

El Sobrante Municipal Advisory Council

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

Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Roxanne Cruz,
Treasurer, James Hermann, at-Large Members: Mike Daley, Emily Lane

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

AGENDA Wednesday July 14, 2010

7:00 P. M. Pledge of Allegiance

7:05 P.M. Call to Order/Welcome

7:10 P.M. Approval of Minutes and Agenda- Asterisk items, minutes included in the packets

1. Approval of Minutes for May 12, 2010

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI.1

Presentations

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

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

7:15 P.M. to 7:25 P.M. Questions- limit 2 minutes per speaker

7:25 P.M. to 7:30 P.M.

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

7:30 to 7:40 P.M. Questions- limit 2 minutes per speaker

7:40 P.M. to 7:50 P.M.

P.3 Presentation by Lori Sacpo, Prudential Realty, sale of the Napan Ranch to the Buddhist Community

7:50 P.M. to 8:00 P.M. Questions- limit 2 minutes per speaker

8:00 P.M. to 8:05 P.M.

P.4 Presentation by Michelle Blackwell, East Bay Municipal Utility District, projects affecting El Sobrante

8:05 P.M. to 8:15 P.M. Questions- limit 2 minutes per speaker

8:15 P.M. to 8:20 P.M.

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

8:20 P.M. to 8:30 P.M. Questions – limit 2 minutes per speaker

Public Comment - Limit 3 minutes per speaker

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

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

8:40 P.M. to 8:45 P.M.

DL1 Report by Patricia Casentini-Council send letter to Supervisor Gioia regarding Graffiti detection devices.

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

8:55 P.M. to 9:00 P.M.

DL2 Website Go Daddy.com for \$10.00 per year and El Sobrante Stroll participation

9:00 P.M. to 9:05 P.M. Questions – Limit 2 minutes per speaker

9:05 P.M. to 9:10 P.M.

DL3 Crime Prevention Sub Committee/ Neighborhood Watch- Sub Committee Report

9:10 P.M. to 9:15 P.M. Questions – limit 2 minutes per speaker

9:15 P.M. to 9:20 P.M.

DL4 By Laws, subcommittee to work with Terrance ?

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

9:25 P.M. to 9:27 P.M.

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

9:27 P.M. to 9:27 P.M. Questions – limit 2 minutes per speaker

9:27 P.M. to 9:30 P.M.

D1.6 General Plan

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

Short Discussion Items-

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

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

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

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

Information Items-

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and packet of information for July 2010
- 10.2** May Valley Neighborhood Council letter to groups participating in Community Meeting on the June Election, thanking them for their participation
- 10.3** May Valley Neighborhood Council letter to Richmond High thanking them for the Mural on the side of the “Friends of the Library” building
- 10.4** May Valley Neighborhood Council letter to the Richmond Fire Chief Banks, the care of the Fire Roads
- 10.5** Memo from Eleanor Loynd to Supervisor John Gioia requesting information on the Afshar Project
- 10.6** May Valley Neighborhood Council to AC Directors regarding changes to lines 70 & 74
- 10.7** Letter from the El Sobrante Municipal Advisor Council to Public Works regarding sidewalks etc. in El Sobrante
- 10.8** Letter from the East Bay Regional Park District listing future meeting dates
- 10.9** Flyer and invitation to the July 10, 2010 meeting for a “Self Supporting Community Center for the El Sobrante Valley”. The purpose of the meeting, residents to describe the Community of the future, and design the activities they want in a Community Center for the El Sobrante Valley that fits into their design of a Community
- 10.10** Email from East Bay Municipal Utility District, work on Hillcrest
- 10.11** Flyer from Supervisor Gioia’s office listing the office hours and dates at the El Sobrante Library
- 10.12** Brochure from the Guardian Angels
- 10.13** Cancellation Notice for the West Contra Costa Integrated Waste Management Authority Board of Directors Meeting for July 8, 2010
- 10.14** E-mail from the East Bay Regional Park District to Patty Casentini, the planting of trees in the La Colina area of Wildcat Canyon, not feasible
- 10.15** E-mail from the Richmond Bay Trails with their Mid Year Report
- 10.16** E-mail from the County Fire District with the stats for El Sobrante
- 10.17** Contra Costa County Planning Commission’s Notice of Public Hearing Meeting and Agenda for June 8, 2010
- 10.18** Contra Costa County Zoning Administrator’s Notice of Public Hearings and Agendas for the June 21, 2010 meeting, 1:30 P.M. and 7:00 P.M.
- 10.19** LAFCO Regular Meeting and Agenda for May 12, 2010
- 10.20** May Valley Neighborhood Council Newsletter for May and June, 2010

- 10.21 Article from the El Sobrante Chamber “EBMUD drops 10 percent voluntary rationing plan”
- 10.22 Invitation to an Ice Cream Social put on by the East Bay Municipal Utility District. Their way of thanking residents for their patience during the seismic upgrade

11.0 Community Group Updates

- 11.1 District 1 Staff Report- Terrance Cheung
- 11.2 East Bay Municipal Utility District- Katy Foulkes
- 11.3 ESVP&ZAC
- 11.4 ES Chamber of Commerce
- 11.5 ESMAC Sheriff's Annex
- 11.6 Fire District-
- 11.7 CSA R-9 Committee-
- 11.8 West County Alcohol Policy Working Group
- 11.9 ESMAC Library- Barbara A. Pendergrass
- 11.10 ES Boys and Girls Club
- 11.11 El Sobrante Coordinating Council-Tom Owens, Barbara Pendergrass

Sub Committee Reports

- 12.1 ESMAC Land Use- Barbara Pendergrass, Chair
- 12.2 ESMAC Grants/ Fund Raising-
- 12.3 ESMAC Traffic / Transportation-
- 12.4 ESMAC Web Site and Outreach- Tom Owens
- 12.5 ESMAC Cleanup Day- Ruby Molinari- Chair
- 12.6 ESMAC El Sobrante Stroll- Chair
- 12.7 ESMAC Crime- Emily Lane, Chair and Jim Hermann, Vice Chair
- 12.8 ESMAC Farmers Market, Barbara Pendergrass, Chair

Old Business

13.1 Suggestion for meetings on increasing attendance. Suggestion that the Mac set up a list of groups to send letters to for attendance at meetings. Groups like the Chamber of Commerce Board of Directors, Boys and Girls Club Board of Directors, neighborhood groups like Manor Neighborhood Group, Bicycle Riders, Churches etc. Have the group speak for 30 minutes or so and discuss what they would like to see improved. Suggestions for improvement. Place items in the Chamber News Letter and send letters to people on their different streets. Develop information flyer explaining the ESMAC activities.

