

# **El Sobrante Municipal Advisory Council**

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

## **The ESMAC is an Advisory Body to the Board of Supervisors**

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

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

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

**AGENDA for Wednesday, September 11, 2013 and August 14, 2013**  
**Note: A Special Meeting was held in place of the Regular MAC Meeting for August . This Agenda will cover both Meeting's Information**

**7:00 P. M. Pledge of Allegiance**

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

**7:00 P.M. Approval of Minutes and Agenda** \* items have minutes included  
1.\* Minutes for June 12, 2013  
2. \* Minutes for July 10, 2013  
3. \* Agenda and information from the Special Meeting held August 14, 2013 in place of the regular ESMAC Meeting

**Treasurer's Report**

**Introductions of Speakers/ Guests/ Topics**

**Consider Consent Items**

**Presentations**

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

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

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

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

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

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

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

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

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

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

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

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

**7:55 P.M. to 8:05 P.M.**

**P.5** Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report.

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

**Public Comment** - for items not on the agenda

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

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

**8:25 P.M. to 8:35 P.M.**

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

**8:35 P.M. to 8:45 P.M.** Questions – limit 2 minutes per speaker

**8:45 P.M. to 8:55 P.M.**

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

**8:55 P.M. to 9:05 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**9:05 P.M. to 9:15 P.M.**

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

Mixer will be from 5:00 P.M. to 6:50P.M. preceding the ESMAC meeting at 7:00 P.M.. ESMAC will provide food and drinks. Food and drink limit \$250.00

**9:15 P.M. to 9:25 P.M.** Questions – limit 2 minutes per speaker

**9:20 P.M. to 9:35 P.M**

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

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

**Information Items- for August 14, 2013**

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

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

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

**Information Items- for September 11, 2013**

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

- 10.9** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for August, 08, 2013
- 10.10** Letter from Eleanor Loynd, P&Z, to Supervisor John Gioia, thanking him for the Special Meeting held August 14th on the incident at the ACE Hardware Store in El Sobrante
- 10.11** Letter from Eleanor Loynd, P&Z, to Richmond City Manager, Bill Lindsay, requesting information on the Sikh Temple Expansion
- 10.12** Contra Costa County Planning Commission's Meeting Cancellation Notice for July 23, 2013, 1:30 P.M., and Meeting Notices and Agenda for August 27, 2013 and September 10, 2013, 1:30 P.M.
- 10.13** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for September 4, 2013, 1:30 P.M.
- 10.14** LAFCO Meeting Cancellation Notice for Wednesday September 11, 2013
- 10.15** East Bay Regional Park District Notice of Board Executive Committee Meeting and Agenda for August 29, 2013

## **Sub Committee Reports**

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

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

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

## **New Business**

**13.1**

**Public Comment** -for items not on the agenda

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

## **Announcements**

## **Agenda Items/ Speakers for Up Coming ESMAC Meetings**

Alcohol and Beverage Control speakers

**Adjournment 10:00 P.M.**

# El Sobrante Municipal Advisory Council

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

## Draft Minutes Wednesday, June 12, 2013

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

**Absent:** James Hermann

Pledge of Allegiance led by Tom Owens

**Called to Order:** 7:05 pm by Barbara Pendergrass

### Approval of Minutes and Agenda

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

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

### Consent Item

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

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

### Presentations

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

Presentation by Brian Craig, Contra Costa County Fire Battalion Chief

Presentation by David Brockbank, Senior Planner, CCC

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

### Public Comment

### **Discussions Items**

**DL1 Set date to host an El Sobrante Chamber Mixer** (members of the Chamber, other business owners and the general public to attend) and set date for Terrance to set up a special meeting of the MAC with presidents and other officers of El Sobrante organizations, Chamber, Rotary etc., and set date for a special meeting of the MAC members as a retreat, all meetings open to the public;

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

## **Short Discussion Items-**

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

Questions – none

## **Information Items**

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

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

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

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

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

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

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

## **Sub Committee Reports**

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

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

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

## **New Business**

**13.1** – none

## **Announcements**

Joseph Camacho was named "Veteran of the Year" by Nancy Skinner

## **Agenda Items/ Speakers for Up Coming ESMAC Meetings**

Alcohol and Beverage Control speakers

Guardians

## **Adjournment**

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

**Respectfully submitted by Sharon Thygesen (Secretary)**

\*M/S/C – Motion/Seconded/Carried

# El Sobrante Municipal Advisory Council

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

## Draft Minutes Wednesday, July 10, 2013

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

**Absent:** James Hermann and Joseph Camacho

Pledge of Allegiance led by Sharon Thygesen

**Called to Order:** 7:05 pm by Barbara Pendergrass

**Approval of Minutes and Agenda - None**

**Treasurer's Report - None**

**Consent Item** – None

### **Presentations**

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

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

Presentation by Lon Goetsch, Contra Costa County Fire Battalion Chief

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

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

### **Action Item**

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

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

### **Public Comment**

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

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

### **Discussions Items**

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

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

**DI.3.** No Activity

## **Short Dissscussion Items-**

**SDI.1** – none

### **Information Items**

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

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

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

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

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

**10.6** News letter from SPAWNERS for July 2013

### **Sub Committee Reports**

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

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

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

### **New Business**

**13.1** – none

### **Announcements**

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

### **Agenda Items/ Speakers for Up Coming ESMAC Meetings**

Alcohol and Beverage Control speakers

### **Adjournment**

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

**Respectfully submitted by Sharon Thygesen (Secretary)**

\*M/S/C – Motion/Seconded/Carried



August 14, 2013  
Special El Sobrante Municipal Advisory Council Meeting  
7:00 p.m.  
El Sobrante Library

Presentation by the Contra Costa County Sheriff's Office, Contra Costa County Fire Protection District, Contra Costa County Emergency Medical Services, and American Medical Response regarding emergency response to the August 4, 2013 stabbing incident at Oliver's ACE Hardware at 4071 San Pablo Dam Road, El Sobrante.

Introductions

Supervisor John Gioia

Contra Costa County Sheriff's Office

Lt. Jon Moreland

Contra Costa County Fire District

Keith Cormier  
Battalion Chief Lon Goetsch

American Medical Response

Jason Sampson

Contra Costa County Emergency  
Medical Services

Patricia Frost  
Dr. Joe Barger

Public Comments

## **Timeline of emergency responders to Oliver's ACE Hardware**

**August 4, 2013**

Information provided by the Contra Costa County Sheriff's Office, Contra Costa County Fire Protection District, and American Medical Response/Contra Costa County Emergency Medical Services

09:00 - Sheriff's Deputies were dispatched to a report of an armed robbery call at Oliver's Ace Hardware on San Pablo Dam Road.

09:02 - Dispatch received further information that an employee had been stabbed, and that the possible suspect was seen running on Appian Way. Dispatch then relayed this information to deputies responding to the call.

09:03 - Contra Costa Fire dispatches Engine 69 and AMR to stage for a robbery victim at Oliver's Ace Hardware (4071 San Pablo Dam Road).

09:03 - Contra Costa Fire Engine 69 confirms receiving dispatch.

09:03 - The first deputies arrived at Appian Way and San Pablo Dam Road. Witnesses told the deputies that the suspect was under the bridge. The Deputies immediately began pursuing the suspect who was considered to be armed and dangerous.

09:04 - Supervising Sergeant instructed a deputy to respond directly to Mr. Stone. That Deputy traveled Code 3 with lights & siren to Mr. Stone's location.

09:05 - Engine 69 staged at Station 69, awaiting notification to respond into the scene.

09:07 - The deputy arrived at Mr. Stone's location. The Deputy assessed the situation and began assisting with first aid on Mr. Stone.

09:07 - AMR arrives at scene and begins staging for response.

09:09 - The deputy told Dispatch to send Fire in.

09:10 - Deputies located the suspect in a house on Campbell Lane.

09:11 - Engine 69 advised to respond into the scene.

09:12 - AMR is cleared to enter scene and provides care to patient.

09:12 - Deputies detained the suspect and took him into custody.

09:13 - Engine 69 on scene and requests medical helicopter.

09:15 - REACH3 helicopter identifies 16 minutes ETA to Doctors Medical Center for patient pick-up.

09:17 – REACH3 helicopter declined service due to weather conditions.

09:18 – Engine 69 advises ground transport of patient to John Muir Medical Center.

09:21 – AMR transports patient to John Muir Medical Center. 2 firefighters accompany AMR & patient to hospital.

09:42 – AMR arrives at John Muir Medical Center and transfers patient.

Additional notes:

The suspect, Daymond Agnew was booked into the county jail for murder, and is being held in lieu of one million dollars bail. It is unclear at this time what the motive for the killing was.

From the time the 911 call was received in dispatch until Paramedics were providing patient care medical intervention was **8 minutes**.

From the time the 911 call was received in dispatch to when the patient **arrived at the Trauma Center** (John Muir-Walnut Creek) 19 miles away was approx. **39 minutes**.

(Timeline page 2 of 2)

**Friends of Garrity Creek and Hilltop Neighborhood  
Association**

**Meeting Agenda for August 17, 2013 10:00 A.M. - 12:00 noon**

1. Introductions, and next meeting date September 21, 2013
2. Treasurers Report
3. Approval of Agenda
4. Update on the San Pablo Dam Road Street Revitalization project's replacement of bus benches, and Garbage cans replacements
5. Up date on Park Dedication and WW Funds ( Regional Park Bond Measure Funds) and Park plans for El Sobrante . Total funds available one million
6. Recent activity on the Wild Radish Property
7. Sign ups for El Sobrante Stroll Booth and Parade
8. Adjournment

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development and Conservation Department  
August 14, 2013 and September 11, 2013**

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

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

**#MS12-0005 Second Notice of Incomplete Minor Subdivision Application. Letter written to Jit S. Pandler , Owner, regarding his request for a Sub-Division of property located near Heath and Kirpatrick Drive in El Sobrante.**

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

**EL SOBRANTE AREA**

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

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

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

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

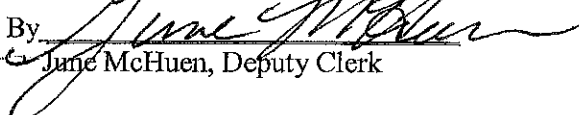
CEQA: An Initial Study/Negative Declaration was posted on August 6, 2012, for a 30-day public comment period. The Board will consider adoption of the Negative Declaration and related findings for the proposed project.

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

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

Date: July 3, 2013

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

By   
June McHuen, Deputy Clerk

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

**ZONING TEXT AMENDMENT**

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

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

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

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

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

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

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

Date: July 3, 2013

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

By  June McHuen, Deputy Clerk

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra  
Costa  
County**



Catherine Kutsuris  
DI, 3.a  
Director

**Aruna Bhat**  
Deputy Director  
Community Development Division

**Jason Crapo**  
Deputy Director  
Building Inspection Division

**Steven Goetz**  
Deputy Director  
Transportation, Conservation and  
Successor Agency

August 16, 2013

Jit S. Pandher  
5955 Fern Street  
El Cerrito, CA 94530

Re: **Second Notice of Incomplete Minor Subdivision Application**  
County File #MS12-0005  
39 Kirkpatrick Drive, El Sobrante  
APN 430-161-021

Dear Mr. Pandher:

Thank you for your submittal of July 18, 2013, responding to my letter dated August 31, 2012. We have reviewed the new materials and determined that your subdivision application remains incomplete. Please address the following comments so that we may proceed with processing the application.

Vesting Tentative Map (VTM) Revisions

Most of the items relating to the subdivision map that were discussed in my August 2012 letter have been addressed. However, the following items remain outstanding:

1. A vicinity map has not been provided. A vicinity map must be provided on the same sheet that depicts the design of the subdivision.
2. Some of the tree information appears to be inaccurate. Google aerial photography of the site clearly shows trees in locations and with driplines that do not match the VTM. For all trees onsite that measure 6 inches or more in diameter at a height of 4.5 feet above grade, accurately depict the trunk locations and outlines of the driplines, indicate the species, and clearly indicate which trees, if any, are proposed for removal.

In addition, please provide the following on the VTM:

1. A north arrow.
2. Depictions of all reasonably anticipated impervious surfaces and required drainage improvements (see following discussion).



### Stormwater Control and Drainage Issues

The new VTM indicates that impervious surfaces will total 9,690 square feet. We feel that this is underestimated for two reasons. First, residential properties are typically developed with miscellaneous impervious surface areas in addition to the residence and driveway. These typically include accessory buildings, walkways, patios, etc. It is unreasonable to assume that none of these would be constructed, but it appears that no assumption of their construction is made on the VTM given that the proposed building pads are relatively small. Second, the revised VTM indicates that the subdivision would be gated. As the private road would be an emergency access and only 20 feet wide, it leaves no area for on-street parking within the subdivision. The County would likely require additional parking to be constructed on-site so that overflow parking from the private subdivision would not necessarily be pushed out onto Heath Drive, a public street. Thus, it is extremely unlikely that impervious surface areas would total less than 10,000 square feet. A Stormwater Control Plan is required unless you are able to demonstrate that the aforementioned issues can be addressed without exceeding 10,000 square feet. The physical elements of the Plan must be shown on the VTM.

### County Public Works Department

We are expecting comments from the Public Works Department on your resubmittal. Public Works typically forwards a copy of their comments directly to the applicant. Please respond to all comments made by Public Works.

### California Environmental Quality Act (CEQA) Review

As indicated in my previous letter, this project is subject to the requirements of CEQA. The County reserves the right to request additional information for the purpose of completing the environmental review.

