reflected the Committee's consensus and were based on review of the project documentation as well as in the field, a public meeting during which both the developer and concerned neighbors gave testimony and deliberation amongst Committee members. In our letter we raised a number of issues and asked clarification regarding soils stability and slide repair, legal questions about easements as well as other topics.

WE have reviewed the County Staff's findings and conditions of approval for this project. We do not believe that these findings and conditions adequately address the concerns expressed by our Committee and others. For this reason, we support the appeal of this approval by Farris Lane and Lambert Rd. homeowners and strongly urge the Commission to return this matter to staff for further review.

WE have attached a summary of our concerns for your consideration.

Respectfully Yours,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair

Respectfully Yours,

John Lisenko
John Lisenko
ESVP&ZAC Co-Chair

Attachment A: ESVP&ZAC list of concerns regarding the approval of Subdivision SD06-9066 – Tentative Map and Mitigated Negative Declaration



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.7.6

P. O. B o x 2 0 1 3 6 . E l S o b r a n t e , C A - 9 4 8 2 0

ATTACHMENT A:

ESVP&ZAC list of concerns regarding the approval of Subdivision SD06-9066 – Tentative Map and Mitigated Negative Declaration

The Mitigated Negative Declaration is not adequate because:

- Geology and Soils

The soils report and peer review identify over 10 slides on the site that require repair. These slides are in the proximity of neighboring existing homes. No analysis of repair methods or extent of grading required to repair the slides has been done. Without such an analysis it is impossible to assess the significance of the impact of the repair to existing life and property. Additional analysis should be performed to further assess the potential significance of geologic and soil stability hazards on the site. It should include a review of the slides and the repair methodology to be used to assure that the work can be confined to the site and can be performed with no adverse impact to surrounding homes.

It should be noted that slide repairs, including excavations, buttress construction, keyways and subdrain installation, as well as any retaining walls that may be required can extend further than the limits of any new construction shown on the plans, and often result in damage to surrounding property.

Mitigation of future slide potential requires adequate drainage. This drainage is shown as going through an existing residential parcel without benefit of an existing easement. It is not a feasible form of mitigation unless the easement is acquired. Evidence of acquisition should precede the conclusion that impacts can be reduced to less than significant.

-Traffic and Safety

The traffic analysis is incomplete because it fails to address existing street width and alignment constraints. The Zoning Administrator's decision not to require emergency access to the project deprives not only future but existing residents in the area of a much needed alternative form of ingress and egress in the event of emergency situation including fire, earthquake and other natural as well as man made disasters.

The vesting Tentative Map is not complete because:

It fails to identify the nature and use of proposed easements to be used ostensibly for road, drainage, and other purposes. It shows a proposed road (identified as a "Public Street" on the map) going through an existing parcel created for single family residence purposes without showing a cross section of the road at that location so that the impacts to existing residence on either side can be identified.

- * **Is the County prepared to accept this road as a public street?**
- * **Is it legal to convert a residential parcel in a densely populated residential area to street use?**
- * **What are the zoning implications to existing homes on either side of the proposed new road?**

The tentative map should not be approved without first obtaining an opinion from County Counsel as to the issues identified above, including the issue of non-existent drainage easements identified under the previous section regarding Geology and Soils.

It should be noted that these issues were raised during the public review period and either not addressed at all by staff or the responses were less than satisfactory.



**EL PORTAL DRIVE PARTIAL ROAD OPENING
STARTS ON DECEMBER 21, 2012**

December 19, 2012

Dear Neighbors,

After nearly 8 months of construction, the Via Verdi Culvert Repair Project is nearing completion. The newly constructed culvert is in place and San Pablo Creek is back to its natural flow patterns through the culvert. The banks of San Pablo Creek have been stabilized and revegetated and will continue to be monitored throughout the 2013 growing season.

Starting on Friday, December 21, 2012, two lanes of El Portal Drive will reopen to vehicular and pedestrian through traffic between the Church of Christ parking lot and Barranca Street. Note that this will be a partial road opening, and will not be the full roadway width. The entire road will be reopened in the spring of 2013 after utility work has been completed. Although there will be 2 lanes open as of December 21, 2012, bus commuters should continue to use the alternative bus routes until further notice from AC Transit.