New Business

14.1

Public Comment

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

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment

10:00 P.M.

DI.1.a

Subj: **Fw: Re: Fw: Re: more graffiti**
 Date: 7/2/2010 12:48:50 P.M. Pacific Daylight Time
 From: bini794@sbcglobal.net
 To: jgioi@bos.cccounty.us, tcheu@bos.cccounty.us, rpende970@aol.com

John,

Thanks for your patience in reading through all of this. Here's Ron's response to Robert Songey and Songey's indirect admission of error.

Patty

-- On Thu, 6/24/10, Robert Songey <robert_songey@dot.ca.gov> wrote:

From: Robert Songey <robert_songey@dot.ca.gov>
 Subject: Re: Fw: Re: more graffiti
 To: "Patricia Casentini" <bini794@sbcglobal.net>
 Cc: rbrad@so.cccounty.us
 Date: Thursday, June 24, 2010, 2:49 PM

The State Budget process is being negotiated in Sacramento, when you hear on the radio or T.V. that the State Budget has past, we generally get some type of spending authority in approximately a week. Until then we have to standby on any purchases. Once we have the spending authority I can talk to Ron and we can continue process the get the Memorandum of Understanding.

Robert A Songey
 Delta Region Manager
 (925) 926-6123

Patricia
 Casentini
 <bini794@sbcglobal.net>
 To
 Robert Songey
 <robert_songey@dot.ca.gov>
 06/24/2010 02:07 PM cc
 Subject
 Re: Fw: Re: more graffiti

DI.1.6

Robert,

It would be better if you email me rather than my phoning you. I'm usually gone during the day.

Thank You, Patty

-- On Thu, 6/24/10, Robert Songey <robert_songey@dot.ca.gov> wrote:

From: Robert Songey <robert_songey@dot.ca.gov>
Subject: Re: Fw: Re: more graffiti
To: "Patricia Casentini" <bini794@sbcglobal.net>
Date: Thursday, June 24, 2010, 1:45 PM

Call me at 925 766 7899

Sent from my BlackBerry Wireless Handheld

From: Patricia Casentini [bini794@sbcglobal.net]
Sent: 06/24/2010 01:25 PM MST
To: Robert Songey; Ron Bradley <RBrad@so.cccounty.us>
Subject: Re: Fw: Re: more graffiti

Robert,

I need to know when the budget is approved? What would be the time line for installation of the alarm? Since it's been documented (by way of meetings and emails with Caltrans) that early on we El Sobrante citizens have been both vocal and actively working with Caltrans to resolve the problem of graffiti on our I-80 sound walls, we would expect expediency and priority status in installing this alarm device. If there are delays and/or problems in following through with this plan we could always involve Supervisor John Gioia to move the process along.

Thank You,

Patty Casentini

cc: Captain Ron Bradley

-- On Mon, 6/21/10, Robert Songey <robert_songey@dot.ca.gov> wrote:

From: Robert Songey <robert_songey@dot.ca.gov>

D.E.I.C

Subject: Re: Fw: Re: more graffiti
 To: "Ron Bradley" <RBrad@so.cccounty.us>
 Cc: "Patricia Casentini" <bini794@sbcglobal.net>, "Barbara pendergrass"
 <rpender970@aol.com>, terrance.cheung@bos.cccounty.us
 Date: Monday, June 21, 2010, 3:50 PM

Thanks Ron, I appreciate your clarification on the delay of the Memorandum of Understanding because of the internal changes in your dispatch center. We both understand that the dispatch center is the key to make immediate response to the graffiti unit possible. Our fiscal year ends June 30, 2010 and this year our spending was cut off early because of the pending California Budget crisis. Once we get approved budget I am still willing to partner with your agency to get the Memorandum of Understanding signed, and a devise installed.

Thanks for your support, look forward to working as a team.

Robert A. Songey
 Delta Region Manager
 (925) 926-6123

"Ron Bradley"
 <RBrad@so.cccounty.us>
 To "Barbara pendergrass"
 06/21/2010 03:23 PM <rpender970@aol.com>, "Robert Songey" <Robert_Songey@dot.ca.gov>, "Patricia Casentini" <bini794@sbcglobal.net>
 cc <terrance.cheung@bos.cccounty.us>
 Subject

PI.1d

Fw: Re: more graffiti

Hi Mr Songey,

I was forwarded your email. I reviewed my last email to you dated 5/24/10.

In that email I asked you for changes in the language of the MOU and highlighted the proposed changes in red font and asked for your input. I also stated that we would have to work on what the recording will say when our dispatcher answers the phone. I did not receive a response.

Now I'm reading an email that states that I sent the MOU back to you unsigned (as if it's my fault this program has not progressed). While the change in managers in our dispatch center has in fact caused a delay, I do not appreciate an inference that somehow I dropped the ball on this project and caused it to die.

As I understand your email, we will have to wait for the net fiscal year. If this program is still funded in the next budget cycle, we would like to participate and would like to have our area placed high on the priority list.

Thank you for your consideration, Ron Bradley

>>> Patricia Casentini <bini794@sbcglobal.net> 6/21/2010 2:29 PM >>>

Robert.

FYI: This was cc'd to Barbara Pendergrass as well.

Patty

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D.I.I.e

From: Patricia Casentini <bini794@sbcglobal.net>

Subject: Re: more graffiti

To: "Robert Songey" <robert_songey@dot.ca.gov>

Date: Monday, June 21, 2010, 2:27 PM

Robert

I am emailing your message to Ron Bradley. As you know, although smaller in scale than Richmond, El Sobrante citizens and MAC board members have expressed a serious concern to have Caltrans find a workable solution to the problem of graffiti on our I-80 westbound walls--specifically between Hilltop and El Portal exits. MAC president, Barbara Pendergrass, invited you 3 times, with two other members of your team at Caltrans, to come and speak at our meetings so that we can effectively deal with this ongoing problem. Our concern and efforts to stop this repetitive defacing and onslaught of our walls was somewhat put to rest by your wonderful news that you would be installing an alarm system. This was pending upon participation and cooperation from our CC Sheriff department.

