

# **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, Mark Porter

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, October 09, 2013**

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

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

**7:00 P.M. Approval of Minutes and Agenda \* items have minutes included**  
1. Minutes for September 11, 2013

**Treasurer's Report**

**Introductions of Speakers/ Guests/ Topics**

**Consider Consent Items**

**Presentations**

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

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

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

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

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

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

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

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

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

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

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

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

**7:55 P.M. to 8:05 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 8:30 P.M.**

**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department.

**8:30 P.M. to 8:35 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**8:35 P.M. to 8:45 P.M**

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

**8:45 P.M. to 8:55 P.M.** Questions – Limit 2 minutes per speaker

**Information Items-**

**8:55 P.M. to 9:05 P.M.**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for September, 12, 2013

**10.2** SPAWNERS October Meeting Announcements

**10.3** Invitation from West Contra Costa Unified School District to Barbara Pendergrass, Chair ESMAC to the 8th annual State of the Schools Breakfast. Subject new Strategic Plan for 2014-2019

**10.4** Contra Costa County Planning Commission's Meeting Notice's and Agenda's for August 13, 2013 and September 24, 2013, 1:30 P.M. Cancellation Notice for the September 24, 2013 Meeting

**10.5** Contra Costa County Zoning Administrator's Meeting Notice's and Agenda's for September 16, 2013, 1:30 P.M. , and October 7, 2013, 1:30 P.M.

**10.6** West Contra County Integrated Waste Management Authority, Board of Directors, Regular Meeting Agenda for September 12, 2013, 7:00 P.M., and an Addendum to the Meeting

## **Sub Committee Reports**

**9:05 P.M. to 9:25 P.M.**

**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 . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day.

Report by Sharon on Clean Up Day held Sept 28, 2013. Our thanks to Terrance Cheung, James Lyon, Sharon Thygesen, and Tom Owens for their hard work on Sept 28, 2013.

Thanks to all participants of the planning committee. Our thanks to the Boy's and Girl's Club staff and their teen members from the Keystone Club, all worked on September 28th, especially Susan and Kindle. And, our thanks to all of the donors, Supervisor Gioia's staff, Terrance Cheung, James Lyon, The Boy's and Girl's Club, DJH Outfitters,

Jennifer and Todd of Cafe Solei, Sims Metal, Richmond Sanitary, and Marie Carayanis

**11.4** Discussion on the Mixer hosted by the ESMAC

## **New Business**

**13.1**

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

**9:25 P.M. to 9:35 P.M.** -limit 2 minutes per speaker

## **Announcements**

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

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

## **Adjournment**

**9:35 P.M.**

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

**LB13-2071- Notice of Public Hearing before the County Zoning Administrator** to consider a Land Use Permit application on September 16, 2013 at 1:30 P.M.. Hearing location is 30 Muir Road, Martinez, Ca. Applicant, T-Mobile West c/o Sutro Inc. Request to modify an unmanned wireless telecommunications facility that consists of removing the existing equipment mounted on a PG&E power pole and installing a new ground mounted equipment cabinet located at the base of the power pole. Location, 6533 San Pablo Dam Road at the north service gate entrance to San Pablo Dam Trail in the unincorporated El Sobrante area. Parcel number 432-090-001.

**LP13-2096- Development Plan Application** to modify an existing AT&T Mobility building roof-top antenna facility. Addition of 3 flat-panel antennas concealed within a roof-top screen and upgrade of accessory wire-line components. Applicant AT&T Mobility, 2600 Camino Ramon, San Ramon, Ca 94583. Property owners The Geoffrey Hodies Trust. Site location 435 Valley View Road El Sobrante, Ca. 94803

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# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, SEPTEMBER 16, 2013 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

T-MOBILE WEST c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2071: The applicant requests approval of a land use permit to modify an unmanned wireless telecommunications facility that consists of removing the existing equipment mounted on a PG&E power pole and installing a new ground mounted equipment cabinet located at the base of the power pole. The existing antennas will remain mounted on top of the power pole with a maximum pole height of approximately 48 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 6533 San Pablo Dam Road at the north service gate entrance to San Pablo Dam Trail in the unincorporated El Sobrante area. (Zoning: General Agriculture, A-2) (Parcel Number: 432-090-001).

If you challenge the project 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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or David Brockbank at 925-674-7794.

Catherine Kutsuris, Director  
Department of Conservation and Development



CONTRA COSTA COUNTY  
 Department of Conservation & Development  
 Community Development Division

*D.I.C*

*GREENFISHONR @ GMAIL.COM*

DEVELOPMENT PLAN APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S)	APPLICANT
Name <u>The Geoffrey Hodies Trust</u>	Name <u>at&amp;t Mobility</u>
Address <u>1745 WING FLEMING WAY 4340 Oxwood Drive</u>	Address <u>2600 Camino Ramon</u>
City, State/Zip <u>Sacramento, CA 95826 95630</u>	City, State/Zip <u>San Ramon, CA 94583</u>
Phone <u>916-361-2450 (email) 510-778-5199</u>	Phone <u>925-468-8560 email</u>

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u><i>Geoffrey Hodies</i></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 _____
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CONTACT PERSON (optional)	PROJECT DATA
Name <u>PEN-Tom Swarner-Agent for at&amp;t</u>	Total Parcel Size: <u>11,962 s.f.</u>
Address <u>2615 Camino Lenada</u>	Proposed Number of Units: <u>N/A</u>
City, State/Zip <u>Oakland, CA 94611</u>	Proposed Square Footage: <u>N/A</u>
Phone <u>510-435-3595 email tomale75@hotmail.com</u>	Estimated Project Value: <u>\$49,000</u>

Project description (attach supplemental statement if necessary): Mod to an existing at&t Mobility building roof-top antenna facility-addition of (3) flat-panel antennas concealed within a roof-top screen and upgrade of accessory wire-line components.

FOR OFFICE USE ONLY

Project description: THE APPLICANT REQUESTS APPROVAL OF A MODIFICATION TO COUNTY FILE #LPC09-2052 TO ALLOW THE ADDITION OF 3 PANEL ANTENNAS AND THE REPLACEMENT OF AN EQUIPMENT CABINET AT AN EXISTING AT&T CELL SITE.

Property description:

Ordinance Ref:	TYPE OF FEE	FEE	CODE	Assessor's # <u>425-251-002, 008</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	<u>\$2,700</u>	S-	Site Address: <u>435 Valley View Rd.</u>
Fire District: <u>CONTRA COSTA</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>P-1</u>
Sphere of Influence: <u>RICHMOND</u>	#Units ___ x \$195.00		S-014	Census Tract: <u>3601.01</u>
Flood Zone:	Sq. Ft. x \$0.20			Atlas Page: <u>H-6</u>
Panel Number	Notification Fee	<u>15.00 / (30.00)</u>	S-052	General Plan: <u>CO</u>
x-ref Files: <u># LPC09-2052</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>
	Environmental Health Dept.	<u>(57.00)</u>	5884	Supervisonal District: <u>1-6101A</u>
	Other:			Received by: <u>TULLY</u>
Concurrent Files:	TOTAL	<u>\$ 2,787</u>		Date Filed <u>8/13/13</u>
	Receipt #			File # <u>LPI3-2096</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee			

INSTRUCTIONS ON REVERSE

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**PROJECT DESCRIPTION**

MODIFICATION TO AN EXISTING TELECOM FACILITY COMPRISED OF ADDING (3) (P) 8' AT&T LTE ANTENNAS, RELOCATE (3) (E) RRUS-11'S MOUNTED BEHIND ANTENNA, EXTEND (E) FRP SCREEN WALL, (1) (P) PURCELL CABINET IN (E) LEASE AREA, DECOMMISSION OF (E) GSM 1900 CABINET, AND INSTALL (1) (P) DC12-RM/RAYCAP INSIDE THE (E) RBA72 CABINET.  
 EXISTING CONFIGURATION: TOTAL OF (8) AT&T ANTENNAS, (2) ANTENNAS PER SECTOR.  
 UPON SITE MODIFICATION: TOTAL OF (9) AT&T ANTENNAS, (3) ANTENNAS PER SECTOR.

# SITE N

**PROJECT INFORMATION**

**SITE ADDRESS:** 435 VALLEY VIEW ROAD  
EL SOBRANTE, CA 94803

**PROPERTY OWNER:** THE GEOFFREY HODIES TRUST  
**SITE CONTACT:** 4340 OXWOOD DRIVE  
SACRAMENTO, CA 95826

**PHONE NO:** (530) 848-2325

**APPLICANT ADDRESS:** AT&T MOBILITY  
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,  
PLEASANTON, CA 94588

**JURISDICTION:** CONTRA COSTA COUNTY

**ASSESSORS PARCEL NUMBER:** 425-251-002 & 008

**CURRENT ZONING DESIGNATION:** R-B (RETAIL BUSINESS)

**CURRENT GENERAL PLAN DESIGNATION:** CO (COMMERCIAL)

**LATITUDE:** N 37° 58' 39.32" NAD 83

**LONGITUDE:** W 122° 17' 40.20" NAD 83

**ELEVATION:** ±205' AMSL

**CURRENT USE:** TELECOMMUNICATIONS FACILITY

**PROPOSED USE:** TELECOMMUNICATIONS FACILITY

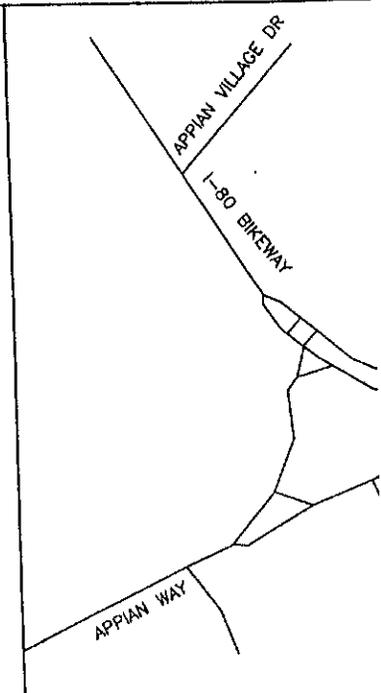
**VICINI'**

**DIRECTIONS FROM PLEASANTON, CA:**  
 HEAD EAST ON ROSEWOOD DR, MAKE A U-TURN ONTO HACIENDA DR, MERGE ONTO I-580 W VIA STAY ON I-580 W (SIGNS FOR OAKLAND/SAN FF FOR SAN PABLO DAM RD, TURN RIGHT ONTO SAN SLIGHT LEFT TO STAY ON APPIAN WAY, TAKE THE BE ON THE RIGHT