### Resubmittal Requirements

Please submit the following:

- Three (3) full-size (24" x 36" or similar) and two (2) reduced-size (11" x 17") copies of the revised VTM. Please fold the full-size copies to approximately 8½" x 11". Additional copies will be requested as needed.
- Three (3) copies of the Stormwater Control Plan.

Please submit all of the items described above at one time, not incrementally. We will distribute the revised information to potentially interested agencies and groups for comment. Please be aware that additional questions may arise as we review the revised information.

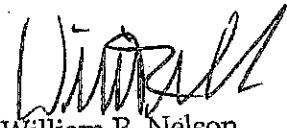
### Neighborhood Opposition

We have been contacted by several residents in the vicinity of your project who have expressed opposition (some of their concerns are listed in the attachment). These neighbors have indicated

that they will oppose this project throughout the planning process as long as the access is from Heath Drive instead of Kirkpatrick Drive. The County will review whichever design you propose for the subdivision. However, given the level of opposition that has already been voiced, we encourage you to consider the objections and concerns of your neighbors, and possibly meet with them to see if these issues can be resolved.

If you have any questions regarding this letter or the planning process in general, please feel free to contact me at (925) 674-7791 or [william.nelson@dcd.cccounty.us](mailto:william.nelson@dcd.cccounty.us).

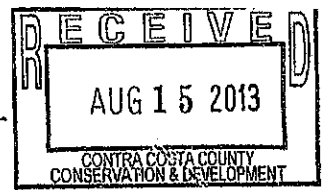
Sincerely,



William R. Nelson  
Principal Planner

att: "Kirkpatrick Sub-Division" comments

- cc: Satwant S. Pandher
- Barbara Pendergrass, El Sobrante Municipal Advisory Council
- Eleanor Loynd, El Sobrante Planning and Zoning Advisory Committee
- Thomas Bertera
- Burl and Juanita Welton
- Shirley and Keenan Sowell
- Mike and Anna Zeelen
- Carmen Castro
- Pamela Jo and Carlos Moreno
- Jocelyn LaRocque, Public Works Department



DI. 3. 6

## Kirkpatrick Sub-Division

1. Kirkpatrick is a 25' wide street, the proposed new street at the end of Heath Drive is only 20' wide. Kirkpatrick is more accessible than Heath Drive.
2. The proposed drawing shows Heath Drive to be 50 foot wide street. This is false it is a 32 foot wide street from curb to curb. The County has the right of way that could extend the street to up to the 50 foot width.
3. The proposed private road is offset on Heath Drive and would eliminate on street parking in front of 1962 Heath Drive. The proposed new private road is the same as the current curb line on Heath Drive! (When the drawing is corrected to reflect the actual existing conditions).
4. The proposal and proposed private street does not provide enough off street parking! there is no "ON" street parking provided in this proposal! Plus the fact that it requires the loss of existing "ON" street parking on Heath Drive! (At minimum the loss of "ON" street parking at 1962 Heath Drive).
5. The proposed sub-division will increase traffic and cause additional and higher maintenance costs on all feeder streets and Heath Drive to the county.
6. The applicant also owns property on the west side of the proposed sub-division. He stated in the public El Sobrante Planning and Zoning Advisory Committee Meeting (September 2012) that if the proposed sub-division is approved that he would sell this additional property!  
  
Then why does the proposed private road continue all the the way through the proposed sub-division to access this additional property? If this were true it would far less expensive to build a shorter private road than to continue it through the entire property!!
7. The applicant also stated in the public El Sobrante Planning and Zoning Advisory Committee Meeting (September 2012) that he intends to install a private security gate. Won't this impede the ability of Fire and Police access to the property for emergency services. This would also endanger other properties close by, in case of a fire or other emergency.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

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

THURSDAY, JULY 11, 2013

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

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of June 13, 2013.
3. Treasurer's Report: Barbara Pendergrass
4. Introduction of Guests:
5. Correspondence Sent/Received.
6. Projects Under Review:

-6:30 p.m. Review plans for Changes to the E.S. Library property. A rep from Spawners will share info with us. Idea: To provide a park area for the homeless in the area. Suggestions: Remove on site old home. Change use of the children's play area. NOTE: See 9c-info on potential improvements to the library property from Susan Cohen, CCC Pub. Works Dept.

-6:50 p.m. Review plans for downtown El Sobrante area. Benches removed. Do we want them back? Would a standing pipe help people wait for the buses? Info from the E.S. Chamber. Tentative action date: 2014. Info from the E.S. MAC Chair Barbara Pendergrass. Will CSA R-9 receive the \$50,000 funding? NOTE: See 9a and 9b, info on downtown & funds. See Recent Mail list which includes the Notice of Public Hearing on July 16 at 9:30 a.m. with the Board of Supervisors on El Sobrante.

-7:15 p.m. Update on appeal on the approvement of 12 homes off Fariss Lane & Lambert Rd. Appeal filed 11/29/12. 6 months later and still no information on when the appeal will be heard. No response from Sup. Gioia on our request for an evaluation of the need for the Emergency Vehicle Access Road in the area. NOTE: See 9g-info from Ann Del Tredici

-7:30 p.m. Update on Sikh Temple construction project. Randall Henderson, Quail Hill next door neighbor, to be there to talk with us. NOTE: See 9f, comments on visit to site on Valley View Rd. where Sikh temple dirt dumped.

-LP13-2071. County to replace existing pole-mounted equipment with a new cabinet and a change in the pole. On entrance to Kennedy Grove from San Pablo Dam Rd. Assigned: \_\_\_\_\_

-VR12-1007. Carport built without permits, 1544 Hillcrest Rd. Reviewed by Barbara Pendergrass, Bob Sharp. Letter sent in. NOTE: See 9d.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.1

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

RECENT MAIL:

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

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

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

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

10.1.e  
γ

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

**EL SOBRANTE AREA**

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

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

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

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

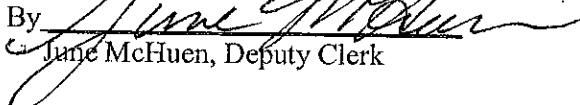
CEQA: An Initial Study/Negative Declaration was posted on August 6, 2012, for a 30-day public comment period. The Board will consider adoption of the Negative Declaration and related findings for the proposed project.

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

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

Date: July 3, 2013

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

By   
June McHuen, Deputy Clerk

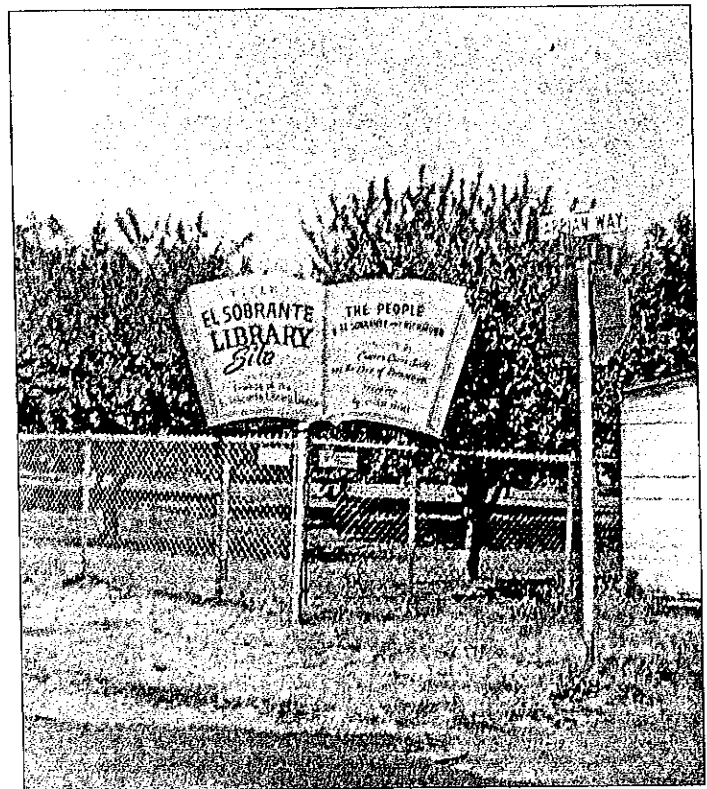
# El Sobrante Library History

10.1.d 3



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

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



From: Images of America  
El Sobrante  
By: Donald Bastin

# MINUTES

## EL SOBRANTE VALLEY PLANNING AND ZONING ADVISORY COMMITTEE

Thursday, June 13<sup>th</sup>, 2013  
6:00 P.M. – 8:00 P.M.  
El Sobrante Library Meeting Room

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

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

Minutes: The minutes were approved as corrected.

### Correspondence

#### Dirt Removal

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

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

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

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

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



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

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

The meeting was adjourned.

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

Respectfully submitted,

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

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.9

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

ESVP&ZAC MAIL - JULY 2013

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

(back of 9F)



# SPAWNERS

*San Pablo Watershed Neighbors Education and Restoration Society*

July 2013

10.1.11

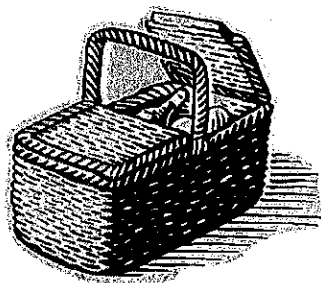
## You CAN Do Something A Few Ideas for Taking Action on Climate Change in Your Watershed

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

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

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

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



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

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

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



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

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

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

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

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

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



Return Service Requested

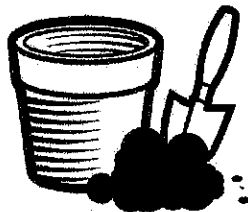
10.1.0

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

ORGANIZATION  
US POSTAGE PAID  
Richmond, CA  
Permit #226

## It's Summer! *Which means it's time to plan for the Fall*

It's sleepy summertime in the Bay Area: when the hills turn gold and many native plants enter their dormant stage. Local creeks start to slow down as well, and some dry up completely. While these drowsy surroundings may make us want to doze the days away, it's important not to completely forget about the coming fall. Whether you are preparing for restoration work, native gardening, or water capture, now is the best time to start thinking about your fall planting project. Here are a few tips to get you ready for a productive fall:



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

## Summer Walk Series

### Native American History Walk

*Wed, July 10, 5:30pm – 8:00pm*

*Bear Creek Staging Area, Briones Reservoir*

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

### San Pablo Reservoir Behind the Scenes Walk

*Wed, August 7, 5:30pm – 8:00pm*

*Kennedy Grove, 6531 San Pablo Dam Rd, El Sobrante*

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

### Bird Tour of Pt. Pinole Regional Shoreline

*Wed, September 4, 5:30pm – 8:00pm*

*Pt. Pinole Regional Park, 5651 Giant Hwy, Richmond*

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

RSVP: [spawners@thewatershedproject.org](mailto:spawners@thewatershedproject.org) or 510-665-3538.

10.1.3  
2/1

To: Area Friends, Residents, & Group Members

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

**SACRAMENTO**  
**Gioia sworn in to state**  
**air resources board**

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

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

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

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

— Robert Rogers, Staff

*West County Times*  
6-28-2013

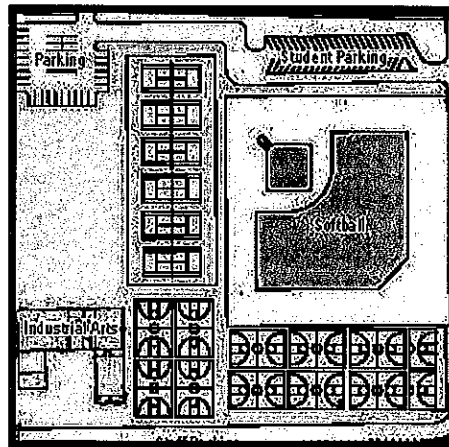
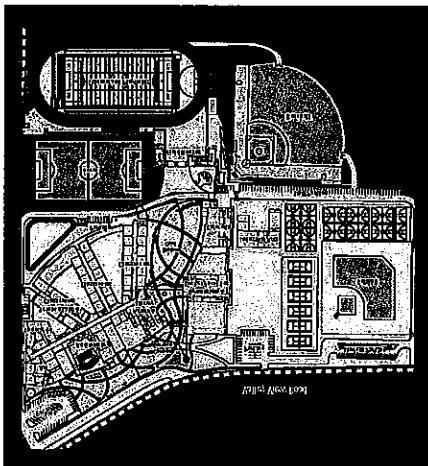
6-28-13 W.C. Times



# NEWS ALERT

## De Anza High School

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



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

tennis courts, soccer and practice fields.

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

**Architect**

DLM Architecture

**General Contractor**

Wright Construction, Inc.

**Construction Manager:**

SGI Construction Management

THANK YOU FOR YOUR CONTINUED SUPPORT OF THE WCCUSD BOND PROGRAM

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



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

10.6.14



# MAY VALLEY

NEIGHBORHOOD  
COUNCIL



# NATIONAL NIGHT OUT®


*America's Night Out Against Crime*

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

Pot Luck Dinner in the Park 6 - 9 p.m.  
(Cheesy Park across from 3530 Morningside Drive)  
MUSIC in the Park 7 p.m.

Visits from R. Police, Crime Prev. Bd., City Council, City Staff,  
R. Firefighters, Mayor, City Mgr. - About 8 p.m.  
Bring A Dish to Share. Eat. Talk. Meet your Neighbors.

CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION  
30 Muir Road  
Martinez, CA 94553-4601  
Phone: 925-674-7205  
Fax: 925-674-7258

10.1.11  
SEM  
6/27/13  
8  


### AGENCY COMMENT REQUEST

7a

Date \_\_\_\_\_

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

**DISTRIBUTION**

Building Inspection     Grading Inspection

HSD - Environmental Health, Concord

HSD - Hazardous Materials

PW - Flood Control (Full Size)

PW - Engineering Services (Full Size)

Date Forwarded \_\_\_\_\_

PW - Traffic (Reduced)

PW - Special Districts (Reduced)

PW - APC Floodplain Tech (1<sup>st</sup> Floor)

Advance Planning

Housing Programs

Reclamation District # \_\_\_\_\_

CA Native American Heritage Commission

CA Fish & Wildlife, Region # \_\_\_\_\_

Fire District CONTRA COSTA (fire@cccfd.org)

Sanitary District \_\_\_\_\_

Water District EBMUD

City of RICHMOND

School District \_\_\_\_\_

East Bay Regional Park District

MAC/TAC \_\_\_\_\_

Diablo/Discovery Bay/Crockett CSD/

Improvement/Community Associations

Alhambra/Crockett/Alamo/Parkmead/Saranap

CDD-GIS

LAFCO

East CCC Habitat Conservancy (HCP/NCCP)

County Geologist

Airport Land Use Commission Staff (ALUC)

Community/Area Planner

Telecommunications Planner

Additional Recipients:

EL SOBRIANTE PLANNING AND ZONING COMM.

PUBLIC WORKS - REAL ESTATE SERVICES

Please submit your comments as follows:

Project Planner David Brockbank

Phone # (925) 674-7794

E-mail David.Brockbank@dcd.cccounty.us

County File # LR13-2071

Prior to July 24, 2013

\*\*\*\*\*

We have found the following special programs apply to this application:

NO Active Fault Zone

NO Flood Hazard Area, Panel # \_\_\_\_\_

YES 60-dBA Noise Control

NO CA EPA Hazardous Waste Site

Mineral Rights Holder: \_\_\_\_\_

\*\*\*\*\*

**AGENCY:** Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant & Owner.

Comments:  None     Below     Attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_





10.1.N 76

**CONTRA COSTA COUNTY**  
**DEPARTMENT OF CONSERVATION & DEVELOPMENT**  
**COMMUNITY DEVELOPMENT DIVISION**

**LAND USE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b> Name <u>Contra Costa County</u> Address <u>near US 33 San Pablo Dam</u> City, State <u>El Sobrante CA 94623</u> Phone _____ By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.  Owner's signature _____	<b>APPLICANT</b> Name <u>T-Mobile c/o Sutro Inc</u> Address <u>1855 Gateway Blvd #900</u> City, State <u>Concord CA 94520</u> Phone <u>415-309-8979</u> By signing below, applicant agrees to pay all costs for processing this application, plus any accrued interest, if the costs are not paid within 30 days of invoicing.  Applicant's signature <u>Katie G</u>
<b>CONTACT PERSON (optional)</b> Name <u>Katie Ginsburg</u> Address <u>149 Natoma St. 3rd floor</u> City, State <u>San Francisco, CA 94105</u> Phone <u>425-330-7632</u>	<b>PROJECT DATA</b> Total Parcel Size: <u>N/A</u> Proposed Number of Units: <u>N/A</u> Proposed Square Footage: <u>3'-5' new Pac</u> Estimated Project Value: <u>8,000</u>
DESCRIPTION OF REQUEST (attach supplemental statement if necessary): <u>Removing 3 replac</u> <u>pole mounted equipment with RBS 6/02</u> <u>cabinet</u>	

**OFFICE USE ONLY**

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

Property description: SAN PABLO DAM ROAD ROADWAY AT <sup>WORTH</sup> SERVICE GATE ENTRANCE TO SAN PABLO DAM TRAIL

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.: <u>432-090-001</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$ <u>2,700</u>	S-	Site Address: <u>SAN PABLO DAM R-0</u>
Fire District: <u>CONTRA COSTA</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Zoning District: <u>A-2</u>
Sphere of Influence: <u>N/A</u>	1/2% est. value over \$100,000	\$	S-029	Census Tract: <u>3560.02</u>
Flood Zone: <u>X (AT FACILITY)</u>	#Units: x \$195.00	\$	S-014	Atlas Page:
	Sq. Ft. x \$0.20	\$		
Panel Number:	Notification Fee	\$ <u>15.00 / 30.00</u>	S-052	General Plan: <u>WS</u>
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	\$ <u>75.00</u>	S-048	LP/DP Combination: YES / <u>(NO)</u>
	Env. Health Dept.	\$ <u>57.00</u>	5884	Supervisorial District: <u>1 6101A</u>
	Other:	\$		Received by: <u>Tony</u>
Concurrent Files:	TOTAL	\$ <u>2,787</u>		Date Filed: <u>6/20/13</u>
	Receipt #			File Number: <u>LP13-2071</u>

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



PL  
 7.10.10

**T-Mobile**  
 COMMUNICATIONS  
 1000 PAVANUE BLVD  
 COSTA MESA, CA 92626

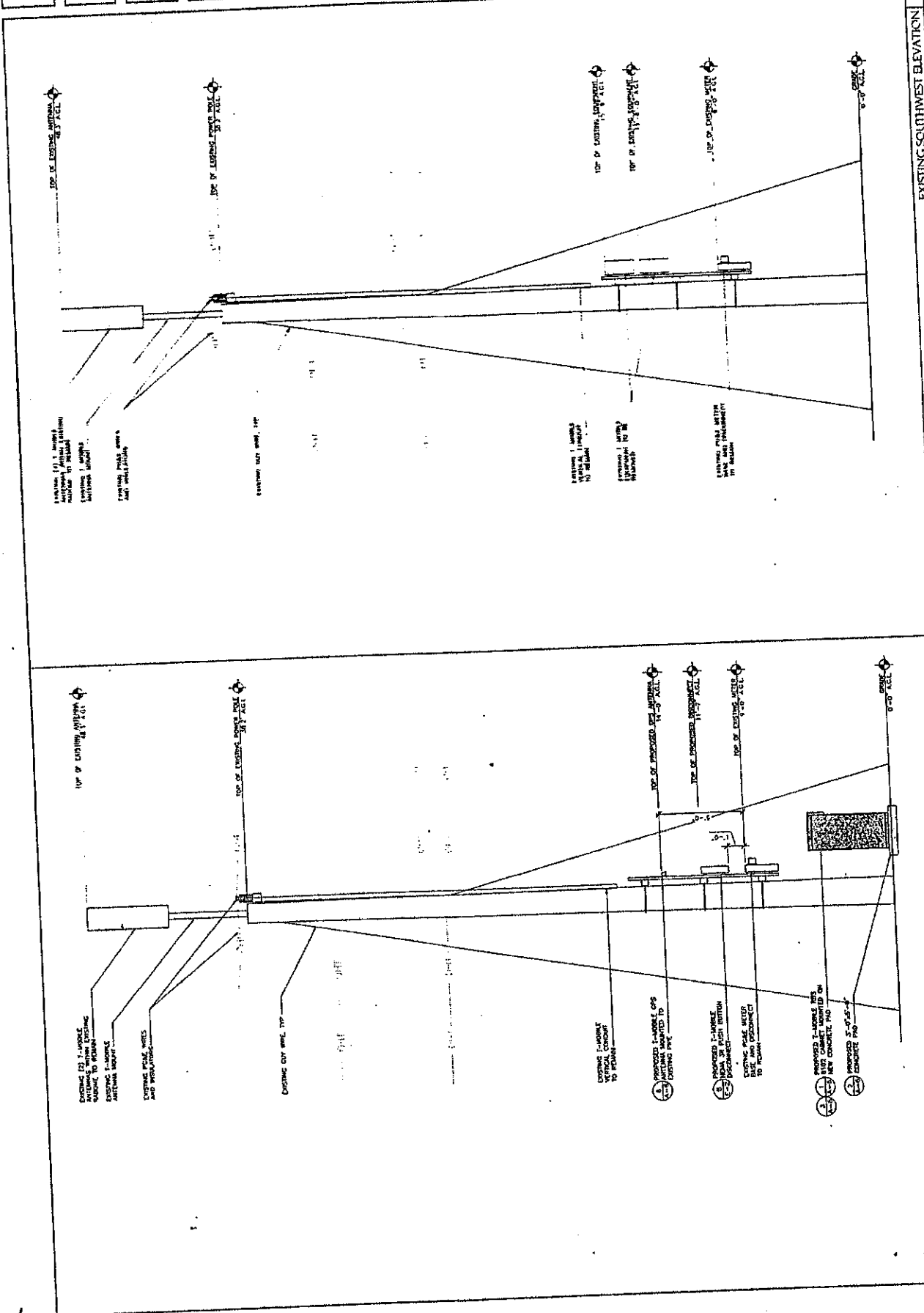
**PTS**  
 PROJECT MANAGEMENT SERVICES  
 1000 PAVANUE BLVD  
 COSTA MESA, CA 92626

PT SAN PABLO DAM RD  
 BA51988B  
 NEAR 6533 SAN PABLO DAM ROAD  
 EL SOBRANTE, CA 94803

NO.	DATE	REVISIONS
1		ISSUED FOR PERMITS
2		ISSUED FOR CONSTRUCTION
3		ISSUED FOR CONSTRUCTION
4		ISSUED FOR CONSTRUCTION
5		ISSUED FOR CONSTRUCTION
6		ISSUED FOR CONSTRUCTION
7		ISSUED FOR CONSTRUCTION
8		ISSUED FOR CONSTRUCTION
9		ISSUED FOR CONSTRUCTION
10		ISSUED FOR CONSTRUCTION

SHEET TITLE  
 EXISTING & PROPOSED  
 SOUTHWEST ELEVATION

SHEET NUMBER  
 A-4



EXISTING SOUTHWEST ELEVATION 1

PROPOSED SOUTHWEST ELEVATION 2

3/4" x 3/8" SCALE 3/16" = 1'-0"  
 1 1/2" x 1" SCALE 3/16" = 1'-0"  
 1 1/2" x 1" SCALE 3/16" = 1'-0"

ALL INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CURRENT SERVICES IS STRICTLY PROHIBITED.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.09

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

**INFORMATION:**

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.1

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

July 10, 2013

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

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

Dear Mr. Mitchell,

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

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

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

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

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosures

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

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

3 10/15  
pages

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

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

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

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

Dear James,

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

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

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

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

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

*Eleanor Loynd*

10.6.7

**El Sobrante Valley Planning and Zoning Advisory Committee**

**Treasurer's Report for July 11, 2013**

<b><u>Balance</u></b> as June 30, 2013	\$971.29
<b><u>Deposits</u></b>	\$00.00
<b>Total Deposits</b>	<u>\$ 00.00</u>
<b>Expenses-</b> Chamber for 1/2 booth rental	\$32.50
Eleanor Loynd- copies	\$ 25.00
<b>Total Expenses</b>	<u>\$57.50</u>
<b>Balance in Bank as of 07-11-13</b>	\$913.79

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.2

3

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

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

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

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

Dear James,

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

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

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

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

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

*Eleanor Loynd*

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





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3

P. O. Box 20136

El Sobrante, CA 94820

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

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

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

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

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

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

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

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

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

cc: ES MAC

E.S. Chamber of Commerce



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.4  
just mailed

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

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

July 10, 2013

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

Dear Mr. Mitchell,

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

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

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

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

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosures

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

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

105

# ~ CANCELLED ~

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

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

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

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

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

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

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

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

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

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

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

10.6.a

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

\*\*\*1:30 P.M.\*\*\*

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

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

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

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

LAND USE PERMIT: PUBLIC HEARING

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

6. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2058: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 27-foot 6-inch tall utility pole. The project includes: extending the existing pole to 36-feet 8-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles east of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-020) FA Staff Report
7. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2059: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 31-foot 7-inch tall utility pole. The project includes: extending the existing pole to 33-feet 10-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 0.5-miles northwest of the Marsh Creek/Deer Valley Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 007-192-002) FA Staff Report

\*\*\*3:30 P.M.\*\*\*

8. PUBLIC COMMENTS:

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

9. PHILLIPS 66 COMPANY (Applicant & Owner), County File #LP12-2073: This is a hearing to accept public comments on the content of the Draft Environmental Impact Report (Draft EIR) that was prepared for the Phillips-66 Propane Recovery Project, which proposes refinery processing equipment improvements to recover for sale propane and butane from refinery fuel gas (RFG) and other process streams; and to decrease sulfur dioxide (SO<sub>2</sub>) emissions from the refinery as a result of removing sulfur compounds from RFG streams at the Phillips 66 Rodeo refinery in Contra Costa County.  
The proposed project would add and modify processing and ancillary equipment within the refinery. New equipment includes a hydrotreater, fractionation columns to recover propane and butane, and propane storage vessels and treatment facilities, as well as two new rail spurs. To provide the steam required by the proposed project, either a new 140 million Btu/hr steam boiler would be added or more steam would be provided by the existing steam power plant if the new boiler were not built. There would also be minor modifications to existing process units and utility systems for the purpose of tie-ins and to address any changes in operating pressure or temperature at the tie-in points. The proposed project would require hydrotreating a portion of the RFG, a process that would reduce the amount of sulfur in the fuel gas, and because fuel gas is now burned to produce heat for refinery processes, would ultimately reduce the refinery's SO<sub>2</sub> emissions to the atmosphere. The project would be built in two phases. The first phase (Phase I) would provide enhanced recovery and increased rail shipments of butane. Phase I would include all project components except propane storage and the additional rail loading rack and spurs. During the second phase, (Phase II), the facilities to store and ship propane would be added along with the piping and other ancillary equipment necessary to get the propane from the Propane/Butane Recovery Unit to the storage vessels and loading racks. Startup would occur after the completion of construction, which is estimated to take 12 to 15 months. The proposed project would be constructed on existing refinery property that is zoned for heavy industrial use, and the proposed project would be a permitted use within the heavy industrial zoning district; however, a Land Use Permit is required under the Hazardous Waste or Hazardous Materials Ordinance §84-63.1002 of the Contra Costa County Code. The project also requires compliance with the California Environmental Quality Act (CEQA). Construction is proposed to begin after all required permits are received. The Phillips 66 Rodeo refinery is located at 1380 San Pablo Avenue in unincorporated Contra Costa County, near the town of Rodeo. {Zoning: Heavy Industrial District (H-I); Assessor's Parcel Numbers: 357-010-001 & 357-300-005} CEQA: The DRAFT EIR was released on June 10, 2013 and it will end July 25, 2013. This hearing is to allow the Zoning Administrator to accept public comments on the adequacy of this Draft EIR. LC

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

10.6.C

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.