We El Sobrante residents were assured that this mechanism, according to what you said at our April MAC, would be up and operating this June--including the El Portal walls. Now I would hope El Sobrante is not going to be excluded from receiving funds to install this alarm. I seriously hope Caltrans and Captain Ron Bradley could work to get this alarm activated and running for the benefit of our El Sobrante community.

Patty Casentini

--- On Mon, 6/21/10, Robert Songey <robert_songey@dot.ca.gov> wrote:

From: Robert Songey <robert_songey@dot.ca.gov>

Subject: Re: more graffiti

To: "Patricia Casentini" <bini794@sbcglobal.net>

Date: Monday, June 21, 2010, 12:36 PM

Patricia this is an update on the graffiti monitors;

On February 3, 2010 at 09:30 I met Ron Bradley at his office at 5555

Giant Highway, Richmond, Ca. We discussed the graffiti units and how they work. I gave him a copy of the Memorandum of Understanding that needed to be signed. I stressed at our meeting that these units are

not viable unless there is immediate response from Law enforcement to catch the vandals. .

On May 17, 2010 Received an E mail from Ron Bradley saying his leadership in the dispatch has not been resolved, but he wanted to move

forward. to installing the devise

On May 21, 2010 I sent E mail to Ron Bradley saying we have entered agreement with the City of Richmond and gave him the updates. I also stressed for the devise to work we need a immediate law enforcement number for the device to call and Memorandum of Understanding signed. .

DI.1.9

On May 24, I sent a electronic copy of the Memorandum of Understanding to Ron Bradley and he return the agreement unsigned.

Here is where we are, as you are probably aware, that funding for these units is very limited, as the cost has gone up to approximately \$ 1800 dollars per graffiti unit. We have deployed many units with the Richmond

Police Department, and that is why there has been a definite decline of graffiti on the Contra Costa 80 Corridor. We have expended our funding for

the graffiti detectors this fiscal year. We have also reaching the saturation point where we can support these units and maintain them.

Once

the current state budget is passed we will evaluate the graffiti activity in Contra Costa County and deploy a few more units. We will continue to monitor your area of concern at El Portal for graffiti removal until the state budget has past.

I appreciate your endeavor to keep me appraise of the graffiti issues at El Portal.

Robert A. Songey

Delta Regional Manager

(925) 926-6123

Patricia

DI, I, h

Casentini

<bini794@sbcglob

To

al.net> Robert Songey

<Robert_Songey@dot.ca.gov>

06/19/2010 04:50

cc

PM

Subject

more graffiti

Robert,

The graffiti is back again on the same lower EI Portal exit wall.

There is no tagging along the I-80 westbound past EI Portal which tells me

these delinquents know somehow the EI Portal walls are not wired.

DI.1.1

The sooner Caltrans contacts Captain Ron Bradley to install the
alarm
system on the EI Portal walls the better off we'll all be. I'm sure
you
agree.

running, Look forward to getting the alarm and

Patty

cc:Barbara Pendergrass

DI.1.5

Subj: **FW: El Sobrante I-80 Graffiti**
 Date: 7/2/2010 12:42:29 P.M. Pacific Daylight Time
 From: bini794@sbcglobal.net
 To: jgioi@bos.cccounty.us, tcheu@bos.cccounty.us, rpende970@aol.com

John,

Am forwarding you emails from Captain Ron Bradley, Robert Songey (Caltrans) and myself. Please read below.

I and MAC members have been asking Caltrans, for over a year, to include us in combating the graffiti problem on our El Sobrante sound walls I-80 westbound--El Portal exit walls. Robert Songey attended our April 2010 meeting (his 3rd invite to MAC). He assured us these walls would be installed with the same new alarm device that Richmond would be using for their walls. Both locations, promised Robert, would begin operating June 2010, at first beginning with a sting operation. Needless to say, our thoughts were put to rest knowing that because we were on top of this issue from the get-go we were now going to have an alarm system that would kick into effect the following month of June.

June came and nothing happened. I noticed the Richmond walls were free of graffiti but the El Portal walls (El Sobrante) were still being tagged. When I communicated my concern to Robert he told me Ron Bradley didn't send in the necessary forms and info in a timely fashion and now the budget cut-off time had expired. In short, El Sobrante was excluded from receiving funds for this alarm device.

When I contacted Ron Bradley he showed me documentation (will send) proving he did everything he was asked to do. It was, in fact, Robert Songey who dropped the ball, and indirectly admitted so later when confronted with the facts. Ron was incensed. I was furious, especially considering all the staying-on-top-of-it work I had been doing for over one year trying to remedy this problem. I worked non-stop with Robert and two other officials from Caltrans. Again El Sobrante gets the dirty end of the stick.

I do not want to wait another year for Caltrans to put up that alarm system on our El Sobrante walls. They obviously goofed and are casually brushing us off. I am hoping you can intervene on our behalf to put El Sobrante at the top of the list in financing this alarm mechanism. The sooner the better. Perhaps you could find out when appropriated funds will become available? A formal admission of error and an expedient procuring of funds retroactively to purchase and install our alarm system would have been the right thing to do on the part of Caltrans.

I let Robert Songey know I would be communicating this problem to you. Feel free to contact Ron Bradley if you need to.

Thank you for your help,

Patty Casentini

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|

D.I.L.K

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D.I.M

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Robert A. Songey
Delta Regional Manager
(925) 926-6123

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DI.2.a

EL SOBRANTE CHAMBER OF COMMERCE

Presents

17th ANNUAL

“I♥ EL SOBRANTE STROLL

SUNDAY, SEPTEMBER 19, 2010

PARADE 11:00 AM

STROLL TO 4:00 PM

Your Name: _____

Business Name: _____

Type of Business: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Participating in Parade: Yes _____ No _____

Booth Specifications: SPACE SIZE IS APPROXIMATELY 12' X 12'

Product or service you will be offering: _____

Using a: Tent/Canopy _____ Table Only _____ Other _____

(Please specify)

FEES (Include Booth Space and One T-Shirt)

Non-Profit Organization (schools, churches, etc.) _____ \$ 60.00

Crafter _____ 60.00

Business _____ 100.00

Dam Road Business – (See Page 2) _____ 60.00

Food Booth _____ 100.00

Food Booth Applications must be returned by AUGUST 1ST. (See Page 2).

