

# **El Sobrante Municipal Advisory Council**

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

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

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

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

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

## **AGENDA for Wednesday, February 12, 2014**

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

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

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

- 1.\* Minutes for August 14, 2013
- 2.\* Minutes for September 11, 2013
- 3.\* Minutes for October 9, 2013
- 4.\* Minutes for November 13, 2013
5. \*Minutes for December 11, 2013
- 6.\* Minutes for January 08, 2014

**Treasurer's Report**

**Introductions of Speakers/ Guests/ Topics**

**Consider Consent Items**

**CCI.**

**Presentations**

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

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

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

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

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

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

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

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

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

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

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

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

**7:55 P.M. to 8:00 P.M.**

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

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

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

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

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

**8:20 P.M. to 8:25 P.M.**

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

**8:25 P.M. to 8:30 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**8:30 P.M. to 8:35 P.M**

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

**8:35 P.M. to 8:40 P.M.** Questions – Limit 2 minutes per speaker

**Information Items-**

**8:40 P.M. to 8:50 P.M.**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for January, 09, 2014

**10.2** May Valley News Letter for January, 2014

**10.3** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Supervisor Gioia regarding Parking of cars on the side walk of 4800 Appian Way, El Sobrante, January 15, 2014

- 10.4** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Supervisor Gioia requesting a meeting with the land owner and business owner regarding sidewalk parking, 4800 Appian Way, El Sobrante
- 10.5** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Supervisor Gioia on Concerns for the Bay Area Spare the Air Days
- 10.6** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Supervisor Gioia on LP13-2120, 4283 Hilltop Drive, El Sobrante
- 10.7** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Ruben Hernandez, County Planner on Sharing information of LP13-2120, 4283 Hilltop drive, El Sobrante , Contact Information
- 10.8** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Sheriff David Livingston, CCC Sheriff's Office regarding parking on the side walk of 4800 Appian Way, El Sobrante
- 10.9** Information regarding the John Muir Historical Site Public Meeting workshop
- 10.10** SPAWNERS News letter for January and notice of Public Meeting on February 5, at the El Sobrante Library
- 10.11** Contra Costa County Library letter to ESMAC ,Chair, Barbara Pendergrass, On the plans for the Library System in CCC
- 10.12** New Year 2014 Report on " The Bay Trail in Richmond"
- 10.13** Brochure on "Brown Bag Presentation" regarding "Rivers in LA"? Saving America's Wildest River, Feb. 25, 2014 and can we start an effort in CCC
- 10.14** Contra Costa County Planning Commission's Meeting Notice's and Agenda's for January 14, 2014 and January 28, 2014
- 10.15** No Notices or Agenda received this month for Contra Costa County Zoning Administrator's Meetings
- 10.16** West Contra County Integrated Waste Management Authority, Board of Directors, Regular Meeting Agenda for January 16,2014, 7:00 P.M., San Pablo City Hall , City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue , San Pablo, Ca, 94806
- 10.17** Contra Costa Local Agency Formation Commission Notice and Agenda for the Regular Meetings, January 08, 2014 and February 12, 2014 1:30 P.M., Board of Supervisors Chambers, 651 Pine Street, Martinez, Ca.

### **Sub Committee Reports**

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

- 11.1** ESMAC Land Use- Barbara, Tom, George
- 11.2** ESMAC Safety- James, Joseph
- 11.3** ESMAC Education Programs/ Out Reach- Sharon, Mark and public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day
- 11.4** ESMAC By Laws, Chair Barbara, Tom, Joseph

### **New Business**

#### **12.1**

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

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

**Announcements**

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

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

**Adjournment 9:10 P.M.**

# **El Sobrante Municipal Advisory Council**

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

**Draft Minutes Wednesday, August 14, 2013**

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

**Absent:** James Hermann and Joseph Camacho

Regular Meeting Canceled. Special Meeting to address community concerns regarding emergency response to the August 4, 2013 stabbing incident at Oliver's ACE Hardware at 4071 San Pablo Dam Road, El Sobrante.

# El Sobrante Municipal Advisory Council

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

## Draft Minutes Wednesday, September 11, 2013

**Present:** Barbara Pendergrass, Tom Owens, Sharon Thygesen, George Cleveland and Mark Porter

**Absent:** James Hermann and Joseph Camacho

Pledge of Allegiance led by Sharon Thygesen

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

**Approval of Minutes and Agenda - None**

**Treasurer's Report - None**

### **Approval of Minutes and Agenda** \* items have minutes included

1. Minutes for June 12, 2013 – M (Tom Owens), S (Barbara Pendergrass) / C
2. Minutes for July 10, 2013 – M (Tom Owens), S (Barbara Pendergrass) / C

**Treasurer's Report** – No change

### **Introductions of Speakers/ Guests/ Topics**

#### **Presentations**

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

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

**P.5** Presentation by CCC Public Works

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

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

**DI.1** Council Expenditure of up to \$400.00 on a Banner for Cleanup Day. Banner wording, "El Sobrante Community Cleanup this Saturday "  
Tom Owens (M), Mark Porter (S) / C

**DI.2** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department.

### **Short Discussion Items-**

**SDI.1** October 9th, 2013 is the date the MAC will host an El Sobrante Chamber Mixer; (members of the Chamber, other business owners and the general public to attend). Mixer will be from 5:00 P.M. to 6:50P.M. preceding the ESMAC meeting at 7:00 P.M.. ESMAC will provide food and drinks. Food and drink limit \$250.00

**SDI.2** Report from El Sobrante Valley Planning and Zoning Advisory Committee, Co-Chair, Eleanor Loynd

**Information Items-**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for July 11, 2013

**10.2** Letter from Eleanor Loynd, P&Z, to James Lyones, District Coordinator, Supervisor Gioia, dated July 10, 2013, regarding concerns over Firefighters Response Time

**10.3** Letter from Eleanor Loynd, P&Z, to James Lyones, District Coordinator, Supervisor Gioia, dated July 17, 2013, regarding code enforcement issues

**10.4** Letter from Eleanor Loynd, P&Z, to Richard Mitchell, Richmond Planning Department, dated July 10, 2013, reminding them of the P&Z Planning group covering El Sobrante and City of Richmond Projects in the El Sobrante Valley

**10.5** Contra Costa County Planning Commission's Meeting Cancellation Notice for July 09, 2013, 1:30 P.M.

**10.6** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for July 15, 2013, 1:30 P.M. and Revised Meeting Notice and Agenda for August 5, 2013, 1:30 P.M.

**10.7** West Contra Costa Integrated Waste Management Authority Notice of Meeting and Agenda for July 18, 2013, 7:00 P.M. at the San Pablo City Council Chambers

**10.8** Meeting Notice and Agenda for the July 10, 9:00A.M. Meeting of the Contra Costa Watershed Forum. Location, Rosie the Riveter Visitor Education Center, 1414 Harbor Way South, Suite #3000/Oil House, Richmond, CA

**10.9** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and Packet of Information for August, 08, 2013

**10.10** Letter from Eleanor Loynd, P&Z, to Supervisor John Gioia, thanking him for the Special Meeting held August 14<sup>th</sup> on the incident at the ACE Hardware Store in El Sobrante.

**10.11** Letter from Eleanor Loynd, P&Z, to Richmond City Manager, Bill Lindsay, requesting information on the Sikh Temple Expansion

**10.12** Contra Costa County Planning Commission's Meeting Cancellation Notice for July 23, 2013, 1:30 P.M., and Meeting Notices and Agenda for August 27, 2013, 1:30 P.M.

**10.13** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for September 3, 2013 1:30 P.M.

**10.14** LAFCO Meeting Cancellation Notice for Wednesday September 11, 2013

**10.15** East Bay Regional Park District Notice of Board Executive Committee Meeting and Agenda for August 29, 2013

**Sub Committee Reports**

No reports

**New Business**

None

**Adjournment 8:37 p.m. – M (Sharon Thygesen), S (Tom Owens) / C**

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

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

**Absent:** Joseph Camacho

## **Minutes Wednesday, October 09, 2013**

Called to Order 7:00 p.m. by Barbara Pendergrass

Pledge of Allegiance led by James Hermann

Approval of Minutes - None

Treasurer's Report – No change \$1068

### **Presentations**

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

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

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

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

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

**8:25 P.M. to 8:30 P.M.**

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

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

### **Short Discussion Items-**

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

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

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

### **Information Items-**

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

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

Agenda and Packet of Information for September, 12, 2013

**10.2** SPAWNERS October Meeting Announcements



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

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

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

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

### **Sub Committee Reports**

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

**11.1** ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland

**11.2** ESMAC Safety, Chair, vacant, member, Jim Hermann,

**11.3** ESMAC Education & Out Reach, Co Chairs Joseph Camocho and Sharon Thygesen, public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day.

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

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

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

**New Business - None**

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

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

#### **Adjournment – 8:07 p.m.**

Motion to adjourn M (George Cleveland), S (Tom Owens) / C

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

\*M/S/C – Motion/Seconded/Carried

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

**Present:** Barbara Pendergrass, Tom Owens, Sharon Thygesen, George Cleveland and Mark Porter

**Absent:** James Hermann and Joseph Camacho

## **Minutes Wednesday, November 13, 2013**

Called to Order 7:00 p.m. by Barbara Pendergrass

Pledge of Allegiance led by Mark Porter

Approval of Minutes - None

Treasurer's Report – None

### **Introductions of Speakers/ Guests/ Topics**

#### **Consider Consent Items**

**CCI.1** Reimbursement to Barbara Pendergrass for \$90.84 from the cash box. Items purchased for the Chamber Mixer put on by the ESMAC on October 9, 2013.

**CCI.2** Request to Contra Costa County to reimburse cash in the cash box by \$90.84. Request Sent to Supervisor Gioia's office by fax on October 23rd 2013.

M (George Cleveland), S (Tom Owens) / C

#### **Presentations**

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

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

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

The Council will consider and take action on the following P.5 item

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

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

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

**DI.2** Questionnaire from the County Administrator's Office regarding number of regular MAC Meetings held, Special MAC Meetings, Youths, and Alternate Council Members Motion to submit as amended - M (George Cleveland), S (Tom Owens) / C

### **Short Discussion Items-**

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

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

**Action - Recommend MAC write a letter of support to grant beer/wine license to Manor Market – Barbara Pendergrass to write letter of support**

M (Mark Porter), S (Sharon Thygesen)

Ayes: Mark Porter, Sharon Thygesen and George Cleveland.

No: Barbara Pendergrass and Tom Owen

Carried

### **Information Items-**

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

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

Agenda and Packet of Information for October, 10, 2013

**10.2** Letter from Eleanor Loynd, ESVP&ZAC Co Chair, to the Manager of the El Sobrante Post Office alerting them that their information is missing from the Telephone Book

**10.3** Letter from Eleanor Loynd, ESVP&ZAC Co Chair, to Director Catherine Kutsuris, CCC Department of Conservation and Development, requesting information on current development projects in El Sobrante

**10.4** Letter from CCC Department of Conservation and Development to Eleanor Loynd, ESVP&ZAC Co Chair, responding to Eleanor's request for information on current development projects in El Sobrante

**10.5** Letter from Eleanor Loynd, ESVP&ZAC Co Chair, to James Lyons, District Coordinator, requesting help on Code Enforcement Items

**10.6** Letter from Eleanor Loynd, ESVP&ZAC Co Chair, to Sean Tully, County Planner with history information on the ESVP&ZAC and the ESMAC

**10.7** Memos and letters from Eleanor Loynd, ESVP&ZAC Co Chair, to The CCC Department of Conservation and Development Staff regarding the Farris Lane Project

**10.8** Flyers in English and Spanish, subject, "HEALTH CARE REFORM & YOU"

**10.9** Contra Costa County Planning Commission's Meeting Notice's and Agenda's for October 22, 2013, 7:00 P.M., 30 Muir Road in Martinez and Cancellation Notice for the November 5th meeting.

**10.10** Contra Costa County Zoning Administrator's Revised Meeting Notice's and Agenda's for October 21, and November 4, 2013, 1:30P.M. , 30 John Muir Road

**10.11** West Contra County Integrated Waste Management Authority, Internal Operation Committee Meeting Agenda for October 09, 2013, 7:00 P.M., and Special Meeting Agenda for October 28, 2013

### **Sub Committee Reports**

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

**11.1** ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland

**11.2** ESMAC Safety, Chair, vacant, member, Jim Hermann,

**11.3** ESMAC Education & Out Reach, Co Chairs Joseph Camacho and Sharon Thygesen, public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day. Barbara is storing all the clean up day items.

**New Business** - None

**Announcements** – None

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

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

**Adjournment** – 9:06 p.m.

Motion to adjourn - M(George Cleveland), S (Tom Owen)/C

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

\*M/S/C – Motion/Seconded/Carried

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

**Present:** Barbara Pendergrass, Tom Owens, Sharon Thygesen, George Cleveland and Mark Porter

**Absent:** James Hermann and Joseph Camacho

## **Minutes Wednesday, December 11, 2013**

Called to Order 7:04 p.m. by Barbara Pendergrass

Pledge of Allegiance led by Mark Porter

Approval of Minutes - None

Treasurer's Report – None

**Approval of Minutes and Agenda** - None

**Treasurer's Report** - None

**Consider Consent Items** - None

### **Presentations**

**P.4 Presentation** by Contra Costa County Fire Battalion Chief, Brian Lowry  
**7:50 P.M. to 7:55 P.M.** Questions- limit 2 minutes per speaker

**Public Comment** – Barbara was awarded “Citizen of the Year”

**Discussions Items** - None

### **Short Discussion Items-**

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

### **Information Items-**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)  
Agenda and Packet of Information for November, 14, 2013.

**10.2** May Valley Neighborhood Council Letter to residents informing them of situations occurring in the Richmond/ El Sobrante area.

**10.3** Letter from the Department of Conservation and Development regarding Contra Costa County Community Block Grants and needing an email address for the ESMAC.

**10.4** Letter to the CCC Department of Conservation and Development from Eleanor Loynd, ESVP&ZAC, Co Chair, requesting information on some addresses in El Sobrante.

**10.5** Letter from Eleanor Loynd, ESVP&ZAC, Co Chair, to Contra Costa County Department of Conservation and Development stating that the ESVP&ZAC has supported the request for a beer and wine license for the Manor Grocery Market.

**10.6** Letter from Eleanor Loynd, ESVP&ZAC, Co Chair, to CCC Code Enforcement requesting information on 4800 Appian Way and 4361 Santa Rita Road.

**10.7** Contra Costa County Planning Commission's Meeting Notice's and Agenda's for November 19, 2013 and December 10, 2013, 7:00 P.M., 30 Muir Road in Martinez.

**10.8** Contra Costa County Zoning Administrator's Meeting Notice's and Agenda's for November 18, 2013 and December 2, 2013, 1:30P.M. , 30 John Muir Road, Martinez.

**10.9** West Contra County Integrated Waste Management Authority, Board of Directors, Regular Meeting Agenda for November 14, 2013, 7:00 P.M., San Pablo City Hall , City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue , San Pablo, Ca, 94806.

**10.10** Contra Costa Local Agency Formation Commission Notice and Agenda for the Regular Meeting, November 13, 2013, 1:30 P.M., Board of Supervisors Chambers, 651 Pine Street, Martinez, Ca

### **Sub Committee Reports**

**11.1** ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland.

**11.2** ESMAC Safety, Chair, vacant, member, Jim Hermann.

**11.3** ESMAC Education & Out Reach, Co Chairs Joseph Camacho and Sharon Thygesen, public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day.

**New Business** - None

**Announcements** - None

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

Alcohol and Beverage Control

New member of the County Planning Commission representing El Sobrante

**Adjournment** - 7:54 p.m.

Motion to adjourn -- M (Tom Owen), S (George Cleveland)/C

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

\*M/S/C – Motion/Seconded/Carried

# **El Sobrante Municipal Advisory Council**

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

**Present:** Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Sharon Thygesen, Treasurer, George Cleveland, at-Large Members: James Hermann, Joseph Camacho, Mark Porter  
**Absent:** None

## **Minutes for Wednesday, January 08, 2014**

**Pledge of Allegiance** Led by Tom Owens

**Call to Order:** 7:01 p.m.

**Approval of Minutes and Agenda** - None

**Treasurer's Report** - None

**Consider Consent Items** - None

### **Presentations**

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

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

**P.4** Presentation by Contra Costa County Fire Battalion Chief, Andy Bozzo, Engine 69 responses

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

**Discussions Items** - The Council took action on the following:

#### **DL.1** Election of Officers

Barbara Pendergrass – Chair – Nomination by Tom Owens - Elected

Tom Owens – Vice Chair – Nomination by George Cleveland - Elected

Sharon Thygesen – Secretary – Nomination by George Cleveland - Elected

George Cleveland – Treasurer – Nomination by Sharon Thygesen - Elected

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

Motion to accept with changes as discussed – M (Tom Owen), S (George Cleveland)/C

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

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

- The El Sobrante Valley Planning and Zoning Advisory Committee, (ESVP&ZAC), also requested an extension of the January 3rd, 2014 deadline.
- Copies of the letters the Co Chair, Eleanor Loynd, of ESVP&ZAC sent to May Nguyen, a member of Wild and Radish, outlining some of the outstanding questions. ESVP&ZAC is requesting representatives of LP13-2120 to attend their January 9th, 2014 meeting, 6:00 P.M., location, El Sobrante Library

**Short Discussion Items-**

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

**Information Items-**

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

Agenda and Packet of Information for December, 12, 2013

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

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

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

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

**Sub Committee Reports** - None

**The following Councilmembers were appointed by the Chair to the Sub Committees**

**11.1** ESMAC Land Use – Barbara Pendergrass, George Cleveland and Tom Owens

**11.2** ESMAC Safety – Joseph Camacho

**11.3** ESMAC Education & Out Reach – Mark Porter, Sharon Thygesen and public member, Ruby Molinari who wants to be continue to be involved with the El Sobrante Clean up Day.