**RF DATA SHEET**

DATE ISSUED: 04/01/13      REVISION: V10.3

DRAWING INDEX		REV
25736-635-LM-CCL04151-T01	TITLE SHEET	2
25736-635-LM-CCL04151-A01	SITE PLAN & GENERAL NOTES	2
25736-635-LM-CCL04151-A02	EXISTING & PROPOSED GROUND LEVEL COMPOUND LAYOUT PLAN	2
25736-635-LM-CCL04151-A03	EXISTING & PROPOSED ANTENNA PLAN	2
25736-635-LM-CCL04151-A04	EXISTING & PROPOSED SOUTH ELEVATION	2
25736-635-LM-CCL04151-A05	EXISTING & PROPOSED EAST ELEVATION	2
25736-635-LM-CCL04151-A06	EXISTING & PROPOSED NORTH ELEVATION	2
25736-635-LM-CCL04151-A07	EXISTING & PROPOSED WEST ELEVATION	2



**AT&T APPROVAL**

\_\_\_\_\_  
 CONSTRUCTION MANAGER      REAL ESTATE MANAGER      RF ENGINEER

**PROJEC**

NAME	
SAC	TOM SWARNER
RF ENGINEER	ALEX ACHOKA
ENGINEER	JOSEPH FITZSIMONS
CONSTRUCTION	JAMES HISE



**BECHTEL COMMUNICATIONS, INC.**  
 2430 CAMINO RAMON #240  
 SAN RAMON, CA 94583

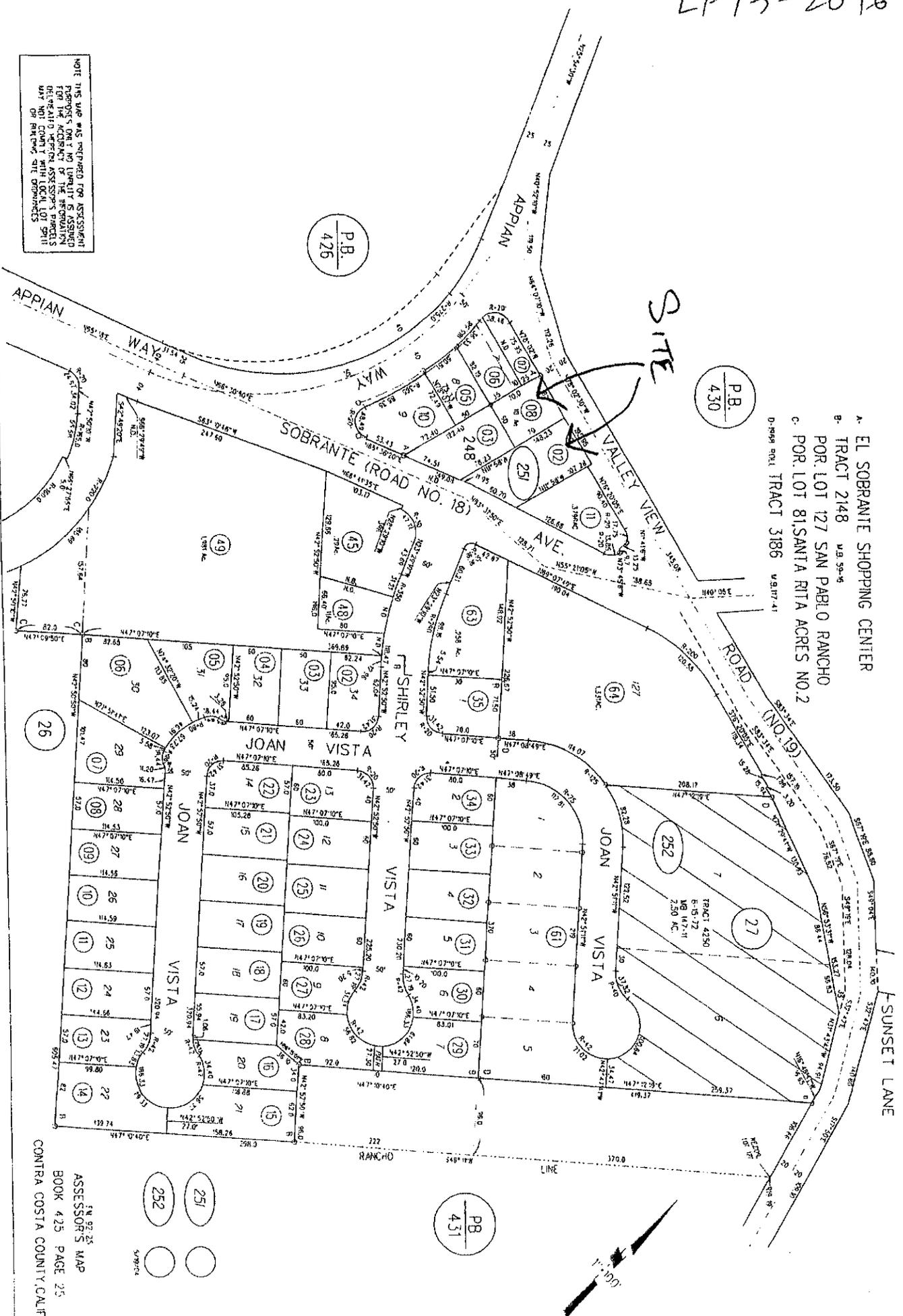
**SITE NAME: EL SOBRANTE**  
**SITE NO. CCL04151**  
 435 VALLEY VIEW ROAD  
 EL SOBRANTE, CA 94803



4430 ROSEWOOD  
PLE

DI.1.e  
LP13-2096

NOTE THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.



A. EL SOBRANTE SHOPPING CENTER  
 B. TRACT 2148 U.S. 96-4  
 POR. LOT 127 SAN PABLO RANCHO  
 C. POR. LOT 81, SANTA RITA ACRES NO. 2  
 D. 1969 90/1 TRACT 3186 U.S. 117-41

ASSESSOR'S MAP  
 BOOK 425 PAGE 25  
 CONTRA COSTA COUNTY, CALIF.

Sobrante Ave.  
Backside

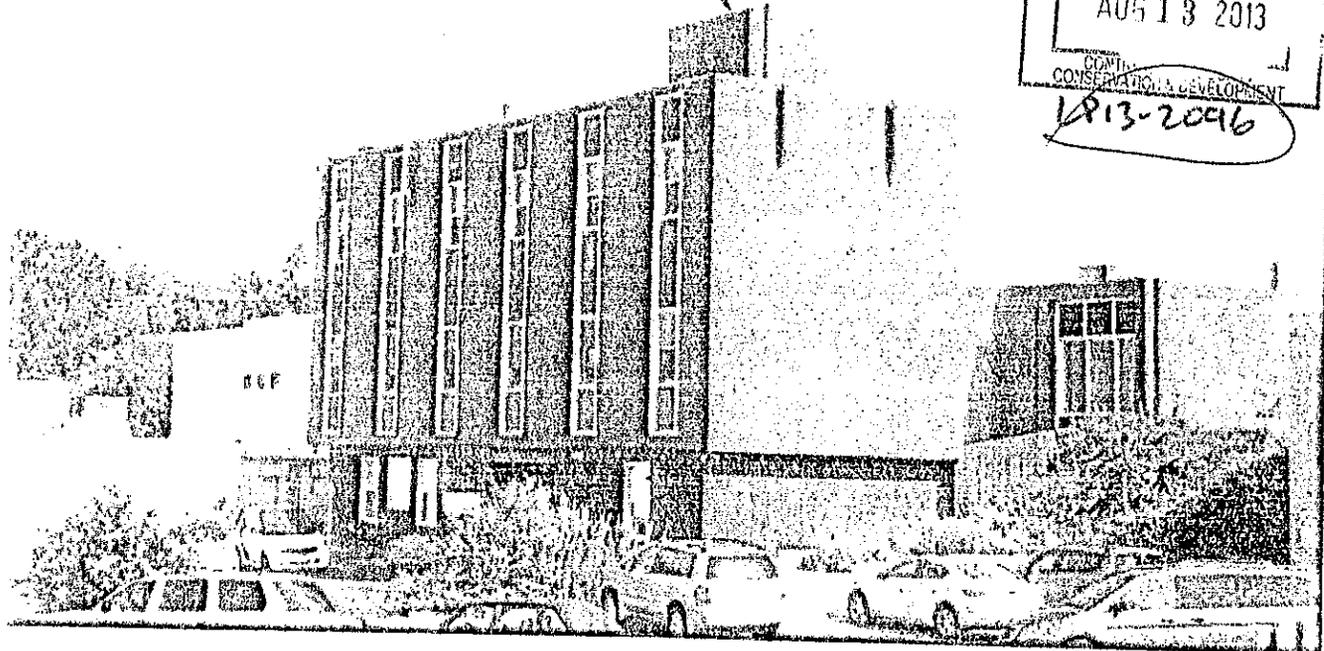
D.I.F

EXISTING  
NORTHWEST VIEW

at&t  
EL SOBRANTE  
CCL04151  
435 VALLEY VIEW RD, EL SOBRANTE, CA

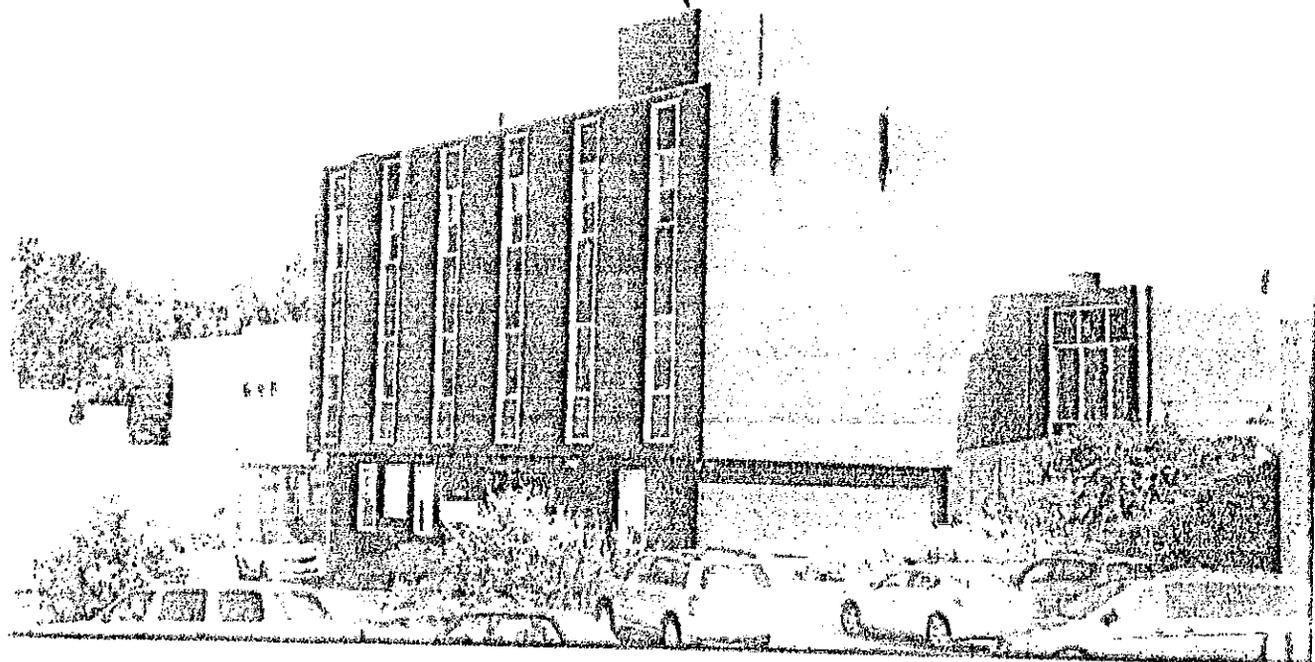
Existing RF Transparent enclosure - location of existing AT&T panel antennas