Bands, Demonstrations & Entertainment must have prior approval. No Fee.

One Free T-Shirt (included with booth fee): MED ___ L ___ XL ___ XXL ___ XXXL ___

Additional T-Shirts \$5.00 each: MED ___ L ___ XL ___ XXL ___ XXXL ___

Total additional T-Shirts: # ___ x \$5.00 Total amount enclosed: \$ _____

Make check payable to El Sobrante Chamber of Commerce.

Mail to: Marie Carayanis, 4460 Fieldcrest Drive, El Sobrante, 94803

The event rain or shine ---NO REFUNDS.

For information call: Marie (510 387-0581 e-mail: mariecofces@sbcglobal.net
or Dina (510) 222-6001.

BOOTH CATEGORIES

Non-Profit Organizations – Any organization which can provide proof of non-profit status with this application. If selling food or beverages see **Food Booth** description below.

Crafters – Home made products only – non food. Original, hand-crafted work in any media by the artist who is present.

Business – licensed business, resale manufactured products.

Dam Road Businesses – REMINDER – If you do not send in an application and fee, the Stroll Committee will place another booth in front of your store on the street. All sidewalks must remain clear per Contra Costa County requirements. A SPECIAL RATE OF \$60.00 FOR BUSINESSES ON THE DAM ROAD.

Food Booth – Commercial or non-profit groups selling or sampling foods/beverages prepared on or off-site for immediate or later consumption. Must comply with County Health Department requirements and pay licensing fee of \$107.00 additional. Make check payable to the El Sobrante Chamber of Commerce.

DI, 3

ESMAC Crime Sub-Committee Meeting

Agenda

July 7, 2010, 6:00-7:00 p.m.

- 1) Welcome and Introduction. (Emily Lane)
- 2) Sign-up of new attendees.
- 3) Prizes for first 3 new attendees to this meeting. (Emily Lane)
- 4) Update on meetings for neighborhoods to receive information. (Jim Herman or Radonna Horn)
- 5) Brief report on Sheriff's deputy tax assessment for June ballot. (Emily Lane)
- 6) Future of this committee.
- 7) Open discussion, new items for community concerns or ideas for improvement.
- 8) Adjourn.

Land Use Activity Report on Items Received From the Contra Costa County Community Development Department for July 14, 2010

VR07-1083 Notice of a Public Hearing on June 22, 2010 at 7:00 P.M. in Room 107, McBrien Administration Building , 651, Pine Street. Applicant and Owner, James Hermann. Location, 5529 Olinda Road, El Sobrante. This is an appeal of the Zoning Administrator's decision to deny approval of a variances to allow a 1600 square foot accessory building where 600 sq. feet is allowed and a height of 20 feet where a maximum of 15 feet is allowed that is used as an artistic studio and personal office space. This was a conversion of a barn that has been in existence since before 1946.

VR10-1022 Notice of Intent to Render Administration Decision on request by Jason Kaldis (Applicant) & Rey & Theresa Flores (Owners) for a variance to allow an eleven foot secondary front yard setback, where a fifteen (15) foot minimum is required to build an addition to an existing single-family residence located at 1141 Kelvin Road El Sobrante area.

NOTICE OF A PUBLIC HEARING

You are hereby notified that on TUESDAY, JUNE 22, 2010 at 7:00 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Planning Commission Board of Appeals will consider a VARIANCE application as described as follows:

JAMES HERMANN (Applicant, Owner & Appellant), County File #VR07-1083: This is an appeal of the Zoning Administrator's decision to deny variances to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel #433-310-022)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or James Cisney at 925-335-1314.

Catherine Kutsuris, Director
Department of Conservation & Development

Department of
Conservation &
Development

Community Development Division

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

Phone:

(925) 335-1210

Contra
Costa
County



Catherine O. Kutsuris
Director

DI, 5, C

Aruna Bhat
Deputy Director
Community Development Division

June 15, 2010

Notice of Intent to Render
Administrative Decision

Dear Property Owner:

An application for a variance has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing in this matter, you must submit a written statement by **5:00 P.M., FRIDAY, JUNE 25, 2010**, to:

Department of Conservation and Development
Community Development Division
Attn: James Cisney
651 Pine Street, 4th Floor, North Wing
Martinez, CA 94553

This application is described as follows:

JASON KALDIS (Applicant) & REY & THERESA FLORES (Owners), County File VR10-1022: The applicants are requesting a variance to allow an eleven (11) foot secondary front-yard setback [where a fifteen (158) foot minimum is required] to build an addition to an existing single-family residence located at 1141 Kelvin Road in the El Sobrante area. (Zoning: R-7) (General Plan: SH) (Zoning Atlas: G-6) (Census Tract: 3630.00) (APN: 426-040-069)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, please feel free to call me at (925) 335-1314.

Sincerely,

Handwritten signature of James Cisney in black ink.
James Cisney
Planner

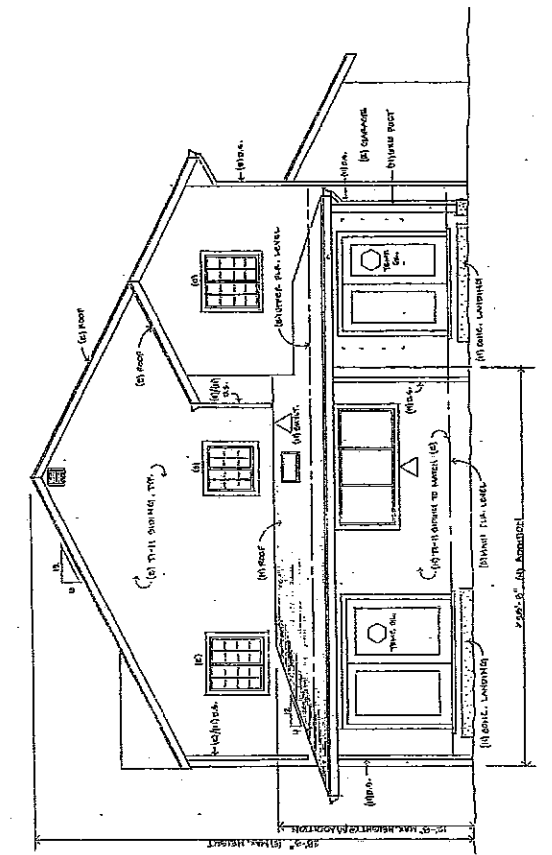
Att: Plans
cc: File VR10-1022G:\Current Planning\curr-plan\Variences\VR101022 Notice.doc
JCC

TYPICAL EXTERIOR FINISHES MATERIAL MATCH EXISTING TYP.