New committee was established – ESMAC Bylaws – Joseph Camacho and Mark Porter

**New Business** - None

**Announcements** – Chamber Mixer is open for El Sobrante residents to attend. Check the website for locations. <http://www.elsobrantecachamber.com/> The Chamber will be producing a directory of all the businesses in El Sobrante so residents can shop locally.

**Adjournment** - 9:15 p.m.

Motion to adjourn – M (George Cleveland), S (Tom Owen)/C

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

\*M/S/C – Motion/Seconded/Carried

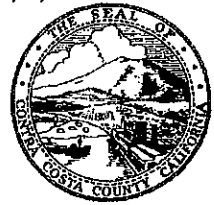


**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development and Conservation Department  
February 12, 2014**

**VR13-1039- Agency Comment Request and Notice of a Variance Permit Application**  
for a variance of 11.55 foot aggregate side yard setback (where a minimum of 15 feet is  
required) for the conversion of an existing accessory building to a second unit. Owner,  
Victor Campbell, 2244 Pheasant Drive, Hercules, Ca 94547. Applicant, Erick Chavez,  
620 19th St, Richmond, Ca 94801 Site location, 5161 La Honda Drive, El Sobrante, Ca  
94803

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

Sum DI. 1.6  
 12/31/13  
 7



### AGENCY COMMENT REQUEST

Date \_\_\_\_\_

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

<p style="text-align: center;"><b>DISTRIBUTION</b></p> <p><u>Internal</u></p> <p><input checked="" type="checkbox"/> Building Inspection      <input type="checkbox"/> Grading Inspection  <input type="checkbox"/> Advance Planning      <input type="checkbox"/> Housing Programs  <input type="checkbox"/> Trans. Planning      <input type="checkbox"/> Telecom Planner  <input type="checkbox"/> ALUC Staff      <input type="checkbox"/> HCP/NCCP Staff  <input type="checkbox"/> APC Floodplain Tech      <input type="checkbox"/> County Geologist</p> <p><u>Health Services Department</u></p> <p><input type="checkbox"/> Environmental Health      <input type="checkbox"/> Hazardous Materials</p> <p><u>Public Works Department</u></p> <p><input type="checkbox"/> Engineering Services (Full-size)      <input type="checkbox"/> Traffic  <input type="checkbox"/> Flood Control (Full-size)      <input type="checkbox"/> Special Districts</p> <p><u>Local</u></p> <p><input checked="" type="checkbox"/> Fire District <u>Contra Costa</u>      fire@cccfd.org  <input checked="" type="checkbox"/> Sanitary District <u>EBMUD</u>  <input checked="" type="checkbox"/> Water District <u>West County Wastewater</u>  <input checked="" type="checkbox"/> City of <u>Richmond</u></p> <p><input type="checkbox"/> School District(s) _____  <input type="checkbox"/> LAFCO _____  <input type="checkbox"/> Reclamation District # _____  <input type="checkbox"/> East Bay Regional Park District _____  <input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD _____  <input checked="" type="checkbox"/> (MAC)TAC <u>El Sobrante</u>  <input type="checkbox"/> Improvement/Community Association _____</p> <p><u>Others/Non-local</u></p> <p><input type="checkbox"/> CHRIS – Sonoma State _____  <input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta _____</p> <p><u>Additional Recipients</u></p> <p><u>El Sobrante Planning &amp; Zoning</u></p> <p>_____        _____        _____        _____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Sharon Gong</u>        Phone # <u>(925) 674-7802</u>        E-mail <u>Sharon.Gong@dcd.cccounty.us</u>        County File # <u>VR13-1039</u></p> <p>Prior to <u>January 29, 2013</u>        *****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo)  <input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____  <input type="checkbox"/> 60-dBA Noise Control  <input type="checkbox"/> CA EPA Hazardous Waste Site        *****</p> <p><b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.</p> <p>Comments: <input type="checkbox"/> None    <input type="checkbox"/> Below    <input type="checkbox"/> Attached</p> <p>_____        _____        _____        _____        _____        _____        _____        _____        _____        _____</p> <p>Print Name _____        Signature _____ DATE _____        Agency phone # _____</p>
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**CONTRA COSTA COUNTY**  
**Department of Conservation & Development**  
**Community Development Division**

D.I.C



**VARIANCE PERMIT APPLICATION**

TO BE COMPLETED BY OWNER OR APPLICANT

<b>OWNER</b>	<b>APPLICANT</b>
Name <u>Victor Campbell</u>	Name <u>ERICK CHAVEZ</u>
Address <u>2244 Pleasant Dr</u>	Address <u>620 19TH ST.</u>
City, State/Zip <u> Hercules CA 94547</u>	City, State/Zip <u>Richmond CA 94801</u>
Phone <u>510 415 8323</u> email <u>V.Campbell@att.net</u>	Phone <u>510 289-5516</u> email
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.
Owner's Signature <u>Victor Campbell</u>	Applicant's Signature <u>Erick Chavez</u>

<b>CONTACT PERSON (optional)</b>	<b>PROJECT DATA</b>
Name	Total Parcel Size:
Address	Estimated Project Value:
City, State/Zip	Proposed Square Footage:
Phone email	

Project description (attach supplemental statement if necessary):  
Second unit, on existing Accessory Building  
Variance From Set-Backs

FOR OFFICE USE ONLY

Project description: The applicant is requesting approval of a variance for an 11.55-foot aggregate side yard setback (where a minimum of 15 feet is required) for the conversion of an existing accessory building to a second unit.

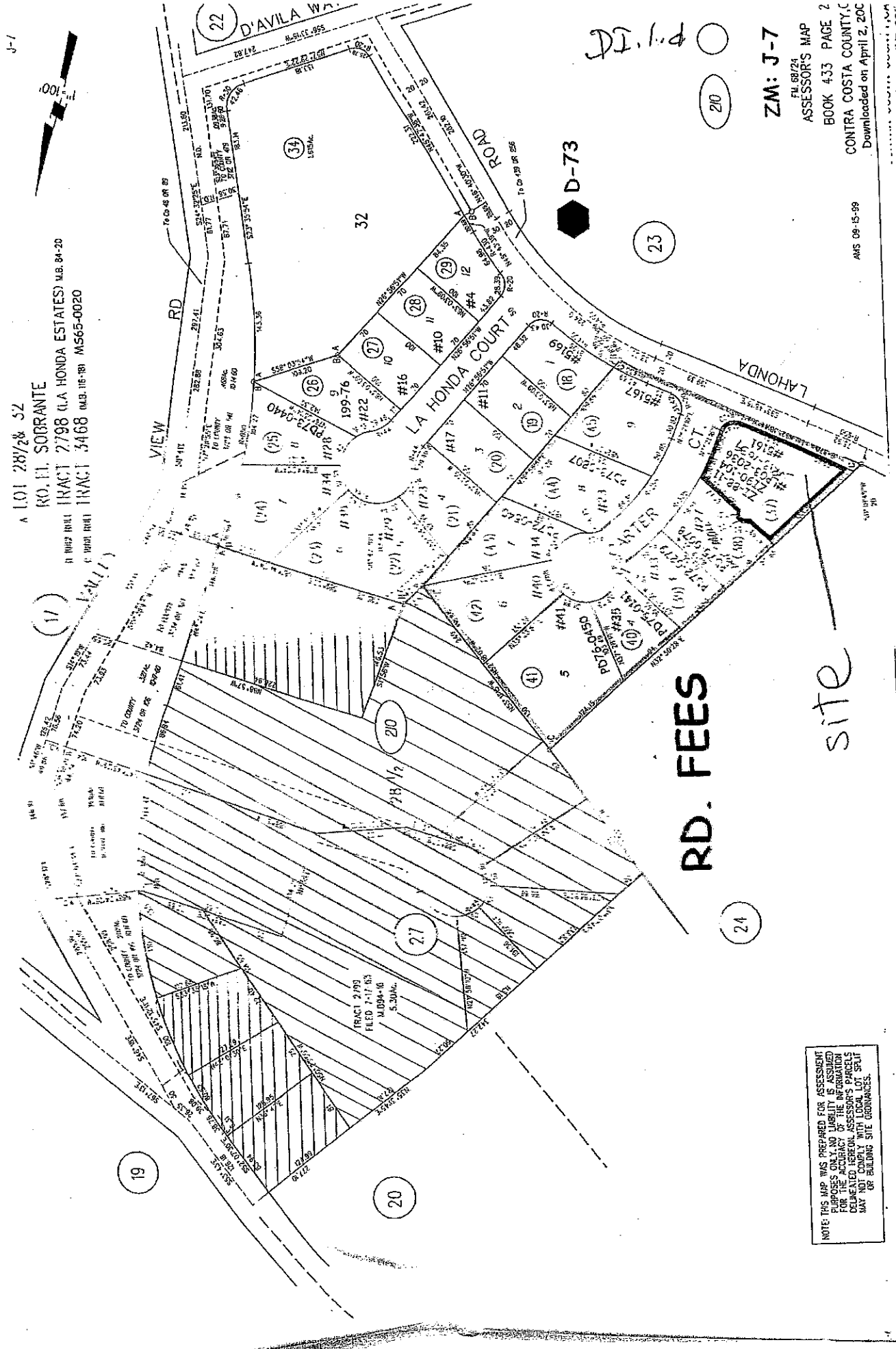
Property description: Lot 1 of Tract 3468

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
<u>82-24.006</u>	*Base Fee/Deposit	<u>\$1,000</u>	S-044	<u>433-210-037</u>
Area: <u>El Sobrante</u>	Late Filing Penalty (+50% of above if applicable)	<u>15.00 / 30.00</u>	S-066	Site Address: <u>5161 La Honda Dr</u>
Fire District: <u>Contra Costa</u>	Notification Fee	<u>30.00</u>	S-052	Zoning District: <u>R-7</u>
Sphere of Influence: <u>Richmond</u>	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Census Tract:
Flood Zone: <u>X</u>	Environmental Health Dept.	57.00	5884	Atlas Page: <u>J-7</u>
Panel Number:	Other:			General Plan: <u>SH</u>
x-ref Files:				Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
				Supervisory District: <u>1</u>
				Received by: <u>Christine</u>
Concurrent Files:	<b>TOTAL</b>	<u>\$ 1030.00</u>		Date Filed: <u>December 20, 2013</u>
	<b>Receipt</b>	<u># CD13-5588</u>		File # <u>VR 13-1039</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

**INSTRUCTIONS ON REVERSE**

J-1

A LOT 287/2 & 52  
RD. EL. SOBRANTE  
TRACT 2798 (LA HONDA ESTATES) M.B. 84-20  
TRACT 3468 (M.B. 116-18) M565-0020



DI. 1.4

210

ZM: J-7

ASSESSOR'S MAP  
BOOK 433 PAGE 2  
CONTRA COSTA COUNTY, CA  
Downloaded on April 2, 2008

AMS 06-15-99

Downloaded on April 7, 2008

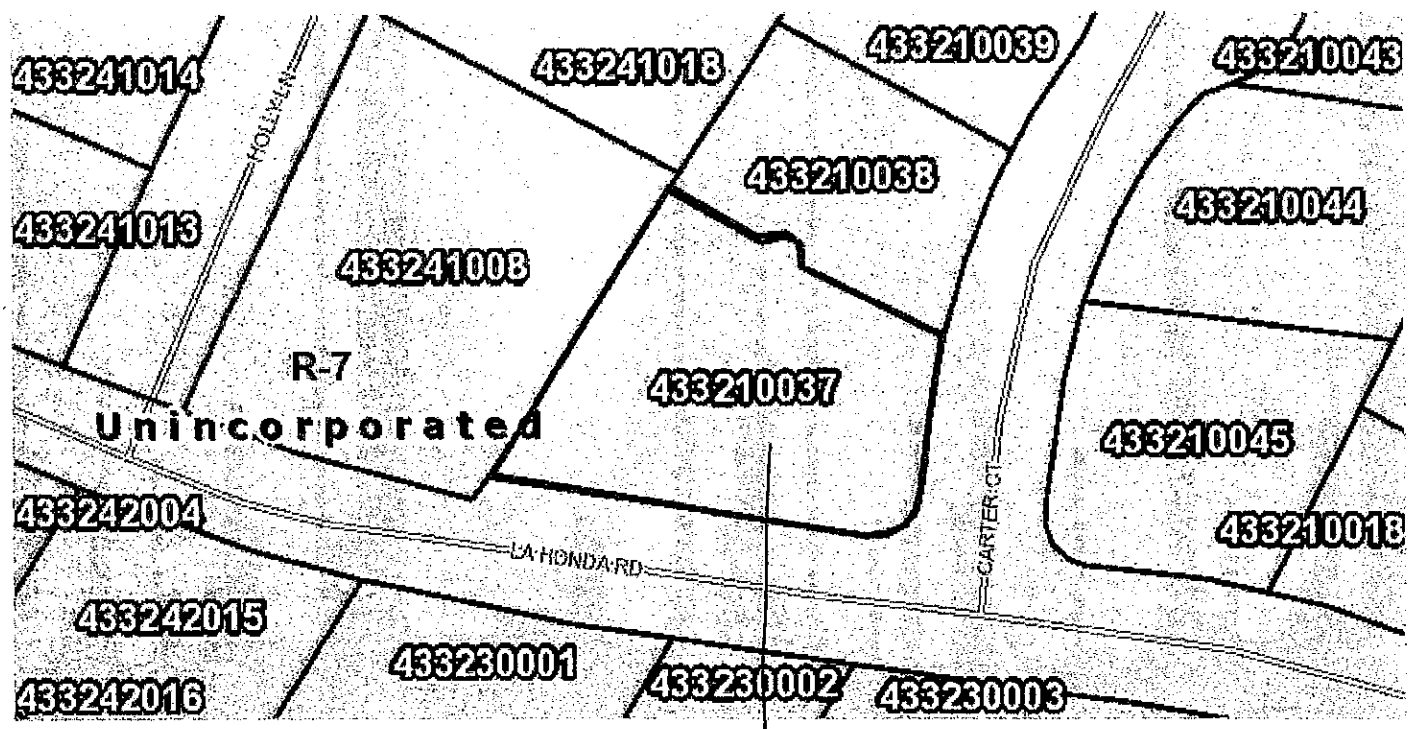
RD. FEES

site

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. THE ACCURACY OF THE INFORMATION CONTAINED HEREON, ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

*Dir.e*

### Zoning: R-7



50 ft

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*site*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

01.09

P. O. Box 20136

El Sobrante, CA 94820

**THURSDAY, JANUARY 9, 2014**

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

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

**Tentative AGENDA:**

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of Dec. 12, 2013.
3. Treasurer's Report: Barbara Pendergrass.
4. Correspondence Sent/Received.
5. **Projects/Items Under Review:**  
**-6:15 p.m. VR13-1033. 4171 Garden Lane.** Request for 2 ft. sideyard where 5 ft. required. Applicant Bacilia Macias. Requested addition to convert detached garage to a second unit. Report from: John Lisenko.  
  
**-6:30 p.m. LP13-2120.** 4 buildings off Hilltop Drive 3 acres down into a 7 acre Valley area where 2500 fruit trees are to be planted. Goats and chickens are to be kept on site. A pedestrian bridge is planned across the creek. Restoration of Garrity Creek to be done. Many questions. Applicant Wild & Radish LLC. Contact Person: May Nguyen. Tentative Plan: May Nguyen to speak first. Then P&Z members ask questions and make comments. Those in attendance may ask questions and make comments. May Nguyen to meet with Sup. Gioia on Jan. 2. She has been invited to the ESMAC mtg. of Jan. 8<sup>th</sup>. **ACTION:** Ask for an Environmental Impact Report.
6. **-7:30 p.m. Share of information on various projects**
  - a. **EBRPD land purchase** off Castro Ranch Rd. Any new comments?
  - b. **SD06-9066.** 12 homes off Fariss Lane. Appeal filed 11/29/12-more than a year ago. No hearing scheduled yet.
  - c. **A Senior Nursing Home** was approved on Appian Way near S.P.Dam Rd. Everything seems to be stopped. No info.
  - d. **4800 Appian Way.** At times there are 4-12 cars parked next to the fence and on part of the sidewalk. After 2 months, no replies to our concerns from the Planning Dept. Letter recently sent to the County Sheriff to see if the parked cars are in an acceptable place.
  - e. **Above and beyond 4800 Appian Way.** There is a huge hillside off Santa Rita Rd. cleared of trees and bushes. There is now a graded dirt road down the hillside. After 2 months, no answer yet from County Planner. Has the County approved this? No answer yet.
  - f. **A Senior Nursing Home** was approved on Appian Way near S. P. Dam Rd. Some work has been done, but everything seems to be stopped.

(Over)

El Sobrante Valley Planning & Zoning Advisory Committee - Page 2

- g. MS12-0005. Minor subdivision at 39 Kirkpatrick Dr. No decision has been made yet on whether this project should be open off Heath Dr. The neighbors do not want their roadway connected to Kirkpatrick Dr. No answer yet from the County Planner.
- h. Sikh Temple Expansion. No recent news.
- i. The Edgemont sign is posted on property on Appian Way across from the Salvation Army Bldg. No information yet from the County on the details of when work will start there.

**7. 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.

**8. Next ESVP&ZAC Meeting:** Thursday, February 13, 2014 at 6 p.m. in the E.S. Library Mtg. Room.

10-1-c



# EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE

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

## MINUTES - DECEMBER 12, 2013

El Sobrante Valley Planning & Zoning Advisory Committee  
El Sobrante Library Meeting Room, 6:00 – 8:00 p.m. El Sobrante, California

**MEMBERS PRESENT:** Eleanor Loynd, Co-chair; John Lisenko, Co-chair; Mike Zeelen, Vice-chair; Barbara Pendergrass, Treasurer; Member George Schmidt.

**MEMBERS ABSENT:** Secretary Shirley Sharp; Member Robert Sharp; Member Jim Hermann.

**Introduction of Guests:** Bob Nisbet, Asst. Gen. Mgr. of Land Div, part of the East Bay Regional Park District. Will Plutte, resident from Greenbriar area. Antonio Gudiel, request for expanding garage to a living unit at 4171 Garden Lane.