RECEIVED  
AUG 13 2013  
COUNTY OF CALIFORNIA  
CONSERVATION & DEVELOPMENT  
1813-2096



PROPOSED  
NORTHWEST VIEW

Proposed enlargement of existing RF Transparent enclosure - location of proposed and existing AT&T panel antennas



DI.1.g

Frontside - Valley View

EXISTING  
SOUTHWEST VIEW

at&t  
EL SOBRANTE  
CCL04151  
435 VALLEY VIEW RD, EL SOBRANTE, CA

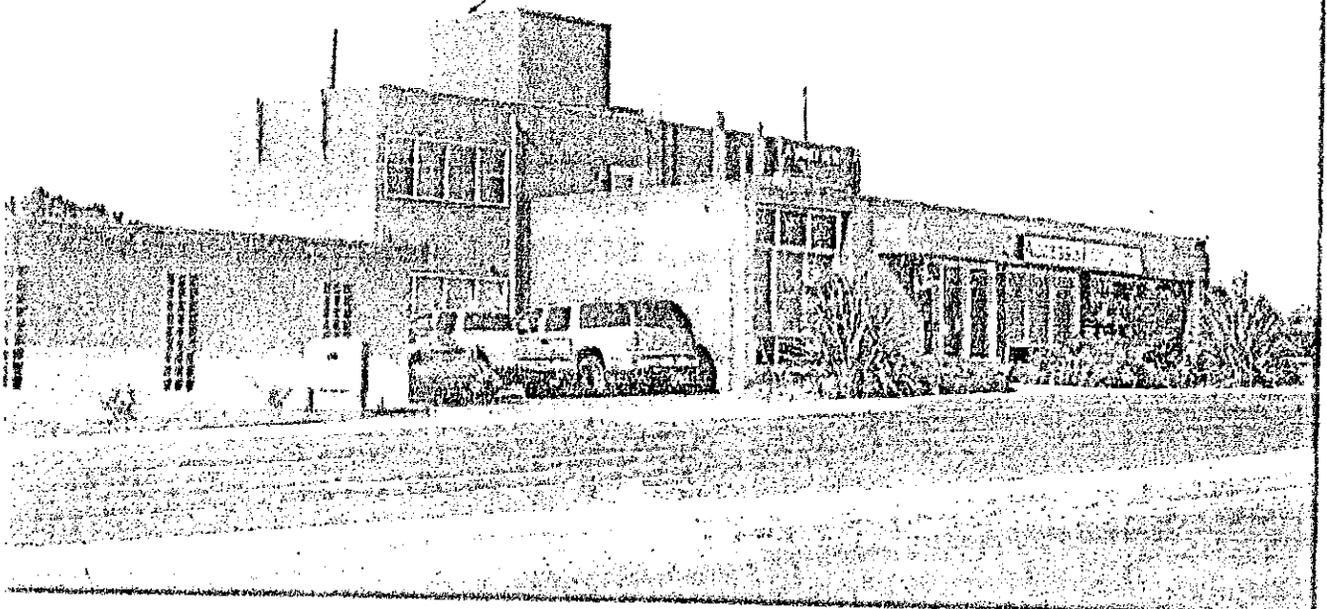
LP13-2096

Existing RF Transparent enclosure - location of existing AT&T panel antennas



PROPOSED  
SOUTHWEST VIEW

Proposed enlargement of existing RF Transparent enclosure - location of proposed and existing AT&T panel antennas





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1a

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

**THURSDAY, SEPTEMBER 12, 2013**

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

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

**Tentative AGENDA:**

1. **Call to Order & Review of Agenda Changes. Introduction of Members.**
2. **Approval of Minutes of August 8, 2013.**
3. **Treasurer's Report: Barbara Pendergrass**
4. **Introduction of Guests:**
5. **Correspondence Sent/Received.**
6. **Projects Under Review:**
  - 6:20 p.m. **Meet with James Lyons, Sup. Gioia's District Coordinator. Go over list of code enforcement items. Review various projects.**
  - 6:40 p.m. **PLN13-122 Proposed Garage and Greenhouse at 5403 Heavenly Ridge Lane, Richmond. Owners: Kwame and Ryone Gregory. Garage is 2 story with the garage cutback into the hillside and the greenhouse located above it. Note: Owner did not attend July mtg. He asked to meet with us.**
  - 7:00 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. Mtg. with County Planner William Nelson and 12 Area residents. No hearing date set.**
  - 7:15 p.m.
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. 7 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. Problems with big trucks shutting down Hillcrest Ave. & blocking Quail Hill entrance.
    - VR12-1007. Carport built without permits, 1544 Hillcrest Rd. Reviewed by Barbara Pendergrass, Bob Sharp. Letter sent in.
    - Richmond Fire still working on painting curbs red by fire hydrants. 4 hydrants listed on and near Heavenly Ridge Lane, Richmond. Another list of 4 unpainted curbs sent in. ALL 8 curbs NOW painted.

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

**Updates on Various Projects:**

- Report from Bob Sharp on the Richmond Fire Training Sessions.
- Code Enforcements Mtgs. at Sup. Gioia's office. District Coordinator James Lyons. Meetings **NOW ON THE FIRST Wed.** at 2 p.m. in the El Cerrito Office every other month. Next Mtg. Wed, Nov. 6, and Jan. 2014.
- Review of improvements to San Pablo Dam Rd. in El Sobrante and recent meeting on changes at the E.S. Library.
- 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.
- Discussion on Mtg. on the County's response to help for Daniel Stone at Oliver's Hardware Store.
- Review of EL SOBRANTE STROLL set for Sunday, September 15.
- Possible action on Afshar project off Hilltop Drive. Report from ESMAC.

**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 ESVP&ZAC Meeting: Thursday, October 10<sup>th</sup> at 6 p.m. in the E.S. Library Mtg. Room.**

10.1.c

MINUTES: August 8, 2013

El Sobrante Valley Planning and Zoning Advisory Committee  
El Sobrante Library Meeting Room

Members Present: Eleanor Loynd, Co-Chair, John Lisenko, Co-Chair, Mike Zeelen, Vice-Chair, Shirley Sharp, Secretary, Barbara Pendergrass, Treasurer, Bob Sharp, George Schmidt, Jim Hermann

Members Absent: Ruby Molinari

The minutes were read and approved.

The treasurer's report was submitted and approved: Balance as of 7-11-13 was \$913.79.

Projects Under Review

5403 Heavenly Ridge Lane

Application plans were received from Jonelyn Whales, Richmond Planning, regarding a proposed garage and greenhouse to be added to the property at 5403 Heavenly Ridge Lane. Owners of the property are Kwame and Ryone Gregory. The garage is a 2 story with the garage being built on a downhill site and the green house located above it.

On Monday July 29, at 2:00 p.m. Eleanor Loynd and Bob Sharp met with the owners to view the project site and to report back to the P & Z meeting on August 8. Upon viewing the site committee members did not find objection to the project.

Extensive inspection had been completed by Richmond Staff. Owners did not appear at the August 8 th P&Z meeting. P & Z voted to approve the project. Notice of P & Z approval will be sent to Richmond Planning.

MS12-0005 Application to divide 0.763 acre into 3 parcels (7,790 sq. ft.-smallest, 14, 495 sq ft.- largest). Owner is Sarwant S. Pandher. Jim Hermann and George Schmidt were assigned to the project. At a previous P & Z meeting a large group of neighbors from Heath Drive came to P&Z to protest the proposal for adding a new street off the end of Heath Drive so that Mr. Pandher could build homes. Hermann and Schmidt met with owners at the site, heard mass objections from neighbors on Heath Drive and spent much time on this project. P&Z rejected the applicant's proposal and voted against the project. Notification of the rejection of the application was sent to County Planning. It was also noted that Mr. Pander could access his property through Kirkpatrick Drive, another street outside of the Heath Drive location.

LP13-2071 Application for County to replace pole mounted equipment with a new cabinet and pole. The location is near the entrance to Kennedy Grove from San Pablo Dam Road. John Lisenko was assigned the project. P & Z was unable to locate the site.

Updates

12 homes off Fariss Lane and Lambert Road. The Appeal has been filed and there has been no response for a hearing date. Also there has been no response from Supervisor Gioia regarding an EVA Road in the area. Eleanor Loynd has sent him a letter with questions regarding this issue.

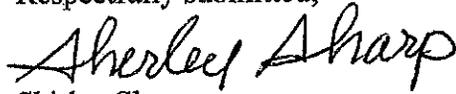
Richmond Fire is still working on painting the curbs in front of fire hydrants red.

Contra Costa Code Enforcement with James Lyons will meet at Supervisor's Gioia's office in El Cerrito every other month on the 2<sup>nd</sup> Wednesday of the month at 2:00 P.M. Upcoming meetings will be on September 11, November 13, and in January, 2014.

The meeting was adjourned.

The next meeting will be held on September 12, 2013, at the El Sobrante Library Meeting Room, 6:00 P.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

10.1.e

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

P&Z CORRESPONDENCE - SEPTEMBER 2013

✓ Included here

- ✓1. To James Lyons, District Coordinator Sup. Gioia. Invitation to attend our P&Z Mtg. of Sept. 12 to review County Code Enforcement Items.
- ✓2. To Mr. K. Gregory. PLN 13-122. Invitation to attend the 9/12 P&Z Mtg. to review plans for a new garage & greenhouse at 5403 Heavenly Ridge Lane, Richmond. NOTE: 2 pages showing plans included.
- ✓3. From E. S. Chamber of Commerce. E.S. Stroll on Sunday, Sept. 15, 11 a.m. to 4 p.m. Community Parade at 11 a.m. Residents seated in the leading car: Sup. Jon Gioia recently appoint to the CA Air Resources Board by the Gov.; John Marquez, former R. City Councilman, now a member of the CA State College Board; Eleanor Loynd, Pres. May Valley N.C. & Co-Chair P&Z.
- ✓4. From County. LP13-2071. Change in a ground mounted cabinet at the base of the power pole with a height of 48 ft. located near 6533 S.P. Dam Rd. Hearing set for Sept. 16 at 1:30 p.m. at Zoning Admin. Mtg.
- ✓5. From CCC Library System. Town Hall Mtg. set for Tues., Oct. 1 from 7 p.m. to 8:30 p.m. at the E.S. Library, 4191 Appian Way. Help chart a course for the E.S. Library.
- ✓6. To James Lyons, Dist. Coor. Request for info on some County Projects:
  - 4878 Appian Way-dirt piled on site
  - 4800 Appian Way. Huge backyard with stacks of wood & equipment
  - Above 4800 Appian Way. Large dirt road cut into the hill. OK?
  - SD06-9066. 12 homes Fariss Lane. Appeal filed 11/29/2012. Hearing?
- ✓7. NOTE: Mr. Lyons has been invited to our 9/12 Mtg. & asked to bring info.
- ✓7. From W. County Times. Death of Betty Hall, a long time E.S. Resident and a Former member of the ESVP&ZAC.
- ✓8. From W.C. Times. January 18, 1995. Editorial giving details of the formation of the El Sobrante Municipal Advisory Council.
- ✓9. From E.S. Resident Ann Del Tredici. Update Info on Fariss Lane project. No Hearing Date set yet.
- 10. From County. 8/27 CCC Plan. Com. Mtg.-NO E.S. items. 9/4 CCC Zon. Admin. Mtg.-NO E.S. items. 9/10 CCC Plan. Com. Mtg.-NO E.S. items 9/11 LAFCO Mtg. cancelled. NOTE: No Copies attached.
- ✓11. To Sup. Gioia & Staff. Thanks for setting up the mtg. to clarify the info On the stabbing death of Daniel Stone at Oliver's Hardware Store.
- ✓12. From Sup. Gioia's Office. Aug. 4, 2013-Times listed for emergency Responses to Oliver's Ace Hardware Shooting.
- ✓13. From May Valley N.C. Letter to R. City Mgr. Bill Lindsay re problems & concerns about the Sikh Temple expansions. Recent Info: The Sikhs may not complete their full extension plans because of a shortage of money.
- ✓14. From William Nelson, County Planner. MS 12-0005, 39 Kirkpatrick Dr., E.S. "Subdivision application remains incomplete."



