

# **El Sobrante Municipal Advisory Council**

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

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

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

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

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

## **AGENDA for Wednesday, December 12, 2012**

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

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

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

1. \*Approval of Minutes for November 12, 2012

**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 8:25 P.M.**

**P.5** Presentation by Contra Costa Transportation Authority Engineering Manager, Hiham Noeimi, P.E. regarding Major Interchange Modification at I-80 and San Pablo Dam Road, McBryde Avenue and El Potal Drive

**8:25 P.M. to 8:35 P.M.** Questions – limit 2 minutes per speaker

**8:35 P.M. to 8:40 P.M.**

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

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

**Public Comment** - Questions – limit 2 minutes per speaker

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

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

**9:00 P.M. to 9:05 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

**9:05 P.M. to 9:10 P.M.** Questions – limit 2 minutes per speaker

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

**DI.2** Representative, Ann Del Tredic, of the Farris Lane and Lambert Road Neighborhood Association, will be discussing the funding of the appeal to the County Planning Commission of the County's Zoning Administrators approval of the Farris Lane Project

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

**9:25 P.M. to 9:30 P.M.**

**DI.3** Discuss and consider sending letter to Supervisor John Gioia regarding our concerns for residents on Garden Lane and Farris Lane. There are 147 homes on the two lanes with only one way out. The addition of 12 more homes now approved by the Zoning Administrator brings the total number of homes to 159 homes with only one way out. Request the County consider a second road for use in case of an emergencies

**9:30 P.M. to 9:40 P.M.** Questions-Limit 2 minutes per speaker

**Short Discussion Items-**

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

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

**9:45 P.M. to 9:50 P.M.** Questions – Limit 2 minutes per speaker

**Information Items-**

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

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for November 14, 2012
- 10.2** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC, to Aruna Bhat, County Zoning Administrator regarding Concerns on the Farris Land Project of 12 homes
- 10.3** Letter from Eleanor Loynd, Co-chair, of the ESVP&ZAC, to County Planner Will Nelson regarding the division of .763 acres into three parcels at 39 Kirkpatrick Drive, El Sobrante
- 10.4** Contra Costa County Planning Commission’s Meeting Cancellation Notice for December 11, 2012
- 10.5** Contra Costa County Zoning Administrator’s Meeting Cancellation Notice for December 11, 2012

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

**Sub Committee Reports**

- 11.1** ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland
- 11.2** ESMAC Safety, Chair, vacant, member, Jim Hermann,
- 11.3** ESMAC Education & Out Reach, Co Chairs 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**

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

# **El Sobrante Municipal Advisory Council**

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

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

## **Draft Minutes for Wednesday November 14, 2012**

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

**Absent:** None

**Called to Order:** 7:03 pm by Barbara Pendergrass

Pledge of Allegiance led by James Hermann

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

### **Minutes to approve:**

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

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

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

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

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

### **Presentations**

Presentation by Contra Costa County Fire Battalion Chief, Lon Goetsch

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

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

### **Public Comment**

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

### **Consent**

None

### **Discussions Items**

**DL.1** Development Plan Application

### **Short Discussion Items**

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

### **Information Items**

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

### **Adjournment**

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

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

\*M/S/C – Motion/Seconded/Carried

**Land Use Activity Report on Items Received From the Contra Costa County Community Development and Conservation Department for December 12, 2012**

**LP12-2080 Notice of Public Hearing on November 19, 2012.** Applicant is requesting approval of a Land Use Permit for a Home Occupation to conduct administrative portion of an auto detail business out of a single-family residence. Owner, Tony and Jacquelyn Kollias. Address, 1031 Manor Road, El Sobrante, Calif., 94803. Applicant, Natalie Kollias, address same as owner. Natalie goes to car dealerships and cleans cars and some repairs inside cars. She only does office work at home. Applicant request approval to establish online business from residence to detail autos for dealerships.

**LP12-2096 Notice of Public Hearing on November 19, 2012.** Applicant is requesting approval of a Land Use Permit for a Home Occupation to conduct the administrative portion of a computer design business out of a single family residence located at 990 Manor Road in the El Sobrante area. Owner and Applicant John Pepper.

**VR75-1151 Variance Permit Application.** Owner, Brajan Singh, Address, 3519 Mifflin Ave., El Sobrante, Ca., 94803. Applicant, Nilliam Coburn Architect, Oakland, Ca, 94607. Applicant requests approval of a variance to construct a pitched roof over an existing residence. The variances requested are 10ft side yard aggregate where 15 ft is required, and a variance to allow for a front yard setback of 10 ft where 20 ft is required. The project requires a design review due to lot's substandard width.



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

DI-1-a  
1289

**VARIANCE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b> Name: <u>Bhajan Singh</u>	<b>APPLICANT</b> Name: <u>WILLIAM GIBURN ARCHITECT</u>
Address: <u>3519 MIFLIN AVE</u>	Address: <u>1224 CENTER ST</u>
City, State: <u>EL SOBRANTE CA 94803</u>	City, State: <u>OAKLAND CA 94607</u>
Phone: <u>910-501-1561</u>	Phone: <u>510-757-4085</u>

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.  
 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 Bhajan Singh

Applicant's signature

<b>CONTACT PERSON (optional)</b> Name: <u>Same as applicant</u>	<b>PROJECT DATA</b> Total Parcel Size: <u>± 11,236 SF</u>
Address:	Proposed Square Footage of Project: <u>0</u>
City, State:	Estimated Project Value: <u>13,000</u>
Phone:	

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

**OFFICE USE ONLY**

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

Property description: Lot 16, NORTH RICHMOND

Ordinance Ref.: <u>84-4,1002</u> <u>84-4,1004</u>	<b>TYPE OF FEE</b>	<b>FEE</b>	<b>S-CODE</b>	Assessor's No.: <u>420-031-012</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$1000.00	S-044	Site Address: <u>3519 MIFLIN</u>
Fire District: <u>CONSOLIDATED</u>	Late Filing Penalty (+50% of above if applicable)	\$	S-066	Zoning District: <u>R-6</u>
Sphere of Influence: <u>SAN PABLO</u>	Notification Fee	\$15.00 / \$30.00	S-052	Census Tract: <u>3630</u>
Flood Zone: <u>A</u>	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	General Plan: <u>SH</u>
Panel Number:	Env. Health Dept.	\$47.00	5884	Substandard Lot: <u>YES</u> / NO
x-ref Files: <u>VR75-1151</u>	Other	\$		Supervisory District: <u>1</u>
				Received by: <u>KEITH DENISON</u>
				Date Filed: <u>11-7-12</u>
Concurrent Files:	<b>TOTAL</b>	<u>\$1,077.00</u>		<b>File Number:</b> <u>VR 12-1030</u>
	Receipt #			
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE SIDE

DI. 1. b

POR. OF LOTS 122 & 131 RO. SAN PAULI  
A SERPA TRACT MAP 32-23

NORTH RICHMOND MAP 118

LAX (1111) A11 A

P.B. 416

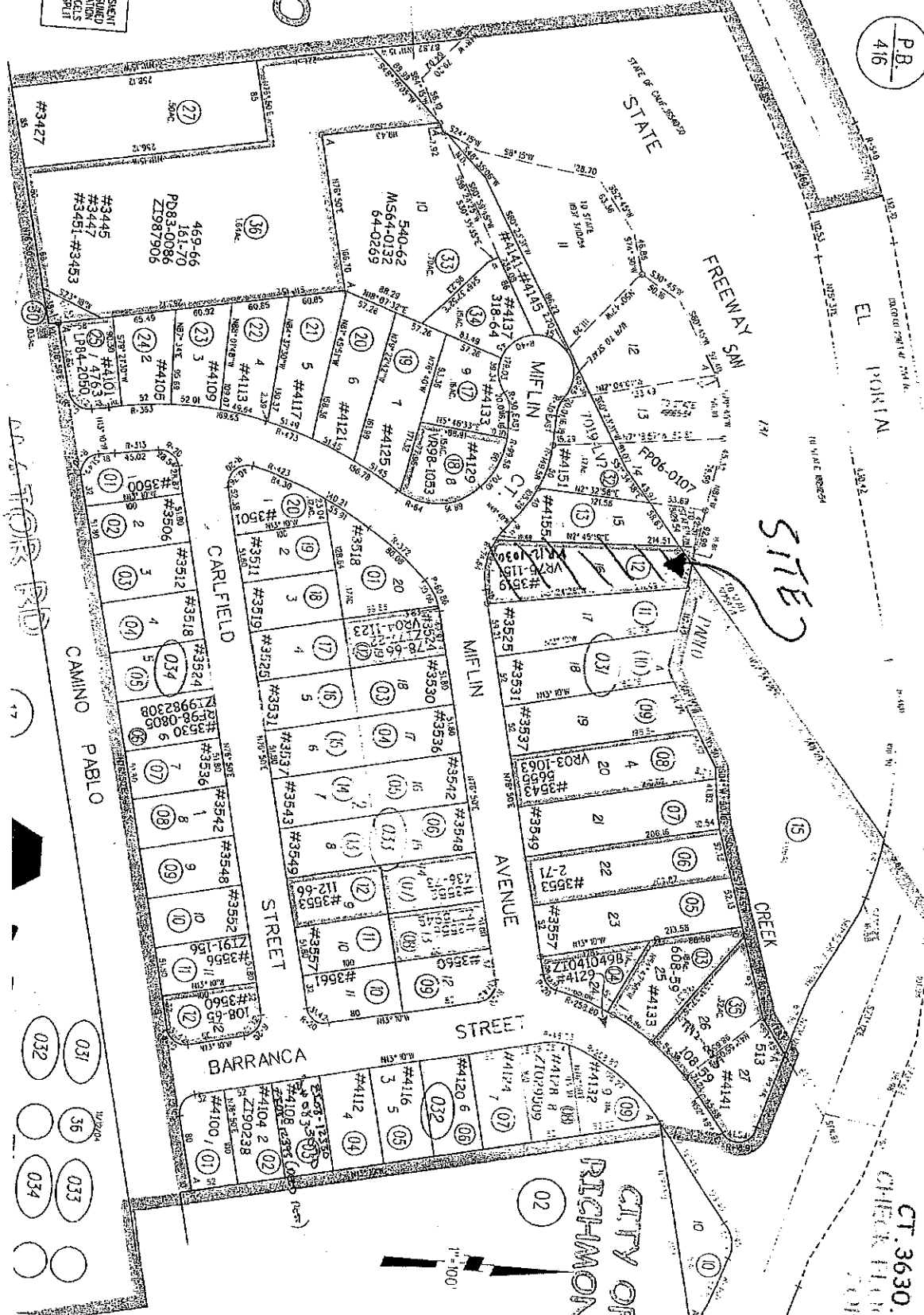
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THIS PREPARED FOR ASSESSMENT  
BY THE COUNTY OF SAN FRANCISCO  
AND THE COUNTY OF ALAMEDA  
AND THE COUNTY OF CONTRA COSTA  
AND THE COUNTY OF SACRAMENTO  
AND THE COUNTY OF SUTTER  
AND THE COUNTY OF YUBA  
AND THE COUNTY OF BUTTE  
AND THE COUNTY OF COLUSA  
AND THE COUNTY OF EL DORADO  
AND THE COUNTY OF FRESNO  
AND THE COUNTY OF KERN  
AND THE COUNTY OF LOS ANGELES  
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AND THE COUNTY OF SAN BERNARDINO  
AND THE COUNTY OF SAN DIEGO  
AND THE COUNTY OF SAN JOAQUIN  
AND THE COUNTY OF SANTA BARBARA  
AND THE COUNTY OF SANTA CRUZ  
AND THE COUNTY OF SHASTA  
AND THE COUNTY OF SIERRA  
AND THE COUNTY OF STANISLAUS  
AND THE COUNTY OF TULARE  
AND THE COUNTY OF YAVAPAI  
AND THE COUNTY OF YUBA