**MINUTES:** Minutes of Nov. 14 were read and approved.

**Treasurer's Report:** The ESVP&ZAC Bank Account now stands at \$800.99.

### PRESENTATIONS:

1. **Bob Nisbet with the EBRPD reviewed EBRPD projects.** In 2008, Measure WW Bond came up with \$500 million dollars and, over 20 years, the EBRPD has bought lands in 66 parks. The 362 acres cost \$1.45 million, adjacent to Wildcat Canyon. Bankruptcy Court reviewed the project. Two months ago, 165 acres at \$850,000 was purchased. This is the land next to Carriage Hills South. \$40,000 to \$50,000 was set aside to improve the properties. A map of the area was passed out.
2. **Will Plutte with the Bay Area Ridge Council** shared information with us. The gaps in the EBRPD trails need to be put in. The suggestion was made that the EBRPD should buy properties off Greenbriar and near Sherwood Forest. For info: [www.ridgetrail.org](http://www.ridgetrail.org)
3. **Richmond's eminent domain plan:** Both Bob Sharp & Eleanor Loynd attended the meeting of the WCCAsso. Of Realtors on Dec. 11<sup>th</sup> to share info on how the eminent domain plan could leave R. taxpayers on the hook for millions in court costs and legal fees. No decisions have been made yet. Every foreclosure is estimated to cost the city nearly \$20,000. It was announced that Tues., Dec. 17, the City Council might agree to form a team with 3 other cities who are interested in this plan. No formal decisions made.
4. **VR13-1033, 4171 Garden Lane, El Sobrante.** The plan is to extend a detached garage into a secondary unit with a 2 ft. sideyard where 5 ft. is required. **Assigned: John Lisenko.** Because of the length of the property, the idea is to have a new couple in the family move in to the garage, soon to be a residence.

(over)



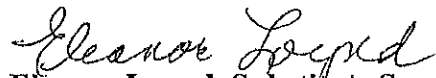
5. RECENT MAIL:

- From CCC Zon. Admin. Agenda for Dec. 16. No E.S. items.
- From ESRPD – Info and picture of EBMUD land on Castro Ranch Rd.
- To ESMAC Leader. Request for help in getting us info on 4800 Appian Way and cars parked on the sidewalk. Should those cars be made to move or ticketed? AND on 4361 Santa Rita Rd. which has a hillside cleared of trees and plants and a dirt road cut into the property. Does all that work fit the County's approval?
- Info on Eminent Domain Town Hall Mtg. by WCC Asso. of Realtors.

The Meeting was adjourned.

NEXT MEETING: THURSDAY, JAN. 9, 2014 AT 6 P.M. IN THE MEETING ROOM OF THE EL SOBRANTE LIBRARY.

Respectfully submitted,



Eleanor Loynd, Substitute Secretary

El Sobrante Valley Planning & Zoning Advisory Committee

**El Sobrante Valley Planning and Zoning Advisory Committee****Treasurer's Report for January 09, 2014**

<b><u>Balance</u></b> as December 31, 2013	\$800.99
<b><u>Deposits</u></b>	\$00.00
<b>Total Deposits</b>	<u>\$ 00.00</u>
<b>Expenses-</b> Eleanor- Copies	\$32.16
<b>Total Expenses</b>	<u>\$32.16</u>
<b>Balance in Bank as of 01-06-14</b>	\$768.83

Bank Statement Reconciliation: Last Statement amount \$800.99.  
Difference is the amount of a check written on 1-06-14 for \$32.16



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.8

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

**TO: ESVP&ZAC MEMBERS**

December 29, 2013

PLEASE review all the paperwork included here on LP13-~~2021~~.

**PROJECT: LP13 - <sup>2120</sup>~~2021~~, 4283 Hilltop Drive, El Sobrante**

The project is 10 acres: 3 acres in a downhill parcel off Hilltop Dr. and 7 acres in the lower valley area surrounded by 20-30 homes with part of the boundary shared with the city of Richmond. The plan is to build 4 two story homes on the Hilltop Drive parcel, put in a pedestrian bridge over Garrity Creek, plant 2500 fruit trees, keep some goats and chickens on site, and do some creek restoration work.

**Jan. 9, 2014 P&Z Meeting:** I invited May Nguyen, the contact person of the project, to our meeting. The project is on the agenda for 6:30 p.m. I got a call Friday, Dec. 27 from May Nguyen. She said that she would be there. The actual owner of the land is Wild & Radish, LCC. To Contact May Nguyen: Phone 510-390-0068. email: may@wildandrish.com

**MY SUGGESTION:** We should ask the County to require an environmental impact report because of the variety of work planned to be done on site with no information and/or details available. County Planner: Ruben Hernandez. Phone: 925-674-7785.

**INFORMATION TO BE INCLUDED in the Planned EIR:**

1. Review of design and location of a pedestrian bridge over Garrity Creek below the parcel off Hilltop Drive. May Nguyen told me about the bridge on 12/27. We have no idea how big it is or how much it will cost to put in.
2. What will be done to help grow the 2500 fruit trees? How much water will be added to the ground? Will the trees be sprayed to keep bugs off?
3. Currently, there has been a few flooded homes in the area. How will the water given to the trees affect Garrity Creek and its movement underground to Richmond Hilltop Mall?
4. Why are goats planned to be on site? Will they be killed for food? Why are chickens planned to be on site? How will the sheds be moved in? How much noise will the goats and chickens generate for the neighbors?
5. There should be a fire road access road into the area as a safety measure. Can the easement off Marin Rd. be used as a fire access? I have talked to two of the County Fire Captains at the Appian Way Fire Station. They have visited the site and will send in their comments.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.9

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

Page 2

6. How will the restoration of Garrity Creek affect the amount and quality of water now in the creek as it moves underground to Hilltop Mall? Who is in charge of the creek restoration? Has there plan been approved by any County group?
7. The 4 homes need to be evaluated. With a total of 29 bedrooms, it does not seem reasonable that the parking spaces on site be limited to 12. Can more parking spaces be added on site?
8. It was mentioned that Wild Radish has requested the use of wood firestoves in the 4 homes. Because of the recent "Spare the Air Days", people were told that they could not use their fireplaces. It would seem that the use of wood firestoves should not be approved. The stoves on site should be the usual electric or gas stoves.
9. The trees and animals planned for the lower 7 acres below Hilltop Drive will definitely have an affect on the neighbors. There are about 30+ homes nearby in the County area. There are 15-20 homes on adjacent Richmond property. Richmond had not heard of this project until I called Richmond Planning Director on Thursday, Dec. 26<sup>th</sup>. I dropped off information on Friday, Dec. 27<sup>th</sup> at his office.
10. Both the ESMAC and the ESVP&ZAC have requested that County Planner Ruben Hernandez extend the County's request for comments to be in by January 3, 1024. Neither group had received the application information in time to get it on their December agendas. Barbara Pendergrass, ESMAC, called to say that when she talked to Ruben Hernandez, he said that the date is flexible.

**NOTE:** If you have additional questions that should be looked at and evaluated, please add them and bring your copy to the P&Z meeting of Jan. 9<sup>th</sup>.

**THANK YOU FOR YOUR TIME!**

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, Co-chair  
ESVP&ZAC

*Note: Add info from  
Fish & Game.*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.13

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

✓ Info Here!

CORRESPONDENCE - JANUARY 2014

- ✓ 1. Special Listing of information on LP13-2120, the 10 acre site off Hilltop Drive. Plans for 4 two story buildings with a total of 29 bedrooms, 2500 fruit trees, creek restoration, goats, chickens, and a pedestrian bridge over Garrity Creek.
  - a. To County Planner Ruben Hernandez. No info sent to ESVP&ZAC on this application. Info sent too late to get on the ESMAC agenda 12/11.
  - b. From ESMAC. Info shared on LP13-2120.
  - c. To LP13-2120 Contact Person, May Nguyen. Invitation to Jan. 9 P&Z meeting. On agenda 6:30 p.m.
  - d. To LP13-2120 Contact Person. List of questions and concerns. Answers requested.
  - e. Re LP13-2120. List of details 12/5 to 12/28 and need for an Environmental impact report.
  - f. Call to Robert Rogers, WCTimes Reporter to see if he is interested In the project.
  - g. To CCC Fire Chief. Concerns about need for a fire maintenance Road. Two Fire Captains planned to visit the site.
- ✓ 2. From West County Times – Eminent Domain
  - 12/19/13 “Mortgage Plan Advances”
  - 12/22/13 “In Richmond, cure of eminent domain worse than disease”
  - 12/22/13 “Dishonest Richmond CARES numbers a disservice to city”
- ✓ 3. Letter to County Sheriff. After 2 months, no response from the County Planner re parking of cars on the sidewalk at 4800 Appian Way. Does that Parking meet County Standards. No answers. So, letter sent to the County Sheriff.
4. From ESMAC. Agenda for January 8, 2019.
- ✓ 5. To Richmond Plan. Director, Info on LP13-2120,

10.1.1



# EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE

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

January 8, 2014

Latest Correspondence:

L1. -Call from Shirley Petty, leader of HOA Richmond area across from cemetery and adjacent to 10 acre plan for 2500 fruit trees & more. Questions and talk about LP13-2120. Info dropped off for her.

L2. -Call to John Lisenko, P&Z Member. Info & suggestion to change agenda to move VR13-1039 to about 6:10 p.m. and move VR13-1033, 4171 Garden Lane decision back further on the agenda. He agreed to the change.

L3.-Call to West County Times Reporter Robert Rogers. He is interested in the information on LP13-2120 since it shares part of the boundary with the Richmond homes across from the cemetery. Dropped off copies at his office.

L4. -From County Planning. VR13-1039. Variance requested for a 11.55 ft. aggregate sideyard setback where a minimum of 15 ft. is required. Conversion of an existing accessory bldg. to a second unit at 5161 La Honda Road. Project is at the corner of La Honda Rd. and Carter Ct.

L5. -Call to Victor Campbell, land owner, re VR13-1039. Invitation to our Jan. 9<sup>th</sup> Mtg.

L6. - To El Sobrante County Fire Station. ESMAC mtg. agendas and ESVP&ZAC agendas dropped off.

L7. - From ESMAC. Agenda for January 8<sup>th</sup>.

L8. - From Mechancis Bank. ESVP&ZAC Account: \$ 788.99

★ L9. - From E.S. Chamber of Commerce. Announcements of Installation of Officers & Awards "Citizen of the Year" and "Business of the Year" at their meeting on Sat., January 25 at Richmond Elks Lodge, 3931 San Pablo Dam Rd. \$35 pre person.

FYI: Business of the Year: SPAWNERS

Citizen of the Year: Barbara Pendergrass

L10. - To P&Z Members. From P&Z Member John Lisenko. Suggestion for VR13-33 variance to allow a 2 ft. sideyard where 5 ft. is required so that an existing garage can be changed to a second unit at 4171 Garden Lane, E.S.

L 11. - From County Planning Commission. Agenda for Tues., Jan 14<sup>th</sup> Mtg. Only 1 item on the agenda, LP12-2110 modification to an existing church in Alamo area.

✓ L 12. - Call from County Fire Inspector George Laing. No written up suggestions yet for a fire maintenance road into the VR113-2120 project off Hilltop Drive.

✓ L 13. - Call from Lieutenant John Morlan, County Sheriff's office in reponse to our letter of concerns about the parking on the sidewalk area in front of 4800 Appian Way. We had received no information from the County Plan. Dept. to our letter of Nov. The County Sheriffs will be checking the area to see if the parking is allowed on the sidewalk.

✓ L14. - Call to W.C. Times reporter Robert Rogers. If residents must stop the use of burning wood in fireplaces because of bad air, should they also be required to stop the use of wood burning stoves because of bad air?



10/13

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

LAND USE PERMIT APPLICATION	
TO BE COMPLETED BY OWNER OR APPLICANT	
<b>OWNER</b> Name <u>WILD &amp; RADISH, LLC</u> Address <u>996 B 62ND ST</u> City, State/Zip <u>OAKLAND, CA 94608</u> Phone <u>(510) 815-XXXX</u> email <u>farm@wildandradish.com</u>	<b>APPLICANT</b> Name _____ Address <u>SAME</u> City, State/Zip _____ Phone _____ email _____
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <u>[Signature]</u>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature _____
<b>CONTACT PERSON (optional)</b> Name <u>May Nguyen</u> Address <u>1032 62nd St</u> City, State/Zip <u>Oakland, CA 94608</u> Phone <u>(510) 990-0068</u> email <u>may@wildandradish.com</u>	<b>PROJECT DATA</b> Total Parcel Size: <u>10.22 acres</u> Proposed Number of Units: <u>8</u> Proposed Square Footage: <u>16,661 sq ft</u> Estimated Project Value: _____
Project description (attach supplemental statement if necessary): <u>Sustainable residential site on 10 acres: 7 acres edible landscaping &amp; native plants, 2 acres watershed restoration, 1 acre with 4 green homes</u>	
FOR OFFICE USE ONLY	FOR OFFICE USE ONLY

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

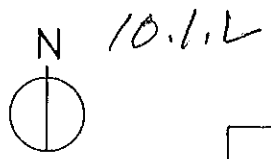
Lots are identified as parcels 1 and 17 of Santa Rita Acres - Unit No. 7; lots 245, 246, 127, and the 2 lots north of lot 245 of San Pablo Rancho; and lot 244 of Santa Rita Acres - Unit No. 4.

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>426-192-005, 006, 007, 00</u> <u>426-182-001, 017; 426-21</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$ <u>2700</u>	S-	Site Address: <u>4283 Hilltop Dr.</u>
Fire District: <u>Contra Costa Fire</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>R-7</u>
Sphere of Influence: <u>Richmond</u>	½% est. value over \$100,000		S-029	Census Tract: <u>3630.00</u>
Flood Zone: <u>X</u>	#Units _____ x \$195.00 Sq. Ft. x \$0.20		S-014	Atlas Page: <u>H-6</u>
Panel Number:	Notification Fee	<u>15.00 / 30.00</u>	S-052	General Plan: <u>SH</u>
x-ref Files: <u>SD01-8533</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	LP/DP Combination: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<u>MS 88-0042</u>	Environmental Health Dept.	<u>57.00</u>	5884	Supervisorial District: <u>1</u>
	Other:			Received by: <u>Sharon</u>
Concurrent Files:	TOTAL	\$ <u>2862-</u>		Date Filed: <u>12/2/13</u>
	Receipt	# <u>CD13-005474</u>		File # <u>LP13-2120</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

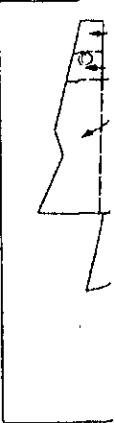
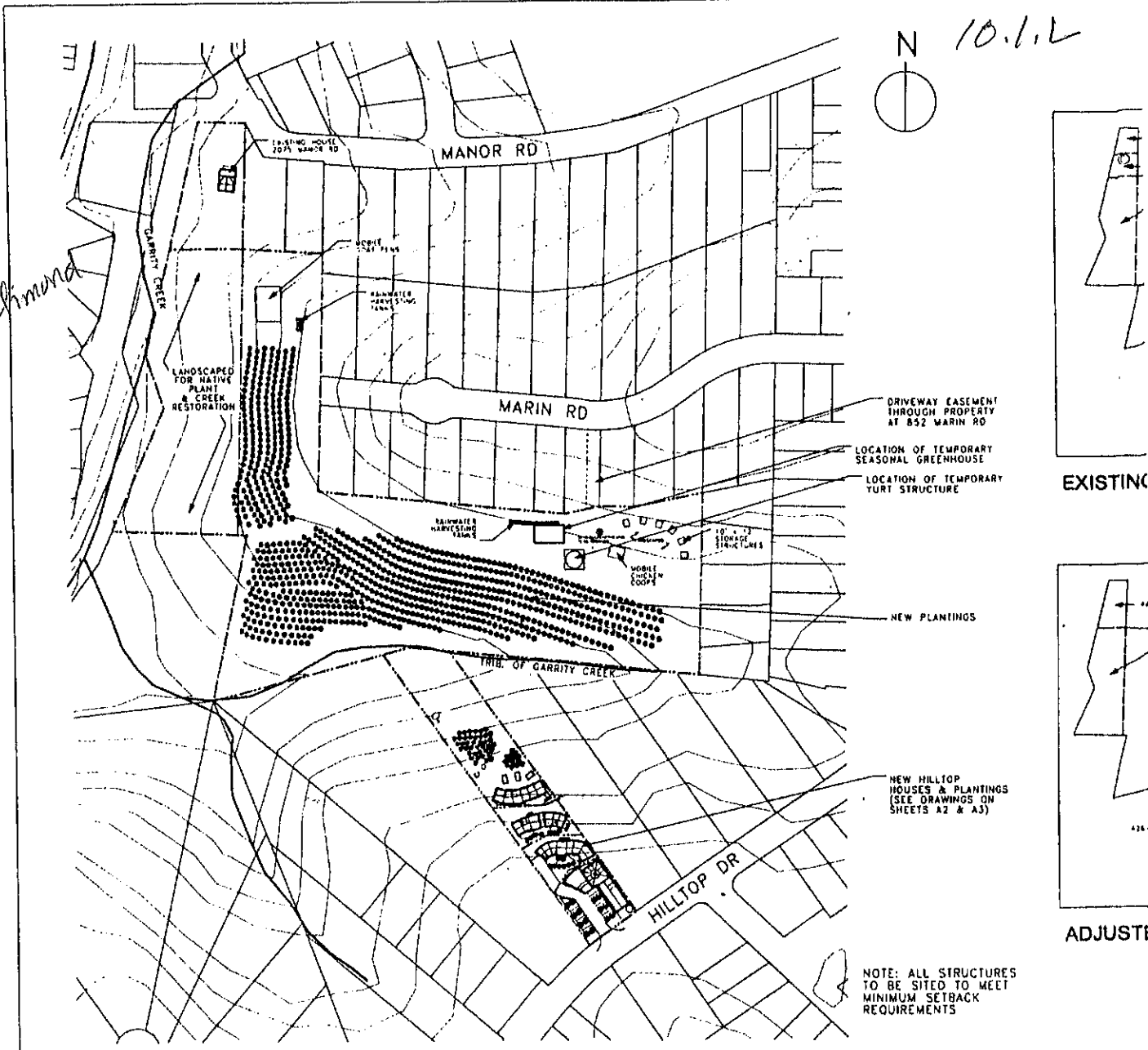
**INSTRUCTIONS ON REVERSE**



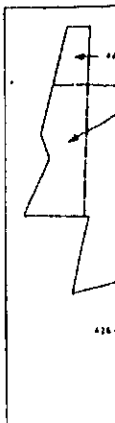




*Richmond*



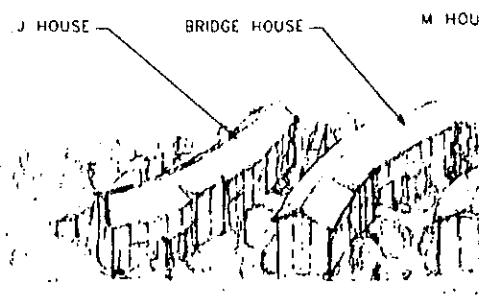
EXISTING



ADJUSTED

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

1 SITE PLAN  
1" = 115' 0"



2 RENDERING OF HILLTOP HOUSES  
NOT TO SCALE

*(over)*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

la  
10.1.11

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

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

December 14, 2013

Re: Mistake in contact to ESVP&ZAC &  
LP13-2120, 4283 Hill Dr., El Sobrante-  
Lack of information

Dear Mr. Hernandez,

There are several major problems that showed up recently involving LP13-2120. Mistakes were made and some information was left out.