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.f

P. O. Box 20136

El Sobrante, CA 94820

September 5, 2013

James Lyons, District Coordinator  
Sup. Gioia's Office  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

Re: Meeting with ESVP&ZAC Members  
Thursday, Sept. 12

Dear Mr. Lyons,

I am hoping that you will be able to attend our meeting on Thursday, Sept. 12 in the Meeting Room at the El Sobrante Library. You are on the agenda about 6:20 p.m. I guessed we would be talking about 20 minutes. The meeting actually starts about 6 p.m.

History: This group was started about 1975 with the support of the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. The Chamber appoints 3 reps and 1 alternate. The May Valley N.C. appoints 3 reps and 1 alternate. And those 6—8 members then appoint 3 more representatives and 1 alternate. Each of the support groups donates about \$300 a year to help pay for operation costs.

Enclosed is a copy of the tentative agenda. I request that you bring to us copies of the list of projects that you reviewed at the recent County Code Enforcement Meeting. We would very much appreciate that.

You are welcome to call me at 510-223-6398. Thank you,

Sincerely,

Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosure



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.9  
Va

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

September 5, 2013

Kwame Gregory  
5403 Heavenly Ridge Lane  
Richmond, CA 94820

Re: Garage and Green House addition-PLN13-122  
At 5403 Heavenly Ridge Lane, Richmond

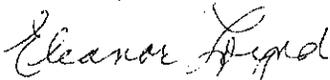
Dear Mr. Gregory,

Our next meeting is planned for Thursday, September 12 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 6:40 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. I talked to Richmond Planner Jonelyn Whales and it is my understanding that Richmond did suggest some changes. Would you please share those suggestions with us?

Call me if you have any questions. My phone number 510-223-6398. We look forward to meeting with you. Please call me to confirm if you will be able to attend our meeting. Thank you.

Sincerely,

  
Eleanor Loynd  
ESVP&ZAC Co-Chair

Enclosure

5403

Heavenly  
Ridge Lane

PLN 13-122

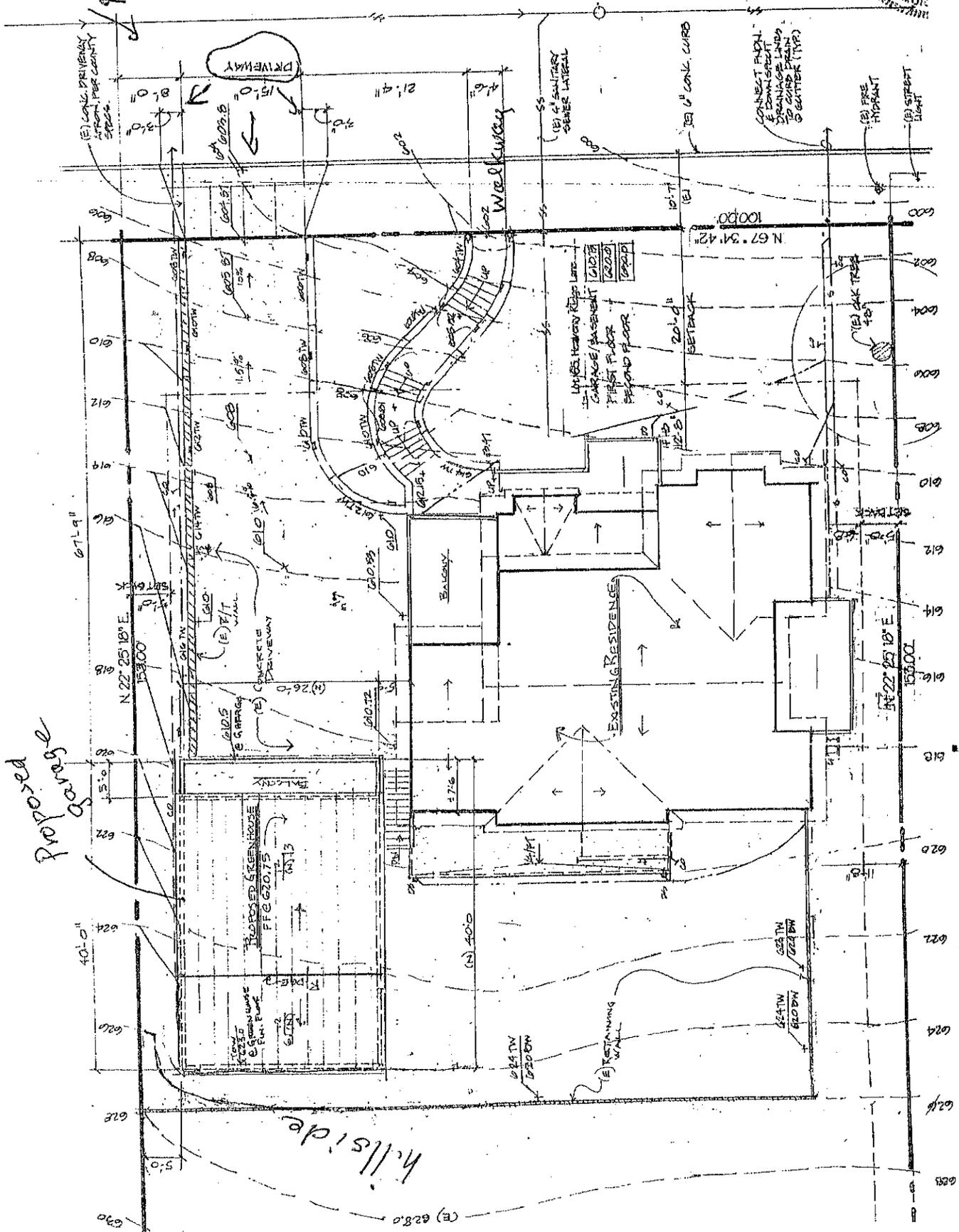
510  
263-8079

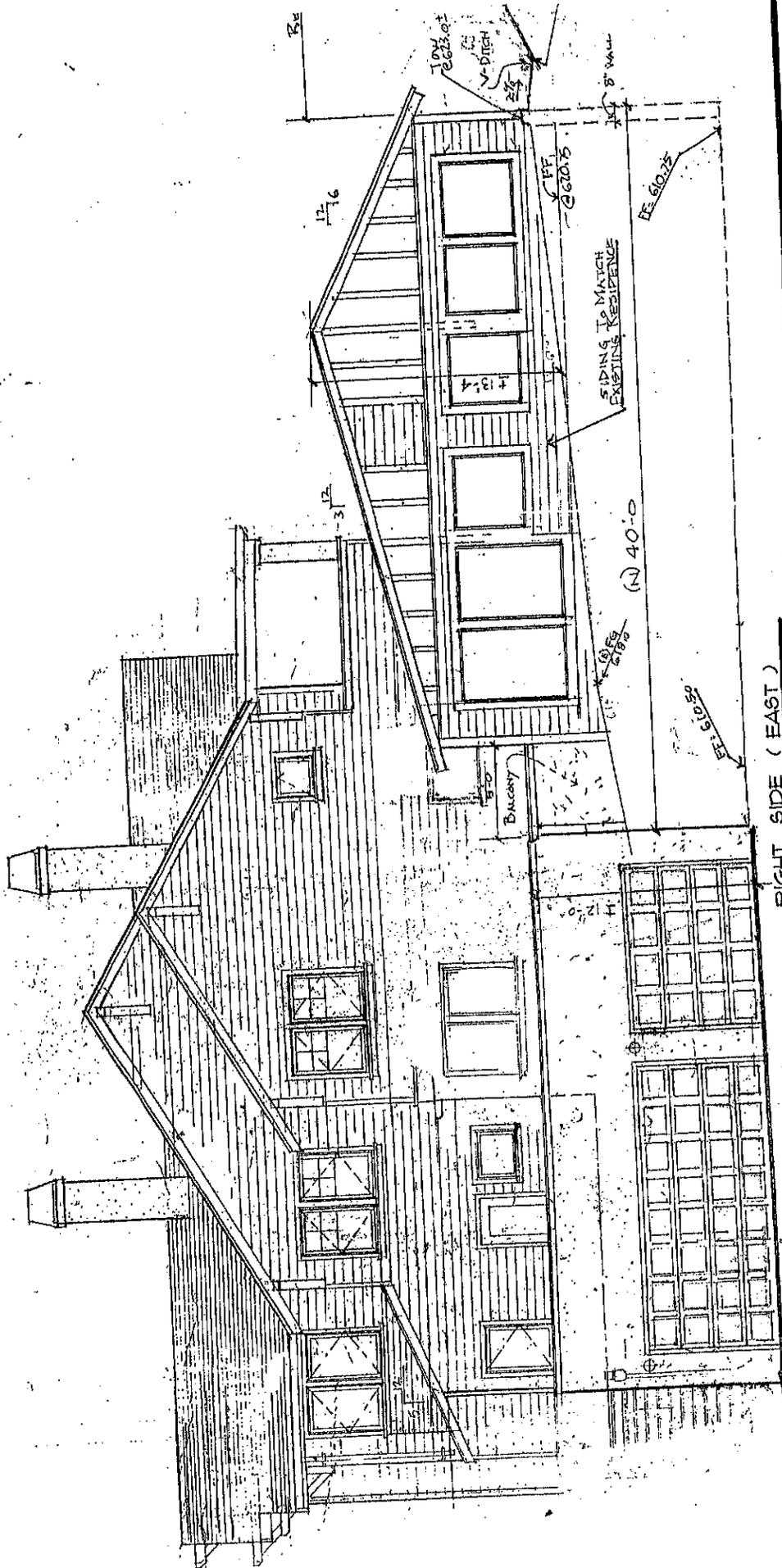
Richmond

PLN 13-122



26





New Garage 10.1.01  
2c

PLN 13-122  
Richmond

RIGHT SIDE ( EAST )

Existing Bldg.