Thank you for your support and collaboration on this project as this support has been important to successfully perform this unexpected repair project and to restore this area for the Richmond, San Pablo, and El Sobrante Communities.

If you have any questions, please contact Tawfic Halaby by phone at (510) 621-1612 or by email at tawfic_halaby@ci.richmond.ca.us.

Sincerely yours,
CITY OF RICHMOND



Tawfic N. Halaby, P.E.
Associate Civil Engineer

P.S: I encourage you to patronize local businesses along San Pablo Dam Road during the holiday season.

10.9.a

Subj: **Re: Bus Benches**
 Date: 12/12/2012 3:32:05 P.M. Pacific Standard Time
 From: Terrance.Cheung@bos.cccounty.us
 To: mpabraham@aol.com
 CC: John.Gioia@bos.cccounty.us, jenscafe@aol.com, michael_frith@mechbank.com,
rpender970@aol.com, James.Lyons@bos.cccounty.us

Hi everyone,

Thank you for your patience in my response. I've been out of the office for two weeks (1 week out of the Country) and returned this week to nearly 800 new emails.

Attached is a picture of a segmented bus bench that are available for installation by the advertising companies.

Thank you for looking into the cost of bus shelter installation. I'll check with our Public Works Department to verify the cost for materials/labor for installation.

Can you forward to me the source of the information?

Thank you.

[cid:0184B90C-7C2D-494C-B164-6D5534F77EE7]

Terrance Cheung
 Chief of Staff
 Office of Supervisor John Gioia
 11780 San Pablo Avenue, Suite D
 El Cerrito, CA 94530
 510-374-3231 Office
 510-374-3429 Fax
 415-990-2087 Cell
 [cid:D44976CE-5FA3-4BD7-AACA-B1C1C70487C9] <<http://www.facebook.com/johngioia1958>> Facebook Supervisor Gioia or visit us at www.cocobos.org/gioia<<http://www.cocobos.org/gioia>>

From: Maurice Abraham <mpabraham@aol.com<<mailto:mpabraham@aol.com>>>
 Date: Friday, December 7, 2012 11:35 AM
 To: Terrance Cheung <terrance.cheung@bos.cccounty.us<<mailto:terrance.cheung@bos.cccounty.us>>>
 Cc: "John Gioia (BOS)" <john.gioia@bos.cccounty.us<<mailto:john.gioia@bos.cccounty.us>>>, Jennifer Arrouzet <jenscafe@aol.com<<mailto:jenscafe@aol.com>>>, Michael Frith <michael_frith@mechbank.com<mailto:michael_frith@mechbank.com>>
 Subject: Bus Benches

Hi Terrence...

At our last ES Renew meeting, you indicated the the owner of the existing bus benches was going to provide photos or other information on an upgraded advertising bench. Have you seen anything yet?

I've done a fair amount of research on what's available, and there seem to be some that would, in my opinion, be acceptable. I've complete bus shelters with ad space in the \$3,000 to \$6,000 range (plus installation). These include segmented benches.

I think if the County is going to cut a deal with this company we ought to be talking about shelters...minimal shelters that take very little sidewalk space. The one's I've seen at the low end of the price range have a narrow roof supported by a single row of three metal posts. So, they take up about the same space as the current benches.

Let me know when you hear anything.

Thanks,
 Maurice Abraham
 EL SOBRANTE RENEW



**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra
Costa
County**

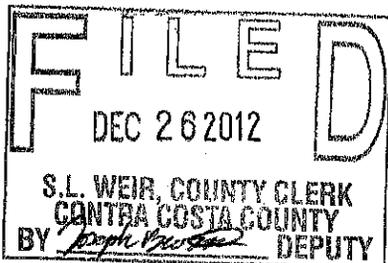


10.10a
Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs



December 26, 2012

NOTICE OF AVAILABILITY AND PUBLIC REVIEW OF THE CONTRA COSTA COUNTY CLIMATE ACTION PLAN AND INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING

Project Title: Draft Contra Costa County Climate Action Plan

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation and Development, Community Development Division of Contra Costa County has prepared an initial study on the following project:

Project Description: The proposed project involves preparation of a Climate Action Plan (CAP) to identify measures and actions intended to reduce greenhouse gas (GHG) emissions below the level of emissions that existed in 2005. California adopted GHG emission reduction targets in 2006 under Assembly Bill (AB) 32. The Contra Costa Climate Action Plan is the beginning of an ongoing planning process that enables the County to comply with state legislation related the GHG emissions. The purpose of the Climate Action Plan is to identify how the County will achieve a target of 15% below 2005 levels by the year 2020 and to create a path to obtain 2050 targets associated with Governor's Executive Order S-03-05. The CAP provides goals and associated measures, also referred to as GHG reduction measures, in the sectors of energy, solid waste, transportation, off-road equipment, water and wastewater, and agriculture. In addition, the CAP provides goals and measures for longer-term adaptation to potential risks of climate change, as well as, identifying public health benefits and providing implementation strategies that encourage positive health outcomes.

A copy of the Draft Climate Action Plan and Negative Declaration and all documents referenced may be reviewed in the offices of Conservation and Development located at 30 Muir Road, Martinez.

Public Comment Period: The period for accepting comments on the adequacy of the environmental document and the Draft Climate Action Plan extends to 5:00 pm, Friday, February 1, 2013. Any

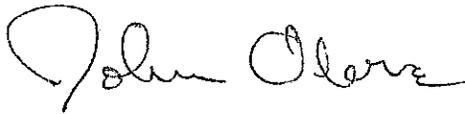
10.10.6

comments should be in writing and submitted to the following address:

John Osborne
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Or, you can submit your comments by email to john.osborne@dcd.cccounty.us

It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the Board of Supervisors in early 2013. A public hearing notice for the proposed Negative Declaration will be issued at least 10 days prior to the hearing. The hearing is anticipated to be held at the County Administration Building, 651 Pine Street, Room 107 (Board Chambers), in Martinez. It is expected that the Board of Supervisors will also conduct a hearing on the Draft Climate Action Plan at the same time.



John Osborne
Senior Planner

cc: County Clerk's Office (2 copies)

10.11

Subj: **Monthly Emergency Responses for El Sobrante**
 Date: 12/6/2012 12:00:07 A.M. Pacific Standard Time
 From: db1adm@cccfd.org
 To: moli@msn.com, rpender970@aol.com
 CC: RGrac@cccfd.org
 City: El Sobrante
 Station: 69
 MONTH: 11/2012
 TOTAL CALLS: 54
 CODE 3 CALLS: 44
 STRUCTURE FIRES: 0
 VEGETATION FIRES: 0
 OTHER FIRES: 0
 EMS RESCUE: 31
 HAZARD: 1
 PUBLIC SERVICE: 5
 MISTAKEN ALARM: 6
 FALSE ALARM: 3
 OTHER NON-FIRE: 8

Station: 69
 Total Calls: 2
 Code 3 Calls: 0
 Structure Fires: 0
 Vegetation Fires: 0
 Other Fires: 0
 EMS Rescue: 0
 Hazard: 0
 Public Service: 0
 Mistaken Alarm: 0
 False Alarm: 0
 Other Non-Fire: 2

~ CANCELLED ~

10.12

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 8, 2013
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell
VICE-CHAIR: Karen Peterson
COMMISSIONERS: Richard Clark, Don Snyder, Jake Sloan, 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, JANUARY 22, 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.

10.13.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 17, 2012
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: CONTINUED PUBLIC HEARING

2. TERRY MURPHY (Applicant) - BRIAN GATES (Owner), County File #LP11-2071: The applicant seeks approval of a land use permit to legalize the existing Expert Tree Services green waste recycling facility. The total amount of processed material will be less than 250-cubic-yards a day. The hours of operation are 7:30 AM through 4:30 PM, Monday through Friday. The application includes variances as follows: a) 3.41-acres proposed (5-acres minimum required) for a lot line adjustment between the East Bay Regional Parks District, b) dirt/gravel parking lot proposed (paved parking lot required), c) no parking space markings provided (strips required), d) no wheel stops provided (wheel stops required), e) 4-foot side yard proposed (20-foot side yard minimum required) for an existing water tank. The project does not include any new buildings, grading or tree removal. The business office for the Expert Tree Services Company is located off-site within the Orinda area. The subject site is located at 150 Old Tunnel Road, in the Orinda area. (Zoning: General Agricultural, A-2) (General Plan: Agricultural Lands, AL) (Census Tract: 3530.01) (Assessor's Parcel Number #273-171-036) (Continued from 11/19/12 AMB) FA