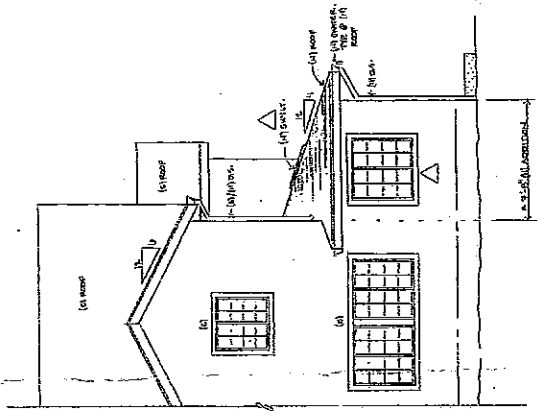
- (1) ASPHALT COMPOSITION SHINGLE P
- (2) PAINTED T&B SIDING
- (3) ALUMINUM CLAD GLAZED WINDOW
- (4) ALUMINUM CLAD GLAZED SLIDING
- (5) ALUMINUM CLAD GLAZED SLIDING
- (6) METAL FACIA GUTTER & DOWNSP
- (7) WOOD TRIMS, PAINTED

VARUNCE AP
 ARCHITECTURE
 1001 W. THIRDA ST.
 SUITE 100
 RICHMOND, CA 94804
 (415) 771-1111
 WWW.VARUNCEAP.COM

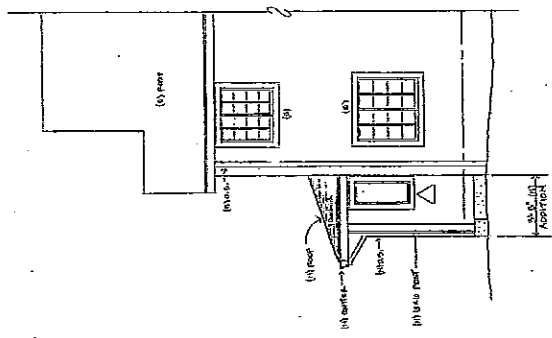
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SOUTH ELEVATION 1/4" = 1'-0"



PARTIAL WEST ELEVATION 1/4" = 1'-0"



PARTIAL EAST ELEVATION 1/4" = 1'-0"

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 651 Pine Street, 4th Floor, North Wing
 Martinez, CA 94553-0095
 Phone: 925-335-1210
 Fax: 925-335-1222



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AGENCY COMMENT REQUEST

Date 6-7-10

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

<p>DISTRIBUTION</p> <p><input checked="" type="checkbox"/> Building Inspector <input type="checkbox"/> Grading Inspection</p> <p><input type="checkbox"/> HSD - Environmental Health, Concord</p> <p><input type="checkbox"/> HSD - Hazardous Materials</p> <p><input type="checkbox"/> P/W - Flood Control (Full Size)</p> <p><input type="checkbox"/> P/W - Engineering Svcs (Full Size)</p> <p>Date Forwarded _____</p> <p><input type="checkbox"/> P/W Traffic (Reduced)</p> <p><input type="checkbox"/> P/W Special Districts (Reduced)</p> <p><input type="checkbox"/> P/W—APC Floodplain Tech (2nd Floor)</p> <p><input type="checkbox"/> Advance Planning</p> <p><input type="checkbox"/> Redevelopment Agency/Housing</p> <p><input type="checkbox"/> Historical Resources Information System</p> <p><input type="checkbox"/> CA Native American Heritage Comm.</p> <p><input type="checkbox"/> CA Fish & Game, Region # _____</p> <p><input type="checkbox"/> U.S. Fish & Wildlife Service</p> <p><input checked="" type="checkbox"/> Fire District <u>Consolidated Fire</u></p> <p><input checked="" type="checkbox"/> Sanitary District <u>West County</u></p> <p><input checked="" type="checkbox"/> Water District <u>EBMUD</u></p> <p><input checked="" type="checkbox"/> City of <u>Pineole</u></p> <p><input type="checkbox"/> School District _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input checked="" type="checkbox"/> MAC <u>El Sobrante</u></p> <p><input type="checkbox"/> DOIT - Deputy Director, Communications</p> <p><input type="checkbox"/> CDD-GIS</p> <p><input type="checkbox"/> LAFCC</p> <p><input type="checkbox"/> East CCC Habitat Conservancy (HCP/NCCP)</p> <p><input type="checkbox"/> County Geologist</p> <p><input type="checkbox"/> Airport Land Use Commission Staff (ALUC)</p> <p>Community Organizations:</p> <p><u>El Sobrante Planning + Zoning</u></p>	<p>Please submit your comments as follows:</p> <p>Project Planner <u>James Cisney</u></p> <p>Phone # <u>925-335-1314</u></p> <p>E-mail <u>James.Cisney@dcd.cccounty.us</u></p> <p>County File # <u>VR10-1022</u></p> <p>Prior to <u>7-7-10</u></p> <p>*****</p> <p>We have found the following special programs apply to this application:</p> <p><input checked="" type="checkbox"/> Redevelopment Area</p> <p><input checked="" type="checkbox"/> Active Fault Zone</p> <p><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input checked="" type="checkbox"/> 60 dBA Noise Control</p> <p><input checked="" type="checkbox"/> CA EPA Hazardous Waste Site</p> <p>Mineral Rights Holder:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>*****</p> <p>AGENCY: Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant & Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Print Name _____</p> <p>Signature _____</p> <p>Agency phone # _____</p>
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**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION**

VARIANCE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name: <u>REY & THERESA FLORES</u> Address: <u>1141 KELVIN ROAD</u> City, State: <u>EL SOBRANTE, CA 94803</u> Phone: <u>510-222-2382</u>	APPLICANT CONTACT PERSON: MARIA ANDERSON Name: <u>JASON KAUDIS, ARCHITECT</u> Address: <u>1250 ADDISON ST. #210</u> City, State: <u>BERKELEY, CA 94702</u> Phone: <u>510-549-3584</u>
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By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, applicant agrees to pay all costs for processing this application, plus any accrued interest, if the costs are not paid within 30 days of invoicing.
Owner's signature: <u>[Signature]</u>	Applicant's signature: <u>[Signature]</u>

