

El Sobrante Municipal Advisory Council

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

The ESMAC is an Advisory Body to the Board of Supervisors

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

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

AGENDA for Wednesday, November 14, 2012

7:00 P. M. Pledge of Allegiance

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

Tess O'Riva, ESMAC Secretary, has moved to Rodeo and resigned from the ESMAC. We regret losing you Tess. You have been a great Secretary and member of our Council. We now need a volunteer for the position of Secretary

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

1. *Approval of Minutes for April 11, 2012
2. General Public P1 Meeting for May 9, 2012. No Minutes
3. *Approval of Minutes for June 13, 2012
4. Approval of Minutes for July 11, 2012- No minutes- No Quorum
5. *Approval of Minutes for August 8, 2012
6. *Approval of Minutes for October 10,2012

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI.1

Presentations

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

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

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

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

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

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

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

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

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

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

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

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

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

P.7 Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report

8:05 P.M. to 8:10 P.M. Questions – limit 2 minutes per speaker

Public Comment - Questions – limit 2 minutes per speaker

8:10 P.M. to 8:20 P.M.

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

8:20 P.M. to 8:40 P.M.

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Community Development Department- No Report- no items received

8:40 P.M. to 9:30 P.M. Questions – limit 2 minutes per speaker

Short Discussion Items-

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

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

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

Information Items-

9:40 to 9:45 P.M.

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)
Agenda and Packet of Information for October 11, 2012

- 10.2** Monthly Emergency Response Report for El Sobrante from Contra Costa County Fire. Reports of activity in El Sobrante for the month of September, 2012
- 10.3** SPAWNERS Newsletter for October
- 10.4** Contra Costa County Planning Commission's Notice of Public Hearing Meeting and Agenda for October 23, 2012, 7:00 P.M. and Meeting Cancellation Notice for November 13, 2012
- 10.5** Contra Costa County Zoning Administrator's Revised Notice of Public Hearings and Agenda for November 05, 2012, 1:30 P.M.
- 10.6** West Contra Costa Integrated Waste Management Authority Notice of Meeting Agenda for November 17, 2012, 7:00 P.M. at the San Pablo City Council Chambers.
- 10.7** Contra Costa LAFCO Meeting Announcements and Agendas for Wednesday, October 10, 2012 and Special Meeting on October 13, 2012, Board of Supervisor's Chamber, 1:30 P.M.

9:45 to 9:50 P.M.

Sub Committee Reports

- 11.1** ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland
- 11.2** ESMAC Safety, Chair, vacant, member, Jim Hermann,
- 11.3** ESMAC Education & Out Reach, Co Chairs one vacancy and Sharon Thygesen, public member, Ruby Molinari . El Sobrante Clean up Day was June 23rd, 2012. Thanks to all of the volunteers that helped, the Boys and Girls Club for the location, Jennifer and Todd's for lunch, Doughnut Shop, DGH Outfitters , Boy Scouts, Sims Metal and others
- 11.4** ESMAC members of P1 committee, Barbara Pendergrass and Jim Hermann.
Alternate Tom Owens

Old Business

12.1

New Business

13.1

Public Comment

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

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

December Meeting, Cal Trans Report on Freeway 80 changes to on ramps and off ramps at Mc Bryde, San Pablo Dam Road Intersection, El Portal, and Freeway Overhead Pedestrian crossing to Riverside School

Adjournment 10.00P.M.

El Sobrante Municipal Advisory Council

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

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

Draft Minutes for Wednesday, April 14, 2012

Present: Barbara Pendergrass, Tess O'Riva, Tom Owens, Sharon Thygesen, George Cleveland, James Hermann

Absent: None

Called to Order: 7:03 pm by Barbara Pendergrass, Pledge of Allegiance led by Sharon Thygesen

Minutes to approve:

February 8, 2012 – No changes. Motion made to approve by Tom, seconded by Sharon. Motion passed with George abstaining due to his absence from that meeting.

Treasurer's Report: None.

Consent Items: CCI.1 & CCI.2 – Increase in petty cash requested. Tom motioned to pass, Tess seconded, passed unanimously.

Presentations

Presentation by Lt. Jon Moreland, Sheriff's Office Bay Station Commander:

- March crime report - 104 reports, 6 auto/3 residential burglaries, 8 recovered cars, 7 arrests.
- J Team has returned to serve El Sobrante. Currently working to ensure that the area around the Boys and Girls Club is safe. Nearby smoke shop owner was cooperative.
- Looking into revitalizing the substation on San Pablo Dam Road and staffing it with volunteers to provide resources for the community. Currently the substation is only used by officers in the area to write their reports. Work alternative people will be cleaning the station soon and once a week thereafter.
- Tess will work with Lt. Moreland to create a list of current neighborhood watch groups.

Presentation by Officer John Pruitt, California Highway Patrol:

- Motor home parked on Appian Way still not moved. He will pursue.
- Still addressing speed issues on San Pablo.
- Call Martinez office for non-emergent complaints at 925-646-4980.

Presentation by Michelle Blackwell, East Bay Municipal Utility District (EBMUD):

- Began year very dry, supply below normal but not at drought level so "Freeport" emergency supply will not be activated this year (no rate increase)
- Board of Supervisors will vote on 2040 Water Plan on April 24, 2012. Plan includes Los Vaqueros as a future water source.
- Work on the Valley View regulator to restart in June. (Delayed by undocumented gas line.)
- Shapiro project on schedule to be done in June.
- EBMUD installing new security fence at facility on Amend & Valley View soon.

Presentation by Battalion Chief, Battalion 7, Lon Goetsch:

- March report - 116 calls, 79 Emergency Medical Service calls, 6 structure fires, etc. Of note were the structure fire resulting from an illegal marijuana grow operation in Pinole, a timely intervention on a fire threatening an apartment building and a fire on a deck behind a house that they put out before it got to the interior.
- Trainings: Rope rescue training at Conoco-Philips, High rise firefighting, Confined space rescue evolutions at the Chevron Refinery.
- Involved in Cummings Skyway tanker turnover, no HazMat spill.
- Operations update – Rodeo/Hercules area will close one station. This may increase response time for our area. Battalion 7 has lost over 33% of their resources.
- Board of Supervisors met on the 13th to address fire protection needs. Lon encouraged the public to look on the County website to get involved and give input to their deliberations.

Public Comment: None

Discussions Items:

DI.1 Development Plan Applications: None

Short Discussion Items

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

- Next meeting is tomorrow night.
- Sikh Temple must fix the mud slides above the Temple before project can proceed, but the hill is technically in Richmond and they have not yet applied to the city to proceed.
- El Portal Road will be entirely closed from May through November to fix the Via Verde sinkhole. See City of Richmond website for updates.

Sub Committee Reports

11.1 ESMAC Land Use, Chair, Barbara – No meeting.

11.2 ESMAC Safety, Chair, Tess – No meeting.

11.3 ESMAC Education & Outreach, Co-Chairs, Tess & Sharon –El Sobrante Cleanup Day is scheduled for June 23rd. We have obtained 3 garbage dumpsters, 1 green waste and 1 for metal recycling. Barbara, Sharon & Tess will meet to discuss El Sobrante Stroll brochure.

11.4 ESMAC P1 Committee, Members, Barbara/Jim/Tom – Next meeting is May 9th at 7 pm at the Boys & Girls Club.

Old Business: None

New Business: None

Public Comment: None

Announcement: ACCESS has submitted a proposal to the WCCUSD to create a community center at the former El Sobrante Elementary School. Awaiting response.

Next Meeting: No meeting in May. Instead, the P1 Committee will meet at our normal date/time on May 9th at 7 pm at the Boys & Girls Club. The next meeting of ESMAC will be June 13, 2012 at 7 pm in the El Sobrante Library.

Adjournment

George motioned to adjourn 8:29 pm, Tom seconded, motion passed.

Respectfully submitted by Tess O'Riva, ESMAC Secretary.

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

Draft Minutes for Wednesday, June 13, 2012

Present: Barbara Pendergrass, Tess O'Riva, Tom Owens, George Cleveland

Absent: Sharon Thygesen, James Hermann (excused)

Called to Order: 7:02 pm by Barbara Pendergrass, Pledge of Allegiance led by Tess O'Riva

Minutes to approve: None

Treasurer's Report: None

Consent Items: None

Presentations

Presentation by Lt. Jon Moreland, Sheriff's Office Bay Station Commander:

- May crime report for entire Bay Station – 707 calls for service, 92 reports, 31 residential burglaries (from 18 in April) and 9 arrests (30 select crimes in El Sobrante specifically).
- Recommendation: During warm weather, people want to keep their doors and windows open, but it's really important to secure your house.
- Be aware of and report suspicious activity, as the hours these burglaries are committed could indicate that criminals are watching houses in advance to determine the best time to strike.
- Public question regarding efforts to address the homeless: Homelessness is not a crime, but if they break the law, call the Sheriff's Office.
- Public question regarding theft of metal from wires and homes: Now going after the recycling centers that pay people for this stolen metal.

Presentation by CCCounty Fire Battalion Chief, Battalion 7, Lon Goetsch:

- April & May report – 239 calls, 131 Emergency Medical Service calls, 13 structure fires, 22 auto accidents.
- Trainings: Hazmat, Wildfire preparation, Communications Systems
- Operations update – Rodeo station closed May 10th.
- Public question regarding threat level of wild land fires to El Sobrante: Significant threat to homes, as we have the same wild fire situation that contributed to the Oakland Hills in 1991.
- Public question regarding volunteering: Public encouraged to join CERT training.

Presentation by El Sobrante Chamber of Commerce President, Jennifer Arrouzet:

- El Sobrante Renew project has been going on for a few months. El Sobrante has been divided into 19 areas, and volunteers are assigned to different sections to speak with business owners and help them identify ways and resources to improve the appearance of our town.
- County has given Committee \$50,000 to beautify El Sobrante. Method of distribution of funds under discussion.
- 6 sections have already shown significant progress; like the old Tandoori Chicken has been completely remodeled on the inside to be a Subway and they will soon start on the outside.
- Next committee meeting is this Monday at 5 pm at the El Sobrante Library.

Public Comment:

- Last Tuesday, leaving the library at 9 pm after Election Day, a resident was interrupted from trying to get home by a vehicle doing “donuts” in the middle of the road. It was a real safety hazard for other drivers and pedestrians. Lt. Moreland commended resident for calling 9-1-1, but without a license plate the Highway Patrol cannot pursue after the fact. He will have the deputies keep an eye out for a car matching that description (red and silver Mustang with no hood) and run the license plate.
- An attendee stated that code enforcement continues to be an issue in El Sobrante. Complaints are not being addressed even though Code Enforcement and Gioia’s office have been informed. Code Enforcement meetings have been reduced to every other month, but Barbara will bring it up at the July meeting.

Discussions Items:

DI.1 Development Plan Applications: None

DI.2 West County Alcohol Policy Workgroup: Tabled until next meeting

Short Discussion Items

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

- Flyer distributed regarding next meeting of West County Alcohol Policy Working Group.
- West County Times did an article on gutter problem on Morwood Dr. where the stagnant water is a breeding ground for algae and mosquitos.
- Flyer for the City of Richmond National Night Out for Tuesday, August 7, 2012, distributed.

Sub Committee Reports

11.1 ESMAC Land Use, Chair, Barbara – No meeting.

11.2 ESMAC Safety, Chair, Tess – National Night Out is Tuesday August 7th. Pursuit of designation as a HeartSafe community continues. Barbara suggested listing the San Pablo Reservoir Triathlon as a community event. Tess will contact Jennifer of the Chamber.

11.3 ESMAC Education & Outreach, Co-Chairs, Tess & Sharon –El Sobrante Cleanup Day is June 23rd at the Boys & Girls Club starting at 8:30. Tess distributed draft ESMAC brochure, which will be on next month’s agenda for approval.

11.4 ESMAC P1 Committee, Members, Barbara/Jim/Tom – Next meeting they will be talking about signage for businesses and are looking for pictures of good city signage. June 27th at 4 pm at the El Sobrante Library.

Old Business: None.

New Business: None

Public Comment: None

Next Meeting: The next meeting will be July 11, 2012 at 7 pm in the El Sobrante Library.

Adjournment: Tom motioned to adjourn 9:07 pm, George seconded, motion passed.

Respectfully submitted by Tess O’Riva, ESMAC Secretary.

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Draft Minutes for Wednesday, August 8, 2012

**NOTE: Meeting held at the El Sobrante Boys and Girls Club of El Sobrante,
4460 Appian Way, El Sobrante, CA 94803**

Present: Barbara Pendergrass, Tom Owens, James Hermann, Tess O'Riva, George Cleveland, Sharon Thygesen

Absent: None

Called to Order: 7:02 pm by Barbara Pendergrass, Pledge of Allegiance led by Sharon

Minutes to approve: None

Treasurer's Report: None

Consent Items: None

Presentations: None

Public Comment: None

Discussions Items:

DI.1 Development Plan Applications: None.

DI.2 ESMAC Brochure: Barbara corrected a misspelling of a community organization. Tom motioned and Sharon seconded approving the brochure as amended. Passed unanimously.

Short Discussion Items

SDI.1 None

Sub Committee Reports

11.1 ESMAC Land Use, Chair, Barbara – No meeting.

11.2 ESMAC Safety, Chair, Tess – No meeting.

11.3 ESMAC Education & Outreach, Co-Chairs, Tess & Sharon – No meeting.

11.4 ESMAC P1 Committee, Members, Barbara/Jim/Tom – No meeting.

Old Business: None.

New Business: None

Public Comment: None

Next Meeting: The next meeting of ESMAC will be September 12, 2012 at 7 pm in the El Sobrante Library.

Adjournment: Tom motioned to adjourn 7:10 pm, Sharon seconded, motion passed.

Respectfully submitted by Tess O'Riva, ESMAC Secretary.

El Sobrante Municipal Advisory Council

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

Draft Minutes for Wednesday, October 10, 2012

Present: Barbara Pendergrass, Tess O'Riva, Tom Owens, George Cleveland, Sharon Thygesen, James Hermann

Absent: None

Called to Order: 7:05 pm by Barbara Pendergrass, Pledge of Allegiance led by Tom Owens

Consent Items: None

Presentations

Presentation by Charles Ramsey, President of West Contra Costa Unified School District Board:

- Presentation in support of Measures G and E for school bond measures. G is a renewal of current parcel taxes and would be used to support core academics of area schools. E would fund needed school improvements and complete rebuilds. Mr. Ramsey reported that property taxes have been reduced by almost 17% due to reduced interest on loans. \$12 million in savings from the "Tax Rate Equalization Fund" has been returned to taxpayers. \$200 million "free money" has been received from the state in matching funds. 510-682-5600 is his cell phone if anyone has questions.

Presentation by Lt. Jon Moreland, Sheriff's Office Bay Station Commander:

- May crime report for entire Bay Station – 796 calls for service, 101 reports, 18 residential burglaries (an unusual spike up from 8 in August), 37 select crimes in El Sobrante specifically, and 12 arrests.
- The burglaries were grouped so it may be a focused effort by a single group that is casing houses in advance. Most happened 9 am to 1 pm in the middle of the week. Please report any kids not near a school during school hours and any suspicious people or cars, no matter how small. jmore@so.cccounty.us
- Streets hit include Appian, Garden, Monte Verde, San Pablo Dam, Mitchell, North Rancho, Olinda, Hilltop, etc. Any leads would be welcome.
- Distributed handout with 3 pages of ways to avoid being a victim.

Presentation by Officer John Pruitt, California Highway Patrol:

- Thanked residents for the condolences and fundraising in honor of the officer killed in the line of duty. Please call their Public Relations officer to get involved.
- Responding to traffic complaints on May Road and speed issues on San Pablo Dam.
- Barbara offered condolences from the Council.
- Responding to public inquiry, call the Sheriff if an abandoned car is on private property and the CHP if on a public road.
- Area CHP coverage has gone from 6 officers to 2.

Presentation by CCCounty Fire Battalion Chief, Battalion 7, Brian Craig:

- September report – 158 calls for service
- Trainings: cross-station trainings, EMS communications, USAR training (trench collapse), vehicle extrication

- Major incidents: East 80 big truck fire 9/15, structure fire in Hercules 2 blocks from fire station with major injuries to mother and child
- Participated in El Sobrante Stroll, training 112 people in hands-only CPR
- October is Fire Prevention Month: Residents encouraged to find at least 2 ways out of their home.
- Measure Q is for Contra Costa County and supports local fire service.

Presentation by Marilynne Mellander, resident in opposition of proposed tax measures:

- Measure E: Authorizes West Contra Costa to sell bonds up to \$1.25 million with a bonded indebtedness of \$1.27 billion. There are 5 bond taxes on our current property tax bills. Enrollment is down in area schools, and students continue to perform low in standardized tests. You are also paying for Measure J funds, which are unrestricted. MRAD tax has been continued since 1997 for “maintenance” of school buildings. Questioned need for a “new environment” to help learning. Focus should be on solid curriculum and small class sizes. The Citizens Bond oversight committee is not independent and members must be approved by the District. Funding for schools should come from people who benefit from the schools. Additional data can be found at <http://www.ed-data.k12.ca.us/Pages/Home.aspx>.
- Measure G: Second measure is 7.2 cents per square foot to “preserve quality education”. Measure D passed in 2008 and will not expire until 2014. State trustee said the school district needs to find another way to run the district. Form 460 shows these groups spend up to a quarter of a million dollars just to promote a bond measure that could go to the schools. Funding for these measures in large part comes from the construction companies. Former Oversight Committee member has come out in opposition to this measure.
- There are multiple tax initiatives on the November ballot. 30, 38, E, G, Q, etc. totally approx. \$434 per year for an average family in a 2500 square foot home.

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

- Follow up on August’s fire at Chevron – County is responsible for TENS system (phone notification system) and we are looking for a new vendor due to poor performance.
- AB 109 prison realignment - CCC is putting together an operational plan to reduce recidivism. Supervisor Gioia is on the committee.
- West County Health Center opened yesterday in San Pablo. It’s near Doctor’s Medical Center on a major bus line.
- Emergency Preparedness Expo on November 17th at the Craneway at Marina Bay for the public, sponsored by Chevron. Buses will be available from multiple areas of the county.

Minutes to approve: September 12, 2012. Tom motioned to approve. George seconded. Motion passed.

Treasurer’s Report: Funds in the ESMAC account \$1068. Tess motioned to accept. Tom seconded. Motion passed.

Public Comment:

- Resident encouraged a Yes vote on Prop 37, labeling of genetically modified foods.
- Resident concerned that Marilyn was not allowed to speak right after Charles even though County personnel listed on the agenda ahead of Marilynne.
- Charles improperly used the phrase “free money” from the State, when it is still taxpayer money.

Discussions Items:

DI.1 Development Plan Applications: None

DI.2 Consider and Make Recommendation regarding the P1 Proposed Plan: Reviewed by David Brockbank, Public Works. Recommend support to the Board Tom motioned, George seconded, passed unanimously. Barbara will author official letter to Supervisor Gioia.