04

PABLO



LA TROPEZ RD

CAMINO PABLO

CARLFIELD

STREET

BARRANCA

STREET

AVENUE

MIFLIN

MIFLIN

MIFLIN

STATE

FREEWAY S.W.

SITE

CREEK

CITY OF RICHMOND

1" = 100'

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# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, NOVEMBER 19, 2012 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

NATALIE KOLLIAS (Applicant) - TONY & JACQUELYN KOLLIAS (Owner), County\_File #LP12-2080: The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of an auto detailing business out of a single-family residence located at 1031 Manor Road in the El Sobrante area. The detailing portion of the business will be conducted off site. (Zoning: Single-Family Residential District, R-6) (General Plan: Single-Family Residential High Density, SH) (Census Tract: 3630.02) (Assessor's Parcel Number: 426-181-011)

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 Ryan Aguilar at 925-674-7814.

Catherine Kutsuris, Director

Department of Conservation and Development



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# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, NOVEMBER 19, 2012 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

JOHN PEPPER (Applicant & Owner), County File #LP12-2096; The applicant is requesting approval of a land use permit for a home occupation to conduct the administrative portion of a computer design business out of a single-family residence located at 990 Manor Road in the El Sobrante area. (Zoning: R-6) (General Plan: Single-Family Residential High-Density) (Census Tract: 3630.00) (Assessor's Parcel Number: 426-121-023).

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 D'Andre Wells at 925-674-7797.

Catherine Kutsuris, Director  
Department of Conservation and Development



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

*10.1.12*

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

**THURSDAY, NOVEMBER 8, 2012**

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

<b>Members:</b>	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 October 11, 2012.
3. Treasurer's Report: Barbara Pendergrass
4. Introduction of Guests:
5. Correspondence Sent/Received
6. 6:30 p.m. **NEW PROJECT:** LP12-2117. Request to set up a home occupation for an internet based packaged food business at 5312 D'Avilla Way #B. Applicants Eric Munguia & Joao Paulo Ferreira. Food to be produced at an off-site kitchen & then delivered to the customer. Review project. Assigned: APPROVED
7. 6:50 p.m. **NEW PROJECT:** VR12-1024. Request variance to legalize an existing 849 sq. ft. structure attached to a residential second unit, where 600 sq. ft. is allowed at 2022 Thompson Lane. Applicants James Less & Wendy Ma. Review project. Assigned: JIM & eeb
8. **Committee Business: Review and Updates on Projects**
  - **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?
  - **Resolution # 32.** Raising funds for the County Fire District. Update from Nov. 6<sup>th</sup> election.
  - **MS12-0005.** 39 Kirkpatrick Dr. 0176 acre lot into 3 parcels, possible new entrance off Heath Dr. P&Z comments to be sent in.  
Assigned: George Schmidt, Jim Hermann
  - **Review of P-1 Zoning Plan** provided by Planner David Brockbank. Plan. Commission approved the P-1 Zoning Plan.
  - **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. Zon. Admin. Mtg. Oct. 15<sup>th</sup>. Meeting held over to Nov. 5<sup>th</sup> about 3:30 p.m. Updates.

**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.

*(over)*

El Sobrante Valley Planning & Zoning Advisory Committee Nov. 8, 2012 –Page 2

- 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, Dec. 13th at 6 p.m. in the E.S. Library Mtg. Room

**Minutes: October 11, 2012**

**El Sobrante Valley Planning and Zoning Advisory Committee  
El Sobrante Library Meeting Room,  
El Sobrante California**

**Members:**

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

**Minutes: The minutes were read and approved as corrected.**

**Treasurer's Report: The balance in the Mechanics Bank Checking Account is \$562.01.**

**Introduction of Guest**

**Peter Marshall, County Fire Chief**

**The County Fire Chief presented information regarding cutbacks in funding to Fire Departments. He is supporting MEASURE Q, a tax amounting to \$75.00 on homeowner's property tax. This tax would maintain services at present level. He warned that more stations could be forced to close and services could be cut back due to lack of funds. The Contra Costa County Fire Protection District is funded by local property taxes. All funds would stay in the community and could only be spent on fire and emergency medical services.**

**1100513: Knobcone: Development of 4 Residential Lots.**

**P & Z has requested information from Richmond Planning. This information has not been received. P&Z committee must have further information on details before making recommendations. P&Z meets to review projects and project information on the 2nd Thursday of each month. An agenda is set for each meeting and meeting time is set aside to meet with scheduled people or groups, review projects and information and to conduct business. No decisions have been made by P&Z.**

**MS12-0005: 39 Kirkpatrick Drive.**

**This project was assigned to Jim Hermann and George Schmidt. At the P&Z meeting on September 13, residents from Heath Drive and incoming streets met at 7:00 P.M. to protest the application to extend Heath Drive in order to develop residential lots. Residents believe the new development would create additional traffic and disrupt the character of the established homes on Heath Drive and incoming streets. Committee member Mike Zeelen asked the committee to recuse him from the committee for decision making regarding this project.**

10.1.8

Jim Hermann and George Schmidt met with residents and reviewed the site. Jim Hermann suggested that the adjacent street, Kirkpatrick, might be used to access applicant's property. Applicant's reason for not using Kirkpatrick was that the road was not in good condition; however, using Heath Drive would disrupt the neighborhood environment and increase traffic. After reviewing this application with P&Z, it was decided to recommend denial of the application of applicant to extend the road to access his property. The P & Z committee voted on this decision. A letter will be sent to the planner by Co- Chairman, Eleanor Loynd to inform him of this decision. The two applicants were not present at the meeting.

**Review of General Plan.**

Planner David Brockbank updated P& Z on the General Plan. Application has been made by the Contra Costa County Department of Conservation and Development regarding 170 acres, approximately 330 parcels, in the project area. The intent is to change properties to P1, rezoning the selected mixed use locations along Appian Way, San Pablo Dam Road and the Triangle area currently zoned retail business, neighborhood business, multiple family residential, single family residential and two family residential to a Planned Unit District (P1) . This new Downtown El Sobrante P1 District will incorporate a zoning program for the project area specifically for the commercial corridor of El Sobrante. The P1 Zoning program will provide maps, development standards requirements for building height, structure setbacks and off street parking. It will provide design guidelines for building placement, parking lots, landscaping, signage, and residential standards.

A copy of the Negative Declaration may be reviewed in the Department of Conservation and Development at 30 Muir Road, Martinez. The period for accepting comments extends to 5:00 P.M., Wednesday, September 3, 2012.

**SD06-9066. 6.1 Acre parcel off Fariss Lane, El Sobrante (12 lots).**

Applicant requests approval of a vesting tentative map to subdivide this site. The sites are between the homes on Lambert Road and the homes on Fariss Lane. This is on the County agenda for October 15, at 1:30 P.M., at 30 Muir Road, Martinez. P&Z has requested more detailed information on the project. Co-Chair, Eleanor Loynd, has concerns included in a letter written August 10, 2012 and Co-Chair, John Lisenko followed with a letter regarding community concerns. John Lisenko is an experienced planning professional. Until P&Z has more information, the committee cannot proceed with a recommendation. P&Z requested information and asked for a meeting. John Lisenko has offered to meet with concerned members of the community to discuss their concerns. Until P&Z has more detailed information on the project, the Committee cannot proceed with a recommendation.

**Report on Major Interchange Improvements by Jim Hermann**

Jim Hermann reported on a meeting he attended at Riverside School in San Pablo.