~ REVISED ~

10.6.d

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

\*\*\*1:30 P.M.\*\*\*

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

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

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

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

DEVELOPMENT PLAN: PUBLIC HEARING

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

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: PUBLIC HEARING

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

10.6.e

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

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

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 Regular Meeting Agenda**

**July 18, 2013**

**7:00 p.m.**

**(Posted July 11, 2013)**

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

**Americans with Disabilities Act**

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

**Public Comment**

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

**1. CALL TO ORDER AND ROLL CALL**

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

**2. PLEDGE OF ALLEGIANCE**

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

**3. EX PARTE COMMUNICATIONS DISCLOSURES**

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

**4. PUBLIC COMMENT**

Receipt of public comment on non-agenda matters.

**5. PRESENTATIONS**

**6. CONSENT CALENDAR**

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

**6.0 June 13, 2013 Authority Board Meeting Minutes**

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

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

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

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

**END OF CONSENT CALENDAR**

**7. STAFF REPORT**

Staff will provide an update on recent and upcoming activities.

**END OF STAFF REPORT**

**Process for Addressing Agenda Items Before the Board of Directors**

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

**8. REGULAR AGENDA**

**8.0 Final Draft of the Post Collection Agreement**

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

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

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

**8.2 Art in the Heart After School Education Contract Services**

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

**END OF REGULAR AGENDA**

**9. BOARD MEMBER AND STAFF ANNOUNCEMENTS**

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

**10. ADJOURNMENT**

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

**Meeting of the Contra Costa Watershed Forum**

**Date: Wednesday, July 10, 2013**

**9:00 a.m. – 11:30 p.m.**

Location: Rosie the Riveter Visitor Education Center  
1414 Harbour Way South, Suite #3000/Oil House  
Richmond, CA 94804  
(Directions on next page)

**Agenda**

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

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

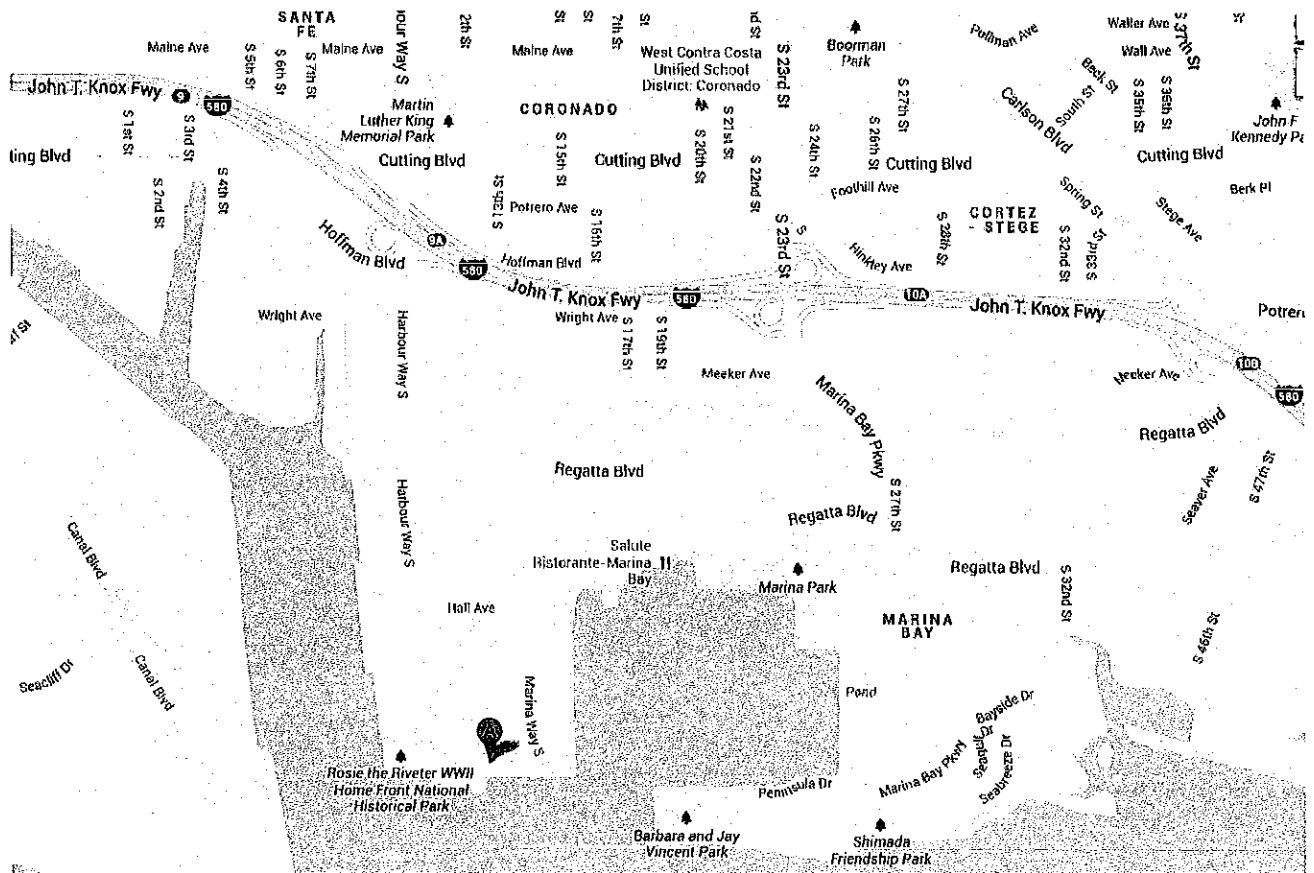
Driving directions are provided on the next page.  
Public transportation options can be found at [www.511.org](http://www.511.org)

### Directions to Rosie the Riveter Visitor Education Center:

1414 Harbour Way South, Suite #3000/Oil House

Richmond, CA 94804:

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



#### From East Contra Costa:

Highway 4 East toward Pinole

I-80 West, EXIT Cutting Blvd.

Turn right onto Cutting and Continue on Cutting for 2 Miles.

Turn left onto Harbour Way South and continue for 0.8 miles.

Turn left into the Gated lot passing the guard shack and follow signs from there ending at Suite #3000. The entrance is on the south side of the building by the water.

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

EXIT Harbour Way South, and turn right onto Cutting Blvd.

Turn right at the next stop light onto Harbour Way South and Continue for 0.8 miles.

Turn left into the Gated lot passing the guard shack and Follow signs from there ending at Suite #3000. The entrance is on the south side of the building by the water.

Public transportation options can be found at [www.511.org](http://www.511.org)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.a

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

**THURSDAY, AUGUST 8, 2013**

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

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

**Tentative AGENDA:**

1. Call to Order & Review of Agenda Changes. Introduction of Members.

2. Approval of Minutes of July 11, 2013.

3. Treasurer's Report: Barbara Pendergrass

4. Introduction of Guests:

5. Correspondence Sent/Received.

6. **Projects Under Review:**

-6:30 p.m. Proposed Garage and Greenhouse at 5403 Heavenly Ridge Lane, Richmond. Owners: Kwame and Ryone Gregory. Garage is 2 story with the garage being on a downhill site and the greenhouse located above it.

-6:50 p.m. MS12-0005. Minor subdivision at 39 Kirkpatrick Dr. Divide 0.763 acre into 3 parcels (7,790 sq.ft.-smallest, 14,498 sq.ft.-largest) Owner: Satwant S. Pandher. Contact: Jit S. Pandher. Assigned George Schmidt & Jim Hermann. P&Z comments sent in.

7:10 p.m. Report from John Lisenko on LP13-2071 about County plans to replace pole-mounted equipment with a new cabinet and pole near the entrance to Kennedy Grove from San Pablo Dam Rd.

7. **Updates on Various Projects:**

-7:25 p.m. Appeal on the improvement of 12 homes off Fariss Lane & Lambert Rd. Appeal filed 11/29/12. 6 months later and still no information on when the appeal will be heard. No response from Sup. Gioia on our request for an evaluation of the need for the Emergency Vehicle Access Road in the area.

-Update on Sikh Temple construction project. See enclosed article.

-VR12-1007. Carport built without permits, 1544 Hillcrest Rd.

Reviewed by Barbara Pendergrass, Bob Sharp. Letter sent in.

-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

- Richmond Fire still working on painting curbs red by fire hydrants. 4 hydrants listed on and near Heavenly Ridge Lane, Richmond.

EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE

Page 2

Continued List of Updates:

- Code Enforcements Mtgs. at Sup. Gioia's office. Coordinator James Lyons. Meetings now on the second Wed. at 2 p.m. in the El Cerrito Office every other month. Next Mtg. Sept. 11, Nov. 13, and Jan. 2014.
- Review of improvements to San Pablo Dam Rd. in El Sobrante
- Discussion of Homeless Problems in the area.
- Property holding Rancho Liquors and bar is now up for sale for \$800,000. FYI: Rancho Liquors & the bar are separately owned. A nearby car repair shop is up for sale for about \$100,000.

**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, September 12 at 6 p.m. in the E.S. Library Mtg. Room.

MINUTES

EL SOBRANTE VALLEY PLANNING AND ZONING ADVISORY COMMITTEE

Thursday July 11, 2013  
El Sobrante Library Meeting Room

Members Present: Mike Zeelen, Vice Chair; Eleanor Loynd, Co-chair; John Lisenko, Co-chair; Shirley Sharp, Secretary; Barbara Pendergrass, Treasurer; George Schmidt; Robert Sharp.

Members Absent: Ruby Molinari, Jim Hermann.

The Minutes for June 13, 2013 were read and approved.

The Treasurer's Report was submitted and approved: Balance as of June 30, 2013, was \$971.29. Balance as of July 11, 2013 was \$913.79. Bank reconciliation was for two checks: One was for \$32.50, one-half the fee for the Chamber of Commerce Stroll Booth, which is shared by Planning and Zoning and the Friends of Garrity Creek. The other check, for \$25.00, was for copies made by Eleanor Loynd.

INTRODUCTION OF GUESTS

Guests: Maurice Abraham, Parks Committee, Judy Ward, Member of SPAWNERS, and committee working on the possible development of the El Sobrante Library as a Mini Park, Gayle McPartland, Deputy County Librarian.

Judy Ward gave a presentation about the progress in the committee working on the park development plans for the library site. The East Bay Regional Park District has voter- approved funds for park development in El Sobrante (Measure WW).

The following list of potential El Sobrante park improvements have been identified as possible Measure WW funds. A long term maintenance funding plan must be identified before new features can be approved:

1. Enhance the upper portion of the SPAWNER'S restoration area. Create a creek side park, add park rule signs, educational nature signs, and install a display box or kiosk.
2. Build an indoor community space with restrooms.
3. Alter the Book Delivery Driveway. Remove the concrete driveway and replace it with native plants and pervious base. Expand native plant demonstration garden to both sides of driveway, create a flat, open, shaded plaza close to library meeting room, including picnic tables and seating area.
4. Build a Creek Nature Trail Loop. Enhance current loop trail. Insert wooden stair case and railing.
5. Repave and restripe the parking lot at library.
6. Replace padding under existing play structure at Reading Garden.
7. Improve and extend front pathway.



Guests were asked questions regarding cost for possible improvements. Estimates have not been determined at this time.

#### ANNOUNCEMENTS

Elections of P&Z are held in September and November. A list of all members of P&Z, their terms and the organizations they represent were presented in written form. A copy of this information was included in the information packet which all P&Z members receive.

Beginning July 9<sup>th</sup>, Code Enforcement will meet at Supervisor Gioia's office at 2:00 P.M. The following meetings will be Wednesday, September 11, November 13, and January 8, 2014.

The new phone number for De Anza High School is (510) 231-1440.

De Anza High School is possibly set to have a ribbon cutting ceremony in September. Call De Anza High School to get particulars.

The May Valley Neighborhood Council presents National Night Out Against Crime on Tuesday, August 6th, 2013. This is the annual Pot Luck Dinner at La Moine Park across from 3530 Morningside Drive. There are visits from Richmond Police, Crime Prevention Board, City Council, City Staff, Firefighters and more. Music begins at 7:00 P.M. Bring a dish to share. Eat, Talk, and Meet your neighbors.

Richmond Fire Fighters are setting up classes to give residents information on fire protection.

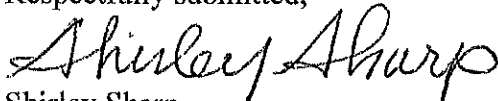
#### UPDATES

SD06-9066 12 homes on Fariss Lane: There has been no change. There is no date for an appeal Hearing. Owners have to wait. Developers are in debt to the County for work the County has done for them. The developer's geologist and the County's geologist need to review the owner's geologist report. Developers need to submit a realistic payment plan to the County for paying their debts to the County before these reviews can be done.