Short Discussion Items

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

- Agenda for tomorrow's meeting distributed. P1 will be discussed, as well as Fariss Court development. Fariss Court will go to the Zoning Committee on October 15th. Many issues have been raised regarding communication of detailed plan. Jim recommended Eleanor contact Lashawn to get answers to the questions raised.
- Tuesday, October 16, 6:30 pm, at May Valley School will have school board candidates speaking.

Sub Committee Reports

11.1 ESMAC Land Use, Chair, Barbara -- No meeting.

11.2 ESMAC Safety, Chair, Tess -- No meeting.

11.3 ESMAC Education & Outreach, Co-Chairs, Tess & Sharon -- No meeting.

11.4 ESMAC P1 Committee, Members, Barbara/Jim/Tom -- No meeting.

Old Business: None.

New Business: None

Public Comment: None

Next Meeting: The next meeting will be November 14, 2012 at 7 pm in the El Sobrante Library. Will include presentation on changes to I-80.

Adjournment: George motioned to adjourn 9:18 pm, Tom seconded, motion passed.

Respectfully submitted by Tess O'Riva, ESMAC Secretary.

Land Use Activity Report on Items Received From the Contra Costa County Community Development Department for November 14, 2012

CDLP12-2117-Agency Request and Home Occupation Permit Application to establish a home occupation for an internet based packaged food business. Food will be produced at an off site kitchen then delivered to customers. Applicant Betty Ku, 5322 D'Avils Way #E, El Sobrante, Ca, 94803.

SD06-9066- Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration. Owner, C&H Development, Inc. Applicant, Wollman Associates. Location, entrance is vacant lot on Farris Lane, with homes to be built behind existing on Farris Lane. Request to subdivide a 6.1 acre site; comprised of three lots; into 12- lots. An EVA is planned to Lambert Road. Public Comment period ends August 31, 2012.

Public Hearing held on October 15, 2012 at 1:30, 30 Muir Road, Hearing Chambers, Martinez, Ca. No decision made and held over for Hearing on November 5, 2012, same location as above.

Public Hearing held on November 5, 2012. No decision made and held over until November 5, 2012. It is believed that the Hearing will be closed to Public Comment. Zoning Administrator will revisit property and make recommendations. Questions by Zoning Administrator and residents unanswered.

Attached is an email from one of the 183 residents signing the petition against the Development and several responses from the County.

RZ11-3219 and DP12-3016- Notice of a Public Hearing held October 23, 2012 by the Zoning Administrator on Rezoning and Final Development Plan to Establish a Downtown El Sobrante (Pi) Planned Unit Development

VR12-2012- Agency Comment Request and Variance Permit Application. Owner, James Lee and Wendy Ma. Location 2022 Thompson Lane, El Sobrante, Ca, 94803. Applicant requests approval of a variance to legalize an existing 849 square foot accessory structure attached to a residential second unit, where a maximum of 600 square feet is allowed.

D.I. via



AGENCY COMMENT REQUEST

We request your comments regarding the attached application currently under review. Date 10-15-2012

- DISTRIBUTION**
- Building Inspection Grading Inspection
 - HSD, Environmental Health, Concord
 - HSD, Hazardous Materials
 - P/W - Flood Control (Full Size)
 - P/W - Engineering Svcs (Full Size)
 - Date Forwarded _____
 - P/W Traffic (Reduced)
 - P/W Special Districts (Reduced)
 - P/W—APC Floodplain Tech (2nd Floor)
 - Advance Planning
 - Redevelopment Agency/Housing
 - Historical Resources Information System
 - CA Native American Heritage Comm.
 - CA Fish & Game, Region # _____
 - U.S. Fish & Wildlife Service
 - Fire District _____
 - Sanitary District _____
 - Water District _____
 - City of Richmond
 - School District _____
 - East Bay Regional Park District
 - MAC/TAC El Sobrante
 - Diablo/Discovery Bay CSD
 - DOIT - Deputy Director, Communications
 - CDD-GIS
 - LAFCO
 - East CCC Habitat Conservancy (HCP/NCCP)
 - County Geologist
 - Airport Land Use Commission Staff (ALUC)
- Community Organizations:**
- EA
- El Sobrante Zoning & Planning
Advisory Committee

Please submit your comments as follows:

Project Planner Simat Gill

Phone # (925) 674-7815

E-mail _____@dcd.cccounty.us

County File # CDLP12-2117

Prior to November 12, 2012

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

- na Redevelopment Area
- na Active Fault Zone
- Flood Hazard Area, Panel # _____
- 60 dBA Noise Control
- na CA EPA Hazardous Waste Site

Mineral Rights Holder: _____

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

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____

DI.6.6



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

HOME OCCUPATION USE PERMIT APPLICATION
TO BE COMPLETED BY OWNER/APPLICANT

OWNER Name <u>BETTY KU</u>	APPLICANT Name <u>Eric Munquia / Joao Paulo Ferreira</u>
Address <u>5322 D'AVILA WAY, #E</u>	Address <u>5312 D'Avillo way #B</u>
City, State/Zip <u>EL SOBRANTE, CA 94803</u>	City, State/Zip <u>El Cerrito, Ca 94803</u>
Phone <u>(510) 965-2269</u>	Phone <u>510-375-4592</u> email <u>Foodatbest@gmail.com</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. Owner's Signature <u>Betty Ku</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <u>[Signature]</u>
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CONTACT PERSON (optional)
 Name Eric Munquia
 Address 2372 Maricopa Ave.
 City, State/Zip Richmond, Ca 94804
 Phone 510 375 4592 email Foodatbest@gmail.com

Nature of business (attach supplemental statement if necessary):
Packaged food

FOR OFFICE USE ONLY

Application description: Request to establish a home occupation for an internet based packaged food business. The food will be produced at off site kitchen then delivered to customers.

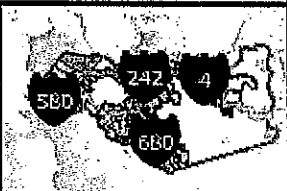
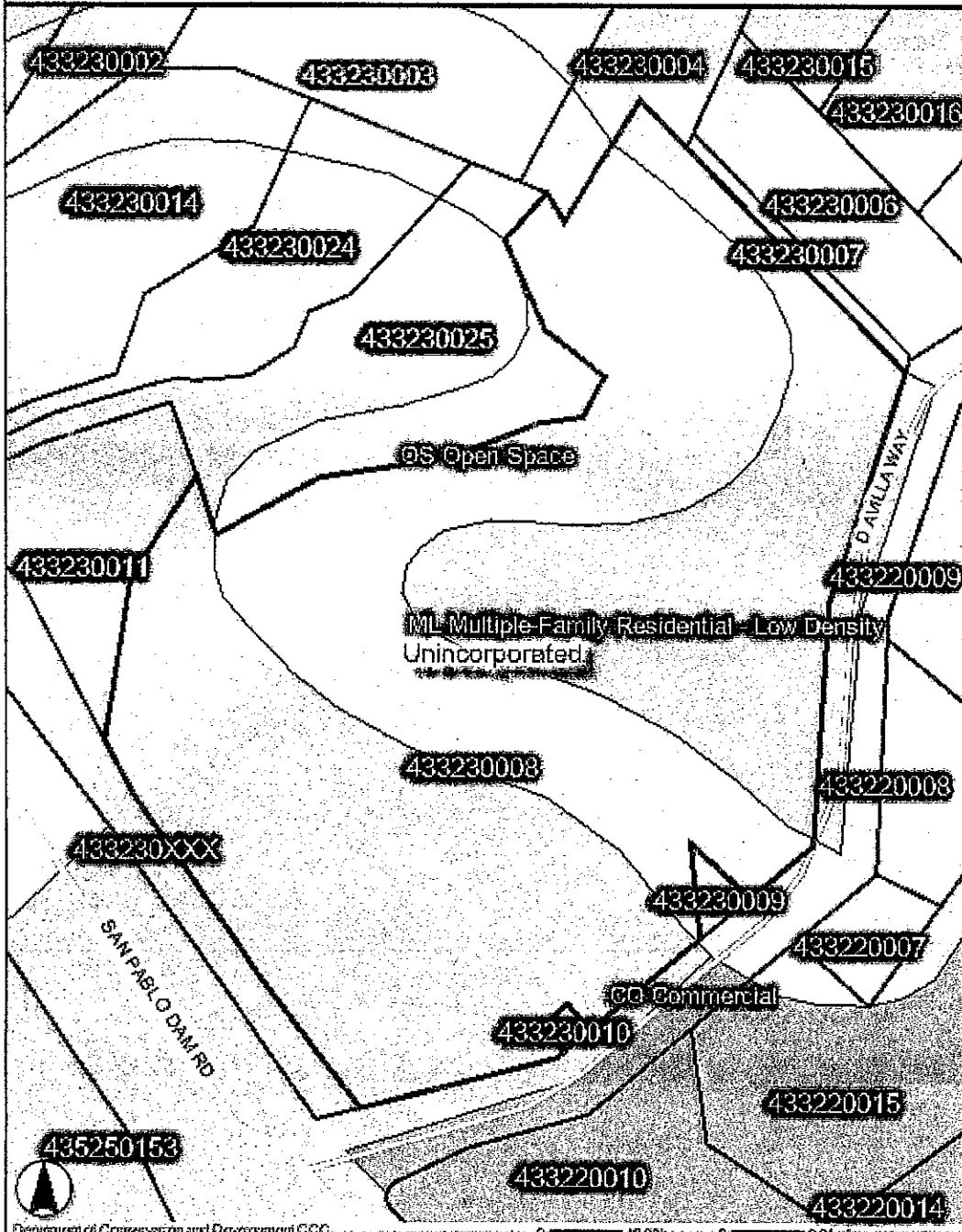
Property description: Lot 1 of TR 8940, approximately 40 feet NE of the intersection of San Pablo Dam Rd and D'Avila Way in unincorporated El Sobrante.

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

Assessor's #: <u>433-230-008</u>	TYPE OF FEE	FEE	CODE	
Zoning District: <u>M-29</u>	*Base Fee/Deposit	\$300.00	S-026	
Census Tract: <u>3602.00</u>	Late Filing Penalty (+50% of above if applicable)	<u>0</u>	S-066A	
Atlas Page: <u>— (X6A)</u>	Notification Fee - # Addresses X \$1.50 + \$30.00	<u>30.00</u>	S-052B	
General Plan: <u>ML/OS</u>	Environmental Health Dept.	<u>0</u>	5884	
Supervisory District: <u>1</u>				
Area: <u>El Sobrante</u>	TOTAL	\$ <u>330.00</u>		Received by: <u>H. Trent</u>
Fire District: <u>Consolidated</u>	Receipt	# <u>CD12-003489</u>		Date Filed: <u>10-15-2012</u>
CEQA: <u>Categorically Exempt</u>	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File # <u>LP 12-2117</u>
<input checked="" type="checkbox"/> 1(n) HOME OFFICE <input type="checkbox"/> CLASS _____				

PLEASE COMPLETE REVERSE SIDE

General Plan



- Select Layer
- Parcels
- Highways
- Railways
- Streets
- Streets
- Major Highways
- Highways
- Major Roads
- Ramps
- Ferry Crossing

- General Plan**
- AC
 - ACD
 - AL
 - AL OGBA
 - BP
 - CC
 - CO
 - CR
 - DR
 - H
 - LF
 - U
 - M-1
 - M-10

Department of Conservation and Development/GCC

APN 433-230-008

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

NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, OCTOBER 15, 2012 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a SUBDIVISION application described as follows:

JOHN WOLLMAN, WOLLMAN & ASSOCIATES, INC. (Applicants) - C&H DEVELOPMENT, INC. (Owners), County File #SD069066: This is a request for a Vesting Tentative Map approval to subdivide approximately 6.1 acres into 12 lots ranging in size from 6,240 square feet to 14,900 square feet with three open landscaped parcels totaling 2.16 acres and a gated Emergency Vehicle Access (EVA) driveway to Lambert Road. In addition the application includes the removal of 9 trees on site with work within the dripline of 8 trees for the service road and drainage improvements, and preservation of 14 trees. Variances are requested for four (4) and five (5) foot high retaining walls approximately 1.5 feet from the sideyard property lines, where 5-feet is required between lots 1, 2, 7 and 8. The subject site is located east of Freeway 80 and between Fariss Lane and Lambert Road, northeast of Appian Way within the unincorporated El Sobrante area of Contra Costa County. (Zoning: R-6 and R-7) (Assessor Parcel Numbers: 425-040-016 & 024 and 425-130-002) (General Plan designation: SH- Single-Family High-density with a density range of 5.0 to 7.2 units per net acre)

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project.

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 Lashun Cross at 925-674-7786.

Catherine Kutsuris, Director

Department of Conservation and Development

DI.1.e

Continued from October 15, 2012
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 5, 2012

“Fariss Court Subdivision”

I. INTRODUCTION

John Wollman, Wollman & Associates, Inc. (Applicants) and C&H Development, Inc. (Owners), County File #SD069066: This is a request for a Vesting Tentative Map approval to subdivide approximately 6.1 acres into 12 lots ranging in size from 6,240 square feet to 14,900 square feet with three open landscaped parcels totaling 2.16 acres and a gated Emergency Vehicle Access (EVA) driveway to Lambert Road. In addition the application includes the removal of 9 trees on site with work within the dripline of 8 trees for the service road and drainage improvements, and preservation of 14 trees. Variances are requested for four (4) and five (5) foot high retaining walls approximately 1.5 feet from the sideyard property lines, where 5-feet is required between lots 1, 2, 7 and 8.

The subject site is located east of Freeway 80 and between Fariss Lane and Lambert Road, northeast of Appian Way within the unincorporated El Sobrante area of Contra Costa County. (Zoning: R-6 and R-7) (Assessor Parcel Numbers: 425-040-016 & 024 and 425-130-002) (General Plan designation: SH- Single-Family High-density with a density range of 5.0 to 7.2 units per net acre) Project Planner, Lashun Cross, Lashun.cross@dcd.cccounty.us , 925.674.7786

II. RECOMMENDATION

Adopt a motion:

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

The documents or other material that constitute the record of proceedings upon which the Zoning Administrator’s decision is based may be found at the Department of Conservation and Development, 30 Muir Road, Martinez, CA under the custodian of the project planner, Lashun Cross (925) 674-7786.

B. Find that the Mitigated Negative Declaration is adequate for the project and adopt the Mitigation Monitoring Program.

C. Approve the Vesting Tentative Map and findings to subdivide approximately 6.1 acres into 12 lots with the attached conditions of approval.

D. Approve the variance findings for two retaining walls four and five feet high approximately 1.5-feet from the side yard property lines, where 5-feet is required between lots 1, 2, 7, and 8.

- E. Approve the removal of nine (9) trees with work within the dripline of eight (8) protected trees and preservation of fourteen (14) trees with the attached conditions of approval.
- F. Direct staff to file a Notice of Determination with the County Clerk.

BACKGROUND

On October 15, 2012, the Zoning Administrator open the public hearing, received testimony, and continued this item as an open public hearing to November 5, 2012. The Zoning Administrator requested a response from the applicants civil and geotechnical engineers to the following questions for the next hearing:

- Address the grade and width of the fire access, does it comply with the Fire District requirements?
- Address the storm drain easement, have any property owners been approached and if not, what is the alternative plan for the project?
- What is the excavation and removal of soil on-site in cubic yards?
- What is the potential haul route and location the soil will be delivered?
- Address the “sinkhole” earth movement comments made regarding the site. What is the approach?

Additional Information Received on October 16, 2012 Regarding Emergency Vehicle Access (EVA) width and grade

On October 16, 2012, the Fire Marshall informed staff the project was initially reviewed in 2006 and based on the 2001 CFC (California Fire Code) which was effective during this time. There was a change between 2001 and 2007 and in 2010 CFCs.

The implementation of the 2010 CFC on January 1, 2011 now requires all new single family residences to install residential fire sprinklers. Due to this change other changes included provisions for fire apparatus access.

Previous codes required a secondary access based on the total number of homes, the 2010 CFC is less restrictive and based on the installation of fire sprinklers in **all** new homes. Therefore, if this subdivision is reviewed under the 2010 CFC, there is no requirement for the secondary EVA and is not required within subdivisions of less than 30 homes.

Should the developer choose to keep the EVA, the roadway would need to be engineered such that no portion of the roadway exceeded a 20% slope and all portions of the roadway would need to have an engineered grooved surface installed. The plans show the EVA road is proposed to be 12.5, 13, and 20 percent grades at the highest point. In addition, the proposed width at 16-feet was approved and provides almost 3-feet of clearance on each side of the fire engine and therefore can accommodate the County Fire Protection District fire apparatus.

An email is attached from the Fire Marshall in response to this matter.



Broschard.Lewis
<lbros@cccfd.org>
10/16/2012 03:03 PM

To "Lashun.Cross@dcd.cccounty.us"
<Lashun.Cross@dcd.cccounty.us>
cc Leach.Ted <TLeac@cccfd.org>
bcc

Subject FW: PUBLIC RECORDS ACT REQUEST - Fariss project

Lashun,

Please see my response to Ms. Thygesen below. Contact Inspector Leach if you have any questions.

Thanks!

Lewis T. Broschard III
Fire Marshal
Public Information Officer
Contra Costa County Fire Protection District
(925) 941-3520 Office
(925) 941-3309 Fax

-----Original Message-----

From: Broschard.Lewis
Sent: Monday, October 15, 2012 12:10 PM
To: sthygesen@pachbell.net
Cc: Terrance Cheung; Louder.Daryl; John Gioia
Subject: RE: PUBLIC RECORDS ACT REQUEST - Fariss project

Hi Ms. Thygesen,

We received this e-mail from Supervisor Gioia's Chief of Staff, Terrance Cheung, regarding the proposed Fariss Court subdivision project.

This project was initially received and reviewed by our office in 2006. As such, it was reviewed based on the 2001 California Fire Code (CFC) which was in effect at the time. Several revisions were received and reviewed by this office between 2006 and most recently, in September of this year.

There was a change between the 2001 and the 2007 and, ultimately, the 2010 CFC. Primarily, effective with the implementation of the 2010 CFC on January 1, 2011, all new single family dwellings are now required to install residential fire sprinklers as of this date. Due to this change, some additional changes were made in the provisions for fire apparatus access for residential developments. Where previous codes (2001 and earlier) required a secondary access for many developments, based on the total number of homes in the subdivision, the 2010 code is much less restrictive based on the installation of fire sprinklers in all new homes. As such, if this subdivision were reviewed under the 2010 CFC, there would be no requirement for the secondary emergency vehicle access (EVA) road that connects the proposed development to Lambert Road. A secondary fire access road is not required in a new development of less than 30 homes, and since this development comprises only 12 homes, a secondary access would not be required.

In addition, it should be noted the development is not located in a very high fire hazard severity zone.

If the developer chooses to install the EVA, however, the roadway would need

DI. 1. 2

to be engineered/mitigated such that no portion of the roadway exceeded a 20% slope, and all portions of the roadway exceeding 16% slope would need to have an engineered grooved surface installed.