Driveway

Heavenly Ridge Lane

10.1.13

Celebrating 20 Years

# El Sobrante Stroll

Sunday, September 15

11:00 am - 4:00 pm

Continuous Activities & Fun



Kid's Play Area



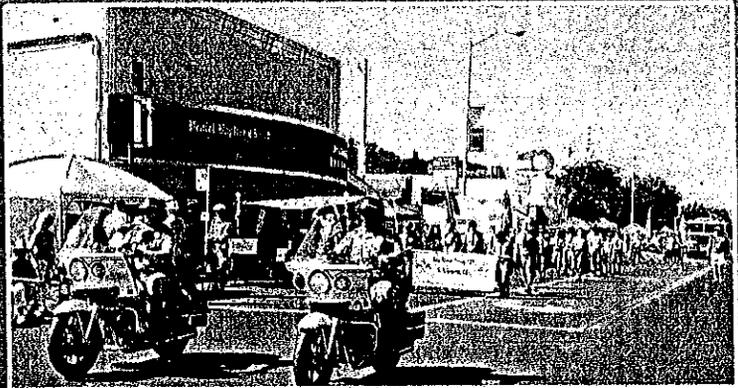
A Variety of Live Bands



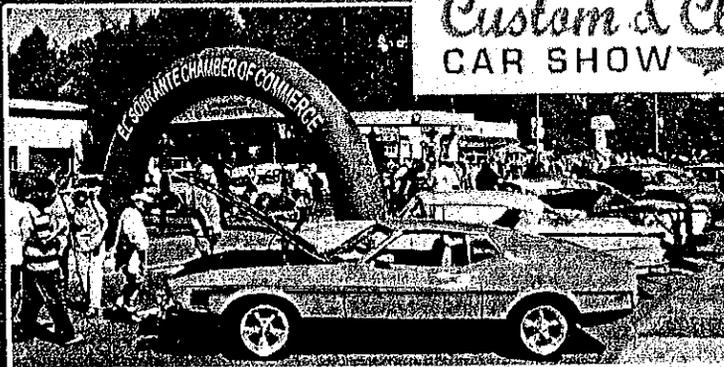
San Pablo Dam Rd between El Portal Dr. & Appian Way

Over 200 food, craft & informational booths  
Lots of Free Give-Aways!

## I ♥ El Sobrante



Community Parade at 11:00 am



### Custom & Classic CAR SHOW

Car Show Winner's Parade at 3:30 pm

Car Show Registration: [elsobranteacarshow.com](http://elsobranteacarshow.com) or 510-222-1500



Stunt Bike Shows

Booth inquiries: Marie (510) 387-0581 [mariecofces@sbcglobal.net](mailto:mariecofces@sbcglobal.net) or Dina (510) 222-6001  
Parade information: Carrie 510-209-4082 cell or [CarrieH@ThriftTown.com](mailto:CarrieH@ThriftTown.com)

# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, SEPTEMBER 16, 2013 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

T-MOBILE WEST c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2071: The applicant requests approval of a land use permit to modify an unmanned wireless telecommunications facility that consists of removing the existing equipment mounted on a PG&E power pole and installing a new ground mounted equipment cabinet located at the base of the power pole. The existing antennas will remain mounted on top of the power pole with a maximum pole height of approximately 48 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 6533 San Pablo Dam Road at the north service gate entrance to San Pablo Dam Trall in the unincorporated El Sobrante area. (Zoning: General Agriculture, A-2) (Parcel Number: 432-090-001).

If you challenge the project 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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or David Brockbank at 925-674-7794.

Catherine Kutsuris, Director  
Department of Conservation and Development



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

10.1.1  
46.  
LP13-2071

**LAND USE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b>		<b>APPLICANT</b>	
Name <u>Contra Costa County</u>		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>Katie G.</u>	
<b>CONTACT PERSON (optional)</b>		<b>PROJECT DATA</b>	
Name <u>Katie Ginsburg</u>		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): <u>Removing 3 replace pole mounted equipment with RBS 16102 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 SERVICE GATE ENTRANCE TO SAN PABLO DAM TO NORTH

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$2,700	S-	452-090-0
Fire District: <u>CONTRA COSTA</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Site Address: <u>SAN PABLO DAM P</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		Supervisorial 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.



10.1.N

# Town Hall Meeting!

## CONTRA COSTA COUNTY LIBRARY STRATEGIC PLANNING

**Tuesday, October 1st, 7 -8:30 p.m.**

Join us in the El Sobrante Library's Community Meeting Room for a special town hall meeting to share your ideas on how the library can better serve the community.

The Contra Costa County Library is conducting a series of town hall meetings throughout the county as part of an extensive outreach and planning process aimed at making the library as valuable as possible to all county residents.



All El Sobrante community members are invited to attend the 90-minute meeting and help chart a course for the future of their library.

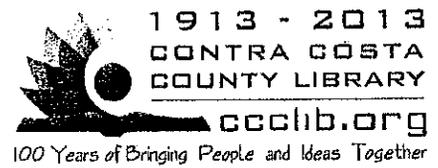
RSVP at <http://tinyurl.com/elsobrantetownhall> or call the library at 510-374-3991



5

4191 Appian Way.  
El Sobrante, CA 94803

Phone: 510-374-3991  
ccclib.org  
E-mail: [irichard@ccclib.org](mailto:irichard@ccclib.org)





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0 6

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. ESUAC

E.S. Chamber of Commerce

SEPTEMBER 3, 2013



**Betty C. Hall**

Resident of El Sobrante  
75 Years

Betty Claire Hall, a resident of El Sobrante for 75 years died August 24, 2013. She was 89 years old.

The only daughter of William Hugh and Lillian Bernadette (Picard) Jones, she was born in Richmond December 23, 1923. She graduated from Richmond High School in 1942. Her father passed while she was still in school and her mother found work at the Shipyard cafeteria during the war but times were still very tough for them. Her father was a local finishing carpenter and a member of the American Legion who served in WWI.

Betty held only one job for 40 years at the Chevron Refinery, Richmond, retiring in 1980 together with her loving husband Ralph Hall who passed in 2001. They were married for 36 years.

Betty and Ralph were also active members of the El Sobrante community. They belonged to the El Sobrante Chamber and El Sobrante Planning. A founding member of St. Callistus Catholic Church, Betty was a faithful member in various organizations throughout the years; The Ladies Guild, Serra Club, St. Vincent de Paul's and the YLI.

She was a faithful 49er follower for many years and enjoyed going to games at Kezar Stadium. After retiring from Chevron, Betty and Ralph traveled around the country and enjoyed spending time with their grandchildren. The last few years she began watching the San Francisco Giants games on TV and we all enjoyed her enthusiasm. She was a strong minded woman who worked hard and enjoyed life simply.

Betty leaves a daughter, Alisa Judd, grandchildren Jeff Judd and Lacey Judd and her husband Chris Bradley.

Please donate to your favorite charity.

Visitation: Wed. Sept. 4, 2013 4-8 PM with Rosary at 6:00 PM at Wilson & Kratzer Mortuary in San Pablo.

A Mass of Christian Burial will be held at St. Callistus, Thursday September 5, at 10:30 AM with burial at St. Joseph Cemetery.

Wilson & Kratzer  
510-232-6552

A Piece of C.S.  
History!

1-18-1995

10.1.98

12A—West County Times

Wednesday, January 18, 1995

# EDITORIALS

## Big step for El Sobrante

### MAC might boost valley interests

**E**l Sobrante will step up a rung on the political ladder when its newly authorized Municipal Advisory Council is in place. It is a step some residents of this diversified valley have wanted to take for a long time because they are frustrated by the lack of a formal leadership entity.

It is a step others view with some misgivings, mainly the fear that a council of El Sobrante residents cannot represent the mixed uses and concerns of an area that includes small ranches and farms, residential developments and strip commercial enterprises.

Both viewpoints are legitimate. The new council will get off correctly if it recognizes these differences and begins to resolve them.

As with any public advisory body, effectiveness comes only by speaking to the parent governmental agency with a clear, coherent and consistent voice. Anything less than that is simply play-acting with a semblance of self-rule. It is about as commendable as a course in Civics 101. But, alas, also about as useful in getting something done.

At least one attentive ear will be on the Contra Costa County Board

of Supervisors. Just 24 hours after being sworn in as a new supervisor, Jim Rogers fulfilled a campaign promise. He asked the county's chief administrator to create the El Sobrante Municipal Advisory Council.

Rogers' next job will be even more challenging: appointing the seven initial members to the council, with the possibility of an additional two non-voting members representing the business community.

The appointees will serve until November when four will have to run for election. Two years later, the remaining three seats will be up for election.

Another task will be meshing the work of the new overall council with the work of existing committees. These include the R-9 Committee, which oversees parks and recreation, and the Planning and Zoning Committee, which reviews development proposals and applications submitted to county and city planners.

These are slippery steps up the political ladder, but not insurmountable. Once taken, they can provide El Sobrante a new focus on its local issues, and a higher platform from which its voice should be heard more clearly in Martinez where the Board of Supervisors still make the rules for the valley.

(No 10)

~~10.1.13~~  
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 Dhat 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

(No 10) 1015  
11

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  
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.

10.1.12  
12

**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.

(over)

10.1.02

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)

10.1.13



# 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.

10.1.12  
14a

CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

**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></td> </tr> <tr> <td>#Addresses x \$1.50 + \$30</td> <td></td> <td>S-052B</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>		#Addresses x \$1.50 + \$30		S-052B	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>																																		
#Addresses x \$1.50 + \$30		S-052B																																	
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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

(over)

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POR. LOT 248 RO. SAN PABLO  
POR. SEC.34 T2N R4W M.D.B.&M.