LAND USE PERMIT: PUBLIC HEARING

3. MIRNA E. GOMEZ-NUNEZ (Applicant & Owner), County File #LP12-2101: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a house cleaning business from within a mobile home (Space #129) within the Club Marina mobile home park located at 55 Pacifica Avenue in the Bay Point area. (Zoning: T-1) (General Plan: MM) (CT: 3142.00) (Assessor's Parcel Number #709-834-129) SG
4. MARIA DUQUE JARAMILLO (Applicant & Owner), County File #LP12-2118: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a house cleaning business from within a single family residence located at 120 Pico Place in the Bay Point area. (Zoning: P-1) (General Plan: SH) (CT: 3150) (Assessor's Parcel Number #098-482-032) SG
5. THE ATHENIAN SCHOOL (Applicant and Owner), County File #LP12-2024: The applicant requests approval to amend County File #LP 335-63 to establish five (5) residential units for faculty housing, each approximately 1,200 square feet in size and 15 feet tall. The project also involves the removal of seventeen (17) trees ranging in size from 7 inches to 20 inches in diameter, and work within the drip line of seven (7) trees. On-site parking is located in various areas of the property provided for these units. The applicant is also requesting a variance for a 20-foot front yard setback (where 25 feet is required) to allow the porch feature on the proposed residences. The subject property is located at 2100 Mount Diablo Scenic Boulevard in the unincorporated area of Danville. (Zoning: A-2, General Agricultural Zoning District) (General Plan: Public and Semi-Public, PS and Open Space, OS) (Assessor's Parcel Number #203-150-002) JRC
6. MICHELE MCCARTHY (Applicant) - JDF HOLDINGS (Owner), County File #LP11-2006: A request for approval of a Land Use Permit to establish a building contractor's yard on a vacant 1.77- acre lot. The contractor's yard will consist of up to three individually fenced areas, each to be rented separately. The items to be kept on site include typical contractor's equipment, vehicles and supplies such as tractor-trailers, dump trucks, pick up trucks, storage containers, lumber racks, pipe racks, bulk material areas, portable toilets, and office trailers. The project site is located at #3765 Pacheco Boulevard, just across Normandie Way, in the unincorporated Martinez area. (Zoning: Retail Business District, R-B) (General Plan: Commercial, CO) (Assessor's Parcel Number #380-240-010) RA

7. JESUS LOPEZ (Applicant & Owner), County File #LP12-2106: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a graphic design business out of a single-family residence located at 251 Tahoe Street in the Discovery Bay area. (Zoning: P-1) (General Plan: Single-Family Residential High-Density) (Census Tract: 3040 :00) (Assessor's Parcel Number #011-490-025) DW

DEVELOPMENT PLAN: PUBLIC HEARING

8. SUSAN FERGUSON & KEN FINNEY (Applicant and Owners), County File #DP12-3015: A Kensington Design Review Development Plan application to determine conformance with the Standards of Consideration (§84-74.1206) of the Kensington Combining District for the construction of a 891 square foot, two-story addition, to the rear of an existing two story, 1,987 square foot residence which is located on a 5,162 square foot lot. This hearing is required because the proposed addition will cause the total floor area of the residence to exceed the floor area ratio threshold standards of the Kensington Combining Zoning District. The subject property is located at 230 Amherst Avenue in the Kensington area of Contra Costa County. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), Tree Obstruction of Views Combining District (-TOV). (General Plan: Single-Family Residential-High Density, SH) (Census Tract: 3920) (Assessor's Parcel Number #570-050-010) RA

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 7, 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 (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator 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.