**PROBLEM # 1.** Barbarta Pendergrass is the Chair of the ESMAC and I (Eleanor Loynd) am Co-Chair of the ESVP&ZAC. Barbara and I often share info. She called me on Dec. 11 and Dec. 12 to see if I had received info from the County on LP13-2120. I had not received any information from the County. Two days later, I still had not received any info on LP13-2120. So, I borrowed Barbara's info on Friday, Dec. 13 and that is when I noticed the name and address on the envelope. The County information was addressed to El Sobrante Valley Planning & Zoning Adv. Cte at Barbara's home address in El Sobrante. That is a BIG MISTAKE! The ESVP&ZAC never received a copy from the County. We had to make our own.

For Your Information:

ESVP&ZAC	• ESMAC
P.O. Box 20136	3769 B San Pablo Dam Rd.
El Sobrante, CA 94820	El Sobrante, CA 94803

**PROBLEM #2.** Barbara took the info to the ESMAC meeting of Dec. 11. They could discuss the plan, but they could not make any decisions because it was not on their agenda which holds the decision making information. Therefore, they will definitely ask that the item be held over, so it can fit their next agenda which would be Wed., Jan. 8.

**PROBLEM #3.** Both of these groups held their December meetings, but the ESVP&ZAC had no hint of what was missing. Because of Barbara's help, we now have a copy of the application, BUT, our next meeting is not until Thurs., Jan. 9. SO, we ask that your request for information prior to Jan. 3, 2014 be changed to Feb. 1 or later.

(over)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.11.11  
✓

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

LP13-2120

Page 2

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

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

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

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

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

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

-Have the neighbors been notified of this project?

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

You may call me at 1-510-223-6398 or you could fax me at 1-510-758-7697 or you could mail me your comments. We could set up a meeting with you and the ESMAC and the ESVP&ZAC.

Sincerely,

*Eleanor Loynd*

Eleanor Loynd

C0-Chair

Enclosures

cc: Sup. John Gioia & COS Terrance Cheung  
ESMAC Chair B. Pendergrass  
E.S. Chamber of Commerce

J. Crespi School  
Old E.S. School

10.1.0

1-b.

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

December 16, 2013

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

Dear Mr. Hernandez,

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

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

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

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

Sincerely;



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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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

May Nguyen  
1032 62<sup>nd</sup> St.  
Oakland, CA 94608

December 20, 2013

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

Dear Ms Nguyen,

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

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

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

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

Sincerely,

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

*See enclosure*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

*Mailed 12/22 P  
dropped off  
10.1.8 id*

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

✓ TO: May Nguyen  
1032 62<sup>nd</sup> St.  
Oakland, CA 94608

December 21, 2013  
From: Eleanor Loynd, ESVP&ZAC  
P. O. Box 20136  
El Sobrante, CA 94820

Re: LP13-2120, 10 acres off Hilltop Dr., CCC

We hope that you or a designated person will attend our meeting on Thurs., Jan. 9<sup>th</sup> in the Meeting Room in the El Sobrante Library. You are on the agenda about 6:30 p.m.

Questions we would like answered:

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

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

cc: ✓ Sup. J. Gioia R. Hernandez, CCC Planner ✓ R. Mitchell, R. Plan. Dir.  
✓ ESMAC ✓ Area residents ✓ Spawners  
*PEZ Members ✓ CCC Fire Dept ✓ E.S. Chamber*  
*James Lynn*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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

From: Eleanor Loynd, Co-Chair ESVP&ZAC

12/28/13

LP13-~~2021~~<sup>2120</sup> Some Details:

1. Call from Barbara Pendergrass. She had received info from County Planner Ruben Hernandez. Our name was on the info sent to her home. We never received any info at our P.O. Box. I borrowed the package from Barbara and copied it.
2. I called R. Plan. Dept. Director Richard Mitchell. He had no info on the application. Richmond shares part of the boundary with this project.
3. 12/20. Info taken to the R. Plan. Dept.
4. Information sent to May Nguyen, the Contact Person, to be at our P&Z meeting of Jan. 9<sup>th</sup>.
5. 12/24. Visited Fire Dept. Captain at Appian Way fire station. Left him info on LP13-2120. He planned to visit the site on 12/25 and pass info on to the Fire Contact person George Lane.
6. To Planner Ruben Hernandez. Info on P&Z Mailing Address. Requested extension of comments to Feb. 1<sup>st</sup>. No response. No info sent on LP13-2021.
7. To Contact person May Nguyen. Sent a list of questions.
8. From ESMAC. Letter to Planner Ruben Hernandez. Request extension of comments to Feb. 19, 2014.
9. 12/27. Call from May Nguyen, Wild & Radish contact person. She will attend our Jan. 9<sup>th</sup> meeting. She plans to meet with Sup. Gioia on Jan. 2 about the project.
10. 12/27. Stopped by Appian Way Fire Station. This Captain also planned to visit the site to make comments about an emergency fire road. I dropped off P&Z information and the 4283 Hilltop Drive address of the parcel off Hilltop Drive.
11. Call from Barbara Pendergrass, ESMAC. She plans to also invite May Nguyen, Contact Person, to the ESMAC meeting of Jan. 8<sup>th</sup>.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.5  
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P. O. Box 20136 • El Sobrante, CA 94820

Richard Mitchell, Planning Dir.  
Richmond Plan. Dept.  
Richmond City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

December 20, 2013

Re: County Project LP13-2120, adjacent to Richmond and  
Off 4283 Hilltop Drive

Dear Mr. Mitchell,

This project is adjacent to the Richmond area over the freeway toward El Sobrante. The plans call for large fruit trees planting with 4 two story buildings off to the side of the project with entrance off Hilltop Dr., near Renfrew Rd. The plans include 2 acres of watershed restoration and ecological conservation work on Garrity Creek. This is the creek that goes under I-80 and comes up into a small lake near Hilltop Plaza in Richmond.

We request that Richmond planners review these plans to see if any changes need to be made to ensure that the Garrity Creek restoration plans will not create problems for Richmond, the County, and/or the area residents. You definitely could set up a meeting with them.

We plan to invite the applicants to our next ESVP&ZAC meeting on Thurs., Jan. 9 at the El Sobrante Library. The meeting starts at 6 p.m. and this will be on the agenda about 6:30 p.m. Call me at 1-510-223-6398 if you have any questions and/or concerns to share. Your help is very much appreciated. Thank you.

Sincerely,

Eleanor Loynd  
ESVP&ZAC Co-chair

Enclosures





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.17  
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P . O . B o x 2 0 1 3 6 • E l S o b r a n t e , C A . 9 4 8 1 0

CCC Fire Chief  
CCC Fire Protection District  
2010 Geary Rd.  
Pleasant Hill, CA 94523

Delivered to: E.S. Fire Station  
on Appian Way  
El Sobrante, CA 94803  
December 22, 2013

Re: LP13-2120, 10 acres off Hilltop Drive  
El Sobrante, adjacent to Richmond

Dear CCC Fire Chief & E.S. Firefighters,

Enclosed is information on an application for 4 buildings on about 3 acres at 4283 Hilltop Drive and 100+ trees, some goats and chickens, on about 7 acres downhill into the valley below. The Hilltop Drive vacant parcel is about 2 parcels back toward I-80 from the intersection of Renfrew Rd. and Hilltop Drive.

We request that CCC Firefighters look over the project and pass on their questions, concerns and suggestions to the County Planner Ruben Hernandez. Please send us a copy at our P.O. Box.

1. The applicant has requested the use of a wood burning stove. However, with 4 buildings, does that mean 4 wood burning stoves? We feel the usual electric stoves would be a better, safer choice.

2. There is currently no fire response entrance planned for the site. We request that, because no roadway joins the 4 homes area to the lower valley area, the CCC Fire Dept. should require a fire entrance to the lower valley area. The entrance could be off 852 Marin Rd. where an entrance easement to the property exists. We were told that the applicants have also purchased a home at 2075 Manor Rd. Can the CCC Fire Dept. require an entrance fireroad off that property since it is located next to this project? If the fire entrance is off the land area from Hilltop Dr., a bridge over the creek may need to be required.

3. The plans include mobile goat pens, rainwater harvesting tanks, mobile chicken coops, a seasonal greenhouse, a temporary "yurt" structure, and storage structures. We need to know which entrance is to be used to move these structures in and out.

For Your Information: This is the location where Garrity Creek goes underground. It passes under the adjacent homes in Richmond and then under the I-80 freeway. It becomes a small lake by Hilltop Mall and then continues to flow with a nearby creek or river into San Francisco Bay. The planned Creek Restoration needs to be reviewed by County Staff also. Does it fit?

(over)

10.1.11

To: CCC Fire Chief

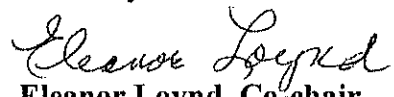
December 22, 2013

Page 2

**PLEASE share your comments with the assigned County Planner Ruben Hernandez. You can call him at 925-674-7785. We have invited May Nguyen, the contact person, to our next meeting on Thursday, January 9 in the Meeting Room at the back of the El Sobrante Library. Our meeting starts at 6 p.m. This item is on the agenda about 6:30 p.m. You are welcome to attend and share your comments if you wish. You can call me at 1-510-223-6398. We could meet with some of our local firefighters at the station on Appian Way, if you wish.**

**Your time and help is very much appreciated! This letter and added information is being dropped off at the El Sobrante Fire Station on Appian Way. Please send the information on to the County Fire Chief.**

Sincerely,



Eleanor Loynd, Co-chair  
ESVP&ZAC

Enclosures

cc: Sup. Gioia	Richmond Plan. Dir. R. Mitchell	ESMAC
CCC Planner R. Hernandez	E.S. Chamber of Commerce	May Nguyen
Area Residents	Garrity Creek Group	Spawners

West County Times

101.V 2

RICHMOND'S EMINENT DOMAIN EFFORT

# Mortgage plan advances

Proposal still in doubt as city tries to tackle large housing crisis

By Robert Rogers

[rogers@bayarearealestategroup.com](mailto:rogers@bayarearealestategroup.com)

**RICHMOND** — The city took another step this week in its effort to use eminent domain to seize underwater mortgages and keep struggling homeowners in their

homes, but staunch opponents made clear that the City Council still lacks the votes to implement the plan.

Even proponents acknowledged that major hurdles stand in the way after the City Council voted 4-2 Tuesday to approve Mayor Cayle McLaughlin's resolution directing city staff to "prioritize those neighborhoods that have been particularly hard hit by

the housing crisis" and to step up efforts to partner with other cities in a possible Joint Powers Authority.

"To keep my support, we need to ensure we have partner" cities, Councilman Jael Myrick said. "Other cities cheerleading Richmond is fine, but let's be honest here: Richmond needs other cities to reduce the risk."

Opponents decry the plan as

a needless distraction and point to state law, which requires a supermajority of five council votes to move ahead with using eminent domain. Three of the seven council members are already on record saying they will not support the plan.

Earlier this year, Richmond agreed to partner with San Fran-

See **EMINENT**, Page 2

## Eminent

Continued from Page 1

cisco-based investment firm Mortgage Resolution Partners on crafting a plan to seize the mortgages.

During Tuesday's meeting, Councilman Jim Rogers, the crucial swing vote needed to reach a supermajority, again declared his opposition to the current iteration of the plan.

"MRP told us they couldn't get the insurance to fully protect us from any risk," Rogers said. "That's a deal breaker for me."

City Manager Bill Lindsay said the investment firm has "agreed to indemnify the city" against legal costs incurred but that the promise doesn't "have an upper limit."

"Before the next phase, (MRP) needs to provide some sort of financial guarantee that backs up that promise, and that has not yet been worked out," Lindsay said.

More than 600 mortgages have been identified as potential targets of the plan, but that number looks sure to drop with the narrower guidelines approved Tuesday. City Attorney Bruce Goodmiller said that if a Joint Powers Authority is formed, its members could vote to move ahead with using eminent domain to seize mortgages. The authority would also need to muster a supermajority, Goodmiller said, but its members are yet to be determined because no other cities have agreed to it yet.

Rogers called the Joint Powers Authority a potential, but unlikely, end run around a council that will not sign off on becoming the first city in the nation to invoke this novel use of eminent domain.

But the plan's biggest supporters remained undeterred Tuesday, noting that many cities have expressed a willingness to consider joining Richmond and taking on Wall Street and Realtor groups opposed to the plan.

"This moves us another step forward," McLaughlin said. "We've researched this, and we know there are lawyers ready to defend our civil rights."

The revised plan declares that the city will use eminent domain only "when a clear public purpose is served" and that it will reach out to mortgage interests to seek compromises short of forcing reduction in the principal of mortgages.

Community groups on both sides of the issue rallied interested residents to attend the meeting and weigh in. More than 100 prominent domain protesters gathered outside City Hall for a rally and filled the chamber during the meeting. About 40 people spoke during the public comment period, many of them residents who said they needed relief from mortgages that were valued far higher than the current values of their houses.

Banking and Realtor groups have orchestrated a campaign and filed lawsuits opposing the idea of municipalities seizing mortgages.

Earlier this month, the American Civil Liberties Union filed its own lawsuit against the Federal Housing Finance Agency, seeking information on whether it has been influenced by the banking industry to oppose the plan.

Councilman Nat Bates, in a letter read by City Clerk Diane Holmes in his absence, said he opposes the plan but would propose in January that the city put the issue to voters on the 2014 ballot.

10.1.10

# West County Times

12-22-2013

## Dishonest Richmond CARES numbers a disservice to city

By Jael Myrick

Recently, many Richmond residents received a mailer claiming that the city had lost a startling \$2.7 million as a result of our Richmond CARES program. This number is simply not true.

I am very disappointed that the opponents of this program have chosen to use dishonesty as a tactic instead of engaging our residents in a reasoned discussion about the pros and cons of a complicated, yet potentially beneficial, city program.

For those who don't know, the Richmond CARES program is an attempt to achieve a principal reduction on the mortgages of some 600 or so struggling homeowners in the city of Richmond who are currently underwater. In other words, they owe more money on their homes than what the houses are actually worth. In many cases, this can lead to individuals abandoning their home or no longer being able to pay their mortgages, which can have an extremely harmful effect on the surrounding community.

In a city where more than 50 percent of homes are underwater, it is only natural that our council would be interested in trying to make a program like this work.

That said, it is also true that there is some risk associated with this program. To say that the city has lost \$2.7 million,

Richmond residents are smart enough to weigh the real facts on an issue like this and decide whether they want city officials to move forward.

however, is false. In fact, after speaking with our city manager recently, it was clear that the only financial impact the city has seen so far was a \$13,000 premium on our revenue bonds.

It is also possible that the city will see a reduction of \$30,000 in savings on our Successor Agency Bonds.

When you consider that the city loses around \$34,000 every time a home is foreclosed on, however, and this program has the potential to prevent hundreds of possible foreclosures, that risk doesn't seem so high.

The \$2.7 million figure comes from a misreading of a presentation that our finance department gave council on Nov. 19.

Supporting documents showed that the city would be receiving a \$3.2 million gross debt service saving and a \$1.2 million net savings on our Successor Agency Bonds.

The \$3.2 million figure was down from \$3.9 million had the bonds been sold in the summer.

So instead of making the honest argument and highlighting that \$700,000 difference (which would be spread out over 15 years; only \$30,000 per year was expected to impact the city), opponents subtracted the \$1.2 million net from the \$3.9 million gross in order to have a number significant enough to stoke fear into Richmond residents.

To make a long story short, the city of Richmond has not lost \$2.7 million because of this program. Richmond residents are smart enough to weigh the real facts on an issue like this and decide whether they want city officials to move forward.

Opponents of Richmond CARES are shooting themselves in the foot by betting their campaign on the hope that our people can't figure out the truth.

As one who said we should "move forward responsibly" when I voted for this program in September, I have been very open to hearing legitimate concerns about the risks and liability issues related to Richmond CARES. There are certainly a number of good honest arguments that could have been made against this program. Unfortunately, when you mislead the public, you lose the credibility to make those arguments.

*Jael Myrick is a member of the Richmond City Council.*

SUNDAY, DECEMBER 22, 2013

# In Richmond, cure of eminent domain worse than disease

By Jeffrey Wright

Holding local elected office in Richmond is not for the faint-hearted. The city's mayors and City Council members take more than their fair share of guff. That is why I think it only fair to give Richmond officials the benefit of the doubt.