1- RECORD OF SURVEY 41 L.S.M.48 4-20-66 MS66-0005/MS62-0170

2-1975 25 L.S.M. 37 1-27-64 MS63-0237

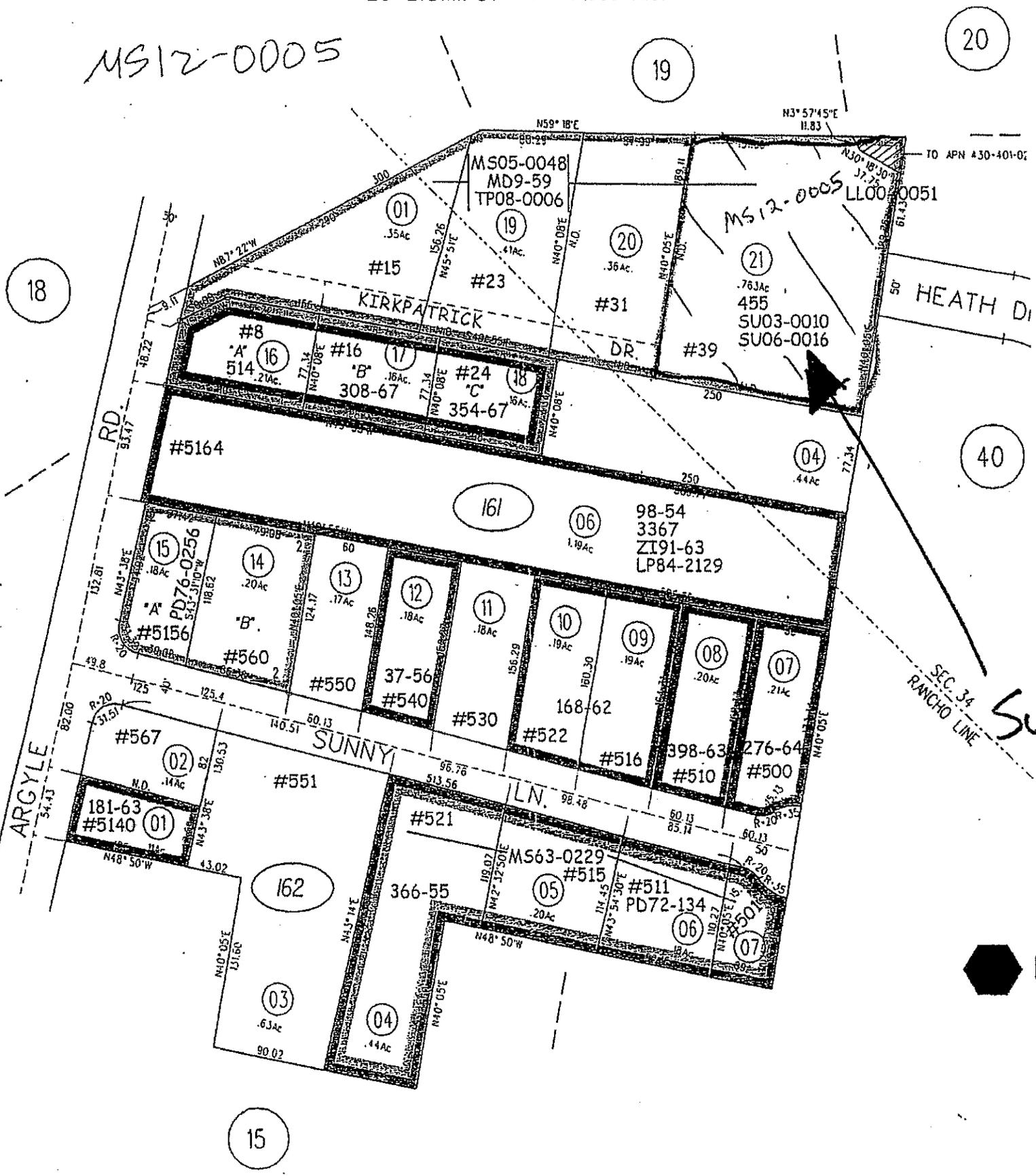
MS12-0005

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HEATH D

SEC. 34  
RANCHO LINE

Se



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06-07

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra  
Costa  
County**



14c 10/1/13 Catherine Kutschis  
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).

(over)

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

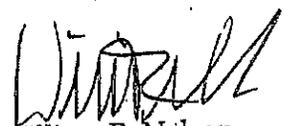
We have been contacted by several residents in the vicinity of your project who have expressed opposition (some of their concerns are listed in the attachment). These neighbors have indicated

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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

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

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 8/15/13  
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## AGENCY COMMENT REQUEST

Date 8/15/13

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

<p style="text-align: center;"><b>DISTRIBUTION</b></p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection      ___ Grading Inspection        ___ Advance Planning      ___ Housing Programs        ___ Trans. Planning      <input checked="" type="checkbox"/> Telecom Planner        ___ ALUC Staff      ___ HCP/NCCP Staff        ___ APC Floodplain Tech      ___ County Geologist</p> <p><u>Health Services Department</u></p> <p>___ Environmental Health      ___ Hazardous Materials</p> <p><u>Public Works Department</u></p> <p>___ Engineering Services (Full-size)      ___ Traffic        ___ Flood Control (Full-size)      ___ Special Districts</p> <p><u>Local</u></p> <p><input checked="" type="checkbox"/> Fire District <u>fire@cccfd.org</u>  <u>CONTRA COSTA</u></p> <p>___ Sanitary District _____        ___ Water District _____        ___ City of _____        ___ School District(s) _____        ___ LAFCO _____        ___ Reclamation District # _____        ___ East Bay Regional Park District _____        ___ Diablo/Discovery Bay/Crockett CSD _____  <input checked="" type="checkbox"/> <u>MAC TAC EL SOBRANTE</u>        ___ Improvement/Community Association _____</p> <p><u>Others/Non-local</u></p> <p>___ CHRIS -- Sonoma State _____        ___ CA Fish and Wildlife, Region 3 -- Bay Delta _____</p> <p><u>Additional Recipients</u></p> <p><u>EL SOBRANTE PLANNING + ZONING</u></p> <p>_____        _____        _____        _____</p>	<p>Please submit your comments to:</p> <p>Project Planner <u>David Brockbank</u>        Phone # <u>(925) 674-7194</u>        E-mail <u>david.brockbank @dcd.cccounty.us</u>        County File # <u>LR13-2096</u>        Prior to <u>September 9, 2013</u>        *****</p> <p>We have found the following special programs apply to this application:</p> <p><u>No</u> Active Fault Zone (Alquist-Priolo)  <u>No</u> Flood Hazard Area, Panel # _____  <u>YES</u> 60-dBA Noise Control  <u>No</u> CA EPA Hazardous Waste Site        *****</p> <p><b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <p>_____        _____        _____        _____        _____        _____        _____        _____        _____        _____        _____        _____</p> <p>Print Name _____        Signature _____ DATE _____        Agency phone # _____</p>
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10.1.00

## El Sobrante Valley Planning and Zoning Advisory Committee

### Treasurer's Report for September 12, 2013

<b><u>Balance</u></b> as August 31, 2013	\$913.79
<b><u>Deposits</u></b>	\$00.00
<b>Total Deposits</b>	<u>\$ 00.00</u>
<b>Expenses-</b>	\$ 00.00
<b>Copies for Eleanor and Stamps</b>	\$ 42.60
<b>Total Expenses</b>	<u>\$42.60</u>
<b>Balance in Bank as of 09-12-13</b>	\$871.19

Bank Statement Reconciliation: Statement amount \$913.79. Check for \$42.60 in September written after Bank Statement received.

10.2

Subj: **SPAWNERS October Events**  
Date: 9/30/2013 4:02:52 P.M. Pacific Daylight Time  
From: [SPAWNERS@mail.vresp.com](mailto:SPAWNERS@mail.vresp.com)  
Reply-to: [reply-961e8de128-2f26760a48-8a82@u.cts.vresp.com](mailto:reply-961e8de128-2f26760a48-8a82@u.cts.vresp.com)  
To: [rpender970@aol.com](mailto:rpender970@aol.com)

**This week:****Public Meeting - Stories from a Trip to the Great Pacific Garbage Patch**

Wednesday, October 2, 7:00pm - 9:00pm

El Sobrante Library Community Meeting Room, 4191 Appian Way

*Join us for an exciting presentation by Shannon Waters of the California Coastal Commission. In 2012, Shannon was a volunteer for an expedition to the North Pacific Gyre led by Algalita Marine Research Institute and the 5 Gyres Institute. Shannon will talk about her trip to the Great Pacific Garbage Patch, where some of the trash thrown in our creeks possibly ends up. Come learn about the marine plastic pollution research that the team conducted while they traveled by ship from Japan to Hawaii.*

**Next week: Fall Planting Day at the El Sobrante Library**

Saturday, October 12, 9:30am - 12:00pm

El Sobrante Library, 4191 Appian Way

*Join SPAWNERS as we install native plants at our streamside restoration project at the El Sobrante Library. All ages welcome. No training necessary. Please wear sturdy shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks. If coming with a group of 4 people or more, please RSVP to 510-665-3538 or [spawners@thewatershedproject.org](mailto:spawners@thewatershedproject.org).*

***To learn more about any of our events, contact (510) 665-3538 or email [courtney@thewatershedproject.org](mailto:courtney@thewatershedproject.org)***

[Click to view this email in a browser](#)

If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link:  
[Unsubscribe](#)

[Click here to forward this email to a friend](#)



**WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT**

1108 Bissell Avenue  
Richmond, CA 94801-3135

**Bruce Harter, Ph.D.**  
*Superintendent*

**Telephone: (510) 231-1101**  
**FAX: (510) 236-6784**

September 12, 2013

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

Dear Barbara:

I'm writing to invite you to our 8<sup>th</sup> annual State of the Schools breakfast on Friday, October 4 from 7:30 to 9:00 AM in the multi-purpose room at Lovonya DeJean Middle School, 3400 Macdonald in Richmond.

With the imminent launch of our new Strategic Plan for 2014-2019, this year's event is especially significant. We'll review the key elements of the plan as well as highlight key changes, accomplishments, struggles and challenges that our students and District are facing this year. Much in the world of education has changed this past year including the implementation of the Common Core State Standards, the new system of student assessment that accompanies it, a completely revamped system of public school finance (the first in more than 40 years) and changes to our technology that will allow our students to have tablets rather than textbooks.

Please contact Debbie Haynie at 510-231-1103 or by email at [dhaynie@wccusd.net](mailto:dhaynie@wccusd.net) to let us know you're planning to attend.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Bruce Harter".

Bruce Harter  
Superintendent

10.4.2

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, AUGUST 13, 2013  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 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:

BOAFD OF APPEALS: LAND USE PERMIT: 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. EL Staff Report

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, AUGUST 27, 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.

10.4-b

August 13, 2013

Contra Costa County  
Planning Commission

Page 2

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.

10.4.C

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, SEPTEMBER 24, 2013  
30 MUIR ROAD, MARTINEZ, CA 94553

CHAIR: Marvin Terrell  
COMMISSIONERS: Richard Clark, Don Snyder, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

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:

ELECTION OF OFFICER

2. The Commission will consider and may elect the Vice Chair.

LAND USE PERMIT: CONTINUED PUBLIC HEARING

3. 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) (Continued from 09/10/13) FA Staff Report
4. 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) (Continued from 09/10/13) FA Staff Report
5. 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) (Continued from 09/10/13) FA Staff Report

6. 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) (Continued from 09/10/13) FA Staff Report
  
7. 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) (Continued from 09/10/13) FA Staff Report
  
8. 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) FA  
Staff Report
  
9. STAFF REPORT:
  
10. COMMISSIONERS' COMMENTS:
  
11. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, OCTOBER 8, 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.

# ~ CANCELLED ~

10.4.e

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

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

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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

\*\*\*\* 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, OCTOBER 22, 2013.