The meeting was adjourned.

The next meeting will be on August 8, 2013, at El Sobrante Library Meeting Room, 6:00P.M-8:00 P.M.

Respectfully submitted,



Shirley Sharp

Secretary

El Sobrante Valley Planning and Zoning Advisory Committee



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.2

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

P&Z CORRESPONDENCE - JULY 2013

✓ Included here

- ✓1. From County. LP13-2071. County to replace pole mounted equipment with a new cabinet and pole near the entrance to Kennedy Grove from San Pablo Dam Rd. Assigned to: John Lisenko.
- ✓2. From Jonelyn Whales, R. Plan. Dept. Plans for a new garage and greenhouse at 5403 Heavenly Ridge Lane.
- ✓3. To Jonelyn Whales, R. Planner. Discussed Heavenly Ridge application. Sent copies of articles from West C. Times of July 21<sup>st</sup> on Sikh Temple problems and on July 23<sup>rd</sup>, Richmond City Council Mtg.
4. From County. CCC Zon. Admin. Agenda of Mon. Aug. 5. No E.S. items.
- ✓5. To Kwame Gregory. 5403 Heavenly Ridge Lane. E.Loynd & Bob Sharp arranged to visit site on Mon., July 29<sup>th</sup> about 2 p.m. Agenda item Aug. 8<sup>th</sup>.
6. From County. MS12-0005. Re-submitting for a minor subdivision of .763 acres to divide it into 3 parcels at 39 Kirkpatrick Dr.
- ✓7. To Satwant S. Pandher. MS12-0005. Invited to our Aug. 8<sup>th</sup> mtg.
- ✓8. To James Lyons, District Coordinator, Sup. Gioia's office. Asking County Staff to check these properties: 4878 Appian Way-E.S. Senior Repair shop with dirt piles up and back entrance blocked off. 4800 Appian Way-long wooden fence along Appian Way with 2 homes and a big storage yard. Information on Castro Ranch Rd. improvements - County requesting land owners to post "No Trespassing" signs. Questions on SD06-9066, 12 homes on Fariss Lane.
- ✓9. From Ann Del Tredici. Update on the 12 home development approved for Fariss Court. No Hearing Date set yet. It has now been 8 months since the Appeal was filed.
- ✓10. To James Lyons D.C., Sup. Gioia's Office. Reported problems from neighbor about trees being cut down and left on ground at 5550 Olinda Rd. Owner Reza Valiyee. Requested info on other E.S. land owned by Reza Valiee: 4500 Appian Way, E. S. Stables on Valley View, and 5550 Olinda Rd.
- ✓11. To Richard Mitchell, R. Plan. Dept. Dir. Name of ESVP&ZAC history and Meetings set for second Thursday at 6 p.m. at the El Sobrante Library. Questions on Richmond staff and Castro Ranch Rd. problems.
- ✓12. From County Dept. of Conservation & Development. Bd. of Supervisors to hold a public hearing Tues., Aug. 13 at 9:30 a.m., 651 Pine St. on the Amendment to County Ordinance Code that adds Chapter 88-22, Meteorological Tower Ordinance.



CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

10.9.F #  
(1a)

**LAND USE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b> Name <u>Contra Costa County</u>	<b>APPLICANT</b> Name <u>T-Mobile c/o Sutro In</u>
Address <u>near US 33 San Pablo Dam</u>	Address <u>1855 Gateway Blvd #9c</u>
City, State <u>El Sobrante CA 94623</u>	City, State <u>Concord CA 94520</u>
Phone _____	Phone <u>415-309-8979</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 application, plus any accrued interest, if the costs are not paid within days of invoicing.
Owner's signature _____	Applicant's signature <u>Kati [Signature]</u>

<b>CONTACT PERSON (optional)</b> Name <u>Katie Ginsburg</u>	<b>PROJECT DATA</b> Total Parcel Size: <u>N/A</u>
Address <u>149 Natoma St. 3rd floor</u>	Proposed Number of Units: <u>N/A</u>
City, State <u>San Francisco, CA 94105</u>	Proposed Square Footage: <u>3'-5' new PC</u>
Phone <u>425-330-7632</u>	Estimated Project Value: <u>8,000</u>

DESCRIPTION OF REQUEST (attach supplemental statement if necessary): Removing 3 replac pole mounted equipment with RBS 16102 cabinet

**OFFICE USE ONLY**

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

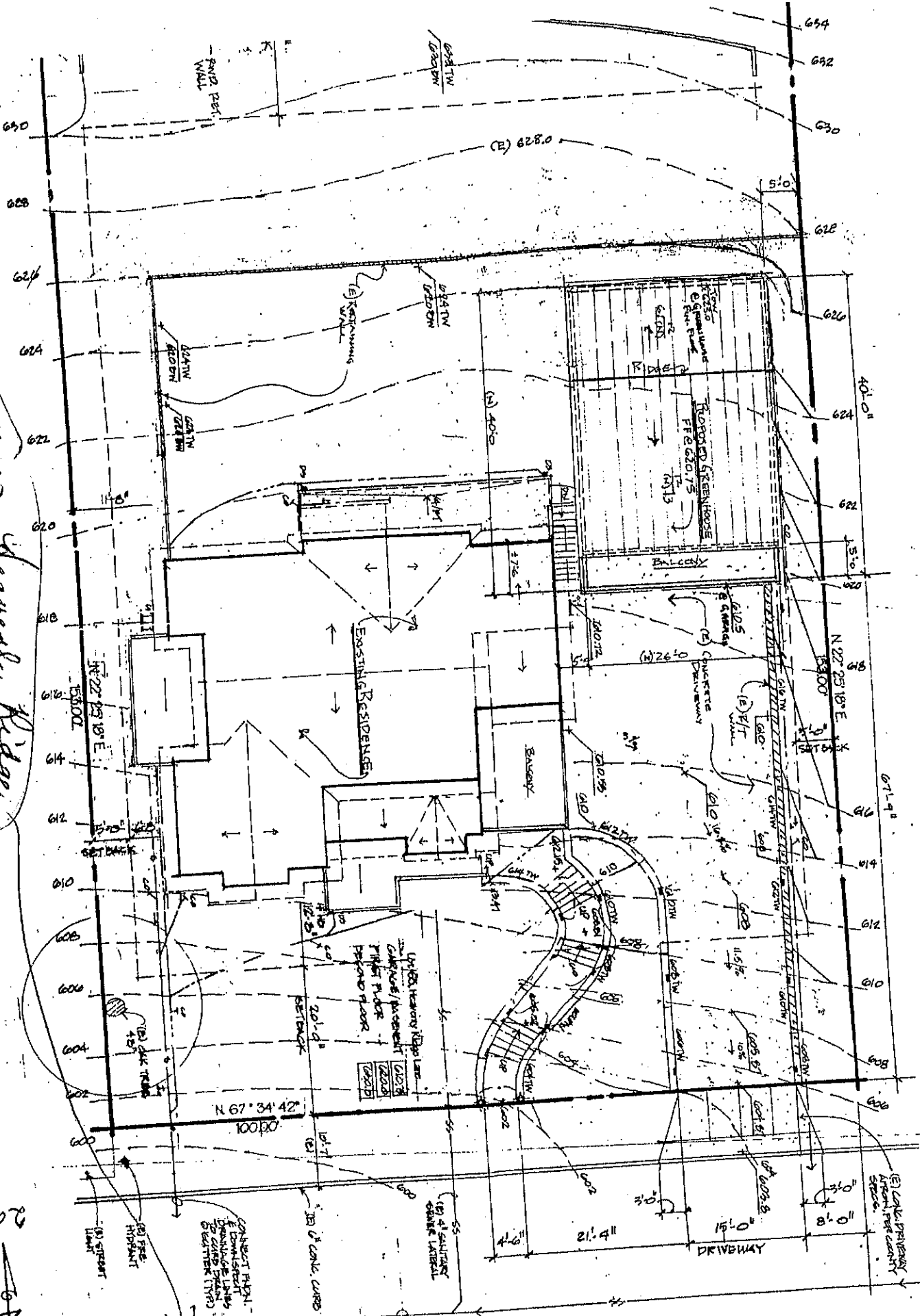
Property description: SAN PABLO DAM ROAD ROADWAY AT SERVICE GATE ENTRANCE TO SAN PABLO DAM TO NORTH ROW

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$2,700	S-	432-090-0
Fire District: <u>CONTRA COSTA</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Site Address: <u>SAN PABLO DAM R</u>
Sphere of Influence: <u>N/A</u>	1/2% est. value over \$100,000	\$	S-029	Zoning District: <u>A-2</u>
Flood Zone: <u>X (AT FACILITY)</u>	#Units: x \$195.00	\$	S-014	Census Tract: <u>3560.02</u>
Panel Number:	Sq. Ft. x \$0.20	\$	S-052	Atlas Page:
x-ref Files:	Notification Fee	\$15.00 / \$30.00	S-048	General Plan: <u>WS</u>
	Fish & Game Posting (if not CEQA exempt)	\$75.00	5884	LP/DP Combination: <u>YES (N)</u>
	Env. Health Dept.	\$7.00 / \$47.00		Supervisory District: <u>1 6101</u>
	Other:	\$		Received by: <u>Tully</u>
Concurrent Files:	<b>TOTAL</b>	\$2,787		Date Filed: <u>6/20/13</u>
	Receipt #			File Number: <u>LP13-20:</u>

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



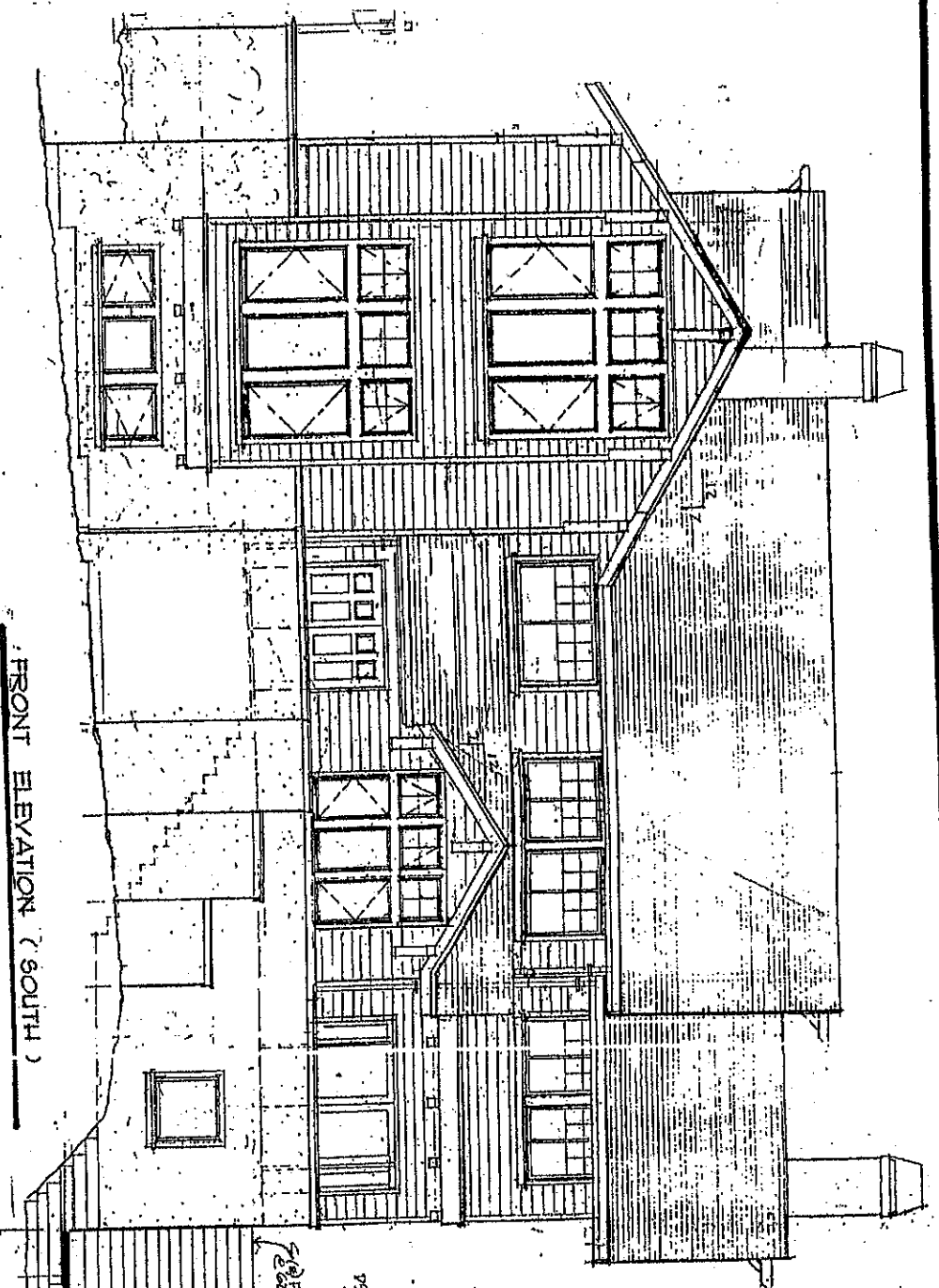
5403 Heavenly Ridge



22 67



10.9.1



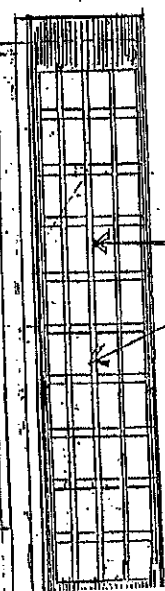
FRONT ELEVATION (SOUTH)

14.5'0"

CONCRETE  
STEPS TO  
PAVING  
SLAB

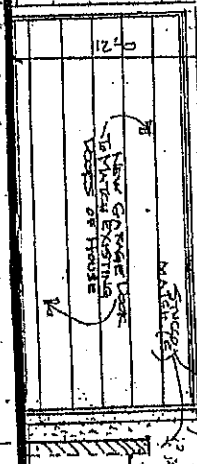
26'0"

95'



GREENHOUSE  
GLASS ROOFING

SOLAR TRANSPARENT



REPLACE  
EXISTING  
DOOR WITH  
GLASS DOOR  
TO MATCH  
EXISTING  
DOORS OF HOUSE

MATERIALS



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

3  
10.9.13

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

July 25, 2013

Jonelyn Whales, Planner  
Richmond City Hall, Plan. Dept.  
450 Civic Center Plaza  
Richmond, CA 94804

Dear Jonelyn,

Thank you for sharing information with me about the proposed garage and green house on Heavenly Ridge. For your information, I have included the article from the West County Times of July 21 about the events on June 23 at the Sikh Temple. I was informed that the two arguing groups at the Sikh Temple caused the shooting death on June 23 or 24 of one of the Sikh leaders.