We should take them at their word that their intentions are pure — that they are trying to do what's best for the city and residents, and putting personal political agendas second. This view is being sorely tested, however, as Mayor Gayle McLaughlin and her council allies cling to their plan to intervene in residential lending markets on behalf of underwater homeowners in Richmond.

It is no secret the organization to which I belong, the West Contra Costa Association of Realtors, has actively opposed the idea of using eminent domain to seize mortgages. We are in the business of helping homeowners and homebuyers, and we support responsible home-retention methods, including loan modifications and principal write-downs, mutually agreed upon by borrower and lender.

However, we believe the unprecedented use of eminent domain to seize mortgages at pennies on the dollar would disrupt residential lending in Richmond, with potentially cataclysmic consequences for real estate values and homeowners.

So, what's a local elected official to do? Presumably, it's time to take a breath and reassess, at the very least. In the case of Richmond's mayor and her allies, it is a question of priorities.

We also understand that reasonable minds can disagree on such matters. What is not open to debate is that recent developments necessitate a re-evaluation of the potential risks and rewards of the eminent domain-for-mortgages plan.

At the outset, the city, through its partner, Mortgage Resolution Partners, a company formed by former Wall Street financiers, identified borrowers who might benefit from the program.

In July, the city sent solicitation letters to holders and/or trustees of 624 of these mortgages, urging them to voluntarily sell the loans at steep discounts or face the prospect

of the loans being taken via eminent domain.

Now consider what's happened since. Long before the council could take the next step, the public cost started mounting. Investors in mortgage-backed bonds filed a federal lawsuit, claiming the eminent domain threat amounted to

white-collar theft.

Regardless of the merits of the claim, the cost of the city defending itself has siphoned city resources and future litigation holds the potential of massive legal judgments against Richmond.

Next, investors in municipal bonds eschewed Richmond's debt offerings, spooked by the financial unknowns of the city's course.

As a result, Richmond is booking millions in lost savings on debt refinancing and faces the prospect of higher borrowing costs that eventu-

ally mean less money for vital public services. And now, on the positive side, we're seeing a resurgence of Bay Area real estate values reaching the East Bay and city of Richmond in big way.

According to DataQuick, a widely relied upon real estate information service, Richmond home values in the third quarter are up double digits in every neighborhood over the same period one year ago. Presumably, once underwater homes are breaching the surface across all Richmond neighborhoods — and becoming less of a foreclosure threat.

So, what's a local elected official to do? Presumably, it's time to take a breath and reassess, at the very least. In the case of Richmond's mayor and her allies, it is a question of priorities. What's most important? Is it city residents and their interest in fiscally sound municipal government, or is it scoring political points, making headlines, and attempting to play Robin Hood to a dwindling few?

*Jeffrey Wright is an independent Realtor and the former president/CEO of the West Contra Costa Association of Realtors.*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.13

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

Sheriff David Livingston  
CCC Sheriff's Office  
651 Pine St.  
Martinez, CA 94553

Dec. 27, 2013

Re: Parking on the sidewalk at  
4800 Appian Way, El Sobrante

Dear Sheriff Livingston,

This group has been in operation since about 1975. Our two sponsors are the El Sobrante Chamber of Commerce and our Richmond May Valley Neighborhood Council group. For about 2 months, we have requested information from the County Planning Dept. We have received no comments in writing or by phone.

We decided to request your help in answering our questions and concerns. Most days, there are 4-12 cars parked alongside the 8-10 ft. high fence in front of 4800 Appian Way. The cars are actually parked on part of the sidewalk. So, to get on and out of the parking area, they must drive across the sidewalk.

Does this parking meet County standards? If not, there should be some tickets given out and some signs posted to keep the cars from parking there. If this kind of parking meets County standards, perhaps some signs should be posted. Please call me at 1-510-223-6398 or fax me at 1-510-758-7697 to share your information with us. Your help would be very much appreciated.

Our next meeting is set for Thursday, January 9<sup>th</sup> beginning at 6 p.m. in the Meeting Room of the El Sobrante Library. You are welcome to come.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, Co-chair  
ESVP&ZAC

cc: Sup. Gioia

E.S. Chamber of Commerce

E.S.M.A.C.

10.1.2

P & Z

TO: P&Z Members

Dec. 30, 2013

From: John Lisenko, P&Z Co-chair

RE: VR 13-1033, variance for a 2 ft. sideyard where 5 ft. is required so that the Existing garage can be converted into a second home at 4171 Garden Lane

Please read through the draft of John's report. We will be discussing it and making a decision at our next meeting on Jan. 9<sup>th</sup>. It is our first action item on the agenda. We can accept the draft and send it in and we can change a little or add a little. It is up to you.

THEN, comes the LP13-2120 off Hilltop Drive. Richmond planners are involved. County Firemen are involved. Area residents are involved. Shirley Petty is a leader of the residents of the Richmond homes across from the Cemetary on Hilltop Drive. Some of their homes form a boundary with the 7 acre 2500 fruit trees planned in the County area. Please read through all the details. There is a lot of missing information.

I have called Robert Rogers, reporter for the West County Times, to see if he is interested in putting some of the information in the newspaper about this project. So far, no answer to my comments.

**HAPPY NEW YEAR !!**

*Eleanor Lloyd*

To: Pa Z  
From: J. Lisenko  
Re: VR 13-1033  
Decision on Jan. 9, 2014

10.1.aa

- DRAFT -

Re: VR 13 – 1033 Variance to allow a 2 foot side yard where 5 feet is required so that an existing garage can be converted into a second unit at 4171 Garden Lane.

At its December 12, 2013 meeting the ESVP&ZAC reviewed the subject variance, heard comments from the owner and their representative and deferred a decision on the proposal pending additional review and neighborhood input.

**Committee Comments:**

The request for a variance would, if approved, legalize an existing side yard encroachment of a detached garage that is located behind the existing single family residence and is accessed by a driveway along the SW property line. There is an existing structure on the adjacent property to the northeast that appears to also be encroaching into the setback area as well, so that the two buildings appear to be less than 5 feet apart. On the southwest side the adjacent property is utilized as an orchard.

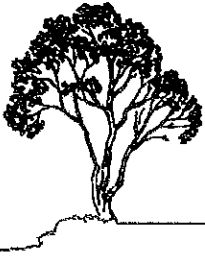
Comments from neighbors and Committee members familiar with the property at 4171 Garden Ln. suggest that there is a history of non-permitted work that has occurred over the years.

✓ The ESVP&ZAC recommends that the County consider the following concerns when deciding whether or not to approve this request:

- History of unpermitted work or other violations should be researched to insure that the garage structure is safe for conversion.
- Fire Marshall should review the property focusing on two issues:
  - Access to proposed garage conversion
  - Proximity of garage to structure on adjacent property
- Addition of a second unit will add to the already existing problem of emergency access to the area. Our Committee has previously commented on the need for the County to address this serious issue.

The property and the proposed conversion appear to conform to the general character of the neighborhood.





# MAY VALLEY NEIGHBORHOOD COUNCIL

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

**MAY VALLEY NEIGHBORHOOD COUNCIL - Agenda for Jan. 23, 2014**

May Valley Community Center - 7:15 p.m.

page 1

1. **Call to Order(7:15):** Pres. Eleanor Loynd. Then, Flag Salute –led by Bud Uhlenbrock, if the flag is available. Self Introduction of Officers:  
 President: Michael Jennings      Vice Pres. Eleanor Loynd  
 Treasurer Joan Drees                      Secretary: Missy Peebles
2. Discussion and Approval of the minutes of the December 5, 2013 meeting.
3. Treasurer’s Report
4. Meet RPD Officer Al DeJesus (pronounced De-hay-sus). He will report on neighborhood activities (car thefts, robberies, fires, etc.) If RPD Officer is not here, we will come back to this when and if he comes in.
5. Correspondence

**6.DISCUSSIONS:**

- Meet the new MVNC Officers. Comments/Questions
- Information on the death and history of Karen Mason. Karen Mason was a teacher at De Anza High School for about 35 years. Her husband, Tom Mason, was well known in the area because of his help to the Boys & Girls Club & more. Just recently, a building area in DAHS was named for Karen Mason. Her funeral services are planned for Sat., Feb. 15 at 11 a.m. at the El Sobrante United Methodist Church at 670 Appian Way.
- Information on changes planned for 10 acres off Hilltop Drive which includes 4 two story homes, 2500 fruit trees, goats and chickens, a pedestrian bridge, and an upgrade to Garrity Creek.
- Review of meeting dates and plans for 2014.
- Other Items

7. **Report from:**Neighborhood Watch Groups-if persons available.

**8. OLD Business - Comments:**

- Review of donations and answers to any questions.

**9. NEW Business - Comments -**

- MVNC e-mail address

**10. Residents’ Concerns.**

Mail notes to:                      MVNC P.O. Box 21551, Richmond, CA 94820-1551  
 To Join us: Send in your name & address and \$ 10 Membership fee. Please send in a donation of \$5-\$10 to help us help our neighbors.

10. **NEXT MEETING:** Thursday, February 27, 2014 at 7 p.m. in the May Valley Community Center on Morningside Drive.

To: May Valley Neighborhood Council Area Residents

Page 2

The Newly Elected May Valley N. C. Officers for 2014

**President: Michael Jennings**  
**Secretary: Missy Peebles**

**Vice President: Eleanor Loynd**  
**Treasurer: Joan Drees**

**-COME To Our FIRST 2014 Meeting on Thurs., Jan. 23. The meeting starts about 7 p.m. in the old garage area of the May Valley Community Center, on Morningside Drive across from La Moine Park.**

**-The 2014 MVNC Officers will be there to introduce themselves, to answer any questions, and to start listing your questions and concerns.**

**FOR Your Information:**

At this time we have 135 paid MVNC members which amounts to \$1350 and 75 of those members donated an additional amount of \$1028 to us. The total added to our Bank Account is \$ 2395. We ask for a yearly donation of \$10 and request added money, if possible.

Each year, we donate money to various groups every year. This is a list of some of the groups that we help to fund:

Richmond Police Athletic League	\$200	R. Meals on Wheels	\$200
El Sobrante Library	\$300	May Valley C.Center	\$250
CCC Animal Shelter	\$200	E.S. Boys & Girls Club	\$300
Pinole Senior Center	\$300		
E.S.V. Planning & Zoning Adv. Comm.	\$300		

**NOTE:** For your information, we provide \$300 to the ESVP&ZAC group and the El Sobrante Chamber of Commerce also provides \$300 to the local Planning & Zoning Committee. We are co-sponsors of this group since about 1975.

**OUR MVNC MEETING SCHEDULE FOR 2014:**

Thurs., Jan. 23	Thurs., Feb. 27	Thurs., March 27
Thurs., April 24	Thurs., May 22*	Thurs., June 26
July-No Meeting	Tues., Aug. 5**	Thurs., Sept. 25
Thurs., Oct. 23	Nov.-No Meeting	Thurs., Dec. 4

The MVNC meetings usually start about 7 p.m. The Meetings are held at the May Valley Community Center on Morningside Dr. usually on the 4<sup>th</sup> Thursday of each month. May 22 – we usually have a Student Leadership Awards program. Aug. 5 – is usually Richmond’s Night Out Against Crime Party which becomes dinner & music in La Moine Park.



# MAY VALLEY NEIGHBORHOOD COUNCIL

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

10.7.c  
DIDN'T  
Page 5 Receive  
Pages 3, 4

## Bits & Pieces of INFORMATION:

1. -The Richmond Sanitary Service prints up a 2014 calendar card with their Recycling Collection Calendar. Blue is for the weekly pick-up of the blue cans (bottles and cans) and Green for the green can (grass, leftovers, branches). You can stop by their office at 3260 Blume Dr., up at the Hilltop area, and pick up a card OR you can call them at 510-262-7100 and ask that they mail a card to you. We will have a few cards available at our Jan. 23<sup>rd</sup> meeting.

2.-The El Sobrante Chamber of Commerce is having the installation of Officers and Awards on Sat., Jan. 25<sup>th</sup> at the Richmond Elks Lodge 1251 at 3931 San Pablo Dam Rd., El Sobrante beginning at 6:30 p.m. Dinner at 7 p.m. Spawners has been chosen as Business of the Year. Barbara Pendergrass has been chosen as Citizen of the Year.

3.- If you shop at Raleys, you may notice that they no longer give out plastic bags. It will cost you 10 cents for each paper bag you use to hold your supplies.

4.- Please pass on the information about the Hiring of Richmond Firefighters to friends, neighbors, and relatives. You can call the Human Resources Management Department at 510-620-6602 if you have any questions. The JOB INFORMATION HOTLINE is 510-620-6610. Candidates must apply in person and complete an application on Saturday, March 15 from 9 a.m. to 5 p.m. in the City Council Chambers, 440 Civic Center Plaza, Richmond. Then written tests are planned for May 28<sup>th</sup> and May 29<sup>th</sup>. The Current base salary of Richmond firefighters is \$6,698 to \$8,116 per month.

5.-FYI-May Valley & the E.S. Chamber of Commerce sponsor the El Sobrante Valley Planning & Zoning Advisory Committee. County Planners are asking the owners of the 10 acres off Hilltop Drive for more information about the plans for 4 two story homes, the pedestrian bridge, the 2500 fruit trees, the restoration of Garrity Creek, the keeping of goats and chickens in the area, and the possible need for a fire entrance road. We will share information from the El Sobrante Valley Planning & Zoning Advisory Committee with you.

Also, we recently got a call from a Home Builder who is looking at the property off Clark Road to Leisure Lane to determine if he wants to apply to Richmond to build homes there. In the past few years, homes planned for this site were given up and then the SF business dropped its plans for building warehouses, homes, and some school buildings in that area in Richmond.

10.2.d

**RICHMOND NEIGHBORHOOD  
COORDINATING COUNCIL  
P.O. BOX 5508  
RICHMOND, CA 94805**

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RICHMOND, CA**



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# **MAY VALLEY NEIGHBORHOOD COUNCIL**

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

**Tentative Agenda:**

- 1. Call to Order**
- 2. Meet the 2014 MVNC Officers**
- 3. Review of MVNC Activities**
- 4. Meet/Talk to RPD Officer Al DeJesus. He will share info with us  
About problems in the area.**
- 5. Discussions and Share of Information**
- 6. Old Business- Donations**
- 7. NEW Business- Plans for 2014, Richmond hiring firefighters**
- 8. Residents' Concerns**

**Next MVNC Mtg.-Thurs., Feb. 27<sup>th</sup>    MVNC Contact Number 510-223-6398  
E mail: [newsletter@mayvalleync.org](mailto:newsletter@mayvalleync.org)**



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3

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

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

By Fax & Mail  
Fax: 510-374-3429  
January 15, 2014

Re: Parking of cars on the sidewalk  
4800 Appian Way, El Sobrante

Dear Sup. Gioia & COS Cheung,

Back in Nov. or Dec., I sent a letter to the County Plan. Dept. and asked if parking cars on a sidewalk next to a fence fits County Standards. No answer.

Recently, I sent a letter to the County Sheriff's office asking if this parking area at 4800 Appian Way, El Sobrante, fits County standards. I received calls and information from Lieutenant Jon Moreland. He suggested that this is a Code Enforcement problem and then, he suggested we set up a Code Enforcement meeting at Sup. Gioia's office to talk to a Code Enforcement Officer.

So, the question is: Will you set up a meeting for the ESVP&ZAC group with the Code Enforcement staff to review and answer our questions. This property is on Appian Way, located across from Corte Arrango Court. The 4800 number has recently been removed from the fence. There are usually 2-8 or more cars parked next to the 8-10 ft. high fence. About 1/2 the car is on dirt by the fence and 1/2 the car is on the sidewalk. This means they must drive over the sidewalk to park and to drive off. Does that meet County standards?

There is an opening through the estimated 30 ft. long fence where you can see 2 homes and a large storage yard. Please call me at 510-223-6398 to let me know if you can set up this meeting. Your help would be VERY much appreciated. Thank you.

Sincerely,

Eleanor Loynd  
ESVP&ZAC Co-chair

cc: El Sobrante Chamber of Commerce  
Lieutenant Jon Moreland

E. S. M. A. C.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.4

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

Sup. John Gioia  
C.O.S. Terrance Cheung  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

January 28, 2014  
Fax: 510-374-3429  
By Fax & Mail

Re: Request for a Meeting with the landowner & business owner from  
4800 Appian Way, El Sobrante. Does their on-sidewalk parking  
meet County standards?

Dear Sup. Gioia & COS Terrance Cheung,

I have not yet received a response to my letter to you of January 15<sup>th</sup>  
about this same problem. I met Lieutenant Jon Moreland at the ESMAC meeting  
and I shared the problem and asked him to visit the property. He recently visited  
the property, talked to the business owner, and suggested that we set up a meeting  
to review the problems and suggest a change in parking, if the present situation  
doesn't meet County standards.

The business, Goyaz Hardscaping Services, is on the site at 4800 Appian  
Way, El Sobrante. Their employees park close to the fence and take up about 3 ft.  
of the sidewalk for their car parking. This leaves about 5 ft. of sidewalk vacant  
except when they drive in and out.

Does this meet County standards? Is it safe for the cars to be parked like  
they are? Should the parking area be moved inside the fence area? Please ask  
County Code Enforcement to check it out AND then set up a meeting at your office  
so we can get the details and either accept what's there or change it. Please share  
your information with Lt. Jon Moreland at 510-262-4206. You can call me at 510-  
223-6398 or fax me at 510-758-7697. Thank you.

Sincerely,

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

Contact Information: Goyaz Hardscaping Services phone: 510-672-9587  
Email: Goyazhardscaping@hotmail.com

cc: Lieutenant Jon Moreland  
E.S. Chamber of Commerce

ESMAC Chair

FYI: <sup>Leat-</sup> J. Moreland  
email: jmore@so.cccounty.us



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.5.9

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

TO: Elected Officials  
Staff Members  
Richmond & County Fire Dept.