**It was a meeting to tell the public about the major interchange modifications at San Pablo Dam Road, McBryde Avenue and El Portal Drive. Located within the City of San Pablo and the unincorporated Contra Costa County, the project also borders on the city of Richmond. Proposed improvements:**

- **Replace and widen San Pablo Dam Road Overcrossing**
- **Relocate McBryde Avenue access from westbound 1-80 (toward San Francisco)**
- **Relocate El Portal Drive access to westbound 1-80**
- **Realign Amador Street to intersect with San Pablo Dam Road further east**
  
- **Replace the 1-80/Riverside Avenue Pedestrian Overcrossing**

**The meeting was adjourned.**

**The next meeting will be held on November 8, 2012, at 6:00 P.M. at the El Sobrante Library Meeting Room, in El Sobrante.**

**Respectfully submitted,**

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.12

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

P&Z CORRESPONDENCE - NOVEMBER 2012

1. From Sec. Shirley Sharp. Minutes of Oct. 11th P&Z Meeting.
2. From County. VR12-1024. Variance to legalize an existing 849 sq. ft. accessory structure attached to a residential second unit, where a maximum of 600 sq. ft. is allowed. On Agenda 11/8.
3. From County. LP12-2117. Establish a home occupation by an internet based packaged food business. Food to be produced at an off-site kitchen, then delivered to customers. On Agenda 11/8.
4. From County. SD06-9066. Zon. Admin. Mtg. of Nov. 5<sup>th</sup> at 3:30 p.m. Continued public hearing on 12 homes on 6.1 acres off Fariss Lane.
5. From County. SD06-9066. Info from County Fire Dept. Changes in some Fire Dept. EVA roads.
6. From County. Plan. Com Review of E.S. P-1 Zoning. Plan approved.
7. From Richmond. Report on Knobcone Ct. Plans for 3 new homes with 1 parcel left vacant. *Hearing Nov. 1.*
8. From Richmond. Review of Richmond Housing Element Update for Current 2007-2014 Planning Period.
9. Call from Robert Rogers, West County Times reporter, about the Fariss Lane project.
10. From West County Times. Article on SD06-9066.
11. To Sup. Gioia. Suggestion that the Developer and County join funds to put in an EVA road or EVA pathway from Fariss Ct. to Lambert Rd.
12. From George Cleveland. Comments on SD06-9066.
13. From County. County Plan Com. Mtg. of Nov. 13 – CANCELLED. Revised Agenda for Zon. Admin. Nov. 5. SD06-9066 now no. 14 at 3:30 p.m.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10-1-9

P. O. Box 20136

El Sobrante, CA 94820

Eric Munguia & Joao Paulo Ferreire  
5312 D'Avila Way, # B  
El Sobrante, CA 94803

November 1, 2012

Re: LP12-2117. Request for a home occupation for an internet based packaged food business at 5313 D'Avila Way # B. Food to be produced at an off-site kitchen and then delivered to the Customers.

Dear Eric Munguia & Joan Paulo Ferreire,

This Committee requests that you or a representative attend our next meeting on Thursday, November 8<sup>th</sup> to share with us information about your request for a home occupation for an internet based packaged food business at 5313 D'Avila Way in El Sobrante. We want to know all the details and have the chance to ask questions before this moves on to the review by Contra Costa County. For example, have ~~to~~ started the business already? Do you have an idea as to how many customers you might get? My best guess is that this discussion will take 20-30 minutes.

you

Our meeting starts at 6 p.m. in the Meeting Room at the back of the El Sobrante Library, 4191 Appian Way, El Sobrante. This item is on the agenda about 6:30 p.m. The meeting is open to the public.

This meeting is scheduled to last from 6-8 p.m. or longer, if needed. Meetings are informal. The library is on the corner of Garden Road and Appian Way, about 1 block from San Pablo Dam Rd. in El Sobrante. From Appian Way, turn onto Garden Road to get to the parking lot entrance. The meeting room is located at the back of the building, the second door on the left.

If you or a rep are unable to attend our meeting, would you please call me at 510-223-6398 or fax me at 510-758-7697? You are welcome to call me if you have any questions or concerns. Thank you!

Sincerely,

Eleanor Loynd  
Co-Chair ESVP&ZAC

Agenda Enclosed





**CONTRA COSTA COUNTY**  
**Department of Conservation & Development**  
**Community Development Division**

10.1.11  
 LP12-2117

**HOME OCCUPATION USE PERMIT APPLICATION**

TO BE COMPLETED BY OWNER/APPLICANT

<b>OWNER</b> Name: <u>BETTY KU</u>	<b>APPLICANT</b> 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) 965-2267</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>[Signature]</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature: <u>[Signature]</u>
--	---

**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.

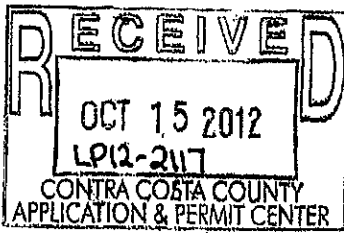
Property description: Lot 1 of TR 8940, approximately 40 feet NE of the intersection of San Pablo Dam Rd and D'Avila Way in unincorporated El Sobrante.

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

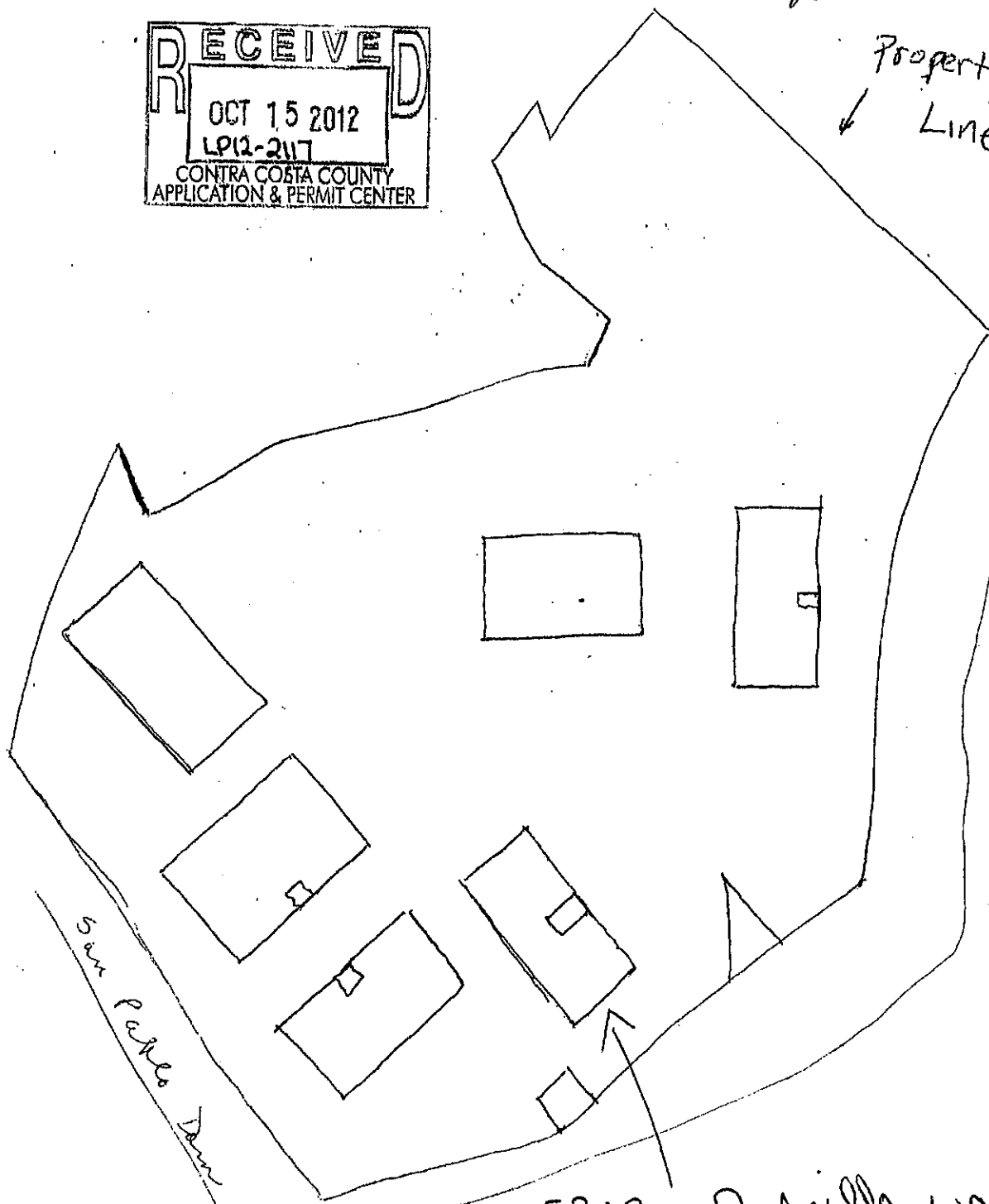
Assessor's #: <u>433-230-008</u>	TYPE OF FEE	FEE	CODE	
Zoning District: <u>M-29</u>	*Base Fee/Deposit	\$300.00	S-026	
Census Tract: <u>3602.00</u>	Late Filing Penalty (+50% of above if applicable)	0	S-066A	
Atlas Page: <u>— (x 6 A)</u>	Notification Fee = # Addresses X \$1.50 + \$30.00	<u>30.00</u>	S-052B	
General Plan: <u>ML/OS</u>	Environmental Health Dept.	0	5884	
Supervisory District: <u>1</u>				
Area: <u>El Sobrante</u>	<b>TOTAL</b>	\$ <u>330.00</u>		Received by: <u>H. Trent</u>
Fire District: <u>Consolidated</u>	<b>Receipt</b>	# <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 _____	Project Planner: <u>Siman Gill</u> <u>925-674-7815</u>			

**PLEASE COMPLETE REVERSE SIDE**

10.1.1 LP12-2117



Property Line  
to Home



San Pablo Dam Rd.