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

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

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

10.5.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, SEPTEMBER 16, 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. QUENTIN ALEXANDER (Applicant) – SAN RAMON UNITED METHODIST CHURCH (Owner), County File #LP12-2110: The applicant is requesting approval of a land use permit for a modification to an existing church to add a 7,935 square-foot multi-purpose recreational building. The project includes the reconfiguration and expansion of the existing parking lot, replacement of existing parking lot lighting, new parking lot lighting, new parking lot landscape planters, new curb cut to widen the existing access, and approval of a sign program for the existing signs. This project includes variances from the off-street parking ordinance for substandard parking aisle width, a building height of 37 feet 3 inches (where a maximum of 35 feet is allowed), and for a 0-foot front yard setback (where a minimum of 25 feet is required) for the existing signage for the church and preschool. The project also includes the removal of three code-protected trees and for work within the driplines of seven code-protected trees. The property is located at 902 Danville Boulevard, in the unincorporated Alamo area. (Zoning: R-20, Residential Single-Family) (Parcel Number: 197-090-003) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. CYL Staff Report
  
3. SAC WIRELESS (Applicant on behalf of AT&T Mobility) – JOHN DEMARTINI RANCH, LLC (Owner), County File #LP13-2064: The applicant requests approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes installing outdoor equipment cabinets on a new steel platform and redwood fenced enclosure that will be built within the footprint of a PG&E power transmission tower and co-locating nine (9) panel antennas onto the tower legs. Fifteen remote radio units (RRUs) will be installed, nine (9) near the equipment enclosure and six (6) near the panel antennas. An equipment H-frame will also be installed within the enclosure that will support two (2) Global Positioning (GPS) antennas. The project area is located on the western facing slope of the property, northeast of the intersection of Cummings Skyway and Interstate 80. Access to the site is provided by a dirt road that connects to the westbound lane on Cummings Skyway approximately 800 feet east of the Cummings Skyway and Highway 80 interchange in the Crockett area of the County. (Zoning: A-2, General Agriculture District) (Parcel Number: 354-190-004) CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. DAB Staff Report
  
4. T-MOBILE c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2074: The applicant requests approval of a land use permit to modify an unmanned wireless communications facility that consists of removing and replacing three panel antennas and the removal and replacement of two equipment cabinets, which are mounted on an existing 40-foot tall PG&E distribution pole. One of the new equipment cabinets will be mounted on the ground at the base of the distribution pole. The panel antennas will be mounted on top of a wood extension that will be added to the distribution pole for a new maximum pole height of approximately 47 feet. A new GPS antenna will also be mounted to the distribution pole. The PG&E pole is located on the west side of San Pablo Avenue near the corner of Bonnie Drive and Madeline Road in the unincorporated San Pablo area. (Zoning: Single-family Residential, R-6) (Parcel Number: 405-161-024). DAB Staff Report

DEVELOPOMENT PLAN: PUBLIC HEARING

5. ERIC RUDNEY (Applicant & Owner), County File #DP13-3008: A request for approval to modify approved development plan (County File #DP86-3014) to allow the following: 1) the replacement of a monument sign with a new 20 square foot, 4-foot tall sign; 2) a new 8 square foot, 4-foot tall address marker sign; 3) to replace the existing second floor canopy with a new roof. The project also includes variances to allow the following: 1) 0-foot front yard setback (where 10 feet is required) for the 20 square foot sign; 2) 3-foot front yard setback (where 10 feet is required) for the 8 square foot sign; and 4) to allow two signs on the property (where a maximum of one signed is allowed). The subject site is located at 1499 Danville Boulevard in the Alamo area of the County. (Zoning: Retail Business/Sign Control Combining District, R-B/S-2) (Parcel Number: 198-061-016) JRC Staff Report
  
6. T-MOBILE WEST c/o SUTRO INC. (Applicant) – CONTRA COSTA COUNTY (Owner), County File #LP13-2071: The applicant requests approval of a land use permit to modify an unmanned wireless telecommunications facility that consists of removing the existing equipment mounted on a PG&E power pole and installing a new ground mounted equipment cabinet located at the base of the power pole. The existing antennas will remain mounted on top of the power pole with a maximum pole height of approximately 48 feet. A new GPS antenna will also be mounted to the power pole. The PG&E pole is located near 6533 San Pablo Dam Road at the north service gate entrance to San Pablo Dam Trail in the unincorporated El Sobrante area. (Zoning: General Agriculture, A-2) (Parcel Number: 432-090-001). DAB Staff Report

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

7. PUBLIC COMMENTS:

SCOPING SESSION: PUBLIC HEARING

8. GORDON NATHAN BALL (Applicant) - CAMILLE AVENUE, LLC. AND CAMILLE IRONWOOD PROPERTIES, LLC. (Owners), County File #SD13-9338: This is a Scoping Session to accept public comments in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the Ball Estates Subdivision. The proposed project includes the subdivision of a 60-acre site resulting in 35 residential lots and two parcels designated for open space within a gated community. The lots will range from 20,007 square feet to 52,655 square feet. The existing office, barn, and auxiliary structures will be removed, while the existing residence will remain. The proposed residential lots will be located on the lower 21 acres of the 60-acre site, outside of the areas designated for open space. The open space area will be used for the creation of a wetland, habitat enhancement, and flood control. Slopes within the project area near the estate and east of the office building were not constructed with engineered fill and therefore, these slopes will be repaired. Approximately 229 trees will be removed as a result of the project and as recommended by the Arborist. The subject site is located at 333 Camille Avenue in the Alamo area. (Zoning: Single-Family Residential, R-20) (Parcel Number: 198-170-006 and 198-170-008). CEQA: This hearing is to allow the Zoning Administrator to accept public comments/concerns in determining the scope and content of an Environmental Impact Report (EIR) that is to be prepared for the Ball Estates Subdivision JRC Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 7, 2013. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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

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10.5.C

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, OCTOBER 7, 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:

SUBDIVISION CONDITION OF APPROVAL MODIFICATION: CONTINUED PUBLIC HEARING

2. 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) CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Continued from 08/05/13 WRN) RLH Staff Report

LAND USE PERMIT: PUBLIC HEARING

3. GTE MOBILNET c/o EPIC WIRELESS (Applicant) - UNITED STATES OF AMERICA (Owner), County File #LP13-2042: A request to renew an expired land use permit (County File LP#267-65) for an existing GTE Mobilnet (Verizon) wireless telecommunications facility. No new modifications or upgrades are proposed with this renewal request. The existing wireless facility consists of panel antennas mounted to an approximately 150-foot tall radio tower, an existing equipment building and an emergency generator. The subject site is located approximately one mile north of Evora Road and one half mile west of Nichols Road in the unincorporated Pittsburg area (Zoning: A-2, General Agriculture Zoning District) (Parcel Number: 099-120-006). DAB Staff Report
4. T-MOBILE WEST c/o DINA MILLER/WTC (Applicant) - JAMES TAYLOR (Owner), County File #LP13-2067: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File #LP96-2047) for the operation of a wireless telecommunication facility and to upgrade the technology at the subject site. This permit renewal proposes installing a new two-foot diameter microwave dish that will be mounted to the roof parapet wall on an existing building with a maximum height of 38-feet. Due to the microwave dish being proposed at a height of 38-feet, a deviation from the development standards for the Rodeo Area Planned Unit Zoning District is required (maximum of 35-feet is allowed). The subject site is addressed at 18 Parker Avenue, in the Rodeo area. (Zoning: P-1, Planned Unit District) (Parcel Number 357-041-001) DAB Staff Report
5. AT&T c/o RAJESH RAIKAR (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2077: This is a request to modify a previously approved land use permit (County File #LP05-2087), to allow the addition of six new panel antennas mounted to three 19-foot tall monopoles for a total of 12 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 4505 Happy Valley Road in the Lafayette area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 365-260-001) DAB Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

6. MICHAEL McGUIRE (Applicant) – RTG GROUP CAL GEN PARTNERSHIP (Owner), County File #DP13-3026: The applicant requests approval of a development plan application to modify the sign program standards for an existing commercial building established under County File #DP3060-78. This previous development plan adopted the standards of the County's S-2 Sign Control Combining District to regulate signage for the existing building. The applicant is requesting to raise the maximum height that a wall sign may be placed above ground to 20 feet (maximum height of 15-feet required) and to allow signage on the side of the premises (signage allowed on frontage of premises). The subject site is addressed at 93 1<sup>st</sup> Avenue North in the Pacheco area. (Zoning: C, Commercial) (Parcel Number: 125-240-045)
- DAB      Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 21 2013. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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10.6.02



**recyclemore**  
WEST CONTRA COSTA INTEGRATED  
WASTE MANAGEMENT AUTHORITY

**Board of Directors Regular Meeting Agenda**  
**September 12, 2013**  
**7:00 p.m.**  
**(Posted September 5, 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 agendized items.



SEPTING: THE CITIES OF EL VERDUGO, MERCED, FRESNO, RICHMOND AND SAN PABLO AND UNINCORPORATED WEST CONTRA COSTA COUNTY

**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 July 18, 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.*

**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 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. (Continuance from July 18, 2013)

**8.1 RecycleMore AB 939 Programs**

Receive a Staff Presentation about RecycleMore AB 939 Programs (FY 2012/2013)

**8.2 Draft 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 items.

**8.3 Study Session for Post Collection Rates for Calendar Year 2014**

Conduct a study session and provide direction on post collection rate options for calendar year 2014.

**END OF REGULAR AGENDA**

**9. BOARD MEMBER AND STAFF ANNOUNCEMENTS**

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

**10. ADJOURNMENT**

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meetings are scheduled for October 10 and November 14, 2013.



**recyclemore**  
WEST CONTRA COSTA INTEGRATED  
WASTE MANAGEMENT AUTHORITY

10.6.d

**ADDENDUM to Board of Directors Regular Meeting Agenda**  
September 12, 2013  
7:00 p.m.

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

**8.4 "Withdrawal" Language Amendment Request for the JPA Agreement**

DISCUSS and PROVIDE DIRECTION to STAFF regarding amending the Joint Powers Agreement withdrawal requirements.

■ Serving: The cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo and Unincorporated West Contra Costa County





# Agenda Report

**Date:** September 12, 2013  
**To:** West Contra Costa Integrated Waste Management Authority Board  
**From:** Chris Lehon, Executive Director  
**Subject:** "Withdrawal" Language Amendment Request for the JPA Agreement

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## **ACTION REQUESTED**

DISCUSS and PROVIDE DIRECTION to STAFF regarding amending the Joint Powers Agreement withdrawal requirements.

## **DISCUSSION**

This information was made available after the September 12 Board meeting agenda was posted and staff will have more information to share after September 10. City of Richmond staff requested this item on August 5 and the Executive Director informed City staff that the appropriate procedure allows a Director to place items on the Board agenda.

The City of Richmond City Council is scheduled to consider directing Richmond's Directors to place a JPA Agreement amendment on the Board meeting agenda. The amendment changes the withdrawal requirements of the JPA Agreement and provides Member Agencies: 1) sole discretion to withdraw from the JPA; and 2) the right to request JPA reserve funds contributed by ratepayers.

