

El Sobrante Municipal Advisory Council

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

The ESMAC is an Advisory Body to the Board of Supervisors

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

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

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

AGENDA for Wednesday, January 08, 2014

7:00 P. M. Pledge of Allegiance

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

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

1. Minutes for September 11, 2013
2. Minutes for October 9, 2013
3. Minutes for November 13, 2013
4. Minutes for December 11, 2013

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI.

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 8:00 P.M.

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

8:00 P.M. to 8:10 P.M. Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

8:10 P.M. to 8:20 P.M. limit 2 minutes per speaker

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

8:20 P.M. to 8:30 P.M.

DI.1 Election of Officers

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

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

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

8:50 P.M. to 9:15 P.M.

DI.3 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

- Copy of letter sent to Ruben Hernandez, CCC Planner requesting an extension of comments from Jan 3rd to middle of February for project LP13-2120. Application wasn't received until December 11th, 2013 with Christmas and New Year holidays in between the dates.

- The El Sobrante Valley Planning and Zoning Advisory Committee, (ESVP&ZAC), also requested an extension of the January 3rd, 2014 deadline.

-Copies of the letters the Co Chair, Eleanor Loynd, of ESVP&ZAC sent to May Nguyen, a member of Wild and Radish, outlining some of the outstanding questions. ESVP&ZAC is requesting representatives of LP13-2120 to attend their January 9th, 2014 meeting, 6:00 P.M., location, El Sobrante Library

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

Short Discussion Items-

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

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

9:30 P.M. to 9:35 P.M. Questions – Limit 2 minutes per speaker

Information Items-

9:35 P.M. to 9:40 P.M.

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)

Agenda and Packet of Information for December, 12, 2013

10.2 E Mail received from the Regional Parks containing their News letter.

10.3 No notices of meetings for the Contra Costa County Planning Commission's Meeting Notice's and Agenda's received this month

10.4 Contra Costa County Zoning Administrator's Meeting Notice and Agenda for December 16 2013, 1:30P.M. , 30 John Muir Road, Martinez and a Notice of Meeting Cancellation for January 6th, 2014

10.5 Contra Costa Local Agency Formation Commission Notice and Agenda for the Regular Meeting, December 11, 2013, 1:30 P.M., Board of Supervisors Chambers, 651 Pine Street, Martinez, Ca.

Sub Committee Reports

9:40 P.M. to 9:50 P.M.

11.1 ESMAC Land Use- Need members assigned

11.2 ESMAC Safety, Chair, , members, Need members assigned

11.3 ESMAC Education & Out Reach, public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day. need members assigned

New Business

12.1

Public Comment -for items not on the agenda

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

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

Adjournment 10:00 P.M.

El Sobrante Municipal Advisory Council

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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, Members: James Hermann, Joseph Camacho, and Mark Porter

Year End Report for 2013

Activities

Speakers Presenting Reports Monthly

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

Other Speakers and Topics

- Charles Ramsey, Esq. and West Contra Costa Unified School District Board Member on the requested waiver to the state on the Statutory Bonding Capacity to sell bonds already approved by voters
- Community Energy Services Corporation, CESC, a non- profit organization that provides home improvement resources to lower income families in West County. Funding comes from the County's CDBG grants
- CCC Librarian Barbara Flynn regarding an update on the plans for the Library's Strategic Plan, information on the "Year of the Library" in Contra Costa County, and the Library's 100th Birthday celebration
- Sharon Korotkin, a member of "Citizens for a Greener El Sobrante", presenting a vision for a future vibrant downtown El Sobrante
- CCC Public Works on the budget for the El Sobrante San Pablo Dam Road side walk and landscaping project
- update on the PI by David Brockbank, Senior Planner, CCC Conservation and Development Department
- Mary Halle, Associate Civil Engineer, CCC Public Works Department, discussing the replacement of the trees, tree gates, street benches, garbage cans, and historical markers to be funded from the RSS funds of \$50,000. The majority of the trees and tree gates will be funded from the TLC Grant 10% landscaping restriction limit

- MAC hosted an El Sobrante Chamber Mixer; (members of the Chamber, other business owners and the general public attended). Mixer held prior to the regular meeting
- Other speakers not named here

Major Accomplishments

- Conducted Election of Officers
- Attended Semi-Monthly Code Enforcement meetings with Supervisor Gioia's Office and Code Enforcement Representative
- Council staffed a booth at the El Sobrante Stroll and passed out information on Council meetings, also coordinated CPR instruction by the County Fire District for the Stroll
- Supervisor John Gioia, El Sobrante Municipal Advisory Council, and Boys and Girls Club of El Sobrante held an El Sobrante Cleanup Day filling one dumpster with metal, one with green items and 3 large dumpsters with trash
- Two members participate in the El Sobrante Valley Planning and Zoning Advisory Committee on a monthly basis
- Through law enforcement attendance we are able to identify problem areas and citizens problems
- Addressing the homeless problem in El Sobrante with county staff and the El Sobrante Chamber of Commerce ; this is an ongoing situation where many are drunk in Public. Lot of break-ins to businesses that may or may not be caused by homeless
- Participating in the "El Sobrante Renew Project" started by the El Sobrante Chamber of Commerce president, Jennifer Arrouzet, to assist business owners on San Pablo Dam Road to their buildings more attractive to shoppers
- Participated in a Parks study for the El Sobrante Library
- Participated in the planning of the Side Walk Project that includes, side walk replacement for parts of San Pablo Dam road, tree replacement, planters, etc.
- Held an ESMAC mixer for the Chamber of Commerce and the business community
-

Attendance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	^	^	^	^	^	^	^	^	^	^	^	^
Tom Owens	^	^		^	^	^	^	^	^	^	^	^
James Hermann		^		^	^			^		^		
George Cleveland	^	^	^			^	^	^		^	^	^
Sharon Thygesen	^	^	^	^	^	^	^	^	^	^	^	^
Joseph Camacho				^	^	^		^				
Mark Porter									^	^	^	^
Summary Monthly	4/5	5/5	3/5	5/6	5/6	5/6	4/6	6/6	4/7	6/7	5/7	5/7

attending /appointed (Special meeting held in August on the stabbing of an Oliver's Hardware store employee. A combined meeting of August and September held in September)
 No Quorum in March.

Resignations: None- New members appointed. Joseph Camacho In time for April meeting and Mark Porter in time for the October meeting

Goals for 2013

- Develop ways to increase attendance at Council meetings
- Participate in the annual El Sobrante Cleanup Day at the Boys and Girls Club

- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and it's activities
- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek
- Continue to address Disaster Preparedness
- Explore Grants and revitalize San Pablo Dam Road and Appian Way
- Redo the ESMAC Bylaws
- Set up CPR classes with the County Health Department to assist in El Sobrante becoming a healthy community designation
- Hold another Mixer for the El Sobrante Chamber and El Sobrante Business Community
- Address the number of absences of individuals

**Land Use Activity Report on Items Received From the Contra Costa
County Community Development and Conservation Department
January 08, 2014**

LP13-2120- Agency Comment Request and Notice of a Land Use Permit Application
for sustainable residential site on 10 acres; 7 acres edible landscaping and native plants, 2
acres watershed restoration, 1 acre with 4 green homes containing **28 rental units**

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

Sen
 12/10/11
 14



DI. 3.6

AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;">DISTRIBUTION</p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection ___ Advance Planning ___ Housing Programs ___ Trans. Planning ___ Telecom Planner ___ ALUC Staff ___ HCP/NCCP Staff ___ APC Floodplain Tech <input checked="" type="checkbox"/> County Geologist</p> <p><u>Health Services Department</u></p> <p><input checked="" type="checkbox"/> Environmental Health ___ Hazardous Materials</p> <p><u>Public Works Department</u></p> <p><input checked="" type="checkbox"/> Engineering Services (Full-size) ___ Traffic ___ Flood Control (Full-size) ___ Special Districts</p> <p><u>Local</u></p> <p><input checked="" type="checkbox"/> Fire District <u>Contra Costa Fire Dist</u> <input checked="" type="checkbox"/> Sanitary District <u>West County wastewater</u> <input checked="" type="checkbox"/> Water District <u>EBMUD</u> <input checked="" type="checkbox"/> City of <u>Richmond</u> <input checked="" type="checkbox"/> School District(s) <u>West Contra Costa Unified</u> <input checked="" type="checkbox"/> LAFCO ___ Reclamation District # _____ ___ East Bay Regional Park District ___ Diablo/Discovery Bay/Crocker CSD <input checked="" type="checkbox"/> MACTAC <u>El Sobrante</u> ___ Improvement/Community Association</p> <p><u>Others/Non-local</u></p> <p><input checked="" type="checkbox"/> CHRIS - Sonoma State ___ CA Fish and Wildlife, Region 3 - Bay Delta</p> <p><u>Additional Recipients</u></p> <p><u>El Sobrante Planning and zoning</u></p> <p>_____ _____ _____ _____</p>	<p>Please submit your comments to:</p> <p>Project Planner <u>Ruben Hernandez</u> Phone # <u>674-7785</u> E-mail <u>Ruben.Hernandez@dcd.ccccounty.us</u> County File # <u>LP13-2120</u></p> <p>Prior to <u>January 3, 2014</u> *****</p> <p>We have found the following special programs apply to this application:</p> <p><u>No</u> Active Fault Zone (Alquist-Priolo) <input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____ <u>No</u> 60-dBA Noise Control <u>No</u> CA EPA Hazardous Waste Site fire@cccfpd.org *****</p> <p>AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: ___ None ___ Below ___ Attached</p> <p>_____ _____ _____ _____ _____ _____ _____ _____ _____ _____</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

DI.3.C.

LAND USE PERMIT APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER Name <u>WILD & RADISH, LLC</u> Address <u>996 B 62ND ST</u> City, State/Zip <u>OAKLAND, CA 94608</u> Phone <u>(510) 815-1110</u> email <u>farm@wildandradish.com</u>	APPLICANT Name _____ Address _____ City, State/Zip <u>SAME</u> Phone _____ email _____
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>[Signature]</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature _____
CONTACT PERSON (optional) Name <u>May Nguyen</u> Address <u>1032 62nd St</u> City, State/Zip <u>Oakland, CA 94608</u> Phone <u>(510) 740-0068</u> email <u>may@wildandradish.com</u>	PROJECT DATA Total Parcel Size: <u>10.22 acres</u> Proposed Number of Units: <u>8</u> Proposed Square Footage: <u>16,661 sq ft</u> Estimated Project Value: _____
Project description (attach supplemental statement if necessary): <u>Sustainable residential site on 10 acres: 7 acres edible landscaping & native plants, 2 acres watershed restoration, 1 acre with 4 green homes</u>	
↓ FOR OFFICE USE ONLY ↓	↓ FOR OFFICE USE ONLY ↓

The applicant requests approval to build facilities for a philanthropic institution. The facilities will include (4) residences, each with (1) attached in-law unit, (7) acres of edible landscaping and native plants, and (2) acres of watershed restoration and ecological conservation. A request to remove (12) trees is included with this application.

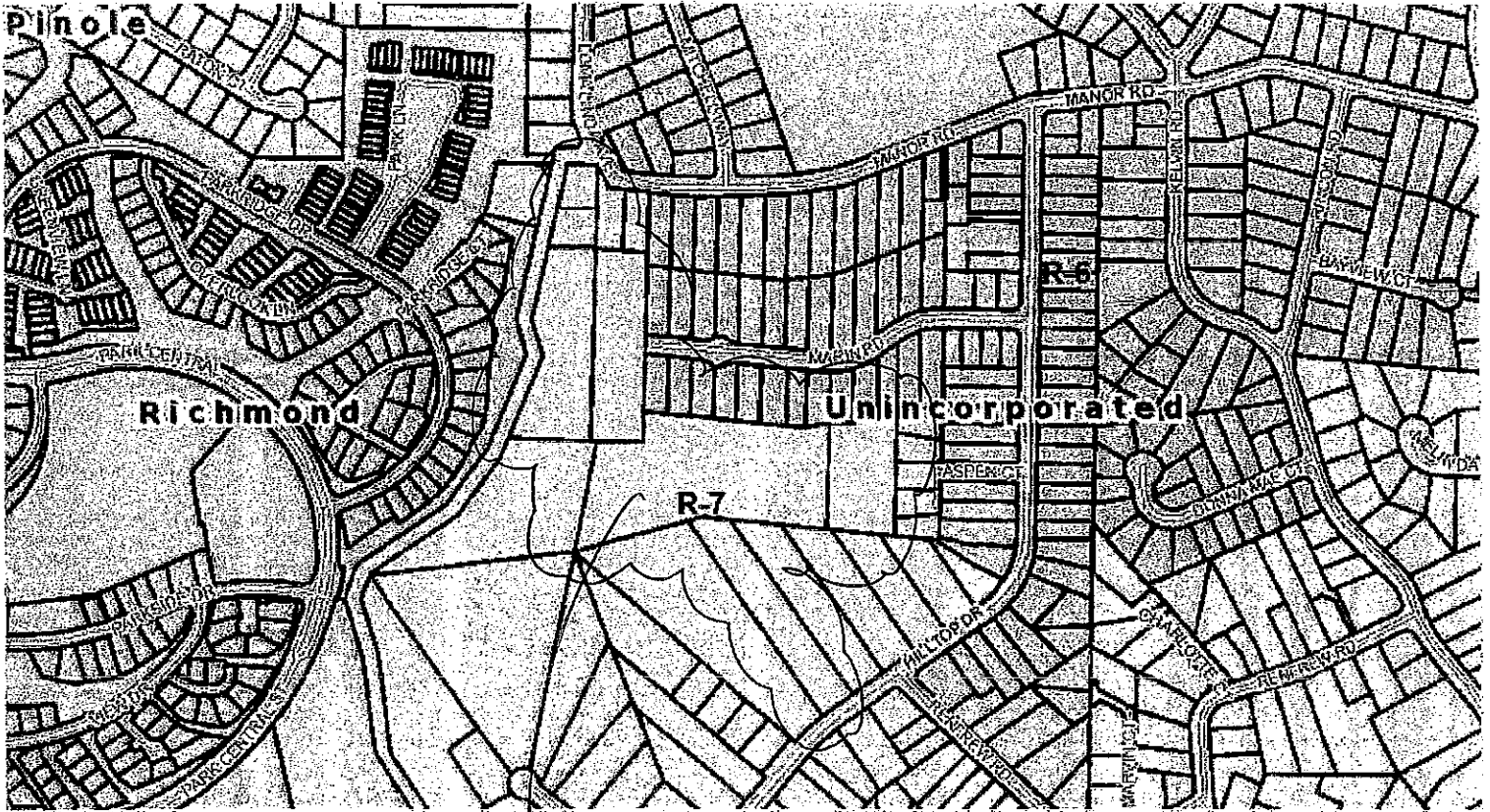
Lots are identified as parcels 1 and 17 of Santa Rita Acres – Unit No. 7; lots 245, 246, 127, and the 2 lots north of lot 245 of San Pablo Rancho; and lot 244 of Santa Rita Acres – Unit No. 4.

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>426-192-005, 006, 007, 008;</u> <u>426-182-001, 017; 426-210-00</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$ <u>2700</u>	S-	Site Address: <u>4283 Hilltop Dr.</u>
Fire District: <u>Contra Costa Fire</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>R-7</u>
Sphere of Influence: <u>Richmond</u>	½% est. value over \$100,000		S-029	Census Tract: <u>3630.00</u>
Flood Zone: <u>X</u>	#Units _____ x \$195.00 Sq. Ft. x \$0.20		S-014	Atlas Page: <u>H-6</u>
Panel Number:	Notification Fee	<u>15.00 / 30.00</u>	S-052	General Plan: <u>SH</u>
x-ref Files: <u>SD01-8533</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	LP/DP Combination: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<u>MS 88-0042</u>	Environmental Health Dept.	<u>57.00</u>	5884	Supervisorial District: <u>1</u>
	Other:			Received by: <u>Sharon</u>
Concurrent Files:	TOTAL	\$ <u>2862-</u>		Date Filed: <u>12/2/13</u>
	Receipt	# <u>CD13-005974</u>		File # <u>LP13-2120</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

DI.3.d

Zoning: R-7



200 ft

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Site

DI.3.e

Aerial Photo



200 ft

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Site

DT. 3. f

SANTA RITA ACRES-UNIT No 4 MS 25-727 01/07/039
A- TRACT 8820 MS 506-23 02/26/07

CT. 3630.00

See File E.D. Avers Letter of
4-16-92 before issuing
Building Permit on Parcel D of MM89-0055
AS
4/92

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT
PURPOSES ONLY. NO LIABILITY IS ASSUMED
FOR THE ACCURACY OF THE INFORMATION
DELIMITED HEREON. ASSESSOR'S PARCELS
MAY NOT CORRELATE WITH LOCAL LOT
OR RECORD SITE ORGANIZATION.

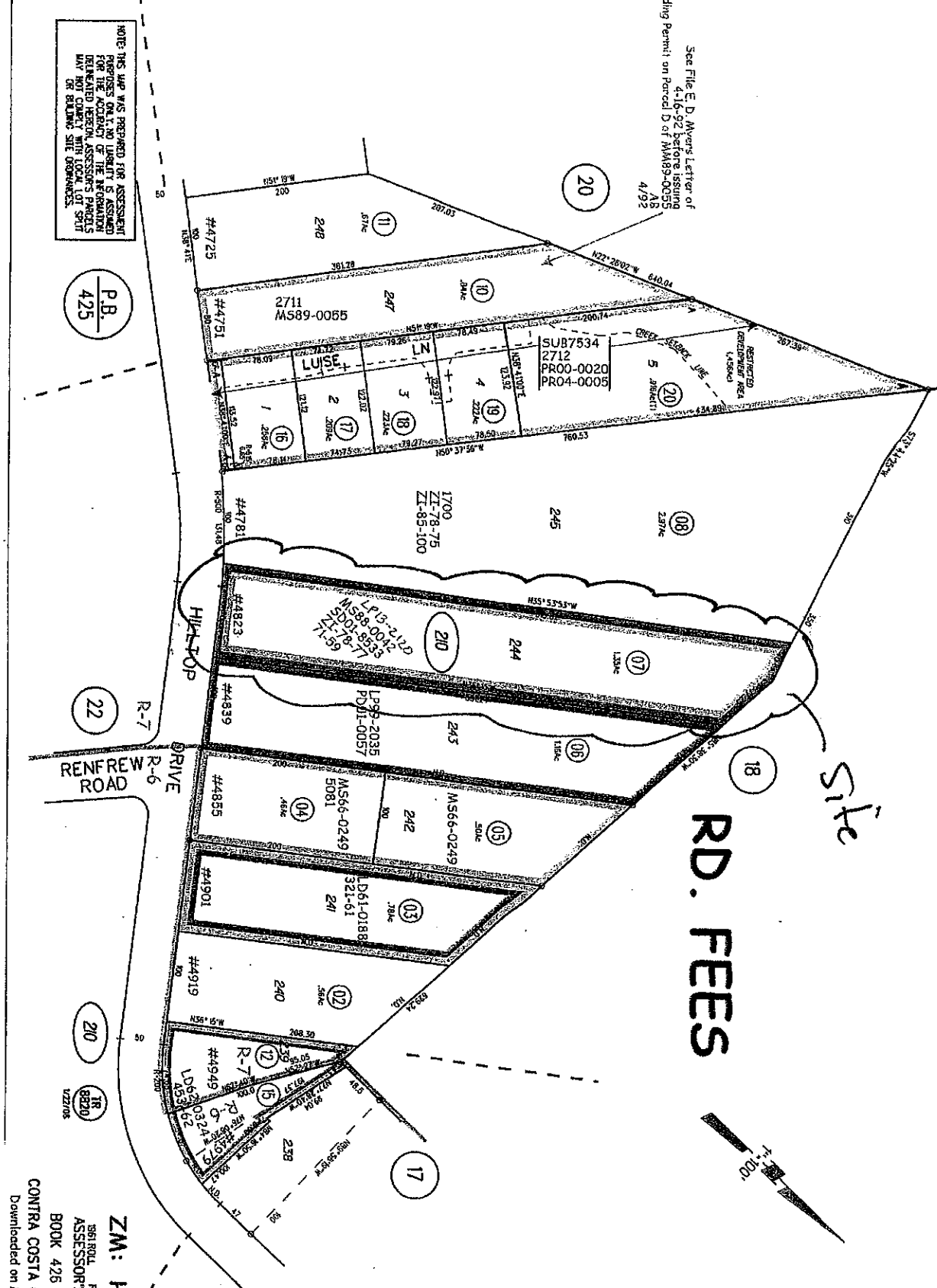
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425

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210

18
8820
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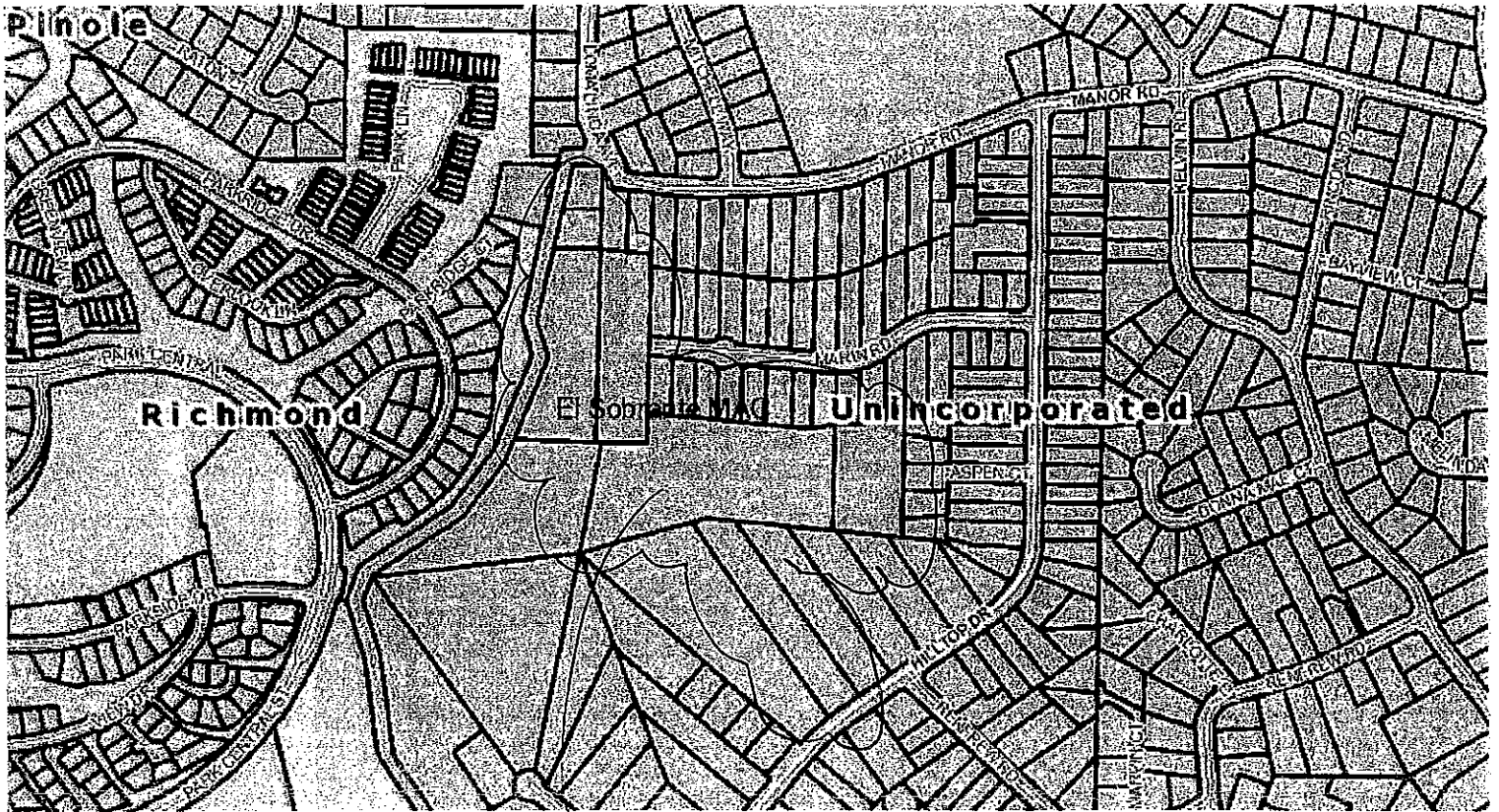
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RD. FEES

Site

MAC: El Sobrante

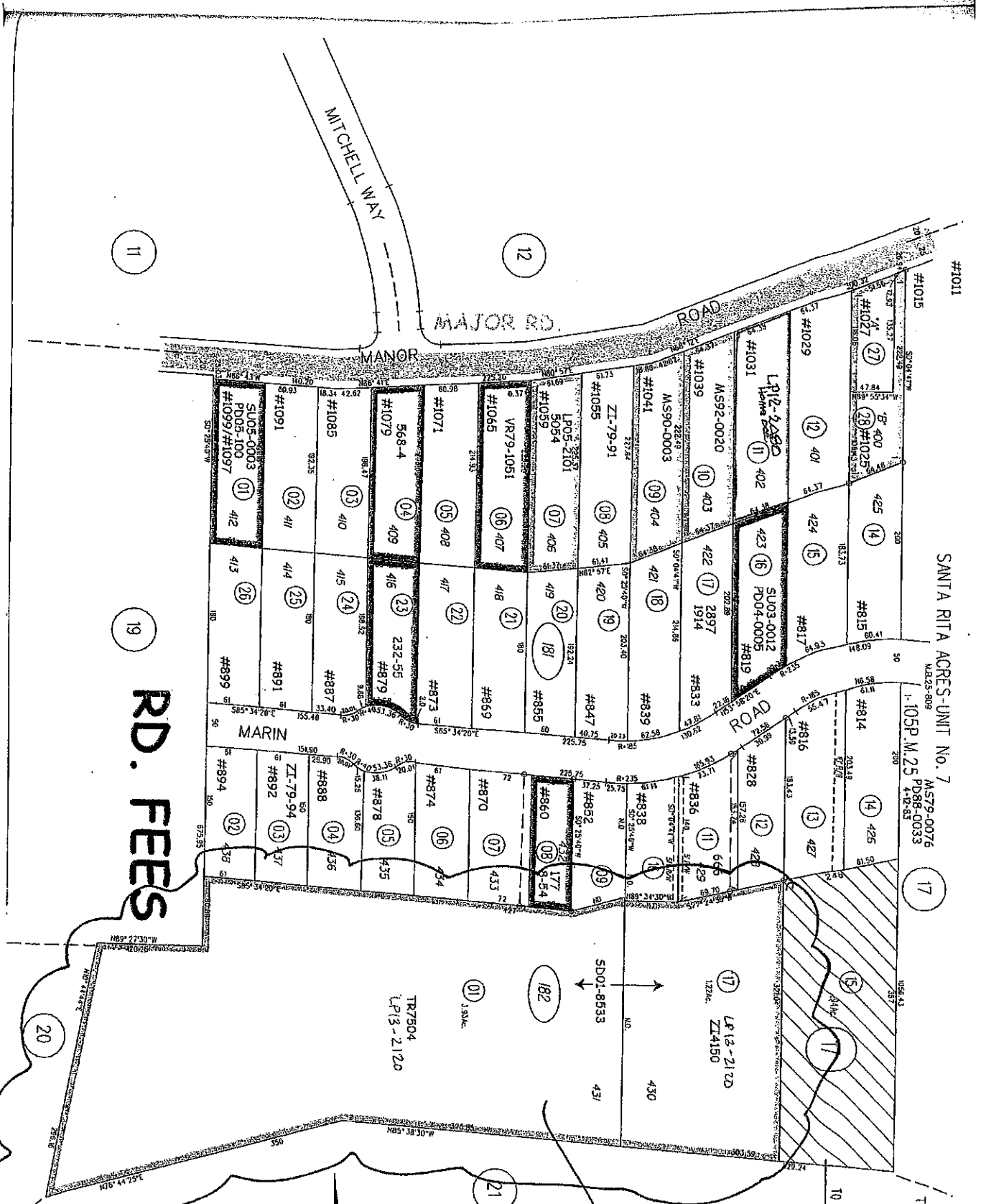


200 ft

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Site

DI.3.1



SANTA RITA ACRES-UNIT No. 7
 M.579-0076
 M.235-809
 P.D.88-0033
 1-105P.M.25 478.85

TAX CODE AREA
 CT. 3630.00

11

12

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 182



Site

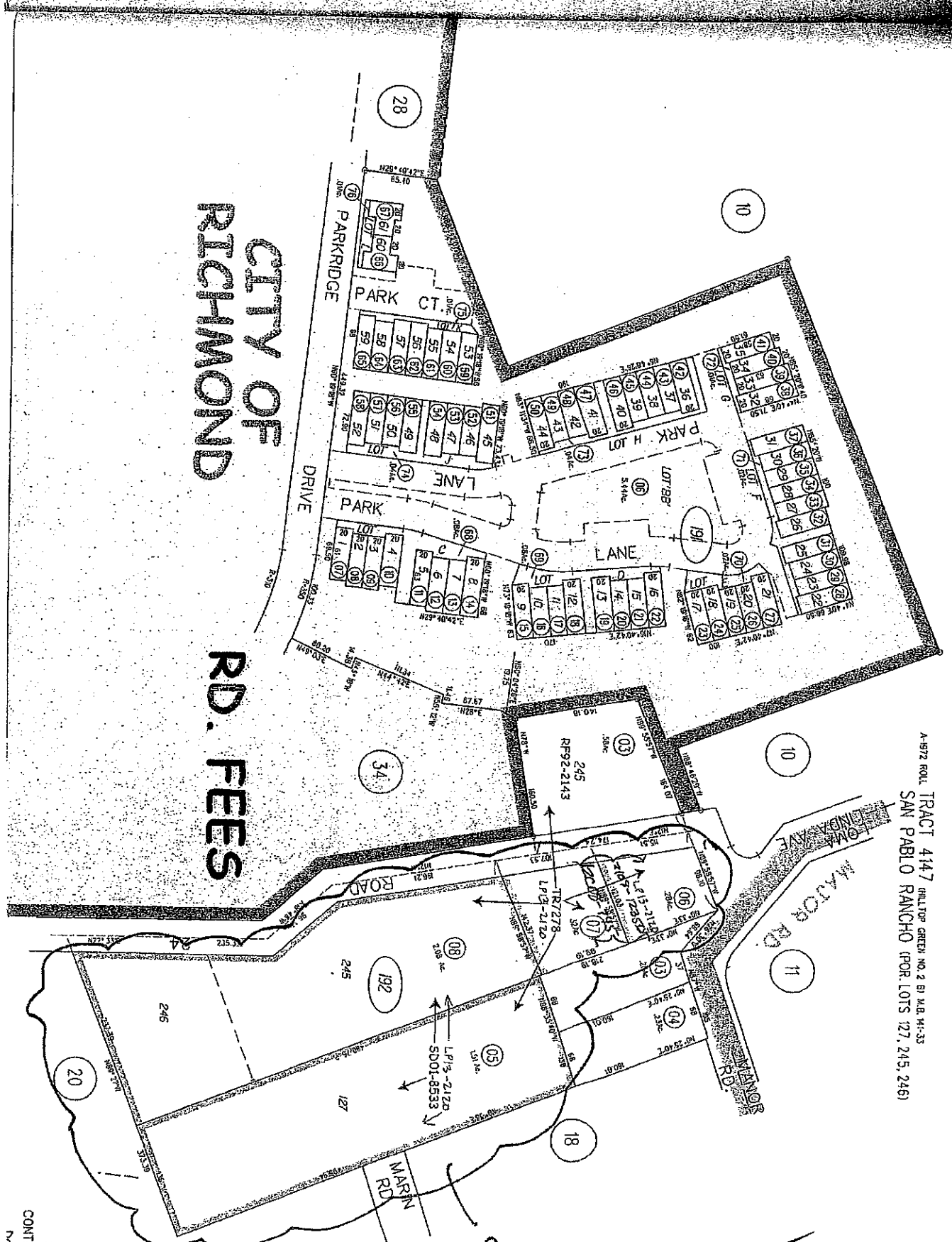
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6695
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DT. 3.1

CITY OF RICHMOND

RD. FEES



A-1972 ROLL TRACT 4147 (PLOTTER GREEN NO. 2 BY M.B. H-33)
 SAN PABLO RANCHO (FOR LOTS 127, 245, 246)

CT. 3630.00

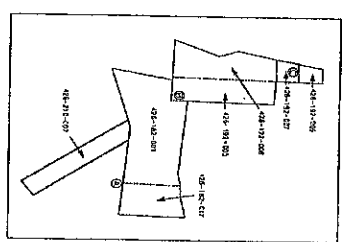
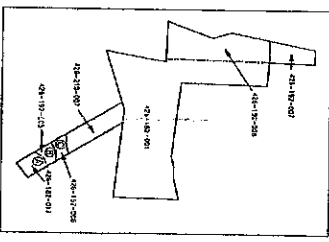
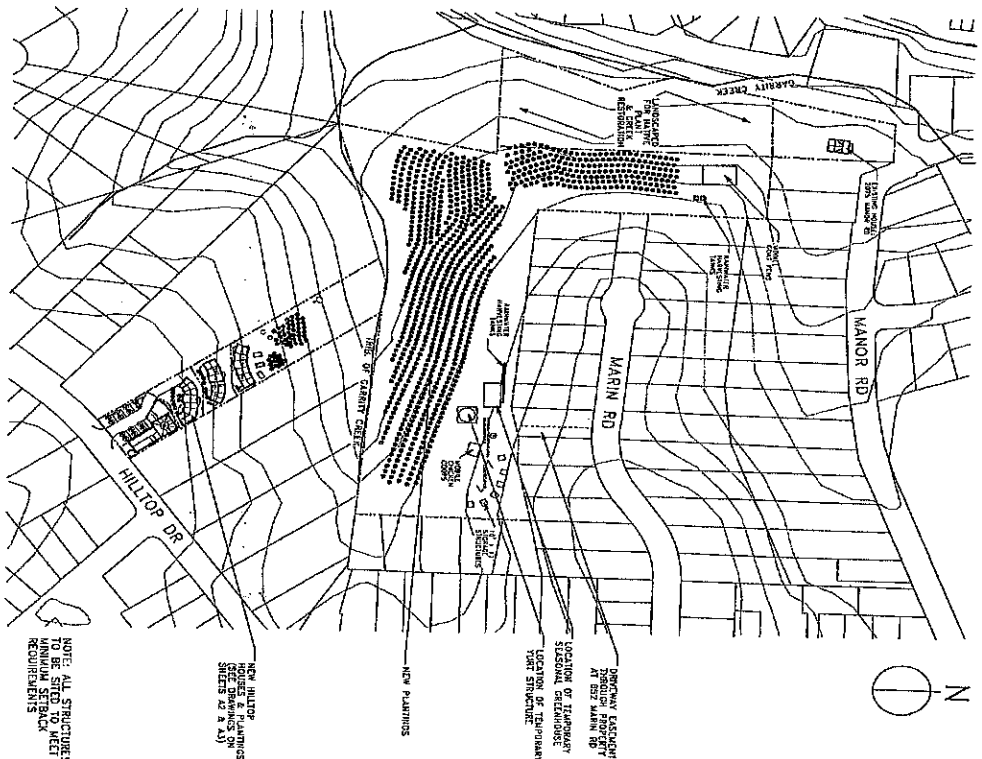


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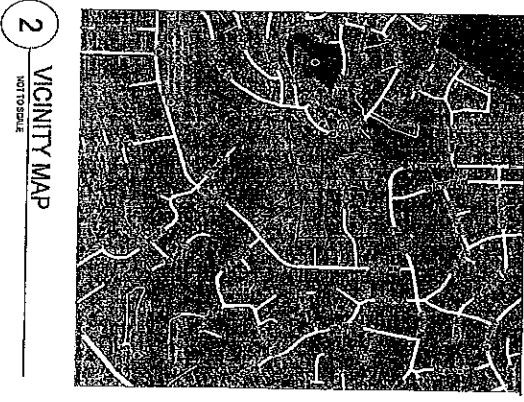
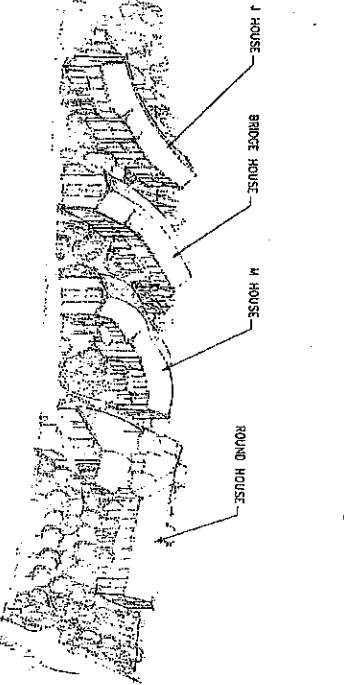
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 CONTRA COSTA COUNTY, CALIF
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DI.3.8



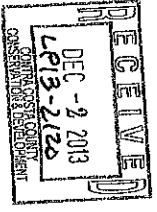
2 RENDERING OF HILLTOP HOUSES
NOT TO SCALE



GENERAL NOTES FOR CONTRACTOR

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL MATERIALS, METHODS AND EQUIPMENT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- SUBMITTALS OF MATERIALS, METHODS AND EQUIPMENT SHALL BE SUBMITTED TO THE ARCHITECT AT LEAST 14 DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
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- ALL UTILITIES TO BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

GENERAL INFORMATION
OWNER/CONTRACTOR: WILD & RADISH LLC
CONSTRUCTION TYPE: V18
OCCUPANCY TYPE: R7
DESCRIPTION OF WORK: LOT LINE ADJUSTMENT TO CREATE 4 PARCELS ON HILLTOP DRIVE WITH A SINGLE FRONT YARD AND SECONDARY UNIT ON EACH PARCEL. THE FRONT YARD TO BE PLANTED WITH TREES, OTHER EDIBLES AND APPROPRIATE AGRICULTURAL BUILDINGS INCLUDING GREENHOUSE, WATER STORAGE, STORAGE SHEDS, HOT TUBS AND SHADE STRUCTURE.



ITEM	QUANTITY	REMARKS
ASPHALT	1,200 SQ FT	PAVED DRIVE
CEMENT	400 YD	CONCRETE SLABS
BRICK	20,000	CONCRETE BLOCKS
WOOD	10,000 LB	DECKING
GLASS	500 SQ FT	SCREENING
PAINT	200 GAL	EXTERIOR
ROOFING	1,500 SQ FT	ROOF
MECHANICAL	100	AC UNIT
ELECTRICAL	5,000	WIRING
PLUMBING	500	PIPING
LANDSCAPING	100	TREES
CONCRETE	1,000 YD	FOUNDATION
STEEL	500	FRAMING
GLASS	500 SQ FT	SCREENING
PAINT	200 GAL	EXTERIOR
ROOFING	1,500 SQ FT	ROOF
MECHANICAL	100	AC UNIT
ELECTRICAL	5,000	WIRING
PLUMBING	500	PIPING
LANDSCAPING	100	TREES
CONCRETE	1,000 YD	FOUNDATION
STEEL	500	FRAMING

COMMON ABBREVIATIONS

ABN	ABOVE GROUND
ACC	ACCESS
ADD	ADDITION
ADJ	ADJACENT
AG	AGRICULTURE
AIR	AIR CONDITIONING
ALL	ALL AROUND
ALN	ALIGNMENT
ALT	ALTERATION
AN	ANNEX
AP	APPLICABLE
APP	APPROXIMATE
APPX	APPROXIMATE
APR	APPROPRIATE
AS	AS SHOWN
ASB	AS BEST PRACTICE
ASB	AS BEST PRACTICE
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SHEET INDEX

NO.	DATE	DESCRIPTION
01	10/21/2013	GENERAL INFORMATION VICINITY MAP SITE PLAN
02	10/21/2013	PLANS
03	10/21/2013	ELEVATIONS

WILD AND RADISH
4823 HILLTOP DRIVE
EL SOBRANTE, CA 94803

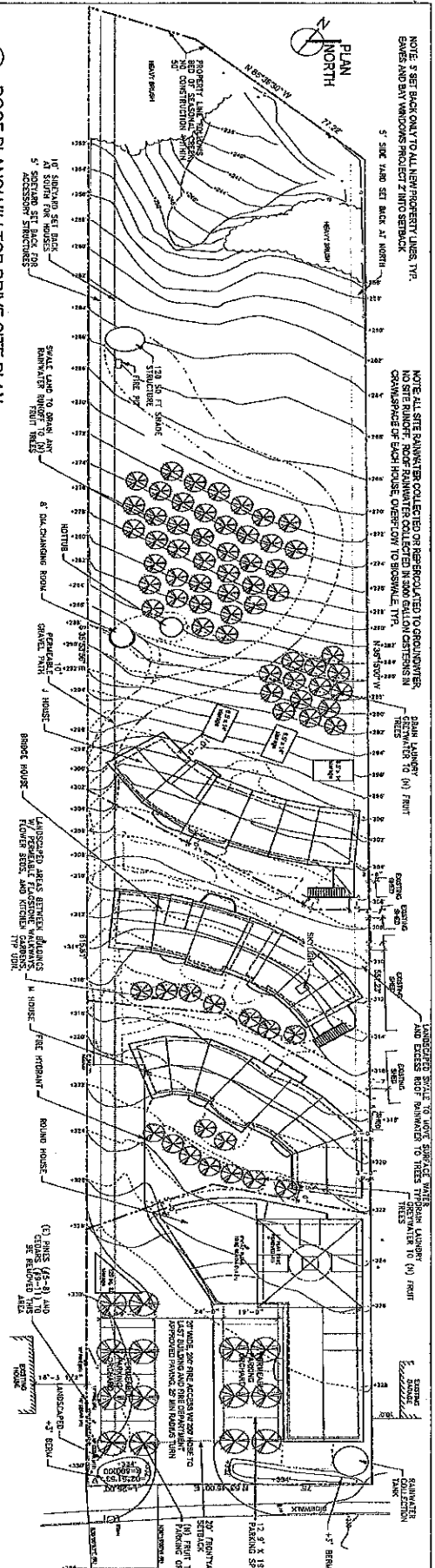
LEGER WANASELJA ARCHITECTURE

2320 mcgoo avenue berkeley, ca 94703
ph 610 . 648 . 8901 fax 510 . 848 . 8308
www.greenwellings.com

DI. 3. K.

NOTE: SET BACK ONLY TO ALL NEW PROPERTY LINES. THE EXISTING FOUNDATION SHALL REMAIN IN PLACE AND BE RECONSTRUCTED TO MEET ALL REGULATORY REQUIREMENTS.

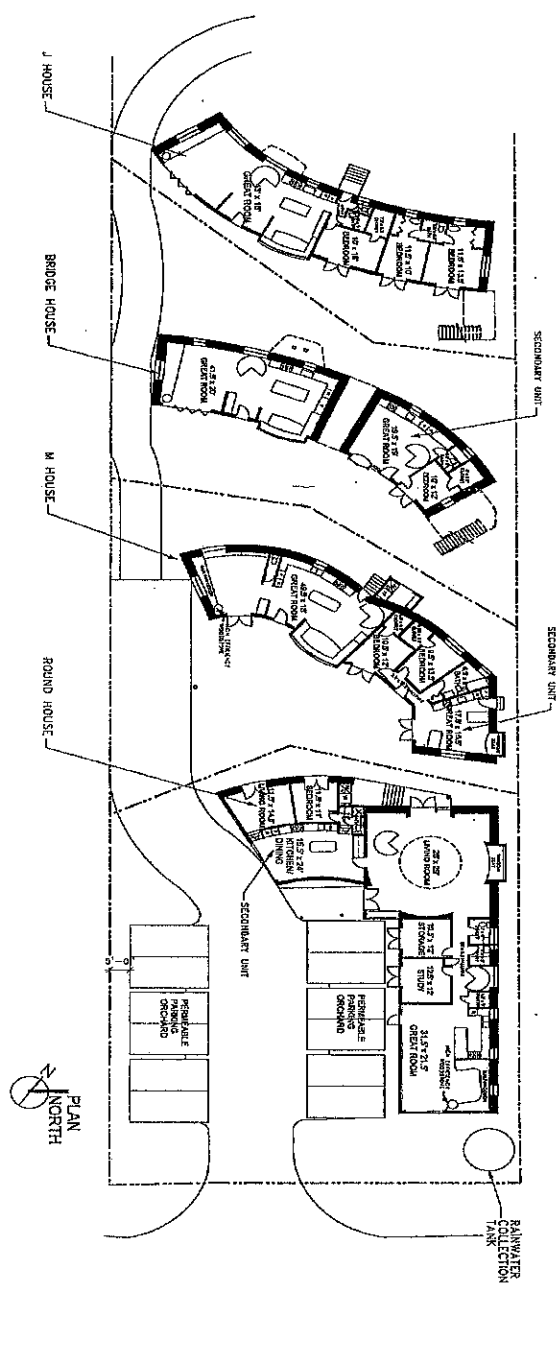
NOTE: ALL SITE DRAINAGE SHALL BE COLLECTED BY UNDERDRAINAGE AND EXCESS ROOF DRAINAGE TO THE TRAP PIT (N) FROM THE HOUSES AND EXCESS ROOF DRAINAGE TO THE TRAP PIT (N) FROM THE SECONDARY UNIT.



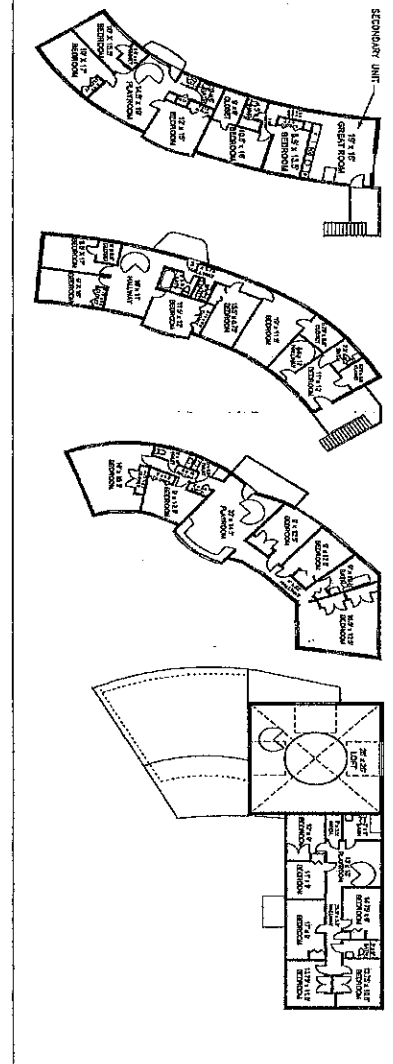
1 ROOF PLANS/ HILLTOP DRIVE SITE PLAN

NOTE: HOUSES TO BE ALL ELECTRIC WITH GRID INSTALLED BY AN ELEC. CONTRACTOR. ALL ELECTRIC PANELS TO BE INSTALLED IN THE MAIN HALLWAY OR IN THE GARAGE TO BE PROVIDED BY THE ELEC. CONTRACTOR WITH BACK FEEDING TO BE PROVIDED BY THE ELEC. CONTRACTOR FOR ALL HOUSES AND ON-DRAWN HOT WATER FOR SOLAR HOT WATER PANELS.

3 FIRST FLOOR PLANS



3 SECOND FLOOR PLANS

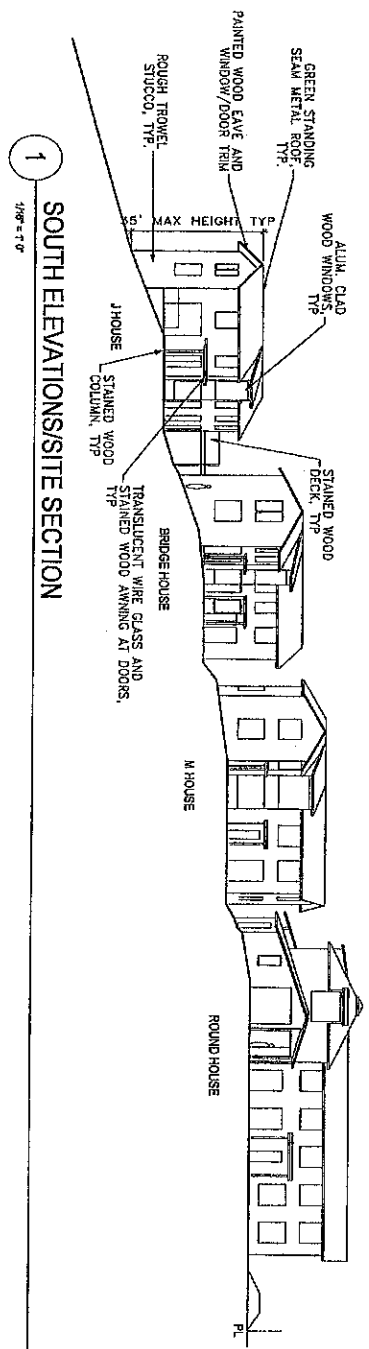


WILD AND RADISH
4823 HILLTOP DRIVE
EL SOBRANTE, CA 94803

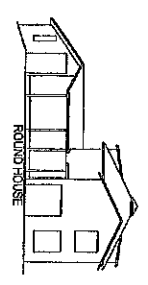
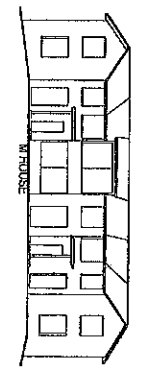
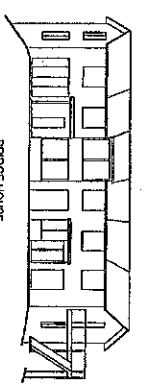
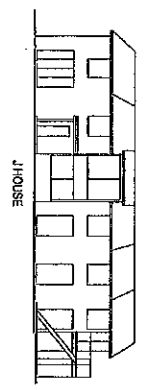
LEGER WANASSELJA ARCHITECTURE
2320 MCGEE AVENUE BERKELEY, CA 94703
PH 510-848-3901 FAX 510-848-8008
WWW.GREENDWELLINGS.COM

REVISION	DATE

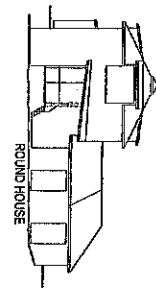
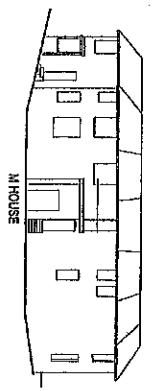
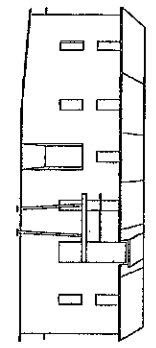
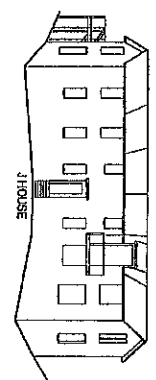
Drawn: CLM/12.1.2013
Checked: CLM/12.1.2013
Date: 12.1.2013
Project: WILD AND RADISH



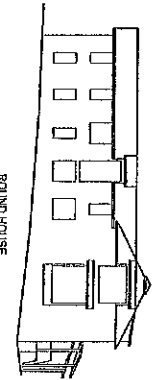
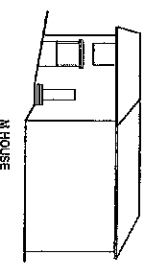
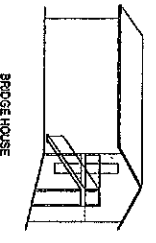
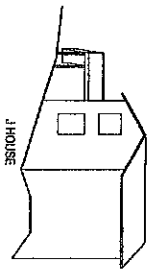
1 SOUTH ELEVATIONS/SITE SECTION
1/8" = 1'-0"



2 EAST ELEVATIONS
1/8" = 1'-0"



3 WEST ELEVATIONS
1/8" = 1'-0"



4 NORTH ELEVATIONS
1/8" = 1'-0"

WILD AND RADISH
4823 HILLTOP DRIVE
EL SOBRANTE, CA 94803

LEGER WANASELJA ARCHITECTURE

2320 moges avenue berkeley, ca 94703
ph 510 . 840 . 8901 fax 510 . 840 . 8900
www.greenwellings.com

REVISIONS	DATE

Date: 12.12.03
Drawn: CLM
Sheet: A.3

PI 3.11

Ruben Hernandez County Planner
CCC Dept of Con. & Development
Community Dev. Division
30 Muir Road
Martinez, Ca 94553-4601

December 16, 2013

Re: Project LP13-2120, 4283 Hill Dr.
El Sobrante- Jan 3, 2014 Deadline for comments

Dear Mr. Hernandez,

On December 11th, 2013, I received at my home, an Agency Comment Request Form for Project LP13-2120, a Wild Radish Proposal, to build something other than single family residential units in a single family residential neighborhood.

The proposal requests responses prior January 3rd, 2014. The January 3rd, 2014 deadline does not give the Friends of Garrity Creek or the neighbors time to research the project and forward their comments and recommendations.

Question, have all of the neighbors of the Wild Radish Proposal been notified about the project? All of the neighbors will be impacted by this project especially the elderly women living right next to the designated parking lot. The project is more than single family residential units located in a single family residential neighborhood. While Friends of Garrity Creek are pleased that part of the project includes trees and gardens there are many concerns that need to be researched and addressed. One of the concerns is a large pump located by the Aspen Court homes that controls the flooding when it rains of some of the homes on Aspen Court. At least one home has been flooded in the past. How will these homes be impacted by the development?

The January 3rd, 2014 deadline doesn't take into consideration the two holidays, Christmas and New Years. I am respectfully requesting an extension to February 19th, 2014. The extension will allow the ESMAC and FOGC to do research on this project.

Sincerely;



Barbara A. Pendergrass, Executive Director, Friends of Garrity Creek
745 Renfrew Road
El Sobrante, Ca 94803



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI.3.14

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

May Nguyen
1032 62nd St.
Oakland, CA 94608

December 20, 2013

Re: LP13-2120 - Plans for 10 acre site with fruit trees, 4 bldgs, and
Creek restoration off Hilltop Drive

Dear Ms Nguyen,

We have received information about your plans for the fruit trees and creek restoration work and the 4 bldgs. with a total of 29 bedrooms off Hilltop Drive in El Sobrante. This group is supported by the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. We meet once a month to review all plans for the El Sobrante Valley which includes both the County and Richmond.

We would very much like to meet with you and get more details about your plans. The property is adjacent to Richmond and the neighbors there would like to know those details also. We are hoping that you will be able to come to our next meeting which is on Thursday, Jan. 9 beginning at 6 p.m. in the Meeting Room at the back of the El Sobrante Library on the corner of Garden Rd. and Appian Way, about one half block from San Pablo Dam Rd.

We suggest you turn off I-80 at the San Pablo Dam Rd. exit. Turn right onto S.P. Dam Rd. and continue on S.P. Dam Rd. until you reach the Appian Way turn-off. Turn left, go about 1 block, turn left onto Garden Lane, the first street from S.P. Dam Rd. Park in the Library parking lot and come to the second doorway at the back of the building. You are listed on our agenda to begin the discussion with us about 6:30 p.m. This discussion will probably take 30+ minutes.

Please call me at 1-510-223-6398 or fax me at 1-510-758-7697 to let me know if you can be there.

Sincerely,

Eleanor Loynd
Eleanor Loynd
Co-Chair ESVP&ZAC

See enclosure



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI.3.0

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

December 21, 2013
TO: May Nguyen From: Eleanor Loynd, ESVP&ZAC
1032 62nd St. P. O. Box 20136
Oakland, CA 94608 El Sobrante, CA 94820

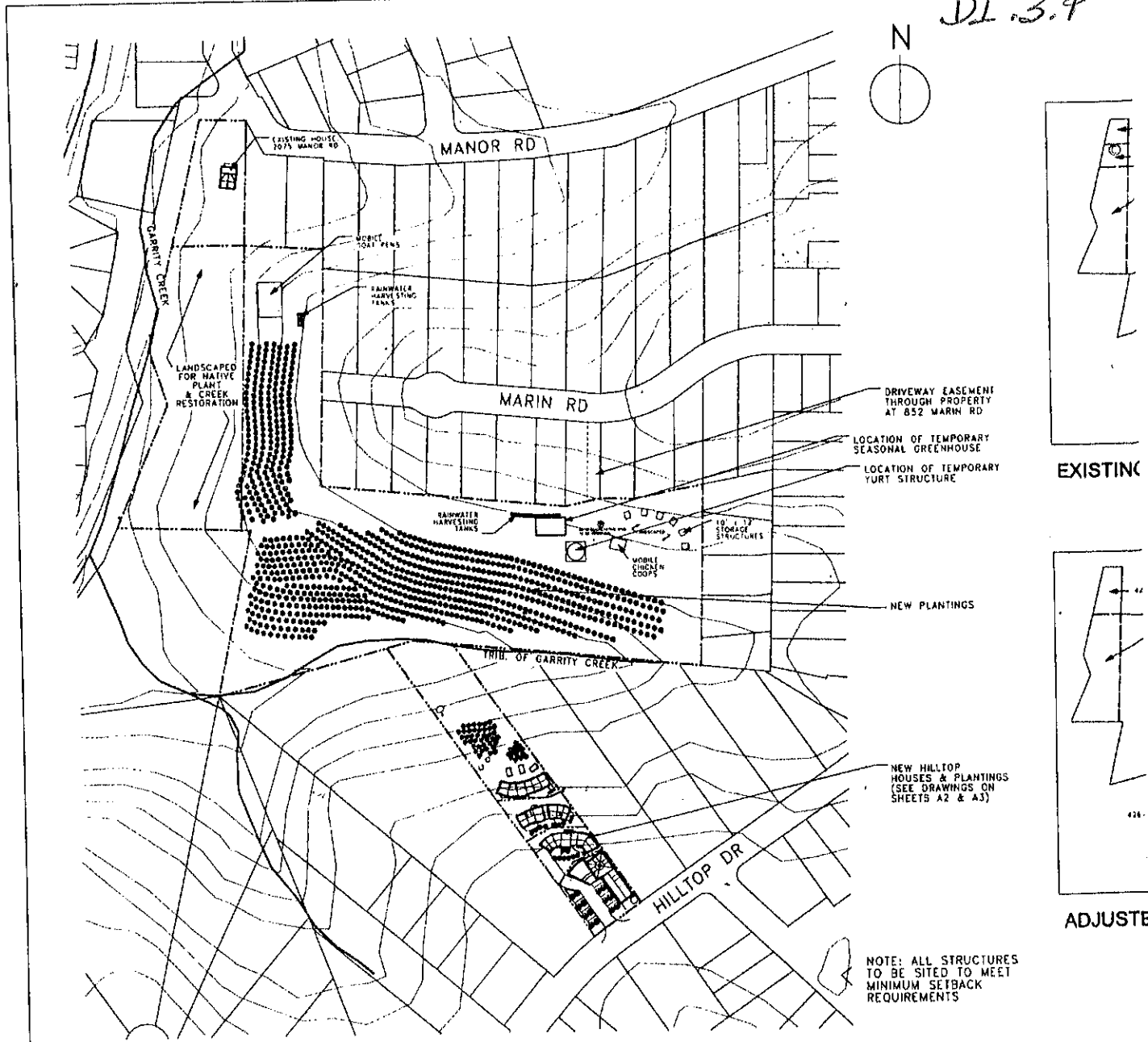
Re: LP13-2120, 10 acres off Hilltop Dr., CCC
We hope that you or a designated person will attend our meeting on Thurs.,
Jan. 9th in the Meeting Room in the El Sobrante Library. You are on the agenda
about 6:30 p.m.

Questions we would like answered:

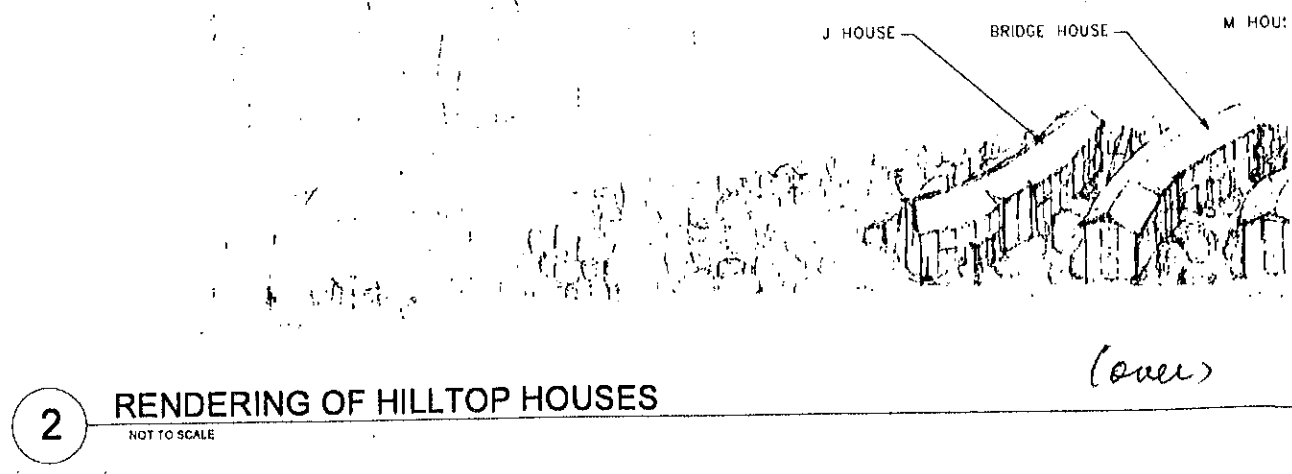
1. Define "philanthropic institution". What is it? What does it do? How will this business operate?
2. It looks like 4 two story buildings are planned with a total of 29 bedrooms. These rooms are not apartments, they are just bedrooms. Will these bedrooms be rented out or will people who work with this group live there?
3. How many people will be on site daily? Will the 4 two story buildings provide living areas for people who will be taking care of the trees?
4. Where will cars be parked? The entrance off Hilltop Drive shows about 12 parking spaces. Where are more parking spaces?
5. Where are the main entrances to this project? Will there be a connection from the 4 two story buildings with the tree planting area? Which is the main entrance -the 852 Marin Rd. easement entrance, the entrance off Hill Dr., and/or an entrance off Loma Linda or Manor Rd.?
6. What are the detailed plans for creek restoration? Those plans need to be shared with area residents, the County Staff, the Richmond Planning Dept., the ESMAC, and with us, the ESVP&ZAC.
7. Does a road exist off Loma Linda/Manor Rd. into the tree growing area?
8. What kind of animals will be kept on the site? Will chicken coops be kept on site? Will goats be kept on site? Who will take care of them?
9. We heard that wood stoves would be allowed. Does that fit the usual County Standards? Will each bldg. have a fire protection device?
10. What kind of Fire Dept. access is planned? Where can the local Fire Dept. enter the area, if needed?
11. Are you aware that there have been flooding problems in the area? How will you deal with watering the trees? How many trees will be planted? Are you aware that deers go through the area? What kinds of trees will be planted?
12. For Your Information, we have requested that the County extend the comment acceptance time until Feb. 1 or later.

NOTE: You could send us a few pages with answers ahead of time.

cc: Sup. J. Gioia R. Hernandez, CCC Planner R. Mitchell, R. Plan. Dir.
ESMAC Area residents Spawners



1 SITE PLAN
1" = 115'



2 RENDERING OF HILLTOP HOUSES
NOT TO SCALE

(over)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.3.8

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

LP13-2120

Page 2

PROBLEM #4. LACK OF INFORMATION: There is a huge lack of details about this project.

-Define "philanthropic institution". What is it? What does it do? How will this business operate?

-It looks like 4 two story buildings are planned with a total of 29 bedrooms. These rooms are not apartments, they are just bedrooms. Will working people stay here every day or only once in awhile? Do these people need any health care? Will they be able to drive in their cars to the site? Will health care workers come on site? How many people will be on site daily? What kind of trees are being grown?

-It is a concern because this property is almost completely surrounded by homes just above them on the hillside. Will the property be fenced in to keep the workers in and the neighbors out?

-We heard that wood stoves would be allowed. Does that fit the usual County standard? What kind of fire safety plans are included?

-The property is about 2 blocks from Juan Crespi Middle School. It is about 1 block from the old E. S. Elementary School. That school is now open for a special program. How much traffic will this project generate?

-Have the neighbors been notified of this project?

-**AGAIN**, we ask that you answer our questions and that you extend the comment acceptance time to February 1 or later.

CONTACT INFORMATION

The El Sobrante Municipal Advisory Council meets on the second Wednesday of each month beginning at 7 p.m. in the Meeting Room of the El Sobrante Library. The members are appointed by Supervisor John Gioia. The Chair is Barbara Pendergrass. You could call her at 1-510-223-6091 or write to her at:

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

The El Sobrante Valley Planning & Zoning Advisory Committee meets on the second Thursday of each month beginning at 6 p.m. in the Meeting Room of the El Sobrante Library. The members are appointed by the E.S. Chamber of Commerce and the Richmond May Valley Neighborhood Council. The Co-chair is Eleanor Loynd. You could call her at 1-510-223-6398 Or write to her at:

ESVP&ZAC
P. O. Box 20136
El Sobrante, CA 94820

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

DI.309
 Sem
 12/10/13
 (14)



LP13-2120

10.3.1

AGENCY COMMENT REQUEST

Date _____

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

DISTRIBUTION		Please submit your comments to:	
<u>Internal</u>		Project Planner <u>Ruben Hernandez</u>	
<input checked="" type="checkbox"/> Building Inspection	<input checked="" type="checkbox"/> Grading Inspection	Phone # <u>925-674-7785</u>	
<input type="checkbox"/> Advance Planning	<input type="checkbox"/> Housing Programs	E-mail <u>Ruben.Hernandez@dcd.cccounty.us</u>	
<input type="checkbox"/> Trans. Planning	<input type="checkbox"/> Telecom Planner	County File # <u>LP13-2120</u>	
<input type="checkbox"/> ALUC Staff	<input type="checkbox"/> HCP/NCCP Staff	Prior to <u>January 3, 2014</u>	
<input type="checkbox"/> APC Floodplain Tech	<input checked="" type="checkbox"/> County Geologist	*****	

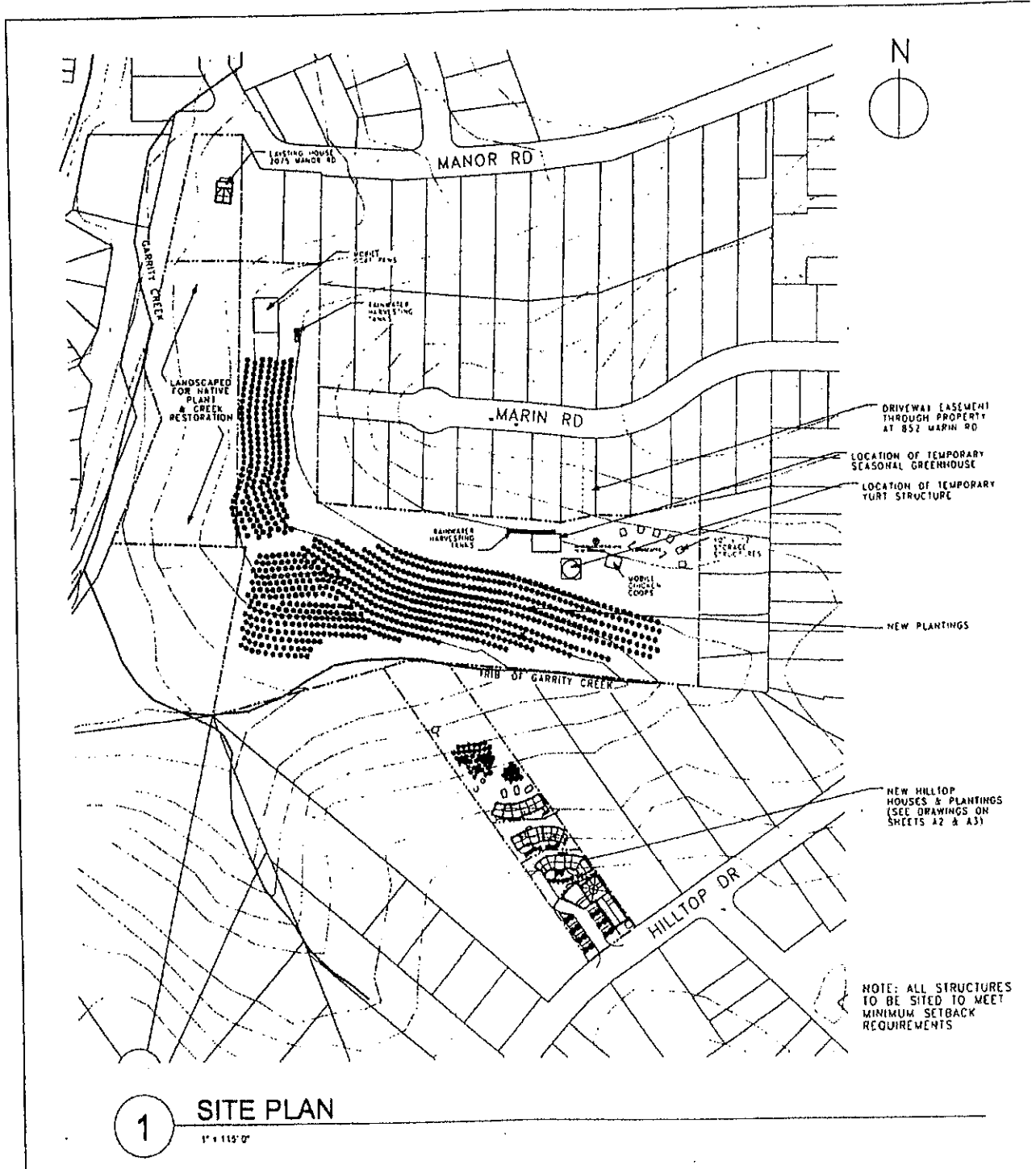


CONTRA COSTA COUNTY
 Department of Conservation & Development
 Community Development Division

LAND USE PERMIT APPLICATION	
TO BE COMPLETED BY OWNER OR APPLICANT	
OWNER	APPLICANT
Name <u>WILD & RADISH, LLC</u>	Name
Address <u>996 B 62ND ST</u>	Address <u>SAME</u>
City, State/Zip <u>OAKLAND, CA 94608</u>	City, State/Zip
Phone <u>(510) 815-XXXX</u> email <u>farm@wildandradish.com</u>	Phone email
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	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
CONTACT PERSON (optional)	PROJECT DATA
Name <u>May Nguyen</u>	Total Parcel Size: <u>10.22 acres</u>
Address <u>1032 62nd ST</u>	Proposed Number of Units: <u>8</u>
City, State/Zip <u>Oakland, CA 94608</u>	Proposed Square Footage: <u>16,661 sq ft</u>
Phone <u>(510) 390-0068</u> email <u>may@wildandradish.com</u>	Estimated Project Value:
Project description (attach supplemental statement if necessary):	
<u>Sustainable residential site on 10 acres: 7 acres edible landscaping & native plants, 2 acres watershed restoration, 1 acre with 4 green homes</u>	
FOR OFFICE USE ONLY	FOR OFFICE USE ONLY

The applicant requests approval to build facilities for a philanthropic institution. The facilities will include (4) residences, each with (1) attached in-law unit, (7) acres of edible landscaping and native plants, and (2) acres of watershed restoration and ecological conservation. A request to remove (12) trees is included with this application.

Lots are identified as parcels 1 and 17 of Santa Rita Acres – Unit No. 7; lots 245, 246, 127, and the 2 lots north of lot 245 of San Pablo Rancho; and lot 244 of Santa Rita Acres – Unit No. 4.



1 SITE PLAN
1" = 115' 0"

NOTE: ALL STRUCTURES TO BE SITED TO MEET MINIMUM SETBACK REQUIREMENTS



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

*Col. a extra
for ESMAC*

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

THURSDAY, DECEMBER 12, 2013

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

Members: Co-Chair Eleanor Loynd Co-Chair John Lisenko
V. Chair Mike Zeelen Secretary Shirley Sharp Treas. Barbara Pendergrass
George Schmidt Robert Sharp Jim Hermann
3 Alternates to be Appointed: E.S.Chamber, MVNC, ESMAC

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of Nov. 14, 2013.
3. Treasurer's Report: Barbara Pendergrass.
4. Correspondence Sent/Received.
5. **Projects/Items Under Review:**
 - 6:30 p.m. **Information from Bob Nisbet, Asst. Gen Mgr. of Land Div., part of the East Bay Regional Park District.** We received information that the EBRPD had purchased one of the parcels off Castro Ranch Rd. Mr. Nisbet agreed to share information with us and answer questions. We are interested to know which parcel the EBRPD purchased and how it will be used.
 - 7:00 p.m. **Resident Will Plutte.** To share information with us about the parcels on Castro Ranch Rd., current problems, and more info.
 - 7:15 p.m. **VR13-1033. 4171 Garden Lane. Owner: Antonio Gudiel.**
Applicant: Bacilia Macias. Request for 2 ft. sideyard where 5 ft. required. Requested addition to existing detached garage to be converted to a second unit on a substandard lot.
 - 7:40 p.m. **Information from P&Z Member Bob Sharp** on the Richmond plans to change some neighborhoods by narrowing streets and adding parklots. Also, the WCC Asso. Of REALTORS has planned a meeting on Dec. 11th at 6 p.m. at the R. Rec. Complex, 3230 MacDonald Ave. to share info on how the eminent domain plan could leave R. taxpayers on the hook for millions in court costs and legal fees.
6. **Plan to share your information & suggestions:**
 - Sikh Temple Project:** Recent news is that money is a problem and they are hoping to leave out part of the plans. Concern: The Garage building should not be left out. It should be put in as planned.
 - SD06-9066, 12 homes off Fariss Lane.** Appeal filled 11/29/12-more than 11 months ago. Still not scheduled for hearing.
 - Wild Radish Project:** This is on the old Afshar Project off Hilltop Dr. We sent questions on the current status.
 - The Edgemont sign** is posted on property on AppianWay across from the Salvation Army bldg. No information yet from the County on the details.
 - Large lot on Appian Way** cleared by Habitat for Humanity. No info on when or if the work is to start.

(over)

MINUTES: NOVEMBER 14, 2013

El Sobrante Valley Planning and Zoning Advisory Committee

El Sobrante Library Meeting Room, 6:00 - 8:00 p.m. El Sobrante, California

MEMBERS PRESENT: Eleanor Loynd, Co-chair, John Lisenko, Co-chair, Shirley Sharp, Secretary, Barbara Pendergrass, Treasurer, Bob Sharp, George Schmidt, Jim Hermann.

MEMBERS ABSENT: Mike Zeelen, Vice-chair.

INTRODUCTION OF GUEST

Brewster Kahle, Digital Librarian with Internet Archive, San Francisco

MINUTES: The minutes were read and approved.

TREASURER'S REPORT: The Treasurer's Report was submitted and approved. The balance as of 11-14-2013 was \$800.99. The reconciliation was \$850.91.

PRESENTATIONS

SELECTION OF OFFICERS:

Members of the P&Z were asked to respond to written questions as to whether they would be willing to serve on the committee again. All officers agreed to serve. All officers were contacted by Eleanor.

Members were asked what jobs they would be interested in working on. All were asked if they knew of any possible new members for the P&Z committee.

Terms of election of officers were presented. Every year 3 members and 1 alternate need to be reappointed by one of the 3 groups: El Sobrante Chamber of Commerce, May Valley Neighborhood Council, and the El Sobrante Valley Planning and Zoning Advisory Committee.

INTERNET ARCHIVE: Brewster Kahle, Digital Librarian with the Internet Archive in San Francisco gave a presentation, The business can be described as an on-line library. The Archive is in contact with 8 different Counties. Their plan is to build a new building, possibly on a 100 acre hillside area adjacent to the El Sobrante area. No property has been purchased and no applications have been filed with Richmond. The Internet Archive is a 501(C)(3) non-profit that was founded in 1996. Located in San Francisco, the Internet Archive offers permanent access for researchers, historians, scholars, people with disabilities and the general public. It stores historical collections that exist in digital format. Eleanor Loynd, Barbara Pendergrass and Maurice Abraham visited the Internet Archive site in San Francisco.

Tray Clark, Builder, plans to build some homes in the El Sobrante Valley area .He is just starting the process.

LP13-2108: Applicants, Ana Cabrera and owner, Michael Hughey. Request was made for a beer and wine license for the Manor Market Grocery Store, 959 Manor Road El Sobrante. The store has been open for 50 years always with a beer and wine license. The former owner let the license expire. The new owner wants to get approval for a beer and wine license. The committee voted to approve the request.

UPDATES ON CURRENT PROJECTS

4800 Appian Way: The status is unknown. Work is in progress.

Edgemont Sign: (across from Salvation Army on Appian Way) Approval was made for homes. Status is unknown. Work was started.

Habitat for Humanity: Plans to build on 3 parcels on Appian way from La Paloma Road, Status is unknown.

Sikh temple. Work to begin in the spring.

Wild Radish off hilltop Drive:. Application was filed. Neighbors are concerned. Status is not updated.

MS12-005: Applicant wants access from Heath Drive. Neighbors are against this project. No decisions have been finalized,

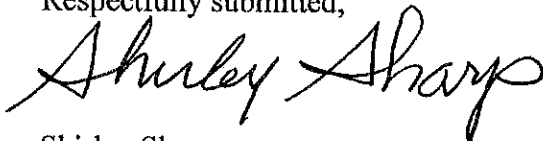
12 homes off Fariss Lane: Neighbors have filed an appeal. Project has been approved with conditions and modifications. Status has not been updated,

Correspondence not on the agenda was submitted for members to read.

The meeting was adjourned .

The next meeting will be held at the El Sobrante Library Meeting Room on Thursday, December 12, 2013, at 6:00 P.M.- 8:00 P.M..

Respectfully submitted,



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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.13

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

CORRESPONDENCE - DECEMBER 2013

- ✓ 1. From CC County. Zon. Admin. Agenda 12/2/2013-DP13-3020. New 2 story home at 6127 Arlington Blvd., Richmond
- ✓ 2. From CC County. VR13-1033. Request for 2 ft. sideyard where 5 ft is required. This is for an addition to an existing detached garage planned to be converted to a second unit on a substandard lot at 4171 Garden Lane.
- ✓ 3. From Maurice Abraham. Copy of his letter to Brewster Kahle, Archive in S. F. on the info shared at the Nov. ESVP&ZAC Mtg.
- ✓ 4. From West County Times. Article by Reporter Robert Rogers on Richmond and the use of eminent domain.
- ✓ 5. From Joaquin Palomino. "Richmond refuses to bow to Wall Street." Richmond and its proposal to take over distressed mortgages.
- ✓ 6. From West CC Asso. of Realtors. Town Hall Mtg. on Wed., Dec. 11 at 6 p.m. in the Richmond Rec. Complex, 3230 Macdonald Ave., Richmond. RSVP required for admission. Call 510-338-4542.
- Call 7. ✓ From Neighbor Will Plutte. Information that the EBRPark District recently purchased a parcel on Castro Ranch Rd.
- ✓ 8. To EBRPD Asst. Gen. Mgr. of Land Division Bob Nisbet. Invitation to our next mtg. on Dec. 12th. Requested info on the recent purchase of property along Castro Ranch Rd. by the EBRPdistrict.
9. To Area resident Will Plutte. Invitation to our Dec. 12th mtg. to share info with us about various parcels along Castro Ranch Rd.
- ✓ 10. To Community Development Division Staff. Request for information about parcels off Abbie Lane (off a street off Hillside Dr.). Are they under review by County Staff?
- ✓ 11. To Antonio Gudiel & Bacilia Macias, VR 13-1033. They were invited to attend our meeting to share info with us about plans to convert a garage and set up a 2 ft. sideyard where 5 ft. is required at 4171 Garden Lane.
- ✓ 12. To Brewster Kahle, Archive Internet. Thanking him for attending our meeting and requesting that he keep us informed if/when they plan to move ahead with their building plans.
- ✓ 13. From Brewster Kahle, Archive Internet. "At this point I am looking further afield based on our meeting. But there may yet be a project in the future."

10.1.e
/

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 2, 2013
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- (FYI) →
2. CARLA DEL CARPIO (Applicant) - ENRIQUE AVILA GAONA AND CARLA DEL CARPIO (Owners), County File #DP13-3020: The applicant requests approval of a development plan for the construction of a new two story, 2,674 square foot single family residence on a substandard lot for the purpose of determining compatibility with the neighborhood. The subject property is located at 6127 Arlington Boulevard in the Richmond area. (Zoning: R-6, Single Family Residential District) (Parcel Number: 418-080-001) (Continued from 11/04/13 WRN) SG Staff Report

VARIANCE: CONTINUED PUBLIC HEARING

- (FYI) →
3. JORGE VILLEGAS & VERONICA PADILLA (Applicants/Owners), County File #VR12-1007: The applicants request approval of a variance to allow for a 4-5-foot secondary front yard setback (minimum 15 feet required) to legalize an as-built carport addition that was constructed without permits. The subject property is located at 1544 Hillcrest Road in the San Pablo area. (Zoning: R-6, Single-Family Residential) (Parcel Number: 419-071-012) (Continued from 11/18/13 WRN) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

4. SOHRAB NAZARI (Applicant) - SOHRAB NAZARI & KENNETH NAZARI (Owners), County File #LP10-2067: The applicant requests approval of a land use permit to 1) extend and enlarge the existing legal nonconforming use consisting of eight dwelling units located within five buildings on a parcel located at 2047 Olympic Boulevard; 2) allow for a portion of the required off-street parking for these dwelling units to be located on an adjacent property (proposed "merger" parcel); 3) establish one second residence on a proposed "merger" parcel (2023 & 2031 Olympic Boulevard); and 4) allow fifteen yard setback variances to the existing buildings, structures and proposed off-street parking spaces as described in the attached Exhibit "A". The three contiguous parcels are identified as 2047, 2031, and 2023 Olympic Boulevard in the unincorporated area of Walnut Creek. (Zoning: R-10, Single-Family Residential) (Parcel Numbers: #184-302-040, -006, -007) SFT Staff Report
5. AT&T MOBILITY (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP13-2100: The applicant requests approval of a land use permit to establish a wireless telecommunications facility within an existing 200-foot telecommunications tower. This land use will acknowledge the following existing AT&T equipment: two 4-foot microwave antennas, one 6-foot microwave antenna, and three 7-foot panel antennas on the existing tower. Also, the following existing equipment occupies a portion of an existing shelter: five equipment cabinets; one power cabinet; six data racks; one battery rack; and four remote radio units (RRUs). This land use will also consider the following new equipment: a) removal of one 4-foot microwave antenna located at 78 feet on the existing tower and replacing the antenna with a 4-foot microwave antenna located 80 feet on the existing tower, b) addition of one 6-foot microwave antenna and four outdoor units (ODUs) on the existing tower, and 3) two data racks to be located within the equipment shelter. The project is located at the top of the Round Top site approximately a half of a mile northeast of the Robert Sibley Volcanic Preserve's parking area at 6800 Skyline Boulevard in unincorporated Orinda. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 273-190-001) JRC Staff Report

No other l.s.
items

Note: Next Zon. Ad. Mtg Mon, Dec 16.

VR 13-1033

Planner: 10.11.13 (20)
Ezra Lee



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

925-674-7804

VARIANCE PERMIT APPLICATION
TO BE COMPLETED BY OWNER OR APPLICANT

OWNER Name <u>ANTONIO GUDIOL</u> Address <u>4171 GARDEN LANE</u> City, State/Zip <u>EL SOBRANTE, CA 94803</u> Phone _____ email _____	APPLICANT Name <u>BACILIA MACIAS</u> Address <u>121 Scotts Creek Ct</u> City, State/Zip <u>El Sobrante, CA 94803</u> Phone <u>510.691-7910</u> email <u>baclia@bmarth.com</u>
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>Antonio Gudiol</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>Bacilia Macias</u>

CONTACT PERSON (optional) Name <u>SAME AS APPLICANT</u> Address _____ City, State/Zip _____ Phone _____ email _____	PROJECT DATA Total Parcel Size: <u>18,000</u> Estimated Project Value: <u>\$ 25,000</u> Proposed Square Footage: <u>276 sf.</u>
--	---

Project description (attach supplemental statement if necessary):
CONVERSION OF (E) GARAGE THAT IS NON-COMPLYING W/ SIDE YARD REQ. (E) SETBACK IS 2 FT, REQUIRED IS 5 FT MIN.

FOR OFFICE USE ONLY
Project description: REQUEST FOR A 2-FOOT SIDE YARD WHERE 5 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING DETACHED GARAGE THAT IS PROPOSED TO BE CONVERTED TO A SECOND UNIT ON A SUBSTANDARD LOT.

Property description: Lot 41 of San Pablo Rancho

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	<u>\$1,000</u>	S-044	425-141-004
Fire District: <u>Contra Costa</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Site Address: <u>4171 GARDEN LN.</u>
Sphere of Influence: <u>Richmond</u>	Notification Fee	<u>15.00 / 30.00</u>	S-052	Zoning District: <u>R-6</u>
Flood Zone: <u>A/X</u>	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Census Tract: <u>3630</u>
Panel Number:	Environmental Health Dept.	<u>57.00</u>	5884	Atlas Page: <u>H-6/J-6</u>
x-ref Files:	Other:			General Plan: <u>SH/OS</u>
Concurrent Files:	TOTAL	\$ <u>1087-</u>		Substandard Lot: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Receipt	# <u>CD13-005391</u>		Supervisorial District: <u>1</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Received by: <u>Gary / Sharon</u>
				Date Filed: <u>11/12/13</u>
				File # <u>VR 13-1033</u>

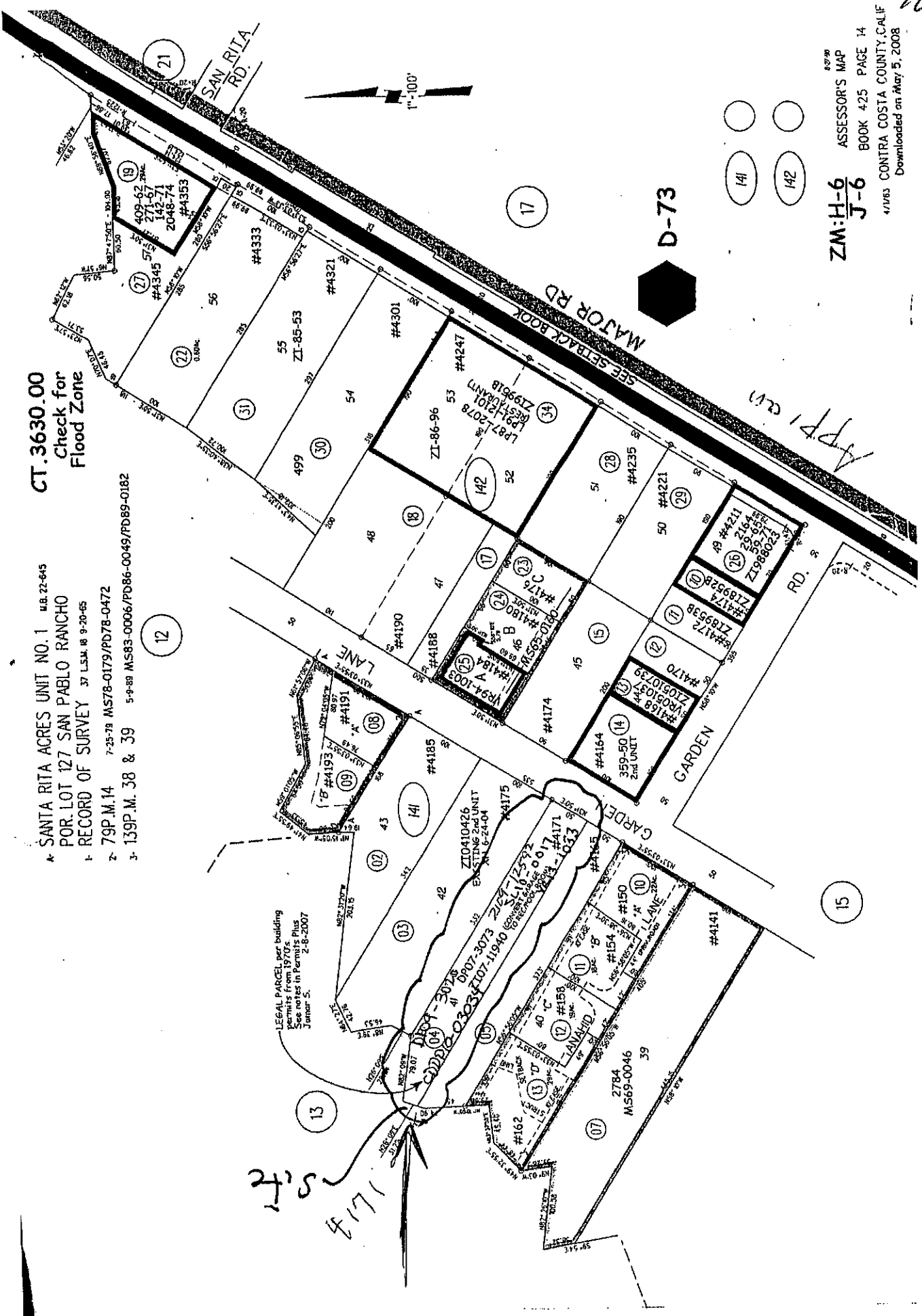
INSTRUCTIONS ON REVERSE

CT. 3630.00
Check for
Flood Zone

- 1- SANTA RITA ACRES UNIT NO. 1 U.B. 22-645
- 2- POR. LOT 127 SAN PABLO RANCHO
- 3- RECORD OF SURVEY 37 L.S.M. 18 9-20-65
- 4- 79P.M.14 7-25-78 MS78-0179/PD78-0472
- 5- 139P.M. 38 & 39 5-9-88 MS83-0006/PD86-0049/FD89-0182

LEGAL PARCEL per building permits from 1970's. See notes in Permits Plus January 5, 2-8-2007

Site
4171

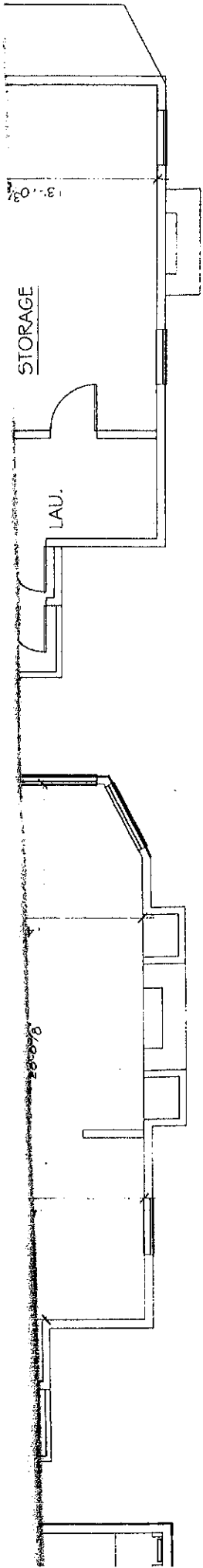


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 142

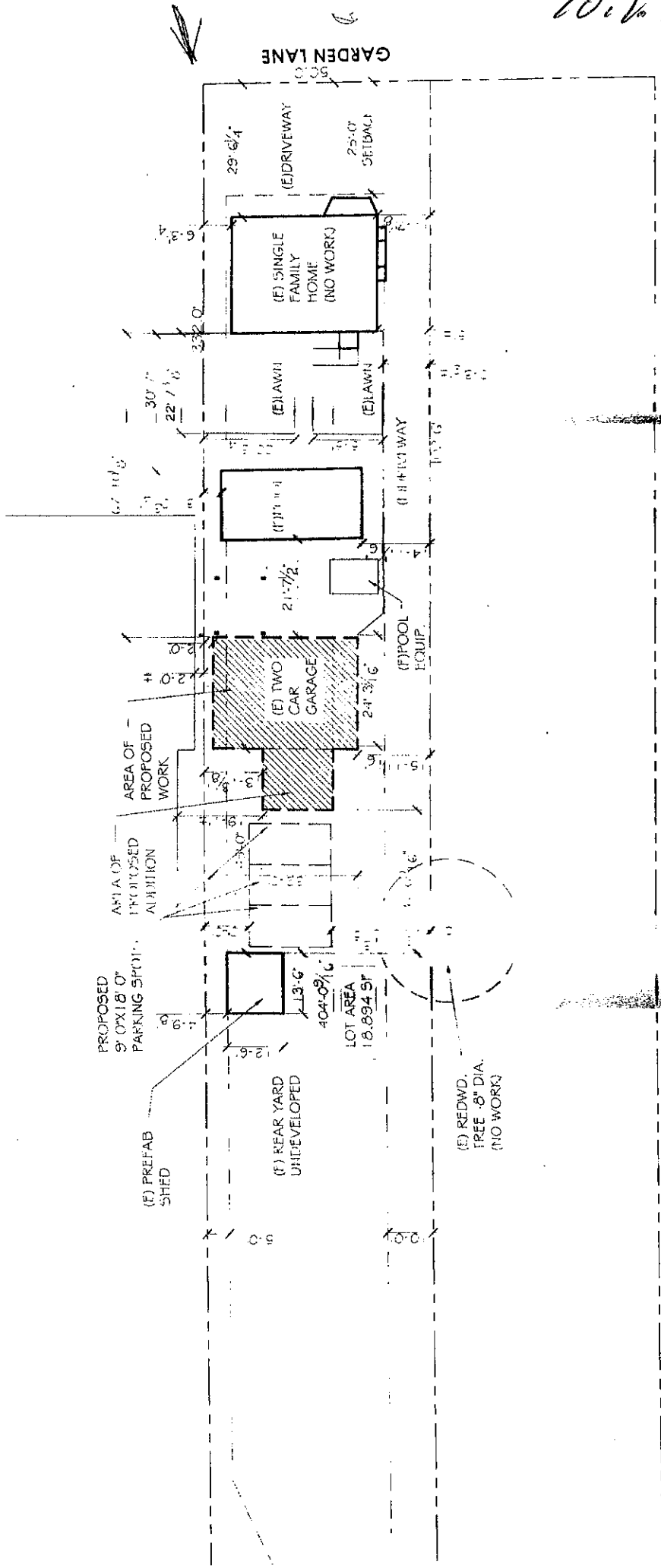
ZM:H-6
 J-6
 ASSESSOR'S MAP
 BOOK 425 PAGE 14
 CONTRA COSTA COUNTY, CALIF
 Downloaded on May 5, 2008

10.1.09
 26



3 EXISTING MAIN RESIDENCE - UPPER LEVEL
1/4" = 1'-0"

2 EXISTING MAIN RESIDENCE - LOWER LEVEL
1/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

10.10 h 2c

10.11
3 a



LAND SOLUTIONS
MAURICE P. ABRAHAM, AICP
LAND PLANNING + PRE-DEVELOPMENT STUDIES + ENTITLEMENTS

November 29, 2013

Copy to: P&Z

Brewster Kahle
Digital Archive
300 Funston Avenue
San Francisco, CA 94118-2116

RE: El Sobrante Properties

Dear Brewster:

I hope you were not completely discouraged by what you heard at the El Sobrante Planning and Zoning Committee (P&Z) meeting November 14th. It was apparent to me that the committee and the few community members in attendance like your plans in concept, particularly the idea of having a post-graduate level educational facility in the El Sobrante Valley. It was also clear that support was lacking for locating it on the hillside above San Pablo Dam Road.

A similar alternative location on Castro Road was suggested to you by the committee (Barbara Pendergrass), so I'm enclosing some information on possible properties in that area. I do not know the availability of any of these properties. You would have to contact the owners directly to determine their interest in selling.

The properties suggested are under four different ownerships as follows:

1. Lands of Barra LP: Three parcels totaling 36.74 acres.
2. Lands of Addiego: Two parcels totaling 20.1 acres (one with a home 2.35 acres).
3. Lands of Richmond Hill LP: One parcel totaling 97.6 acres.
4. Lands of APN Investments Inc.: One parcel totaling 165.06 acres.

All four properties are situated on the south side of Castro Road between Hillside Drive and Deer Run Drive. The Barra LP property is nearest to San Pablo Dam Road, about one-half mile to the east. All are in the City of Richmond Sphere of Influence, meaning that development entitlement processing would likely be done by the City of Richmond pending ultimate annexation to that jurisdiction.

All four properties are hillside lands with varying topographic conditions that may or may not be suitable for your needs. The Barra LP and Addiego properties have the most favorable topography for development purposes as they have the most level to mildly sloping land. The Barra LP property is traversed by a pleasant wooded creek that could be an asset to your project. Most of this developable land is below that magic 400' elevation, which I assume would apply here as it does on the San Pablo Ridge properties (that should be confirmed).

10.15
36

All four properties are opposite the Sobrante Ridge Regional Open Space Preserve located on the north side of Castro Road. Additionally, they back up to East Bay Municipal Utility District watershed lands, permanent open space with limited public access. The Barra LP property is also adjacent to the Kennedy Grove Regional Recreation Area (East Bay Regional Parks District).

As stated at the P&Z meeting, opposition from nearby neighbors is an inevitable reality, and one that you will likely encounter in almost any community. The Barra LP properties have a history of unsuccessful residential development proposals. I am uncertain about any such history with the other properties. The APN Investments property would seem to be most problematic in terms of public opposition, as it is immediately adjacent to the Carriage Hills residential neighborhood. This opposition could be partly mitigated by restricting development on the hillside facing Carriage Hills.

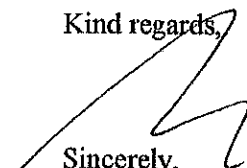
A strategic point of importance with regard to public opposition is that all these properties have been a nuisance problem for surrounding residential neighborhoods and to police because of unauthorized off-road vehicle activities. Problems included noise, erosion/environmental damage and partying. There have also been accidents involving these activities, one a vehicle rollover with significant injuries. The Archive facility could eliminate this problem by physical controls and the presence of staff and grounds security persons, a possible selling point to counter neighborhood opposition.

As an interested citizen, I encourage you to continue your pursuit of locating the Archive facility and school in the El Sobrante Valley community. While localized (immediate neighborhood) opposition can be expected, there seems to be support for the concept among community leaders that have been exposed to your proposal. I believe significant broader community support could be achieved through a well organized educational campaign. This of course must be based on a well-conceived, environmentally sensitive and aesthetically superior project with minimal traffic impacts.

I am providing this information strictly as an interested resident of the community, not in an official capacity of any kind, and as such I assume no liability for the accuracy of the information provided herein. I have no financial interest, direct or indirect, in any of the suggested properties. I am acting solely in what I deem to be the best interests of the community.

Should you decide to continue pursuit of an El Sobrante location, I would be pleased to work with you and your project team as an uncompensated advisor. If you'd like to discuss any aspect of your project further, I'd be happy to speak with you by phone or meet with you after December 15th. I will be out of the country between November 30 and December 15th.

Kind regards,


Sincerely,
Maurice Abraham

cc: Barbara Pendergrass, Chair, Municipal Advisory Council
Eleanor Loynd, Co-chair, El Sobrante Planning and Zoning Committee ✓

RICHMOND

Eminent domain plan
hurting city's bottom lineInvestors concerned
about ambitious idea
to stem foreclosures

By Robert Rogers

rrogers@bayareanewsgroup.com

RICHMOND — As they continue to mull over the possibility of using eminent domain to seize underwater mortgages, city leaders concede that uncertainty surrounding the unprecedented plan has cooled demand for Richmond's

bonds and will cost the city nearly \$300,000 in premiums designed to draw back investors.

"Money is a little more expensive now," Finance Director James Goins told the City Council during Tuesday's meeting, adding that investors are "very conservative" and that the "headline noise" stemming from the eminent domain plan is the cause.

The loss in bond savings, re-

See BONDS, Page 4

Bonds

Continued from Page 1

vealed at the council meeting, represents the first tangible fiscal impact from Richmond's decision in July to consider becoming the first city in the country to use eminent domain to seize underwater mortgages. The city continues to develop a strategy with its investment partner, Mortgage Resolution Partners, to seize and refinance mortgages at current market value to stem foreclosures.

Implementing the plan will require a supermajority of the City Council.

But flirting with the idea has drawn Wall Street's scorn, both in snubbing municipal bonds and triggering multiple lawsuits filed

against the city on behalf of investors.

The City Council agreed Tuesday to hire the firm Stifel, Nicolaus & Co. to be the underwriter of new bonds that were spurned in August.

Assuaging investors' concerns about eminent domain is job one, said James Cervantes, managing director of Stifel, Nicolaus & Co.

"The real issue on the bonds is the story or the headlines around them; not the bonds themselves," Cervantes said.

According to City Manager Bill Lindsay, Richmond's successor to the now-defunct redevelopment agency is looking to refinance \$84 million worth of bonds and will market them with an interest premium to compensate for the "headline risk" linked to eminent

domain.

The premium will cost the city's general fund \$294,000, or about \$30,000 per year, Lindsay said.

"The cost for the city to borrow is higher because of the mortgage principal reduction program," Lindsay said. "And the market has moved since August, so the cost for everyone to borrow is more now than it was then."

City leaders who have favored the eminent domain plan were quick to downplay the financial losses.

"Thirty thousand dollars (per year) is a small amount compared to the savings we can get from this program" if it reduces foreclosures, said Mayor Gayle McLaughlin.

It is "not a loss; it is just less savings," said Councilman Tom Butt.

But critics disagreed and

pounced on each number they said demonstrated that the eminent domain plan was a costly failure. When the bonds were initially snubbed in August, they were expected to save nearly \$4 million. Now, the savings to be had by refinancing is down to \$1.2 million.

"(Taxpayers have) lost \$2.7 million in potential savings," Councilman Nathaniel Bates said, citing staff report figures showing total losses both from not floating the bonds in August, when interest rates were lower, and paying a premium linked to eminent domain's risks.

Lindsay noted that the city bears only about 28 percent of the losses, with the rest being spread among other tax-collecting entities, including the state, county, parks and water districts, as a result of the statewide dis-

solution of redevelopment agencies.

Bates countered that the city likely lost much more than \$294,000 by not selling the bonds in August. "The damage has been done," he said.

Chuck Finnie, a campaign consultant who has been hired by the mortgage industry, said city leaders were "prevaricating" and "hiding the ball" in an effort to hide the real fiscal impact to the city.

"The mayor's attempt to score political points and thumb her nose at Wall Street is now costing Richmond real money," Finnie said.

Lindsay said that while Richmond's inability to sell its bonds has cost money, its credit rating is not at risk.

Prospects that Richmond will become the first city in

the nation to use eminent domain to seize mortgages — which has been touted as a tool to cut through bundled mortgages and force principal reductions — have dimmed since summer.

Efforts to get other cities to join Richmond in a partnership that would spread the risk and costs of facing Wall Street's wrath have not worked.

Oakland's City Council recently abandoned plans to explore the strategy, citing the risks. Three Richmond council members — Bates, Corky Boozé and Jim Rogers — have said they will not support the proposal because of the risk, leaving the city at least one vote short of the supermajority required to move forward.

Contact Robert Rogers at 510-262-2726.

Richmond Refuses to Bow to Wall Street

Despite lawsuits, threats, and political attacks, the city is forging ahead with plans to create a consortium of cities that would adopt its anti-foreclosure plan.

By Joaquin Palomino @JoaquinPalomino

Ever since Richmond unveiled its groundbreaking proposal to seize distressed mortgages from banks in order to help keep residents from losing their homes to foreclosure, powerful outside interests have waged war on the city. Big banks and Wall Street investment firms have sued Richmond, claiming that its plan is illegal. Housing agencies have threatened to freeze loans and force the East Bay city of 100,000 people into another recession. And real estate interests have attacked the Bay Area investment firm — Mortgage Resolution Partners (MRP) — that has been working with the city on its anti-foreclosure plan.

And then earlier this fall, glossy mailers blanketed Richmond as part of a smear campaign against the city's proposal. "Wall Street is back to take another bite" out of your home, the mailers warned. "The Council's heart is in the right place — they are trying to help Richmond homeowners struggling to save their homes, but they've bought a risky plan that could seriously harm the value of your home."

The mailers were financed, in part, by a \$70,000 donation from the California Association of Realtors. The National Association of Realtors also provided financial backing, but did not disclose how much money it gave to the campaign. The flyers were produced by the same political campaign consultants that organized the anti-soda-tax campaign last year on behalf of major beverage companies.

"How shameful is it that some of these state and national associations are trying to meddle and interfere in Richmond's program," said Amy Schur, executive director of Alliance of Californians for Community Empowerment, an economic rights group that supports the city's plan. "This is a community that has come up with a solution to the mortgage crisis that's in their own control."

But despite the attacks by Wall Street, Big Banks, and real estate interests, Richmond is not giving up. The city is forming a coalition of municipalities interested in similar foreclosure prevention programs. And MRP is working to create a Joint Powers Authority with at least five other jurisdictions in California — a move that would allow the individual governments to legally act as one.

In short, what started as a local campaign to save struggling homeowners could balloon into something much bigger. "With the support of other cities we can really provide that leverage to get the banks to come to the [negotiating] table," said Mayor Gayle McLaughlin. "I'm thinking this is now gaining the momentum that we need in terms of creating a national movement."

Although the Bay Area housing market has roared back to life during the past eighteen months, Richmond and many other cities have not yet fully emerged from the foreclosure crisis. Currently, about half of Richmond's homeowners are still underwater on their mortgages — that is, they owe more than their home is worth.

Vicky Conway is one such homeowner. The lifelong Richmond resident bought a house with her husband in the North & East neighborhood of the city in 2004 for \$325,000. She estimates it's now worth less than half what they paid for it. "We're not going to be able to retire and continue with the same mortgage payments," she said.

Thousands of Richmond homeowners are in a similar position, and to prevent another wave of foreclosures, the city has proposed buying 624 underwater mortgages at fair-market value. If the banks refuse to sell the mortgages, the city has threatened to invoke eminent domain to seize them. The city and MRP would then refinance the loans and lower the monthly payments so that residents like Conway could remain in their homes.

Realtors, banks, and investment firms, however, worry that the program would set a national precedent — and that other cities would follow in Richmond's footsteps. Banks, as a result, could take a financial hit. And real estate organizations worry that mortgage loans would dry up in Richmond and other cities that adopt its plan, thereby harming the housing market in those areas.

Such fears have sparked a flurry of opposition. The securities industry said that if Richmond follows through with its plan, borrowing costs could increase. The regulatory agency overseeing Fannie Mae and Freddie Mac also threatened to restrict or cease business activities in the area if the city moves forward. "Not only will this plan freeze up the residential credit market, it's also making it fairly difficult, if not impossible, for the city to conduct its normal municipal borrowing practices," argued Chuck Finnie, vice president of BMWL & Partners, the consulting firm that organized the attack mailers. "This thing is a house of cards that's about to come down."

And in an apparent attempt to stop Richmond's plan from spreading, a consortium of banks and investors have not only sued the city, but also have indicated that they will target seven other communities that are seriously considering the program or are already working with MRP. And although a federal judge dismissed the lawsuit because Richmond had not yet started seizing mortgages, the city will almost certainly face more litigation if it moves forward with its plan.

To shield the city from potentially devastating legal costs, MRP is trying to organize at least five other cities into a Joint Powers Authority, which would allow the separate governments to act as one in court. This would provide another layer of protection for Richmond. "These are big companies — they have a lot of power. They have a lot of money," said City Councilmember Jovanka Beckles. "None of us as individual cities can do it alone, but when we band together, we can actually do this."

If the alliance forms, it would mark a turning point for Richmond's program: It no longer would be locally based, and therefore could help thousands — perhaps tens of thousands — of underwater homeowners across the state. The Joint Powers Authority could also make banks and investors more inclined to negotiate a sale of the targeted mortgages, allowing Richmond to avoid having to seize them. "Eminent domain is most definitely a last resort," McLaughlin said. "We continue to call on the banks to sell us the loans voluntarily."

This isn't the first time MRP has tried to assemble a Joint Powers Authority. Last year, San Bernardino County and two Southern California cities that were pushing for a similar foreclosure prevention program, formed a JPA for legal protection. The coalition, however, eventually decided against using eminent domain to seize mortgages.

McLaughlin said that the Joint Powers Authority that Richmond is trying to assemble would not back out of the plan like San Bernardino. "[They] didn't have a grassroots effort underway, so Wall Street was able to put out their attacks with no voice countering their lies and misinformation," she said of the previous attempt. Richmond, however, has "a great on-the-ground community effort in place."

The movement doesn't only appear to be gaining traction in California, but also throughout the country. At a rally last weekend, the mayor of Irvington, New Jersey announced that the working-class city would analyze a plan similar to Richmond's. And the cities of Yonkers, New York and Newark, New Jersey are considering the use of eminent domain to prevent foreclosures, according to *The New York Times*.

McLaughlin also recently spoke with civic leaders from eighteen cities considering similar plans. A few of those cities, including Seattle and Baltimore, are "well down the path towards adopting a similar program," said MRP Chairman Steven Gluckstern.

Oakland also is considering lending its support to Richmond. Councilmember Desley Brooks authored a resolution that would express solidarity with Richmond, a city she believes "has had the courage to do something bold." Councilmember Rebecca Kaplan is pushing for a separate plan that would analyze Richmond's program with the hopes of potentially emulating something similar down the road. The Oakland City Council was scheduled to discuss both proposals on November 19.

"A lot of other cities are stepping into the fray, which is essential," said Schur, of ACCE. "Wall Street thought that if they kept [the plan] isolated to Richmond they would've had a much better chance of crushing it, but they've failed."

The Richmond City Council plans to revisit the issue sometime in December, and Gluckstern predicts the JPA will be assembled by then.

As for Conway, she's counting on the city to not give up. She and her husband live on a fixed income, and while they've been able to stay current on their payments, they're in a precarious position — any unforeseen expense could push them out of their home. "I'm hoping that something is going to give one way or the other — either the banks work with the city or the city goes down the eminent domain road," she said. "Either way, I'm holding my breath."

0 SAVE UNDERWATER HOMES. MOND CITY BUDGET.

CONTRA COSTA TIMES

NOVEMBER 22, 2013

Richmond eminent domain plan drives away investors, reduces bond savings

The city continues to develop a strategy with its investment partner, Mortgage Resolution Partners, to seize and refinance mortgages at current market value to stem foreclosures...But flirting with the idea has drawn Wall Street's scorn, both in snubbing municipal bonds and triggering multiple lawsuits filed against the city on behalf of investors.

"(Taxpayers have) lost \$2.7 million in potential savings"

Councilman Nathaniel Bates said, citing staff report figures showing total losses both from not floating the bonds in August, when interest rates were lower, and paying a premium linked to eminent domain's risks.

COME TO A TOWN HALL MEETING ON EMINENT DOMAIN

FIND OUT THE TRUTH ABOUT HOW THIS PROGRAM COULD HURT THE VALUE OF YOUR HOME AND LEAVE RICHMOND TAXPAYERS ON THE HOOK FOR MILLIONS IN COURT COSTS AND LEGAL FEES.

DATE: DECEMBER 11TH 2013

TIME: 6PM

LOCATION: RICHMOND RECREATIONAL COMPLEX

3230 MACDONALD AVENUE

RICHMOND, CA 94804

PHONE: 510-338-4542

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RSVP REQUIRED FOR ADMISSION

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10.1.13
6



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0
8

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

Bob Nisbet, Asst. Gen. Mgr. of Land Division
East Bay Regional Park District
2950 Peralta Oaks Ct.
Oakland, CA 94605

Dec. 2, 2013

Re: EBRPD Purchase of Land Parcel on Castro Ranch Rd.

Dear Mr. Nisbet,

The ESVP&ZAC requests that you attend our next meeting on Thursday, December 12th to share with us information on the parcel that the EBRPD has just purchased off Castro Ranch Rd. We would like to hear about the planned use of the property and information on its purchase price. Also, where is the property along Castro Ranch Rd. and does the Park District plan to put a hiking trail over the site? Is the Park District interested in buying other land in the area?

For your information, we will also let some residents in Carriage Hills North and CH South know that you will be at our meeting to share this information. We also have invited Will Plutte, an area resident, to share information with us about Castro Ranch Rd. and possible developments. He is scheduled to talk with us right after you. So, you are welcome to stay on if you wish.

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. We have set aside about 30 minutes to share information and ask questions about the area. 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 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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

1011.p
9

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

Will Plutte
5764 Skyview Place
Richmond, CA 94803

December 2, 2013

Re: EBRPD Purchase of Land Parcel on Castro Ranch Rd.
Information on Land on Castro Ranch Rd.

Dear Will,

The ESVP&ZAC requests that you attend our next meeting on Thursday, December 12th to share with us information on the various parcels along Castro Ranch Rd. We would like to hear suggestions about how the land could be used with information on the location and the possible purchase price. Mr. Bob Nisbet of the EBRPD has also been invited to our meeting to share information about the parcel that the Park District recently bought.

For your information, we will also let some residents in Carriage Hills North and CH South know that this will be discussed at our meeting.

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 7:00 p.m. We have set aside about 15 minutes to share information and ask questions about the area. 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 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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10-1-8
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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

CCC Dept. of Conservation & Dev.
Community Development Division
30 Muir Rd.
Martinez, CA 94553-4601

November 29, 2013

Re: Request for information on Abbie Lane area
In El Sobrante

Dear County Staff,

Enclosed is a copy of some recent information we received from an area resident. Would you check out these addresses and let us know if any of these parcels are currently under review by the County Staff? It is possible that the information was just set out in hopes of getting someone to purchase the property.

You can mail the information to us and/or you could fax it to me at 1-510-758-7697. If you choose, you could call me at 1-510-223-6398. Your help is very much appreciated. Thank you.

Sincerely,

Eleanor Loynd
ESVP&ZAC Co-Chair

Enclosure

cc: ESMAC

Sup. Gioia & COS T. Cheung



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

11/10/13

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

Antonio Gudiel
4171 Garden Lane
El Sobrante, CA 94803

December 2, 2013
Bacilia Macias
121 Scotts Chute Ct.
El Sobrante, CA 94803

Re: VR 13-1033, Conversion of a garage to a second unit and
A request for a 2 ft. sideyard where 5 ft. is required at 4171 Garden Lane
In El Sobrante

Dear Antonio Gudiel & Bacilia Macias,

The ESVP&ZAC requests that you attend our next meeting on Thursday, December 12th to share with us information and details on the plan to convert a garage to a second unit and set up a 2 ft. sideyard where 5 ft. is required. The parcel is located at 4171 Garden Lane in El Sobrante. on the various parcels along Castro Ranch Rd. We would like you to share your plans and ideas with us.

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 7:15 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 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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10/10/5
12

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

Brewster Kahle
Archive Internet
300 Funston Ave.
San Francisco, CA 94129

November 19, 2013

Re: Plans for Archive bldgs. in Richmond

Dear Mr. Kahle,

Thank you for coming to our recent meeting. If you do decide to move ahead with your building plan in Richmond, please let us know. We can set up a big meeting with residents to let them know what is going on. I have some information to share with you.

1. I came across an old drawing of the Clark Rd. site and a newspaper clipping on the possible problems on the hillsides. This is probably from 1989 when the project was starting review. Nothing was done.
2. I wanted to share some information with you on two other parcels which were left vacant. Both fairly large parcels are off Castro Ranch Rd. One of them is across the road from Amend Rd. A church group had planned to build a church and houses, but never completed the paperwork. The other parcel is adjacent to the subdivision of Carriage Hills North in Richmond, further down Castro Ranch Rd. A senior care facility and homes were planned for this area. It has never moved forward. You'd have to check whether one or both of the parcels are in Richmond or in the County area.

Castro Ranch Road is off San Pablo Dam Rd. toward the left. Both of these parcels have entrances off Castro Ranch Rd., so you don't have neighbors around you on all sides. You would have neighbors next to you on one side, if you look at the site next door to Carriage Hills North, Richmond. Please update us as you decide what to do and what not to do.

You are welcome to call me at 1-510-223-6398 or fax me at 1-510-758-7697.
Thank you for your time.

Sincerely,


Eleanor Loynd
ESVP&ZAC Co-chair

Enclosures

From :

13



Eleanor

Nov 2013

Thanks for the nice follow-up note. At this point I am looking farther ahead based on our meeting. But there may yet be a project in the future.

Yours,
Bruce

10.2.a

Subj: **Regional Parks Online | December 2013 | East Bay Regional Park District Newsletter**
Date: 12/12/2013 7:04:43 P.M. Pacific Standard Time
From: info@ebparks.org
To: rpender970@aol.com

Email not displaying correctly? View it in your browser.



East Bay Regional Park District Newsletter:
Regional Parks Online

December 2013

Dear Barbara,

Lifeguards, Fire Department Celebrate Milestone



Congratulations to our Fire Dept. now 50 years old and Lifeguard Services, now 75! Since 1963, the men and women of the East Bay Regional Park District Fire Department have been dedicated to serving our park visitors; our mission is to protect life, property, and the environment. Our Park District fire department provides all typical emergency services including fire suppression, search and rescue, fuels management, and pre-hospital emergency medical care. We have 46 firefighters on staff (many are industrial firefighters) 10 fire stations and 14 engines that serve all 65 regional parks! Learn more on our [website](#), and see some fun photos on

In This Issue

- [Milestones](#)
- [Birds](#)
- [Health Benefits](#)
- [Legislation](#)



Know Before You Go

[Trail and Park Updates](#)



[Join the international HPHP movement!](#)



[Become a Foundation Member](#)

Current Activity Guide

[Regional in Nature](#)

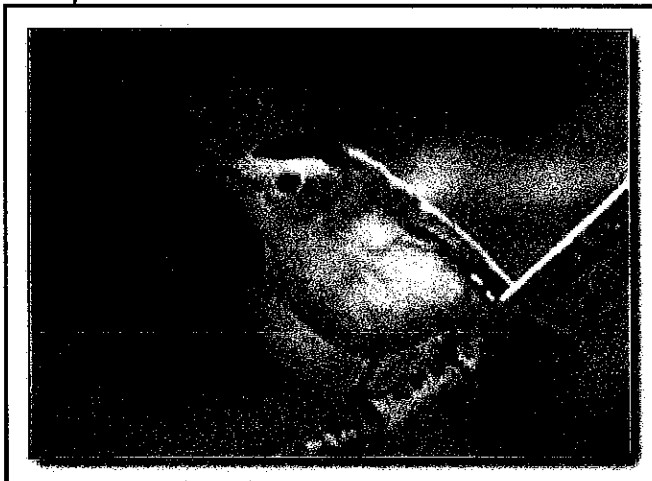
Email Tools

- [Feedback](#)

10.2.b

[Facebook.](#)

Birds, birds and more birds



Our staff biologists presented two posters at the SF Bay Conference in October. They were such a hit that we will present them again at the wildlife society conference in Reno in January! Our District is responsible for the protection of all wildlife in our parks, including animals that are state and federally listed as rare, threatened, or endangered, and others of local concern. Certain additional species may require special management to reduce the potential for isolation or loss of the population. See the posters and learn more about riparian birds and California least terns on our [website](#).

Officials Recognize Nature for Key Health Benefits



Recently, the American Public Health Association adopted a new policy statement on Nature, Health and Wellness encouraging land use decisions that prioritize access to natural areas and green spaces for residents

- [Forward This Email to a Friend](#)
- [Join Our Mailing List](#)

Resources

- [Parks and Trails](#)
- [Featured Park Activities](#)
- [Employment Opportunities](#)

Looking for a special event or activity? Want to see what's happening in the parks this weekend? Go to our [Programs, Activities and Facilities](#) search page and take a look. You don't need to have a log-in id or password to search, only to register for a fee-based program. Search by course number and browse by park, date, activity or facility.

10.2.C

of all ages, abilities and income levels. They want everyone to know about the health benefits of spending time in nature and nature-based play and recreation.

At the East Bay Regional Park District, we have partnerships with health care providers as part of our Healthy Parks Healthy People campaign. We applaud the APHA for recognizing the valuable role parks and nature have on health.

Legislation can help fund shoreline projects



As stewards of over 40 miles of Bay Shoreline, our Park District is engaged in addressing sea level rise, bay restoration and water quality improvement efforts. With bigger storms and sea level rise in the future, we are helping to create natural buffers including wetlands, marshes and horizontal levees that protect families, homes, businesses and vital infrastructure from surging storm waters and weather-related events, such as Hurricane Katrina and Superstorm Sandy.

We need more funding to support the planning and testing of these new natural buffer and engineered berm techniques. The Water Infrastructure Finance and Innovation Authority (WIFIA) pilot program would provide loans and loan guarantees for water supply, wastewater and flood control projects.

Learn more about the "Innovative Financing" provision (WIFIA) in the Water Resources Development Act reauthorization, and register your support via our

10.2.0

website.

Download the current **Regional in Nature** activity
guide

Public Affairs Division

East Bay Regional Park District

Email: pubaffs@ebparks.org

Website: www.ebparks.org

You are receiving this email because you are a past participant in some of our events and activities.

Unsubscribe rpender970@aol.com from this list

Our mailing address is:
East Bay Regional Park District 2950 Peralta Oaks Court Oakland, CA 94605 USA

Our telephone:
1-888-327-2757

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Forward this email to a friend

10.4.2

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 16, 2013
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: CONTINUED PUBLIC HEARING

SOHRAB NAZARI (Applicant) - SOHRAB NAZARI & KENNETH NAZARI (Owners), County File #LP10-2067: The applicant requests approval of a land use permit to 1) extend and enlarge the existing legal nonconforming use consisting of eight dwelling units located within five buildings on a parcel located at 2047 Olympic Boulevard; 2) allow for a portion of the required off-street parking for these dwelling units to be located on an adjacent property (proposed "merger" parcel); 3) establish one second residence on a proposed "merger" parcel (2023 & 2031 Olympic Boulevard); and 4) allow fifteen yard setback variances to the existing buildings, structures and proposed off-street parking spaces as described in the attached Exhibit "A". The three contiguous parcels are identified as 2047, 2031, and 2023 Olympic Boulevard in the unincorporated area of Walnut Creek. (Zoning: R-10, Single-Family Residential) (Parcel Numbers: #184-302-040, -006, -007) (Continued from 12/02/16 TM) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

3. JESSICA AND BRIAN HITCHCOCK (Applicants and Owners), County File LP13-2078: The applicants request approval of a Land Use Permit to allow the continued use of a multiple-family residence (four-plex) in a single-family residential land use district (nonconforming). The applicants are extending the life of this nonconforming use by remodeling the interiors of the two second floor units. Both units will remain two-bedroom units and the two first floor units will not be altered. The project site is located at 6343 Arlington Boulevard in the unincorporated Richmond area. (Zoning: Single-family Residential, R-6) (Parcel Number: #521-061-022). DAB Staff Report

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2082: The applicant is requesting approval of a land use permit to replace an existing 42-foot 2-inch tall utility pole with a 54-foot 11-inch pole and attach a new wireless telecommunications facility for use by New Cingular Wireless. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet, and associated equipment at various heights along the pole. The subject pole is located within the public right-of-way on the south side of Marsh Creek Road, approximately 600 feet east from Pine Lane, across the street from 8385 Marsh Creek Road in the Clayton area. (Zoning: A-2, General Agricultural District; Parcel: ROW 078-220-003) CYL Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

5. RUAIRI J. O'SULLIVAN (Applicant & Owner), County File #DP11-3021: Request for design review approval of a proposal to 1) rebuild an elevated deck (as built), 2) construct one retaining wall under the elevated deck with a maximum height of 10-feet 6-inches (as-built), and 3) construct two new retaining walls with a maximum height of 3 feet within the required side yard setback (as-built), for the purposes of determining compatibility with the Kensington Combining District. The subject property is identified as 257 Arlington Avenue in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views Combining District (TOV), Kensington Combining District (K)) (Parcel Number: 570-060-022) SFT Staff Report

3:30 P.M.

7. PUBLIC COMMENTS:

FINAL ENVIRONMENTAL IMPACT REPORT: CLOSED PUBLIC HEARING

8. CORRIE DEVELOPMENT CORPORATION (Applicant & Owner) - TIMOTHY CLANCY (Owner); County File LP05-2096: This is a closed hearing to consider the adequacy of the Final Environmental Impact Report (Final EIR) for a Land Use Permit prepared for the proposed Creekside Memorial Park Cemetery. The proposed project is a request for a Land Use Permit to establish a new cemetery. The proposed cemetery would occupy 58.7 acres of a 221.66-acre site, which includes an upper garden (non-irrigated – 13.2 acres) and a lower garden (irrigated – 45.5 acres) located on two parcels at 7000 Camino Tassajara in the Tassajara area. The primary features of the project include: (a) Administrative Offices/Chapel Building (15,200 square feet); (b) Entry feature and security gates; (c) An Indoor Mausoleum (19,400 square feet); (d) Four outdoor Mausoleums (1,900 square feet each); (e) Irrigated off-street parking area; (f) A storage building (11,200 square feet) and Corporation Yard; (g) A free form picturesque lake with 0.88 acres of surface area and island; (h) One acre site set aside for a possible future fire station; (i) 5.8 acres of irrigated lawn for ground entombment; (j) An internal private road circulation system; (k) Perimeter and edge fencing (livestock and decorative) and entry feature; (l) Private Family Estate Crypts and \pm 10 xeriscaped acres for ground entombment; (m) Water tanks for domestic, irrigation, and fire protection purposes; and (n) Oak Woodland enhancements. The project also includes alteration of trees and removal of \pm 13 trees and a request for a variance for a lot line adjustment to change the average lot width and size of a substandard lot. [General Plan: Agricultural Lands (AL); Zoning: Exclusive Agriculture (A-80); Assessor Parcel Numbers: 223-020-020 (was 223-020-005), and a portion of 223-020-007.] CEQA: The Zoning Administrator will consider recommendation on the adoption of the Final Environmental Impact Report and related findings for this project. TM — Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, JANUARY 6, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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

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

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.4.c

~ CANCELLED ~

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 6, 2014
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 Hiliiana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 22, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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

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

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, December 11, 2013, 1:30 PM

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

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

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

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

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

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

Campaign Contribution Disclosure

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

Notice of Intent to Waive Protest Proceedings

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

American Disabilities Act Compliance

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

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

DECEMBER 11, 2013 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 November 13, 2013 regular LAFCO meeting

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. ***LAFCO 09-05 – Annexation 168C to Central Contra Costa Sanitary District*** - consider a proposal to annex 82.1± acres (eight parcels) in two separate areas located in the unincorporated Alhambra Valley area near Martinez; and consider related actions under the California Environmental Quality Act (CEQA).
Public Hearing

BUSINESS ITEMS

7. ***Northeast Antioch Update*** – receive an update regarding the proposed annexation and strategic planning efforts for Northeast Antioch, and provide comments.
8. ***Actuarial Valuation and Post-Employment Healthcare Benefits*** – receive a report on initiating an actuarial valuation and related issues, and provide comments.
9. ***Commissioner Terms*** - receive a report regarding Commissioner terms of office.

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

Next regular LAFCO meeting – January 8, 2014 at 1:30 p.m.

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