January 18, 2014

Re: Concerns for the Bay Area Spare the Air Days

The County received an application, LP13-2120, for a plan for 4 homes, 2500 fruit trees, goats, chickens, Garrity Creek restoration, and wood stoves for property off Hilltop Drive in El Sobrante. The project is now being reviewed again and may move ahead with just one plan at a time.

The purpose of this letter is to bring to your attention the Spare the Air alerts that have required that use of wood fireplaces be stopped. In this project, the applicants requested wood stoves be approved for each of the 4 homes. That is when my question came up:

Can wood stoves be used on the Spare the Air days?

This question was sent to various groups and elected officials between Dec. 14 and Dec. 22. No answer received. TODAY, January 18, my question was answered in the West County Times. According to the Times: "During alerts, the district bans wood and other solid fuel fires in fireplaces, fire inserts, stoves or outdoor fire pits."

So, the purpose of this letter is to make you aware that if wood stoves are approved for LP13-2120, they cannot be used on Spare the Air Days. Please share this information with staff and residents. If possible, let us know how residents are punished if they do use their wood stoves on Spare the Air Days. Your attention is very much appreciated. Thank you for your time.

Sincerely,

Eleanor Loynd,  
ESVP&ZAC Co-chair

Enclosure

cc: Sup. Gioia                      Richmond City Mgr.                      R. Plan. Dir. Mitchell  
E.S. Chamber of Commerce                      ESMAC  
CCC Fire Dept.                      Richmond Fire Dept.

January 18, 2014

FOR YOUR INFORMATION:

This information was published in the West County Times on Saturday, January 18, 2014.

**BAY AREA**

**Spare the Air alert called for Saturday**

Wood fires will be banned in the Bay Area on Saturday during the first of what could be several consecutive days of Spare the Air alerts for poor air quality.

The Bay Area Air Quality Management District said it called the health advisory because stagnant air is expected to trap smoke and other pollutants near the ground.

During alerts, the district bans wood and other solid fuel fires in fireplaces, fire inserts, stoves or outdoor fire pits.

This is the 28th alert of the winter season, which lasts from November through February. Weather conditions are ripe for alerts to be called for Sunday and Monday as well, pollution forecasters said.

The district regulates air pollution in seven Bay Area counties and southern parts of Solano and Sonoma counties.

— Denis Cuff, Staff





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.6.a

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

TO: Ruben Hernandez, Senior Planner  
Dept. of Conservation & Development  
30 Muir Rd.  
Martinez, CA 94553-4601

January 12, 2014

Re: LP13-2120, 4283 Hilltop Dr., El Sobrante

Dear Mr. Hernandez,

Thank you for sharing your December 27<sup>th</sup> letter to the applicant with us. We agree that there is not enough information regarding this project to constitute a complete application. When the County deems the application is complete, we would appreciate another opportunity to comment on it. We also got the feeling that the applicants might just separate parts of this project and move ahead with only part of it.

Since we did meet with the applicants and we did look at what has been submitted to date, we thought we would share with you some preliminary thoughts expressed by our Committee members and the members of the public who attended our meeting. In general, the reaction of our Committee and the public was that this proposal was an improvement on the prior plan to develop 40+ homes on the site. However, there are a number of concerns which we have listed, not necessarily in order of importance. We request that the County require answers to these questions and share the information with us.

Information Needed Before This Project Can Move Ahead:

1. Review the design and location of a pedestrian bridge over Garrity Creek below the parcel off Hilltop Drive. How big is it? Where will it be?
2. What will be done to help grow the 2500 fruit trees? How much water will be added to the ground? Will the trees be sprayed to keep bugs off?
3. Currently, there has been a few flooded homes in the area. How will the water given to the trees affect the amount of water in Garrity Creek and its movement underground to Richmond Hilltop Mall?
4. Why are goats planned to be on site? Why are chickens planned to be on site? How will the sheds be moved in? How much noise will the goats and chickens generate for the neighbors? Does this "farm type" plan fit here?
5. We feel that there should be a fire road access into the area. Can the easement off Marin Rd. be used as a fire access? Will the project owners put in a road off the Marin Rd. easement into their property?
6. How will the restoration of Garrity Creek affect the amount and quality of water now in the creek as it moves underground to Hilltop Mall? Who is in charge of the creek restoration? Has there been a plan approved by any County group. Any information on Garrity Creek should be shared with the Richmond Planning Dept., the Dept. of Fish & Game, and the next door Richmond neighbors.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.6.10

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

Re: LP13-2120, 4283 Hilltop Drive, El Sobrante Page 2

7. The 4 homes need to be evaluated. With a total of 29 bedrooms, it does not seem reasonable that the parking spaces on site should be limited to 12. Can more parking spaces be added on site? Will these parking areas have lights?

8. It was mentioned that Wild Radish has requested the use of wood firestoves in the 4 homes. Because of the recent "Spare the Air Days", people were told that they could not use their fireplaces. It would seem that the use of wood firestoves should not be approved. The stoves on site should be the usual electric or gas stoves.

9. There appears to be enough potential environmental impacts to warrant at a minimum a focused EIR, once the project is complete.

10. Any approval that may be given in the future to such a diverse and unusual land use in a residential area should include deed restrictions to prevent changes to the concept and to assure that the proposed low density remains unchanged.

11. Any future approval should include assurances to be provided by the owners that they will maintain the property in a manner that will not create a nuisance. This may include bonding, CC&Rs and/or other guarantees that may be appropriate.

We request that any new information on this project be sent to us and to the persons and groups listed on our enclosed page. We request that, if and when this project is deemed to be complete by the County Staff, that a meeting be set up with various residents and groups in the area to get their reactions. This meeting and any other meetings on the project, should be informal meetings so that information can be reviewed and changes suggested. This meeting with staff could be at the County Bldg. at 30 Muir Rd. in Martinez.

You are welcome to write to us and/or contact me at 1-510-223-6398 or fax information to me at 1-510-758-7697. We very much appreciate your sharing information with us. Thank you.

Sincerely,

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

Enclosure

cc: R. Plan. Dept.  
CCCounty Fire Dept.  
E.S. Chamber of Commerce  
Richmond Neighbors  
Hilltop Green HOA

Sup. Gioia & COS T. Cheung  
E.S. Municipal Adv. Committee  
E.S. VP&ZAC Members  
W.C. Times



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.9

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

To: Ruben Hernandez, County Planner

Jan. 12, 2014

Re: Sharing Information of LP13-2120, 4283 Hilltop Dr., El Sobrante  
Contact Information

Here is a list of people and groups that I plan to send copies of my letter of January 11 on LP13-2120 and I plan to include copies of your letter to May Nguyen, the Contact Person, dated December 27<sup>th</sup>.

You are welcome to share information with them on the meetings that will be showing up within a few months. Please let us know when the environmental impact report is completed and out for review.

I am hoping that you will continue to send us copies of your letters to the Wild Radish group. I will send copies of those letters to members of the ESVP&ZAC, to various Richmond residents, and to County residents. I do not want to give out their home addresses.

**For Your Use:** Here is a list of some of the groups and addresses interested in the plan on Hilltop Drive, El Sobrante. We would like you to share with them any new information that you receive on LP13-2120.

Planning Director Richard Mitchell  
Richmond City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

Sup. John Gioia & COS T. Cheung  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530

El Sobrante Chamber of Commerce  
3769 B San Pablo Dam Rd.  
El Sobrante, CA 94803

El Sobrante Municipal Adv. Council  
745 Renfrew Rd.  
El Sobrante, CA 94803

El Sobrante Valley Planning & Zoning  
Adv. Committee  
P.O. Box 20136  
El Sobrante, CA 94820

Contra Costa County Fire District  
2010 Geary Rd.  
Pleasant Hill, CA 94523-4619

Hilltop Green HOA  
1095 Parkside Dr.  
Richmond, CA 94803

**NOTE:** Call me at 1-510-223-6398 if you have any questions or info to share.  
From: Eleanor Loynd, ESVP&ZAC Co-chair



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.8

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

Sheriff David Livingston  
CCC Sheriff's Office  
651 Pine St.  
Martinez, CA 94553

Dec. 27, 2013

Re: Parking on the sidewalk at  
4800 Appian Way, El Sobrante

Dear Sheriff Livingston,

This group has been in operation since about 1975. Our two sponsors are the El Sobrante Chamber of Commerce and our Richmond May Valley Neighborhood Council group. For about 2 months, we have requested information from the County Planning Dept. We have received no comments in writing or by phone.

We decided to request your help in answering our questions and concerns. Most days, there are 4-12 cars parked alongside the 8-10 ft. high fence in front of 4800 Appian Way. The cars are actually parked on part of the sidewalk. So, to get on and out of the parking area, they must drive across the sidewalk.

Does this parking meet County standards? If not, there should be some tickets given out and some signs posted to keep the cars from parking there. If this kind of parking meets County standards, perhaps some signs should be posted. Please call me at 1-510-223-6398 or fax me at 1-510-758-7697 to share your information with us. Your help would be very much appreciated.

Our next meeting is set for Thursday, January 9<sup>th</sup> beginning at 6 p.m. in the Meeting Room of the El Sobrante Library. You are welcome to come.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, Co-chair  
ESVP&ZAC

cc: Sup. Gioia

E.S. Chamber of Commerce

E.S.M.A.C.

*May Valley N.C.*

Subj: **John Muir Historic Site Public Workshop**  
Date: 1/28/2014 4:07:49 P.M. Pacific Standard Time  
From: [Abigail.Fateman@dcd.cccounty.us](mailto:Abigail.Fateman@dcd.cccounty.us)

Good afternoon –

National Park Service requested that I forward this information to you regarding the John Muir Historic Site Public Workshop. Please see the information below. Please refer all questions to Gretchen Stromberg at 510-778-4170.

Thank you.

Abby



## John Muir National Historic Site News Release

**For Immediate Release:** Friday, January 17, 2014

**Event Date:** Saturday, February 22, 2014

**Contact:** Gretchen Stromberg

**Phone:** 510-778-4170

### John Muir NHS Hosts Muir/Strentzel Gravesite Public Workshop

John Muir National Historic Site (NHS) is conducting a public workshop to develop management alternatives for the Muir/Strentzel gravesite in Martinez, California on Saturday, February 22. The workshop will be held from 10 AM to 12 PM in the multipurpose room in John Swett Elementary School, located at 4955 Alhambra Valley Road, Martinez.

Last spring, John Muir NHS staff initiated public scoping for the Muir/Strentzel gravesite. After a season of gathering information and discussing the gravesite with Muir family members and the public, the park will begin developing alternatives. The National Environmental Policy Act requires that the National Park Service (NPS) analyze a reasonable and feasible range of alternatives prior to selecting a preferred alternative. At the February workshop, park staff and members of the public will review the pertinent resource data, public comments, and Muir family concerns. Working together, the group will develop a range of two or three alternative management strategies for the gravesite.

Following the workshop, NPS staff will conduct an environmental impact analysis for each of the alternatives and will select a preferred alternative based on this analysis. These alternatives will comprise the Environmental Assessment, which will be available for public review and comment later in the year.

The Muir/Strentzel gravesite is located approximately one mile from John Muir's former home. The 1.27-acre parcel contains a historic pear orchard and a small family burial area that includes John Muir's final resting place. The site is bounded by Alhambra Creek to the southeast and single-family residences to the north, west and south.

John Muir NHS, established in 1964, originally contained the Muir House, the Martinez Adobe, and their surroundings grounds. In 1980, the NPS conducted a feasibility study for adding the Muir/Strentzel gravesite property to John Muir NHS. At that time, the Muir-Hanna Family Trust owned the parcel. In 1988, Congress passed legislation to include the gravesite within the boundary of John Muir NHS. In 1991, the NPS completed a General Management Plan that included a proposed strategy for managing the gravesite. In 1993, the American Land Conservancy purchased the property with the intent of

transferring it to the NPS when funds became available, which occurred in 2000.

According to its founding legislation, John Muir NHS was established as a public memorial honoring John Muir for his contributions to the nation in land conservation and for his crusading efforts in advancing the cause of the national parks. In addition to enhancing the realization of the legislated mission of John Muir NHS, the purpose of this plan is to fulfill the broader NPS mission related to the management of natural and cultural resources under its care, and to plan for all of the aforementioned in a manner that respects surrounding landowners who live in close proximity to the gravesite.

-NPS-

\*\*\*\*\*

Abigail Fateman  
Contra Costa County  
Department of Conservation and Development  
East Contra Costa County Habitat Conservancy  
30 Muir Road  
Martinez, CA 94553  
Phone: (925) 674-7820  
Fax: (925) 674-7250

10.10.2



# SPAWNERS

*San Pablo Watershed Neighbors Education and Restoration Society*

January 2014

## SPAWNERS Celebrates Another Year

As a new year dawns upon us, we are honored to discover that the El Sobrante Chamber of Commerce has voted SPAWNERS "Business of the Year". We are excited to garner this recognition, and know that our efforts couldn't have been accomplished without all of you. In celebration, we wanted to share a few of last year's highlights.

In 2013, we coordinated three public meetings about important watershed topics. In October, over 30 community members joined Shannon Waters as she spoke about marine plastic pollution research she conducted with a group of international volunteers, while they traveled by ship from Japan to Hawaii. The audience received helpful tips about ways to mitigate the trash that finds its way into our oceans.

In addition, we coordinated three nature walks this summer led by local naturalists and historians that were attended by over 65 people. Participants learned about local wildlife, plants, and history while exploring San Pablo Creek Reservoir, Point Pinole Regional Shoreline, and Briones Reservoir.

With the help of dedicated volunteers, we managed creek-side restoration projects at the El Sobrante Library, the El Sobrante Boys and Girls Club, and De Anza High School. Thanks volunteers! We held 24 public workdays and mobilized over 900 volunteer hours. Volunteers installed over 200 native plants and removed invasive weeds and trash at our sites, in addition to teaching creek stewardship to residents. Thanks to Larry's Tires who generously disposed of the tires we pulled out of the creek, without charging the normal fee. Since September, over 40 different students from De Anza and Richmond High School have volunteered at one of our sites. Their enthusiasm has led us to start a monthly after-school workday for De Anza High School students.

In addition, SPAWNERS coordinated an Earth Day work event on April 20 at the El Sobrante Library, co-sponsored by the El Sobrante Chamber of Commerce. Over 80 people attended, removing trash from the streets and the creek, and installing native plants. Lunch was provided by the Elks Lodge, and library staff led fun craft activities for children.

We are also excited that a documentary film about SPAWNERS, directed and filmed by Kirston Koths, is

complete. The film follows SPAWNERS' progress over the last four years at two of our restoration projects. We look forward to sharing this fantastic film with you soon!

We are very thankful to those who have donated time, money, or supplies to SPAWNERS in order to help us accomplish our goals. Thanks to the Grizzly Peak Fly Fishers who generously donated money this month to SPAWNERS for our conservation efforts. Additionally, we want to thank our members for their donations. If you would like to become a 2014 SPAWNERS member, we have several options available including 1) student/senior (\$15), 2) individual (\$25), 3) family (\$35), and benefactor (\$50). Please make checks payable to our fiscal sponsor, The Watershed Project (write SPAWNERS in the memo line) and send to:

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

Finally, we couldn't do our work without our funders and community partners. In 2013, we were very thankful to get funding from the CA Department of Conservation, EBMUD, the Contra Costa County Community Stewardship Grant, and the Contra Costa County Fish and Wildlife Committee. We are also lucky to have worked alongside numerous community partners and supporters.

Please check out our website to learn more about our upcoming events and join us. We look forward to working together with you in 2014 to inspire creek stewardship amongst residents of all ages and to ensure a healthier San Pablo Creek Watershed.



Roger Wachtler, president of the Grizzly Peak Fly Fishers, presenting SPAWNERS with a generous donation. - Photo by Kirston Koths



## Monitoring Our Creeks

by Helen Dickson

A gentle breeze blows through the trees, while birds chirp over the sound of flowing water. It's a quiet morning next to San Pablo Creek, as it flows past the SPAWNERS restoration site at the El Sobrante Library. SPAWNERS has been monitoring the water quality of San Pablo Creek and its tributaries (Appian, Wilkie, and Castro Creeks) for the past 4 years. Twice a month we visit our sites and collect data on the health of the streams. Our measurements include temperature, turbidity (a measure of how clear the water is), and dissolved oxygen, which is important to the organisms living in the creek, just as oxygen is important to our health.

Recently, a new measurement was added to the sampling protocol: bacteria. More specifically, in October we finished a round of testing for fecal coliform bacteria, including E. coli, which reside in the digestive tracts of warm-blooded mammals... like us. If high levels of these bacteria are found in our creeks, it could indicate sewage contamination. Sewage leaks are not uncommon during the rainy season, when rain can infiltrate the pipes that carry our waste and overload the system, causing some amount of overflow. Other reasons behind sewage contamination in the creeks include stormwater runoff, leaky septic systems, farm animals, and waste from your pets.

For the most part, we found that the creeks had fairly low levels of fecal coliform bacteria. The only exception was San Pablo Creek, which had bacteria levels slightly higher than state limits for creeks. These levels were not high enough to suspect a sewage leak, but it does indicate that the creek is impacted somewhat by its urban surroundings.

## Calendar of Events

*Public Meeting with biologist Martha Berthelsen:  
Restoration for the Birds and the Bees*

*Wed., February 5, 7:00-9:00pm*

*El Sobrante Library Meeting Room, 4191 Appian Way*

Did you know that over 70 species of bees visit creek areas in the East Bay? These sites are equally important to birds. Join us to get acquainted with these important and delightful creatures, and learn how we can all help provide good habitat for them.

*Creek Stewardship Work Day*

*Sat., February 8, 9:30am-12:00pm*

*Wilkie Creek Outdoor Classroom*

*De Anza Dr./Santa Rita Rd., El Sobrante*




Help us remove weeds and trash from the Wilkie Creek Outdoor Classroom! Please wear sturdy shoes and comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks. If coming with a group of 4 people or more, please RSVP at [spawners@thewatershedproject.org](mailto:spawners@thewatershedproject.org) or 510-665-3538.

What can we do about fecal coliforms in the creeks? We can start by cleaning up after our pets and properly maintaining septic tanks to avoid leaks. We will continue to monitor water quality at our SPAWNERS sites, so look out for future updates. Big thanks go to Andy Lincoff and Richard Bauer at the Region 9 EPA Lab, who analyze small numbers of samples free of charge in the name of citizen science. If you have questions about the water quality of the creeks, or would like to come along on monitoring expeditions, please contact Helen Dickson at [helenmariedickson@gmail.com](mailto:helenmariedickson@gmail.com).



10.10.C

Subj: **SPAWNERS February Events**  
Date: 2/5/2014 8:45:08 A.M. Pacific Standard Time  
From: [SPAWNERS@mail.vresp.com](mailto:SPAWNERS@mail.vresp.com)  
Reply-to: [reply-cb8b4be554-5a9f759391-3d3b@u.cts.vresp.com](mailto:reply-cb8b4be554-5a9f759391-3d3b@u.cts.vresp.com)  
To: [rpender970@aol.com](mailto:rpender970@aol.com)

 Like  Tweet  Share



**This week: Public Meeting**  
**Restoration for the Birds and the Bees**  
Wednesday, February 5, 7-9 pm  
El Sobrante Library Community Meeting Room  
4191 Appian Way

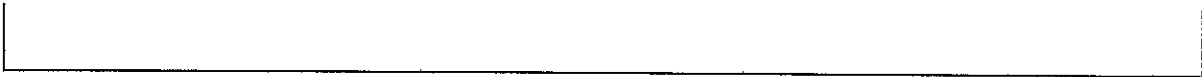
*Did you know that over 70 species of bees visit creek areas in the East Bay? These sites are equally important to birds. Join us to get acquainted with these important and delightful creatures, and learn how we can all help provide good habitat for them. We are looking forward to this exciting talk from local biologist Martha Berthelsen, who will also discuss some of her recent research on the topic.*

**Creek Stewardship Workday**  
Saturday, February 8, 9:30 am-12 pm  
Wilkie Creek Outdoor Classroom  
De Anza Dr./Santa Rita Rd., El Sobrante

Help us remove weeds and trash from the Wilkie Creek Outdoor Classroom! Please wear sturdy shoes and comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and snacks. If coming with a group of 4 people or more, please RSVP.

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

10.10.d



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SPAWNERS  
1327 South 46th Street  
155 Richmond Field Station  
Richmond, CA 94804  
US



[Read](#) the VerticalResponse marketing policy.

# County Library

1750 Oak Park Boulevard  
Pleasant Hill, California 94523-4497  
(925) 646-6423  
FAX (925) 646-6461

# Contra Costa County



*C. H. A.*  
Cathy E. Sanford  
Interim County Librarian

January 24, 2014

Dear Barbara,

This past year you generously gave of your time and played a vital role in the Contra Costa County Library's Strategic Planning Process. Your assistance will help the Contra Costa County Library continue to move forward and enable us to be a better resource for the El Sobrante Community. I just wanted to take a quick moment to update you on the Library's findings in regards to the Strategic Plan.

The development of a new Strategic Plan for Contra Costa County Library has been a central and exciting focus for Library Administration and staff during 2013. These efforts coincide with the Library's 100<sup>th</sup> Birthday, and while many things have changed over the past century, it has been the past seven years that have been especially fulfilling for the Library as the objectives and goals outlined in our 2006 Strategic Plan become a reality.

The 2006 Contra Costa County Library Strategic Plan saw the establishment of a peer library system in which the former Central Library in Pleasant Hill was transformed into one of twenty-six Community Libraries and core services were realigned to better serve the residents of each community. The 2006 Plan identified four strategic initiatives: Reading, Information for Lifelong Learning, Collaboration, and Branding. The plan also outlined new approaches in the following: Customer Service, Information Services, Collection Development, Staff Development, and Innovation.

In the intervening years, the Library has demonstrated its leadership in these areas through the promotion of reading and literacy for all ages through Project Second Chance, the Library's adult literacy program; through early childhood literacy services in the Community Libraries and by way of collaborating with county agencies, cities, community groups and schools to implement new library programs throughout the county; via the annual Summer Reading Festival; One City/One Book programs in a growing number of communities; and by building a book collection that strengthens community interest in recreational reading and lifelong learning.

We have leveraged our resources by successfully partnering with museums and art centers to build our wildly successful and nationally recognized museum pass program, Discover & Go, which provides exciting cultural opportunities to families throughout the county. We implemented floating collections to efficiently build dynamic, diverse book and DVD collections in all twenty-six Community Libraries. We transformed collection development processes to better utilize staff strengths and interests to efficiently obtain materials our community members want, and as a result, we saw annual circulation grow to almost eight million check-outs.

We implemented a variety of tools that let patrons interact with the Library when and where they want to including Library-a-Go-Go lending machines; online catalogs; easy computer reservations; library card registration systems; online fine payment; downloadable eBooks; Snap & Go mobile apps; Link+ interlibrary loan; LiveChat and SMS text services; and self-checkout and return stations. And the Library established a clear, consistent, recognizable and positive identity through a new library logo and mission of "Bringing People and Ideas Together".

# County Library

1750 Oak Park Boulevard  
Pleasant Hill, California 94523-4497  
(925) 646-6423  
FAX (925) 646-6461

# Contra Costa County



10.11.6  
Cathy E. Sanford  
Interim County Librarian

Now it's time we refocus our efforts on a new Strategic Plan that will identify new goals and new objectives we will work to fulfill over the next three years to ensure that we remain an accessible and vital resource to our residents and an anchor in each of our communities.

To this end, staff has undertaken extraordinary efforts to gather your input. From community surveys, to town hall meetings, to in-depth one-on-one interviews with community movers and shakers, we are in the final stages of pulling this research together into a clear way forward for your Library in 2014.

Enclosed please find an update on our progress to date and an outline for our 2014 Strategic Plan. one that aims to fulfill a bold new vision:

*Contra Costa County Library is the pulse of our community. Working together, we spark imagination, fuel potential, and connect people with ideas and each other.*

Again thank you for contributing your ideas and time to this process. We look forward to rolling out a new countywide Strategic Plan and the El Sobrante Library Service Plan in the coming year.

Sincerely,

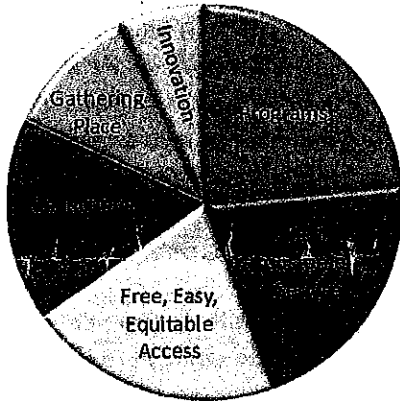
Ian Richards  
Senior Community Library Manager  
El Sobrante Library  
4191 Appian Way  
El Sobrante, CA 94803  
510-374-3482  
[irichards@ccclib.org](mailto:irichards@ccclib.org)



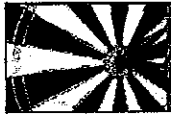
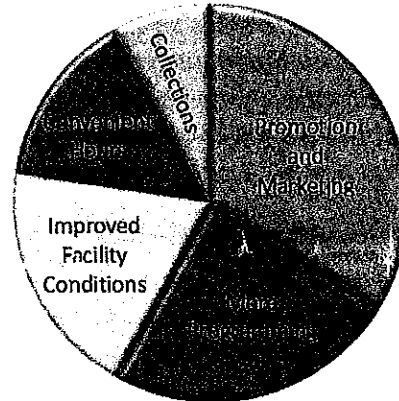
## Research Findings

Exhaustive community research provided invaluable information. And, while the research was enormous in its scope, there were consistent and dominant themes that are informing the library's planning process.

### What Does Library Do Well?



### What Could Library Do Better?



## The Plan Outline

While the planning team works on fine-tuning and completing the plan, they have already used the research to develop the plan's foundation.

**Strategic Planning Vision Statement:** *Contra Costa County Library is the pulse of our community. Working together, we spark Imagination, fuel potential, and connect people with ideas and each other.*

### Goals and Objectives:

**GOAL:** *The library ensures easy, equitable access to library services for all County residents.*

- Expand library service use by 25 percent in identified underserved populations in each community.
- Explore and pilot three new approaches for improving library hours, facilities and services.

**GOAL:** *The library champions personal and community engagement in literacy and reading to enrich lives.*

- Increase opportunities for literacy and lifelong learning by 25 percent.
- Expand knowledge of collections to increase circulation by 10 percent.

**GOAL:** *The library delivers a consistent, high-quality and inviting experience at all points of contact.*

- Assess all facilities and develop methods to increase user satisfaction levels by 50 percent.
- Enact a "yes-we-can" customer service plan to improve user satisfaction levels by 20 percent.
- Develop and adopt technology to meet community needs.

**GOAL:** *The library successfully promotes its value, programs and opportunities to the community.*



# STRATEGIC PLANNING



*It's been several months since the library began a strategic planning process, with some exciting, encouraging and even surprising outcomes resulting from those efforts. As the planning process enters its final stages, we wanted to update you on progress to date. We are confident the work we've undertaken and input we've collected will lead to a stronger, more responsive and innovative library experience for all Contra Costa County residents.*

Our top planning priority was to address the needs of the many and varied communities that Contra Costa County Library serves. To this end, library staff used three different research methods to collect input, ideas and direction from our constituents in every corner of the county. That research is being reviewed to help us plan for both countywide and local community actions.

**PUBLIC SURVEY:** An online survey brought in more than 4,600 responses from every corner of the county, where library users and non-users alike provided their input, ideas and recommendations. The survey responses are being analyzed by age, gender, ethnicity, income and city.

**KEY INFORMANT INTERVIEWS:** In-depth, one-on-one interviews were conducted with more than 270 community leaders in the political, business, non-profit and education sectors. These conversations not only revealed the community wants and needs for their library, but also opened up new opportunities for the library to develop and strengthen partnerships to accomplish even more.

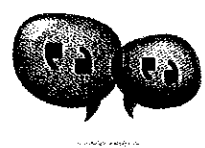
**TOWN HALL MEETINGS:** Community by community, we gathered valuable input from a series of 28 town hall meetings. These energetic forums opened the door to a more nuanced understanding of what individual communities like about their library -- and what they would like to see us do better. Attended by passionate citizens including mayors, supervisors, business and community leaders, these town hall meetings offered a chance for individual communities to come together and discuss the role they aspire for their local library.



**278**  
Key Informant Interviews



**4,615**  
Surveys

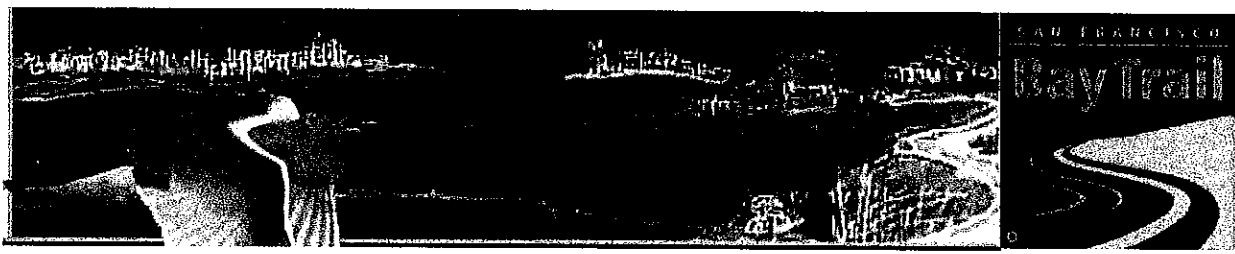


**28**  
Town Hall Meetings

### A NEW FOCUS

Given this unprecedented level of research, the library's planning committee authored new goals and strategies to address the aspirations of the community.

We are in the homestretch now with the hope of rolling out a new countywide strategic plan supported by 26 individual community library service plans in 2014!



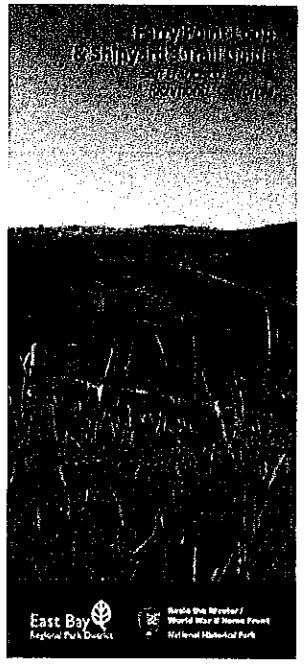
## THE BAY TRAIL IN RICHMOND NEW YEAR 2014 REPORT

This 15th New Year Report by TRAC, the Trails for Richmond Action Committee, highlights 2013 achievements and describes plans for completing the San Francisco Bay Trail in Richmond. Richmond now has over 32 miles of Bay Trail built – more than any other city on this planned 500-mile hiking and biking route encircling San Francisco and San Pablo Bays. However, ten miles of gaps still remain as shown at the end of this report.

The most exciting event during 2013 was the roll out of two new trail sections between Ferry Point and the Shipyard 3 Trail. Less glamorous, but essential, was progress made across all phases of work required to close other gaps in the Bay Trail route. This included planning trail alignments, obtaining easements, securing funds, preparing permit applications with environmental reports, developing trail designs and advertising for construction bids.



### Completing the Ferry Point Loop



Trains ... bricks ... ferries ... troopships: the 4.4-mile Ferry Point Loop encircling Miller/Knox Regional Shoreline and the newly linked Shipyard 3 Trail represent some of the most historic and scenic sections of the San Francisco Bay Trail.

The City of Richmond completed construction plans to close three of the four gaps remaining in the Ferry Point Loop. Funding was secured for construction when the City Council appropriated \$489,000 of Cosco Busan oil spill damage funds to supplement the \$537,000 resulting from grant applications prepared by TRAC. The City's contractor, W.R. Forde, is finishing building of two sections. One has opened a scenic new stretch of shoreline linking Brickyard Cove Road with the Shipyard 3 Trail. The other extends from the western side of Brickyard Landing condos to Dornan Drive near Ferry Point. The City is poised to advertise for bids to build the third section running past the Plunge between Cutting Blvd. and the Ferry Point tunnel.

Construction of the last Bay Trail section on the Ferry Point Loop awaits planned shoreline residential development on the City's historic Terminal One property at the foot of Dornan Drive.

### Connecting with Point Pinole Regional Shoreline



Protruding over a mile into San Pablo Bay, Point Pinole Regional Shoreline (PPRS), is the largest shoreline park in the Bay Area. Although 4.5 miles of Bay Trail are located *within* the park, it is isolated from the spine Bay Trail system in Richmond and nearby Pinole. EBRPD is working to remedy that by developing southern, eastern and northern linkages.

The Park District has completed near final (90+%) construction plans for both eastern and southern Bay Trail connections with PPRS. The eastern approach from the end of Atlas Road requires building a bridge over the Union Pacific railroad corridor. Construction is anticipated to begin this summer and be completed in 2015.

The southern connection to PPRS will be a 1.5-mile trail between Goodrick Avenue and the existing Bay View Trail in the park. This is an integral part of the Breuner Marsh Restoration & Public Access Project, which has been approved by the California Dept. of Fish & Wildlife with other regulatory permits in an advanced stage of review. Construction of habitat improvements will begin late summer or early fall if all goes well with permits issued early this year. The Bay Trail and other public access improvements are expected to open in late 2015 as one of the final stages of this \$8 million project, which includes a 1,500 foot long elevated boardwalk across Giant Marsh.



EBRPD also is working to obtain easements needed for the planned Bay Trail route leading north to Pinole from Atlas Road. The Sares Regis Group cooperated in 2013 by granting an easement for the first 250 yards of this trail.

### Connecting with Point Molate



More than half of Richmond's uncompleted Bay Trail -- 5.5 miles -- lies between the Plunge and Point San Pablo Yacht Harbor. The City of Richmond restored public access to a portion of the Point San Pablo Peninsula's shoreline when it reopened Point Molate Beach Park with its spectacular Bay views including Red Rock, Mount Tamalpais and the Richmond/San Rafael bridge. However, it is not possible to walk or bicycle safely to this park from elsewhere in the City.

The keystone to providing Bay Trail access to Point Molate and the rest of the Point San Pablo Peninsula is a planned one-mile trail between the bus stop at Castro St. & Tewksbury Ave. and the existing trail under the Richmond/San Rafael Bridge west of the toll plaza. A co-operative



agreement was signed between the City and Caltrans that, among other things, funds Caltrans' staff time to review preliminary engineering plans and construction cost estimates, as well as an environmental assessment. City of Richmond consultants made progress in 2013 by developing 35% engineering designs for the Locally Preferred Alternative. This route follows a re-aligned shoulder area of the Castro Street off-ramp before climbing to the top of Chevron's Office Hill and then touching down near the Richmond/San Rafael Bridge toll plaza via an 1,100 foot long elevated trail bridge as illustrated on the left.



Conceptual Design of Bay Trail Flyover SE of Bridge Toll Plaza

The focus in 2014 will be reaching consensus on trail alignment, basic design features, and project alternatives. These will be evaluated in environmental documents to be prepared after Caltrans approves a "Project Study Report/Project Development Support" report. Engineering and construction funding plans will advance following approval and certification of environmental reports.

### Incorporating the Bay Trail in Development Projects

TRAC worked during 2013 to ensure that new development projects include construction of new or improved Bay Trail sections in accordance with the Richmond General Plan provisions:

"Require all new commercial, industrial and residential development to provide access for construction and operation of a trail where a local or regional trail is designated or planned. Include provisions that require owners of property along the shoreline to provide maximum feasible public access to the shoreline and to complete the Bay Trail as part of any project approval process."