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 Friday. Advance arrangements may be made by calling (925) 674-7205.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 7, 2013
30 MUIR ROAD
MARTINEZ, CA 94553

10.13.c

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:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING:

2. SUSAN FERGUSON & KEN FINNEY (Applicant and Owners), County File #DP12-3015: A Kensington Design Review Development Plan application to determine conformance with the Standards of Consideration (§84-74.1206) of the Kensington Combining District for the construction of a 891 square foot, two-story addition, to the rear of an existing two story, 1,987 square foot residence which is located on a 5,162 square foot lot. This hearing is required because the proposed addition will cause the total floor area of the residence to exceed the floor area ratio threshold standards of the Kensington Combining Zoning District. The subject property is located at 230 Amherst Avenue in the Kensington area of Contra Costa County. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), Tree Obstruction of Views Combining District (-TOV). (General Plan: Single-Family Residential-High Density, SH) (Census Tract: 3920) (Assessor's Parcel Number: 570-050-010) (Continued from 12/17/12 RAH) RA

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

3. DEVELOPMENT AGREEMENT ANNUAL REVIEW - SHAPPELL INDUSTRIES (Applicant and Owner), County File #AR12-0117: This is a public hearing on the Project Year 2012. Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA: W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). TM
4. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR12-0118: This is a public hearing on the Project Year 2012. Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (A-80) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various). LC

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

5. SHAPPELL INDUSTRIES (Applicant and Owner), County File #SA12-0006: This is a public hearing on the Eighteenth Annual Compliance Report for project year 2012, dated November 1, 2012, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM
6. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA12-0006: This is a public hearing on the Eighteenth Annual Compliance Report for Project Year 2012, dated October 15, 2012, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan,*

10.13.d

and Environmental Impact Report), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. LC

LAND USE PERMIT: PUBLIC HEARING

7. SANGVIENE PATHOUMTHONG (Applicant) - BEVERLY WILLIAMS (Owner), County File #LP12-2123: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an electrical contracting business from within a single family residence located at 1280 Springbrook Road in the Walnut Creek area. (Zoning: R-15) (General Plan: SL) (CT: 3400) (APN # 177-220-021) SG
8. RACHELLE PADGETT (Applicant & Owner), County File #LP12-2124: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an interior design consulting business from within a single family residence located at 6452 Kensington Avenue in the Richmond area. (Zoning: R-6) (General Plan: SH) (CT: 3620) (APN # 521-080-004) SG
9. MIKE BAXTER (c/o BLACK & VEATCH on behalf of Sprint) (Applicant) - BRIAN GATES (Owner), County File #LP12-2055: The applicant requests approval of a land use permit to renew and modify a previously approved land use permit County File #LP96-2068. The proposed changes include the removal of four existing panel antennas and three existing cabinets for the installation of a) two larger antennas b) two new cabinets c) four new RRU's and d) one GPS antenna to an existing Sprint telecommunication facility. The subject property is a 4-acre parcel that is located immediately east of the eastern terminus of Fish Ranch Road and just east of the entrance to the southernmost bore of the Caldecott Tunnel. The property is an unaddressed parcel located adjacent to 150 Old Tunnel Road in the Orinda area. (General Agriculture (A-2) (Agricultural Lands (AL) (CT 3530.01) (APN: 273-171-036) SG
10. SPRINT/NEXTEL (Applicant) - MICHAEL AND CAROL DEPIETRO (Owner), County File #LP12-2125: This is a request to renew a previously approved land use permit (County File #LP99-2015) for the continued operation of an existing Sprint wireless telecommunications facility that consists of nine (9) panel antennas mounted atop a commercial building. The project does not include any modifications to the facility and is located at 5050 Pacheco Blvd., in the Martinez area. (General Plan: Commercial) (Zoning: Retail Business) (Assessors Parcel Number: 161-010-014) FA
11. ALAN CASEBIER (c/o Vinculum Services Inc. on behalf of Sprint) (Applicant) - VERNON AND VERA THOMAS (Owners), County File #LP12-2140: The applicant requests approval of a land use permit to renew and modify a previously approved land use permit County File #LP00-2034. The proposed changes include the removal of six existing antennas, three cabinets and one GPS antenna for the installation of a) three larger dual panel antennas b) two new equipment cabinets c) one GPS antenna and d) one microwave antenna at the existing cell site. The project site is located at 4475 Kellogg Creek Road in the Byron area of the County. (General Plan: Agricultural Lands (AL) (Zoning: Heavy Agricultural District, Boat Storage Combining District (A-3, -BS) (CT: 3040) (Assessor's Parcel Number: 011-210-013). SG
12. ALEX MORIN (Applicant on behalf of T-Mobile) - STONEMORE PARTNERS, LLP (Owner), County File #LP12-2099: The applicant requests approval of a land use permit to modify the existing land use permit (County File #LP07-2021) for an existing telecommunications facility to allow the applicant to replace the six (6) existing antennas with six (6) new antennas and to place conduit within the previously disturbed equipment area. The existing facility proposed to be modified is located at the Oakmont Memorial Park Cemetery property east of the easternmost chapel. The property is addressed 2099 Reliez Valley Road in the Pleasant Hill area of the County (A-2) (SL) (CT 3470.00) (Parcel 365-170-031). RJN
13. MICHAEL WOOD (Applicant & Owner), County File #LP12-2109: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a biological consulting business to be conducted out of a single-family residence located at 65 Alta Hill Way in the Walnut Creek area. (Zoning: R-10) (General Plan: Single-Family Residential Medium-Density) (Assessor's Parcel Number: 184-180-027) DW
14. GAUDENCIO S. GUINTU, JR. (Applicant & Owner), County File #LP12-2111: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a drafting services business to be conducted out of a single-family residence located at 2200 Genoa Street in the Danville area. (Zoning: P-1) (General Plan: Single-Family Residential High-Density) (Assessor's Parcel Number: 206-600-051) DW