The width of the EVA was approved in 2006 at 16 feet. For practical purposes, an EVA is used in a much different manner than a private or public roadway. Primarily, it will only be used by the Fire District during an emergency response and is otherwise closed for all other uses. An EVA is only designed for fire apparatus use and not designed to accommodate additional opposing traffic. Given the width of our fire apparatus, a 16 foot wide EVA provides almost 3 feet of clearance on each side of the fire engine. Again, with the changes in the current 2010 CFC, the EVA would not be required for this project.

Please contact me directly if you have any questions or concerns or would like additional information.

Lewis T. Broschard III
Fire Marshal
Public Information Officer
Contra Costa County Fire Protection District
(925) 941-3520 Office
(925) 941-3309 Fax

From: Sharon Thygesen <sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>>
Date: Thursday, October 4, 2012 9:07 PM
To: Terrance Cheung <Terrance.Cheung@bos.cccounty.us<mailto:Terrance.Cheung@bos.cccounty.us>>
Subject: Fw: Fariss project

Hi Terrance,

I made a Public Record Act request (see below) and was told that I need to look at the map that was provided, which by the way doesn't identify the scale to which it was copied. I don't think the County is being responsive to my request. This is information the County has available.

What I want to know is the rise and run of the emergency access road proposed from Lambert Rd to Fariss Ln. I looked at the map provided in my packet and the starting elevation at Lambert Rd is not on the map provided to me. In looking at the map provided - the 1st elevation listed for the road is 280 and the last before the 1st turn is 220. That is a 60 foot drop which would require a run of at least 300 feet for a 20% grade. There is not 300 feet unless the measurement of the property line indicated on the map is incorrect. The only other way to accommodate that drop is if they plan to elevate that roadway so it doesn't drop 60 feet in less than 200 feet? I would like to talk to a county engineer about this proposed EVA road. I believe there is a mistake in the calculation of the grade.

I also believe the Fire District's information is out of date regarding the required width of the EVA road. I looked up the CFC that was cited in the memo dated 9/4/12. There was a change made to it in 2010. The current requirement is 20 feet - not 16 feet as cited. I cut and pasted that information into my email to Ms. Cross (see below).

I would like understand why the County would allow a EVA road to be built that is not up to the current specs required by the State.

Thanks for your attention to my request. I look forward to getting this information in a timely manner.

Regards
Sharon Thygesen

DI. 1. i

[cid:1.925793386@web181303.mail.ne1.yahoo.com] Sharon Rose Thygesen
<sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>>

Sharon Rose Thygesen <sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>>

10/03/2012 08:19 PM

To

lcros@cd.cccounty.us<mailto:lcros@cd.cccounty.us>

cc

Subject

Emergency Vehicle Access Road - Fariss Court Subdivision

Hi LaShun,

I would like to know the rise and run of the EVA proposed from Lambert Rd to Fariss Ln for the Fariss Court Subdivision. Pls. consider this a Public Record Act request.

Also in looking at Chapter 15.36 of the CFC: Chapter 15.36.100 Fire apparatus access roads it appears the minimum width of the EVA was amended and now must be 20 feet not the 16 feet as reported in the memo from the CCCFPD dated 9/4/12. See below:

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.

DI. 1. j

8. Electric gate operators, where provided, shall be listed in accordance with UL 325.

9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Thank you for attention to my request,

Sharon Thygesen
4053 Lambert Rd
El Sobrante, CA 94803
sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>

DI. 1. K

4053 Lambert Rd
El Sobrante, CA 94803
sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>
510-367-5553 Cell Phone

--- On Thu, 10/4/12, Lashun Cross <Lashun.Cross@dcd.cccounty.us<
mailto:Lashun.Cross@dcd.cccounty.us>> wrote:

From: Lashun Cross <Lashun.Cross@dcd.cccounty.us<
mailto:Lashun.Cross@dcd.cccounty.us>>
Subject: Fariss project
To: sthygesen@pacbell.net<mailto:sthygesen@pacbell.net>
Date: Thursday, October 4, 2012, 8:26 PM

Ms. Thygesen,

The Department of Conservation and Development does not enforce the Fire Codes, the Fire District enforces their own codes. Therefore any questions or requests related specific to their codes need to be addressed to the District.

In addition, the Public Works Department in conjunction with the Fire District regulate the roadway standards. Nevertheless, your email has been forwarded to both the District and Department responsible for enforcement.

In the meantime, the Public Works Department informed me the information you seek is directly on the preliminary plans (which were included in the packet mailed to you this week) but to further assist you the rise and run can be calculated from the plans and is proposed and appear to vary along the EVA at 12.5 % , 13% and 20% at the highest point.

Once again, if you need a specific contact I can provide.

Lashun Cross, Senior Planner
Department of Conservation and Development Community Development Division 30
Muir Road Martinez, CA 94553
Phone: 925-674-7786
Fax: 925-674-7258

Good Morning Ms. Thygesen,

The Department of Conservation and Development does not have this information. I suggest you contact the Contra Costa County Consolidated Fire District and the Public Works Department. with your request.

Thank you.

If you need specific contacts I can provide that information.

Lashun Cross, Senior Planner
Department of Conservation and Development Community Development Division 30
Muir Road Martinez, CA 94553
Phone: 925-674-7786
Fax: 925-674-7258



Contra Costa County
Public Works
Department

DI.1.1.

Julia R. Bueren, Director

Deputy Directors
R. Mitch Avalon
Brian M. Balbas
Stephen Kowalewski
Stephen Siveira

October 4, 2012

Sharon Thygesen
4053 Lambert Road
El Sobrante, CA 94803
E-mail: sthygesen@pacbell.net

CONTRA COSTA COUNTY
 2012 OCT - 8 P 3
 DEPARTMENT OF PUBLIC WORKS
 COUNTY OFFICE

RE: Emergency Vehicle Access Road
Project No.: SD06-9066 Farris Court Subdivision

Dear Ms. Thygesen:

This letter is a response to your Public Records Act request for information on the rise and run of the Emergency Vehicle Access (EVA) road proposed in Subdivision SD06-9066 (Farris Court) in El Sobrante. According to the vesting tentative map, which are preliminary plans, the EVA varies between 10% and 20%. The actual rise and run will be designed by the developer's engineer during the preparation of the improvement plans for the subdivision should the application be approved.

The EVA would need to meet the Contra Costa County Fire Protection District's (Fire District) standards, which includes the rise and run (slope). The Fire District and Public Works Department will review the design of the EVA during the improvement plan process. Ted Leach from the Fire District would be able to answer questions on those standards. He can be reached at (925) 941-3300.

Should you have any questions, please contact Jocelyn LaRocque at (925) 313-2315 or me at (925) 313-2180.

Sincerely,

Warren Lai
Assistant Public Works Director
Engineering Services Division

WL:JL:tr
G:\engsvc\Land Dev\SD\SD06-9066 Farris Court\Letter-Sharon Thygesen.docx

C: R. Lierly, Engineering Services
J. LaRocque, Engineering Services
Lashun Cross, Department of Conservation and Development
Ted Leach, Contra Costa County Fire Protection District
2010 Geary Road, Pleasant Hill, CA 94523

"Accredited by the American Public Works Association"

255 Glacier Drive Martinez, CA 94553-4825
TEL: (925) 313-2000 • FAX: (925) 313-2333
www.cccpublicworks.org

Just Arrived
10-12-2012

DI. I. M

NOTICE OF A PUBLIC HEARING

You are hereby notified that on TUESDAY, OCTOBER 23, 2012, at 7:00 p.m., at 30 Muir Road, Martinez, California, the County Planning Commission will consider a REZONING AND DEVELOPMENT PLAN applications as described as follows:

REZONING AND FINAL DEVELOPMENT PLAN TO ESTABLISH A DOWNTOWN EL SOBRANTE (P-1) PLANNED UNIT DEVELOPMENT, County Files #RZ11-3219 & #DP12-3016:

This is a County-initiated proposal to rezone and adopt a preliminary and final development plan for Downtown El Sobrante. The proposal is for approximately 170 acres of land zoned as Single-Family Residential (R-6 & R-7), Multiple Family Residential (M-12, M-17 & M-29), Two-Family Residential (D-1), Neighborhood Business (N-B), Retail Business (R-B), and Light Industrial (L-1) to be rezoned to Planned Unit District (P-1). A General Plan Amendment was adopted by the County Board of Supervisors on June 7, 2011, that changed the majority of the subject parcels' land use designations to mixed-use. The proposed rezoning and final development plan is a follow-up to the General Plan Amendment and will allow the subject properties' new P-1 Zoning District to be consistent with the mixed-use land use designations. The new Downtown El Sobrante (P-1) Planned Unit District will incorporate a zoning program for the project area, which will be tailored specifically for the commercial core of El Sobrante. This proposed P-1 zoning program will provide maps, development standards (requirements for building height, structure setbacks, off-street parking, etc.), and a Land Use Matrix to help determine permitted uses and those uses which are not allowed. The Zoning Program will also provide extensive guidelines for the design and placement of buildings, parking lots, landscaping, signage and residential development standards. The Project Area is located in the unincorporated El Sobrante area of West Contra Costa County. The project includes approximately 170 acres of land designated mostly as commercial, residential and mixed uses in the County General Plan. The downtown area proposed to be rezoned encompasses the parcels that front along San Pablo Dam Road between El Portal Drive and Appian Way; the parcels that front along Appian Way between San Pablo Dam Road and Valley View Road, as well as the parcels that surround the "Triangle Area" at the intersection of Appian Way and Valley View Road.

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Negative Declaration of Environmental Significance (no Environmental Impact Report required) has been issued for this project.

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 & Development

DI. I. N



Sum
10-11-12
8

AGENCY COMMENT REQUEST

Date 10/11/12

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

DISTRIBUTION

Building Inspection Grading Inspection

HSD, Environmental Health, Concord

HSD, Hazardous Materials

P/W - Flood Control (Full Size)

P/W - Engineering Svcs (Full Size)

Date Forwarded _____

P/W Traffic (Reduced)

P/W Special Districts (Reduced)

P/W—APC Floodplain Tech (2nd Floor)

Advance Planning

Redevelopment Agency/Housing

Historical Resources Information System

CA Native American Heritage Comm.

CA Fish & Game, Region # _____

U.S. Fish & Wildlife Service

Fire District CONSOLIDATED

Sanitary District WEST COUNTY WASTE

Water District EBMUD

City of RICHMOND

School District _____

East Bay Regional Park District

(MAC/TAC) EL SOBRANTE

Diablo/Discovery Bay CSD

DOIT - Deputy Director, Communications

CDD-GIS

LAFCO

East CCC Habitat Conservancy (HCP/NCCP)

County Geologist

Airport Land Use Commission Staff (ALUC)

Community Organizations:

EL SOBRANTE PLANNING AND ZONING COMM.

Please submit your comments as follows:

Project Planner Ryan Aguilar

Phone # (925) 674-7814

E-mail christopher.aguilar@dcd.cccounty.us

County File # VR12-1024

Prior to October 23, 2012

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

No Redevelopment Area

No Active Fault Zone

No Flood Hazard Area, Panel # _____

Yes 60 dBA Noise Control

No CA EPA Hazardous Waste Site

Mineral Rights Holder: _____

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

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

DI, 1.0

VARIANCE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name: James Lee / Wendy Ma Address: 2022 Thompson Lane City, State: El Sobrante, CA, 94803 Phone: 415-515-8445	APPLICANT Name: Same as owner Address: City, State: Phone:
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, applicant agrees to pay all costs for processing this application, plus any accrued interest, if the costs are not paid within 30 days of invoicing.
Owner's signature:	Applicant's signature: _____
CONTACT PERSON (optional) Name: Address: City, State: Phone:	PROJECT DATA Total Parcel Size: 1.43 Acre Proposed Square Footage of Project: 849 Sq. ft. garage Estimated Project Value:

DESCRIPTION OF REQUEST (attach supplemental statement if necessary):
Applying for permit for existing 2nd unit with attached accessory structure that is a garage. Property was purchased recently with existing structure.

OFFICE USE ONLY

Application description: THE APPLICANT REQUESTS APPROVAL OF A VARIANCE TO LEGALIZE AN EXISTING 849 SQUARE FOOT ACCESSORY STRUCTURE ATTACHED TO A RESIDENTIAL SECOND UNIT, WHERE A MAXIMUM OF 600 SQUARE FEET IS ALLOWED.

Property description: 1.43 ACRE LOT LOCATED NORTH OF APPIAN, WEST OF SOBRANTE AVE, EAST OF ANGLE RD

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.: 430-152-003
Area: EL SOBRANTE	*Base Fee/Deposit	\$1000.00	S-044	Site Address: 2022 THOMPSON
Fire District: CONSOLIDATED	Late Filing Penalty (+50% of above if applicable)	\$ 500	S-066	Zoning District: R-7
Sphere of Influence: RICHMOND	Notification Fee	\$30.00	S-052	Census Tract: 3601.01
Flood Zone: N/A	Fish & Game Posting (if not CEQA exempt)	\$15.00	S-048	General Plan: ML, SH
Panel Number:	Env. Health Dept.	\$47.00	5884	Substandard Lot: YES / <input checked="" type="radio"/> NO
x-ref Files: TR 7724	Other	\$ -		Supervisory District: 1
TR 8995				Received by: TULLY
				Date Filed: 9/27/12
Concurrent Files:	TOTAL	\$ 1577.00		File Number: VR12-1024
	Receipt #	CD12-003409		

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

INSTRUCTIONS ON REVERSE SIDE

DI. 1, P

LO RANCHO

M5 2/11/66 185-62/MS65-0175

41 12/26/73 1486/213-64/MS78-0093

149 11/20/85 MS85-0007/3997
PD85-0112/1239-RZ

M50 2/2/90 4480/4500/DP80-3011
PD81-0037/MS89-0027

M30 11/15/91 MS89-0083/
DP80-3011/2428-RZ

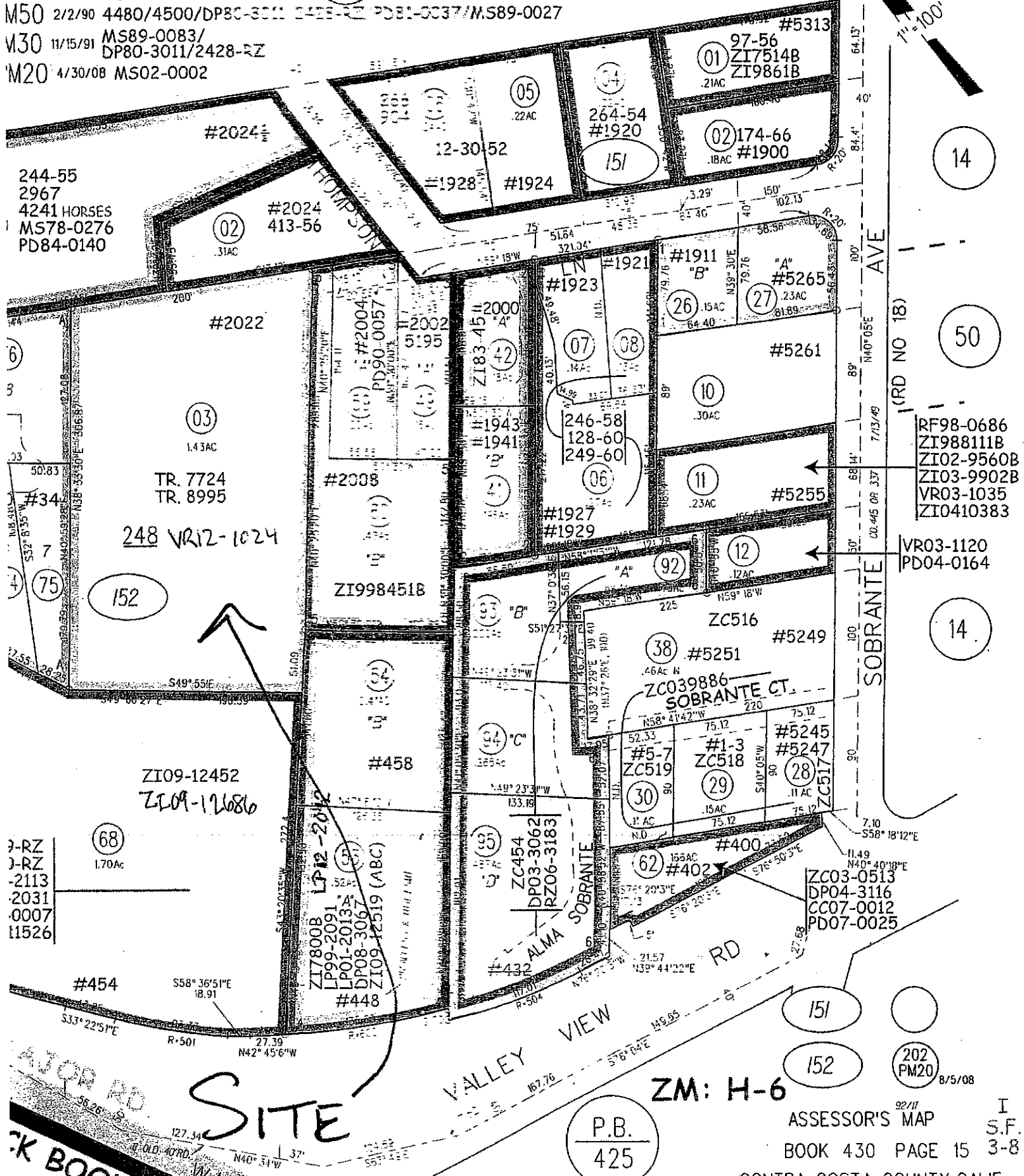
M20 4/30/08 MS02-0002

APPROXIMATE (OR APPROX VILLAGE) 9/15/03

2814-RZ/LL88-0037/
DP88-3033/DP01-3031/
PD paid

CT. 3601.00

RD. FEES



7-RZ
7-RZ
-2113
-2031
-0007
11526

ATOP RD.
K BOO

SITE

P.B.
425

ZM: H-6

ASSESSOR'S MAP

BOOK 430 PAGE 15

92/11 I
S.F. 3-8

CONTRA COSTA COUNTY CALIF

8/5/08



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10/11/12

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

THURSDAY, OCTOBER 11, 2012

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

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

Tentative AGENDA:

1. **Call to Order & Review of Agenda Changes. Introduction of Members.**
2. **Approval of Minutes of September 13, 2012.**
3. **Treasurer's Report: Barbara Pendergrass**
4. **Introduction of Guests:**
5. **Correspondence Sent/Received**
6. **Committee Business: Review and Updates on Projects**
- 6-6:20 **Review Items 1-6, as listed.**
- 6:20 - **Richmond. 1100513: Knobcone Development of 4 Residential Lots. Parcel 1 already has a residence. 3 additional residences are proposed. Richmond Planning Commission held over to 10/4/12. Information?**
- 6:35 - **Resolution # 32. Raising funds for the County Fire District. Request from Peter Marshall, County Fire Chief, to share information.**
- 6:50 - **MS12-0005. 39 Kirkpatrick Dr. 0176 acre lot into 3 parcels, possible new entrance off Heath Dr. Assigned: George Schmidt, Jim Hermann**
- 7:00 - **Review of E.S. General Plan provided by Planner David Brockbank. To go to Plan Com. _____ Note: Planner Brockbank may not attend the mtg. He will provide info for us.**
- 7:15 - **SD06-9066. 6.1 acre site for 12 lots off Fariss Lane. Review lists of concerns and add new ones. The sites are between the homes on Lambert Rd. and the homes of Fariss Lane. On Agenda for C. Zoning Admin. For Oct. 15 at 1:30 p.m., 30 Muir Rd., Martinez.**
- 7:45 **Old Business**
 - VR12-1021. 4574 Canyon Rd. Variance for a reduced front setback
 - LP12-2080. 990 Manor Rd. Land Use permit for Home Business
 - Changes/additions to I-80/San Pablo Dam Rd. overcrossing and more.
 - VR12-1007. Legalize attached carport at 1544 Hillcrest Rd.
 - LP12-2042. Remove/replace antennas, a cabinet, 448 Valley View Rd.
 - LP12-2078. Home office website, 838 Juanita Dr., E.S.VP&Z rec. approval.
 - Chevron Refinery Fire Aug. 6th
 - Richmond Fire to paint curbs red by fire hydrants in Richmond.
 - Discussion of Homeless Problems in the area. Any new information?
8. **Public Comment: MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COMMITTEE REGARDING ANY ITEM WHICH IS NOT LISTED ON THE AGENDA. GUEST SPEAKERS WILL BE LIMITED TO THREE (3) MINUTE PRESENTATIONS UNLESS EXTENDED BY THE COMMITTEE.**
9. **Next Meeting: Thursday, Nov. 8 at 6 p.m. in the E.S. Library Mtg. Room**

Minutes- September 13, 2012

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

Members: Jim Hermann, Chair, Shirley Sharp, Secretary, Barbara Pendergrass, Treasurer, Ruby Molinari, George Schmidt, Bob Sharp; Absent excused: John Lisenko, Co-Chair, Eleanor Loynd, Co-Chair. *Mike Zeelen*

Minutes: The minutes were read and approved.