Also, I included a copy of the long article from the West County Times of July 25<sup>th</sup> about the City Council's meeting of Tuesday, July 23 and all of the problems that came up there.

We plan to meet with the owner of the property on Heavenly Ridge and he is expected to be at our next meeting of Thurs., August 8<sup>th</sup>. We will definitely share with you any comments and/or concerns that come up.

Please help us by reminding the other Richmond planners to keep us informed of any new applications filed for the Richmond/El Sobrante area. Thank you for your time.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosures

West County Times  
7-21-2013  
10.9. K  
3a

**EYE ON THE EAST BAY » AN IRREVERENT LOOK AT THE NEWS AND NEWSMAKERS IN YOUR COMMUNITY**

**THE REAGEMAKER?** The towering Sikh Temple nestled on a verdant hillside in El Sobrante is in "crisis," according to a breathless dispatch from unnamed authors. Over six pages and more than 2,500 words, the story recounted the dastardly events of June 28, when rival Sikh factions squared off, hoping to wrest control of the historic temple. Into the tinderbox of raw emotions and power politics strode none other than Richmond City Councilman Corky Boozé.

A YouTube video provides the proof. Boozé, wearing a turban and a tan blazer, addressed an assembly of the temple, many of them non-English-speaking elders seated on the floor.

"The reason I'm here today is I don't want any violence. I don't want anybody to get hurt," he said. The councilman, known for his brassy and combative style, added that he had been working tirelessly to mediate the dispute between Sikh factions. Boozé said an attorney for one side called and

asked him not to come to the temple.

"But I have to come because I want to keep the peace and this is America, and you should be able to speak anytime you want with no threat from anybody," he thundered. "Nobody is going to scare me, I don't care who they are."

Boozé is a longtime friend and political ally of Harpreet Sandhu, a former Richmond city councilman and a leader of one of the factions competing for leadership at the temple.

The brewing struggle ultimately drew both Richmond police and Contra Costa Sheriff's Office officials, as well as television cameras. Not surprisingly, church leaders opposed to Sandhu complained about Boozé's interference, wondering openly whether he misused his role as a city official to bully them.

Boozé, despite a history of high-volume arguments and even some public scuffles, won a Martin Luther King Jr. Peace award earlier this year. It is not yet clear

whether the episode at the Sikh Temple bur-nishes or tarnishes his award plaque.

**TAKEN FOR A RIDE:** A recent item in the Brentwood police log forced The Eye take a second look.

According to police reports, a burglar swiped a black bicycle with a black and pink seat from a front porch on Vignola Court just before noon July 3.

But the victim was not left empty-handed. A different bicycle was left in the front yard, according to the report.

**UNWELCOME GUEST:** One of The Eye's sources passed along a cautionary tale that left her in the market for a guard dog.

After revealing the story on her Facebook page, Antioch school trustee Diane Gibson-Gray told The Eye that her security camera recently captured video of a transient woman who found her way into the fenced backyard about 9:40 p.m.

The woman took off her clothes and swam awhile, Gibson-Gray said.

"Then she and one of our cats, Hank, became BFFs, and apparently they spent the night on the lounge chair on the porch," Gibson-Gray said.

She said her husband found her there (still naked) when getting the newspaper the next morning. Gibson-Gray said she signed a citizen's arrest for trespassing, and the woman received a ticket and was let go.

"Task for today — get loud seary dog," Gibson-Gray wrote on her Facebook page.

**STRIKE OVER:** The Eye had to chuckle at the response from a reader after a recent post on Twitter.

The Eye wrote on July 3: "Only a test: As they always do on the first Wednesday morning of the month, local factory siren goes off. #Antioch."

One person replied: "I thought that was the sign BART came to an agreement with the unions."

Staff writers Paul Bugarino and Robert Rogers contributed to this column.



## POLICE CLEAR CHAMBER

# Civility yields to chaos at Richmond City Hall

By Robert Rogers  
rrogers@bayareanewsgroup.com

RICHMOND — This city's council meetings in recent months have devolved into maelstroms of ejections, recesses and vulgar verbal assaults, but on Tuesday the situation reached a nadir as the mayor took the radical, and perhaps unprecedented, step of ordering police to clear the chamber.

The action underscored the growing vitriol pervading Richmond's politics, manifested by a feud that has developed between outspoken Councilman

## Richmond

Continued from Page 1

Corky Boozé and progressives led by Mayor Gayle McLaughlin, and raised new concerns about the impact it is having on City Hall.

Tuesday's scene unfolded amid almost surreal dysfunction. Unruly protesters broke into a chorus of song. A man thundered through a bullhorn. Heated arguments teetered on the brink of physical altercations. Police officers circulated into the crowd, which was soon herded into an adjacent lobby and locked out of the chamber.

"I'm still at a loss," said Councilman Tom Butt. "It was chaos."

Residents and political leaders lamented the worsening disorder at council meetings, which routinely causes sessions to stretch into the wee hours and leaves important public business unattended.

"My obligation is to protect the democratic space for all speakers and to conduct the city's business," McLaughlin said. "But it's a real challenge right now."

The precise aims of the protesters and what precipitated Tuesday's incident remained murky Wednesday. The content of their chants and bullhorn shouts were a muddled medley of anger and grievances over the performance of city government, with some scorn focused on McLaughlin, who in recent months has resorted to calling five-minute recesses and ordering disruptive speakers escorted from the chamber. Some of McLaughlin's supporters allege that protesters were bribed to disrupt the meeting, but no proof has emerged.

Some believe the activists were encouraged by Boozé, who frequently clashes with the council majority.

Boozé denied any involvement but said McLaughlin made a mistake in clearing the room.

"They want to blame everything on Corky," Boozé said. "But the truth is that people are disgusted with the mayor and the (Richmond Progressive Alliance). They are creating a problem in this city that the police department won't be able to handle."

During Tuesday's disruption, Boozé plunged into the crowd, he said to mediate what looked like an imminent fight among some residents.

Meanwhile, McLaughlin and other council members retreated to a backroom with police.

"The police were clear that it was hard to identify who was participating in the disruption and who was not," McLaughlin said Wednesday. "It was clear I had no other choice, and I made the decision to have the chambers cleared."

The stage for conflict was set before Tuesday's meeting began. Richmond Progressive Alliance members used social media to rally supporters to the meeting to back an item authorizing city officials to inspect the Chevron refinery. In response, activists opposed to the group mobilized for the meeting.

More than a dozen anti-RPA protesters, virtually indistinguishable within a restive crowd of more than 100, ground the meeting to a halt just before 7 p.m.

After the expulsion, the meeting, which lasted until nearly midnight, was conducted with dozens of community members in the hallway watching on television, which showed elected leaders at a dais speaking toward a sea of empty chairs.

Those signed up for public speaking were escorted in five to seven at a time by police, then shown the door.

Some questioned whether McLaughlin's decision to clear the chamber violated the state's open meeting law. But Terry Francke, general counsel of the open-government advocacy group Californians Aware, said she was on

sound legal ground. "The Brown Act does permit that response to a situation where the disruptive individuals can't be weeded out of the crowd or the audience is overwhelmingly disruptive," Francke said. "It's very rare. I can't remember any specific instances."

When the haze of voices and bodies cleared, many puzzled over what had happened.

"I'm kind of confused about the whole thing," Councilman Jim Rogers said Wednesday. "There's a lot of very complicated factors at work."

As to whether he agreed with McLaughlin's call, Rogers was noncommittal.

"She's like an umpire," Rogers said. "Nobody ever comes up to the umpire and says great game, and I don't want to criticize the umpire. That's up to the voters to decide."

The hostile tenor continued in the lobby. A woman yelled at Juan Reardon, a member of the Progressive Alliance, that he had no right to "put a camera in my face." Police separated the two.

Adding to the animus, recent months have seen a spate of homophobic slurs at council meetings, increasing since the city's decision to fly a rainbow flag at City Hall last month.

Before Tuesday's ill-fated meeting, Richmond's Human Rights and Human Relations Commission discussed the possibility of new rules to limit "hate speech" from public meetings, and implored the city and its leaders to tone down the combative rhetoric.

"People complained last night that we should have just thrown out the rowdy people," Butt said Wednesday. "But you can't do that this time. That would have caused a riot."

Contact Robert Rogers at 510-262-2726 or rrogers@bayareanewsgroup.com. Follow him at Twitter.com/roberthogers.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.13

P. O. Box 20136

El Sobrante, CA - 94820

Note: See #n

July 24, 2013

Kwame Gregory  
5403 Heavenly Ridge Lane  
Richmond, CA 94820

Re: Garage and Green House addition  
At 5403 Heavenly Ridge Lane, Richmond

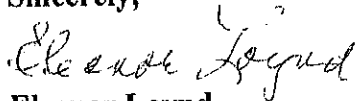
Dear Mr. Gregory,

Our next meeting is planned for Thursday, August 8<sup>th</sup> beginning at 6 p.m. in the meeting room at the back of the El Sobrante Library, 4191 Appian Way, El Sobrante. You are on our agenda about 6:30 p.m. for a review of your request for the new garage and new greenhouse at 5403 Heavenly Ridge Lane, Richmond.

We received the information and a copy of your plans from Richmond Planning Dept. We have planned for 2 of our members, Eleanor Loynd and Robert Sharp, to visit your property on Monday, July 29<sup>th</sup> about 2 p.m. Then you can share information with us at our meeting on Aug. 8<sup>th</sup> and we can add any details. We will probably take a vote on your application at the August 8<sup>th</sup> meeting. Any voting information and/or suggestions will be shared with Richmond Planners.

Call me if you have any questions. My phone number 510-223-6398. We look forward to meeting with you. For your information, I have enclosed a copy of the Richmond May Valley Neighborhood Council Newsletter. It includes information about the National Night Out Against Crime Mtg. on Tues., Aug. 6 in La Moine Park on Morningside Drive. It also includes information about a series of classes set up by the Richmond Fire Dept. Those classes can be attended by Richmond residents as well as County residents.

Sincerely,

  
Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosure

CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

10.9.12.6a

**MINOR SUBDIVISION APPLICATION**

TO BE COMPLETED BY APPLICANT/OWNER

<b>OWNER</b> Name <u>SATWANT S. PANDHER</u> Address <u>16 KIRKPATRICK DR</u> City, State <u>EL SOBRANTE</u> Phone <u>510-409-8886</u> Zip <u>94803</u>	<b>APPLICANT</b> Name <u>JIT S. PANDHER</u> Address <u>5955 FERN ST</u> City, State <u>EL CERRITO</u> Phone <u>(510) 235-3345</u> Zip <u>94530</u>
--	--

By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant.

By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.

Check here if billings are to be sent to applicant rather than owner.

Owner's Signature Satwant Pandher Applicant's Signature Jit S. Pandher

<b>CONTACT PERSON (optional)</b> Name <u>JIT S. PANDHER</u> Address <u>5955 FERN ST</u> City, State <u>EL CERRITO</u> Phone <u>510-235-3345</u> Zip <u>94530</u>	<b>PROJECT DATA</b> Total Parcel Size <u>0.76 Acres</u> Number of Parcels/Units <u>split into three</u> Estimated Project Value _____ Comm./Ind. Sq. Footage _____
--	--

Nature of Request: (Attach supplemental statement if necessary)  
Split existing lot into three lots for single Residential units - R-7.