CONTACT PERSON optional Name: Address: City, State: Phone:	PROJECT DATA Total Parcel Size: <u>8700 SQ. FT.</u> Proposed Square Footage of Project: <u>197 SQ. FT.</u> Estimated Project Value: <u>\$50,000</u>
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DESCRIPTION OF REQUEST (attach supplemental statement if necessary): REDUCE (E) NON-CONFORMING SETBACK TO ROADWAY EASEMENT FROM 14'-3/4" TO 11'-0" FOR NEW 197 SQ. FT. KITCHEN/DIN. ROOM ADDITION - PLEASE SEE ATTACHED STATEMENT/FINDINGS

OFFICE USE ONLY

Application description: APPLICANT REQUEST APPROVAL FOR SECONDARY FRAMING SETBACK RELIEF FOR EXPANSION OF KITCHEN FOR AN EXISTING RESIDENCE

Property description: PARCEL "B" of MS87-38/MS73-160

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.: <u>426-040-269</u>
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$1000.00	S-044	Site Address: <u>1141 Kelvin</u>
Fire District: <u>CFD</u>	Late Filing Penalty (+50% of above if applicable)	\$ <u> </u>	S-066	Zoning District: <u>R7</u>
Sphere of Influence: <u>Pingle</u>	Notification Fee	\$150.00 \$30.00	S-052	Census Tract: <u>3630.00</u>
Flood Zone: <u>X</u>	Fish & Game Posting (if not CEQA exempt)	\$25.00	S-048	General Plan: <u>5th</u>
Panel Number:	Env. Health Dept.	\$47.00	5884	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
x-ref Files:	Other	\$ <u> </u>		Supervisorial District: <u>[Signature]</u>
				Received by: <u>[Signature]</u>
				Date Filed: <u>6-7-10</u>
Concurrent Files:				File Number: <u>VR 10-1022</u>
	TOTAL	\$ <u>1071.00</u>		
	Receipt #	<u>0210-000514</u>		

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

INSTRUCTIONS ON REVERSE SIDE

87604



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0
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P. O. Box 20136 • El Sobrante, CA 94820

EL SOBRANTE VALLEY PLANNING & ZONING
ADVISORY COMMITTEE MEETING

Tentative AGENDA for Thursday, JULY 8, 2010

El Sobrante Library Meeting Room, 4191 Appian Way

6:00 p.m. – 8:00 p.m. or longer

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

AGENDA:

1. Call to Order. Agenda Review
2. Review/Approve Minutes of 6/10
3. Treasurer's Report
4. Introduction of Guests: a. b.
5. Correspondence in Packet
6. Correspondence Circulating
7. Review & Updates on Projects (Times are estimated)
 - 7.1 6:00 p.m. Committee Business – Review of projects & Updates
 - LP03-2052. Sikh Temple Slide Repairs/Expansion plans. Updates-No R. permits for slide repair work. (No new information)
 - VR07-1083. Barn to office, 5529 Olinda Rd.-PCAgenda 6/22. Appeal denied. Appeal may be filed with Bd. Of Supervisors.
 - SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Still in Court. Decisions still to be made.
 - TP08-0025. Removal of 10 code protected trees on vacant lot. New 11,000 SF home planned with entrance off Galbreth Rd., Pinole
 - PR10-0001. Pre-application review for 3 story bldg. at 2400 Valley View Rd. Move existing residence on site and allow the horse stable to remain with up to 40 horses. NOTE: No application filed.
 - RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Review changes to plans. Comments from P&Z. Project held over To January 2011 at applicant's request.
 - 7:00 – Sub. 8791, Americap Project on Appian Way, across from the Salvation Army. 32 homes at 4577 Appian Way-Project underway.
 - 7.2 6:30 p.m. Update on Sink Hole on Via Verdi and El Portal Drive. Report from Richmond Civil Engineer Tawfic Halaby.
 - 7.3 6:45 p.m. VR10-1022. Expansion of kitchen by 197 Sq. Ft. and reduce non-conforming setback to roadway easement at 1141 Kelvin Rd. Spkr: Rey & Theresa Flores, Jason Kaldis, Arch.
 - 7.4 7:10 p.m. Discuss tentative plans for 10 homes on Sunhill Rd., near Orion Ct. Spkr: Tracy Ann Ealy
 - 7.5 7:30 p.m. Discuss possible uses for 20 acre Naphan Ranch on Castro Ranch Rd. New Owners. Spkr: Lori Sacco, Real Estate
8. Adjourn- Next Mtg. Thurs., August 12 from 6 p.m. to 8 p.m. in the El Sobrante Library Meeting Room.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.6

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

EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE
THURSDAY, JULY 8, 2010
EL SOBRANTE LIBRARY MEETING ROOM – 6:00-8:00 p.m.

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes
2. Approval of Minutes of June 10, 2010
3. Treasurer's Report
4. Introduction of Guests: 4.1 Tracy Ann Ealy 4.2 Jason Kaldis, Arch.
4.3 Rey & Theresa Flores 4.4 Lori Sacco 4.5 Tawfic Halaby, R. Eng.
5. Correspondence Sent/Received - included in packet
- 5.1 To C. Planner Rose Marie Pietras. Request for info on LP09-2042, T-Mobile application for 4068 San Pablo Dam Rd. This is a renewal for existing facilities.
- 5.2 Call from R. Engineer Tawfic Halaby. Update on Via Verdi Sinkhole. On P&Z Agenda 7/8 Current Status of project sent to us.
- 5.3 From County Planner J. Cisney. VR10-1022. Variance to allow an 11 ft. secondary front yd. setback (where 15 ft. required) to build an addition to a single family residence at 1141 Kelvin Rd. Written statements due 6/25. ~~Denial~~
- 5.4 To C. Planner J. Cisney. VR10-1022. Request for public hearing and copies of information submitted. County did not send a copy of the application and info.
- 5.5 From C. Planner J. Cisney. VR10-1022. Copy of application and plans for 197 SF addition with variances for non-conforming setback at 1141 Kelvin Rd. (See 7.3)
- 5.6 Call from Tracy Ann Ealy. Concerns on tentative plans for 10 homes on Sun Hill Rd. by Orion Ct. On P&Z Agenda 7/8
- 5.7 Call from Lori Sacco, Real Estate Broker in Sebastopol. Tibetan Buddhist Monks are interested in purchasing the 20 acre Naphan Ranch on Castro Ranch Rd. On P&Z Agenda 7/8.
- 5.8 To P&Z Members. Update on kids on roof of Murphy School on 6/22. R. Police Dept. called to check the site. No arrests made, but there was a break-in and a computer laptop was stolen.
6. Announcements and Correspondence Circulating for Review
- 6.1 From County. C. Zon. Admin. Agenda for 6/7. MS07 -0016. Plan to subdivide 1.53 acres into 3 lots at 5172 La Honda Rd.
- 6.2 From County. C. Plan. Com. Agenda 6/8. VR07-1083 moved to 6/22
- 6.3 From County. C. Zon. Admin. Agenda 6/21. LP09-2042 Renew wireless telecommunications facility at 4068 San Pablo Dam Rd.
- 6.4 From County. C. Plan. Com. Agenda 6/11. VR07-1083 Appeal on denial of variances, barn to office at 5529 Olinda Rd.