10.13.e

15. MATT TOOLEY (Applicant & Owner); County File #LP12-2104: The applicant requests approval of a land use permit for a home occupation to allow the administrative portion of a commercial water pump service business to be conducted out of a single-family residence located at 872 Forest Lane in the Alamo area. (Zoning: R-20) (General Plan: Single-Family Residential Low-Density) (Assessor's Parcel Number: 201-082-005) DW

DEVELOPMENT PLAN: PUBLIC HEARING

16. BYRON CROWLEY (Applicant & Owner), County File #DP12-3025: A request for approval of a development plan for the construction of a new 4,743-square foot two-story, single-family residence with an attached 702-square foot residential second unit, located on a substandard lot, for the purpose of determining compatibility with the neighborhood in terms of the size, location, height, and design of the proposed project. The subject property is located at 258 Nob Hill Drive in the Walnut Creek area of Contra Costa County. (Zoning: Single-Family Residential District, R-20) (General Plan: Single-Family Residential Low Density, SL) (Census Tract: 3430.02) (Assessor's Parcel Number: 180-270-005). RA

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 23, 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 (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator 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.

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 Meeting Agenda

December 13, 2012

Note Earlier Start Time: 5:30 p.m.

**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, AWARDS, AND PROCLAMATIONS

None

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 November 8, 2012 Authority Board Meeting Minutes

Consideration of ADOPTION OF A MOTION to approve the subject minutes.
Note: To vote on the adoption of minutes does not require a Director to have been present at the subject meeting.

6.1 Contract with C2 Alternative Services with Used Oil Payment Program Funds

Consideration of ADOPTION OF A MOTION Authorizing the Executive Director to enter into an agreement and/or purchase order with C2 Alternative Services for used motor oil and filter recycling outreach campaign called *RidersRecycle* to increase proper disposal and awareness to motorcyclists.

END OF CONSENT CALENDAR

7. STAFF REPORT

7.0 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*
- *Board votes or provides direction to staff*

8. REGULAR AGENDA

8.0 Post-Collection Procurement Presentations and Recommendations

- A. RECEIVE PRESENTATIONS from staff and six companies regarding proposals;
- B. At the Discretion of the Board: CONFERENCE WITH LEGAL COUNSEL REGARDING ANTICIPATED LITIGATION Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: (One potential case); and
- C. Hold BOARD DISCUSSION and SELECT option for negotiating a new post-collection agreement

8.1 Consulting Contract Scope of Work Adjustment

Consideration of ADOPTION OF A MOTION to expand the scope of HF&H Consultants (HF&H) contract to include the development and negotiation of the agreement(s) necessitated by the Board's direction. Note: There is no change requested in the consulting budget at this time.

8.2 Executive Director and Legal Counsel Performance

Closed Session. With respect to every item of business to be discussed in closed session pursuant to Section 54957: PUBLIC EMPLOYEE PERFORMANCE. Title: Executive Director and Legal Counsel.