Treasurers Report: The treasurer's report for August 9, 2009 was approved as submitted: Balance as of July 30, 2012, was \$676.16. There were no deposits. The balance as of August 9, 2012 was 676.16.

No bank statement was received by August 8, 2012.

Update Treasurer's Report: September 13, 2012

Expenses: John Lisenko-copies, \$52.00; Eleanor Loynd, Stamps, \$36.00, Balance as of 08-09-12 was 587.77.

Election of Officers: The following officers were elected:

- Eleanor Loynd Co-Chair
- John Lisenko Co-Chair
- Mike Zeelen, Vice-Chair
- Barbara Pendergrass, Treasurer
- Shirley Sharp, Secretary
- Ruby Molinari, Committee Member
- Bob Sharp, Committee Member
- George Schmidt, Committee Member
- JIM Hermann, Committee Member

Old Business:

SD069066: Farris Court, 12 Lot Subdivision

The sponsor is C&H Development Inc. Applicants request approval of vesting tentative map to subdivide 6.1 acre site comprised of 3 parcels into 12 lots. Access to subdivision is proposed from a new private roadway, Farris Court, which will connect Farris Lane to Lambert Road. In addition there is a request to remove 9 trees. There are requests for 4 and 5 foot high retaining walls. The current parcels are already annexed to a lighting district. Eleanor Loynd had sent a letter to planner Lashun Cross, Senior Planner, requesting information which would be necessary before P&Z could proceed with reviewing the application. Currently John Lisenko is reviewing the information and has written a letter to Planner Lashun Cross regarding the concerns of the neighborhood. He also sent recommendations.

EID 1100513: knobcone Court, Richmond, Ca.

Notice has been given by the City of Richmond Planning Department that the staff has prepared and recommends adoption of the Mitigated Negative Declaration, consisting of a draft Initial Study/Proposed Mitigated Negative Declaration, and Response to Comments, Project/Approvals, including a Tentative Subdivision Map, Conditional Use Permit and Design Review Permit.

Oral or written comments on the MND must be received by September 3 as issues of retaining walls and the current parcels already annexed to a lighting district are issues. P and Z Committee has not had time to review all information due to our meeting schedule, the second Thursday of each month.

New Business:

MS12-0005 Heath Lane: 3 Lot Minor Subdivision and Road Extension

Regarding this application, neighborhood residents came to the meeting to object to the project. Applicant made application to

extend Heath Lane through to develop residential sites for houses for himself and two brothers. Residents of the court felt that these homes would disrupt the established homes. Jim Hermann said he could meet with applicant to oversee the site to determine if Kirkpatrick could be used to access the lots. Mike Zeelen and George Schmidt were assigned to the project. A later meeting would be set up to discuss the results of the site meeting.

VR12-1021 Variance for reduced front setback, Canyon Road

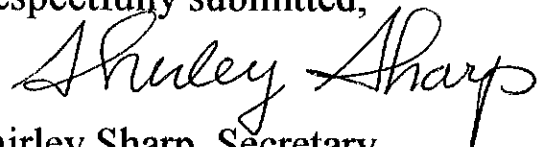
This project has been assigned to Bob Sharp and Barbara Pendergrass. They have reviewed the property and approved the variance. Their review included meeting with neighbors to determine if there were objections to the setback variance.

LP12-2080- Land Use Permit for home Business, 990 Manor Road

This application was approved for Mr. John Pepper to operate an internet business from his home on Manor Road. He is an outside consultant for Lawrence Engineering. He will not generate traffic or noise and neighbors have no objections to his business.

The meeting was adjourned. The next meeting will be held at the El Sobrante Meeting Room on October 11, 2012, from 6:00 to 8:00 P.M.

Respectfully submitted,



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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.2

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

September/October MAIL

1. From CCTransportation Authority. Mtg. Sept. 12 & Sept. 25 to review changes planned for I 80 & San Pablo Dam Rd., El Portal Drive, Pedestrian crossover to extend over Amador St., McBryde Ave.
2. To D'Andre Wells, County Planner. P&Z recommends approval of Variance 12-1021, setback for garage at 4574 Canyon Rd.
3. To D'Andre Wells, County Planner. LP12-2096. P&Z recommends approval of the home business occupation.
4. From John Lisenko. Cost of copying agendas & reports \$ 52.39.
5. From County. Zon. Admin. Agenda for Aug. 20-no E.S. items. County Plan. Com. Agenda for 9/25-no ES items. Zon Admin. Hearaing on 9/24, item 13, DP12-3012. 435 Valley View Rd., E.S., replacement of 6 antennas and a cabinet. 10/1 Zon. Ad.-no ES items. 10/15 Zon. Ad. Fariss Lane project.
6. From ESMAC. Agenda & Info on ESMAC Mtg. on Oct.10
- ✓ 7. From Spawners. Newsletter Oct. 2012-"Wood Ducks on San Pablo Creek"
8. Call from Peter Marshall, County Fire Chief. Request to talk to P&Z on Resolution #32. Concerns about closing County Fire stations.
9. From League of Women Voters. Meet Candidates for WCCUSD School Board on Tues., Oct. 16 from 6:30 -8 p.m. at Murphy Elementary School, 4350 Valley View Rd., Richmond.
10. Call from Lashun Cross, CCC Senior Planner. SD06-9066, 12 lots off Fariss Lane. This project is on the Zon. Admin. Agenda for Oct. 15 beginning at 1:30 p.m. The agenda will be sent out.
- ✓ 11. From Ann Del Tredici. Comments and concerns from neighbors on SD06-9066, 12 lots between Lambert Rd. and Fariss Lane.
12. To George Cleveland. Details to show the entry to SD06-9066 is on a vacant lot on Fariss Lane between 2 homes and across the street from existing homes.
- ✓ ~~13. From Spawners. Newsletter~~
- ✓ 14. From Market Place, CCCounty. Home Front Festival by the Bay on Sat., Oct. 13 from 11 a.m. to 5 p.m. at the Craneway Pavilion, 1414 Harbour Way South, Richmond.
15. From County. Plan. Committee Mtg. on Tues., Oct. 9 cancelled.
16. From Mechanics Bank. Checking Account
- ✓ 17. To E.S. Chamber of Commerce. Copies of info passed on to the Chamber for Their Newsletter.



SPAWNERS

San Pablo Watershed Neighbors Education and Restoration Society

October 2012

Local Color: Wood Ducks on San Pablo Creek

By Douglas Vaughan



Wood duck photo by Ted Beedy

One needn't look to the Tropics for spectacular birdlife. Consider, for example, our own outlandishly colorful wood duck, a serious contender for the title of world's most beautiful waterfowl. During breeding season, the gaudy male looks like a paint-by-number exercise gone wrong: a harlequin-like face pattern of black and white, a glossy green crown and mane, red-ringed eyes and a red and white bill, a ruddy breast and buffy flanks. The female pales by comparison. This home-grown beauty is familiar enough in the eastern U.S., but something of a special treat to see here in the West. It can, however, be found locally in the East Bay Municipal Utility District watershed land, including San Pablo Reservoir and San Pablo Creek, thanks at least in part to a program of the California Waterfowl Association (CWA).

Unlike most North American waterfowl, wood ducks nest in tree cavities, sometimes disused woodpecker holes, but more often natural cavities that develop in tree trunks when large branches break off. In 1991 the CWA established the California Wood Duck Program, which aims to enhance wood duck reproduction by providing unnatural cavities—basically, oversized bird houses.

Since the program's inception, wood ducks have used these nest boxes to produce 621,000 ducklings. At the upper end of San Pablo Reservoir, about 30 boxes offer nest sites to wood ducks, as well as to interlopers such as the introduced fox squirrel and the tiny northern saw-whet owl. The first of these boxes were mounted in the mid-'90s, then a number of young captive-raised wood ducks were released to seed a local population. Since then, volunteers have maintained the boxes and monitored nesting activity during each breeding season, roughly February through June. When the reservoir level was lowered in 2004 to allow seismic strengthening of the San Pablo dam, nesting activity diminished, but it has now returned to a healthy level. In 2012 nine successful wood duck nests produced 130 ducklings.

Or so we assume! Like other waterfowl, wood ducks produce precocial young, competent to leave the nest within a day of hatching and, with a little motherly guidance, to make their way in the world. As a result, we must usually judge nesting success by inference rather than direct observation. A typical sequence of twice-monthly observations might go something like this: (i) four eggs, the size of a small hen's eggs, buried in wood shavings; (ii) a female sitting amid a cloud of down; (iii) she's still there; (iv) nothing but eggshells and down.

The female at first visited the box only to lay her eggs, roughly one per day, burying them until her clutch of a dozen or so was complete. She then

incubated them for about a month, after which all the eggs hatched within a matter of hours. After another day or so, the ducklings jumped from the nest (they can survive leaps from daunting heights) to follow their mother's lead to water. *(continued on reverse side)*



SPAWNERS member Robert Bartholomew checks a box at San Pablo Reservoir

SPAWNERS

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



Return Service Requested

10.1.9

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

ORGANIZATION
US POSTAGE PAID
Richmond, CA
Permit #226

Wood duck nesting in a box



Wood Ducks, continued...

Fortunately, the residue in the box includes a "membrane" from each hatched egg, allowing us to judge the number of ducklings the nest produced. We may also take the opportunity to remove and band the incubating female, which can offer insights into such matters as nest-site fidelity and longevity if we recapture the same bird in later years—as we often do.

Unfortunately, apart from females sitting on eggs, actually seeing a wood duck on the San Pablo watershed is a chancy business. During breeding season, pairs are sure to be present along San Pablo Creek between Bear Creek Road and the upper end of the reservoir, but most of that area is inaccessible. The best bet is probably the bridge over the creek near the southwest end of the Oursan Trail. Take your EBMUD trail-use permit with you, make a stealthy approach—wood ducks tend to be skittish—and hope for the best.



Northern saw-whet owls are occasional, and welcome, interlopers; this one was photographed in Tilden Regional Park.

Calendar of Events

Native Planting Day at the Creekside Classroom

Sat., October 13, 9:30am – 12:00pm

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

Join us for a planting workday at our creekside classroom site behind De Anza High. We will be installing nearly 100 new plants this fall. Learn about California native plants and how to control pesky weeds in your own yard. 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.

Weed Team Work Event

Fri., October 26, 9:30am – 11:30am

El Sobrante Boys & Girls Club, 4660 Appian Way

We meet the last Friday of every month to clean up and steward one of our lovely creek protection sites. All are welcome. Join us for a couple of pleasant hours in the sunshine, helping to care for our natural spaces.

D Avilla Way Street and Creek Cleanup

Sat., November 10, 9:30am – 11:30am

Corner of D Avilla Way and La Honda Rd., El Sobrante

We will be holding a creek cleanup along D Avilla Way in El Sobrante. Help us pick up trash and other debris to keep our community safe and healthy for everyone. We will provide gloves, bags, and snacks!

For more event info, contact (510) 665-3538 or visit us on the web: www.spawners.org

10.1.11

Chevron Refinery Fire on August 6

by Eleanor Loynd

Chevron has arranged many meetings for Richmond and other area residents to get together and get an update on the August 6th fire. A recent meeting at the May Valley Community Center on Morningside Drive was attended by Andrea Bailey, Chevron staff. She gave an update on information.

The investigation continues to determine the root cause of the incident. Chevron is working with regulation agencies, including the Bay Area Air Quality Management District, Cal/OSITA, U.S. Environmental Protection Agency, the U.S. Chemical Safety Board, and the City of Richmond and Contra Costa County to fully understand what happened and to prevent any incident like it from happening again.

Chevron staff has attended a lot of townhall meetings, Neighborhood Council meetings, and more to keep residents informed. Recently, Chevron staff stepped in to clean local parks and at last 34 elementary school playgrounds after the fire. Chevron Staff has now announced that Chevron is planning a large Community Meeting on Saturday, Nov. 17 at the Richmond Craneway to share details on what happened, how things have changed to prevent it from happening again, and changes made to improve the quality of life and safety of employees and area residents.

Sup. John Gioia shared this information with us:

-“While current available technology only allows the emergency notification system to automatically call telephone landlines, you can register to receive emergency alerts on your cell phone. To do so, go to the Sheriff’s Office website at www.cws.cccounty.us and follow the instructions.”

-“Our County Health Department website at www.cchealth.org/special/richmond-refinery-response.php has updates about the Chevron fire including information about health impacts and frequently asked questions.”

-“The District Attorney’s Office has received information that someone is delivering false claim report forms to Richmond residents asking them to provide confidential information. These forms are a SCAM and should not be completed”.

-“Those seeking to file a claim with Chevron for medical or property damages should either contact an attorney or call Chevron’s claims adjusted at 866-260-7881.”

r

10/11

E.S. Valley Planning & Zoning Advisory Committee

from Eleanor Loynd
Co-Chair ESVP&ZAC

Recent Project Applications:

1. MS12-0005 at 39 Kirkpatrick Dr. Request to divide .76 acre lot into 3 parcels with a new entrance off Heath Dr. Concerns: Added traffic to Heath Dr. off of Sobrante Ave. County Planner: Will Nelson. This item is on our agenda for discussion Oct. 11.
2. SD06-9066 is to divide a 6.1 acre site into 12 lots off Fariss Lane. When we first reviewed this project in August, we had not received any maps detailing the project. We thought that the project was planned for the open space at the end of Fariss Lane. That is not true. The project is actually planned for the open space at the back of homes on Fariss Lane and below the homes and property lines of Lambert Rd. The entrance of the new road is in an open lot between 2 homes on Fariss Lane. The application requests 4 and 5 ft. high retaining walls 1.5 feet from the property lines, where 5 ft. is required between lots 1,2,7, and 8. It features steep slopes in excess of 26% in some areas. We are concerned about the added traffic, soil stability, the in/out of building equipment, and more. County Planner: Lashun Cross. We will share all the details again at our Oct. 11 meeting.
3. RZ11-03219. This is a review of the El Sobrante ^{PI} General Plan now being Done by County Planner David Brockbank.
4. VR12-1021 at 4574 Canyon Rd. A request for a variance for a 6 ft. secondary setback where a 15 ft. minimum setback is required. The plan is to construct a detached garage. County Planner: De'Andre Wells. We will share information at the Oct. 11th meeting.

Our next Meeting is set for Thursday, Oct. 11 beginning at 6 p.m. in the Meeting Room of the El Sobrante Library. Enter at the second door at the back of the building.

10.1.3

Bob: Add to the E.S. Chamber Newsletter if you can.

El Sobrante Valley FIRE SAFETY

from Eleanor Loynd
Co-Chair ESVP&ZAC

The El Sobrante Valley includes residents of El Sobrante and Richmond. In the past year, Richmond residents requested that the Richmond fire entrance trails be updated with signs and red curbs. That happened!

Then, some residents realized that in our Richmond areas, the curbs by the Richmond fire hydrants were not painted red. In the area by De Anza High School, construction began in the late 50s. At this time, the estimate is that 80 to 100 fire hydrant curbs are unpainted. Is that a problem? YES! If the curb isn't painted red, drivers will know that they can park there. If a fire starts and the hydrant is blocked by cars, there may be a delay in getting water hoses attached to the fire hydrants. The Richmond fire hydrants may also be located near the County area.

Richmond Fire recently suggested to me that I turn in a list of the locations of those unpainted curbs. As a start, I submitted a list of about 20 locations along May Rd., Painted Pony, and Morningside Dr. Then I realized it would take me hours to find all the hydrants in this area, so I suggested that the Richmond Fire Dept. check their fire hydrants on their lists. Information could then be passed on to the Richmond Public Works Dept. to paint the curbs.

NOTE: Question for the County Fire Dept.: It appears that the County Fire does not require that the curbs by their fire hydrants be painted red. Is that correct? Should a change be made to paint the County curbs by fire hydrants red? Let County Fire and Sup. John Gioia hear from you.

Taking Responsibility: Chevron's Response to the August 6 Fire



Updated September 24, 2012

Chevron U.S.A. Inc. is taking responsibility for the fire that occurred at the Richmond Refinery on August 6. We are doing the following:

Investigating the Root Cause with Regulatory Agencies

- Conducting an internal investigation to determine the root cause of the incident. The company will share those findings with regulators, local officials, the community and the industry.
- Cooperating fully with regulatory agencies, including the Bay Area Air Quality Management District, Cal/OSHA, U.S. Environmental Protection Agency, the U.S. Chemical Safety Board, and the City of Richmond and Contra Costa County to fully understand why this incident happened and to work to prevent any incident like it from happening again.