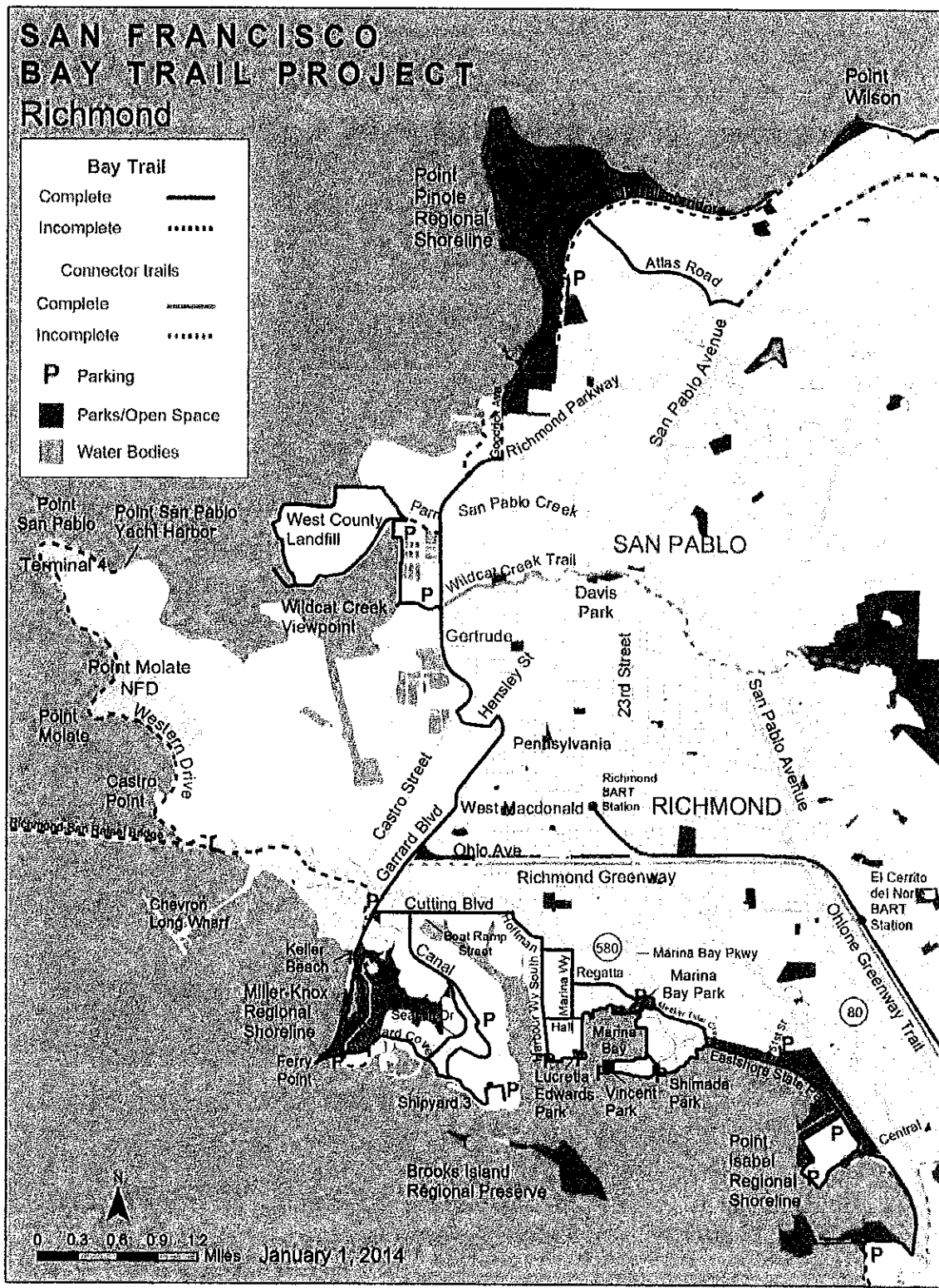
This included the planned Richmond Bay Campus of UC Berkeley and Lawrence Berkeley National Laboratory as well as five proposed residential and commercial projects in the Brickyard Cove and Marina Bay areas.



*Thank you for supporting completion of the Bay Trail in Richmond. Please share this report with your friends and neighbors, encouraging them to join the Richmond Bay Trail Network at no cost by e-mailing [tracbaytrail@earthlink.net](mailto:tracbaytrail@earthlink.net). For maps, a calendar of events and other information about the Bay Trail in Richmond, please visit <http://pointrichmond.com/baytrail/>.*



*TRAC Steering Committee: Donald Bastin, Bruce Beyaert, Bruce Brubaker, Whitney Dotson, Jerry Rasmussen and Nancy Strauch*



Subj: **CCWF: Feb 25 Brown Bag: Rivers in LA? Saving America's Wildest River**  
 Date: 2/4/2014 10:26:06 A.M. Pacific Standard Time  
 From: [Abigail.Fateman@dcd.cccounty.us](mailto:Abigail.Fateman@dcd.cccounty.us)

**Brown Bag Presentation**  
**Rivers in LA? Saving America's Wildest River**  
**February 25, 2014**

 <http://law.ucla.edu/centers-programs/environmental-law/SiteAssets/Pages/default/RTB.png>

Where: 255 Glacier Dr, Martinez  
 Conference Room A  
 Time: 12 noon to 1:15pm

**BRING YOUR LUNCH**

**RSVP TO LINDA ZIMMERMAN 313-2204 OR  
 LZIMM@PW.CCCOUNTY.US**

As the CCC Flood Control District embarks on our "50 Year Plan" we need to look at other agencies and learn how they have dealt with similar issues. The Friends of the LA river (yes there is a river in LA!), has established a mission to protect and restore the natural and historic heritage of the Los Angeles River and its riparian habitat through inclusive planning, education and wise stewardship. If they can do this in Los Angeles why can't we do this in Contra Costa!

From the promo materials for the film: In the summer of 2008, George Wolfe, a satirical writer and avid boater decided to paddle the entire 52 miles of the Los Angeles River, from the headwaters in Canoga Park to its mouth in Long Beach. He organized an expedition and, together with a dozen other ragtag locals he changed the course of the river forever. This film tells their incredible story, the story of the embattled waterway, and the story of Los Angeles' past, present and potential future.

**For more information contact Linda Zimmerman at 925 313-2201 or  
 lzimm@pw.cccountyus**

10.13.6

**Brown Bag Presentation  
Rivers in LA? Saving America's Wildest River  
February 25, 2014**

**BRING YOUR LUNCH**

**RSVP TO LINDA ZIMMERMAN 313-2204 OR  
LZIMM@PW.CCCOUNTY.US**

**Where: 255 Glacier Dr, Martinez  
Conference Room A**

**Time: 12 noon to 1:15pm**

**As the CCC Flood Control District embarks on our "50 Year Plan" we need to look at other agencies and learn how they have dealt with similar issues. The Friends of the LA river (yes there is a river in LA!), has established a mission to protect and restore the natural and historic heritage of the Los Angeles River and its riparian habitat through inclusive planning, education and wise stewardship. If they can do this in Los Angeles why can't we do this in Contra Costa!**

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**locals he changed the course of the river forever. This film tells their incredible story, the story of the embattled waterway, and the story of Los**

**Angeles' past, present and potential future.**

**The film is 54 minutes so it will go a little longer than the lunch hour. Please be sure to get your supervisor's approval if you want to extend your lunch time.**

10.13.c

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Abigail Fateman  
Contra Costa County  
Department of Conservation and Development  
East Contra Costa County Habitat Conservancy  
30 Muir Road  
Martinez, CA 94553

10.14.a

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, JANUARY 14, 2014  
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

1. PUBLIC COMMENTS:

BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

2. PALMER MADDEN AND SUSAN PAULUS (Appellants) - QUENTIN ALEXANDER (Applicant), SAN RAMON UNITED METHODIST CHURCH (Owner); County File #LP12-2110: This is a hearing on an appeal of the Zoning Administrator's decision to approve a Land Use Permit for a modification to an existing church to add a 7,935-square-foot multi-purpose recreational building. The project includes reconfiguration and expansion of the existing parking lot, replacement of existing parking lot lighting, new parking lot lighting, new parking lot landscape planters, a new curb cut to widen the existing access, and approval of a sign program for the existing signs. The project includes variances for a substandard parking aisle width, a building height of 37 feet 3 inches (where a maximum of 35 feet is allowed), and a 0-foot front yard setback (where a minimum of 25 feet is required) for the existing church and preschool signage. The project also includes removal of three code-protected trees and work within the driplines of seven additional code-protected trees. The property is located at 902 Danville Boulevard, in the unincorporated Alamo area. (Zoning: R-20, Single-Family Residential District; Parcel Number: 197-090-003). CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. CYL

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 28, 2014.

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

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

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

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, JANUARY 28, 2014  
30 MUIR ROAD, MARTINEZ, CA 94553

10.14.c

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

1. PUBLIC COMMENTS:

SPECIFIC PLAN AMENDMENT: PUBLIC HEARING

2. STEVE MARTIN (Applicant) - TIM JOCKNER (Owner), County File #SP11-0001: Applicant requests approval of an amendment to the North Gate Specific Plan to allow for the following: a) Limited winemaking on a parcel zoned for agricultural use, or on a single-family zoned parcel of not less than 1 acre, if limited to no more than 3000 cases of wine per year produced on the premises with tastings and tours by appointment only, retail sales of wine, and a maximum of 12 wine marketing events per year and b) Construction of a winery building 28-feet in height (25-feet allowed) on the project site. (P-1 Zoning) (APNs 138-120-018,019). The project site is located at 900 North Gate Road in the Walnut Creek area. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. JO Staff Report.

LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

3. STEVE MARTIN (Applicant) - TIM JOCKNER (Owner), County File #LP11-2062 (Shadowbrook Winery): Applicant requests approval of a Land Use Permit/Development Plan to establish a small winery facility (3,000 cases per year) on the project site. Tastings and tours would be by appointment only, with retail sales of wine, and 12 wine related special events during the year are proposed. The applicant is also requesting the construction of a winery building 28-feet in height (25-feet allowed). The project site is located at 900 North Gate Road in the Walnut Creek area. (P-1 Zoning) (APNs 138-120-018, 019) CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for the project. JO Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, FEBRUARY 11, 2014.

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10.16.14

**Board of Directors Regular Meeting Agenda**  
**January 16, 2014**  
**7:00 p.m.**

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

**Americans with Disabilities Act**

*In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet in an alternative format, please contact the Authority's Manager of Administrative Services at (510) 215-3125. Notification of at least 48 hours prior to the meeting or time when services are needed will assist Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

**Public Comment**

*Members of the public may address the Board of Directors on items that are within the jurisdiction of the Authority. Comments by the public pertaining to items listed in this Agenda should be made at the time the item is considered by the Board of Directors. Please note this Agenda contains an item for the Public to address the Board on non-agenda matters. Each speaker is limited to 3 minutes and may speak only once under each agenda item. The Board of Directors may waive these provisions. If you desire to address the Board, please submit your request on a Speaker's Card available from the Secretary.*

**1. CALL TO ORDER AND ROLL CALL**

The Chair will call the meeting to order and the Secretary will call the roll to establish the presence of a quorum.

**2. PLEDGE OF ALLEGIANCE**

The Chair or a Member of the Board will lead the Pledge of Allegiance.

**3. EX PARTE COMMUNICATIONS DISCLOSURES**

The Chair of the Board will ask if any Director(s) has an ex parte disclosure, pursuant to the Authority's Ex Parte Communications Policy, on any agendized items.

**4. PUBLIC COMMENT**

Receipt of public comment on non-agenda matters.

**5. PRESENTATIONS**

None

**6. CONSENT CALENDAR**

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

**6.0 November 14, 2013 Authority Board Meeting Minutes**

Consideration of ADOPTION OF A MOTION to approve the subject minutes.

*Note: To vote on the adoption of the minutes does not require a Director to have been present at the subject meeting.*

**END OF CONSENT CALENDAR**

**7. STAFF REPORT**

Staff will provide an update on recent and upcoming activities.

**END OF STAFF REPORT**

**Process for Addressing Agenda Items Before the Board of Directors**

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

**8. REGULAR AGENDA**

**8.0 Amending Section 18(a) "Withdrawal – Agreement Required" of the Joint Powers Agreement**

BOARD DISCUSSION about amending Section 18(a) "Withdrawal - Agreement Required" of the Joint Exercise of Powers Agreement (JPA).

**8.1 Rate Structure Model, Funding Options and Waste Characterization Consultant Service Agreement**

Consideration of ADOPTION OF A MOTION authorizing the Executive Director to enter a professional service agreement for consulting services to conduct a rate model, funding options and waste characterization study.

**8.2 Authority Proposed FY 2014 – 2015 Budget Options**

1. RECEIVE a PRESENTATION and ANALYSIS about the Authority Operating budget;
2. BOARD DISCUSSION of proposed budgets; and
3. CONSIDERATION OF ADOPTION OF A MOTION to provide direction regarding budgets, revisions and future work.

**END OF REGULAR AGENDA**

**9. BOARD MEMBER AND STAFF ANNOUNCEMENTS**

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

**10. ADJOURNMENT**

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meetings are February 13 and March 13, 2014.



**NOTICE AND AGENDA FOR REGULAR MEETING**

DATE/TIME: Wednesday, January 8, 2014, 1:30 PM

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

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

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

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

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

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

**Campaign Contribution Disclosure**

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

**Notice of Intent to Waive Protest Proceedings**

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

**American Disabilities Act Compliance**

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

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

**JANUARY 8, 2014 CONTRA COSTA LAFCO AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. **Selection of Chair and Vice Chair**
5. Public Comment Period (please observe a three-minute time limit):  
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
6. Approval of Minutes for the December 11, 2013 regular LAFCO meeting

**SPHERE OF INFLUENCE/BOUNDARY CHANGES**

7. ***LAFCO 13-07 – Annexation 184 to Central Contra Costa Sanitary District (CCCSD)*** - on November 13, 2013, the Commission approved the annexation of 28± acres (six parcels) in five separate areas located in the unincorporated community of Alamo and the Town of Danville. On December 18, a protest hearing was held no protests were received. The Commission will be asked to order the annexation.
8. ***LAFCO 13-03 – Rodeo Marina Annexation to Rodeo Sanitary District*** - consider a proposal to annex 28± acres (three parcels) located along the northwestern edge of Rodeo where it meets the San Pablo Bay, including two narrow strips of land south of the railroad tracks and north of San Pablo Avenue; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing***
9. ***LAFCO 07-17 – PG&E Reorganization: Annexations to the City of Antioch and Delta Diablo Sanitation District (DDSD) and Detachments from County Service Areas (CSAs) L-100 and P-6*** – consider a proposal to annex 481± acres (numerous parcels) located north and south of Wilbur Avenue, bounded by the San Joaquin River to the north, Highway 160 to the east, and the City of Antioch to the south and west; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing***
10. ***LAFCO 12-07 – Northeast Antioch Reorganization (Area 2B): Annexations to the City of Antioch and DDSD and Detachments from CSAs L-100 and P-6*** – consider a proposal to annex 103± acres (113 parcels) located south of Wilbur Avenue, and roughly centered on Viera Avenue; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing***

**BUSINESS ITEMS**

11. ***LAFCO 09-05 - Annexation 168C to Central Contra Costa Sanitary District (CCCSD)*** - on December 11, 2013, the Commission approved CCCSD Annexation 168C, as modified, of 16.42± acres (four parcels). In response to the Commission’s request, staff will provide information relating to possible options for further discussion/action on the remaining four parcels that were part of the District’s original application.

**INFORMATIONAL ITEMS**

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

**CLOSED SESSION**

PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: Executive Officer

**ADJOURNMENT**

*Next regular LAFCO meeting – February 12, 2014 at 1:30 p.m.*

LAFCO STAFF REPORTS AVAILABLE AT [http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)



## **NOTICE AND AGENDA FOR REGULAR MEETING**

DATE/TIME: Wednesday, February 12, 2014, 1:30 PM

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

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### **Notice of Intent to Waive Protest Proceedings**

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**FEBRUARY 12, 2014 CONTRA COSTA LAFCO AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):  
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the January 8, 2014 regular LAFCO meeting

**SPHERE OF INFLUENCE/BOUNDARY CHANGES**

6. ***LAFCO 13-03 – Rodeo Marina Annexation to Rodeo Sanitary District*** – On January 8, 2014, LAFCO approved a proposal to annex 16.7± acres (three parcels) located along the northwestern edge of Rodeo where it meets the San Pablo Bay. On February 10, 2014, a protest hearing was held. On February 12, 2014, the Commission will receive the results of the protest hearing.
7. ***LAFCO 07-17 – PG&E Reorganization (Area 1): Annexations to the City of Antioch and Delta Diablo Sanitation District (DDSD) and Detachments from County Service Areas (CSAs) L-100 and P-6*** – On January 8, 2014, LAFCO approved a reorganization proposal involving 481± acres (numerous parcels) located north and south of Wilbur Avenue, bounded by the San Joaquin River to the north, Highway 160 to the east, and the City of Antioch to the south and west. On February 10, 2014, a protest hearing was held. On February 12, 2014, the Commission will receive the results of the protest hearing.
8. ***LAFCO 13-08 – Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and DDSD and Detachment from CSA P-6*** – Consider reorganization proposal of 116± acres (19 parcels) located immediately west of State Route 160 and the Antioch Bridge; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing***

**BUSINESS ITEMS**

9. ***Second Quarter FY 2013-14 Budget Report*** – Receive FY 2013-14 second quarter budget report.
10. ***Fiscal Year 2014-15 Budget/Work Plan Schedule*** - Receive FY 2014-15 proposed budget/work plan schedule and provide input.
11. ***Update on Contra Costa County’s Fire Service Study*** - Receive update on the County’s fire study.

**CORRESPONDENCE**

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

**INFORMATIONAL ITEMS**

13. Commissioner Comments and Announcements
14. Staff Announcements
  - CALAFCO Updates
  - Pending Projects
  - Newspaper Articles

**CLOSED SESSION**

PUBLIC EMPLOYEE ANNUAL PERFORMANCE REVIEW – Title: Executive Officer

**ADJOURNMENT**

*Next regular LAFCO meeting – March 12, 2014 at 1:30 p.m.*

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