8.3 Report of Discussions in Closed Session

Announcement of actions, if any, taken in Closed Session.

END OF REGULAR AGENDA

9. BOARD MEMBER AND STAFF ANNOUNCEMENTS

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

Adjournment

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meeting is scheduled for January 10, 2013.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, December 12, 2012, 1:30 PM

PLACE: Board of Supervisors Chambers
651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of annexations and detachments it is the intent of the Commission to waive subsequent protest and election proceedings provided that all of the owners of land located within the proposal area have consented and those agencies whose boundaries would be changed have consented to the waiver of protest proceedings.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

December 12, 2012 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):

Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.

5. Approval of Minutes for the October 31, 2012 special LAFCO meeting.

OUT OF AGENCY SERVICE REQUESTS

6. ***LAFCO 12-06 – Security Owners Corporation*** - This is a request by the City of Martinez to provide municipal water service outside its jurisdictional boundary to a 15± acre parcel (APN 367-130-033) located at the northwest corner of Reliez Valley Road and Alhambra Valley Road in unincorporated Contra Costa County in order to serve a proposed 23-lot subdivision.

BUSINESS ITEMS

7. ***Northeast Antioch*** – the Commission will receive an update from the City of Antioch and Contra Costa County regarding the proposed annexation and strategic planning efforts for Northeast Antioch, including the recent application for Area 2B, and be asked to provide input and direction as appropriate.

MUNICIPAL SERVICE REVIEWS/SPHERE OF INFLUENCE UPDATES

8. ***Library Services Municipal Service Review (MSR)/Sphere of Influence (SOI)*** – the Commission will receive an overview of the Public Review Library Services MSR and be asked to provide input.

OTHER BUSINESS ITEMS

9. ***Policies and Procedures Update*** - the Commission will be asked to consider and approve a proposed update to Conflict of Interest policy.
10. ***Assembly Bill 54 (Solorio) Drinking Water*** - the Commission will receive an update on activities relating to AB 54.
11. ***Contract Amendment with Burr*** - the Commission will consider approving a contract amendment to extend the term of the agreement to complete the MSRs/SOI updates covering library services and miscellaneous County Service Areas.

CORRESPONDENCE

12. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

INFORMATIONAL ITEMS

13. Commissioner Comments and Announcements
14. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - Newspaper Articles

CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: Executive Officer

ADJOURNMENT

Next regular LAFCO meeting – January 9, 2013 at 1:30 p.m.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm

10.16.2

Subj: **Re: Notice of Mailing to El Sobrante Homeowners**
Date: 1/2/2013 10:46:26 P.M. Pacific Standard Time
From: Terrance.Cheung@bos.cccounty.us
To: RPender970@aol.com

Barbara,

No information was attached.

Please see the text contained in the body of the email.

Thanks.

Terrance Cheung
Chief of Staff
Office of Supervisor John Gioia
Contra Costa County
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
Office: (510) 374-3231
Fax: (510) 374-3429
Cell: (415) 990-2087
Email: terrance.cheung@bos.cccounty.us<<mailto:terrance.cheung@bos.cccounty.us>>
Website: www.cocobos.org/gioia

From: Barbara Pendergrass <rpender970@aol.com<<mailto:rpender970@aol.com>>>
Date: Wednesday, January 2, 2013 9:10 PM
To: Terrance Cheung <Terrance.Cheung@bos.cccounty.us<<mailto:Terrance.Cheung@bos.cccounty.us>>>
Subject: Re: FW: Notice of Mailing to El Sobrante Homeowners

All attachments contained no information. Barb

In a message dated 1/2/2013 2:31:07 P.M. Pacific Standard Time,
Terrance.Cheung@bos.cccounty.us<<mailto:Terrance.Cheung@bos.cccounty.us>> writes:
Hi Everyone,

Please feel free to distribute.

Terrance Cheung
Chief of Staff
Office of Supervisor John Gioia
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
510-374-3231 Office
510-374-3429 Fax
415-990-2087 Cell
[cid:62010C22-DA0D-4E62-917B-E8CD7DA7B583] <<http://www.facebook.com/johngioia1958>> Facebook Supervisor Gioia
or visit us at www.cocobos.org/gioia<<http://www.cocobos.org/gioia>>

From: Catherine Kutsuris
Subject: Fw: Notice of Mailing to El Sobrante Homeowners

For your information - advertising coming to El Sobrante residents that may generate inquiries to your office.