**OFFICE USE ONLY**

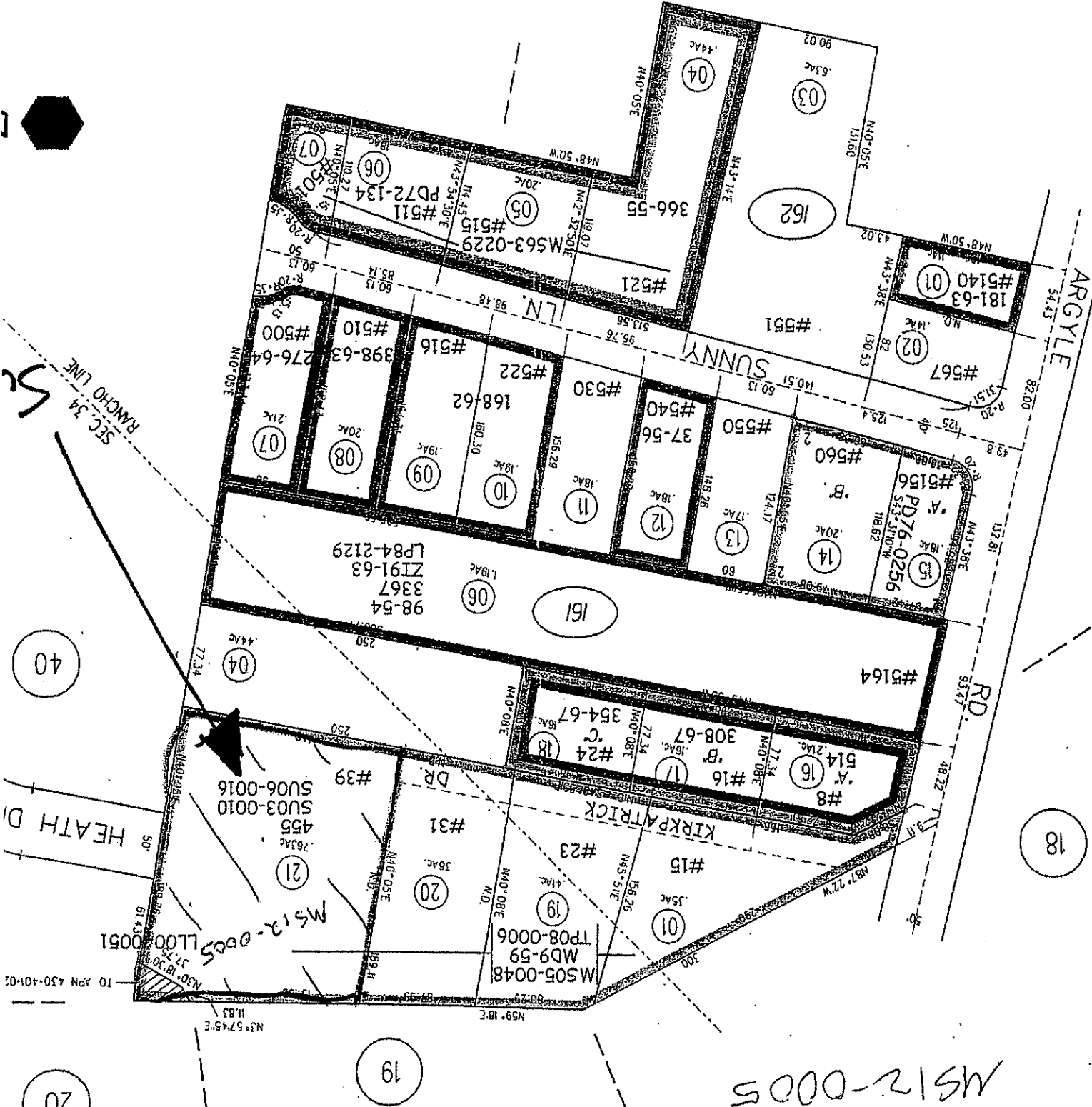
Application Description: An application for a minor subdivision to divide a single 0.763-acre lot into three (3) parcels. The smallest proposed parcel is 7,790 square feet while the largest is 14,498 square feet.

Property Description: 39 Kirkpatrick Drive.

Ordinance Ref. _____ Area <u>El Sobrante</u> Fire Dist. <u>Contra Costa</u> Sphere of Influence <u>Richmond</u> Flood Zone <u>X</u> Panel No. _____ x-ref Files _____ Concurrent Files: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Type of Fee:</th> <th style="text-align: left;">FEE AMOUNT:</th> <th style="text-align: left;">S-CODE</th> </tr> <tr> <td>*Base Fee/Deposit</td> <td>\$ 4,800.00</td> <td>S-034</td> </tr> <tr> <td># of Lots x 300</td> <td>\$ <u>900.00</u></td> <td>S-034</td> </tr> <tr> <td>Notification Fee</td> <td>\$ <u>30</u></td> <td>S-052B</td> </tr> <tr> <td>#Addresses x \$1.50 + \$30</td> <td></td> <td></td> </tr> <tr> <td>Fish &amp; Game Posting (if not CEQA exempt)</td> <td>\$ 75.00</td> <td>S-048</td> </tr> <tr> <td>Environmental Health</td> <td>\$ 47.00</td> <td>5884</td> </tr> <tr> <td>Other</td> <td>\$ _____</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$ <u>5852.00</u></b></td> <td></td> </tr> <tr> <td>Receipt #</td> <td><u>CP12-003135</u></td> <td></td> </tr> <tr> <td>Other</td> <td>_____</td> <td></td> </tr> </table> <p>* ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE</p>	Type of Fee:	FEE AMOUNT:	S-CODE	*Base Fee/Deposit	\$ 4,800.00	S-034	# of Lots x 300	\$ <u>900.00</u>	S-034	Notification Fee	\$ <u>30</u>	S-052B	#Addresses x \$1.50 + \$30			Fish & Game Posting (if not CEQA exempt)	\$ 75.00	S-048	Environmental Health	\$ 47.00	5884	Other	\$ _____		<b>TOTAL</b>	<b>\$ <u>5852.00</u></b>		Receipt #	<u>CP12-003135</u>		Other	_____		Assessor's No. <u>430-161-021</u> Site Address <u>39 Kirkpatrick Drive</u> Zoning District <u>R-7</u> Census Tract <u>3601.00</u> Atlas Page _____ General Plan <u>SH</u> Supervisorial Dist. <u>1</u> Rec'd by <u>Richard NORRIS</u> Date Filed <u>8/2/12</u> File Number <u>MS12-0005</u> Planner: <u>Will Nelson</u>
Type of Fee:	FEE AMOUNT:	S-CODE																																	
*Base Fee/Deposit	\$ 4,800.00	S-034																																	
# of Lots x 300	\$ <u>900.00</u>	S-034																																	
Notification Fee	\$ <u>30</u>	S-052B																																	
#Addresses x \$1.50 + \$30																																			
Fish & Game Posting (if not CEQA exempt)	\$ 75.00	S-048																																	
Environmental Health	\$ 47.00	5884																																	
Other	\$ _____																																		
<b>TOTAL</b>	<b>\$ <u>5852.00</u></b>																																		
Receipt #	<u>CP12-003135</u>																																		
Other	_____																																		

INSTRUCTIONS ON REVERSE SIDE

925-674-779



POR. LOT 248 RO. SAN PABLO  
 POR. SEC. 34 T2N R4W M.D.B.&M.  
 RECORD OF SURVEY 41LS.M.48 4-20-66 MS66-0005/MS62-0170  
 2-1975 25 L.S.M. 37 1-27-64 MS63-0237



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.13

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

(see 6)

Jit S. Pandher  
5955 Fern St.  
El Cerrito, CA 94530

July 27, 2013

Re: MS 12-0005. 16 Kirkpatrick Dr., El Sobrante

Dear Mr. Pandher,

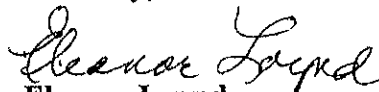
The County has sent us a copy of your minor subdivision application for the Property at 16 Kirkpatrick Dr., El Sobrante. We would like you to come to our next meeting on Thursday, August 8 to share with us your plans. Our meetings start at 6 p.m. in the Meeting Room at the back of the El Sobrante Library on the corner of Garden Rd. and Appian Way. Park in the Library parking lot and come to the second doorway at the back of the building.

You are listed on our agenda to begin the discussion with us about 6:30 p.m. This discussion will probably take 15-20 minutes. If you are unable to attend our meeting, please call me at 510-223-6398. We will assign one or two of our members to get in touch with you and answer questions for them. They will also probably spend some time talking to your neighbors.

✓ For your information, I have also sent a copy of this letter to the property owner Satwant S. Pandher. He is welcome to attend if he can.

You are welcome to call me if you have any questions or concerns. Thanks. This Committee was formed in 1975 by the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. We try to review all planning ideas for both El Sobrante and our part of Richmond.

Sincerely,

  
Eleanor Loynd  
Co-Chair ESVP&ZAC



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.13  
8

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

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

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

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

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

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

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

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

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

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

cc. ESMAC

E.S. Chamber of Commerce

10.9.13  
9

From: Ann M. Del Tredici <anndt@aol.com>

Subject: Fariss Court Update, 7/17/2013  
Date: Wed, Jul 17, 2013 4:09 pm

Hello Neighbors,

Sounds like we have a little bit of activity on the development.

I just checked in with Lashun Cross this morning. It appears that C&H development has paid geologist Alan Kropp because he came to the County yesterday to pick up documents for the Fariss Court development that included our attorney's letter and geologist's report. Lashun said that her report for the appeal is not finished yet so she did not give him that. She presumes he will work on a rebuttal to our materials.

She also said that she has heard from John Wollman that the second partner (Mr. Hsuan) wanted (or wants) out and Mr. Chang may have had to look for another partner or money sources for the project. She is not sure about that. I should check the ownership records to see if there has been a change of ownership. I should check on their tax bill, too.

As of now, they have still only made two payments to the county. The first was a \$5,000 payment and the second was \$10,000 made several weeks back. Originally, Lashun told me they owed a total of \$28,000 for the appeal work. In addition, they owe another \$29,000+ for their back taxes and penalties. They also owe (or owed) John Wollman money.

When/if Alan Kropp writes a rebuttal of our reports, Lashun will have the county geologist Darwin Myers write an opinion. With that she will finish her appeal hearing report and then we will proceed towards an appeal hearing. She has no idea what the timeline will be for this process.

I also told her that the owners have not mowed the tall grasses on the property yet. The Fire Department told us it was supposed to be done by July 1. If not done on time, the County sends out a second notice. I asked if she knew if the owners needed to have liability insurance for the property and she did not know. She knows for the construction they do, but she did not know about what kind of insurance they need for the current state.

That's it for now. I will keep you posted if I hear anything else.

My best,  
Ann

✓ CC: paper copy faxed to Eleanor Loynd, Co-chair ESVP&Z

Ann M. Del Tredici  
Volunteer Executive Director  
Friends of Applan Creek and The Fariss-Lambert Neighborhood  
4207 Fariss Lane  
E Sobrante, CA 94803  
Telephone and Fax: 510-222-1391

The county Zoning Administrator Aruna Bhat approved the development plan for Fariss Court. We filed the appeal paperwork with the County Planning Commission on November 29, 2012. A hearing date has not been set yet—I'll keep you posted.

Come visit our website— [www.farisslambertapplan.wordpress.com](http://www.farisslambertapplan.wordpress.com)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.9  
10

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

July 12, 2013

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

From: Eleanor Loynd, Co-Chair  
E.S.V.P. & Z.A.C.  
Fax: 510-758-7697

Re: Code Enforcement Problem-5550 Olinda Rd., El Sobrante  
Possible Owner: Reza Valiyee

Dear Mr. Lyons,

I received a call from a neighbor on Olinda Rd. asking me to pass on this information to you, so you could pass it on to the County Code Enforcement staff to check it out.

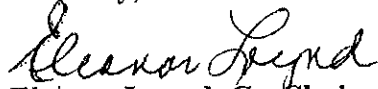
In the past, this property was owned by Reza Valiyee. He may still be the owner, but I don't know. There were problems with the number of trees growing on the property and their height. The property is located directly across from the Sherwood Forest Free Will Baptist Church. In the past, some of the trees on site have fallen over and caused problems. Could you please ask County Staff to check the site to see if any more of the fallen trees or existing trees should be removed?

Reza Valiyee is also the property owner of 4500 Appian Way which I mentioned at the meeting on Tues., July 9 at Sup. Gioia's office. That is the property where a home and foundation has been removed and a new fence, about 8 ft. high is now blocking the site of most of the land. Is there any new information about that property?

Also, it is my understanding that Reza Valiyee still owns the El Sobrante Stables on Valley View Rd., near Olinda Rd. There were changes approved to the old house and the stables. Have all of those approved plans been done?

If possible, could you have County Code Enforcement officers update us on the current status of the property in the El Sobrante area owned by Reza Valiyee? You are welcome to call me at 510-223-6398. Your help and work is very much appreciated. Thanks!

Sincerely,

  
Eleanor Loynd, Co-Chair  
ESVP & ZAC

cc: ESMAC  
E.S. Chamber of Commerce

Olinda Rd. Neighbors





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

*10a9.1-  
Read first  
11a*

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

July 15, 2013

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

Re: Information on the E.S.V. Planning & Zoning Advisory Committee

Dear Mr. Mitchell,

I apologize for accidentally leaving out the information that I had planned to include with my letter to you. So, here is your letter again and, this time, with some additional information.

Could you assign one of the Richmond planners to be our contact person? We meet once a month on the second Thursday at 6 p.m. in the Meeting Room at the back of the El Sobrante Library. I could send them a copy of our agenda and they could decide to share information by phone or by coming out to the meeting. If I don't get a planner assigned, I will send you a copy of our agenda.

We have noticed lately that we are being left out of receiving some of Richmond's planning information. For example, we would like to know what Richmond is doing for the neighbors along Castro Ranch Rd. Could you let me know which planner I could get information on that from?

For example, we do have updates from the Quail Hill HOA. The downtown part of El Sobrante is planned to be improved with street changes and sidewalk changes over the next few years. Richmond might like to know some of this.

You are welcome to call me at 510-223-6398 or fax me at 510-758-7697.

THANKS!