El Sobrante Valley Planning & Zoning Advisory Committee - 7/8/10 - Page 2

7. Appearances/Updates on Projects (Times are estimated):

- 6:00 7.1 -Committee Business: Review of projects & Updates
 - LP03-2052. Sikh Temple Slide Repairs/Expansion-Updates: No R. permits for slide repair work issued. (No new info)
 - VR07-1083. Barn to Office, 5529 Olinda Rd.-P.C. Agenda 6/22 on appeal denied by Plan. Com. Appeal could be filed to the Board of Supervisors.
 - SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Update sent by Sup. Gioia on project, but no info on any hearing dates.
 - TP08-0025. Removal of 10 code protected trees on vacant lot. New 11,000 SF home planned with entrance off Galbreth Rd., Pinole. No new information.
 - PR10-0001. Pre-application review for 3 story bldg. at 2400 Valley View Rd. Move existing residence on site and allow the horse stable to remain with up to 40 horses. Note: No application filed.
 - RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Project held over to January 2011 at the request of the applicant.
 - Americap Project on Appian Way, across from the Salvation Army. 32 homes at 4577 Appian Way-Project approved. Review drawings of homes. Project underway.
- 6:30 7.2 Update on Sink Hole on Via Verdi and El Portal Drive. Report from Richmond Civil Engineer Tawfic Halaby.
- 6:45 7.3 VR10-1022. Expansion of kitchen by 197 Sq. Ft. and reduce non-conforming setback to roadway easement at 1141 Kelvin Rd. Spkr: Rey & Trheresa Flores, Jason Kaldis, Arch.
- 7:10 7.4 Discuss tentative plans for 10 homes on Sunhill Rd., near Orion Ct. Spkr: Tracy Ann Ealy.
- 7:30 7.5 Discuss possible uses for 20 acre Naphan Ranch on Castro Ranch Rd. New Owners. Spkr: Lori Sacco, Real Estate Agent

8. Public Comment:

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

9. OLD Business

Richmond projects:

- 9.1 **Castro Ranch** , R 51 homes on 33 acres. Barra Ltd. filed a lawsuit against Richmond. No new information. Asgnd: EL
- 9.2 **Clark Road** project, R, 180 homes,144 acres. Property for sale for \$9.5M. Tentative plan for 56 homes on 25 acres, 119 ac left out. **No action.**
- 9.3 **Forest Green** , R. 188 (now 120) homes on 80.6 acres. No date set for when Vol.2 EIR will be done. Project on hold. Assigned: RM, EL

El Sobrante Valley Planning & Zoning Advisory Committee 7/8/10 - Page 3

- 9.4 Canyon Oaks, phase 2. 36 homes on 23 acres, 300 acres in a conservation landbank. Tentative Map OK. Land for sale 4/5/09 Assigned: JL,EL
- 9.5 Taylor Ranch. 70 ac., 65 ac. dedicated open space. Now-FOR SALE
- 9.6 Two homes on Greenridge. R. Plan. Dept. asking for more information about approval of layout of homes. Assigned: EL
- 9.7 Richmond General Plan: E. Loynd and G. Schmidt are on the Gen. Plan. Adv. Committee. No Response to Questions on Mtg. Date.
- 9.8 R. Sunset Dr., 9 homes on 1.37 acres on Valley View Rd. Plan. Com. Hrg. Approved 8 homes. Project meets guidelines of the Hillside Ordinance. No new info. Asgnd:EL,SS,RS

County Projects:

- 9.9 PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd. Plan for 43 homes on the 20 acres discussed. No applications filed. Asgd: SS, MZ,EL
- 9.10 SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr. Still in court. Supplemental EIR on traffic being done. Assigned: EL, BP
- 9.11 LP03-2052 Expand Sikh Temple. Mitigated Neg. Dec. done. Approved. Slide in Richmond to be fixed first. No permits. Ad: SS, EL
- 9.12 Wang property, 100 acres off Castro Ranch Rd. 8/7/07 Bd. Of Supervisors denied request to move urban limit line.
- 9.13 Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside. 160 acres-Carter property-now under review for Senior Houses and apartments. Annexation to Richmond being considered.
- 9.14 County Gen Plan. E. S. General Plan to be updated. Comments turned in. Possible Mtg. April or May. NO!! Asgnd:BP, RM
- 9.15 SD05-8986, DP05-3038. 10 condos, 4441 Appian. DP not acted on. Habitat for Humanity interested in property/project. Asgd: SS
- 9.16 RZ05 -3161, MS05-0023. Divide 1.83 acres into 3 parcels at 5574 Amend Rd. P&Z rec. denial. Asgd: JL
- 9.17 SD06-9066. 12 homes off Fariss Lane. NO action. Ad: RM
- 9.18 VR06-1029. New home, 37 Holly Lane. Drainage. Asgd: RM,MZ
- 9.19 RZ06-3177, SD06-9106. 15 homes, 5330 SP Dam Rd. Mit. Neg. Dec.- Sleepy Hollow approved. Ad: ME, MZ, EL
- 9.20 TP06-0039. Tree permit, new home, 1161 Hillside Dr. Now DP07-3004. Public Hearing to be scheduled. Active. Asgd: JRF,GS
- 9.21 VR07-1083. Barn to office, 5529 Olinda Rd. P&Z rec. approval. James Cisney, Planner. Plan.Com.Hrg. 6/22 Assigned:SS,RS,EL
- 9.22 MS07-0016. 1.53 acres into 3 lots, 5172 La Honda Rd. James Cisney, Planner. Ad:RM,MZ
- 9.23 MS07-0020. Split parcel into 2 lots, 4312 Santa Rita Rd. P&Z recommends approval. Planner Demian Hardman Asgd: JH
- 9.24 DP07-3076. Legalize apartments, 408 La Paloma Rd. Asgd:SS,ME Deck approved, no 2nd apartment. No Parking signs to be put up.