5312 D Anilla way # B  
El Solarte CA 94803

Internet  
Packaged Food  
Business

LP12-2117



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

P. O. Box 20136

El Sobrante, CA 94820

James Less & Wendy Ma  
2022 Thompson Lane  
El Sobrante, CA 94803

November 1, 2012

Re: VR12-1024. Request for Variance to legalize an existing 849 ft. accessory structure attached to a residential second unit, where a maximum of 600 sq. ft. is allowed. Address: 2022 Thompson Lane, El Sobrante.

Dear Property Owners,

This Committee requests that you or a representative attend our next meeting on Thursday, November 8<sup>th</sup> to share with us information about your request for a variance to legalize an existing structure on the property at 2022 Thompson Lane. We want to know all the details and have the chance to ask questions before this moves on to the review by Contra Costa County. For example, when was this structure installed? My best guess is that this discussion will take 20-30 minutes.

Our meeting starts at 6 p.m. in the Meeting Room at the back of the El Sobrante Library, 4191 Appian Way, El Sobrante. This item is on the agenda about 6:50 p.m. The meeting is open to the public.

This meeting is scheduled to last from 6-8 p.m. or longer, if needed. Meetings are informal. The library is on the corner of Garden Road and Appian Way, about 1 block from San Pablo Dam Rd. in El Sobrante. From Appian Way, turn onto Garden Road to get to the parking lot entrance. The meeting room is located at the back of the building, the second door on the left.

If you or a rep are unable to attend our meeting, would you please call me at 510-223-6398 or fax me at 510-758-7697? You are welcome to call me if you have any questions or concerns. Thank you!

Sincerely,

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

Agenda Enclosed



CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

VR 12-1024  
10-1-12

**VARIANCE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b> Name: <u>James Lee / Wendy Ma</u> Address: <u>2022 Thompson Lane</u> City, State: <u>El Sobrante, CA 94803</u> Phone: <u>415-515-8445</u>	<b>APPLICANT</b> Name: <u>Same as owner</u> 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: <u>[Signature]</u>	Applicant's signature: _____
<b>CONTACT PERSON (optional)</b> Name: Address: City, State: Phone:	<b>PROJECT DATA</b> Total Parcel Size: <u>1.43 Acre</u> Proposed Square Footage of Project: <u>849 Sq ft. garage</u> 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

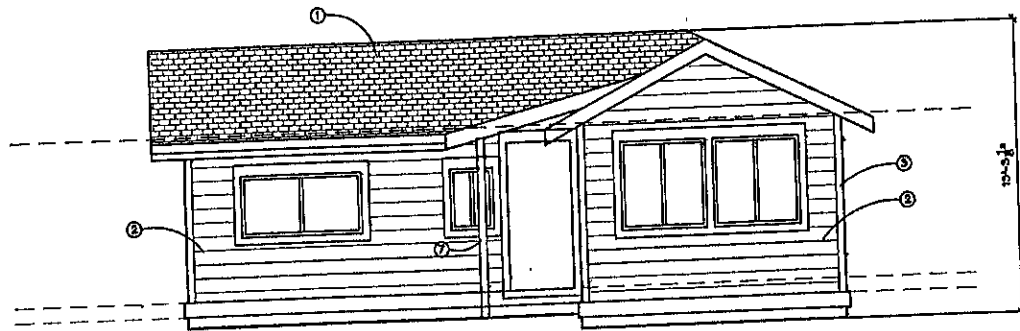
Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$1000.00	S-044	430-152-003
Fire District: <u>CONSOLIDATED</u>	Late Filing Penalty (+50% of above if applicable)	\$ 500	S-066	Site Address: <u>2022 THOMPSON</u>
Sphere of Influence: <u>RICHMOND</u>	Notification Fee	<del>\$30.00</del> \$30.00	S-052	Zoning District: <u>R-7</u>
Flood Zone: <u>N/A</u>	Fish & Game Posting (if not CEQA exempt)	<del>\$25.00</del>	S-048	Census Tract: <u>3601.01</u>
Panel Number:	Env. Health Dept.	\$47.00	5884	General Plan: <u>ML, SH</u>
x-ref Files: <u>TR 7724</u>	Other	\$ -		Substandard Lot: YES / <u>(NO)</u>
<u>TR 8995</u>				Supervisorial District: <u>1</u>
Concurrent Files:	<b>TOTAL</b>	\$ <u>1577.00</u>		Received by: <u>TULLY</u>
	Receipt #	<u>CD12-003409</u>		Date Filed: <u>9/27/12</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File Number: <u>VR12-1024</u>
				County Planner: <u>Ryan Aguilar</u>

INSTRUCTIONS ON REVERSE SIDE

925-674-7814

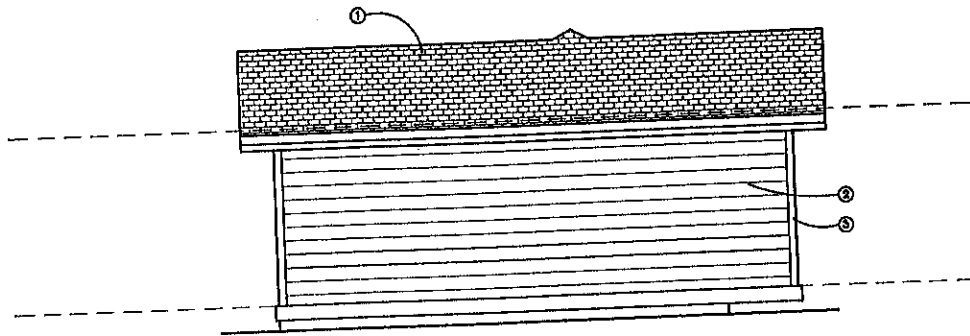


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VR 12-  
1024

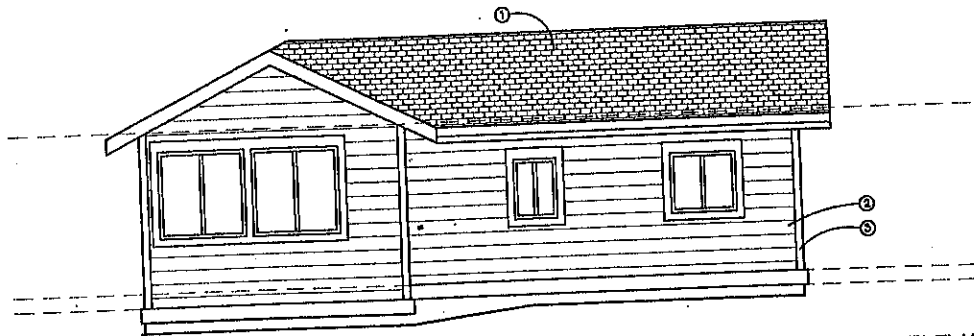


FRONT ELEVATION

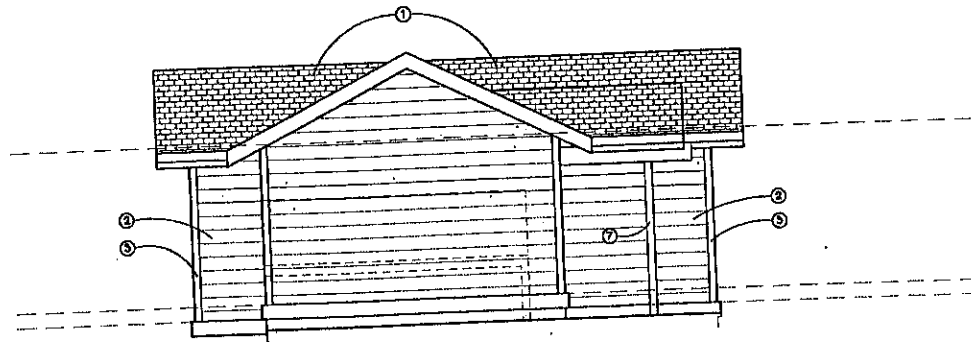
*Accessory Bldg*



RIGHT SIDE ELEVATION



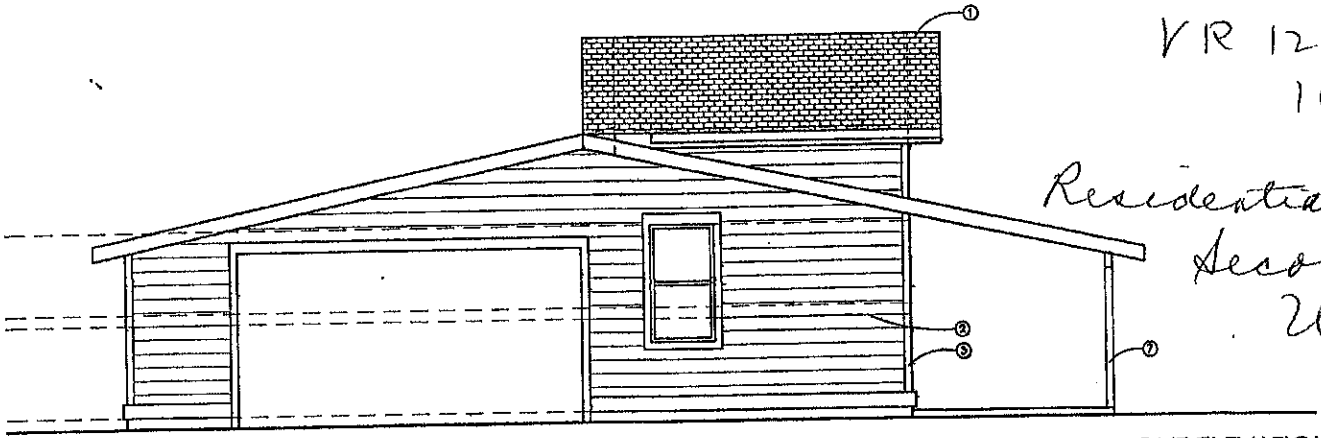
REAR ELEVATION



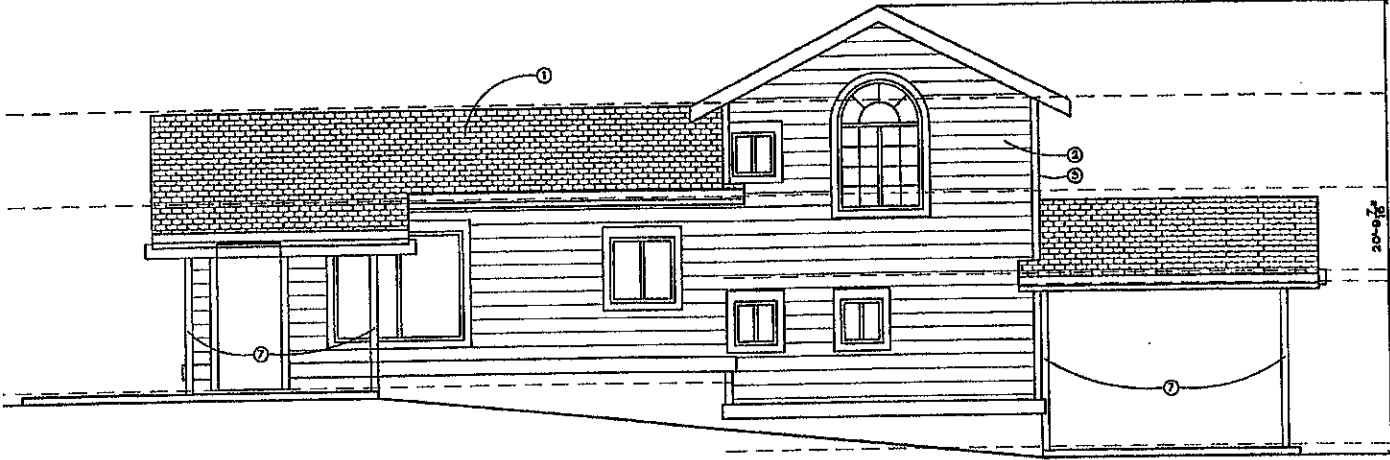
LEFT SIDE ELEVATION

10.1.N  
VR 12 -  
1024

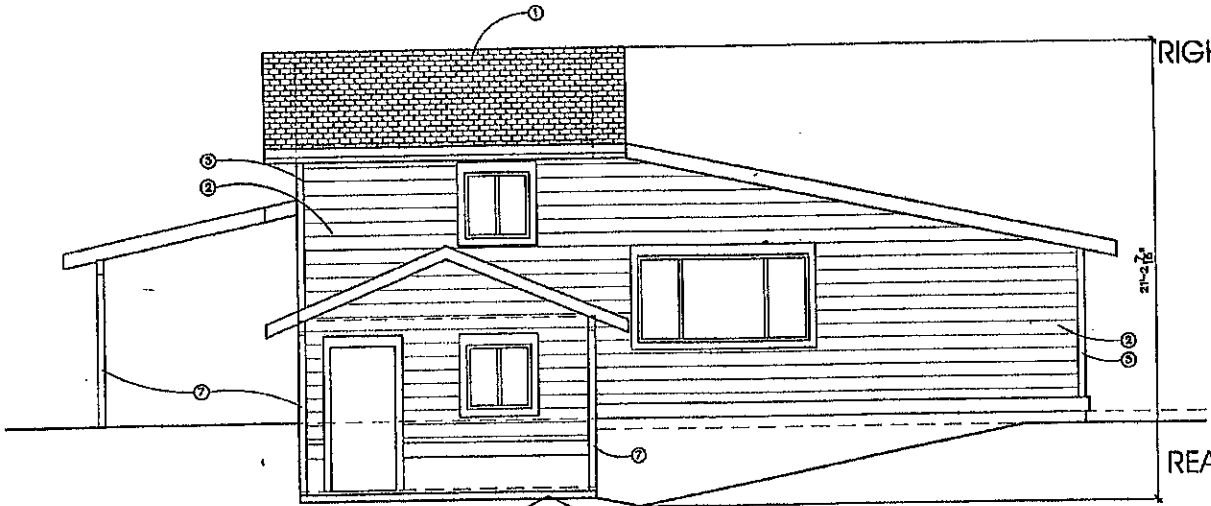
Residential  
Second  
Unit



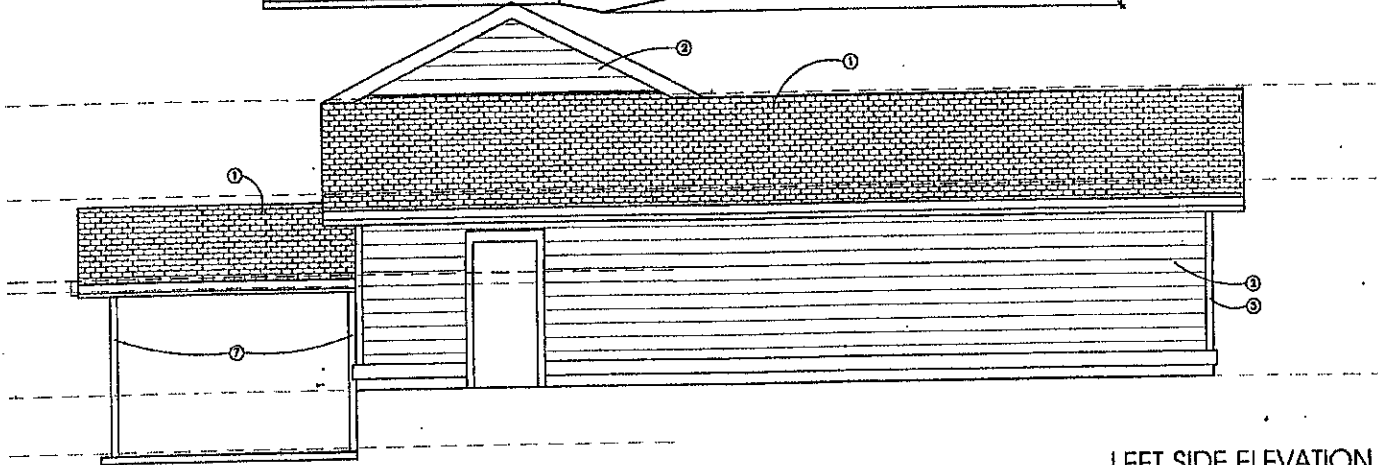
FRONT ELEVATION



RIGHT SIDE ELEVATION



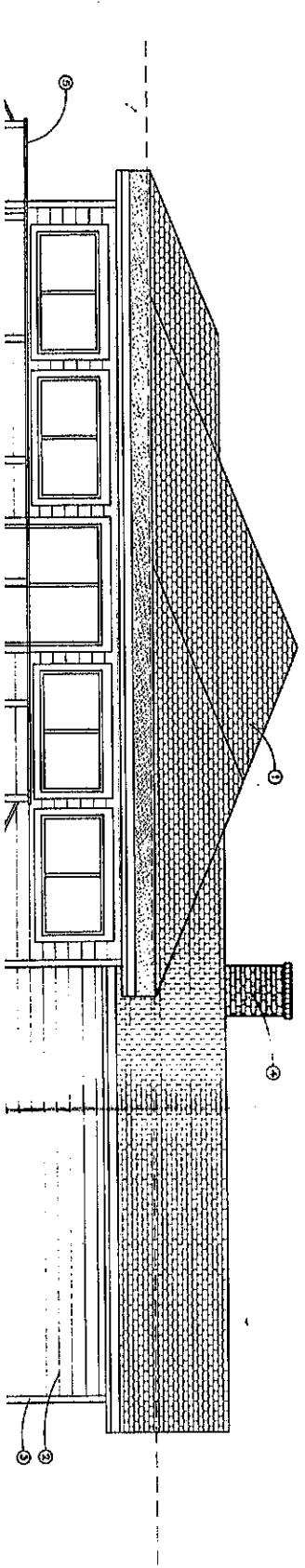
REAR ELEVATION



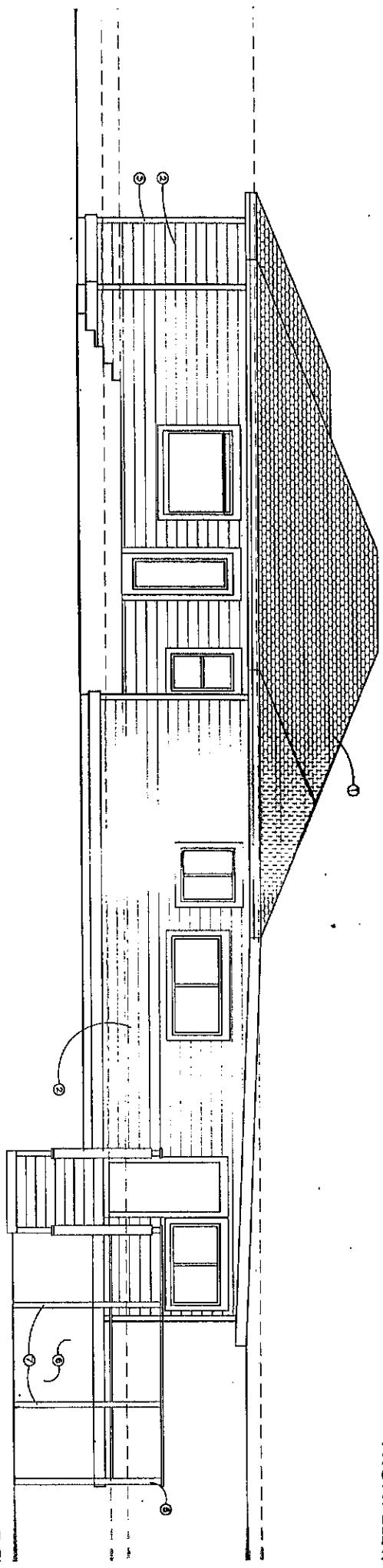
LEFT SIDE ELEVATION

10.1.0

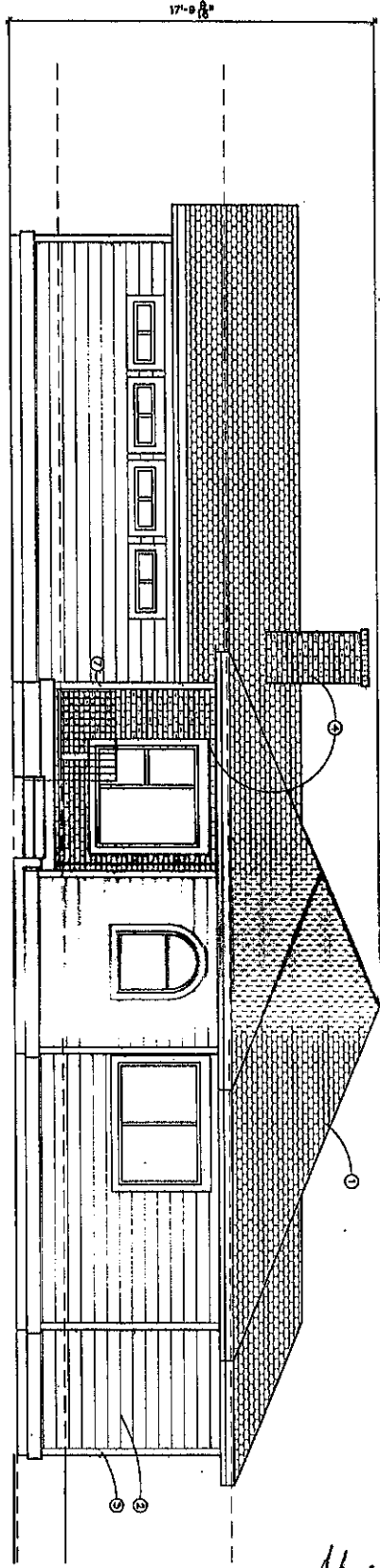
VR12-1024



RIGHT SIDE ELEVATION



FRONT ELEVATION



Main House

ELEVATION  
# # # # #





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

M. L. P.

P. O. Box 20136

El Sobrante, CA 94820

Kirkpatrick Subdivision: More comments to be added from George Schmidt and Jim Hermann.

Note: ESVP&ZAC needs to pull together comments on this project and send them in. Bring your comments to the Nov. 8<sup>th</sup> Meeting.

Details:

1. Kirkpatrick is a 25 ft. wide street. The proposed new street at the end of Heath Dr. is only 20 ft. wide. Kirkpatrick is more accessible than Heath Dr.
2. The proposed private road is offset on Heath Drive and would eliminate on street parking for some of the neighbors. There is no "on" street parking provided in this proposal.
3. The proposed subdivision will increase traffic and cause higher maintenance costs on all feeder streets and Heath Drive to the County. Kirkpatrick has a long section of "private" roadway which is paid for by the property owners.
4. There are now about 40 homes off Heath Drive. Three or 4 new homes would generate more traffic and possibly cause traffic back-ups on the street.

Suggestions:

1. The main access to the 3 new homes should be off Kirkpatrick Drive. It is a private street with 8-10 homes.
2. We should consider the idea of an Emergency Vehicle Access off Heath Dr. That would allow residents from Heath Dr. and Kirkpatrick Dr. to have access out of their homes if there is a fire, earthquake, or problem.

10.1.8

## Kirkpatrick Sub-Division

1. Kirkpatrick is a 25' wide street, the proposed new street at the end of Heath Drive is only 20' wide. Kirkpatrick is more accessible than Heath Drive.
2. The proposed drawing shows Heath Drive to be 50 foot wide street. This is false it is a 32 foot wide street from curb to curb. The County has the right of way that could extend the street to up to the 50 foot width.
3. The proposed private road is offset on Heath Drive and would eliminate on street parking in front of 1962 Heath Drive. The proposed new private road is the same as the current curb line on Heath Drive! (When the drawing is corrected to reflect the actual existing conditions).
4. The proposal and proposed private street does not provide enough off street parking! there is no "ON" street parking provided in this proposal! Plus the fact that it requires the loss of existing "ON" street parking on Heath Drive! (At minimum the loss of "ON" street parking at 1962 Heath Drive).
5. The proposed sub-division will increase traffic and cause additional and higher maintenance costs on all feeder streets and Heath Drive to the county.
6. The applicant also owns property on the west side of the proposed sub-division. He stated in the public El Sobrante Planning and Zoning Advisory Committee Meeting (September 2012) that if the proposed sub-division is approved that he would sell this additional property!!

Then why does the proposed private road continue all the way through the proposed sub-division to access this additional property? If this were true it would far less expensive to build a shorter private road than to continue it through the entire property!!

7. The applicant also stated in the public El Sobrante Planning and Zoning Advisory Committee Meeting (September 2012) that he intends to install a private security gate. Won't this impede the ability of Fire and Police access to the property for emergency services. This would also endanger other properties close by, in case of a fire or other emergency.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.12