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, CO-Chair

*(over)*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9.11 b

P. O. Box 20136

El Sobrante, CA 94820

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

July 10, 2013

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

Dear Mr. Mitchell,

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

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

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

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

Sincerely,

Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosures

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

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

10.9-V  
12

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

**ZONING TEXT AMENDMENT**

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

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

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

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

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

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

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

Date: July 3, 2013

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

By  June McHuen, Deputy Clerk

10.9.13

**El Sobrante Valley Planning and Zoning Advisory Committee**

**Treasurer's Report for August 08, 2013**

**Balance** as July 31, 2013 \$913.79

**Deposits** \$00.00

**Total Deposits** \$ 00.00

**Expenses-** \$ 00.00

**Total Expenses** \$00.00

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

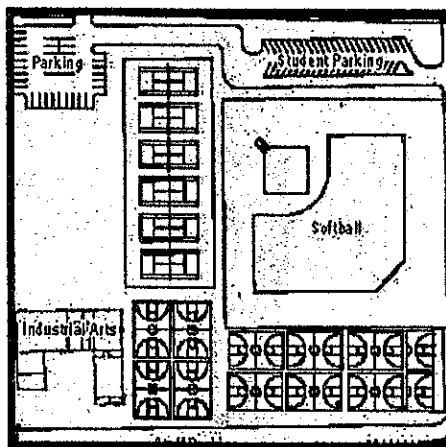
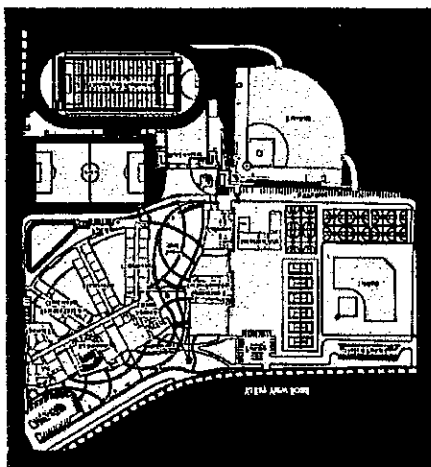
Bank Statement Reconciliation: Statement amount \$913.79. Same as amount above



# NEWS ALERT

## De Anza High School

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



**Architect**

DLM Architecture

**General Contractor**

Wright Construction, Inc.

**Construction Manager:**

SGI Construction Management

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

tennis courts, soccer and practice fields.

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

THANK YOU FOR YOUR CONTINUED SUPPORT OF THE WCCUSD BOND PROGRAM

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



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



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

10.9.14

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

TO: ESVP&ZAC, E.S. Chamber of Commerce, & May Valley N.C.

**SPECIAL ANNOUNCEMENT**

Note: These elections usually take place in September or November by the Mentioned Group.

1. Appointment of At-Large Members:

At the ESVP&ZAC Meeting of November 2012, a review of the appointed At-Large Members took place. These At-Large Members were each appointed by the ESVP&ZAC Committee to a 3 year term, from 2012-201~~5~~<sup>14</sup>

Jim Hermann	No Alternate
Ruby Molinari	Robert Sharp

2. The 4 Members Appointed by the El Sobrante Chamber of Commerce are:

Barbara Pendergrass	Mike Zeelen
Shirley Sharp	No Alternate
Terms of Appointment 2010-2013.	

**NOTE:** The El Sobrante Chamber of Commerce should decide which 4 members of the Committee will be appointed or re-appointed for 2013-201~~6~~<sup>15</sup>

3. The 4 Members Appointed by the May Valley Neighborhood Council are:

Eleanor Loynd	John Lisenko
George Schmidt	No Alternate
Terms of Appointment 2011-201 <del>4</del> <sup>13</sup>	

4. ELECTION of ESVP&ZAC OFFICERS FOR 2012/2013

CO-CHAIRS:	Eleanor Loynd and John Lisenko
VICE CHAIR:	Mike Zeelen
SECRETARY:	Shirley Sharp
TREASURER:	Barbara Pendergrass



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.10

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

August 18, 2013

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

Re: Meeting to Discuss Details of the Stabbing Death  
Of Daniel Stone on Sun. August 4.

Dear John & Terrance,

**THANK YOU** for setting up the meeting to clarify the details of the stabbing of Daniel Stone at Ace Hardware in El Sobrante. As usual, El Sobrante residents were questioning what happened and why were no answers being given out.

This meeting gave us a chance to ask questions and to get answers from some of the leaders involved in the decisions. You provided us with a listing of the actual time between the actions taken. That answered a lot of our questions. We now understand the need to hold back the helpers, police and medical people, until safety is determined. The waiting time was not as much as we had thought.

Many times, El Sobrante questions and concerns are ignored or answered individually. This meeting provided a rare chance to get answers to our concerns as a group. The attendance of the Times Reporter, Robert Rogers allowed the details to be clarified and shared with all people interested. The Meeting served the needs of the Community. We will be following the trial information. **THANK YOU !!**

Sincerely

*Eleanor Loynd*

Eleanor Loynd  
ESVP&ZAC Co-Chair

cc: E.S. Chamber of Commerce  
E.S. MAC  
West County Times

Oliver's Hardware  
Stone Family  
May Valley N. C.

10.11



# MAY VALLEY NEIGHBORHOOD COUNCIL

P.O. Box 21551 / Richmond, CA 94820-1551

Richmond City Mgr. Bill Lindsay  
Richmond City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

August 29, 2013.

**Re: Information & Concerns about the Sikh Temple Expansion  
Under Contra Costa County Planning Dept.**

Dear Mr. Lindsay,

Would you please pass this information on to the Richmond Planning Dept. and request that they visit on site and check out these problems? We would appreciate a copy of their comments.

It is our understanding that the Richmond section at the top of the Sikh's property was to be left alone after the grading had been done without permits. I got a call from some neighbors next door in Quail Hill. According to the neighbors, retaining walls have been added to the property in Richmond, the existing parking lot has been expanded onto the Richmond area, and lights have been installed. Were those plans approved by Richmond Planning Dept.? If not, should the Sikhs be forced to clear the area?

Also, neighbors are getting more concerned and annoyed at the number of street lights set up. The lights stay on all night and many of them are lighting up the windows of homes and apartments in the Quail Hill area. Neighbors were told that the lights would go out about 9:30 p.m. They seem to be staying on all night. Can you please get Richmond staff to check out the lights?

Please ask staff to share any information with us and with the Quail Hill neighbors. If any of this is to be reviewed by the Richmond Planning Council and/or the Richmond City Council, please inform us of the time, date, and place. Your time and effort spent on our behalf is very much appreciated. Thank you.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd

Pres., Richmond May Valley N.C.

cc: E.S. Municipal Advisory Council  
El Sobrante Chamber of Commerce

ESVP&ZA Committee  
CCC Planning & Con. Dept.



# ~ CANCELLED ~

10.12.02

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, JULY 23, 2013  
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, AUGUST 13, 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.

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, AUGUST 27, 2013  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

10.12.6

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

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:

BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

2. MESA OUTDOOR LLC (Applicant) - JOHN TRAVERSO (Owner), County File #LP11-2008: This is a hearing on an appeal of the Zoning Administrator's decision to deny an application for approval of a Land Use Permit to establish a two-sided, freestanding billboard on a 2.76-acre site at 4080 Cabrihlo Drive (Vine Hill, unincorporated Martinez). The proposed non-accessory advertising sign has two sign faces measuring 14 feet tall by 48 feet wide that are supported by a single column centered in the middle of the billboard. The two-sided billboard will be a "V-shaped" design and positioned to have the sign faces visible from north and south bound Interstate 680. As proposed, the billboard is 60 feet tall as measured from existing natural grade. [General Plan designation is Light Industry (L-I); Zoning designation is Heavy Industrial (H-I); Assessor Parcel Number 380-010-003] CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Continued from 08/13/13 LCC) EL  
Staff Report

HERITAGE TREE: PUBLIC HEARING

3. TOM NEWLIN (Applicant and Owner), County File #HT12-0001: This is a request to nominate two (2) Valley Oak trees pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4). The subject property is identified as 2444 Lunada Lane in the Alamo area. (Zoning: Single-Family Residential, R-20) (Parcel Number: 188-312-007) SFT
4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 10, 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.

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, SEPTEMBER 10, 2013  
30 MUIR ROAD, MARTINEZ, CA 94553

10.12.d

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

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:

LAND USE PERMIT: PUBLIC HEARING

2. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2009: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing 34-foot 10-inch tall utility pole. The project consists of attaching 2 antennas at an elevation of 30-feet 2-inches above-ground-level, one safety switch at an elevation of 8-feet above-ground-level and placing the associated electrical equipment in a utility box at the base of the pole. The subject pole is located within the public right-of-way at 121 Windsor Avenue in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 572-124-013) FA Staff Report
3. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2010: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing utility pole in the public right-of-way. The project consists of extending the existing pole from 42-feet 9-inches to 52-feet 8-inches tall (antennas included) and attaching the associated electrical equipment between 8-feet and 19-feet above-ground-level. The subject pole is located within the public right-of-way at 8 Sunset Drive in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 572-160-006) FA Staff Report
4. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2011: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to a new utility pole in the public right-of-way. The project includes: replacing the existing 26-foot 2-inch tall utility pole with a new 47-foot 6-inch tall pole, adding two antennas to the top of the pole for a total height of 50-feet 5-inches, attaching a safety switch 8-feet above-ground-level and placing the associated electrical equipment within a utility box at the base of the pole. The subject pole is located within the public right-of-way at 248 Grizzly Peak Boulevard in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 570-231-001) FA Staff Report
5. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2017: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing utility pole in the public right-of-way. The project consists of: extending the existing pole from 38-feet 8-inches to 48-feet 6-inches tall (antennas included), attaching a safety switch 8-feet above-ground-level and placing the associated electrical equipment within the utility box at the base of the pole. The subject pole is located within the public right-of-way at 18 Highgate Road in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 572-231-010) FA Staff Report

6. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2019: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to a new utility pole in the public right-of-way. The project consists of: replacing the existing 38-foot 2-inch tall utility pole with a proposed 40-foot 3-inch tall pole, attaching 2 panel antennas at an elevation of 33-feet 3-inches above-ground-level and associated electrical equipment between 8-feet and 19-feet above-ground-level. The subject pole is located within the public right-of-way at 4 Stratford Road in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 571-360-001) EA Staff Report
7. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2020: The applicant is requesting approval of a land use permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing utility pole in the public right-of-way. The project consists of: extending the existing pole from 44-feet 2-inches to 54-feet 1-inch tall (antennas included), attaching a safety switch 8-feet above-ground-level and placing the associated electrical equipment within a utility box at the base of the pole. The subject pole is located within the public right-of-way at 110 Ardmore Road in the Kensington area. (Zoning: R-6, TOV-K) (Parcel Number: ROW 571-100-013) EA Staff Report
8. STAFF REPORT:
9. COMMISSIONERS' COMMENTS:
10. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 24, 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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
WEDNESDAY, SEPTEMBER 4, 2013  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

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

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

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2. VERIZON (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2057: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 28-foot 4-inch tall utility pole. The project includes: extending the existing pole to 36-feet 7-inches tall and adding two panel antennas, a remote radio unit and one meter panel/disconnect to various heights along the pole. The subject pole is located within the public right-of-way approximately 300-feet west of the Marsh Creek Road/Sycamore Springs Road intersection in the Morgan Territory area. (Zoning: A-2, General Agricultural District) (Parcel Number: ROW 078-140-008) (Continued from 08/19/13 WRN) FA Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 16, 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.



Lou Ann Teixeira  
*Executive Officer*

**MEMBERS**

Donald A. Blubaugh  
*Public Member*  
Federal Glover  
*County Member*  
Michael R. McGill  
*Special District Member*

Dwight Meadows  
*Special District Member*  
Mary N. Picpho  
*County Member*  
Rob Schroder  
*City Member*

Don Tatzin  
*City Member*

**ALTERNATE MEMBERS**

Candace Andersen  
*County Member*  
Sharon Burke  
*Public Member*  
Tom Butt  
*City Member*  
George H. Schmidt  
*Special District Member*

## NOTICE OF CANCELLATION

**NOTICE IS HEREBY GIVEN** that the regular meeting of the Contra Costa Local Agency Formation Commission scheduled for **Wednesday, September 11, 2013** is **cancelled**.

The next regular Commission meeting will be held Wednesday, October 9, 2013 at 1:30 p.m.

Please contact the LAFCO office if you have any questions at 651 Pine Street, 6<sup>th</sup> Floor, Martinez, CA 94553 or by calling (925) 335-1094.

LOU ANN TEXEIRA  
EXECUTIVE OFFICER

**Dated:** August 16, 2013

**BOARD EXECUTIVE COMMITTEE**

**Thursday, August 29, 2013**  
**12:45 p.m., Board Room**

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee's purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District's website ([www.ebparks.org](http://www.ebparks.org)), the Headquarters reception desk, and at the meeting.

**AGENDA**

<u>STATUS</u>	<u>TIME</u>	<u>ITEM</u>	<u>STAFF</u>
R	12:45 p.m.	1. Update to Personnel Administrative Manual	Gonzales
I	1:00 p.m.	2. Peralta Oaks Building Project Update	Collins, Myli
R	1:15 p.m.	3. Strategic Energy Plan – Award of Consultant Contract	Collins, Rasmussen
I, D	1:30 p.m.	4. 2014 Fuels Management Program and Fuels Cost Analysis	Blonski, Gallup, Rasmussen, Theile, Graul
R	2:00 p.m.	5. Oyster Bay LUPA	Wiese
		6. Public Comments	

- (R) Recommendation for Future Board Consideration
- (I) Information
- (D) Discussion

**Executive Committee Members**

John Sutter (Chair); Ayn Wieskamp; Carol Severin  
Whitney Dotson, Alternate  
Robert E. Doyle, Staff Coordinator

**Future Meetings**

January-24	July-31
February-28	August-29
March-28	September 26
April-25	October 24
May-23	November 27 (Wed)
June-19	

*Distribution list (next page)*