Communicating with the Community

- Participated in a community town hall meeting with refinery senior management and local health, air-quality and emergency-response officials on August 7 at the Richmond Auditorium, attended by more than 500 local residents.
- Publicly testified, including at the Bay Area Air Quality Management District meeting on September 10, at the Richmond City Council meeting on September 11, and will again testify at the Community Meeting hosted by Contra Costa Health Services and the City of Richmond on September 24.
- Attended 11 neighborhood council meetings and 6 community meetings to hear directly from residents and listen to community concerns and will continue to attend meetings in the future.
- Created a community newsletter to keep neighbors informed and posted incident updates on the Chevron Richmond website and through social media.
- Distributed the Contra Costa County 30-day incident report at community meetings, providing facts about the fire.

Taking Care of Community Impacts

- Established a 24-hour toll-free claims hotline (877-260-7881) for neighbors to settle claims.
- Opened two neighborhood claims help centers at the Nevin Community Center and at the North Richmond Community Heritage Senior Apartments to assist neighbors with claims filings.
- Coordinated cleaning of local parks and 34 elementary-school playgrounds in West Contra Costa County for the first day of school.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.6

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

FOR YOUR INFORMATION:

NOTE: This is info on some of the items on the P&Z Agenda for Oct. 11th. For area Residents, I have included about 10 copies of the P&Z Agenda for Thursday, Oct. 11. Please share them with a few neighbors. Our meeting begins at 6 p.m. in the meeting room at the back of the El Sobrante Library.

1. Here is some info on SD06-9066. the 12 parcels requested for below Lambert Rd. homes and above homes on Fariss Lane.

Please read the letters from area residents, the comments from P&Z, and the proposed comments. A hearing on SD06-9066 is scheduled before the County Zoning Administrator about 1:30 p.m. on Monday, Oct. 15 at the County Planning Dept., 30 Muir Rd., Martinez.

For your information, if the County Zoning Administrator approves the project, we have the choice of filing a complaint (with a fee) to move the project on to the Planning Commission or to the Board of Supervisors.

Am I correct that the County is considering a negative declaration on the need for more information on this project? We need to know a lot more about the ground: Is it stable? Where are the weak spots? Are there water pipes or electrical pipes underground? What about the water storage areas on this property just above a home of Fariss Lane?

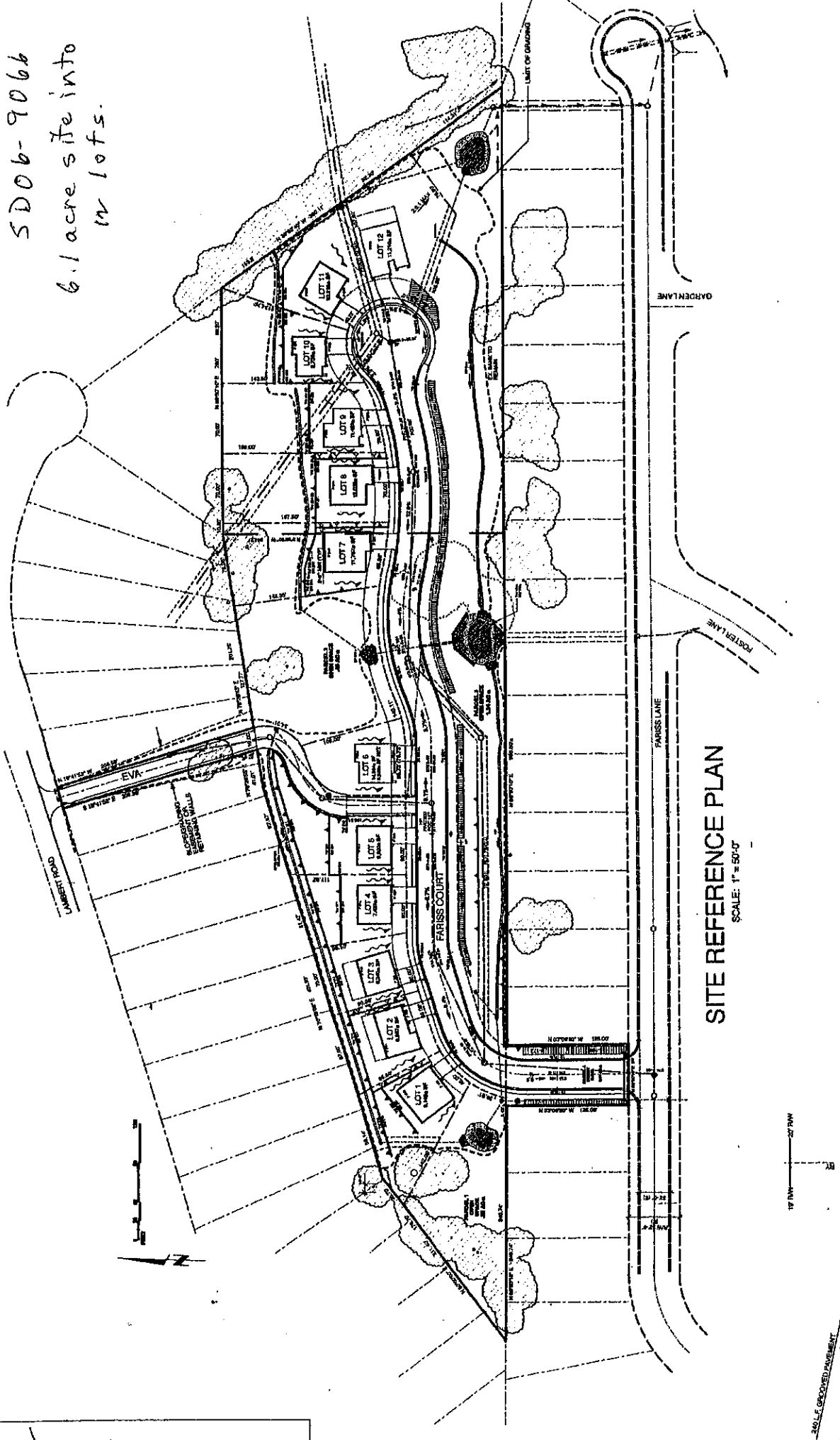
We will talk at our Oct. 11 meeting. Bring your suggestions in writing.

2. Here is some info on the E.S. General Plan. County Planner David Brockbank said that he would leave info for me at the E.S. Library. He will Probably not be at the meeting.
3. Check out Heath Drive where it ends near the 4 lots on Kirkpatrick. We will also be talking about this application. Kirkpatrick is a privately owned street not in very good condition. If the admission is off Kirkpatrick, the applicant will probably have to pay to improve Kirkpatrick. If the entrance is off Heath Dr., all the neighbors (estimated 60 homes in the area) would be slowed down as they move out onto Heath Drive to get to Sobrante Ave.

NOTE: I saw that the word "introductions" was in the minutes from the Sept. meeting. I think we should try this: Call to order. Then we could have self introductions from the Community Memters. Each P&Z Member could say their name, their job (or used-to-be-job), where they live (El Sobrante or Richmond), and any other group they belong to. Let's try it once and then we decide whether to continue it.

SD06-9066
6.1 acre site into
12 lots.

10.1.11



SITE REFERENCE PLAN

SCALE: 1" = 50'-0"

3/4" L.F. GRADED PAVEMENT



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.14

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

Lashun Cross, Senior Planner
CCC Dept. of Cons. & Dev.
30 Muir Rd.
Martinez, CA 94553-4601

August 10, 2012
By Fax & Mail
Fax: 925-674-7258

Re: County File SD06-9066. 6.1 acre parcel off Fariss Lane, El Sobrante

Dear Ms Cross,

This statement was on the County's Notice of Public Review for SD06-9066: "The applicants request approval of a vesting tentative map to subdivide approximately a 6.1 acre site (comprised of 3 parcels) into 12 lots." We were sent a copy of the Proposed Mitigated Negative Declaration, but we never received a copy of the tentative map or detailed information on the project.

On August 9, we met with nearby residents and the 6.1 acre property owners. It became evident that many questions could not be answered. We'd like to schedule a meeting with you to get more details and answers to our questions.

1. How wide is Fariss Lane? At this time, if a car is parked on Fariss Lane across from another car, there is room for only 1 car to pass by. This means that construction vehicles may have a hard time getting through the area. Neighbors informed us that when the Fariss Lane street was put in, the street was actually downsized by about 14 ft. Is that in your information file?
2. How many homes and how much traffic is in the area now? How much additional traffic will be generated by the 12 new homes? Our estimated increase in traffic per day is 8-10 car trips per new home per day or an increase of about 96-120 daily car trips in the area. This could back up cars on Garden Rd. and it could keep emergency vehicles from pulling into the area.
3. Should Fariss Lane road be resurfaced? Neighbors say that over and over again, parts of the road drop down and have to be replaced.
4. What is the County requiring the Developer to do to stabilize the land next to Fariss Lane? A detailed land study should be done. Neighbors say that they have new and on-going problems with soil slides and land levels dropping down.
5. Since this project adds 12 homes to an area of 100+ homes with a single entrance off Appian Way, should the County Staff evaluate the streets and walking areas to see if things need to be improved -things such as sidewalks, cross walks, stop signs, streetlights?
6. Will the Emergency access road be open to residents on Fariss Lane? Has County Fire approved the location, size, and steepness of the Emergency access road?

(over)

10.60

To: Lashun Cross, Senior Planner
Re: Fariss Ct. 12-lot Subdivision
County File # SD06-9066

August 10, 2012
Page 2

At this time, we are reviewing the proposed Mitigated Negative Declaration and putting together a list of comments and questions. We are also sharing our information with members of the El Sobrante Municipal Advisory Council and with the El Sobrante Chamber of Commerce.

You are welcome to call me at 510-223-6398 or you can fax me at 510-758-7697. Thank you for your time.

Sincerely,

Eleanor Loynd
Eleanor Loynd
Co-Chair ESVP&ZAC

cc: ESMAC
Sup. John Gioia

ESChamber of Commerce
Atty. Jeffrey J. Chang & Asso.
(+ 4)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1. P

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

Page 1

TO: CCC Supervisor John Gioia
CCC Zoning Administrator

Oct. 15, 2012

Re: SD06-9066: 6.1 acre site to be changed into 12 lots off Fariss Lane, between hillside properties off Lambert Rd. and off Fariss Lane.

IF SD06-9066 is approved, these suggestions should be made part of the County requirements.



1. This is the property entry off Fariss Lane in the El Sobrante area.
 - We suggest 3 stop signs be set up, one on each side of Fariss Lane and 1 at the turn-out lane from the project entrance.
 - We suggest that a 5-7 ft. wall be required to put in on each side of the opening property lane, next to each home on Fariss Lane.
 - We suggest that the developer be required to offer to put in a 4-6 ft. wall or walls in front of the home directly across the street from the entrance. That home will be severely affected by the cars and truck lights moving down the entrance road (Fariss Court) to Fariss Lane.

Proposed



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.6.8

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

Page 2

SD 06-9066



2. IF the project is approved, the County should NOT ALLOW actual work on site to start before 9 a.m. NO equipment motors should be started before 9 a.m. Work should stop at 4 p.m.

NOTE: This 9a.m. to 4 p.m. work time would allow the neighbors some time to move their cars in and out of the area.

- No work should be done on the weekends. This allows the existing residents at least 2 days to enjoy the use of their property in quieter times
- Any working building equipment and/or trucks should park on the site—not on Fariss Lane.

Proposed



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.6.1
Page 4

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

SD 06-9066

From CC
County
Env. Checklist
Form

9. Surrounding Land Uses and Setting: The subject property is located in the unincorporated area of El Sobrante. The site is located east of Interstate 80 on a southwest facing slope. The project is undeveloped, grass-covered 6.1 acre parcel located on a south facing slope of El Sobrante. It features steep slopes in excess of 26% in some areas. The existing terrain generally slopes downward from north to south. Fariss Lane was constructed along the southern boundary of the site in the 1950's. Elevations across the site range from 160 to 250 feet, with an average slope gradient of 25%. A moderately steep-sided, north-south drainage gully is located across the center of the site.

Our RECOMMENDATION:

The ESVP&ZAC recommends that the project owner be required to take out a special insurance policy to cover any damages caused to the neighboring properties while the building is going on and within a few years of the completion of the building work.

10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:

From
CCC
Env. Checklist
Form

- Contra Costa County Department of Conservation & Development, Community Development and Building Inspection Division, Contra Costa County Health Services Department, Environmental Health Division, Contra Costa County Public Works Department, US Fish and Wildlife Services, State Fish and Game, Regional Water Quality Control Board, Contra Costa County Fire Protection District, West County Wastewater District, and East Bay Municipal Utility District and Pacific Gas & Electric.

10. NOTE: This is being re-typed to make it easier to read.

Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:

- Contra Costa County Department of Conservation & Development.
- Community Development and Building Inspection Division
- Contra Costa County Health Services Department
- Environmental Health Division
- Contra Costa County Public Works Department
- U.S. Fish and Wildlife Services
- State Fish and Game
- Regional Water Quality Control Board
- Contra Costa County Fire Protection District
- West County Wastewater District
- East Bay Municipal Utility District
- Pacific Gas & Electric

Proposed

Our RECOMMENDATION:

The ESVP&ZAC recommends that information from these 12 public agencies be shared with those residents interested in the project.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10-1-15

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

SD 06-9066

County Environmental Checklist Form -

Page 3

8. **Description of Project:** C&H Development, Inc. (Owner) and Wollman Associates, Inc. (Applicant), County File # SD06-9066: The applicants request approval of a vesting tentative map to subdivide approximately a 6.1 acre site (comprised of 3 parcels) into 12-lots. Lots range in size from 6,200 to 14,900 square-feet. Three open space landscaped parcels are proposed for a total of 2.16 acres. Access to the subdivision is proposed from a new private roadway Farris Court, which will connect to Fariss Lane an existing two-lane residential street. A gated Emergency Vehicle Access (EVA) driveway is proposed off of the new private roadway which will connect to Lambert Road. In addition, the request includes the removal of 9 trees, work within the dripline of 8 trees for the service road and drainage improvements, and preservation of 14 trees. Variances are requested for 4 and 5-foot high retaining walls approximately 1.5-feet from the property line, where 5-feet is required, between lots 1, 2, 7, and 8. The current parcels are already annexed into a lighting district, County Service Area L-100.

The project is located between Fariss Lane and Lambert Road, northwest of Appian Way within the unincorporated El Sobrante area of Contra Costa County.

{Zoning: Single-Family Residential, (R-6 & R-7); General Plan: Single-Family Residential High-density (SH); Parcel Nos. 425-040-016 & 024 and 425-130-002}

FROM: "COUNTY Environmental Checklist Form"

Project Title: Fariss Court 12-lot Subdivision SD06-9066

"8. Description of Project: C&H Development, Inc. (Owner) and Wollman Associates, Inc. (Applicant), County File # SD06-9066: "Access to the subdivision is proposed from a new private roadway Farris Court, which will connect to Fariss Lane an existing two-lane residential street."

IMPORTANT INFORMATION: This is a 2 lane street if cars are not parked on both sides of the street. If 1 car is parked across the street from another car, only 1 car or truck can move between the 2 parked cars. The in and out movement of building equipment needs to be limited to 9 a.m. to 4 p.m. NO parking of building equipment should be allowed on the street.

Proposed

Charles Anderson
4213 Fariss Lane El Sobrante CA 94803

10/1/12
From: Fariss Lane
Residents

August 27, 2012

Ms. Lashun Cross, Senior Planner
Contra Costa County Dept of Conservation and Development
30 Muir Rd
Martinez CA 94553-460

Re: County File Number SD06-9066
Parcel numbers 425-040-016, 425-040-024, 425-130-002

Dear Ms. Lashun Cross,

My wife and I have been residents on Farris Lane for nearly 30 years, in the same house, which is located adjacent to the proposed development on the parcel numbers mentioned above. As you are aware, this is not the first time developers have attempted construction on these parcels, and each time it comes up, we hope it will be the last.

For the record, we are against the development of these parcels. The esthetic reasons for our being against it are many, and while they may not matter to the developers looking to make a profit, they are very important to us. Those esthetics after all, are a big part of why we moved here many years ago. More importantly however, are the practical reasons for being against the development: Traffic on Fariss Lane and instability of the land.

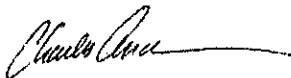
While it may be designated a two-lane street, autos cannot pass each other when cars are parked on both sides. The traffic resulting from there being no outlet to the Fariss/Foster Lane developments makes that situation even more hazardous. To add more houses to this area makes a bad traffic situation worse. The construction traffic will come and go but the residential traffic will never end.

A friend of ours built a law practice litigating landslides in El Sobrante. I'm sure the developers of the parcels will have to make provisions for the instability of the hills, but they can offer no guarantees that their development will not destroy our homes located below theirs. Also, they can offer no guarantee that their corporation will exist if and when such a disaster occurs, leaving them unaccountable for damages.

We appreciate a developer's right to make a profit from a land purchase, but we also point out that the developer knew the challenges and risks associated with this particular purchase. "Buyer beware" is the same for corporations as it is for typical consumers.

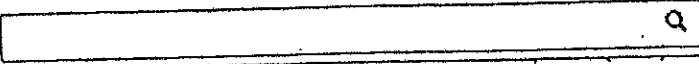
We hope the Planners at the Contra Costa County Department of Conservation and Development will help protect our property and our very lives by not allowing this development to proceed.

Respectfully,



Charles H Anderson
(510)734-8398

b- Fariss Lane
D.L.U



August 28, 2012-

**Ms. Lashun Cross, Senior Planner
Contra Costa County Dept of Conservation and Development
30 Muir Rd
Martinez, Ca 94553-460
Re: County File Number SD06-9066**

Fariss Ct. Project
Dear Lashun Cross,

Thank you for your time with me in discussion of the Fariss Ct. Project on Sept. 20, 2012. I do appreciate that you made time for me.

We talked of possible hill slide, monies being set aside for rebuild of any possible damage to any properties surrounding that area, water run-off and purchase of land required for a run-off or redirection of run-off, natural springs causing movement of hill sliding plus gophers and moles tunne also as a reason for hill movement, natural habitat for all our animals of the wild, a lot of extra traffi on a one Inlet and one outlet to sald project, narrow streets where there is no off street parking for more than two drivers per household, and the noise level and excavation polluting for months (although you said their time of working can be controlled) are all inconvenient for those that alreac live in this area

I have spoken to many of our neighbors, and that is many since we have lived here for 50+ years, and they too are concerned with items listed plus more. I believe we all wa more information or to not build in designated area mentioned.

We have kept three developers from building and this is the second time this developo is trying to build !

My husband and I, Jim and Radonna Horn are requesting this project not go through t build on this land behind our home.

Sincerely,

**Radonna Horn
4235 Fariss Lane
El Sobrante, Ca
510-223-4979**

P.S. all of us want to thank you for your information that the GAD Agency is now involved in Re: to the Fariss Ct. Project due to your talking to them of our concerns and them responding by looking at and overseeing this project.

Unlike · Unfollow Post · Report · August 28 at 8:22pm

You and Radonna Horn like this.

Seen by 7



Ann Fariss-Lane great letter Donna--boy you can write!
August 28 at 8:28pm · Like



Write a comment...

Chat (1)

From: Nancy Samuel <nancysam@pacbell.net>
To: lashun.cross <lashun.cross@dcd.cccounty.us>
Cc: Ann <anndt@aol.com>
Subject: Fariss Lane Development
Date: Wed, Aug 29, 2012 11:12 am

10.1.11
Fariss Lane
Resident

August 29, 2012

re: County File No. SD 06-9066, Parcel No. 425 040 024, 425 040 016, 425 130 002

Dear Ms. Lashun Cross, Principal Planner,

I live on Foster Lane in El Sobrante. As you know, an application was filed for the development of "Fariss Court". This is not merely an issue of not wanting more houses. We have numerous problems and concerns in the Garden/Fariss/Foster subdivision.

1. There is a problem with the narrow streets on Garden and Fariss Lane. Only one car can pass at a time. You have to pull over and let cars pass. This is both an inconvenience and a safety hazard.
2. I live on an area that had flooding problems years ago. The runoff from all of Foster Lane and Fariss (above Foster Lane) runs on the side of my house to the creek. Since I have lived here (18 years) I have had an incident of flooding from the storm drain with water running under the foundation of my house. I have documentation and pictures of this incident. My driveway has fallen more than 4 inches and the area near the sidewalk has pushed up 2 inches because of debris pushing. The county has verified that I am the lowest point of this neighborhood. Additional homes would cause additional runoff of water and soil.
3. Very little open space is left in this area. There are deer, owls and other wildlife living in our area that would be displaced if there was building on that hill.
4. I am also concerned that since there will be an access road to Lambert Rd. that the crime in our area will increase since it will offer an alternative escape route that leads to Hilltop. El Sobrante has very little law enforcement presence.
5. The traffic, noise and dust from the construction will be a disturbance and potential health hazard to people with asthma and other health conditions.

We are asking for a Full Environmental Impact Report. We are very concerned that our subdivision and our infrastructure cannot support these additional homes.

We are also asking for a Geology Hazard Abatement Fund to protect us from future landslides and/or property damage.

Thank you,

Nancy Samuel

4182 Foster Lane
El Sobrante, CA 94803
(510) 222-0647

10.1.11 W Fariss Lane D

To: Ms Lashun Cross
Contra Costa County Dept. of Conservation and Development, Community Development
division.

Re: County File Number SD06-9066

Parcel numbers 425-040-016, 425-040-024, 425-130-002

Dear Ms Lashun Cross:

Three years ago we purchased a home for our family at 4117 Fariss Lane in El Sobrante. We chose this location for its serenity, its lovely natural setting, and the abundant wildlife that roosts on the hill behind the house. We are alarmed to hear the news that developers plan to disrupt this balance.

The letter we received from the county spoke of the removal of 9 trees. Such a statement greatly minimizes the environmental impact of this project. Those trees are a nesting place for great horned owls and screech owls, as well as mockingbirds. The hillside behind Fariss lane is home to black tail deer and it is a hunting ground for red tailed hawks, American kestrels, and Cooper hawks. The flowering thistles provide sustenance for hooded orioles and the field is a haven for whip snakes, garter snakes, gopher snakes and lizards. It is home to several species of butterfly, crickets and spiders. Just this morning I found a praying mantis back there, a rarity in Northern California. To undermine this eco-system would be tragic.

The human concerns are equally troubling. Last year's events in neighboring San Pablo, in which several houses had to be red-tagged after a rainstorm are a solemn reminder of the delicate nature our soils. New construction threatens the stability of a hillside that has, (according to records), already shown significant movement in the last century. At our house we are currently dealing with a stream of water that runs down from the hill, into our backyard, and right through our garage. Problems such as these can only be amplified with runoff from new construction.

Additionally we are very concerned about the traffic and noise this project will produce. Already the streets are inadequate for the volume of parked and mobile vehicles, causing delays and fender benders along the street. We cannot see any benefit to adding to this, especially during the initial period in which construction vehicles will be brought through. And I struggle to imagine the nightmare I will face when trying to give my pre-schooler a nap amidst the din of backhoes, front-end loaders, power tools etc.

As homeowners of Fariss Lane we urgently request that the county protect our open space by denying any permits to build on our hillside. At the very least we expect to be given the right review a full environmental impact report, as well as receive the assurance of a geology hazard abatement fund.

Thank you for your consideration,

The Kahn Family
4117 Fariss Lane
El Sobrante, CA, 94803
(510) 812-3527

10.1.7 Fariss Lane E-1

From: Ann M. Del Tredici <anndt@aol.com>
To: lashun.cross <lashun.cross@dcd.cccounty.us>
Cc: cacuzen <cacuzen@comcast.net>; Fandysan <Fandysan@aol.com>
Bcc: vwsaba <vwsaba@aol.com>; AnnDT <AnnDT@aol.com>
Subject: Fariss Court Development, El Sobrante
Date: Tue, Aug 28, 2012 11:30 pm

Ann M. Del Tredici
4207 Fariss Ln
El Sobrante, CA 94803
(510) 222-1391

28 August 2012

Ms. Lashun Cross
lashun.cross@dcd.cccounty.us
Principal Planner
Contra Costa County Department of
Conservation and Development
30 Muir Road
Martinez, CA 94553-4601

Re: County File No. SD06-9066
Parcel No. 425 040 024, & 016, 425 130 002
"Fariss Court" Development, aka "the field"

Dear Ms. Cross,

My husband and I have lived in our home for 14 years and we are just below the proposed development of Fariss Court. We both have serious concerns and worries about the proposed development on the hill above our house. I would like to request that a **full Environmental Impact Report** be conducted for the reasons I identify below. I would also like to ask that a **Geology Hazard Abatement Fund** be set up for this project to help deal with the damage that will result from the *preparation* of the land and the *building* of these houses.

Land stability: The first winter we lived here it was a very wet winter--lots of heavy rain. One of our garden retaining walls--right at the boundary with the land in question--failed and there was a significant slide in the area at the top of our property. If this development is allowed to be built, I am concerned that the grading and disturbance of the land above us will cause **more instability of our land** and cause further, **more significant damage**. Even if they put in a drainage system that helps us in the long run, I am very concerned about what will happen as a **result of preliminary work on the site before drainage measures are in place**.

Our hill, the proposed Fariss Court development, is part of the same geologic formation and hill as the El Portal sink hole and landslide. And, as the sink hole has, our hill has natural springs and natural water drainages through it, making it also a candidate for future landslides and sink holes. Why would the county want to approve a building project that could end in the same kind of disaster as the El Portal sink hole—a project built on a **steeper** part of the **exact** same hill?

Water drainage: It is hard to tell a person like me that the proposed drainage system will make my situation better—who will be around to back up that promise 5 or 10 years from now? That is asking

10.1.11
me to put all my hope and trust in the words of two builders and an engineer—men who may not be here when future damage occurs. As I understand it, from previous attempts to build here, some of the early plans for grading this land were considered “**unacceptable**” by the county’s own engineers. I am concerned about future liability and potential long-term damage to my property—and the property of all of my existing neighbors—people who have lived here for decades.

Car traffic: From my living room I see dozens of cars go by—some of them very fast—and if ever two of them need to go past each other, one of them has to pull over for the other. At the present time I would say that we are above the maximum tolerable levels of use of our street. When any extra pressure is present, like a garbage truck or a delivery truck, people have to wait for annoyingly long periods to get through. I have seen (and heard) delivery trucks side-swipe cars and boats parked in front of people’s homes—it’s that tight a squeeze to get by sometimes. If additional residents live in the new Fariss Court, at least 24 more cars will be passing in front of our house, more than once a day. At many times of day, the road is not safe for small children playing or for pets. With more cars, it will be less safe. We will be very angry residents if we lose our ability to park on our own street in front of our own houses—if this development results in that change.

Animal deaths and child safety: We already have significant problems with pets being killed on Fariss Lane and Garden Road. My husband and I have personally picked up 4 dead cats, one of which was our own, at least one wild turkey, numerous squirrels, chickens, guinea fowl, possums and pet rabbits. I know of 3 dogs that were killed within 2 houses of me. There are many small children living in the neighborhood now. There are many teenagers and young adults who drive very fast past our house. If 24 more cars are in the neighborhood, I am certain more animals will be killed. We have researched getting speed bumps put in but we have been told they cannot be installed because it slows down emergency vehicles. Small children routinely play in the street, including adolescent skateboarders. I don’t want to see any of them injured or killed. I do not think our road can handle more cars. What can we do to guarantee against that—not just hopes and promises—but actually prevent it from happening?

Wildlife: I have never lived anywhere with so much wildlife that comes into my own yard. We have two different species of owls, Great-Horned owls and Screech owls. After sundown we hear them talk to each other from all the tall trees in the field and we see them hunt in the open field. We have witnessed them teaching their young owls how to fly and hunt. We routinely have California black-tailed deer and their fawns. They feed on the brush around and at the edge of the field. I have serious concerns that the access to creek water will be lost for all the animals when the roads and houses are built. Currently the deer get to water at the east end of Fariss Lane from the field, also through the empty lot that will be the road into Fariss Court and also by going into the wooded area behind what will be Fariss Court. Each of these access points will be lost or made heavily human-interactive if the development is allowed.

We have wild, protected Rio Grande turkeys that lay their eggs in the field and feed in the field. They roost at night in the big trees that may be removed for this project. We have at least two families of Red Tailed hawks that nest, hunt and raise their young in the field and they, too, use the tall trees to nest and raise their young. We see them carrying rodents and snakes from the open field in their talons. All of this would change, and there is the serious possibility that they would be lost, with this housing development. That would be a terrible loss of wildlife—all being rare in this area already. This is one of a few open fields in this area—with trees and water—the perfect habitat for all of these animals.

Tree loss: I am very upset that so many old, large trees would be removed. In addition to the eucalyptus trees, which harbor thousands of birds, there are native oaks—which also have their own

10.1.2

E -

bird, animal and insect habitats. The voluminous crops of acorns from them feed many animals including the deer. Replacing the big trees with younger trees will not give the raptors and other birds the habitat that they have survived in and existed in for decades.

Construction noise and nuisance: A neighbor recently did a major remodel of their house. It took about a year to complete. Every day was difficult for us with the constant compressed air hammering and electric saw noises. The dust was a real problem. The presence of strangers who were construction workers was very unsettling for me and their cars and trucks were a daily frustrating intrusion of our life. If 12 houses are built directly above us, I am certain that the noise will be intolerable, dust will be significant, and the presence of many stranger workers will be unsettling for us, too.

Our roads are so narrow that large construction trucks will block current residents from being able to come and go at will from their homes. There will be significant damage to our small roads because of the heavy equipment use of our roads. I would expect that dust prevention strategies would be mandated, honored and overseen during construction. I wish there were ways of minimizing the impact of construction noise, vibrations and privacy losses. I do not see how this can be mitigated. Will our roads be repaired and repaved after the construction is finished? Will the county/we taxpayers have to do those repairs or will the developer?

Nearby developments: A few years ago I saw some similar home building happen on La Paloma Court, just off of La Paloma Rd. On very steep land the developers graded the land and built 2-story "mega" houses. They have not all been finished, they have not all sold and the lots and the place is a mess. No one keeps up the landscaping on the common areas. Many of the neighbors on the downside outside the development have sold or tried to sell their properties because of completely losing all of their privacy. Those 2 story houses now look down into all of their backyards, into all of their windows that face the development. I suspect that will happen to us here on Fariss Lane. Why cram more houses in and take away everyone's privacy? That doesn't make sense to me.

Also, the new grading project on Appian Way looks like it will be a devastatingly large and oppressive housing development. It is on the street, so there are not as many neighbors to complain—but it will be an over-populated cluster of homes. I am stunned that it was approved.

Summary: We gain nothing from this project and have much to lose. I have a strong sense of what the area can hold in terms of population density, automobile density, and structure density. It worries all of us deeply that this fragile, unstable area with a history of slides and flooding is going to have a massive, significant disruption of the land that spans between two existing living zones, Fariss Lane and Lambert Road. Very large houses will be built there that will look into our backyards and back windows. They will be physical intrusions into our lives. We will worry with every winter storm and Hayward fault earthquake if they are going to slide into our houses.

Proposal: Before this project is approved I would like to see a **complete Environmental Impact Report** done—not just partial mitigation reports done by the developer. I would like to see a **Geology Hazard Abatement Fund** set up to deal with the problems that will arise as the project goes forward. I would like to see a serious geological assessment of this project.

Thank you, Ms. Cross for letting me express my concerns. I would be happy to show you, on site, the areas that I have spoken about, if you would like a tour from a local who knows the area.

Respectfully submitted,

Ann M. Del Tredici

10.1.a.a

Rezoning Application



Contra Costa County

10.1.b

Department of Conservation & Development
Community Development Division
30 Muir Rd., Martinez, Ca 94553
(925) 674-7200

No. RZ11-3219

- Legal Property Owner
Name VARIOUS
Street SAN PABLO DAM RD. / ARRIAN WAY / VALLEY VIEW ROAD
City EL SOBRANTE Zip 94530
Phone _____
- Applicant other than legal property owner
Name CONTRA COSTA COUNTY - DEPT. CONSERVATION & DEVELOPMENT
Street 30 MUIR RD.
City MARTINEZ CA Zip 94553
Phone (925) 674-7794
- Applicant must indicate permission of legal property owner to file this application for rezoning by having the legal property owner sign this application on Line 13.
- Legal written description of property (attach to this application).
- Property map (attach to this application): This map must be drawn to scale and must also indicate the adjoining property owners as well as the geographical vicinity of the property.
- Acreage of property 170 ACRES, APPROX. 330 PARCELS IN PROJECT AREA
- Existing land use district R-B, M-12, M-17, M-29, D-1, N-B, R-7
- Request change to P-1
- Existing use of property COMMERCIAL - RETAIL BUSINESS - NEIGHBORHOOD BUSINESS - MULTI-FAMILY RESIDENTIAL - SINGLE FAMILY RESIDENTIAL - OFFICE
- Proposed use of property COMMERCIAL, MIXED-USE, MULTIPLE & SINGLE FAMILY RESIDENTIAL USES
- Reason(s) why a change of land use district is requested SEE ATTACHED DESCRIPTION
- Date of application _____
- Owner Signature _____
Firm _____ Title: _____
- Applicant Signature _____
Firm CCC DEPT. OF CONSERVATION & DEVELOPMENT Title: SENIOR PLANNER
- Assessor's No. VARIOUS Date filed _____
Zoning District R-B, N-B, M-12, M-17, M-29, D-1, R-7 Filing Fee N/A
Census Tract 3600.02, 3610, 3630, 3602, 3601 Receipt No. _____
Atlas Page _____ By _____

Downtown El Sobrante Rezoning Application

Recent Background: On June 7, 2011, the County Board of Supervisors approved a General Plan Amendment that revised the Land Use Element and Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020), which affected the commercial core or downtown area of the unincorporated community of El Sobrante. The change to the Land Use Element established three new Mixed Use land use designations, specifically the Appian Way General Mixed Use (M-11), the Triangle Area Mixed Use (M-12), and the San Pablo Dam Road Mixed Use (M-13). The policy language for the El Sobrante community in the Land Use Element was also updated.

Under the Transportation-Circulation Element, the Roadway Network Map was amended to remove a planned six-lane bypass couplet for San Pablo Dam Road between El Portal Drive and Appian Way. Instead, the current four-lane (with center lane) configuration was retained and adding a new collector roadway connecting Pitt Way to Hillcrest Road. The two-lane roadway along Appian Way, from San Pablo Dam Road to the Triangle was also retained.

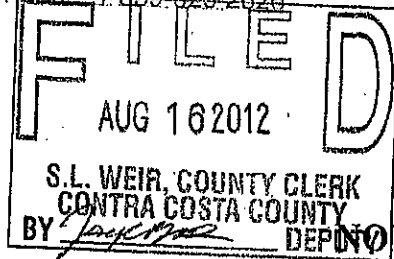
Rezoning Application: Historically the County has rezoned locations placed under the mixed use designation to the P-1, Planned Unit District. This is because the conventional zoning district standards and regulations often do not match the policy intended to mix commercial and residential uses together on a development site. Rezoning to the P-1, Planned Unit District, provides an opportunity to match the zoning standards and regulations in support of the mixed use concept and to tailor them to specific geographic or location specific circumstances. So the Department of Conservation and Development is proposing to rezone the selected mixed use locations along Appian Way, San Pablo Dam Road, and the Triangle Area (currently zoned a Retail Business, Neighborhood Business, Multiple-family Residential, Single-family Residential, and Two-family Residential) to a Planned Unit District (P-1).

This new Downtown El Sobrante P-1 District will incorporate a Zoning Program for the project area, which will be tailored specifically for the commercial core of El Sobrante. This P-1 Zoning Program will provide maps, development standards (requirements for building height, structure setbacks, off-street parking, etc.), a Land Use Matrix to help determine permitted uses and those uses which are not allowed. The Zoning Program will also provide extensive design guidelines for building placement, parking lots, landscaping, signage and residential development standards. The Downtown El Sobrante P-1 Zoning Program is intended to promote El Sobrante's unique character while providing property owners, business owners and future developers with an easy to use guide for development that will enhance the community and streamline entitlement and permitting processes.

**Department of
Conservation &
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626



**Contra
Costa
County**



August 16, 2012

- 10/6/12 CC*
Catherine Kutsuris
Director
- J.H.S.*
Aruna Bhat
Deputy Director
Community Development Division
- Jason Crapo**
Deputy Director
Building Inspection Division
- Steven Goetz**
Deputy Director
Transportation, Conservation and
Redevelopment Programs

**NOTICE OF PUBLIC REVIEW AND INTENT
TO ADOPT A PROPOSED NEGATIVE DECLARATION
FOR**

**DOWNTOWN EL SOBRANTE REZONING AND
PLANNED UNIT DEVELOPMENT**

County File Numbers: RZ11-3219 & DP12-3016

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

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

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

cc: County Clerk's Office (2 copies)

10.1. dd
DI.1.7

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

The County has determined that the proposed Negative Declaration will not result in significant environmental impacts and has therefore prepared a Negative Declaration pursuant to the California Code of Regulations Section 15070.

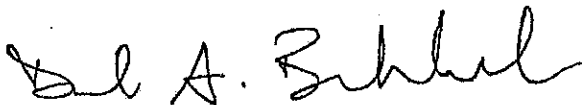
A copy of the Negative Declaration and all documents referenced in the Negative Declaration may be reviewed in the offices of the Department of Conservation and Development, at 30 Muir Road, Martinez, during normal business hours. The Negative Declaration can also be downloaded from the Department of Conservation and Development website at www.co.contra-costa.ca.us/index.aspx?NID=869.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Wednesday, September 5, 2012**. Any comments should be in writing and submitted to the following address:

Attention: David Brockbank
Department of Conservation and Development
Contra Costa County
30 Muir Road
Martinez, CA 94553

The County File Number indicated near the top of this notice should be included on all correspondence. It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. While a date for this hearing has not yet been set, it is anticipated to occur in late September 2012. The hearing will be held at 30 Muir Road, Martinez.