Section 18 (a) of the JPA Agreement outlines the procedures for a Member Agency to withdraw from the JPA. A Member may not withdraw from the Authority unless it has entered into an agreement with the Authority, approved by a majority of the Voting Directors who do not represent that Member, permitting the member to Member to withdraw and specify the terms and impact of its withdrawal."

## **BACKGROUND**

The JPA Agreement is the governing document for the Authority has been amended four times since 1991. The most recent amendment (2011) changed the commencement date of the terms of a Board Chair and Vice Chair from July 1 February 1 of each year.

The Joint Powers Agreement is only amended by a written instrument approved by a majority of the member agencies representing a majority of the Directors' seats (Section 19). For example: the JPA Agreement is amended by the Richmond City Council that has three Board Directors and one other member City Council for a total of four Directors. The written instrument is approved by a Member's city council. You do not need approval from every representative - only a majority. The minority will be bound to any amendment.

**FISCAL IMPACT**

None associated with this item.

**RECOMMENDED ACTION**

DISCUSSION and PROVIDE DIRECTION to STAFF regarding amending the Joint Powers Agreement that changes the withdrawal requirement.

Submitted by:



Chris Lehon  
Executive Director

Attachment 1: City of Richmond Agenda Report and Amendment Language

**AGENDA ITEM REQUEST FORM**

10.6.9  
Item 8.1, Attachment 1

Department: City Manager's Office

Department Head: Bill Lindsay

Meeting Date: 9/10/2013

Final Decision Date Deadline: 9/10/2013

**STATEMENT OF THE ISSUE:** Member cities of the West Contra Costa Integrated Waste Management Authority ("RecycleMore") are currently negotiating enhanced solid waste collection and processing services with Richmond Sanitary Service and evaluating substantive modifications to the services provided by the West Contra Costa Integrated Waste Management Authority. Prior to executing a 12-year agreement with Richmond Sanitary Service, Richmond staff is requesting that the RecycleMore Board adopt an amendment to the withdrawal clause of the West Contra Integrated Waste Management Authority Joint Powers Authority Agreement that will provide the Richmond City Council: 1) sole discretion to withdraw from the West Contra Costa County Integrated Waste Management Authority; and 2) the right to request reserve funding contributed by Richmond ratepayers estimated to be \$1 million dollars.

**INDICATE APPROPRIATE BODY**

- City Council
- Redevelopment Agency
- Housing Authority
- Surplus Property Authority
- Joint Powers Financing Authority
- Finance Standing Committee
- Public Safety Public Services Standing Committee
- Rules and Procedures Standing Committee
- Local Reuse Authority
- Other \_\_\_\_\_

ITEM \_\_\_\_\_

- Presentation/Proclamation/Commendation (3-Minute Time Limit)
- Public Hearing
- Ordinance
- Other CONSENT CALENDAR
- Contract/Agreement
- Council As Whole
- Grant Application/Acceptance
- Claims Filed Against City of Richmond
- Resolution
- Video/PowerPoint Presentation (contact KCRT @ 620.6759)

**RECOMMENDED ACTION:** DIRECT the Richmond City Councilmembers that represent the City of Richmond on the West Contra Costa Integrated Waste Management Authority ("RecycleMore") Board of Directors to place on that agency's agenda, and to vote in support of, an amendment to the West Contra Integrated Waste Management Authority Joint Powers Authority Agreement that provides more flexibility to members wishing to withdraw from the Authority - City Manager's Office (Bill Lindsay 620-6512).

**REVIEWS/APPROVALS DO NOT WRITE IN THIS SPACE**

This item has been reviewed and approved by the **FINANCE DIRECTOR, CITY ATTORNEY, and CITY MANAGER.**

AGENDA ITEM NO:  
**G-19.**

10.6.h



# AGENDA REPORT

## CITY MANAGER'S OFFICE

**DATE:** September 10, 2013

**TO:** Mayor McLaughlin and Members of the City Council

**FROM:** Bill Lindsay, City Manager

**SUBJECT:** Amendment to Joint Powers Authority Agreement of the West Contra Costa County Integrated Waste Management Authority (RecycleMore)

## STATEMENT OF THE ISSUE:

Member cities of the West Contra Costa Integrated Waste Management Authority ("RecycleMore") are currently negotiating enhanced solid waste collection and processing services with Richmond Sanitary Service and evaluating substantive modifications to the services provided by the West Contra Costa Integrated Waste Management Authority. Prior to executing a 12-year agreement with Richmond Sanitary Service, Richmond staff is requesting that the RecycleMore Board adopt an amendment to the withdrawal clause of the West Contra Integrated Waste Management Authority Joint Powers Authority Agreement that will provide the Richmond City Council: 1) sole discretion to withdraw from the West Contra Costa County Integrated Waste Management Authority; and 2) the right to request reserve funding contributed by Richmond ratepayers estimated to be \$1 million dollars.

## RECOMMENDATION:

DIRECT the Richmond City Councilmembers that represent the City of Richmond on the West Contra Costa Integrated Waste Management Authority ("RecycleMore") Board of Directors to place on that agency's agenda, and to vote in support of, an amendment to the West Contra Integrated Waste Management Authority Joint Powers Authority Agreement that provides more flexibility to members wishing to withdraw from the Authority.

## FINANCIAL IMPACT OF RECOMMENDATION:

Should the Richmond City Council elect to withdraw the West Contra Costa County Integrated Waste Management Authority, the City could retain an estimated \$1 million dollars in reserve funds contributed by Richmond ratepayers.

**DISCUSSION**

Background

The West Contra Costa Integrated Waste Management Authority (WCCIWMA) is a joint powers authority (JPA) formed in 1992 that consists of the cities of Richmond, San Pablo, Hercules, Pinole, El Cerrito and unincorporated portions of the Contra Costa County within West Contra Costa County. The purpose of the WCCIWMA is to 1) increase regional recycling rates to comply with the State’s recycling mandates; and 2) formalize the financial obligations of the member cities to finance the construction of a recycling facility, known as the Integrated Resource Recovery Facility (IRRF), located at 101 Pittsburgh Avenue in Richmond.

Amendment to WCCIWMA Withdrawal Clause

The withdrawal clause of the original WCCIWMA agreement stipulates that a majority of WCCIWMA members must approve a member city’s request to withdraw from the WCCIWMA. The purpose of the original withdrawal clause was to prevent member cities from unilaterally exiting the joint powers authority while the WCCIWMA was still financially obligated to service debt for the construction of the recycling facility or “IRRF”. These financial obligations will have been satisfied on December 31, 2013.

With the JPA’s debt obligations ending, Richmond staff is recommending that the withdrawal clause of the WCCIWMA agreement be amended to:

- 1) Reflect that the financial obligations of the WCCIWMA have been satisfied; and
- 2) Provide that member cities may exit the WCCIWMA without the approval of a majority of the WCCIWMA members.

Amendment to Return WCCIWMA Reserve Funding to Withdrawing Members

The WCCIWMA currently has a reserve budget of approximately \$2 million dollars, which was generated by the ratepayers within the jurisdiction of the WCCIWMA. Richmond’s ratepayers represent approximately 50 percent of the revenues generated by the WCCIWMA. The WCCIWMA agreement currently does not contemplate how the reserve funds would be returned to a member city, should a member city decide to withdraw from the WCCIWMA. Richmond city staff is recommending that the WCCIWMA agreement be amended to clarify that should a member city decide to withdraw from the WCCIWMA, that the proportion of the reserve funds contributed by ratepayers within the withdrawing city, be returned to the withdrawing city. If the City of Richmond were to withdraw from the WCCIWMA, the City would then be eligible to request approximately \$1 million dollars contributed to the WCCIWMA reserve funds by Richmond ratepayers.

10.6.13

Direction to Richmond's Representatives on the WCCIWMA Board

Richmond city staff is recommending that the City Council direct Richmond's WCCIWMA Board Representatives to:

- 1) Place Attachment 1 "Fifth Amendment to the West Contra Costa Integrated Waste Management Authority Joint Exercise of Powers Agreement" on the agenda for the September 12<sup>th</sup>, 2013, WCCIWMA Board Meeting; and
- 2) Vote in support of the proposed amendment.

**DOCUMENTS ATTACHED:**

Attachment 1 – Fifth Amendment to the West Contra Costa Integrated Waste Management

Authority Joint Exercise of Powers Agreement

**Fifth Amendment to the  
West Contra Costa Integrated Waste Management Authority  
Joint Exercise of Powers Agreement**

This Fifth Amendment to the Joint Exercise of Powers Agreement (Agreement) is entered into effective January 2, 2014 by and among the City of El Cerrito, a municipal corporation, the City of Hercules, a municipal corporation, the City of Pinole, a municipal corporation, the City of Richmond, a municipal corporation, and the City of San Pablo, a municipal corporation.

The above listed cities entered into an original Joint Exercise of Powers Agreement dated April 2, 1991. The original Joint Exercise of Powers Agreement underwent a Third Amendment and Restatement dated March 6, 1995. Except as amended, all other terms, conditions and provisions of the Third Amendment and Restatement remain unchanged.

ACCORDINGLY, THE MEMBER AGENCIES HEREBY AGREE AS FOLLOWS:

Section 1. Section 18 (a) of the Third Amendment and Restatement is hereby amended and revised to state as follows:

**“(a) Withdrawal.**

**“(1) Notice of Withdrawal. Any Member upon one hundred twenty (120) days’ written notice given to the Chair of the Authority may withdraw from this Agreement; provided, however, that the withdrawing Member shall be liable for its proportionate share of any expenses incurred, up to the date that the notice of withdrawal is received, which exceeds the withdrawing Member’s annual contribution to the Authority’s operating budget; and provided further, that in no event shall a withdrawing Member be entitled to a refund of all or any part of its annual contribution to the Authority’s operating budget.**

**“(2) Disposition of Surplus (Reserve) Funds Upon Withdrawal. Authority surplus (reserve) funds, including any interest earned on deposits, that exist upon the withdrawal of any Member shall be either (i) returned to said withdrawing Member within sixty (60) days in proportion to the contribution made by said Member during the term of this Agreement or (ii) used so that the proportion to the contribution made by said Member during the term of this Agreement is used to offset any outstanding amount owed by said Member as the Member’s annual contribution to the Authority’s operating budget.**

**“(3) Surplus (Reserve) Fund Accounting. Upon receipt of the Member’s notice of withdrawal, the Authority shall, within seven (7) days, provide an accounting of the surplus (reserve) funds upon which the disposition shall be made. Thereafter, no expenditures shall be made from the surplus (reserve) funds which would diminish the withdrawing Member’s proportionate share of said surplus (reserve) funds.”**

10.6.2

Section 2. This Fifth Amendment shall constitute the written instrument of approval required by Section 19 of the Third Amendment and Restatement of the Joint Exercise of Powers Agreement (Agreement) dated as of March 6, 1995.

IN WITNESS WHEREOF, the Members have caused this Fifth Amendment to be duly executed and attested by their respective officers, duly authorized so to act, as of the date set forth in the first paragraph of this Fifth Amendment.

ATTEST:

CITY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney