

El Sobrante Municipal Advisory Council

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

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

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

AGENDA Wednesday February 09, 2011

7:00 P. M. Pledge of Allegiance

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

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

1. Approval of Minutes for July 14, 2010
2. Approval of Minutes for August 11, 2010
3. Approval of Minutes for January 12, 2011

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCL1

Presentations

7:10 P.M. to 7:15 P.M.

P.1 Presentation by Lt. Mark Williams, Bay Station Commander, Crime Report

7:15 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 Battalion Chief Lon Goetsch, Contra Costa Fire

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 - Limit 2 minutes per speaker

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

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

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

DI.1 Election of Officers

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

DI.2 Review and Design Ordinance? Building additions and new buildings that pass all county requirements but are not in conformance or compatible with neighbor residences. These types of projects are only reviewed by the County Conservation and Development Department and no neighbors are notified of the proposed project. Example: existing one story residential neighborhood with a new project for a two story residential home

1. Memo from ESVP&ZAC to Supervisor Gioia, El Sobrante Chamber of Commerce, ESVP&ZAC, ESMAC, Terrance Cheung, and neighbors regarding a two story home under construction. No notification to ESVP&ZAC, ESMAC, or neighbors

2. Memo from ESVP&ZAC to Patrick Roche, Planner, CCC of Conservation and Development, regarding adding a addition to the General Plan Amendment on Design and Review

3. Memo to Aruna Bhat, Zoning Administrator, CCC of Conservation and Development regarding Home construction at 5485 Olinda Road El Sobrante

4. Letter to Eleanor Loynd ESVP&ZAC regarding the residential construction project at 5485 Olinda Road El Sobrante

5. Memo to Neighbors of home under construction at 5485 Olinda Road El Sobrante from ESVP&ZAC

6. Copy of Kensington Design and Review Ordinance

8:40 P.M. to 8:45 P.M. Questions – limit 2 minutes per speaker

8:45 P.M. to 9:05 P.M.

DL3 Other Committee Assignments; Crime Prevention Sub Committee, Land Use Sub Committee, El Sobrante Stroll Sub Committee, ESMAC Brochure Sub Committee, Health Department /defiberator placements Sub Committee, Laws and Policies Sub Committee

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

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

DL4 Crime Prevention Sub Committee/ Neighborhood Watch- Sub Committee Report.

9:15 P.M. to 9:20 P.M. Questions – limit 2 minutes per speaker

9:20 P.M. to 9:25 P.M.

DL5 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Community Development Department

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

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

DL6 Review email and discuss methods to gain volunteers to assist Patty Casentini on cleaning up San Pablo Dam Road and other areas of El Sobrante

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

Short Discussion Items-

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

SDL1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Chair, Eleanor Loynd

9:40 P.M. to 9:45 P.M. Questions – Limit 2 minutes per speaker

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

Information Items-

10.1 El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and packet of information for January 13, 2011

10.2 Memo from ESVP&ZAC to Patrick Roche, Planner, CCC Dept. of Conservation and Development regarding widening Appian Way to four lanes from the Pinole border to Valley View

10.3 Email from ESMUD with an update on the construction at the Schapiro Reservoir

10.4 Email listing the Monthly Emergency Responses for El Sobrante, Contra Costa County Fire

10.5 Contra Costa County Planning Commission's Notice of Public Hearing Meeting and Agenda for January 11, 2011, and January 25, 2011, 7:00 P.M., and a Cancellation Notice for the February 8, 2011 Meeting

10.6 Contra Costa County Zoning Administrator's Notice of Public Hearings and Revised Agenda for January 24, 2011, 1:30 P.M., and Revised Agenda for the February 7, 2011 Meeting

10.7 West Contra Costa Integrated Waste Management Authority Notice of Meeting
for January 11, 2011

10.8 May Valley Neighborhood Council's January 2011 Newsletter

11.0 Community Group Updates

11.1 District 1 Staff Report- Terrance Cheung

11.2 East Bay Municipal Utility District- Katy Foulkes

11.3 ESVP&ZAC

11.4 ES Chamber of Commerce

11.5 ESMAC Sheriff's Annex

11.6 Fire District-

11.7 CSA R-9 Committee-

11.8 West County Alcohol Policy Working Group

11.9 ESMAC Library- Barbara A. Pendergrass

11.10 ES Boys and Girls Club

11.11 El Sobrante Coordinating Council-Tom Owens, Barbara Pendergrass

Sub Committee Reports

12.1 ESMAC Land Use- Barbara Pendergrass, Chair

12.2 ESMAC Grants/ Fund Raising-

12.3 ESMAC Traffic / Transportation-

12.4 ESMAC Web Site and Outreach- Tom Owens

12.5 ESMAC Cleanup Day-

12.6 ESMAC El Sobrante Stroll-

12.7 ESMAC Crime- Chair, Jim Hermann

12.8 ESMAC Farmers Market, Barbara Pendergrass, Chair

Old Business

13.1 Suggestion for meetings on increasing attendance. Suggestion that the Mac set up a list of groups to send letters to for attendance at meetings. Groups like the Chamber of Commerce Board of Directors, Boys and Girls Club Board of Directors, neighborhood groups like Manor Neighborhood Group, Bicycle Riders, Churches etc. Have the group speak for 30 minutes or so and discuss what they would like to see improved.

Suggestions for improvement. Place items in the Chamber News Letter and send letters to people on their different streets. Develop information flyer explaining the ESMAC activities.

New Business

14.1

Public Comment

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

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment

10:00 P.M.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI. 2.1.a

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

January 24, 2011

TO: Sup. John Gigia C.O.S. Terrance Cheung ESMAC
E.S. Chamber of Commerce ESVP&ZAC Members Neighbors

For Your Information:

On the other side of this message is a copy of a letter sent to the County Zoning Administrator Aruna Bhat about the home under construction at 5485 Olinda Rd., El Sobrante.

The home was approved, without public notice, because it met all County requirements. No neighbors were notified. The ESMAC and the ESVP&ZAC were not notified. WE have had this happen now and then, but never had an explanation, until now, of why we weren't notified.

In order to change the usual, we would have to set up an El Sobrante Design Review Board. I discussed this idea recently with Sup. Gioia and with ESMAC Chair Barbara Pendergrass.

Since the ESMAC is set up by the County and since it is made up only of E.S. residents, it would be easier to set up a Design Review Board with them. What do you think? I have requested the ESMAC put this on their next agenda for their Feb. 9th Meeting. I will put it on the ESVP&ZAC agenda for our Feb. 10th mtg.

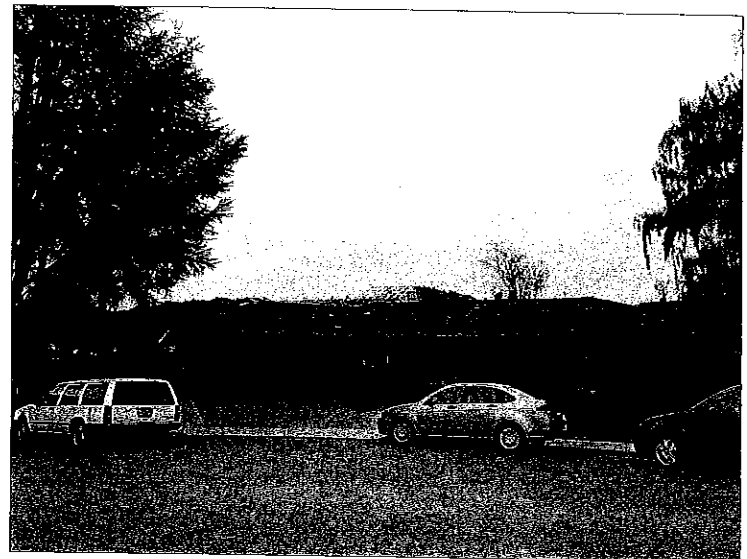
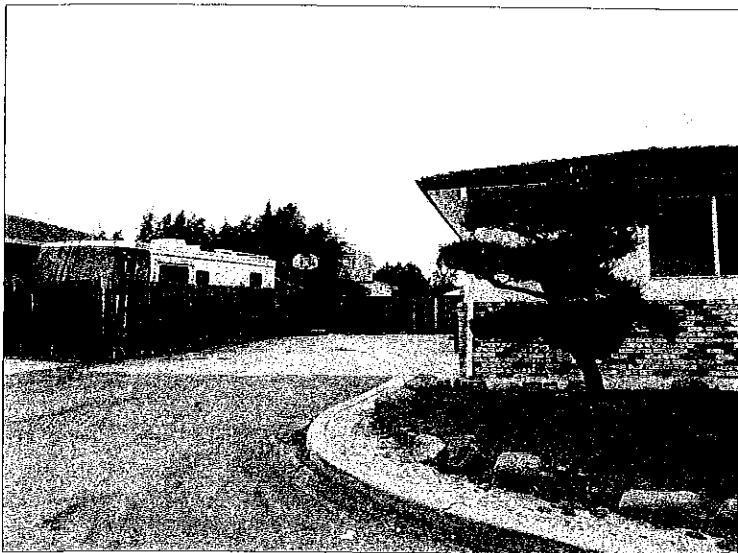
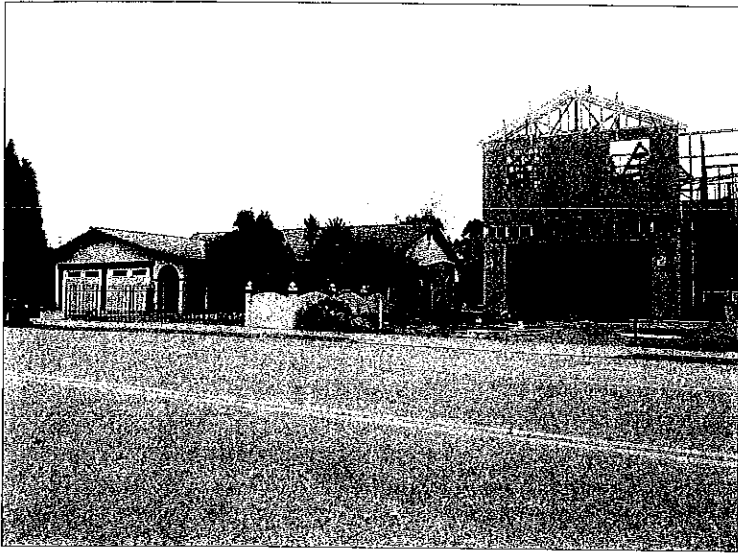
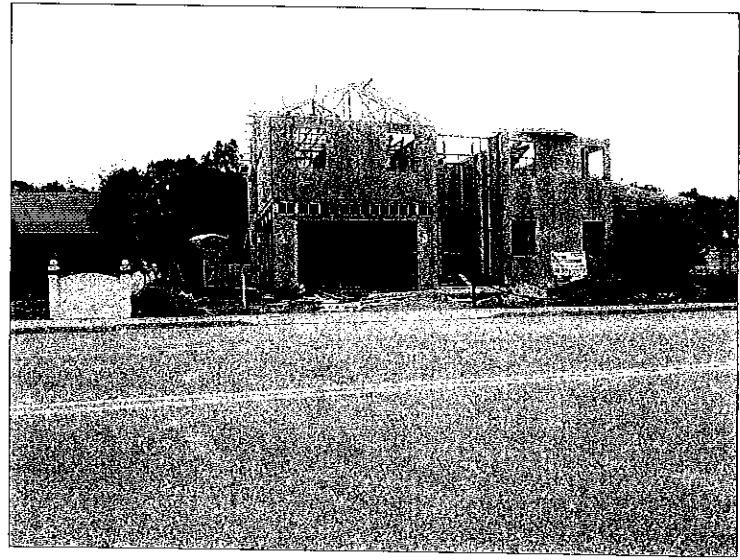
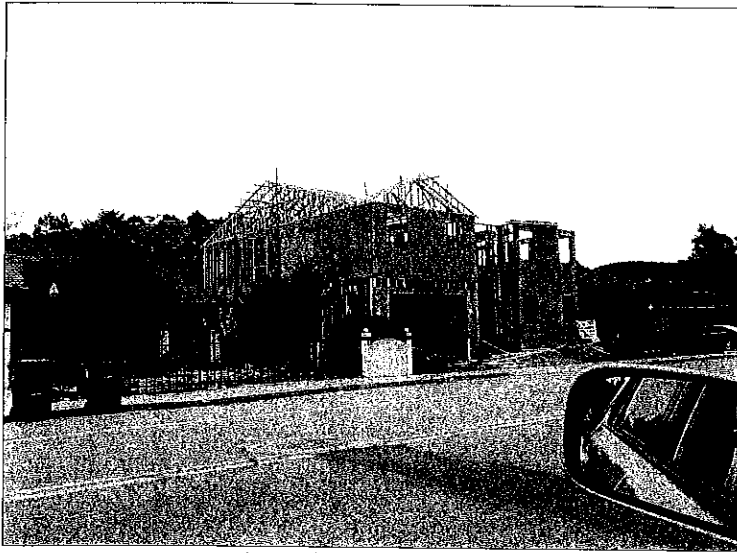
Possible Description of the Plan for a Design Review Board: If a project application for an El Sobrante parcel shows that it meets all County requirements, the application must then be reviewed and approved by the E. S. Design Review Board and a notice of the planned meeting must be sent to neighbors and/or property owners within 300 ft. of the project as well as to the ESVP&ZAC. The Project may not move forward until the E.S. Design Review Board has had a chance to review the project.

NOTE: Two pages of color photos including the home under construction and some of the neighbors' homes are included with this letter.

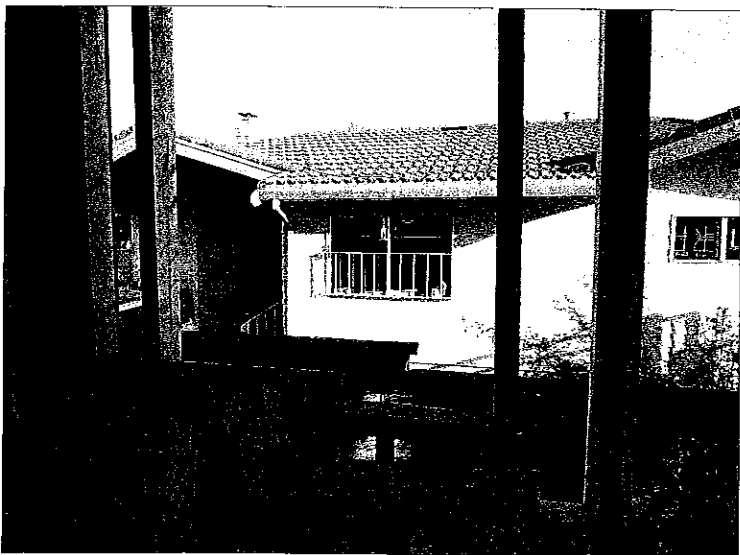
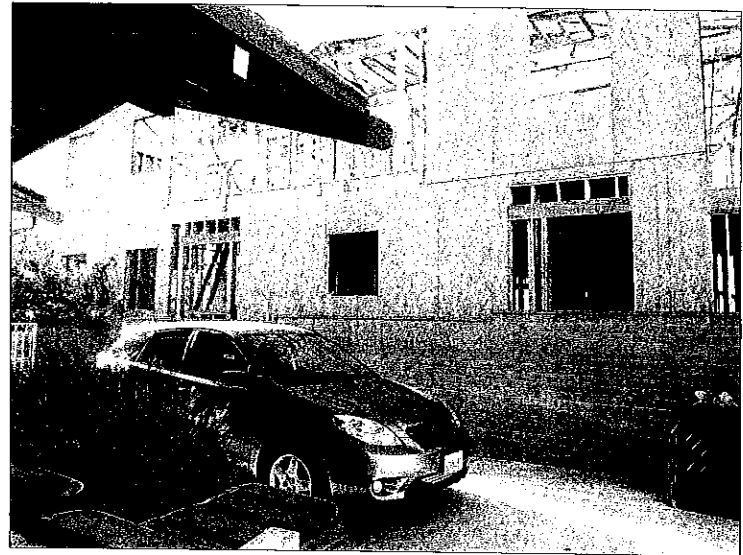
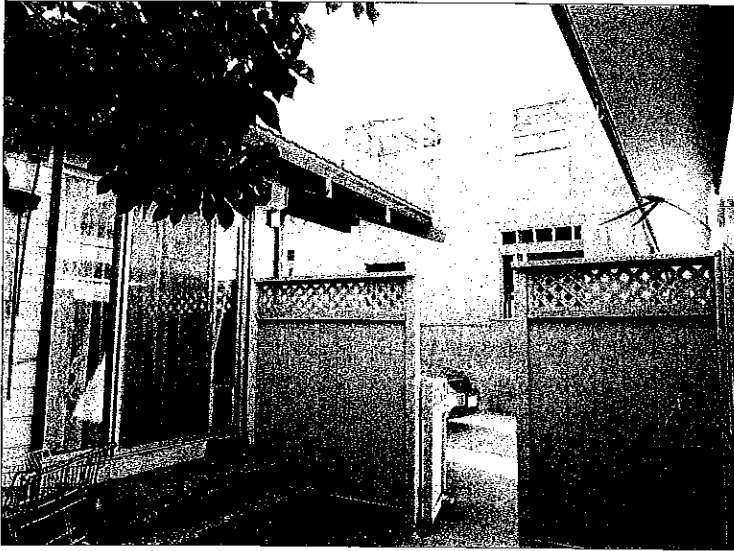
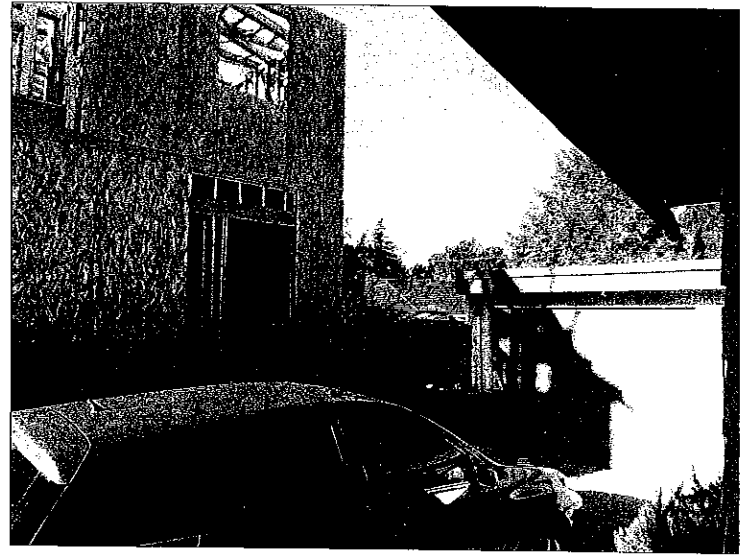
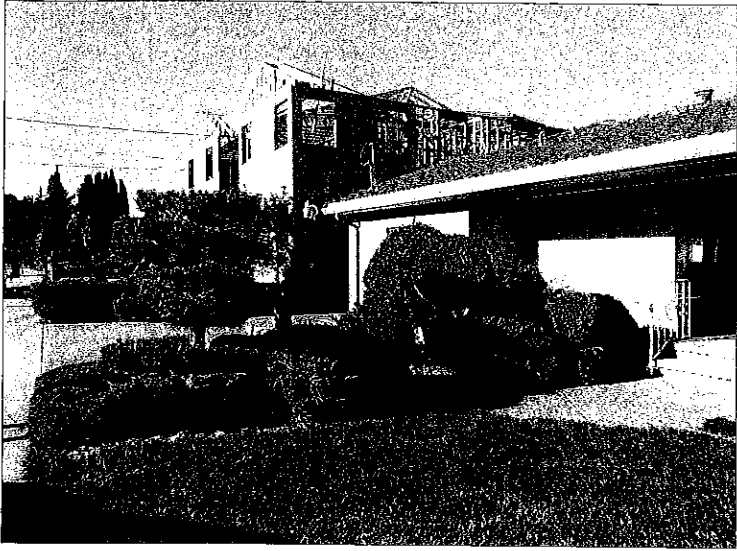
From ESVP&ZAC Chair Eleanor Loynd

(over)

PI. 2.1.6



DI-2.1.C





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

Fax: 223-6091 *DI. 2.2*

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

January 30, 2011

Patrick Roche, Planner
Con. & Dev. Dept., Community Dev. Division
651 Pine St., 4th floor NORTH
Martinez, CA 94553

By Fax & Mail
Fax: 925-335-1222

Re: Possible Addition to the E.S. Gen. Plan Amendment

Dear Pat,

Short Version: Recently, neighbors on and near Olinda Rd. began calling us to complain about the new 2 story house under construction at 5485 Olinda Rd. Neighbors had heard nothing about the plans and neither had the ESMAC or the ESVP&ZAC. Investigation showed that the submitted plans met County requirements and the permits were approved without any public review. However, we do not feel that the house design fits the neighborhood. (See enclosure)

A short conversation with Sup. John Gioia pointed us in the direction of requesting that an El Sobrante Design Review Board be set up to review those special projects that meet all the County requirements.

SPECIAL QUESTIONS: Can this kind of addition be made at this time to the El Sobrante General Plan amendment? Can you take this on as your responsibility?

Tentative Ideas: Since the ESMAC is set up by the County and since it is made up only of E.S. residents, it seems that the E.S. Design Review Board could be made a sub-committee of the ESMAC. All El Sobrante area project applications that meet all the County conditions would then be sent to the ESMAC's Design Review Board for review. The ESVP&ZAC and Neighbors, within 300 ft. of the project, would be notified. After the decision is made, the Zoning Administrator or the County Planning Commission would also have to review the project. We should also include a map and written description of the El Sobrante boundaries.

You are welcome to call me at 510-223-6398. You could also call ESMAC Chair Barbara Pendergrass at 510-223-6091. Both groups will be reviewing this idea at their next meetings.

Sincerely,

Eleanor Loynd
CHAIR ESVP&ZAC

cc: Sup. John Gioia
✓ Barbara Pendergrass, ESMAC
Will Nelson, Planner

C.O.S. Terrance Cheung
E.S. Chamber of Commerce
Jake Sloan, C. Plan. Commission



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI. 2, 3

P. O. Box 20136 • El Sobrante, CA 94820
Aruna Bhat, Zoning Administrator
Dept. of C & D, Com. Development Div.
651 Pine St., 4th floor NORTH
Martinez, CA 94553

January 24, 1011
By Fax & Mail
Fax: 925-335-1222

Re: Home construction at 5485 Olinda Rd., El Sobrante

Dear Aruna,

Thanks for the call and the information. I am looking forward to getting your review of this problem in writing.

1. For your information, I have received calls and information from 4 or more different neighbors of the 5485 Olinda Rd. home. Several mentioned that they were told that they can expect 20 residents on the site. I was told there were 5 bedrooms planned for the house. One neighbor said that there are 8 bedrooms on site.
2. Can I, with your help, set up a meeting to review the construction plans with a County Staff member? I could then write up an accurate description of the house. Please call me at 510-223-6398 or fax me at 510-758-7697. Possible times: Wed., Feb. 2 between 10 am and 2 pm or Fri., Feb. 4 between 10 am and 2 pm at the Martinez office.
3. Despite the fact that this house construction plan met all the County's written requirements and therefore, no information was sent to the neighbors or to the ESMAC or to the ESVP&ZAC, the house does not fit the neighborhood. Take a look at the pictures.

QUESTION: What needs to be changed in order to require the County to send out information on plans like this to the Community?

I was told that if we had an El Sobrante Design Review Board set up, the County would then be required to send out information on this kind of construction application to the Design Review Board and to the neighbors.

QUESTION: Is that correct? For example, Sup. Gioia, with the support of the ESMAC and the ESVP&ZAC, could set up a Design Review Road as part of the ESMAC.

Your help is seriously appreciated. Thank you!

Sincerely,

Eleanor Loynd
Chair ESVP&ZAC

Enclosure: 2 pages of color photos of the house under construction and neighbors' homes nearby were included with mailed copies of the letter.

cc: Sup. John Gioia C.O.S. Terrance Cheung ESMAC
E.S. Chamber of Commerce ESVP&ZAC Members Neighbors

Department of
Conservation &
Development

Contra
Costa
County

DI, L, H, a

Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Community Development Division

County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229



Phone: (925) 335-1208

January 28, 2011

Eleanor Loynd
El Sobrante Planning & Zoning Advisory Committee
P.O. Box 20136
El Sobrante, CA 94820

**Re: Residential construction project at 5485 Olinda Road, El Sobrante
Assessor Parcel Number 433-160-065
Building Permit Numbers 421707 and 421708**

Dear Ms. Loynd:

Your letters to Supervisor John Gioia and Deputy Director Aruna Bhat, dated January 4 and January 24, respectively, have been referred to me for response. The subject of your letters is a residential construction project at the above-referenced address. You have requested information on the project and inquired as to the process for establishing a design review board for the El Sobrante area.

Project Description

The project consists of a 3,716 square foot house and a 500 square foot accessory building in the rear yard. The house includes six bedrooms, five bathrooms, a kitchen with a breakfast nook, a family room, a living room, a dining room, a den, a laundry room, and a two-car garage. The accessory building consists of only a single room. Aside from what seems to be a hallway having been labeled as a den, both floor plans appear to be typical for this type of construction.

Existing Design Review Process

Design review for a single-family residential project is typically triggered by one of the following circumstances: (1) the subject property is not located in a single-family residential zoning district; (2) the proposed project does not comply with the development standards, such as minimum setbacks requirements and height limitations, for the zoning

district in which it is located, and therefore requires approval of a variance; and (3) the subject property does not comply with the minimum area or average width requirements for the zoning district in which it is located. The third circumstance, which triggers the substandard (“small”) lot design review process, is by far the most common.

The small lot design review process is governed by County Code § 82-10.002(c). This section requires a residential project proposed on small lot to be reviewed for neighborhood compatibility in terms of the following criteria: location, size, height, and design. The process begins with the mailing of a notice to owners of properties within 300 feet of the boundary of the subject parcel which describes the project and provides an opportunity for concerned parties to request a public hearing on the matter. If no hearing request is received, then the County can issue a building permit provided that all development standards specified by the zoning are met. If a hearing request is received, then a planner is assigned to review the project and assesses its neighborhood compatibility in the context of the four criteria listed above. The planner then makes a recommendation to the Zoning Administrator to approve or deny the project and a public hearing is held during which a decision on the project is rendered. Dissatisfied parties can appeal the decision to the County planning Commission, and then to the Board of Supervisors.

Plan Review and Permit Issuance for Project at 5485 Olinda Road

The plans for the house and accessory building were approved by the Community Development Division on September 21, 2009, and building permits were issued on August 5, 2010. The subject property is located in the R-7 Single-Family Residential Zoning District, both buildings comply with the setback requirements and height limitations for the R-7 zone, and the property itself is compliant with the minimum lot area and average width requirements for the R-7 zone. Thus, neither a variance nor a small lot design review process was required, and no public notification was mailed.

Your letter indicates concern regarding the number of bedrooms and suggests that the project may include up to eight. The County does not regulate the number of bedrooms within a residence. If additional bedrooms were to be added, then the project applicant would be required to submit revised plans for our department’s review and approval. This review would be strictly for the purpose of determining whether the proposed changes were compliant with the building code and would not require a public notification.

Establishment of an Alternate Design Review Process for the El Sobrante Community

As we discussed during our meeting this morning, it is possible for an alternate design review process to be established in the El Sobrante area. I indicated that the residents of Kensington had established an alternate design review process several years ago and explained that to establish an alternate process, an ordinance governing the process must be adopted and made part of the County Code. Some details we discussed regarding a potential ordinance were:


1. Geographic area. You indicated that it seemed logical for a new design review process to be applicable within a geographic area that coincides with the boundaries of the El Sobrante MAC.

2. Design review board: You indicated that the El Sobrante MAC would be the most logical entity to act as a design review board.
3. Triggers for review. You indicated a desire for second-story construction to require design review and I indicated that all triggers and parameters for review would be specified in the ordinance.
4. Environmental review. I indicated that pursuant to the California Environmental Quality Act, the Department would be required to review the ordinance to determine whether its adoption would result in any environmental impacts.
5. Cost. I indicated that the Department is fee-based and that there must be a source of funding to cover the costs associated with writing and adopting a new ordinance.

During our meeting I also provided a copy of the Kensington design review ordinance for your review and you indicated that you would contact me if you had any questions.

I hope that as a result of our meeting and through this letter you have been furnished with all of the information you desired. If you have any further questions, please do not hesitate to contact me at (925) 335-1208 or williamnelson@dcd.cccounty.us.

Sincerely,



William R. Nelson
Senior Planner

cc: Terrance Cheung, Chief of Staff – District 1
Aruna Bhat, Deputy Director
El Sobrante MAC



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI. 2.5.a

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

January 30, 2011

To: Neighbors
Information on: 5485 Olinda Rd., El Sobrante

Update: With the help of Zoning Administrator Aruna Bhat, I was able to meet with Planner Will Nelson on Friday, Jan. 28th to review the plan for the home under construction at 5465 Olinda Rd. I requested a copy of the plans and I was told that I could not have a copy because it went through a private review. The County record can't be copied.

Home Details: 1st floor - 1,576 SF
2nd floor - 2,140 SF TOTAL SF: 3,716 SF of home
Garage - 564 SF
Entry Porch - 57 SF

Note: 5 bedrooms on the second floor; 1 bedroom on the first floor
Left of bldg. 10 ft. from bldg. to fence (a driveway)
Right of bldg. 5 ft. from fence to bldg.
Backyard holds a storage shed about 12 ft. tall and 41.8 ft. long with a storage area of 500 SF.
The second floor on the right side of the building has 7 windows.

In 2009, the first plans were turned in. The lot is zoned R-7. The existing home plans met all of the County standards and were approved without any public review by the Zoning Administrator or the County Planning Commission or the Board of Supervisors. No public notices were sent out to the neighbors or to the El Sobrante Municipal Advisory Council or to the El Sobrante Valley Planning & Zoning Advisory Committee.

NOTE: I called Planner Will Nelson at 1-925-335-1208 on 1/29/11 and left a message to request the name and address of the property owner. No call back yet. I had hoped to invite them to one of the meetings on the project.

Summary: WE agree with the neighbors that the 2 story height of the building does not fit the neighborhood. Most homes within a block of the construction are 1 story homes. Several neighbors will lose privacy in their homes and their backyards. They will lose some sunlight and some views of the area because of the height of the building.

It is our understanding that no changes can be made to the existing construction of the home at 5485 Olinda Rd. If the neighbors choose, they can hire an attorney to see if any changes are possible. We have been told that if we can get the approval of the Board of Supervisors to set up a Design Review Board for our Community, we can then request that the County require that all future plans for 2 story structures or for all structures must be reviewed by the ESMAC and the ESVP&ZAC.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

DI.2.5b

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

Page 2: INFORMATION on the Formation of an E. S. Design Review Board

At a recent short meeting with Supervisor John Gioia, he mentioned that Kensington had developed a plan to set up a Design Review Board to review all the projects in their area. Planner Will Nelson provided me with a copy of the Kensington Ordinance No. 2004-46.

The Kensington Ordinance is extremely fine detailed. I am hoping that we could set up a Design Review Board with less time spent on written details. The cost of writing and reviewing the Kensington Ordinance totaled about \$50,000 according to Planner Will Nelson.

Since the ESMAC is set up by the County and since it is made up only of E.S. residents, it would be easier to set up a Design Review Board with them. For example, if a project application for an El Sobrante parcel shows that it meets all County requirements, the application must then be reviewed and approved by the E.S. Design Review Board and a notice of the planned meeting must be sent to neighbors and/or property owners within 300 ft. of the project as well as to the ESVP&ZAC. The project may not move forward until the E.S. Design Review Board has had a chance to review the project with the neighbors.

Kensington has a special "Kensington Design Review Application" which includes a detailed list of the required plot plan, floor plans, and complete building elevations.

In other words, both the ESMAC and the ESVP&ZAC would continue their usual review of projects in the area. The ESMAC subcommittee, the Design Review Board, would only hold a meeting when the County found that a submitted application meets all their requirements and therefore, could move ahead only with the review of the ESMAC's Design Review Board. All of this would have to be in writing and approved by the Board of Supervisors.

Discussions of the possibility of a Design Review Board will be reviewed at the ESMAC meeting of Wed., Feb. 9th at 7 pm at the El Sobrante Library Meeting Room and at the ESVP&ZAC Meeting of Feb. 10th at 6 pm at the El Sobrante Library Meeting Room.

Sincerely,

Eleanor Loynd
Chair ESVP&ZAC

cc: Supervisor John Gioia Chief of Staff Terrance Cheung
Will Nelson, Planner ESMAC Pres. Barbara Pendergrass
Olinda Rd. Neighbors E.S. Chamber of Commerce
May Valley N.C.

ORDINANCE NO. 2004-46

KENSINGTON COMBINING DISTRICT

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance amends the County Ordinance Code to add the Kensington Combining District, which adds land use regulations within any area added to the District. (Ord. 2004-46 § 1.)

SECTION II. Chapter 84-74 is added to the County Ordinance Code to read:

Chapter 84-74

KENSINGTON COMBINING DISTRICT

Article 84-74.2

General

84-74.202 Kensington (-K) combining district. All land within a land use district combined with the Kensington combining (-K) district shall be subject to the following additional regulations set forth in this chapter. (Ord. 2004-46, § 2.)

84-74.204 Purpose and intent.

- (a) The purpose of this chapter is to provide specific regulation to fairly and efficiently implement the Contra Costa County General Plan Policies for the Kensington Area so that future development recognizes the rights of property owners to improve the value and enjoyment of their property while minimizing impacts upon surrounding neighbors and not substantially impairing the value and enjoyment of their neighbors' property; maintains the community's property values; and promotes the general welfare, public health and safety.
- (b) It is a further purpose of this chapter to promote the community's values of preservation of views, light and solar access, privacy, parking, residential noise levels, and compatibility with the neighborhood with regard to bulk and scale.
- (c) Features of a development that could influence these values include but are not limited to siting, size, bulk, building envelope, height, setbacks, relative scale, off-street parking spaces, window placement, artificial lighting, and location of mechanical devices such as motors, fans and vents. (Ord. 2004-46, § 2.)

84-74.206 Priority. Where there is any conflict between the regulations of this chapter and those of the underlying zoning district, the requirements of this chapter shall govern. Otherwise, the regulations found in Division 82 and Chapter 84-4 shall apply to the Kensington Combining District. (Ord. 2004-46, § 2.)

**Article 84-74.4
Definitions**

84-74.402 General. Unless specified in this article, the terms used in this chapter are defined as in other chapters of this title. (Ord. 2004-46, § 2.)

84-74.404 Definitions. For purposes of this chapter, the following words and phrases have the following meanings:

- (a) "Attic" means the space between the ceiling of the top story or top half-story, and the roof, of a building.
- (b) "~~Basement~~" means any area in a building or structure where the finished floor directly above the area is less than four feet above preconstruction grade or finished grade, whichever is lower.
- (c) "Bulk" means the volume of the building or structure, including interior courtyard, if any, with height of said courtyard measured to the top plate of the adjoining top story.
- (d) "Crawl space" means an area at, just above, or just below grade and enclosed within the building or structure, which is unconditioned, unfinished and not habitable as a result of insufficient ceiling height to meet applicable building code standards.
- (e) "Design" means the physical characteristics of the building or structure, such as bulk, fenestration, hipped roof, and eaves.
- (f) "Development," for the purposes of this chapter, means any building or structure that requires a building permit, unless exempted under section 84-74.604.
- (g) "Envelope" means a building's or structure's three dimensional solid figure as defined by the exterior faces of the enclosing walls and roofs and including vertical extensions to the ceiling of the top story of eaves, balconies, decks, fenestration, and interior courtyards.
- (h) "~~Gross floor area~~" means the total horizontal area in square feet of each floor inclusive of the exterior walls of all buildings on a parcel, as measured at the exterior face of the enclosing wall. Gross floor area includes attached and detached primary and accessory buildings, interior courtyards, garages, and carports with roof covering. Gross floor area does not include the area in attics, crawl spaces, basements, and uncovered balconies,

decks, and patios.

- (i) "Interior courtyard" means an unroofed area contained within a building that is bounded on at least three sides by roofed interior space, provided the two opposing walls are each at least 10 feet in depth.
- (j) "Light" means a living area's access to open sky unobstructed by buildings or structures.
- (k) "Living areas" mean rooms in the residential buildings on a parcel that have at least one exterior window or door. Living areas do not include attics, crawl spaces, basements, accessory buildings, garages, and carports.
- (l) "Neighborhood" and "neighboring" mean real properties within 300 feet of the subject property. "Surrounding neighbors" and "neighbors" mean owners of real properties within 300 feet of the subject property.
- (m) "Obstruction" means any substantial blockage or diminution by the proposed development on surrounding neighbors' light, solar access, view, or pre-existing solar energy systems. An obstruction may be caused by a building, a structure, or by attached appendages, such as fire escapes, open stairways, chimneys, sills, belt-courses, cornices, eaves, trellises, or other nonvegetative ornamental features.
- (n) "Parcel area" means the total horizontal area included within the property lines of a parcel.
- (o) "Scale" means the relative size of a building as compared to other buildings in the neighborhood.
- (p) "Siting" means the location of the envelope of a building or structure on a parcel.
- (q) "Solar access" means a living area's direct sunlight unobstructed by buildings or structures.
- (r) "View" means a scene from a window in habitable space of a neighboring residence. The term "view" includes both up-slope and down-slope scenes, but is distant or panoramic range in nature, as opposed to short range. Views include but are not limited to scenes of skylines, bridges, distant cities, distinctive geologic features, hillside terrain, wooded canyons, ridges, and bodies of water. (Ord. 2004-46, § 2.)

**Article 84-74.6
Exemptions**

84-74.602 General. All land within a land use district combined with the -K District is exempt

from the provisions of Section 82-10.002 (c), Small Lot Occupancy. (Ord. 2004-46; § 2.)

84-74.604 Exemptions. The following developments are exempt from the requirements of this chapter:

- (a) Commercial buildings, churches, public buildings, schools, or residential second units that meet all applicable code requirements.
- (b) One story accessory buildings with an area of less than 120 square feet sited within the applicable setbacks.
- (c) Repair or replacement of legally constructed residences destroyed or damaged by fire, explosion, act of God or the public enemy, or other accident or catastrophe, if both of the following conditions are satisfied:
 - (1) The siting and envelope are the same; and
 - (2) The application for repair or replacement is submitted within two years of the destruction.
- (d) Developments within the -K District for which application was accepted as complete before the effective date of this chapter.
- (e) Development within an existing building or structure that does not expand its envelope. (Ord. 2004-46, § 2.)

**Article 84-74.8
Hearing Requirement**

84-74.802 Threshold standard triggering hearing requirement.

- (a) If the proposed development results in a gross floor area that exceeds the threshold standard set forth in this section, a hearing is required in accordance with section 84-74.1006.
- (b) The threshold standard is the product of the values of PA and X, increased to the next highest 100 unless the product of PA and X is evenly divisible by 100.
- (c) In calculating the threshold standard, the value of PA is the parcel area in square feet. The value of X is determined by one of the following formulas:
 - (1) For parcels with an area of fewer than 5,000 square feet, X equals 0.500.

- (2) For parcels with an area of 5,000 square feet or more but fewer than 7,000 square feet, X is calculated by subtracting the product of 0.00005 and PA from 0.750 [X= 0.750 - 0.00005(PA)].
- (3) For parcels with an area of 7,000 square feet or more but fewer than 10,000 square feet, X is calculated by subtracting the product of 0.00002 and PA from 0.540 [X= 0.540 - .00002(PA)].
- (4) For parcels with an area of 10,000 square feet or more but fewer than 20,000 square feet, X is calculated by subtracting the product of 0.000013 and PA from 0.470 [X=0.470 - 0.000013(PA)].
- (5) For parcels with an area of 20,000 square feet or more, X equals 0.220. (Ord. 2004-46, § 2.)

**Article 84-74.10
Review Procedure**

84-74.1002 Administrative decision or hearing. Any application for a permit submitted to the community development department for a building permit for development or expansion of the envelope of a building or structure on a parcel within the -K District that is not exempt under article 84-74.6 is subject to the review procedure under this article. This article does not exempt an application from any applicable variance requirements of article 26-2.20. (Ord. 2004-46, § 2.)

84-74.1004 Notice. Notwithstanding the provisions of section 26-2.2104, before the zoning administrator decides any application pursuant to this article, the community development department shall mail or deliver notice of intent to decide the application, pursuant to Government Code Section 65091 and the notice provisions of section 26-2.2004 of the code. The notice shall state the last day to request a public hearing on the application (which shall be no fewer than 34 days after date of mailing), the general nature of the application (including any subdivision exception requested), the review process, and the street address, if any, of the property involved or its legal or boundary description if it has no street address. (Ord. 2004-46, § 2.)

84-74.1006 Determination of whether hearing is required.

- (a) A public hearing on an application is not required unless:
 - (1) The threshold standards in section 84-74.802 are exceeded; or
 - (2) A written request for public hearing is filed with the community development department within 34 calendar days after the notice is mailed.

- (b) If a public hearing is required, the community development department will schedule a public hearing on the application in accordance with applicable provisions of chapter 26-2. (Ord. 2004-46, § 2.)

Article 84-74.12
Standards of Consideration

84-74.1202 Where no hearing is held. If a hearing is not required under the provisions of section 84-74.1006, the application shall be approved. (Ord. 2004-46, § 2.)

84-74.1204 Where a hearing is held. If a hearing is held pursuant to the provisions of section 84-74.1006, the zoning administrator shall consider the application in accordance with the provisions of this article. (Ord. 2004-46, § 2.)

84-74.1206 Standards of consideration at hearing.

- (a) To ensure the development will promote the values articulated in section 84-74.204 and promote the general welfare, public health and safety of the community, the zoning administrator shall evaluate siting, size, bulk, building envelope, height, setbacks, relative scale, off-street parking spaces, window placement, artificial lighting, and location of mechanical devices, such as motors, fans and vents. These features of the development shall be evaluated on the basis of their impacts on the neighboring properties, with regard to view protection, obstructions, privacy in living areas, parking, light and solar access, maintaining residential noise levels, and compatibility with the neighborhood with regard to bulk and scale.
- (b) In reaching a decision, the zoning administrator shall apply a standard that balances the following factors: (1) recognizing the rights of property owners to improve the value and enjoyment of their property; (2) recognizing the rights of property owners of vacant lots to establish a residence that is compatible with the neighborhood in terms of bulk, scale and design; (3) minimizing impacts upon surrounding neighbors; (4) protecting the value and enjoyment of the neighbors' property; (5) maintaining the community's property values; (6) maximizing the use of existing interior space; and (7) promoting the general welfare, public health, and safety. Balancing of these factors will not result in the prohibition of development that is compatible with the neighborhood with regard to bulk and scale on parcels that have not been developed.
- (c) To assess solar access impacts, when appropriate, the community development director may require the applicant to provide sun shadow analyses showing the impact of the proposed development on neighboring properties. The review process shall evaluate the impacts in accordance with the purpose and intent of this ordinance as set forth in section 84-74.204(a). The zoning administrator may condition approval of the development by requiring mitigation through design and siting. (Ord. 2004-46, § 2.)

DI, 2.6.9

84-74.1208 Approval. If the zoning administrator finds that the criteria stated in section 84-74.1206 and other applicable requirements are satisfied, the zoning administrator may approve the development plan. (Ord. 2004-46, § 2.)

84-74.1210 Appeal. Any interested party may appeal a decision made by the zoning administrator under this chapter in accordance with the provisions of article 26-2.24. (Ord. 2004-46, § 2.)

~~SECTION III. Section 82-4.290 is added to the County Ordinance Code, to read:~~

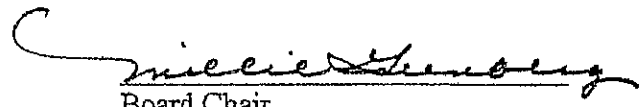
~~82-4.290 Basement. "Basement" means any area in a building or structure where the finished floor directly above the area is less than six feet above preconstruction grade or finished grade, whichever is lower. (Ord. 2004-46, § 3.)~~

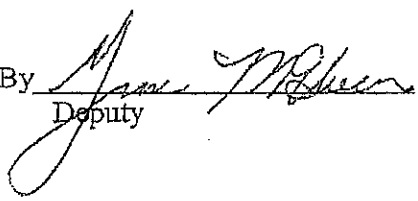
SECTION IV. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days of passage shall be published once with the names of the supervisors voting for and against it in the Contra Costa Times, a newspaper published in this County.

PASSED ON December 14 2004 by the following vote:

AYES: SUPERVISORS GIOIA, ULLKEMA, GREENBERG, DESAULNIER
NOES: NONE
ABSENT: SUPERVISOR GLOVER
ABSTAIN: NONE

ATTEST: John Sweeten,
Clerk of the Board of Supervisors
and County Administrator


Board Chair

By 
Deputy

[SEAL]

TLG:
H:\2004\Community Development\Kensington\Kensington overlay - final.wpd

SUBMITTING YOUR APPLICATION

DI. 2.16. h

1. PREPARE a plot (site) plan, floor plans and building elevations clearly and legibly drawn to a commonly used scale with the following information, and verify (by initialing) that the information is included on the plans:

Applicant's
Initials

Plot (site) Plan

- _____ a. All existing property lines, labeled and fully dimensioned.
- _____ b. All public and private roads, easements and drainage installations on and adjacent to the subject parcel(s).
- _____ c. All existing and proposed improvements with distances to all property lines dimensioned.
- _____ d. Distance from property lines to existing improvements on parcels adjoining the subject parcel(s).
- _____ e. Topographic contours labeled with elevation, known geologic hazards, creeks/streams and drainage ditches.
Verification of proposed peak building elevation heights (including wet stamp from a certified architect or engineer) may be required.
- _____ f. Location, species, drip lines, and trunk diameters of all trees with a diameter of 6 inches or greater, measured 4½ feet above ground whose trunks lie within 50 feet of any proposed improvements. This shall include all such trees on the subject property as well as trees on adjoining properties whose canopies extend onto the subject property. Number the trees for identification purposes and indicate if they are to be removed or altered in any way.
- _____ g. North arrow and scale.
- _____ h. Existing and proposed parking layouts, driveways and landscaped areas (all fully dimensioned).
- _____ i. Computations of lot area, lot coverage, gross floor area and landscaped areas (all indicated in square feet).
This may require verification including a wet stamp from a certified architect or engineer.

Floor Plans

- _____ j. All rooms, hallways and other common areas with their dimensions and use (i.e. bedroom, kitchen, etc.) labeled.
- _____ k. Locations of doorways, stairways and landings, windows, permanent fixtures (sinks, toilets, showers, etc.) and major mechanical equipment (hot water heaters, furnaces, etc.).

Complete Building Elevations

- _____ l. Exterior dimensions (height, width, depth) for all sides of structure(s) including proposed improvements. Height is measured at the point within the building footprint that has the greatest distance between the ground and the highest point of the building directly above.
- _____ m. Proposed exterior ornamentation such as shutters, planting boxes, window trim, cornices, railings, etc.
- _____ n. Proposed exterior materials (i.e. wood siding, stucco, stone veneer, concrete tile roof, etc.).

2. HAND DELIVER (do not mail) the following to the Contra Costa County Application & Permit Center:

- _____ o. **Development Plan:** 3 full-size sets of plans (no larger than 24" x 36") and 12 reduced sets (11" x 17")
Design Review: 1 full-size set of plans (no larger than 24" x 36") and 1 reduced set (11" x 17")
All sets must be folded to approximately 8½" x 11". Rolled plans will not be accepted.
- _____ p. Completed application form (reverse side of this sheet).
- _____ q. "Important Notice to Applicants" (blue form) signed and dated.
- _____ r. *Required deposit and miscellaneous fees. Please make checks payable to Contra Costa County.

* Please note that the fees described on this form are related only to the Contra Costa County Community Development and Public Works [(925) 313-2000] departments' costs for processing your application. Additional fees and requirements may be imposed by federal, state and local agencies that may be involved in reviewing your project. It is the applicant's responsibility to investigate whether additional fees and requirements will be imposed.

APPLICANT VERIFICATION

I verify that all the information submitted as indicated by my initials is complete and accurate to the best of my knowledge and further acknowledge that should it be found that any of the information is incorrect or incomplete that it may result in increased processing time and/or costs. I acknowledge that all staff costs are borne by the applicant and that, if necessary, additional deposits will be required. I also acknowledge that I have completely read this form and understand all the information stated herein.

Signature _____

Name (print) _____

Date _____

Contra Costa County - Community Development Division
Application & Permit Center
651 Pine Street, North Wing - 2nd Floor
Martinez, CA 94553
(925) 335-1381



KENSINGTON DESIGN REVIEW APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER		APPLICANT		
Name		Name		
Address		Address		
City, State/Zip		City, State/Zip		
Phone email		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 _____		Applicant's Signature _____		
Design review approval only applies to the design as submitted with this application. Filing for another design review application shall be required if any design changes are sought.				
CONTACT PERSON (optional)		PROJECT DATA		
Name		Total Parcel Size:		
Address		Existing Gross Floor Area:		
City, State/Zip		Proposed New Gross Floor Area:		
Phone email		Proposed Total Gross Floor Area:		
		(see "Gross floor area" definition - County Code Chapter 84-74.404(h))		
Request description (attach supplemental statement if necessary):				
↓ FOR OFFICE USE ONLY ↓				
Project description:				
Property description:				
Ordinance Ref.: 84-74.10	TYPE OF FEE	FEE	CODE	Assessor's #:
Fire District: KENSINGTON	*Base Fee (if under FAR threshold)	500.00	S-036B	Site Address:
Sphere of Influence:	**Development Plan Deposit (if FAR threshold is exceeded)	1,000.00	S-036X	Zoning District:
Supervisory District: 1	Late Filing Penalty (50% of above, if applicable)		S-066	Census Tract:
x-ref Files:	Environmental Health	47.00		General Plan:
	Notification Fee	30.00	S-052B	
Concurrent Files:				Received by:
	TOTAL	\$		Date Filed:
	Receipt #			File #
*Filing for a Development Plan is required if a hearing is requested and the applicant/owner opts to further pursue the request. An additional deposit of \$1000 (**) is required for filing a Development Plan if a hearing is requested relative to a project for which a hearing was not triggered by exceeding the FAR threshold. **The actual fee for a Development Plan is time and materials. Submission of additional materials may also be required.				

INSTRUCTIONS ON REVERSE

DT.5

**Land Use Activity Report on Items Received From the Contra Costa
County Community Development Department for February 9, 2011**

**Notice of Rescheduled Planning Commission Public Hearing for February 22, 2011
at 7:00 P.M. on the General Plan Amendment for El Sobrante**

DI-6

Subj: **clean up**
Date: 1/4/2011 2:53:28 P.M. Pacific Standard Time
From: bini794@sbcglobal.net
To: rpender970@aol.com

Dear Barbara,

Hope your Christmas was calm and peaceful. I am appealing to you for assistance with the Adopt-A-Road program on San Pablo Dam Rd. In an effort to clean up our town would you work with me to advertise for volunteers to help with the clean-up? So far it's been just myself doing the work.

Although I won't be able to attend MAC meetings I'm hoping there might be some way of building forces through word-of-mouth and networking? Perhaps you could make an appeal at the next MAC meeting.

Shane has continued to put up his FREE LEONARD signs in El Sobrante. I've been in constant with Mark Williams about this ongoing problem with this guy. Mark has more or less said there's not much he can do unless he sees him in the act. However Mark has asked Shane to remove his sign which is nailed onto a tree near the May Rd and S.P.D.Rd junction. Any help with this problem would be nice.

Robert Songey is still working with Contra Costa Sheriff Department about installing that alarm on the El Sobrante I-80 freeway wall. You might want to ask Mark for updates.

Thanks for listening and I await your help,

Have a Good Year!

Patty Casentini



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.02

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

EL SOBRANTE VALLEY PLANNING & ZONING
ADVISORY COMMITTEE MEETING
Tentative AGENDA for Thursday, December 9, 2010
El Sobrante Library Meeting Room, 4191 Appian Way
6:00 p.m. – 8:00 p.m. or longer

Committee Members: Ch. Eleanor Loynd V. Ch. Ruby Molinari
Treas. Barbara Pendergrass Sec. Shirley Sharp John Lisenko
George Schmidt Mike Zeelen Robert Sharp Jim Hermann

AGENDA:

1. Call to Order, Agenda Review
2. Review/Approve Minutes of 11/4/10
3. Treasurer's Report
4. Introduction of Guests.
5. Correspondence in Packet
6. Correspondence Circulating
7. Review & Updates on Projects (Times are estimated)
 - 7.1 6:00 p.m. Committee Business – Review of projects & Updates
 - LP03-2052. Sikh Temple Slide Repairs/Expansion: Bldg. permits to be submitted to County & Richmond in Nov. or Dec. 2010. Fire road to be put in between the Sikh Temple and Quail Hill condos.
 - SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Still in Court. Decisions still to be made. Traffic report in the works.
 - RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Review changes to plans. Project held over to January 20, 2011.
 - Update on plans for Buddhist Temple on Naphan Ranch on Castro Ranch Rd. Realtor: Lori Sacco. Purchase plan moves ahead.
 - Problems with homeless persons
 - E. S. General Plan on Plan. Com. Agenda 11/30. Report. Estimated 490 new dwelling units and up to 1400 more E.S. residents.
 - LP10-2059 Subway Restaurant, 3850 S.P. Dam Rd. approved.
 - Discussion of Fire Roads in the El Sobrante Valley
 - DP10-3034. Request to add to an existing resident at 4171 Garden Lane. Applicant: Nancy Mancheno. Project on hold for now.
 - CDSR 10-00005. New Shell gas station at 500 Appian Way, across from Post Office. Application to change the signs. Info requested ASAP.
- 6:30 p.m. Wild Bryde Business to move to 4439 Appian Way. Mike Warner to share information with us. Plan to move business to club house on site.
- 7:00 p.m. 4312 Santa Rita Rd. Home purchased 2009. No one can live in the home until the water service is provided. Problems. Jimmy Connor, owner.
8. Adjourn- Next Mtg. Thurs., January 13, 2011 from 6 p.m. to 8 p.m. in the El Sobrante Library Meeting Room.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.6

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

THURSDAY, JANUARY 13, 2010

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

Members:	Chair Eleanor Loynd	Vice Chair Ruby Molinari
Secretary Shirley Sharp	Treasurer Barbara Pendergrass	George Schmidt
John Lisenko	Robert Sharp	Mike Zeelen
Jim Hermann		

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes
2. Approval of Minutes of December 9, 2010
3. Treasurer's Report
4. Introduction of Guests: 4.1 _____ 4.2 _____
5. Correspondence Sent/Received - included in packet
 - 5.1 To Sup. Gioia & COS T. Cheung. Help requested to meet staff and Review materials on home under construction at 5485 Olinda Rd. Neighbors informed that it was a 1 story home. It is a 2 story home.
 - 5.2 From COS Terrance Cheung. Mtg. set for Tues., Jan 11 from 3-4 pm to review & update code enforcement issues & E.S. fire roads.
 - 5.3 From Mtg. at W.C. Times. Information on a variety of mtgs. etc.
 - 5.4 From W.C. Times. "New law mandates CO (carbon monoxide) alarms in residences in 2011.
 - 5.5 From Hawaiian paper The Star Advertiser. Info on DUI offenders who will pay \$84 to have an ignition device installed with a monthly \$89 leasing fee. Requires a breathing test before driving.
 - 5.6 From Quail Hill Rep. Info on mtg. with Skih Temple architect. Some Changes-2 or 3 story museum; fire road; work 8 am to 5 pm, no work On weekends. Estimated cost \$500,000.
6. Announcements and Correspondence Circulating for Review
 - 6.1 From Mechanics Bank. Statement
 - 6.2 Call from Winston Rhodes, Pinole Planner. Copy of P.C. agenda sent to him. Plans also for 6 lots off Galbreth Rd. across creek.
 - 6.3 To P&Z Members. Copies of P.C. Agenda for Jan. 11, 2011. Review Of E.S. Gen. Plan Amendment on the agenda. Then on to Board of Supervisors.
 - 6.4 From Perfect Page Desktop Publishing Newsletter. The E. S. Neighborhood Connection.
 - 6.5 From ESMAC. Agenda Packet for Jan. 12, 2011 Mtg. Sup. Gioia and Planner Pat Roche to discuss the E.S. Gen. Plan Amendment.
 - 6.6 To 12 Area Residents. Copies of Jan. 13th P&Z Agenda.
 - 6.7 From Pat Roche, Planner. Staff Report & Recommendations for E.S. Gen. Plan Amendment, Agenda 1/11, and Supplemental Staff Rept.
 - 6.8 Calls to COS Terrance Cheung re meeting with Jim Connor, owner of Home at 4312 Santa Rita Rd.

(over)

10.1.c

El Sobrante Valley Planning & Zoning Advisory Committee 1/13/11 - Page 2

- 6.9 **Call** to Jimmy Connor re home at 4312 Santa Rita Rd. County staff **Must review and accept EBMUD water connection.**
- 6:10 **Call** from Joyce Neil re 5485 Olinda Rd. house. Neighbors told that House was 1 story. It is 2 stories.
- 6.11 **Call** to R. Planner Jonelyn Whales. Application filed by Sikh Temple To fix the slides in the Richmond area. Mtg. to be set up with her.
- 7. **Committee Business: Review and Updates on Projects**
- 6:00 7.1 **E.S. General Plan Amendment: GP02-0003. Information: On Plan. Com. Agenda Jan. 11. Review decisions. Sup. Gioia & Planner Patrick Roche to be at ESMAC Mtg. on Jan. 12th to answer questions. Then the E.S. Gen. Plan Amendment will go before the Bd. Of Sups. 149 parcels on Appian & S.P. Dam Rd. to be rezoned. Concerns about traffic on Appian, description of mixed use parcels M-11, M-12, M-13. Estimated 490 new dwelling units and 1400 more E.S. residents.**
- 7.2 **LP03-2052. Sikh Temple Slide Repairs/Expansion-Updates: Bldg. permits submitted to County & Richmond in Nov. or Dec. 2010. Slide area above temple to be fixed first. Some changes to the Temple expansion plan: Metal fencing changed to a brick wall or to a wooden fence. In/out roads may be put in over the 2 parcels recently purchased along Hillcrest Rd. A third parcel is under consideration. Recent death of a fawn trying to get over the metal bar fencing. Fire road to be put in between the Sikh Temple and Quail Hill condos. Discussion on the height of the museum. Bldg. to start in Spring 2011. Plan to meet with R. Planner J. Whales to get details on slide repairs. Plan to meet with Sikh Temple architect. Work time: 8 am to 5 pm. No work on weekends.**
- 7.3 **4312 Santa Rita Rd. Information Update. EBMUD cost \$52,000 to put in water pipe from Santa Rita Rd. to new home. No decisions.**
- 7.4 **5485 Olinda Rd. Two story home under construction surrounded by single story homes. Neighbors say they were never notified of the 2 story home. They are concerned about loss of privacy, loss of sunlight, and loss of property value. All nearby homes are 1 story.**
- 7.5 **Other projects under review:
-SD01-8533. 35 homes, Afshar project off Hilltop Dr. Still in Court. Decisions still to e made. Traffic report in the works.
-RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Project held over to Jan. 20, 2011.**

10.1.0

El Sobrante Valley Planning & Zoning Advisory Committee 1/13/2011 - Page 3

- Update on plans for Buddhist Temple on Nahan Ranch on Castrto Ranch Rd. Realtor; Lori Sacco. Purchase plan moves ahead.
- Problems with the homeless persons in the area.
- Discussion of Fire Roads in the E.S. Valley. Maintenance needed. Fire Road between Sikh Temple and Quail Hill HOA.
- DP10-3034. Request to add to an existing residence at 4171 Garden Lane. Applicant: Nancy Manchino. No new information.
- NEW Business:
Information on requirement of carbon monoxide (CO) alarms
Pick-up Calendar from Richmond Sanitary Service.

8. Public Comment:

MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE COMMITTEE REGARDING ANY ITEM WHICH IS NOT LISTED ON THE AGENDA. GUEST SPEAKERS WILL BE LIMITED TO THREE (3) MINUTE PRESENTATIONS UNLESS EXTENDED BY THE COMMITTEE.

9. OLD Business

Richmond projects:

- 9.1 Castro Ranch , R 51 homes on 33 acres. Barra Ltd. filed a lawsuit against Richmond. No new information. Asgnd: EL
- 9.2 Clark Road project, R, 180 homes, 144 acres. Property for sale for \$9.5M. Tentative plan for 56 homes on 25 acres, 119 ac left out. No action.
- 9.3 Forest Green , R. 188 (now 120) homes on 80.6 acres. No date set for when Vol.2 EIR will be done. Project on hold. Assigned: RM, EL
- 9.4 Canyon Oaks, phase 2. 36 homes on 23 acres, 300 acres in a conservation landbank. Tentative Map OK. Land for sale 4/5/09 Assigned: JL, EL
- 9.5 Taylor Ranch. 70 ac., 65 ac. dedicated open space. Now-FOR SALE
- 9.6 Two homes on Greenridge. R. Plan. Dept. asking for more information about approval of layout of homes. Assigned: EL Richmond
- 9.7 General Plan: E. Loynd and G. Schmidt are on the Gen. Plan. Adv. Committee. No Public Meetings scheduled yet.
- 9.8 R. Sunset Dr., 9 homes on 1.37 acres on Valley View Rd. Plan. Com. Hrg. Approved 8 homes. Project for sale. Asgnd: EL, SS, RS

County Projects:

- 9.9 PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd. Under review for Buddhist Temple. Under discussion. Asgd: SS, MZ, EL
- 9.10 SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr. Still in court. Supplemental EIR on traffic being done. Assigned: EL, BP
- 9.11 LP03-2052 Expand Sikh Temple. Approved. Slide in Richmond to be fixed first Ad: SS, EL
- 9.12 Wang property, 100 acres off Castro Ranch Rd. 8/7/07 Bd. Of Supervisors denied request to move urban limit line.

(over)

- 9.13 Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside.
160 acres-Carter property-now under review for Senior Houses and
apartments. Annexation to Richmond being considered.
- 9.14 County Gen Plan. E. S. General Plan to be updated. Comments
turned in. Tentative Hearing Oct./Nov. 2010 Asgnd:BP, RM
- 9.15 SD05-8986, DP05-3038. 10 condos, 4441 Appian. DP not acted on.
Habitat for Humanity interested in property/project. Asgd: SS
- 9.16 RZ05 -3161, MS05-0023. Divide 1.83 acres into 3 parcels at 5574
Amend Rd. P&Z rec. denial. Asgd: JL
- 9.17 SD06-9066. 12 homes off Fariss Lane. NO action. Ad: RM
- 9.18 VR06-1029. New home, 37 Holly Lane. Drainage. Asgd: RM,MZ
- 9.19 RZ06-3177, SD06-9106. 15 homes, 5330 SP Dam Rd. Mit. Neg. Dec.-
Sleepy Hollow approved. Ad: ME. MZ. EL
- 9.20 TP06-0039. Tree permit, new home, 1161 Hillside Dr. Now DP07-
3004. Public Hearing to be scheduled.
- 9.22 MS07-0016. 1.53 acres into 3 lots, 5172 La Honda Rd. James Cisney,
Planner. Ad:RM,MZ
- 9.23 MS07-0020. Split parcel into 2 lots, 4312 Santa Rita Rd. P&Z
recommends approval. Planner Demian Hardman Asgd: JH
- 9.24 DP07-3076. Legalize apartments, 408 La Paloma Rd. Asgd:SS,ME
Deck approved, no 2nd apartment. No Parking signs to be put up.
- 9.25 VR08-1008. Variances for sideyard and total sideyard due to
construction of deck without permit at 4202 Foster Lane. Denied.
Appeal filed-to be heard 5/12, Bd. Of Sups. Ad:ME, JH
- 9.26 DP08 -3014. Duplex at 421-431 Rincon Lane. Hrg. 5/4Ad:RM, BP
- 9.27 DP08 -3038. Home additions (2) at 2114 Rancho Rd. Asgd: RM,BP
- 9.28 DP04 -2009.Global Auto, 476-478 Appian Way. Approved 4/20.
Work to be done by March. Lifts removed. Asgd: GS. JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under
Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. Now 17 apts., 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 435 Valley View Rd. 7 unit apartment bldg. Asgd: MZ, EL
- 9.33 Senior Housing Dev., Carter Property, Castro Ranch Rd. Asgd: ?
- 9.34 LP09 -2042. Renewal of cell phone facility, 4068 S.P.Dam Rd. Ad?
- 9.35 TP08 -0025. Tree cut permit. More info required on house, utilities,
Entrance off Galbreth, Pinole.
- 9.36 PR10 -0001. Pre-ap. 3 story bldg. at 2400 Valley View Rd. Move house
On site. Allow up to 40 horses to be on site. No application filed.
- 9.37 VR10 -1022. Expand kitchen, frontage setback 1141 Kelvin Rd.
P&Z recommended approval
- 9.38 Buddhist Temple on Naphan Ranch

10.1.f

- 9.39 Fire Roads -Review of Maintenance by R. Fire & C. Fire.
- 9.40 DP10 -3034. House addition at 4171 Garden Lane.
- 9.41 Richmond. 3 Homes on Knobcone Ct.
- 9.42 4312 Santa Rita Rd. Unfinished home. EBMUD connection needed.

10. NEW BUSINESS

- 10.1
- 10.2
- 10.3

11. Community Reports (if time)

- 11.1 ESMAC - Meetings 2nd Wed. at 7 p.m. in the E.S. Library
- 11.2 May Valley N. C. Next Mtg. -Thurs., Jan. 27th at 7:15 pm in the May Valley Community Center, 3530 Morningside Dr.,
- 11.3 CSA R-9 Committee - Joined with ESMAC Committee.

12. Adjournment. NEXT ESVP&ZAC MEETING: Thurs., February 10, 2011



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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

5,1

TO: Supervisor John Gioia
Chief of Staff Terrance Cheung

January 4, 2011
By Fax Only
Fax: 510-374-3429

RE: New Home under construction, 5485 Olinda Rd., El Sobrante

Dear John & Terrance,

Your help is needed. Can you direct me to the staff person who was assigned to this project? I would like to review the file with the staff person and get some questions answered. I would also like to review the plans to find out if/when the project was approved and if the neighbors were notified of the project.

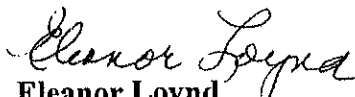
Work started on this home 2 or 3 months ago. This Committee received no information about the project. We started getting calls from the neighbors who also were not notified of the project. It is a possibility that the project was approved years ago and then, it was just put on hold. We want to know.

The main problem that the neighbors have is that the home is a two story home. All nearby homes are one story, so the residents feel they are losing their privacy, the sunlight, and even some value to their homes. The windows are large and look right into the neighbors' homes.

We have heard that there may be as many as 20 people planning to move into the new home. At this time, the building of the home seems to have stopped. Why the building has stopped, we don't know. Neighbors are also concerned about the number of cars that may be parked nearby as well as the amount of trash now on site.

You can call me at 510-223-6398 or fax me at 510-758-7697. Your help is very much appreciated.

Sincerely,


Eleanor Loynd
ESVP&ZAC Chair

Subject: FW: REMINDER & TIME CHANGE -- El Sobrante/E. Richmond Heights Code Enforcement Meeting *10.1h*

Meeting

Date: Thursday, January 6, 2011 11:25:53 AM PT

52

From: Terrance Cheung <Terrance.Cheung@bos.cccounty.us>

Date: Thu, 6 Jan 2011 11:25:40 -0800

Subject: REMINDER & TIME CHANGE -- El Sobrante/E. Richmond Heights Code Enforcement Meeting

Happy New Year everyone,

On Tuesday, 1/11, the Contra Costa County Board of Supervisors will be holding their Reorganization event that afternoon.

As a result, I will not be back to the office till at least 2:30.

I'd like to propose that we start our meeting at 3 p.m. instead of 2.

Here's the proposed meeting information and agenda:

Tuesday, January 11, 2011

3:00 p.m. - 4:00 p.m.

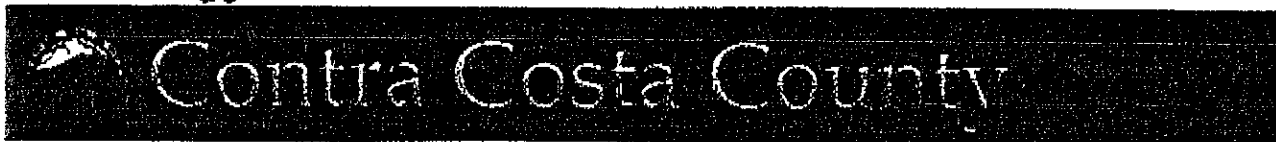
Office of Supervisor John Gioia
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530

~~3:00 p.m.~~

Agenda:

- Introductions
- Review/Update El Sobrante Valley Fire Issue
- Review/Update current case log
- New Code Enforcement issues

Terrance Cheung
Office of Supervisor John Gioia
Contra Costa County
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
510-374-3231 Office
510-374-3429 Fax
terrance.cheung@bos.cccounty.us
www.cocobos.org/gioia





10.1.11 5.3

MAY VALLEY NEIGHBORHOOD COUNCIL

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

To: Janie Holland, RNCC PIO

INFORMATION:

Note: Most of this information was obtained at the Community Meeting at the West County Times on Thurs., Jan. 6th.

1. **From Richmond Art Center:** The Art of Living Black 2011. Exhibition from Jan. 11 to March 11, 2011. (Post card size)
2. **From NORTHLAND Sea Scouts** – Sea Scouting offers an educational program to youth between the ages of 13 and 18 to learn a variety of seamanship and nautical subjects as well as team building and leadership skills.
3. **Book Donations** can be made at the Mayor's Office, Starbucks in Point Richmond, Richmond Chamber of Commerce, Kensington Library, WCCUSD Admin. Office, United Teachers of Richmond, and Public Union Employees, Local 1.
4. **Nystrom Elementary School** offering FREE digital literacy training classes to families who live in the Sante Fe or Coronado neighborhoods.
5. **Contra Costa College:**
 - Sewing Classes \$99.00
 - Party yourself into Shape (8 weeks-16 classes) \$69 start Jan. 24th
 - Hybrid Automotive Service Technician Program. Contact Jeannette McClendon at 510-235-7800, extension 4983
 - Service Learning Conference "African American Student Success through Community Engagement" on Jan. 12, 8:30 am to 3 pm at CC College, Fireside Room.
 - Emergency Medical Services Certificate of Achievement. Go to www.contracosta.edu and sign up for these courses. Call 510-235-7800, extension 4299 for information.
6. **CRAB Feed**, Coronado YMCA, 263 South 20th St., Sat. Jan. 29th at \$45.
7. **CRAB Feed**, Boys & Girls Club of El Sobrante, 4660 Appian Way on Sat., Feb. 5 from 6:30 pm – 8 pm, \$40 adults; \$25 kids 12 and under.
8. **From The Ed. Fund** (West Contra Costa Public Education Fund), 2010-2011 Apply for College Scholarships. All application materials are due Feb. 25, 2011.
9. **Weigh of Life**. Invitation to the Veterans Hall, 968 23rd St., Richmond on Friday, Jan. 14 from 5-9 pm for dinner & health info. Bring a dish to share.
10. **FREE Community Health Faire** on Sat., Jan 22, 10 am to 2 pm, Boys & Girls club of E. S., 4660 Appian Way. E.S. FREE flu & whooping cough vaccines and more health info.

New law mandates CO alarms in residences in 2011

FIRST ALERT

It's a deadly scenario that plays out across California this time every year: carbon monoxide (CO), a colorless and odorless gas, seeps out through a heater or appliance with terrible consequences to unsuspecting residents. Recently, a Monterey couple died from CO poisoning caused by a faulty gas heater.

Fortunately, a new law requiring CO alarms, set to be enacted throughout California this year, aims at preventing similar tragedies. Signed by Gov. Arnold Schwarzenegger earlier in 2010, the Carbon Monoxide Poisoning Prevention Act requires that CO alarm devices be installed in all California's existing single-family homes by July 1, 2011. Newly-constructed homes are required to have the alarms starting Jan. 1, 2011.

The law brings California in line with more than a dozen other states, including Oregon and Washington, enacting laws to protect people from CO poisoning.

Known as the Silent Killer, CO poisoning attacks more homes during the winter months than any other time of the year. The average number of deaths is highest in January, according to the *Journal of the American Medical Association*, and the Centers for Disease Control and Prevention reports 41 percent of home CO exposure occurs from December to February. As of late November, the San Diego Fire Department had received 195

CO-related calls this year — a 37 percent increase from 2009.

"Carbon monoxide is difficult to detect without the help of CO alarms," said Deborah Hanson, director of external affairs at First Alert, a leader in residential fire and CO detection devices. "This law is greatly needed, and will help put an end to the senseless deaths and injuries Californians suffer due to accidental carbon monoxide poisoning every year."

California's new law applies to residences that contain carbon monoxide sources or are situated within structures that contain one or more sources of this poisonous gas. CO sources may include, but are not limited to, heaters, fireplaces, furnaces, appliances or cooking sources using coal, wood, petroleum products, or other fuels emitting CO as a by-product of combustion. Attached garages with doors, ductwork or ventilation shafts connected to a living space also are sources of CO.

According to the law, installed CO alarms must have a distinct audible sound. If the alarm is a combination smoke/fire and CO detector, the alarm must have separate distinct audible sounds for each function. The law also requires that CO alarms be battery-powered or have battery back-up.

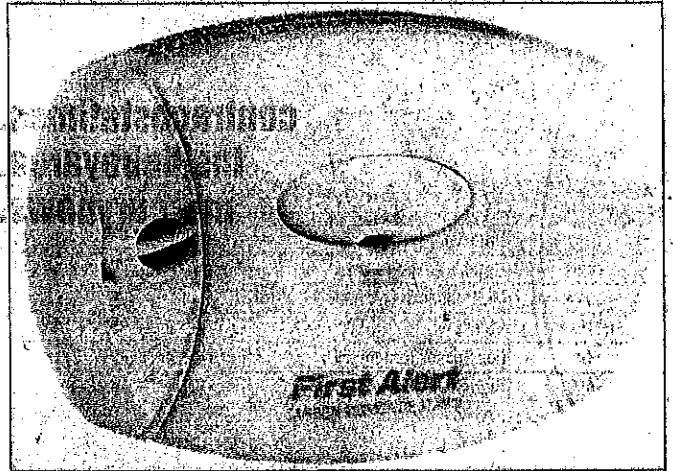
"During this time of year, people often turn to alternative heating sources, such as gas heaters or appliances, to

stay warm," Hanson said. "Unfortunately, without appropriate safety precautions in place, these devices greatly increase the risk of CO poisoning."

Both colorless and odorless, CO is nearly impossible to detect without a sensing device and can cause symptoms such as nausea, headaches, dizziness, chest pain and vomiting that mimic those of many other illnesses, making it particularly difficult to diagnose. In severe poisoning cases, victims may experience disorientation, unconsciousness, long-term neurological disabilities, cardio respiratory failure or death.

More information on the Carbon Monoxide Poisoning Prevention Act (Senate Bill 183) can be found on the California State Legislature web site: www.leginfo.ca.gov/pub/09-10/bill/sen/sb_01310200/sb_183_bill_20100507_chaptered.html

As the most trusted and recognized brand name in home safety, First Alert is committed to educating the public about the dangers of fire and CO poisoning. For additional information on carbon monoxide safety, as well as a complete home safety checklist, visit http://www.firstalert.com/safety_checklist.php.



BOTH COLORLESS AND ODORLESS, CO is nearly impossible to detect without a sensing device and can cause symptoms such as nausea, headaches, dizziness, chest pain and vomiting that mimic those of many other illnesses, making it particularly difficult to diagnose.

C.C. T... 1-1-2011

IGNITION-LOCK LAW ON THE WAY

Ignition-Lock - Law on the Way

HOW THE IGNITION LOCK WORKS

Technology used to deter drunken driving has been tested and is in place in numerous cities. The system to be used in Hawaii, Smart Start, is installed under the dash. In addition, a camera pointed at the driver's seat is installed on the windshield. Here is how it works:



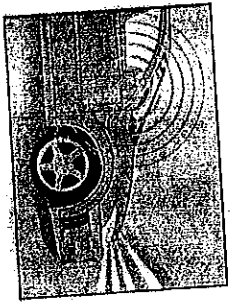
1) The driver blows into a hand-held device wired to the system. If there is alcohol in the breath, it will trigger a chemical reaction that measures alcohol concentration.



2) The system will not allow the car to be started if the alcohol concentration on the breath is .02 or higher. The windshield-mounted camera records who is blowing into the device.



3) A retest will occur within 15 minutes, and subsequent retests will occur randomly within 30 minutes after the first occurs. When the driver gets the retest signal, he or she will pull to the side of the road when safe to do so, keep the engine running and blow into the interlock device.



4) If a driver fails a running retest, the engine keeps running — the interlock is connected to the starter, not the engine. However, officials will learn of the violation when the driver takes the vehicle to a service center for a mandatory monthly data download.

STAR-ADVERTISER

A drunken-driving arrest will require the device be put in cars

BY LELA FLUMORI
Hujlmon@staradvertiser.com



PHOTOS BY
CINDY ELLEN RUSSELL/
GRUSSELL@
STARADVERTISER.COM

For those ringing in the new year by drinking in the new year, take note: Hawaii's new ignition interlock law takes effect Saturday.

The law will require drivers arrested on suspicion of drunken driving to install a breathalyzer in their vehicles that forces drivers to blow into a device.

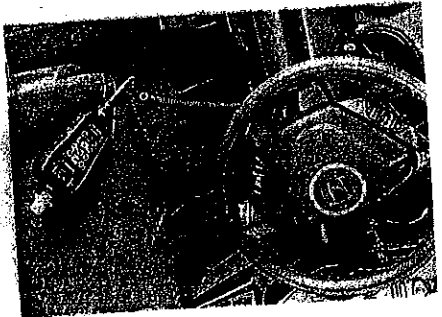
The device prevents a car from starting if a driver's breath alcohol concentration is .02 or higher — roughly the equivalent of a single drink.

Hawaii becomes the 48th state with an ignition interlock law aimed at deterring people from driving drunk and decreasing the number of alcohol-related traffic fatalities.

Mothers Against Drunk Driving Hawaii founder Carol McNamee said the law is important because it takes a driver identified as risky off the road and without the device, would be able to continue that behavior.

"This makes it impossible for a person with a breath alcohol concentration of .02 to drive and pose a risk to people," she said yesterday.

The National Highway Traffic Safety Administration found the one-year use of an interlock system by DUI offenders reduces recidivism by 56 to 90 percent and alcohol-related traffic deaths by 7 percent. McNamee said the new law is a win-win because it en-



DUI offenders will pay \$84 to have the interlock device installed, plus a monthly \$89 leasing fee. The instrument is shown above attached in a vehicle.

ables drivers arrested for operating a vehicle under the influence of an intoxicant to drive legally as owner. They will be able to continue "driving their families, going to work and doing anything they normally would do if they're sober."

The Department of Transportation held a news conference yesterday in which the state's exclusive interlock device vendor, Smart Start Inc., demonstrated the system at Progressive Auto Sounds in Aiea, one of 12 service centers in the state authorized to install the systems.

Taxpayers are not footing the bill. DUI offenders will pay \$84 for installation and a monthly \$89 leasing fee.

(over)

10.14

Interlocks Drunken-driving suspects to confront new device

Continued from B1

The state Administrative Driver's License Revocation Office will take away a violator's driver's license and issue a temporary permit indicating the interlock device requirement.

While the new law extends license revocation periods, it also allows most drivers arrested for DWI to continue driving as soon as they obtain an interlock permit.

A FIRST-TIME offender arrested for drunken driving or who refuses to submit to alcohol testing will be subjected to a one-year license revocation but may drive with an interlock device.

A two-time offender is subject to an 18-month license revocation; a three-time offender, two years; and an offender with more than three offenses will be



CHUCK ELLIEN RUSSELL/CHASSERLERS.COM

Abram Garcia of Smart Start Inc. shows how the ignition interlock works.

subject to five to 10 years' license revocation and will no longer be allowed to drive.

The device is designed to deter tampering, Abram Garcia, operations director for Texas-based Smart Start Inc., said. "We've had

incidents where the device was tampered with. It will report any type of tampering."

Tampering with the device, having someone else blow into the device or borrowing someone else's car are all crimes.

Another change to Hawaii law starting Saturday is that refusal to take a breath or blood alcohol test will be a crime, a petty misdemeanor up from an administrative violation.

However, failing the ignition interlock's breath alcohol test is not a crime. Data from the interlock system will be downloaded each time the driver takes the vehicle to a service center for monthly checks. The data will be transmitted to Smart Start's Dallas office.

The company will send it to the state Transportation Department, which will transmit any red-flagged

drivers' data to the Administrative Driver's License Revocation Office.

Failure to report for the monthly checks will result in the vehicle's ignition being locked.

Also, failing to take one of two required running retests — required once a car is started — will result in the ignition locking after the engine is turned off.

Fatriek McPherson, a defense lawyer who specializes in DWI cases and was on the state's task force for the interlock system, said, "I don't think there's a lot of loopholes."

Police Capt. Keith Lima of HPP's Traffic Division said, "It's not new technology. It's just better. I think it'll be successful here" where there are 4,000 DWI arrests a year.

Kauai police Lt. Mark Scribner said, "If we can save one life, it'd be worth it."

Note: From The Star Advertiser in Honolulu, Hawaii

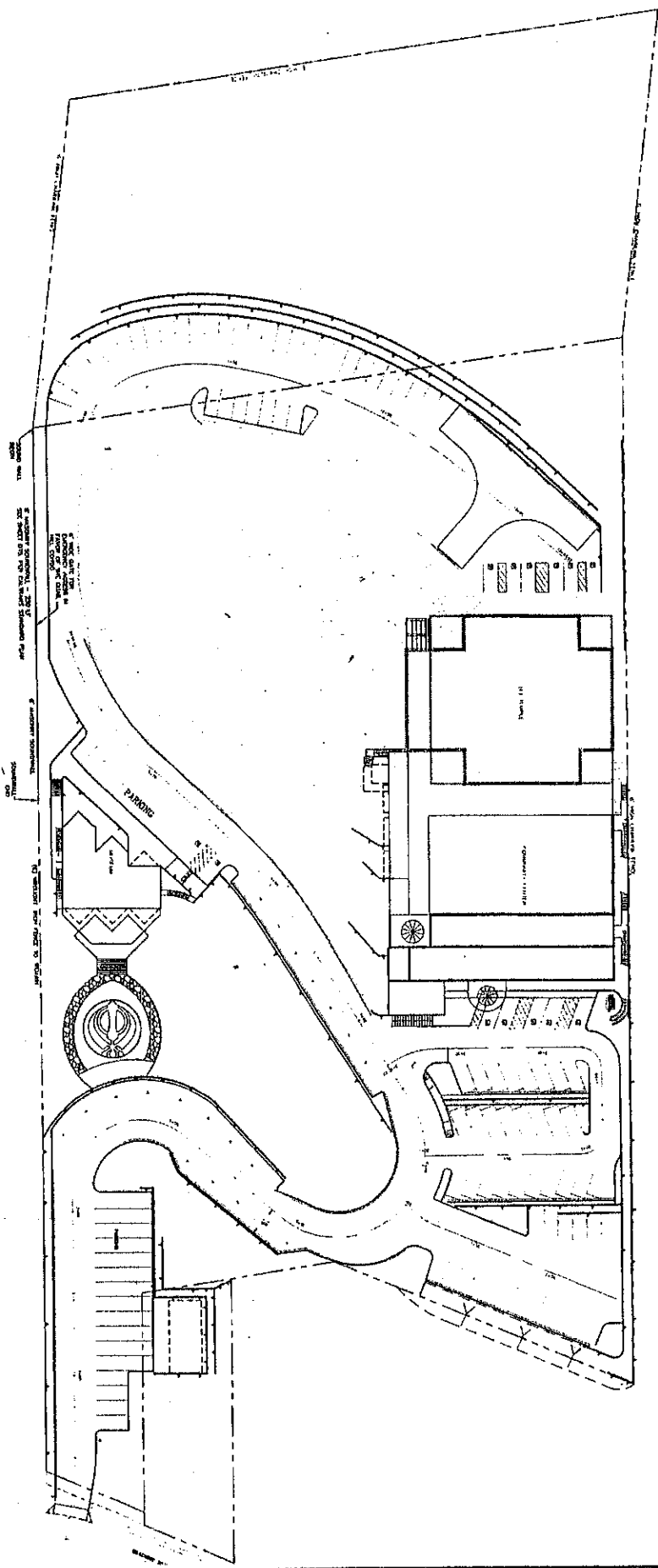
12/29/2010

This could be a 4 laws.

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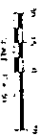


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PRELIMINARY - NOT FOR CONSTRUCTION



IMPROVEMENT PLANS
THE SIKH CENTER OF SF BAY AREA
FENCING PLAN

3550 HILLCREST ROAD EL SOBRANTE CALIFORNIA



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PREPARED UNDER AGREEMENT NO. 10.6.N

NO.	DATE	REVISION

DATE: 10/10/08	BY: J. CHAUDHARY
SCALE: AS SHOWN	CHECKED BY: J. CHAUDHARY
PROJECT: THE SIKH CENTER OF SF BAY AREA	APPROVED BY: J. CHAUDHARY
SHEET: 10.6.N	TOTAL SHEETS: 10.6.N
DATE: 10/10/08	BY: J. CHAUDHARY
SCALE: AS SHOWN	CHECKED BY: J. CHAUDHARY
PROJECT: THE SIKH CENTER OF SF BAY AREA	APPROVED BY: J. CHAUDHARY
SHEET: 10.6.N	TOTAL SHEETS: 10.6.N

FYI: Richmond/El Sobrante Area Fire Trails and/or Access Points

This list of 29 fire roads was made using the Thomas Bros. Map Guide, Contra Costa County 2002 by Eleanor Loynd.

A drive around with County Fire & Richmond Fire was set up with a few area residents.

63-1 Leisure Lane

63-1A Taylor Ranch at end of Valley View Road.

63-1B San Pablo Dam Road. at Castro Ranch Road. (road not yet put in)

63-2 Tri Lane

63-3 Question: Is this number assigned to an access point?

63-4 By dam at San Pablo Reservoir, S.P. Dam Road.

63-5 Trail across S. P. Dam Road., by San Pablo Reservoir

63-6 Kennedy Grove Res. Area, Hillside Dr.

63-7 Patra Drive, off Hillside Dr. 63-7A Hillside Dr., near Castro Ranch Road.

63-8 Naphan Ranch, 1255 Castro Ranch Road. (shared entrance with Dame Property.

63-9 Castro Ranch Road. (between 1255 Castro Ranch Road. & Countryside)

63-10 Castro Ranch Road., near Deer Run

63-11 Castro Ranch Road., adjacent to Carriage Hills South

63-11A Chariot Court, CH North Sub.

63-12 Conestoga Way, CH North Sub.

63-13 Coach Drive, CH North sub.

63-14 Silver Belt Dr., off Raincloud Dr.

63-14A Question: Is this off Silver Belt Dr. or off Snowdrift Ct.?

63-15 Heavenly Ridge Lane

63-16 Hidden Springs Ct., off Rocky Road.

21 Fire Roads were identified as part of the EBRPD.

69-1 Grand Canyon

69-2 Grand Canyon

69-3 Monte Cresta

69-4 Los Arboles (off La Colina Road.)

69-4A La Colina Rd.

69-5 Wesley Way

69-6 Clark Rd.

69-7 Upland Dr.

8 fire roads listed here.

Problems with Area Fire Roads

Eleanor Loynd, Pres. May Valley N.C.

In 2009, there was a fire above Greenridge Drive, off San Pablo Dam Road. County Fire responded and used the fire trail near by and reported a problem with the fire trail maintenance and said that it was Richmond Fire Department's responsibility to maintain the fire road. Richmond responded that it was actually the County's responsibility. After a short search of information, it was determined that the Greenridge fire road responsibility belongs to the city of Richmond.

It is our understanding that Richmond has taken responsibility for maintenance of the fire road off Greenridge Drive. However, we were also told that there could be no fix of the fireroad until at least 2011 because of a lack of funds.

Putting off fixing the Greenridge Fire Road puts the whole El Sobrante Valley area in a danger zone. As you know, Richmond has already designated most of the Richmond area in the El Sobrante Valley as a high fire danger zone.

I spoke to the Richmond Safety Committee in June

2010 and asked that they fix the Greenridge Fire road this year. In addition, I requested that Richmond Fire and County Fire prepare a map of the fire roads in the El Sobrante Valley area and determine which fire district is responsible for the maintenance of each fire road.

I went before the Richmond City Council in Sept. 2010 to share this problem. It has now been determined that Richmond is responsible for the maintenance of most of the fire roads in the E.S. Valley. I have a list of fire roads from 2002. There are 29 fire roads listed in the E.S. Valley area.

At the November meeting in Sup. Gioia's office, County Fire said that the County was responsible for 7 fire roads in the area. No rep from Richmond Fire came to the meeting. Within the last 3 weeks, I spoke with the EBRPD Fire Chief. He said that the EBRPD was responsible for 7 fire roads in the area. That leaves the possibility that Richmond is responsible for about 15 fire roads.

I recently spoke to Richmond

Fire Chief Michael Banks. He said that there are 3 Richmond fire inspectors assigned to review this problem and that a Richmond Fire Department Rep. will attend the January meeting in Sup. Gioia's office to share information on the problem. Residents need to know the location of the fire roads. Residents also need to know that all the listed fire roads fit the maintenance standards. Each of the three Fire Districts should prepare a list of their fire roads, evaluate the maintenance of each road, and determine which fire roads need to be fixed. Then each group should determine how much money they need to upgrade the fire roads. For your information, the Napa County Fire District not only shares information on fire roads with nearby fire districts, they also have now worked out an evacuation plan in case of an emergency. Do we need something like that, too?

(over)

16.1.9

Richmond, El Cerrito and West Contra Costa County Fire District Fire Trails

Fire Trail	Location/Description	Owner/Agency	Map Pg./Grid	Jurisdiction
1. 63-1	End of Leisure Lane (marked trail gated with master key# 2319)	RMD	589/E3 CCC	RMD
2. 63-1A	End of Valley View - South west of Dam Rd. (CCC 1-A) (5500 Valley View access from paved road with electric gate/knox box.key)	RMD	589/F4	RMD
3. 63-1B	San Pablo Road/off Castro Ranch Road	RMD	589/G4	RMD
4. 63-2	San Pablo Dam Road @ Tri Lane	RMD	589/H5	RMD
5. 63-3	East side of San Pablo Dam Road 1 mile south Tri Lane	EBRPD	589/H5 RMD	CCC
6. 63-4	San Pablo Dam Road @ Dam East side	EBRPD	589/H6	CCC
7. 63-4A	South Side San Pablo Dam/500 feet west of dam	Unknown	Not on Map	
8. 63-5*	West side San Pablo Dam Road @ Eagle Nest Trail	Unknown	589/J7	CCC
9. 63-6	end of Hillside Drive	EBRPD	589/H5	CCC
10. 63-7	end of Patra Drive/cross hillside	EBRPD	589/H5	CCC
11. 63-7A	500 ft. south of Castro Rd. - hillside at Rachill Trail	EBRPD	589/H4	CCC
12. 63-8*	east side of Castro Ranch Rd./600 ft. past Amend Rd.	Unknown	589/H4 RMD	CCC
13. 63-9	Castro Ranch Road @ Amend Road	Unknown	589/H3	CCC
14. 63-10	Castro Ranch Road		589/J3	CCC
15. 63-11	South side of Castro Ranch Road	Unknown	590/A3	CCC
16. 63-11A	North side of Castro Ranch Road 500 ft. of C/View	Unknown	590/A2	CCC
17. 63-12	South end of Conestoga Way	EBRPD	589/J3	RMD
18. 63-13	Coach Drive	EBRPD	589/J2	RMD
19. 63-14	West side of Silver Belt Drive	RMD	589/H2	RMD
20. 63-14A	E/O South side of Heavenly Ridge Lane	RMD	589/G2	RMD
21. 63-15	5435 Heavenly Ridge Lane /enter- Sobrante Ridge Park	EBRPD	589/H2	RMD
22. 63-16	3832 Hidden Springs Ct. (Mornings side trail)	RMD	589/H1	RMD
1. 66-1	Park Avenue @ parking lot gate	RMD	589/B4	RMD
2. 66-1A	McBryde @ entrance-Alvarado parkway	RMD	589/B4	RMD
3. 66-2*	North side of Wildcat Canyon Parkway 600 ft. past entrance	RMD	589/B4	RMD
4. 66-3	W/O Wildcat Canyon Parkway / 500 ft. past entrance	RMD	589/C4	RMD
5. 66-3A	End of Park Ave. Top of park past the stables	RMD	589/B4	RMD
6. 66-4	East Side Wild Cat Canyon Parkway/ 2500 ft. past entr.	RMD	589/E7	RMD
7. 66-5	Wild Cat Canyon @ Havey Canyon	RMD	589/F7	RMD
1. 69-1	Capital Hill	RMD	589/B4	RMD
2. 69-2	Bonita Road	RMD	589/B4	RMD
3. 69-3	Monte Cresta Ave.	RMD	589/C3	RMD
4. 69-4	La Crescenta Ave.	RMD	589/C3	RMD
5. 69-4A	End of La Colima Road	RMD	589/C3	RMD
6. 69-5	Wesley Way	RMD	589/D3	RMD
7. 69-6	Clark Road	RMD	589/D3	RMD
8. 69-7	Upland Drive	RMD	589/E3	RMD
1. 71-1	Tamalpais Court	ELCR	588/C7	ELCR
2. 71-2	Navallier Street	ELCR	609/D1	ELCR
3. 71-3	7500 Schmidt Lane	ELCR	609/D2	ELCR
4. 71-4	Conlon Avenue	ELCR	589/B7	ELCR

Blair 7.5c

December 3, 2010

To: Richmond Fire Chief
EBRPD Fire Chief

County Fire Chief

Re: Fire Roads in the El Sobrante Valley Area

Dear Fire Chiefs,

The time you have spent on looking at the fire roads in the El Sobrante Valley area is very much appreciated. At the December meeting in Sup. Gioia's office, the County Firefighter mentioned that the County had determined that 7 of the fire roads were under their control and maintenance. In a recent conversation with EBRPD Fire Chief Blonski, he mentioned that 7 of the fire roads were under the control and maintenance of the East Bay Regional Park District. That leaves 15 fire roads from the list that may be under the control and maintenance of Richmond Fire. I have included a copy of that listing.

I wrote down the list as mentioned to me by EBRPD Fire Chief. I did not write down the list mentioned by the County Firefighter. No one from Richmond Fire attended Sup. Gioia's meeting, so that information is not available to me. Please send me your listing as to which fire roads are in your jurisdiction.

We still think it is important to this community to have a map of the fire roads, a listing as to which fire department is responsible for the maintenance, and a listing, from each fire department, as to which roads meet the usual requirements for use and which roads need to be brought up to code. Elected officials need to have this information to be able include the funding for serious maintenance problems in their proposed budgets.

Enclosed is an article from the November 2010 newsletter put out by the Napa Communities Firewise Foundation. The article mentions the "Pre-attack Map" that they recently developed. "In the event of a wildland fire, local firefighters as well as fire crews from outside the area, who may be unfamiliar with our county, will look to this map as a resource for critical local information." It turns out that they will also be developing a set of evacuation maps for local area residents.

Your help on developing a working list and map of our fireroads is critical. You are the people with the knowledge and the power to create a safer environment for residents of the El Sobrante Valley area and our neighbors in El Cerrito, San Pablo, Pinole, and more.

Sincerely,

Eleanor Loynd, MVNC President

cc: Sup. Gioia R. City Mgr. R. Mayor & City Council ESMAC
EBRPD Board E.S. Chamber E. S.VP&ZACommittee



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.6.9

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

MEETING: Thursday, January 13, 2011 at Richmond Planning Dept.
Planner Jonelyn Whales; Randy Henderson, Quail Hill resident;
Eleanor Loynd, ESVP&ZAC Chair, and by phone, John Osborne,
County Planner CONFERENCE CALL.

TOPIC: Sikh Temple Expansion Plans:

1. Museum: Discussion of 2 or 3 story museum. Earth couldn't be compacted, so the Sikhs would need to apply for a variance through the County if they choose to have a 3 story museum.
2. Emergency Access from Quail Hill area: Attorneys need to set up an agreement for an emergency access, if it is desired. Neighbors are concerned that Sikh Temple members would park on their property and try to walk in, just on a regular basis. Richmond & County Fire would also have to review the plans for the access.
3. Review of fence styles. Masonry walls were planned to be put in. Sikhs now would like to change that to wooden fences. According to John Osborne, no plans submitted yet for a change to the fencing. The County needs a letter from the Quail Hill HOA to state that they approve the change from a masonry wall to a wooden fence. The masonry wall would act as a sound barrier. The cyclone fence area is where the new fencing will be placed. Suggestion made to cut the metal tips off along the top long bar of the metal fence sections. This would help protect the animals who might try to go over the fence.
4. Slide Repairs: John Osborne to call Jonelyn Whales about the fix of landslides. On Monday, 1/10/2011, permits were submitted to Richmond and a soils report on the water run-off to be diverted. No date set when the slide repairs are to start.
5. Drainage Plan: According to John Osborne, the drainage plan will be submitted in the next few months to County Public Works. The plans would be reviewed by an engineer. Richmond should review the plans.
6. Fire Safety: Does Richmond or County Fire have aerial trucks? These are Large fire trucks that carry collapsible ladders. Will the fire road provide access for the aerial trucks? Will the fire road serve the Richmond fire trucks that may need to get to the Richmond area at the top of the Temple property?
7. Sidewalks along Hillcrest Rd. From San Pablo Dam Rd., there is a sidewalk along Hillcrest Rd. on the Sikh Temple side to about 2 blocks from the entrance to the Temple. We suggest that the Sikh Temple be required to complete the sidewalk from San Pablo Dam Rd. to its pedestrian entrance.
8. Architect: 1/11/11 letter from Architect Mohinder Datta shared with Richmond Planner Jonelyn Wells. Copy to be mailed to John Osborne, County Planner.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.2
FYI

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

January 14, 2011

Patrick Roche, Planner
CCC Conservation & Dev. Dept.
651 Pine St., 4th floor NORTH
Martinez, CA 94553

By Fax & Mail
Fax: 925-335-1222

Re: E.S. General Plan Amendment

Dear Pat,

Would you please call me and/or fax me as to what information the County will be pulling together on the E.S. General Plan Amendment for the Feb. 22 Planning Commission Meeting?

The Planning Commission voted to hold the discussion on the E.S. General Plan Amendment over. It seemed to me that the group was asking for more information on some of the subjects that were brought up by the El Sobrante area residents. Both Barbara Pendergrass, representing the ESMAC, and myself, representing the ESVP&ZAC committee, suggested that the County look at the possibility of widening Appian Way from the Pinole border to the intersection with Valley View Rd. Will you and/or County staff be pulling together information on that possibility for the Feb. 22 meeting?

You can call me at 510-223-6398 or fax me at 510-758-7697. We would appreciate a copy of the information that you will pull together for the Feb. 22 meeting. Thank you!

Sincerely,


Eleanor Loynd
Chair, ESVP&ZAC

10.3

Subj: **Schapiro Reservoir Update**
Date: 1/14/2011 11:05:34 A.M. Pacific Standard Time
From: mblackwe@ebmud.com
To: mblackwe@ebmud.com

Dear Neighbors,

The contractor is in the process of mobilizing which includes installing office trailers, bringing in equipment and prepping the site. The wet soil conditions have already caused some delay. The reservoir still has some leftover water and sediments in it and they will be removing these over the next week. You may have noticed the large green tank at the top, (Baker Tank) that is to haul away the remaining water. Demolition is scheduled to start on January 24th and will continue for about a month. I will be sending updates out as I get more information.

Thank you,

Michelle Blackwell
Community Affairs Representative
East Bay Municipal Utility District
510 287 2053

10.4

Subj: **Monthly Emergency Responses for El Sobrante**
 Date: 1/6/2011 12:00:14 A.M. Pacific Standard Time
 From: db1adm@cccfd.org
 To: moli@msn.com, rpender970@aol.com
 CC: RGrac@cccfd.org
 City: El Sobrante
 Station: 69
 MONTH: 12/2010
 TOTAL CALLS: 49
 CODE 3 CALLS: 41
 STRUCTURE FIRES: 3
 VEGETATION FIRES: 0
 OTHER FIRES: 1
 EMS RESCUE: 33
 HAZARD: 5
 PUBLIC SERVICE: 1
 MISTAKEN ALARM: 4
 FALSE ALARM: 1
 OTHER NON-FIRE: 1

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

10.5.a

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 11, 2011
ROOM 107 - COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele

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

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The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

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

1. PUBLIC COMMENTS:

REZONING, TENTATIVE MAP & A DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ05-3166, DP05-3073 and MS05-37: The applicant is requesting approval of the following applications in order to establish a commercial shopping center that will include the construction of up to 11 buildings with up to 122,215 square feet of total floor area. The applications are described as follows:
- A. County File #RZ05-3166: Rezoning of the subject property from Retail-Business (R-B) to a Planned Unit District (P-1);
 - B. County File #DP05-3073: A Final Development Plan for the Coronado Village Commercial shopping center for the construction of 11 buildings with up to 84,715 square feet of retail floor area and 37,500 square feet of office space in addition to complete site improvements;
 - C. County File #MS05-0037: A vesting tentative parcel map to subdivide the 10-acre parcel into four (4) commercial parcels.

The site consists of a vacant 10-acre parcel located on the east side of Bethel Island Road and north of Sandmound Boulevard in the Oakley area. (R-B) (GP: CO) (CY: 3141.01) (APN: 032-112-008). (Continued from 12/14/10). RLH

3. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ06-3185, DP06-3058 and SD06-9141: The applicant is requesting approval of the following applications in order to establish a residential development project that will include the construction up to 185 dwelling units on an 80-acre parcel. The project will include multiple housing types including attached and detached single-family units as well as two, eight (8) unit apartments. The proposed development will also include the establishment of a 46-acre nine-hole golf course. The applications are described as follows:
- A. File #RZ06-3185: A request for approval to adopt the Coronado Village Final Development Plan to rezone an 80-acre parcel from expired Planned Unit District (P-1) to a new Planned Unit District (P-1) as modified by the Final Development Plan below.
 - B. File #DP06-3058: A request for approval of the Coronado Estates Final Development Plan which involves the establishment of 113 townhouse units, 56 single family units, two 8-unit apartment buildings and a 9 hole executive golf course and clubhouse.
 - C. File #SD06-9141: A request for approval of vesting tentative map to subdivide an 80-acre parcel into 171 lots plus a golf course parcel.

(over)

The site consists of an 80-acre vacant parcel located on the north side of Sandmound Boulevard just east of Bethel Island Road in the Oakley area. (P-1) (GP: AL/Off-Island Bonus Area) (CT: 3010) (Parcel # 032-112-007). (Continued from 12/14/10). RLH

GENERAL PLAN AMENDMENT: RESCHEDULED PUBLIC HEARING

4. DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE: GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and the Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. Amend the Land Use Element to establish three new "mixed use" land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. Amend the Land Use Element to revise and update policy language for the El Sobrante community in sections and figures under the heading "Policies for El Sobrante Area", "Policies for Appian Way Corridor Special Concern Area", and "Policies of the San Pablo Dam Road Commercial Special Concern Area"; and, (2) Amend the Roadway Network Map, Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120, 425-140, 425-150, 425-170, 425-220, 425-230, 425-240, 425-300, 426-260, 430-150, and 430-050). (Rescheduled from 11/30/10). PR

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING - BOARD OF APPEALS

5. PICKETT DEVELOPMENT CO (Applicant) - JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) County File #LP05-2091 - An appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to amend existing development plans and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles, and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7). A revised site plan is seeking variances to the requirements of the Off-Street Parking Ordinance standards, including numbers of parking spaces and hardscape improvements. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Rescheduled from 12/14/10). RHD
6. JDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) - Development Permits #103-71, #167-72, #60-73, #58-74, and #DP96-3011 - An appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
1. County File #103-71 (JDF Holdings - Current Owner and Permittee) - A land use permit for a trailer sales and storage yard on APN 159-210-040 fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 2. County File #167-72 (JDF Holdings - Current Owner and Permittee) - A land use permit for an expanded trailer sales and storage area on a portion of APN 159-210-040, fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 3. County File #60-73 (JDF Holdings - Current Owner and Permittee) - A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 4. County File #58-74 (JDF Holdings - Current Owner and Permittee) - A land use permit to allow storage of recreational vehicles. The subject site consists of APN 159-210-003, -027, & 032 at 4910 Blum Road, Hansen Ct.
 5. County File #DP96-3011 (JDF Holdings - Current Owner and Permittee) - An amendment of Land Use Permit #60-73 to replace an office and sales building for sales and parts for mobile homes. The subject site is located at #4961 Pacheco Boulevard.

In aggregate, the subject site consists of six adjoining parcel on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (APN #159-210-003, -004, -027, 032, -039, & -040). (Rescheduled from 12/14/10). RHD

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING – BOARD OF APPEALS

105.C

7. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – BETTY BRENKLE CARGO (Owner) County File #LP10-2013: This is an appeal of the County Zoning Administrator's approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2102) to add one additional 2-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill directly south of the intersection of Franklin Canyon Road and Cummings Skyway. Access is provided via an unpaved road leading eastwards from the eastern edge of the southern terminus of Cummings Skyway in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 362-070-014). (Rescheduled from 12/14/10). RJN
8. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – SHIRLEY PACHECO ET AL (Owner) County File #LP10-2014: This is an appeal of the County Zoning Administrator's approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2110) to add one (1) additional 2.5-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill located between Franklin Canyon Road and Highway 4. Access is provided from a 1/2 mile dirt road accessed from the north side of Franklin Canyon Road 0.2 miles northwest of the intersection of Franklin Canyon Road and Wolcott Lane in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 368-030-011). (Rescheduled from 12/14/10). RJN

DEVELOPMENT PLAN & GENERAL PLAN AMENDMENT: PUBLIC HEARING

9. JAMES COY (Applicant), BLACKHAWK HOMEOWNERS ASSOCIATION (Owner), County Files GP08-0003 & DP10-3004: Applicant requests approval of a General Plan Amendment and a modification to the Final Development Plan as follows:
 - A. General Plan Amendment # GP08-0003: This is a request to change one acre of the General Plan land use designation from Open Space (OS) to Office (OF). The remaining five acres will maintain the (OS) General Plan land use designation;
 - B. Development Plan # DP10-3004: This is a request for a modification to the final Development Plan to allow the construction of a 2,160 square foot office building and twelve (12) parking spaces. In addition, the applicant request the removal of one (1) ten inch Acacia tree and work within the drip line of five (5) trees to allow for the construction of the driveway, office building, and parking lot improvements.

The subject site is located at the corner of Eagle Ridge Drive and Eagle Nest Place in the Blackhawk area. (P-1) (GP: OS) (CT: 3551.03) (Parcel # 203-770-004). JRC

STAFF REPORT:

COMMISSIONERS' COMMENTS:

COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 25, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

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COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 25, 2011
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele

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

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The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Maureen Parkes at least 48 hours before the meeting at (925) 335-1209.

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

1. PUBLIC COMMENTS:

ZONING TEXT AMENDMENT: PUBLIC HEARING

2. COUNTY-INITIATED ZONING TEXT AMENDMENT, County File #ZT09-0001: This is a hearing to consider a proposed zoning text amendment that would modify several sections of County Code Chapter 88-3 – *Wind Energy Conversion Systems*. Chapter 88-3 regulates development of commercial and residential wind energy conversion systems (WECS), more commonly known as wind turbines. The proposed zoning text amendment includes: modifications to definitions and permitting procedures; addition of a permitting mechanism that would allow the County to approve reductions in the minimum setback requirements for commercial WECS; elimination of certain aesthetic standards for commercial WECS; elimination of restrictions on hours of operation for residential WECS; and addition of several development standards for residential WECS. The proposed zoning text amendment would apply to all unincorporated areas of Contra Costa County. WRN

MANDATORY REFERRAL: PUBLIC HEARING

3. MANDATORY REFERRAL FOR THE ACQUISITION OF 120 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 006-230-003 AND 205-060-003 (REFERRED TO AS THE SCHMITZ PROPERTY), LOCATED BETWEEN CAMINO TASSAJARA ROAD AND COLLIER CANYON ROAD IN UNINCORPORATED AREA NEAR ALAMEDA COUNTY LINE BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 11-02): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of 120 (+/-) acres located in Doolan Canyon in an unincorporated area near the Alameda County line. (CT 4507.21). PR
4. MANDATORY REFERRAL FOR THE ACQUISITION OF 1,030 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 001-021-001/008/009, 005-170-009/010, 005-160-006, AND 005-180-002 LOCATED ALONG VASCO ROAD IN UNINCORPORATED AREA SOUTHEAST OF BYRON (KNOWN AS THE SOUZA III PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT, (CP# 11-03): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of seven parcels totaling 1,030 (+/-) acres located along Vasco Road near Byron. (CT 3040.00) PR
5. MANDATORY REFERRAL FOR THE ACQUISITION OF 798 (+/-) ACRES OF LAND, ASSESSOR PARCEL NOS. 075-170-003 AND 075-180-004, LOCATED NORTH OF MARSH CREEK ROAD AND EAST OF KIRKER PASS ROAD IN UNINCORPORATED AREA SOUTH OF PITTSBURG (KNOWN AS THE BARRON PROPERTY) BY THE EAST BAY REGIONAL PARK DISTRICT, (CP# 11-04): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of two parcels totaling 798 (+/-) acres of land located north of Marsh Creek Road and east of Kirker Pass Road in an unincorporated area south of Pittsburg. (CT 3851.06). PR

- 6. MANDATORY REFERRAL PROPERTY CONVEYANCE EAST BAY MUNICIPAL UTILITY DISTRICT TO MALCOLM AND EMILY FAIRBAIRN PROPERTY .14 ACRE PORTION OF PARCEL # 365-220-023 IN THE UNINCORPORATED ORINDA, BRIONES HILLS AREA (CP#11-05): This is a public hearing under California Government Code section 65402 to consider the General Plan conformance of a proposal by the East Bay Municipal Utility District (EBMUD) to convey a .14 acre portion of Assessor Parcel No. 365-220-023, a 147 acre portion of watershed property in the unincorporated Orinda area. (CT 3540.02). PR
- 7. STAFF REPORT:
- 8. COMMISSIONERS' COMMENTS:
- 9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 8, 2011.

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10.5.8

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, FEBRUARY 8, 2011
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Don Snyder
VICE-CHAIR: Marvin Terrell
COMMISSIONERS: Richard Clark, Carmen Gaddis, Jake Sloan, Duane Steele

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 22, 2011.

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REVISED

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 24, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

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 Simar Gill at least 48 hours before the meeting at (925) 335-1244.

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

MINOR SUBDIVISION: PUBLIC HEARING

- 3. DUANE DOHSE (Applicant & Owner), County File #MS04-0004: The applicant requests approval of the following: (1) A vesting tentative map to subdivide a 19.57 acre parcel into three (3) lots (Parcel A - 5.16 acres, Parcel B - 5.87 acres, and Parcel C - 8.54 acres); (2) A zero foot front yard setback (where twenty-five feet is required) for the construction of retaining walls; (3) A request to allow work within the drip line of nine (9) Code Protected trees for the construction and installation, including but not limited to leach field, septic tank, and access improvements. The subject site is located at 305 Bollinger Estates Court in the unincorporated area of San Ramon. (A-2) (GP: AL) (CT: 3452.02) (APN # 199-370-016 and 021). JRC

DEVELOPMENT PLAN: PUBLIC HEARING

- 4. BARBARA DAGLE (Applicant), DEBRA WIEGERT (Owner) - County File # DP10-3036: A request for a development plan modification to allow: (1) a 140 square foot first story addition; (2) a 152 square foot second story loft and a 212 square foot deck addition; and (3) change the existing roof from flat to pitch. In addition, the applicant is also requesting variances to allow: A 22-foot front yard setback (where 25 feet is required); and a 0-foot side yard setback (where 20 feet is required). The subject property is located at 1226 Marina Circle in the Discovery Bay area. (GP: SM) (M-12) (CT: 3040) (Parcel # 004-111-045). JRC

LAND USE: PUBLIC HEARING

- 5. T-MOBILE WEST CORP. (Applicant), CONTRA COSTA COUNTY (Owner), County File #LP10-2062: Request for approval of a land use permit/development plan combination to renew an existing wireless telecommunications facility originally approved under County File #DP00-3029, and to legalize electrical equipment upgrades that have already been made at the site. The electrical equipment upgrade consists of (a) the removal of one (1) microcell and (b) the addition of three (3) BTS cabinets, one (1) pull box, two (2) TMAs, one (1) GPS antenna, one (1) LMU box, one (1) meter, and one (1) subpanel. The existing facility is located within the Viewpointe Boulevard right-of-way, approximately 220 feet southwest of the southernmost intersection of Viewpointe Blvd. and Coral Drive in the Rodeo area. (P-1) (GP: OS) (CT: 3560.01) (APN # 358-080-015). ST
- 6. CONOCO PHILLIPS COMPANY (Applicant & Owner), County File #LP05-2048: This is the first of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Conoco Phillips San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (GP: Heavy Industry) (Heavy Industrial) (APN # 357-010-001, 357-300-005, 357-310-001, 358-030-034). WRN

3:30 P.M.

7. VASCO WINDS, LLC (Applicant); CONTRA COSTA WATER DISTRICT, JACKSON LAND & CATTLE, LP, WALKER FAMILY RANCHES, LLC, HERBERT ELWORTHY (Owners); County File #LP08-2049: This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (Draft EIR) prepared for the proposed Vasco Winds Repowering Project.

Vasco Winds, LLC, has requested approval of a Land Use Permit to allow repowering of an existing wind farm. The proposed project includes: (1) decommissioning and removal of 438 existing wind turbines and related infrastructure; (2) removal of 286 foundations from which turbines have already been removed; (3) construction of up to 35 Siemens 2.3 megawatt (MW) turbines with an overall height of 429 feet or up to 50 General Electric 1.5 MW turbines with an overall height of 398 feet; (4) replacement of the Jackson Substation; (5) construction of new onsite gravel roads to provide access to the new turbine pads; (6) roadway improvements at two access points along Vasco Road, one of which is in Alameda County; and (7) reclamation (through regrading and revegetation) of existing turbine pads and access roads not reused as part of the proposed project. Implementation of the project would increase electrical generation at the site by up to 150 percent over current levels while maintaining the existing nameplate generating capacity of approximately 80 MW.

The project site consists of 30 parcels encompassing 4,267 acres in unincorporated Contra Costa and Alameda counties. The site is approximately 4.5 miles southwest of the community of Byron in Contra Costa County, approximately 5 miles north of the city of Livermore in Alameda County, and adjacent to Los Vaqueros Reservoir and Vasco Caves Regional Preserve. Vasco Road runs through the site in a north-south direction and provides access.

Street Address: None; General Plan Designations: Watershed, Agricultural Lands, Parklands; Zoning Designations: A-2 General Agricultural District, A-4 Agricultural Preserve (APN Numbers: *Contra Costa County*: 001-021-010, 005-050-002, 005-050-006, 005-060-002, 005-060-004, 005-070-006, 005-070-010, 005-070-012, 005-070-014, 005-070-016, 005-070-017, 005-070-018, 005-070-019, 005-070-020, 005-070-021, 005-070-022, 005-080-001, 005-080-002, 005-080-007, 005-080-008, 005-080-009, 005-080-010, 005-080-011, 005-170-013, 005-170-014, 005-190-001, 005-190-002; *Alameda County*: 902-7-4-1, 99B-4990-1-4, 99B-6100-2-8). WRN

8. ALLIED WASTE SERVICES (Applicant & Owner); County File #CP10-00019: Pursuant to County Ordinance Code 84-63.808 the Department of Conservation and Development is issuing a Determination of Noncoverage for the following project: Installation of Compressed Natural Gas (CNG) equipment to refuel solid waste collection trucks at the Allied Waste Services (applicant) facility located at 441 North Buchanan Circle in the unincorporated community of Pacheco. The facility currently uses diesel fuel to refuel the collection trucks which will be replaced by the CNG facility. JO

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, FEBRUARY 7, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2nd floor, north wing, 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, 651 Pine Street, 2nd Floor-North Wing, 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, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.

10-6. C

REVISED

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, FEBRUARY 7, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

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) 335-1210.

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

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

- 3. BARBARA DAGLE (Applicant), DEBRA WIEGERT (Owner) - County File # DP10-3036: A request for a development plan modification to allow: (1) a 140 square foot first story addition; (2) a 152 square foot second story loft and a 212 square foot deck addition; and (3) change the existing roof from flat to pitch. In addition, the applicant is also requesting variances to allow: A 22-foot front yard setback (where 25 feet is required); and a 0-foot side yard setback (where 20 feet is required). The subject property is located at 1226 Marina Circle in the Discovery Bay area. (GP: SM) (M-12) (CT: 3040) (Parcel # 004-111-045) (Continued from 1/24/11: TM) JRC

MINOR SUBDIVISION: RESCHEDULED PUBLIC HEARING

- 4. DUANE DOHSE (Applicant & Owner) - County File #MS04-0004: The applicant requests approval of the following: (1) A vesting tentative map to subdivide a 19.57 acre parcel into three (3) lots (Parcel A - 5.16 acres, Parcel B - 5.87 acres, and Parcel C - 8.54 acres); (2) A zero foot front yard setback (where twenty-five feet is required) for the construction of retaining walls; (3) A request to allow work within the drip line of nine (9) Code Protected trees for the construction and installation, including but not limited to leach field, septic tank, and access improvements. The subject site is located at 305 Bollinger Estates Court in the unincorporated area of San Ramon. (A-2) (GP: AL) (CT: 3452.02) (APN # 199-370-016 and 021). JRC

LAND USE: PUBLIC HEARING

- 5. MASSOUD NAZERI (Applicant), CALIFORNIA NEWSPAPER PARTNER (Owner) - County File #LP10-2078: The applicant requests approval of a land use permit to construct a 7,096-square-foot addition to an existing printing plant for a Dow Jones Facility located on the West Coast. This addition includes fifteen (15) additional parking spaces and a total of six (6) loading docks. The subject site is located at 2505 Dean Lesher Road in the unincorporated Concord area. (Zoning: L-1) (General Plan: LI) (CT: 3450.00) (Assessor Parcel Number: 159-040-092) RMP
- 6. T-MOBILE (Applicant), PACIFIC GAS & ELECTRIC (Owner) - County File # LP10-2068: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of two (2) panel antennas on an existing 39-foot tall utility pole (pole to be extended up to 51 feet above-ground-level). The applicant also proposes to locate four (4) equipment cabinets to serve the antennas lower on the existing utility pole. The subject pole is located within the public right-of-way on the eastern side of Felix Avenue, 150-feet southwest of the Felix/Bernhard Avenue intersection in the East Richmond Heights area. (R-6) (GP: SH) (CT 3620.00) (Parcel ROW 418-100-039). FA

10-6-d

- 7. T-MOBILE (Applicant), PACIFIC GAS & ELECTRIC (Owner) - County File # LP10-2074: The applicant requests approval of a land use permit to co-locate a wireless telecommunications facility consisting of two (2) panel antennas on an existing 40-foot tall utility pole (pole to be extended up to 52-feet above-ground-level). The applicant also proposes to locate four (4) equipment cabinets to serve the antennas lower on the existing utility pole. The subject pole is located within the public right-of-way on the eastern side of Taft Avenue, 150-feet west of the Highland/Taft Avenue intersection, in the East Richmond Heights area. (R-6)(GP: SH)(CT 3620.00)(Parcel ROW 521-041-013). FA

VARIANCE: PUBLIC HEARING

- 8. YUEH MIU CHUUG (Applicant), HUEY MIUG LIAO (Owner) - County File #VR09-1048: A request for design review of a proposed 2,323-square-foot residence on a vacant lot that is substandard to minimum parcel size and width requirements for purposes of determining its compatibility with the surrounding neighborhood. The project also includes variances to the required rear yard setback and story limit (10-foot rear yard proposed, 15-foot minimum and 3-stories proposed for a stairwell, 2.5 stories maximum) and a tree permit request to perform minor alterations to one code protected Pine tree. The subject site is located at 6175 Bernhard Avenue in the East Richmond Heights area. (R-6) (GP: SH) (CT: 3620.00) (Parcel # 418-143-030). FA

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, FEBRUARY 23, 2011.

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10.17

Subj: **WCCIWMA Board Meeting**
Date: 12/6/2010 5:17:52 P.M. Pacific Standard Time
From: MelindaW@Recyclemore.com
To: MelindaW@Recyclemore.com

The December 9, 2010 Board of Directors Meeting of the West Contra Costa Integrated Waste Management Authority has been cancelled. The next regularly scheduled meeting is January 13, 2011. Please call the Authority at 510 215-3125 if you have any questions or concerns.

Melinda Wong
West Contra Costa Integrated
Waste Management Authority

10.8.09



MAY VALLEY NEIGHBORHOOD COUNCIL

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

MAY VALLEY NEWSLETTER - January 2011 - Page 1

Your help is needed. We start the year with a load of questions that we can't answer yet. How much can we help our friends and neighbors this year? Can we organize another successful Community Garage Sale? Can we follow through on our plan to have De Anza High School musicians perform at our August Night Out Against Crime Celebration? Can we donate money to help area groups like the El Sobrante Library, the E.S. Boys & Girls Club, and more?

In 2010, we donated a total of \$2500 to area groups: Richmond PAL, Meals on Wheels, E.S. Library, R. Interfaith Group, Boys & Girls Club of E.S., May Valley Community Center, County Animal Services, local public schools, and more.

We can't do anything without your help. Please join us by sending in the \$10 May Valley N.C. Membership fee and include a donation of \$10 or more, if you can. Send in the attached membership card with your check.

2011 Scheduled Meetings:

Thurs., Jan. 27 th	Thurs., Feb. 24 th	Thurs., March 24
Thurs., April 28	Thurs., May 26 th	Thurs., June 23
No Mtg. in July	Tues., Aug. 2 nd (Tentative Night Out Against Crime)	
Thurs., Sept. 22	Thurs., Oct. 20	Tues., Dec. 1

COMMUNITY GARAGE SALE: SATURDAY, APRIL 23 OR 30 ? OR MAY 21 OR 28 ?

Are you interested in having a Community Garage Sale? We usually have 30 or more participants, but we must work with the idea that this newsletter will not go out again until APRIL. We will continue to meet on the 4th Thursday, but you will have to mark your calendar because the newsletter will not be sent out every month. Send form to P.O. Box 21551, Richmond, CA 94820.

Community Garage Sale Application

NAME _____

ADDRESS _____

Phone No. _____ email _____

Tentative List of Items: _____

Suggested Date: Sat., April _____ or Sat., May _____

10-8-b

MAY VALLEY NEIGHBORHOOD COUNCIL NEWSLETTER page 2
MUSIC FROM DE ANZA

Thanks to Bob Evans, De Anza High School Principal, who arranged the music for our December meeting. We met Ken Caton, De Anza Music Teacher, and some student musicians: Ian White on guitar; Marius Dixon on drums; Vanessa Lewis on sax; Javan Calloway on trumpet. Good performance!

For Your Information, we have a plan to invite the De Anza High School Musicians to perform at our Night Out Against Crime Celebration in August. That is when we meet in La Moine (Cheesy) Park about 6 for Bring-a-dish-to-share dinner, music, and get information from City Staff, Elected Officials, Police, Fire, and Neighbors. Mark your Calendar.

FIRE ROADS in the El Sobrante Valley Area

In 2009, the County Fire had an access problem on the fireroad off Greenridge Drive. There was discussion on who is responsible for the maintenance of the fireroad -Richmond Fire or County Fire. We asked that they look at all the fireroads in the El Sobrante Valley to determine who is responsible for the maintenance of each road. We should have an almost final report in March 2011.

The tentative information is that County Fire is responsible for 7 fire roads; the East Bay Regional Park District Fire Staff is responsible for 8 of the fire roads; and Richmond Fire is responsible for 15 fire roads. We also would like each fire road to be evaluated to see if it is completely usable for access to possible hillside fires. Then a map should be made and distributed to each of the local fire districts. The El Cerrito Fire has also joined in this review of area fire roads.

All the fire districts are working to meet our requests. The next meeting takes place on Tuesday, March 8 at Sup. John Gioia's office in El Cerrito, 11780 San Pablo Ave., Suite D. If you have any questions, you can call Chief of Staff Terrance Cheung at 510-374-3231.

The El Sobrante General Plan Amendment

The County Planning Commission recently extended the discussion and review of the El Sobrante General Plan Amendment to Feb. 22nd. The E.S. General Plan amendment would remove the plans for a parallel road to San Pablo Dam Rd. from El Portal to Appian Way. The revised plan includes about a 2 block long parallel road from Hillcrest Rd. to Pitt Way, possibly for apartments and businesses. The E. S. Gen. Plan amendment would also remove the plan to widen Appian Way from 2 lanes to 4 lanes from the triangle to S. P. Dam Rd.

The El Sobrante Municipal Advisory Council worked with County Staff to review and suggest possible zoning changes for 149 parcels, about 99 on Appian Way and 50 parcels on S.P. Dam Rd. The zoning change would allow mixed use on the parcels, for example, homes and businesses or apartments and businesses. According to County Staff, this zoning change would bring in 490 new homes and 1400 new area residents.

MAY VALLEY NEIGHBORHOOD COUNCIL NEWSLETTER - page 3

Richmond Street Light Project

Come to our meeting on Thursday, Feb. 24th to get information about the Street Light Project. Joel Kamacho, Richmond staff and a consultant will be there to make a presentation on the project. The plan is to install the new streetlights before the old ones are removed.

We are talking about:

- Keith Dr. from Valley View to Fran Way -Whitecliff Way -Julie Ct.
- Whitecliff Court -Robert Way (Keith to May Rd)
- Sheldon Dr. (Whitecliff to Robert)

The existing lights were installed in the 60s and, at this time, there are no replacement parts available. So, the new lights will be installed first and then the old lights will be taken out. The LED lights should cause no problems with surveillance cameras. You can reach Richmond Staff Joel Kamacho at 620-5482.

OTHER NEWS:

1. The Northland Sea Scouts offer a program on the Richmond shoreline to youths between the ages of 13 and 18 to learn how to sail a boat, row and/or steer a boat, boat safety, repair, navigation, weather, first aid, swimming, and MORE. The Northland Nautical Foundation is a non-profit group that provides math, science, communication, and learning skills in maritime environment to youth inspired by boats and the sea. For more information, call Doug at 510-685-7243 or visit the web site: www.northlandnautical.org
2. "Bringing back the Natives Garden Tour": This self guided tour of 50 gardens in Alameda and Contra Costa County is planned for Sat., April 30 and Sun., May 1 from 10 am to 5 pm. Registration required. Get information at: www.BringingBackthenatives.net or call 510-236-9558 between 9 a.m. and 9 p.m. Or email Kathy@KathyKramerConsulting.net

Your Help is Needed:

1. Can you help organize the Garage Sale? The May Valley N.C. usually pays for the ad in the West County Times. The cost is usually about \$200. The May Valley N.C. also provides copies of the addresses and sales items for each of the sites, so people can pick up the information and move on to other sales places.
2. Do you have time to fold the newsletters? Do you have information to share with your neighbors? Let us know.
May Valley N.C. Contact Information: President Eleanor Loynd at 510-223-6398 or sent to our P.O. Box 21551, Richmond, CA 94820.
3. Have you sent in your May Valley N.C. membership fee and card yet? Have you signed up to be in the May Valley Community Garage Sale?

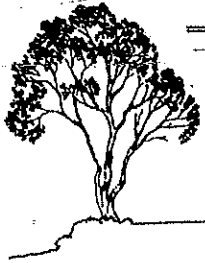
10.8.11

RICHMOND NEIGHBORHOOD
COORDINATING COUNCIL
P.O. BOX 485, STATION A
RICHMOND, CA 94808

NONPROFIT ORG.
U.S. POSTAGE PAID
PERMIT NO. 253
RICHMOND, CA

El Sobrante MAC (10)
or Current Resident
3769 B San Pablo Dam Road
El Sobrante, CA94803

948082519 0063



MAY VALLEY NEIGHBORHOOD COUNCIL

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

TENTATIVE AGENDA FOR THURSDAY, Jan. 27, 2011
May Valley Community Center
3530 Morningside Drive, Richmond from 7:15 p.m. – 9 p.m.

Tentative Agenda:

1. Call to Order 7:15 p.m.
2. Approval of Minutes
3. Treasurer's Report
4. Correspondence
5. RPD Report: RPD Officer (7:30 p.m.)
7. Community Reports
8. PROGRAM (about 8 p.m.)
9. Old Business
9. NEW Business
10. Residents' Concerns

Program: Review Plans for 2011:
Community Garage Sale, April or May?
Updates on problems in the Neighborhood

Next MVNC Mtg., Thurs., Feb. 24

MVNC Contact Number: 223-6398