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

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

October 28, 2012

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

Dear John & Terrance,

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

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

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

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

Sincerely,

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

Enclosures

101,5

SD06-9066

Department of Conservation and Development

Agenda Item # 13  
Contra Costa County

**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](mailto: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.

10.1.4

- 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@pacbell.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

CO-1.uu

10.1.V

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

Subject

Emergency Vehicle Access Road - Fariss Court Subdivision : from Neighbor  
Sharon Thygesen

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.
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>



10.1.12  
18.

October 8, 2012

To whom it may concern:

My name is George Cleveland. I have lived at 4000 Lambert Rd., El Sobrante since 2004. There have been a number of attempts in the last eight years to develop the property that lies between Fariss Lane and Lambert Road. My concerns have been the same for each proposed development:

- **Noise pollution.** The constant din from road grading/paving, utility installation and home construction will be a nuisance for an extended period of time.
- **Environmental pollution.** I am concerned that the number of large trucks to be used for this project will damage the air quality in the surrounding neighborhoods. If built, the extra 20 – 25 vehicles will contribute to the pollution, too.
- **Road damage.** Lots of heavy truck traffic on Fariss will damage the existing roadway. Who pays for repairs?
- **Access issue #1.** The directly affected neighborhood access is one-way-in, one-way out. More cars/homes/people makes it harder to evacuate in case of an emergency.
- **Access issue #2.** To make for easier access, it is proposed to create an emergency vehicle access (EVA) road from Lambert down to Fariss. Even though the EVA will be protected by a locked gate, the extra access makes it easier for people to engage in criminal activity because they'll be able to better move through the neighborhoods.
- **Environmental damage #1.** This proposed development sits on parcels of land that are very steep and subject to landslides. The existing homes on Fariss already have these problems. Do we want homes built here that would be especially susceptible to damage in case of a natural or man-made disaster?
- **Environmental damage #2.** Developing this land will upset some long-existing natural habitats. Trees will be cut down, plants and grasses will be uprooted, and the routines of the local wildlife will be severely disrupted.

Thank you for listening to my concerns.

Sincerely,



George Cleveland  
4000 Lambert Rd.  
El Sobrante, CA 94803  
[gdc82366@yahoo.com](mailto:gdc82366@yahoo.com)  
510-289-5837

EL SOBRANTE

# Project an uphill battle

## Nearby residents to speak against high-end housing development

By Robert Rogers

[rrogers@bayareanewsgroup.com](mailto:rrogers@bayareanewsgroup.com)

EL SOBRANTE — Residents in the pastoral hills surrounding Fariss Lane and Lambert Road like their neighborhood the way it is, and they aren't too keen on seeing it change.

That's why they're planning to fight a developer's proposal to dot the slopes with 12 high-

### IF YOU GO

**What:** Contra Costa County Zoning Administrator meeting.

**When:** 3:30 p.m. Nov. 5

**Where:** 30 Muir Road, Martinez

end homes when the matter goes before Contra Costa officials next month.

They like the animals, like the red-tailed hawks that circle

above their rooftops and the wild turkeys and raccoons that pad around their hillsides.

And they like the six acres of eucalyptus-lined slopes between Fariss Lane and Lambert Road.

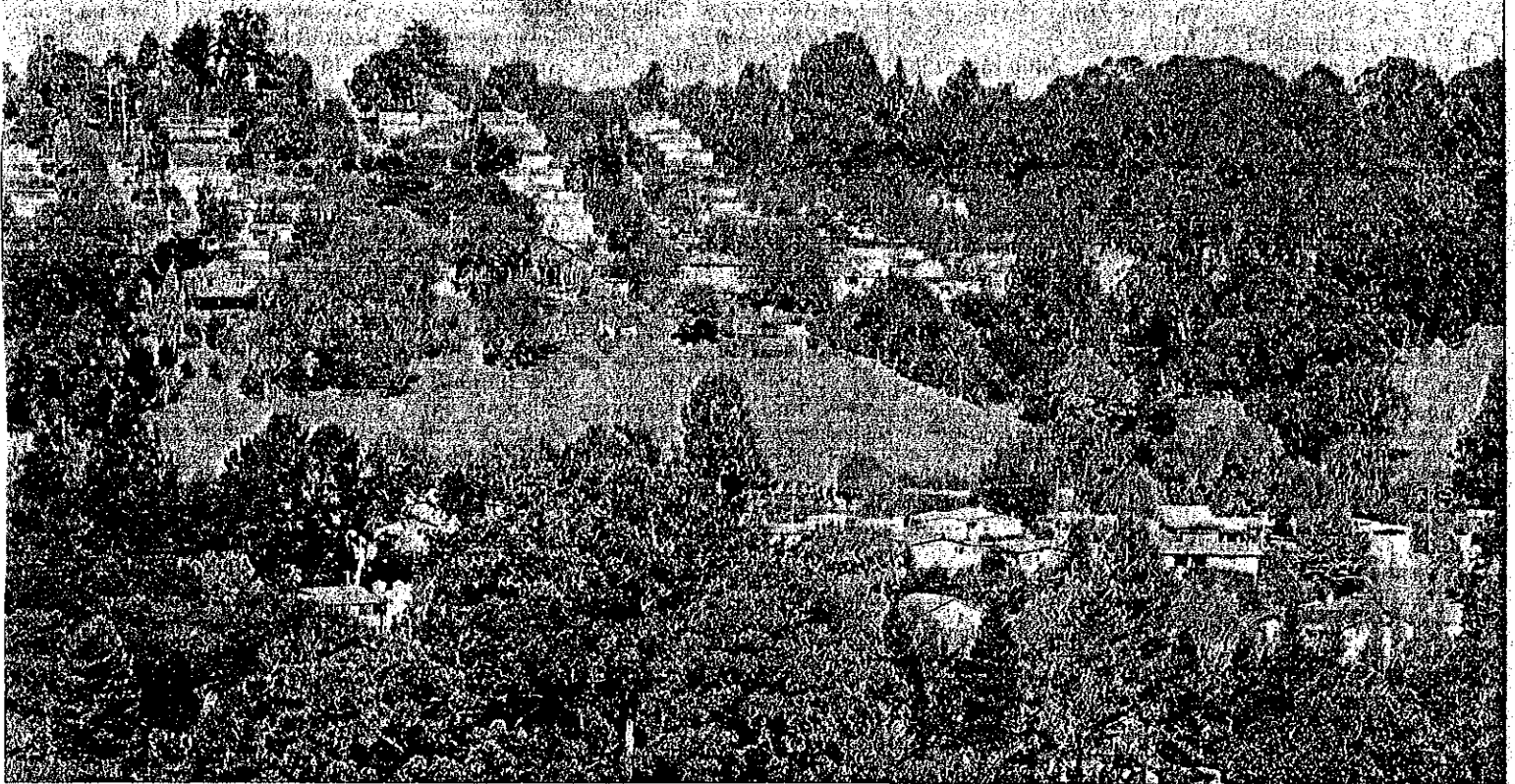
"We love how wild and quiet it is up here," said Sharon Thygesen, a 30-year resident.

If the developer's plan is approved Nov. 5 by the Contra

Costa County Zoning Administrator, nine of the trees would have to go, and countless birds and mammals would be forced to search for new habitat.

Dozens of residents are expected to attend the meeting in opposition and appeal to the county Planning Commission if the proposal is approved.

See **DEVELOP**, Page 2.



LAURA A. ODA/STAFF

The hillside tucked in between Fariss Lane and Lambert Road in El Sobrante is the site of a developer's proposal to build 12 high-end homes. The proposal goes before county officials next week. Nearby residents worry about quality-of-life issues of the project.

# Develop

Continued from Page 1

"The neighbors have a lot of concern about the project," said Eleanor Loynd, co-chairwoman of the El Sobrante Valley Planning and Zoning Advisory Committee. "I think an appeal is likely."

About 145 homes surround the six-acre site, which is owned by Walnut Creek-based C&H Development.

Residents are concerned about a host of quality-of-life issues, including losing the open space, effects on wildlife, the danger of slides on the steep hills, increased traffic on narrow hillside streets and the nuisance of months of heavy construction.

"People have wanted to develop this spot since the 1980s," Thygesen said. "But it's not a good idea. The slope is too steep, and the hillsides are too unstable."

A zoning administrator staff report dated Oct. 15 disagrees, recommending approval of the development plan. The report notes that the dozen 6,000- to 14,000-square-foot parcels would be bolstered by retaining walls, along with drainage upgrades and road enhancements performed by the developer.

C&H officials did not return calls seeking comment.

A key concern for residents is Fariss Lane, a narrow road abutting the proposed development. Fariss Lane is fed by Garden Lane, and residents think new traffic could clog the narrow passageways, especially in the event of an emergency evacuation. There is only one route in and out of the proposed development.

The county staff report says a traffic impact analysis has determined that the project is safe, and the development will include a new emergency vehicle access road.

From: ESVP&ZAC Co-Chair E. Loynd

October 27, 2012

## RECENT Information on SD06-9066, 12 lots off Fariss Lane

1. On Oct. 19, I sent a letter to County Fire Marshal Lewis T. Broschard III asking him about the planned EVA road for the project. He called to inform me that, under current code, the EVA is not required because the new homes have fire sprinklers.
2. I received more information from the County, including a copy of a letter Fire Marshal Broschard sent to Ms Thygesen, a neighbor in that area. "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....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."
3. The concerns that we have: There is already about 147 homes in this area with a one road access named Garden Road. That is the only access road out of the area to Appian Way. If a fire or even an earthquake occurred, residents would be trying to leave and the fire engines would be trying to enter AND there would probably be crashes and NO Way in or out. We are suggesting that the developer be required to put in a secondary emergency access road uphill to Lambert Rd.

CO. 1.2

**APPEALS OF ADMINISTRATIVE DECISIONS**

10.1 ac

An administrative decision made by a County officer pursuant to the Contra Costa County Ordinance Code may be appealed directly to the Board of Supervisors. The appellant shall, within thirty days of the action appealed from, file with the Clerk of the Board a verified written notice of appeal concisely stating the facts of the case and the grounds for the appeal, including the special interest and injury. To file an administrative appeal, submit a written notice of appeal, verified by your signature under penalty of perjury that it is true and correct, and a fee of \$125 to the Clerk of the Board at 651 Pine Street, Room 106, Martinez, CA, 94553. Be sure to clearly state the grounds for the appeal.

**QUESTIONS AND ORDINANCE REFERENCES**

If you have questions about how to file an appeal, contact the project planner assigned to the application you are appealing. Project planners are located in the Current Planning Section of the Community Development Division and may be reached by calling (925) 674-7205. You may also direct questions on appeals to the Community Development Division staff at the Application and Permit Center, 30 Muir Road, Martinez, CA, 94553, (925) 674-7205.

Please see County Code Article 26-2.24 for the complete text related to appeals and reconsiderations, and see County Code Chapter 14-4 for the complete text related to administrative appeals.

**APPEAL PROCEDURES**



**DEPARTMENT OF CONSERVATION AND DEVELOPMENT**

30 Muir Road  
Martinez, 674-7205  
Fax (925) 674-7258

Hours  
7:30 – 5:00  
Monday – Friday

Administrative decisions and hearing body decisions on applications including conditions of approval may be appealed.

initial public hearings on applications are assigned to either the Zoning Administrator or the appropriate Planning Commission. Some decisions are rendered administratively without going to public hearing.

The Zoning Administrator conducts initial hearings and renders decisions on minor subdivisions and related variances, major subdivisions of less than 100 lots, development plans, conditional use permits, special permits and variance permits.

The Planning Commission conducts initial hearings and makes recommendations to the Board of Supervisors on General Plan amendments, specific plans and regulations, zoning ordinance amendments and rezonings. The Planning Commission also hears and decides on major subdivisions of 100 lots or more, and any major subdivision or development plan accompanied by a rezoning.

### APPEALS OF HEARING BODY DECISIONS

Any decision of the Zoning Administrator on an application may be appealed to the Planning Commission, and any decision of the Planning Commission may be appealed to the Board of Supervisors. The person making the appeal must show grounds for the appeal. For a subdivision appeal, either the subdivider or a person adversely affected may appeal any decision regarding the tentative map or the required improvements.

For conditional use, variance, development plan or special permit appeal, the grounds for appeal may be that code requirements were not satisfied by the evidence presented at the hearing, or that the conditions imposed were unreasonable, or that conditions recommended during the hearing process should have been imposed but were not.

In all other matters, any person may appeal if the person's property rights or property value are adversely affected and the decision does not comply with the General Plan, or if the findings of the hearing body are not supported by evidence.

### FILING AN APPEAL

The appeal period is ten calendar days from the date of the decision of the hearing body. All appeals of decisions of hearing bodies must be submitted to the Community Development Division counter staff at the **Application and Permit Center, 30 Muir Road, Martinez**, prior to 5:00 p.m. on the last day of the appeal period. If the tenth day falls on a holiday, Saturday or Sunday, the next working day will be treated as the final day of the appeal period.

The appeal must include:

1. A letter stating reason(s) for the appeal.
2. A filing fee of \$125. (Irrespective of who files the appeal, the applicant will be required to pay actual staff time and materials costs in excess of the \$125 appeal fee).

Anyone deciding to file an appeal, is strongly encouraged to personally file the appeal in the office of the Community Development Division, and is cautioned against mailing the appeal or otherwise using a third party delivery system. **An appeal and the \$125.00 filing fee must be received by the Community Development Division by the close of the appeal period in order for the appeal to be valid.** Building permits may not be issued for any approved project until the **10 day appeal period has passed.**

### REQUEST FOR RECONSIDERATION

If pertinent information was not brought to the attention of the hearing body, a motion for reconsideration may be filed. A reconsideration is a request that the matter be returned to the hearing body which made the decision. Like an appeal, the request for reconsideration must be in writing, be accompanied by a \$125.00 filing fee and be filed with the Community Development Division by the close of the appeal period. Any request for reconsideration will be placed on the next available agenda of the hearing body. At that time, the hearing body will decide whether to grant or to deny the reconsideration request.

If the hearing body grants the reconsideration, a public hearing date will be set. If the hearing body declines to reconsider their decision, you may still file an appeal. However, you must be cautioned, that the time in which an appeal may be filed is limited to the number of days remaining from the date the reconsideration request was filed to the end of that appeal period. The staff of the Community Development Division is available to assist you to ensure that you understand the process and timing of appeals.

The staff of the Community Development Division is available to assist you. Please feel free to contact the planning staff if you have further questions.

## Press Release

Elder horses in the Richmond Hills above El Sobrante Valley are being watched by guardian angels. For the last few years an artist and guest teacher, Herk Schusteff, has placed his energy and resources in the service of pastured herd horses. "Hiking the hills was my attraction for moving here, so naturally I discovered and befriended the horses." "Many of their needs were being neglected, so I felt compelled to create a healthy situation for them." The task turned out to be a very special kind of education and privilege disguised in ~~physical & financial exertion and exhaustion.~~

All three of Herk's horses are elder rescues, neglected and starving, Molly-Cheyenne (his first adoption), had been sent away to be euthanized. After a long day of insistent phone calling, with help from a close friend (an idealistic lawyer) she was spared. Adventures, and recoveries, problem solving, coordinating phone-calls, community relations, the labors have paid off: part of a hopeful bounce-back renaissance of the areas traditional horse culture. "I've gained an incredible perspective on this region's remarkable potential and a personal conviction that faithful compassion for animal companions and elders guides one towards unique kind of happy healthy wisdom."

I've even embraced a personal spirituality I'd only flirted with in earlier years. I've also learned that when in the presence of horses, a patient acceptance of the rhythm of events rather than an anxious agenda of rush and control is the safest, most enjoyable approach. Horses are very responsive to mood energies and respond well to gentle ease. With 4 feet (hoofs) on the ground day and night, they're as grounded as can be and consequently celebrated for the therapy of their company. Many people know that as vegetarian grazers, horses serve as natural fire fighters, which has helped to defend their status and place in the wide-open majesty of the hills. Hundred of neighbors are also involved in another in another kind of rescue operation: to preserve this steep slide-prone. Rancho wild-lands environment in the face of highly inappropriate suburban housing proposals. Herk has simultaneously played a large role in this campaign too.

---

**Herk Schusteff (510) 223-8707 [Herkart.com](http://Herkart.com), "Save Richmond's Scenic Hillsides" "Heaven on Earth Elder Horse Rescue"**

21  
10.11.00

**For Your Information:**

**Herk Schusteff is a long time El Sobrante resident. He is a retired teacher and artist. A few of his paintings are on display in the backroom of the E.S. Library. You can look at them. His name and phone number are posted. His paintings vary in cost. He uses the money from the paintings to support 6 elderly horses on a nearby property.**

**The purpose of this paperwork is to let you know that buying a painting from him is a BIG help for the horses he supports.**

**Discussion Items:**

**-Appeal Process:**

**-Pet Food Drive: Drop of cat and dog foods at the Mechanics Bank & other local businesses.**



10.1.12

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

**Treasurer's Report for November 08, 2012**

<b><u>Balance</u></b> as of October 31, 2012	\$562.01
<b><u>Deposits-</u></b>	\$ 00.00
<b>Total Deposits</b>	<u>\$ 00.00</u>
<b><u>Expenses-</u></b> Eleanor Loynd- Copies	\$ 19.18
<b>Total Expenses</b>	<u>\$ 19.18</u>
<b>Balance in Bank as of 11-08-12</b>	<u>\$542.83</u>

Bank Statement Reconciliation: Bank Statement \$562.01.  
Difference is check written on 11-07-12 for \$19.18 to Eleanor  
Loynd for copies.



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

TOL ESMAC

Fax: \* 82-223-6091

P. O. Box 20136

El Sobrante, CA 94820

10.2

Aruna Bhat, Zoning Administrator  
CCC Dept. of Con. & Development  
30 Muir Rd.  
Martinez, CA 94553

November 23, 2012

By Fax & Mail  
Fax: 1-925-674-7200

Re: Concerns with decisions made on SD06-9066, 12 homes on 6.1 acres off Fariss Lane in El Sobrante at the Zon. Admin. Mtg. of Nov. 19<sup>th</sup>.

Dear Ms Bhat,

You may or may not be aware of these problems:

1. When you announced your decisions on this project, the microphone was not working well. The level of sound was huge and it blocked us from hearing the details as you announced them. For example, I heard you mention the numbers of some conditions, but the details could not be clearly heard. No copies of your comments were passed out at that time.
2. I called in the County Planning Office on Wed., Nov. 21 to request that I be allowed to pick-up a written copy of your decision on Fri., Nov. 23, the day after Thanksgiving. I was informed that the County Plan. Dept. would be closed again on Fri., Nov. 23.

QUESTION: Why wasn't that information shared with us at the meeting on Monday, Nov. 19<sup>th</sup>? We were told we had until Nov. 29<sup>th</sup> to submit an appeal because that is 10 days from Nov. 19<sup>th</sup>.

3. The appeal process allows 10 days from the day the decision is made to the final day that an appeal may be filed. We were told that we had until Nov. 29 to submit an appeal. The usual 10 day period includes 2 days when the County Office is closed, Saturday and Sunday. In our case, there are 4 days in the 10 day period when the County offices are closed, the Sat. & Sun. and Thanksgiving Day, Nov. 22 and Friday, Nov. 23.

QUESTION: Are we allowed to extend our appeal process by 2 days because of the extra closures? A one day extension would be until Nov. 30<sup>th</sup>, but then Sat. and Sun. are next (Dec. 1 & Dec. 2), so a two day extension would actually take us to Monday, Dec. 3.

Please let us know if it is possible to extend our appeal process days until Dec. 3. You can call me at 510-223-6398 or fax me at 510-758-7697. Please let us know as soon as possible. Thank you.

Sincerely,

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

cc: Sup. John Gioia  
Fariss Lane Residents

ESMAC  
Lashun Cross, County Senior Planner



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3

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

Will Nelson, County Planner  
Dept. of Con. & Development  
30 Muir Rd.  
Martinez, CA 94553

November 12, 2012

Re: MS 12-00055. Divide .763 parcels into 3 parcels at 39 Kirkpatrick Dr.,  
El Sobrante.

Dear Mr. Nelson,

The ESVP&ZAC appreciates the opportunity to review the subject proposal. We conducted our review in the field and at our regular monthly meeting, we heard testimony from residents directly affected by the project. The following comments reflect both the Committee's opinion as well as what we perceive to be the prevailing neighborhood sentiment.

We believe that the project, as presented, should be rejected by the County. The proposed access to Heath Dr. is not the optimum way to serve this property and is opposed by a majority of residents residing on Heath Dr. and adjoining streets. WE recommend that the developer redesign the subdivision to access to Kirkpatrick Dr. (as the property is currently served).

Supporting this recommendation are the following observations:

- The existing unit on the property is the furthest from the end of Kirkpatrick Dr. and is already served by it. It was built and permitted with that in mind.
- The connection to Heath Dr. will require tree removal and grading near an existing drainage swale.
- To properly extend Heath Dr., an existing public street, would require adequate Right-of-Way width and the construction of a cul-de-sac to County and Fire Department standards. This is precluded by improvements already on the property.
- The extension of Heath Dr. as shown on the plans is perhaps appropriate as a driveway to one house, but not as a street that can ultimately serve as many as 4 units. Existing on-street parking is adversely affected and there is no provision for on-street parking with the proposed development.
- A private road extension of Kirkpatrick Dr. will require minimal grading (there is already in place a driveway extension from the end of Kirkpatrick) and we heard no objections from existing residents on Kirkpatrick Dr. Those residents will be in a better position to maintain the street with additional properties contributing to the maintenance fund.

RE: MS 12-00055. 39 Kirkpatrick Dr., El Sobrante

Nov. 12, 2012

Observations:

- It appears that the developer wants to change how the property is currently accessed for one reason only—to save the cost of participating in the ongoing maintenance and upgrade of an existing private street. In all other respects the appropriate connection is via Kirkpatrick Dr.

- The fact that surrounding impacted neighbors all support this change should help influence the County in the direction of making the right choice – namely to tell the developer to redesign the project with an access to Kirkpatrick Dr. This should require a minimum amount of design effort and have a far lesser impact on the environment.

You are welcome to call me at 510-223-6398 if you have any questions and/or comments to make. Please send us a copy of your recommendation to the County. AND, Please inform us of when this project will be reviewed by County Staff. We appreciate your help. Thank you!

Sincerely,



Eleanor Loynd

Co-Chair ESVP&ZAC

10.4

# ~ CANCELLED ~

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, DECEMBER 11, 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, JANUARY 8, 2013.

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

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

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

10.5

**~ CANCELLED ~**

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 3, 2012  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

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

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7205.

1. PUBLIC COMMENTS:
  
2. DETERMINATION OF EASEMENT RIGHTS:

\*\*\*3:30\*\*\*

PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 17, 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 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 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 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.