ADDITIONAL INFORMATION: For additional information on the Negative Declaration and the proposed project, please contact David Brockbank of the Department of Conservation and Development by telephone at (925) 674-7794, by fax at (925) 674-7258 or e-mail at david.brockbank@dcd.cccounty.us.



David Brockbank
Senior Planner

cc: County Clerk's Office (2 copies)

10.11.12

El Sobrante Valley Planning and Zoning Advisory Committee

Treasurer's Report for October 11, 2012

<u>Balance</u> as of September 30, 2012	\$587.77
<u>Deposits-</u>	\$ 00.00
Total Deposits	<u>\$ 00.00</u>
Expenses-	
Eleanor Loynd-Copies	\$ 25.71
Total Expenses	<u>\$ 25.71</u>
Balance in Bank as of 10-11-12	<u>\$562.01</u>

Bank Statement Reconciliation: \$587.77 in Bank as of the end of September. Difference is check for \$25.71 Written on October 11, 2012



El Sobrante Municipal Advisory Council

Contra Costa County Fire District Station # 69

Battalion 7

September 2012

Your station responded to 158 Emergency Calls

Response breakdown

- 72 Emergency Medical Service
- 29 Automatic Aid responses to the City of Richmond
- 15 Structure Fires
- 6 Vegetation/Vehicle Fires
- 3 Fire Alarms
- 11 Motor Vehicle Accidents
- 11 Motor Vehicle Accidents with Rescue
- 1 Automobile vs. Pedestrian
- 8 Hazardous Conditions
- 1 Sheriff's Department Assist
- 1

Battalion 7 Significant Incidents

Fwy 80 Vehicle Fire

On September 15th at 18:42 hrs Engine 69 (El Sobrante) responded to a Vehicle Fire on Freeway 80 near Appian Wy. The fire was extinguished prior to it spreading to the adjacent flammable vegetation. There were no injuries to citizens or firefighters.

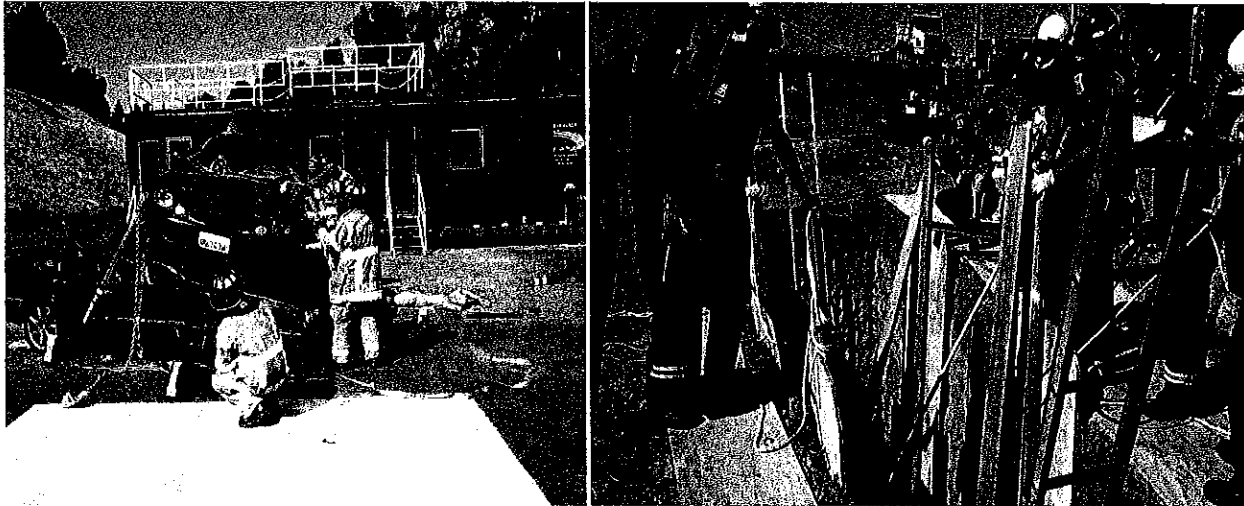
San Pablo, Structure Fire in an Apartment building

On September 22nd at 22:50 hrs the Contra Costa County Fire District and Richmond Fire Department responded to a residential structure fire at 2386 Road 20 in the City of San Pablo. Units found a working fire on the second floor of a vacant apartment building. Firefighters initiated an interior fire attack and confined the fire to the dwelling and attic of origin. Firefighters searched the entire building and confirmed that the structure was unoccupied. The fire caused 75,000 dollars worth of damage to the building which was under renovation. There were no injuries to citizens or firefighters.

Hercules, Residential structure fire with two burn victims

On September 27th at 14:22 hrs Rodeo-Hercules Fire Protection District, Contra Costa County Fire District, Pinole Fire Department, Crockett Fire Department, Battalion 7 and Battalion 64 responded to a residential structure fire in the City of Hercules. When crews arrived on scene they found smoke coming from an upstairs window and were met at the side walk by two occupants suffering burns, one with burns to approximately 60 percent of his body. Upon entering the structure Engine 70 found smoke and flame coming from an upstairs bedroom. Contra Costa County Engine 70 began fire attack assisted by Rodeo-Hercules Quint 76. Pinole Engine 73 began patient care with the assistance of A.M.R.W. An air ambulance was requested for the patient with severe burns. Battalion 64 and Crockett Engine 79 Established a landing zone at the end of John Muir Parkway. First arriving units extinguished the fire, and no one else was found inside the structure. Both patients were transported to the hospital one by AMRW and the other by REACH. There were no injuries to Firefighting personnel. The structure of origin was the only building damaged. The fire's origin was determined to be an over- heated electrical fan. Four Engine Companies, one Truck Company, and Two Command Vehicle, Two AMR units one medical helicopter responded staffed by 20 firefighters and 2 Battalion Chief.

Training:



All Battalion personnel participated in the West County Joint Operations Multi-Casualty Incident Drill at Richmond Fire Department Drill tower.

Rescue 69 B-shift completed Trench Rescue Operations as part of their West County USAR training

All Battalion personnel completed complex stabilization and extrication techniques for a multiple vehicle override accident.

Public Education and Events:

The Contra Costa Fire Protection District was proud to participate in the 19th Annual El Sobrante Stroll on Sunday September 16th, 2012. The Fire District provided:

E-69 (El Sobrante) for the Parade, Fire Safety Information, Hands-Only CPR Training for 112 Attendees, and Fire Engine Demonstrations for over 300 children.

Staffing for this event was provided by Contra Costa County Fire Reserve Firefighters, Rodeo-Hercules Fire Reserve Firefighters, and Contra Costa County Fire Explorer Post #88.



It's Fire Prevention Week! This year's theme, "Have Two Ways Out" focuses on the importance of having a home fire escape plan and practicing that plan to prepare you and your family to think fast and get out quickly when the smoke alarm sounds. Fire Prevention Week was established to commemorate the Great Chicago Fire of 1871 that tragically killed more than 250 people, left 100,000 homeless, destroyed more than 17,400 structures and burned more than 2,000 acres. This event changed the way firefighters and public officials thought about fire safety and the President of the United States has signed a proclamation pronouncing a national observance during that week every year since 1925.

The firefighters and fire prevention personnel in Contra Costa County are dedicated to reducing the occurrence of structure fires and related injuries through fire prevention and public safety education. We want everyone to take personal steps to increase their safety from fire, especially in their homes, by creating and practicing a home fire escape plan. In addition, we want to stress the importance of installing and maintaining smoke alarms throughout your home. Smoke alarms save lives – but only if they are installed and working properly!

Take time this week to make your family safe from fire by following these simple recommendations.

Fire District Operations:

Fire Station 69 continues to experience increased emergency call volume. This a largely due to the closures of fire stations in our Battalion 7 partner agencies at the City of Pinole Fire Department and the Rodeo-Hercules Fire District. To date, the Contra Costa County Fire District has been able to maintain constant staffing at Station 69 (El Sobrante) and Station 70 (San Pablo). The Fire District has been forced to eliminate two Engine companies in Central County. (Concord and Walnut Creek)

The Contra Costa County Board of Supervisors have placed **Measure Q**, a parcel tax on the November 6th General Election ballot to provide revenue support for the Contra Costa County Fire Protection District. The Fire District has been hit hard by the recession losing over 32 million dollars in funding during the past five years. Funding from Measure Q will be dedicated to the Fire District to maintain as many staffed stations as possible to provide critical and time sensitive Fire, Rescue, and Emergency Medical Services to our Communities.

Respectfully Submitted,

Lon Goetsch, Battalion Chief

Contra Costa County Fire District

West County Battalion 7

LGoet@cccfd.org

10.2.8



CONTRA COSTA COUNTY Fire Protection District

[Home](#) | [Operations](#) | [EMS](#) | [Support Services](#) | [Administration](#)



Check the box limited to enroute.

Runs By Station From 09/01/2012 To 09/30/2012

Rank (Runs)	Station	Runs	Runs/Day	Code 3	Get Out Time*	Run Time*
1	06E	<u>299</u>	9.97	258	01:30	03:39
2	70	<u>281</u>	9.37	257	02:10	03:55
3	05	<u>271</u>	9.03	218	01:33	03:35
4	81	<u>241</u>	8.03	217	01:36	03:53
5	85	<u>239</u>	7.97	210	01:34	03:56
6	82	<u>231</u>	7.7	188	01:40	04:29
7	01	<u>215</u>	7.17	173	01:49	03:50
8	83	<u>210</u>	7	187	01:40	04:08
9	84	<u>193</u>	6.43	169	01:31	04:34
10	10	<u>187</u>	6.23	145	01:47	03:56
11	09	<u>185</u>	6.17	142	01:42	04:12
12	03	<u>181</u>	6.03	152	01:52	03:43
13	86	<u>176</u>	5.87	158	01:33	04:33
14	08	<u>166</u>	5.5	132	01:37	03:09
15	69	<u>168</u>	5.27	143	01:29	03:08
16	88	<u>154</u>	5.13	124	01:41	04:12
17	15	<u>113</u>	3.77	89	01:53	04:16
18	02	<u>107</u>	3.57	87	01:36	03:17
19	87	<u>94</u>	3.13	81	02:07	03:33
20	13	<u>86</u>	2.87	75	02:22	04:59
21	07	<u>82</u>	2.73	58	01:56	04:12
22	11	<u>76</u>	2.53	56	01:50	03:57
23	14	<u>76</u>	2.53	64	01:47	03:08

Contra Costa County



Fire Protection District

Dear Neighbors:

The Contra Costa County Fire Protection District (Con Fire) is your local fire department. You may have heard about potential station closures and reductions in service for fire, rescue, and emergency medical services in our community. It is important for our residents to be informed and engaged in public safety decisions that affect every family and every home and business.

Like many of you, the Fire District has been severely affected by the recession. From 2008 to 2012, the Fire District's property tax revenue has decreased by approximately \$32 million dollars. At the same time, operating costs continue to increase.

The District has taken a number of steps to decrease spending while still providing an excellent level of fire and medical emergency services. The District has eliminated staff positions, laid off non-operational staff, controlled overtime costs, reduced discretionary spending, deferred capital purchases and repairs, and de-staffed units. The District has also obtained a number of Federal grants to help offset costs.

Fire District support staff have collectively made concessions including cutting salaries and agreeing to pay higher contributions for their health care and pensions. Our firefighters have cut their salary by 10% and in addition have adopted a new lower starting salary, and agreed to negotiate a different, lower-cost, pension tier for new employees.

During these tough times, the Fire District has utilized our reserve fund to continue to provide fire protection, rescue, and emergency medical services (EMS) from all 28 of our fire stations. Unfortunately, we have reached a point where our reserve funds are depleted. Between 8 and 10 fire stations will be closed and significant service cuts will occur if additional revenue is not obtained.

The Fire District's response capabilities and staffing levels are already well below fire service standards and those of comparable communities. Fire station closures will threaten the safety of the community and result in significantly longer response times and inadequate resources to protect citizens and property. These station closures will also result in increased insurance costs for homeowners and businesses.

To this end, I am compelled to recommend that our District Board of Directors place a revenue measure on the ballot in November. If supported, the additional revenue would be utilized to maintain critical fire and EMS service delivery levels as we continue to evaluate new models of public safety and create further efficiencies in service delivery.

The District will hold a public workshop to discuss this measure on Tuesday, June 26th at 1:30 pm. The workshop will be held in the Contra Costa Board of Supervisors Chambers at 651 Pine Street in Martinez.

If you would like more information on this important matter, please call my office at 925-941-3318 or visit our website at www.cccfcpd.org. Your input and support are vital to maintaining public safety in our community.

Sincerely,

10.2.8

Subj: **Monthly Emergency Responses for El Sobrante**
 Date: 10/6/2012 12:01:07 A.M. Pacific Daylight Time
 From: db1adm@cccfd.org
 To: moli@msn.com, rpender970@aol.com
 CC: RGrac@cccfd.org
 City: El Sobrante
 Station: 69
 MONTH: 9/2012
 TOTAL CALLS: 61
 CODE 3 CALLS: 49
 STRUCTURE FIRES: 1
 VEGETATION FIRES: 0
 OTHER FIRES: 2
 EMS RESCUE: 37
 HAZARD: 1
 PUBLIC SERVICE: 5
 MISTAKEN ALARM: 8
 FALSE ALARM: 2
 OTHER NON-FIRE: 5

Station: 69
 Total Calls: 1
 Code 3 Calls: 0
 Structure Fires: 0
 Vegetation Fires: 0
 Other Fires: 0
 EMS Rescue: 0
 Hazard: 0
 Public Service: 1
 Mistaken Alarm: 0
 False Alarm: 0
 Other Non-Fire: 0

10.2.9

Subj: **Monthly Emergency Responses for El Sobrante**
Date: 11/6/2012 12:00:09 A.M. Pacific Standard Time
From: db1adm@cccfd.org
To: moli@msn.com, rpender970@aol.com
CC: RGrac@cccfd.org
City: El Sobrante
Station: 69
MONTH: 10/2012
TOTAL CALLS: 1
CODE 3 CALLS: 0
STRUCTURE FIRES: 0
VEGETATION FIRES: 0
OTHER FIRES: 0
EMS RESCUE: 0
HAZARD: 0
PUBLIC SERVICE: 1
MISTAKEN ALARM: 0
FALSE ALARM: 0
OTHER NON-FIRE: 0



SPAWNERS

San Pablo Watershed Neighbors Education and Restoration Society

October 2012

Local Color: Wood Ducks on San Pablo Creek

By Douglas Vaughan



Wood duck photo by Ted Beedy

One needn't look to the Tropics for spectacular birdlife. Consider, for example, our own outlandishly colorful wood duck, a serious contender for the title of world's most beautiful waterfowl. During breeding season, the gaudy male looks like a paint-by-number exercise gone wrong: a harlequin-like face pattern of black and white, a glossy green crown and mane, red-ringed eyes and a red and white bill, a ruddy breast and buffy flanks. The female pales by comparison. This home-grown beauty is familiar enough in the eastern U.S., but something of a special treat to see here in the West. It can, however, be found locally in the East Bay Municipal Utility District watershed land, including San Pablo Reservoir and San Pablo Creek, thanks at least in part to a program of the California Waterfowl Association (CWA).

Unlike most North American waterfowl, wood ducks nest in tree cavities, sometimes disused woodpecker holes, but more often natural cavities that develop in tree trunks when large branches break off. In 1991 the CWA established the California Wood Duck Program, which aims to enhance wood duck reproduction by providing unnatural cavities—basically, oversized bird houses.

Since the program's inception, wood ducks have used these nest boxes to produce 621,000 ducklings. At the upper end of San Pablo Reservoir, about 30 boxes offer nest sites to wood ducks, as well as to interlopers such as the introduced fox squirrel and the tiny northern saw-whet owl. The first of these boxes were mounted in the mid-'90s, then a number of young captive-raised wood ducks were released to seed a local population. Since then, volunteers have maintained the boxes and monitored nesting activity during each breeding season, roughly February through June. When the reservoir level was lowered in 2004 to allow seismic strengthening of the San Pablo dam, nesting activity diminished, but it has now returned to a healthy level. In 2012 nine successful wood duck nests produced 130 ducklings.

Or so we assume! Like other waterfowl, wood ducks produce precocial young, competent to leave the nest within a day of hatching and, with a little motherly guidance, to make their way in the world. As a result, we must usually judge nesting success by inference rather than direct observation. A typical sequence of twice-monthly observations might go something like this: (i) four eggs, the size of a small hen's eggs, buried in wood shavings; (ii) a female sitting amid a cloud of down; (iii) she's still there; (iv) nothing but eggshells and down. The female at first visited the box only to lay her eggs, roughly one per day, burying them until her clutch of a dozen or so was complete. She then incubated them for about a month, after which all the eggs hatched within a matter of hours. After another day or so, the ducklings jumped from the nest (they can survive leaps from daunting heights) to follow their mother's lead to water. *(continued on reverse side)*



SPAWNERS member Robert Bartholomew checks a box at San Pablo Reservoir

SPAWNERS

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



Return Service Requested

10.3.12
Dated Material - Please
Deliver by October 5, 2012
NON-PROFIT

ORGANIZATION
US POSTAGE PAID
Richmond, CA
Permit #226

Wood duck nesting in a box



Wood Ducks, continued...

Fortunately, the residue in the box includes a "membrane" from each hatched egg, allowing us to judge the number of ducklings the nest produced. We may also take the opportunity to remove and band the incubating female, which can offer insights into such matters as nest-site fidelity and longevity if we recapture the same bird in later years—as we often do.

Unfortunately, apart from females sitting on eggs, actually seeing a wood duck on the San Pablo watershed is a chancy business. During breeding season, pairs are sure to be present along San Pablo Creek between Bear Creek Road and the upper end of the reservoir, but most of that area is inaccessible. The best bet is probably the bridge over the creek near the southwest end of the Oursan Trail. Take your EBMUD trail-use permit with you, make a stealthy approach—wood ducks tend to be skittish—and hope for the best.



Northern saw-whet owls are occasional, and welcome, interlopers; this one was photographed in Tilden Regional Park.

Calendar of Events

Native Planting Day at the Creekside Classroom
Sat., October 13, 9:30am – 12:00pm
Wilkie Creek Outdoor Classroom, Corner of May Rd. and Santa Rita Rd.

Join us for a planting workday at our creekside classroom site behind De Anza High. We will be installing nearly 100 new plants this fall. Learn about California native plants and how to control pesky weeds in your own yard. 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.

Weed Team Work Event

Fri., October 26, 9:30am – 11:30am
El Sobrante Boys & Girls Club, 4660 Appian Way
We meet the last Friday of every month to clean up and steward one of our lovely creek protection sites. All are welcome. Join us for a couple of pleasant hours in the sunshine, helping to care for our natural spaces.

D Avilla Way Street and Creek Cleanup

Sat., November 10, 9:30am – 11:30am
Corner of D Avilla Way and La Honda Rd., El Sobrante
We will be holding a creek cleanup along D Avilla Way in El Sobrante. Help us pick up trash and other debris to keep our community safe and healthy for everyone. We will provide gloves, bags, and snacks!

For more event info, contact (510) 665-3538 or visit us on the web: www.spawners.org

10.4.a

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, OCTOBER 23, 2012
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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

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

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

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

1. PUBLIC COMMENTS:

BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING:

- 2. ERICK SONDEÑO, TRACI WHITE, RICHARD FLIER (Appellants), LENISE GIBSON (Applicant & Owner), County File #LP12-2010: This is an appeal of the Zoning Administrator's decision to approve a land use permit to expand an existing 6-senior residential care facility use to accommodate a maximum of 10 seniors, demolish an existing carport and workshop structure and add 1,390 square feet to the existing residence, and construct three off-street parking spaces including a new curb cut. The subject property is located at 3107 Del Oceano Drive, in the unincorporated Lafayette area. (General Plan: Single-Family Residential-Low) (Zoning: Single-Family Residential, R-15) (Assessor's Parcel Number (APN): 167-331-005). CYL

MANDATORY REFERRAL: PUBLIC HEARING:

- 3. MANDATORY REFERRAL FOR THE ACQUISITION OF 135(+/-) ACRES OF LAND, Assessor Parcel Nos. 075+070-004 and 094-100-012, located 5755 Nortonville Road, at intersection with Kirker Pass Road in unincorporated area south of Pittsburg (known as the Save Mount Diablo-Thomas North Property) by the East Bay Regional Park District CP# 12-43) PR

REZONING AND DEVELOPMENT PLAN: PUBLIC HEARING

- 4. REZONING AND FINAL DEVELOPMENT PLAN TO ESTABLISH A DOWNTOWN EL SOBRANTE (P-1) PLANNED UNIT DEVELOPMENT, County Files #RZ11-3219 & #DP12-3016: This is a County-initiated proposal to rezone and adopt a preliminary and final development plan for Downtown El Sobrante. The proposal is for approximately 170 acres of land zoned as Single-Family Residential (R-6 & R-7), Multiple Family Residential (M-12, M-17 & M-29), Two-Family Residential (D-1), Neighborhood Business (N-B), Retail Business (R-B), and Light Industrial (L-1) to be rezoned to Planned Unit District (P-1). A General Plan Amendment was adopted by the County Board of Supervisors on June 7, 2011, that changed the majority of the subject parcels' land use designations to mixed-use. The proposed rezoning and final development plan is a follow-up to the General Plan Amendment and will allow the subject properties' new P-1 Zoning District to be consistent with the mixed-use land use designations. The new Downtown El Sobrante (P-1) Planned Unit District will incorporate a zoning program for the project area, which will be tailored specifically for the commercial core of El Sobrante. This proposed P-1 zoning program will provide maps, development standards (requirements for building height, structure setbacks, off-street parking, etc.), and a Land Use Matrix to help determine permitted uses and those uses which are not allowed. The Zoning Program will also provide extensive guidelines for the design and placement of buildings, parking lots,

APPLICANT
REQUESTED HOLD
ON PROJECT.
INDEFINITE
CONTINUANCE
RECOMMENDED

10.4.6

landscaping, signage and residential development standards. The downtown area proposed to be rezoned encompasses the parcels that front along San Pablo Dam Road between El Portal Drive and Appian Way; the parcels that front along Appian Way between San Pablo Dam Road and Valley View Road, as well as the parcels that surround the "Triangle Area" at the intersection of Appian Way and Valley View Road. DAB

5. STAFF REPORT:
6. COMMISSIONERS' COMMENTS:
7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 13, 2012.

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

~ CANCELLED ~

10.4.C

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, NOVEMBER 13, 2012
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 27, 2012.

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

~ REVISED ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 5, 2012
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

1. PUBLIC COMMENTS:

MINOR SUBDIVISION: PUBLIC HEARING

- 2. MILTON "JOHN" & SALLY MARIN (APPLICANTS & OWNERS), COUNTY FILE #MS12-0007 (Formerly County File #MS10-0004): Applicants request approval of a vesting tentative map to subdivide a 4.37 acre parcel into three parcels, (Parcel "A", 40,000 square feet; Parcel "B", 40,000 square feet; Parcel "C", 110,524 square feet). The project also includes a request for approval of a tree permit to allow the removal of eight (8) code protected trees and to allow work within the dripline of nineteen (19) code-protected trees in order to allow the construction of a 20-foot wide paved private roadway and the conversion of an existing open drainage ditch into an underground drainage pipe. As part of the project, the applicant also seeks to establish a 0.75-acre restricted development area along the southern boundary of Parcel-C. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Very Low) (Zoning District: Single-Family Residential, R-40) (Assessor Parcel Number: 140-220-008) RAH Staff Report

LAND USE PERMIT: PUBLIC HEARING

- 3. SPRINT (Applicant) – SPRINT-NEXTEL PROPERTY SERVICES (Owner), County File #LP12-2072: This is a land use permit request to renew and modify County File #LP2003-83, for the continued use and upgrade of an existing wireless telecommunications facility. The current facility consists of two equipment buildings, five antenna dishes, four omni antennas, three Global Positioning System (GPS) antennas and supporting equipment. The upgrade includes the removal of: (a) two omni antennas, (b) one GPS antenna, (c) one equipment cabinet, and the addition of: (a) one panel antenna, (b) two upgraded equipment cabinets, (c) two Remote Radio Units, and (d) one global positioning system antenna. The project site is located within a 15.65-acre parcel addressed as 8851 Manning Road, in the Livermore area. (Zoning: Exclusive Agriculture (A-80)) (General Plan: Agricultural Lands) (Census Tract: 3551.04) (Assessor's Parcel Number: 006-200-004) FA Staff Report
- 4. ADRIAN PELL (Applicant) - BYRON UNITED METHODIST CHURCH (Owner), County File #LP12-2095: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a computer consulting business out of a single-family residence located at 726 Willow Lake Road in the Discovery Bay area. (Zoning: F-1) (General Plan: Single-Family Residential Medium-Density) (Census Tract: 3040.00) (Assessor's Parcel Number: 004-262-005) DW Staff Report
- 5. LILLIAN DOWNING (Applicant & Owner), County File #LP12-2091: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an organizational services business out of a single-family residence located at 199 Brown Drive in the Pacheco area. (Zoning: R-6) (General Plan: Single-Family Residential High-Density) (Census Tract: 3212.00) (Assessor's Parcel Number: 125-113-001) DW Staff Report
- 6. SPRINT PCS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP11-2050: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2113 for the operation of a wireless telecommunications facility. The modification includes the following: a) removing two antennas and replacing with two antennas; b) removing three Sprint equipment cabinets and replacing with two new equipment cabinets; c) adding one Global Positioning System (GPS) antenna, one new microwave dish, and four new Remote Radio Units (RRU); and d) trenching for the proposed hybrid cables and conduits located within a fenced lease area on a 17.23-acre parcel. The subject

site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately ½ mile west of Dougherty Road, in the San Ramon area (Zoning: Exclusive Agricultural District, A-80) (General Plan: Public and Semi-Public, PS) (Assessor's Parcel Number 222-270-003) (Continued from December 5, 2011 WRN) JRC

Staff Report

7. SPRINT PCS (Applicant) - GREG AND BEVERLY KENT (Owners), County File #LP12-2031: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2036 for the operation of a wireless telecommunications facility. The modification includes the following: a) removing two antennas and replacing with two antennas; b) replacing one Global Positioning System (GPS) antenna and replacing with one GPS antenna, c) removing three Sprint equipment cabinets and replacing with two equipment cabinets; d) adding one fiber cabinet and six Remote Radio Units (RRU); and e) trenching for the proposed hybrid cables and conduits located within an equipment shelter on a 3-acre parcel. The applicant will also construct an 8-foot tall by 10-foot long fence placed in front of the air-conditioning unit. The site is located at 13 Pary Court in the Alamo area. (Zoning: Single-Family Residential District, R-40) (General Plan: Single-Family Residential-Very Low Density, SV) (Assessor's Parcel Number 197-390-015) JRC Staff Report
8. AT&T MOBILITY (Applicant) - JOHN DONOVAN COOK, TRUSTEE (Owner), County File #LP11-2024: The applicant is requesting approval of a land use permit to modify County File #LP10-2020, which includes the addition of three panel antennas (for a total of nine) to a telecommunications facility. The antennas are to be placed on an existing PG&E tower located on a 3-acre undeveloped parcel just north of the Richmond Parkway and Interstate 80 Freeway intersection in the Pinole area. (Zoning: R-6) (General Plan: Single-Family Residential-High Density) (Census Tract: 3640.02) (Assessor's Parcel Number: 426-070-020) FA Staff Report
9. DAN BURKE (Applicant on behalf of Sprint) - WALKER FAMILY TRUST (Owner), County File #LP12-2089: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding a single 2.5-foot diameter microwave dish. The project area is located on top of a hill 1,500-feet east of Vasco Road and 900-feet north of the Contra Costa County and Alameda County border. The facility is located at 4580 Dyer Road in the Byron area of the County. (General Plan: Agricultural Lands (AL)) (Zoning: Agricultural Preserve District (A-4)) (CT: 3040.00) (Assessor's Parcel Number: 005-070-014) RJN Staff Report
10. KRESTON HAYNES (Applicant on behalf of Metro PCS) - HUSSEY TRUST (Owner), County File #LP12-2088: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP04-2049) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to add a single 12-inch microwave dish, 13.5-feet up an existing pole mount, and to remove and replace an existing battery cabinet with a new fuel cell cabinet. The lease area for the project is within an approximately 4.36-acre parcel, located on Willow Pass Road, northwest of Avila Road, and southeast of Highway 4 in the Bay Point area. (A-2) (AL) (CT 3552.00) (Assessor's Parcel Number: 099-151-002) RJN Staff Report
11. DAN BURKE (Applicant on behalf of Sprint) - EAST BAY REGIONAL PARK DISTRICT (Owner), County File #LP12-2090: The applicant requests approval of a land use permit to modify an existing Sprint telecommunications facility by adding a single 2.5-foot diameter microwave dish. The property is located at 11751 Vasco Road in the Byron area of the County. (General Plan: Agricultural Lands (AL)) (Zoning: General Agriculture District (A-2)) (CT: 3040.00) (Assessor's Parcel Number: 005-180-005) RJN Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

12. STEVEN KUBITSCHKE (Applicant) - KEVIN VOLLMER (Owner), County File #DP12-3010: This is a hearing to consider the following: A) An architectural design review development plan is required pursuant to Condition of Approval #11.B of amended Final Development Plan Permit #DP01-3061 for a new single-family residence on Lot 3 of Subdivision 7744; B) A request to grant an exception to condition of approval #11.C which allows for patios not higher than 18 inches above natural grade in the area outside of the building envelope and outside of the scenic easement area, where the proposed development includes a terrace patio at a maximum of 2 feet 6 inches above natural grade; C) A request to grant an exception to Condition of Approval #11.E.3 that requires all structures to be within the final approved building envelope including retaining walls higher than 3 feet in height, where the project proposes a maximum retaining wall height of 3 feet 6 inches for the motor court. The subject property is Lot 3 of Tract 7744 addressed 406 Legacy Drive in the Alamo area. (General Plan: Agricultural Lands, AL) (Zoning: Planned Unit Development, P-1) [Assessor's Parcel Number (APN): 193-010-025] CYL

3:30 P.M.

13. PUBLIC COMMENTS:

SUBDIVISION: CONTINUED PUBLIC HEARING

14. JOHN WOLLMAN, WOLLMAN & ASSOCIATES, INC. (Applicants) - C&H DEVELOPMENT, INC. (Owners), County File #SD069066: This is a request for a Vesting Tentative Map approval to subdivide approximately 6.1 acres into 12 lots ranging in size from 6,240 square feet to 14,900 square feet with three open landscaped parcels totaling 2.16 acres and a gated Emergency Vehicle Access (EVA) driveway to Lambert Road. In addition the application includes the removal of 9 trees on site with work within the dripline of 8 trees for the service road and drainage improvements, and preservation of 14 trees. Variances are requested for four (4) and five (5) foot high retaining walls approximately 1.5 feet from the sideyard property lines, where 5-feet is required between lots 1, 2, 7 and 8. The subject site is located east of Freeway 80 and between Fariss Lane and Lambert Road, northeast of Appian Way within the unincorporated El Sobrante area of Contra Costa County. (Zoning: R-6 and R-7) (Assessor Parcel Numbers: 425-040-016 & 024 and 425-130-002) (General Plan designation: SH- Single-Family High-density with a density range of 5.0 to 7.2 units per net acre) (Continued from 10/15/12 AMB) LC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 19, 2012. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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

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

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

10.6.a



recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

Board of Directors Regular Meeting Agenda
November 17, 2011
7:00 p.m.
(Posted November 10, 2011)

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.

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



4. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

5. PRESENTATIONS - None

6. CONSENT CALENDAR

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

6.0 October 13, 2011 Authority Board Meeting Minutes

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

6.1 Used oil Grant Funding for Refurbished Used Oil Collection Sheds

RECEIVE and FILE staff report on used oil collection shed funding.

END OF CONSENT CALENDAR

7. STAFF REPORT

7.0 Staff Report

Staff will provide an update on recent and upcoming activities.

END OF STAFF REPORT

Process for Addressing Agenda Items Before the Board of Directors

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

8. REGULAR AGENDA

8.0 Post-Collection Procurement Process

- 1. RECEIVE a PRESENTATION regarding post-collection service options.
- 2. Consideration of ADOPTION OF A MOTION directing staff on the procurement process desired by the Board of Directors (BOD) for post-collection services.

8.1 Procurement Consulting Services

CONSIDERATION OF A MOTION Authorizing Staff to Either:

- 1. Hire a consultant to help in post-collection service procurement through a request for proposal (RFQ) process; **OR**
- 2. Negotiate a professional service agreement with HF&H Consultants (HF&H) for the procurement process.

8.2 Conduct Public Hearing on West County Resource Recovery's Proposed IRRF Budget and Associated "All But Collection" Rates for Calendar Year 2012.

Consideration of ADOPTION OF PROPOSED RESOLUTION NO. 11-6 approving the 2012 IRRF Budget, Performance Targets, Tipping Fees and IRRF-Related "Post Collection" Rates.

8.3 Planning Workshop Facilitators

DISCUSSION of agency planning workshops. Provide direction to staff on selecting a facilitator/planner for workshops.

8.4 2010 Draft Prudence Review

RECEIVE a PRESENTATION of the draft annual Prudence Review Report

END OF REGULAR AGENDA

9. BOARD MEMBER AND STAFF ANNOUNCEMENTS

Board Member and Staff Announcements

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

10. ADJOURNMENT

Adjournment

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meetings are scheduled for November 10 and December 8, 2011.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, October 10, 2012, 1:30 PM

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

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

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

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

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

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

Campaign Contribution Disclosure

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

Notice of Intent to Waive Protest Proceedings

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

American Disabilities Act Compliance

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

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

10.7.12

October 10, 2012 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the September 12, 2012 regular LAFCO meeting.

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. LAFCO 12-04 – Dougherty Valley Annexation #15 to the City of San Ramon - the Commission will consider a proposal to annex 41.54+ acres located adjacent to Quail Ridge Elementary School. **Public Hearing [Hearing to be continued; Commission is requested to fix October 31, 2012 at 1:30 p.m.as date and time for Continued Public Hearing and call a Special LAFCO Meeting on said date]**

MUNICIPAL SERVICE REVIEWS/SPHERE OF INFLUENCE UPDATES

7. **Public Review Draft – Library Services Municipal Service Review (MSR) and Sphere of Influence (SOI) Updates** - the Commission will receive the Public Review Draft Library Services MSR and provide direction to the project team.

BUSINESS ITEMS

8. **Northeast Antioch** – the Commission will receive an update from the City of Antioch and Contra Costa County regarding the proposed annexation and strategic planning efforts for Northeast Antioch, and provide direction as appropriate.
9. **First Quarter Budget Report for FY 2012-13** – the Commission will receive the first quarter budget report for FY 2012-13.

CORRESPONDENCE

10. Correspondence from Contra Costa County Employees’ Retirement Association (CCCERA)

INFORMATIONAL ITEMS

11. Commissioner Comments and Announcements
12. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Special LAFCO meeting – October 31, 2012 at 1:30 p.m.

Next regular LAFCO meeting – November 14, 2012 at 1:30 p.m.

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



***SPECIAL MEETING
NOTICE AND AGENDA***

DATE/TIME: Wednesday, October 31, 2012, 1:30 PM

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

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

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Notice of Intent to Waive Protest Proceedings

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

American Disabilities Act Compliance

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

10.7.d

**CONTRA COSTA LAFCO SPECIAL MEETING AGENDA
WEDNESDAY, OCTOBER 31, 2012**

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

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

- 5. Approval of Minutes for the October 10, 2012 regular LAFCO meeting.

SPHERE OF INFLUENCE/BOUNDARY CHANGES.

- 6. ***LAFCO 11-07 – Alhambra Valley Reorganization: Annexation to City of Martinez and Detachment from County Service Area P-6.*** On September 12, the Commission approved the reorganization of 316.4± acres (104 parcels) located southwest of the current City of Martinez boundary. On October 17, a protest hearing was held and an insufficient number of valid protests was received to either require and election or terminate the proceedings. The Commission will be asked to order the reorganization.
- 7. ***LAFCO 12-03 – San Damiano Annexation to East Bay Municipal Utility District (EBMUD):*** On September 12, the Commission approved the annexation of 27.5± acres (three parcels) located in western Danville to EBMUD, subject to protest proceedings. On October 17, a protest hearing was held and no protests were received. The Commission will be asked to order the annexation.
- 8. ***LAFCO 12-04 – Dougherty Valley Annexation #15 to the City of San Ramon*** - the Commission will consider a proposal to annex 41.54+ acres located adjacent to Quail Ridge Elementary School. **Public Hearing, continued from October 10, 2012**

OUT OF AGENCY SERVICE

- 9. ***LAFCO 11-09 – Town of Discovery Bay Community Services District*** – this is a request by the District to extend municipal sewer services outside its jurisdictional boundary to a 15± acre parcel located at 14021 Highway 4 in unincorporated Byron (APN 011-200-038).

BUSINESS ITEMS

- 10. ***Island Annexations and LAFCO Policies & Procedures*** - the Commission will receive a report on island annexations and be asked to consider revisions to the Commission’s island annexation policies.
- 11. ***2013 LAFCO Meeting Schedule*** – the Commission will be asked to approve the 2013 LAFCO meeting schedule.

CORRESPONDENCE AND INFORMATIONAL ITEMS

- 12. Correspondence from Contra Costa County Employees’ Retirement Association (CCCERA)
- 13. Commissioner Comments and Announcements
- 14. Staff Announcements

ADJOURNMENT

Next regular LAFCO meeting – November 14, 2012 at 1:30 p.m.