Catherine

Catherine Kutsuris
Conservation and Development Director
Contra Costa County
30 Muir Road, Martinez, CA 94553

----- Forwarded by Catherine Kutsuris/DCD/CCC on 12/31/2012 12:26 PM -----

"Angela Strebel" <barbarab@amwater.com<mailto:barbarab@amwater.com><mailto:barbarab@amwater.com>>

12/31/2012 12:00 PM

Please respond to

"Angela Strebel" <reply-fec815747c65067b-20629_HTML-63839264-1065825-0@awrusa-email.com<mailto:reply-fec815747c65067b-20629_HTML-63839264-1065825-0@awrusa-email.com><mailto:reply-fec815747c65067b-20629_HTML-63839264-1065825-0@awrusa-email.com>>

To

cc

Subject

Notice of Mailing to El Sobrante Homeowners

Dear Catherine Kutsuris:

We are writing to you as a municipal leader in the El Sobrante area to inform you of our upcoming mailing.

As you may know, most homeowners are not aware that they are responsible for the water and sewer lines running through their property. American Water Resources Insurance Services will soon send a letter to El Sobrante residents, informing them of their service line maintenance responsibility. The mailing will explain that: (i) normal wear and tear can cause water line leaks and sewer line blockages, (ii) homeowners are responsible for making the necessary repairs, and (iii) repairs can cost thousands of dollars. The Water and Sewer Line Insurance Policy provides homeowners with an optional means to protect themselves affordably from the expense and aggravation of service line repairs.

Please be assured that this letter explains that our policies are offered by American Water Resources Insurance Services and that we are independent of El Sobrante.

In case El Sobrante homeowners have questions, we've included a list of key information below:

- * American Water Resources Insurance Services is a subsidiary of American Water, the largest publicly traded water company in the country which has served homeowners for over 126 years
- * Servicing nearly one million customer contracts nationwide
- * We are an A+ rated member of the Better Business Bureau
- * AWR will only use licensed, El Sobrante area contractors for all repairs
- * We have been selected by the New York City Water Board as their official service line protection provider
- * 93% of our customers are very satisfied with the overall value of our policies

In addition, El Sobrante can partner with American Water Resources Insurance Services to jointly educate homeowners in your area about their service line responsibilities and policies available to cover them from any unexpected service line repair bills. If your city is interested in partnering with us and receiving a share of the revenue, we would provide you with a turn-key program that requires minimal effort by your city.

For additional information about American Water Resources Insurance Services, our policies, or how to partner and create a new revenue stream, please visit [AWRUSA.com/info](http://click.awrusa-email.com/?qs=db74b206e7bfce26d31dfff90945a1dc1f7db548648196edbed52c30c1b0e6fd) <<http://click.awrusa-email.com/?qs=db74b206e7bfce26d31dfff90945a1dc1f7db548648196edbed52c30c1b0e6fd>> or contact our Vice President and General Manager, Barbara Boyarsky at

BarbaraB@amwater.com<mailto:BarbaraB@amwater.com><mailto:BarbaraB@amwater.com> or 856-359-2794.

Respectfully,
Angela Strebel
Senior Manager - Customer Service
American Water Resources Insurance Services
1025 Laurel Oak Road
Voorhees, NJ 08043

This email was sent to: ckuts@cd.cccounty.us<mailto:ckuts@cd.cccounty.us><mailto:ckuts@cd.cccounty.us>

This email was sent by: American Water Resources
1410 Discovery Parkway, Alton, IL, 62002, United States

We respect your right to privacy - view our policy<<http://click.awrusa-email.com/?qs=db74b206e7bfce26f4edd665e525acbd135735cc2623abfd195d56908af023>>
[cid:4__=07BBF076DFE3F1268f9e8a93df93@cccounty.us<mailto:4__=07BBF076DFE3F1268f9e8a93df93@cccounty.us>]
<<http://click.awrusa-email.com/?qs=db74b206e7bfce26dc249d613012ff324a97a147daa190882e468574dbc43830>>

[cid:X.MA1.1357189805@aol.com]