- 9.25 VR08-1008. Variances for sideyard and total sideyard due to construction of deck without permit at 4202 Foster Lane. Denied. Appeal filed-to be heard 5/12, Bd. Of Sups. Ad:ME, JH
- 9.26 DP08 -3014. Duplex at 421-431 Rincon Lane. Hrg. 5/4Ad:RM, BP
- 9.27 DP08 -3038. Home additions (2) at 2114 Rancho Rd. Asgd: RM,BP
- 9.28 DP04 -2009.Global Auto, 476-478 Appian Way. Approved 4/20, Work to be done by March. Lifts removed. Asgd: GS, JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. Now 17 apts., 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 435 Valley View Rd. 7 unit apartment bldg. Asgd: MZ, EL
- 9.33 Senior Housing Dev., Carter Property, Castro Ranch Rd. Asgd:
- 9.34 LP09 -2042. Renewal of cell phone facility, 4068 S.P.Dam Rd. Ad?
- 9.35 TP08 -0025. Tree cut permit. More info required on house, utilities, Entrance off Galbreth, Pinole.
- 9.36 PR10 -0001. Pre-ap. 3 story bldg. at 2400 Valley View Rd. Move house On site. Allow up to 40 horses to be on site. No application filed.
- 9.37 Mural painted by Richmond High Sc hool students on County bldg. Adjacent to the E.S. Library building.

10. NEW BUSINESS -

- 10.1 VR10-1022. Expand kitchen, frontage setback 1141 Kelvin Rd. Asgd:
- 10.2
- 10.3

11. Community Reports (if time)

- 11.1 ESMAC - Meetings 2nd Wed. at 7 p.m. in the E.S. Library
- 11.2 May Valley N. C. Next Mtg. -Tues., Aug. 3 at 6:30 pm in La Moine Park, National Night Out Against Crime, Morningside Dr., R.
- 11.3 CSA R-9 Committee - To be joined with ESMACcommittee. Mtgs. may start at 6 p.m., on the 2nd Wednesdays
- 11.4

12. Adjournment. NEXT ESVP&ZAC MEETING: Thurs., AUG. 12, 2010

Minutes June 10, 2010

El Sobrante Planning and Zoning Advisory Committee
El Sobrante Library Meeting Room 6:00 p.m. to 8:00 p.m.

Members: Chair, Eleanor Loynd, Vice Chair, Ruby Molinary, Secretary, Shirley Sharp, Mike Zeelen, George Schmidt, Jim Hermann; **Absent:** John Lisenko, Barbara Pendergrass

Call to Order: Eleanor Loynd

The Minutes of May 13, 2010, were read and approved.

Review and Updates on Projects and Distribution of Correspondence

VR07-1083. Barn to Office

Appeal is scheduled for June 22, 2010, in Martinez. Jim Hermann has requested an itemization of all County charges to him for the past 3 years which amount to approximately \$9,000.00.

Members of the Committee agreed that the issue has gone on too long. One solution would have been to have had the property "grandfathered in" as an existing edifice. Other options would be to tear down the building, connect the barn to the existing prefabricated house adjacent to it, or to make it into a separate residence.

If determinations are not made on this project, the project might go to the before the Board of Supervisors for review.

LP03-2052, Sikh Temple Slide Repairs. No permits for slide repair have been made to begin the work.

TP08-0025. Removal of Unprotected Trees on Vacant lot and Plan for Home at entrance of Galbreth Road, Pinole. No updates.

R208-3207 DP08-3072 17. APARTMENTS at 970 Appian Way, El Sobrante. Project is held over to January 2011 at applicant's request.

Americap Project on Appian way, 32 homes. Visual picture of homes to be built and plan for the tot lot and common area has been sent to our committee.

Report on Candidates Night at Olinda School on May 26 2010. Light attendance but of interest to those who attended.

Sink Hole on Via Verdi. Information on Sinkhole. City of Richmond is working to ensure all restoration work is in full compliance with all applicable Federal, State and Regional laws and regulations. The total restoration project is anticipated to take 9 to 14 months or to 2011 or July, 20.

10.1.9

Phase 1 has already started with approval of Richmond City Council.

Phase 2 will be the construction of a by pass to the cemetery. This is a temporary road taking 6 months or longer.

Phase 3 will be a new culvert or a reinforcement. One or two years later the temporary road will be taken out and the original road will be restored to its former state.

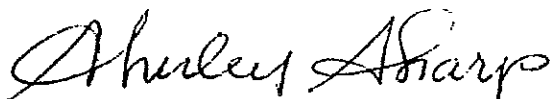
May Valley Newsletter: A call to John Gioia, County Fire Chief, Richmond Mayor, City Council, Richmond City Manager, and Richmond Fire Department to review all fire trails, to determine maintenance responsibility, and to determine the need for more trails. Richmond has designated its part of El Sobrante Valley as a high fire hazard zone.

Bob Sharp showed pictures of evidence of people sleeping on the creeks along San Pablo Dam Road behind his building in the business area. Incidents of crime are occurring and are being reported to the sheriff. Loitering is common place. Businesses are reporting to the sheriff however the problem does not seem to get better. Reporting the incidents appear to be the most effective solution to the situation. The problem was discussed by the committee. Consistent reporting to the sheriff appears to be the most effective means of working toward solving the problem.

Code Enforcement sent a monthly list of their activity in the El Sobrante area.

The meeting was adjourned. The next meeting will be held at the El Sobrante Library Meeting Room on July 8, 2010, at 6:00 p.m.

Respectfully submitted,



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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.h
5.1

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

TO: Rose Marie Pietras, County Planner
CCC Ad. Bldg., Con. & Dev. Dept.
651 Pine St., 4th floor NORTH
Martinez, CA 94553

June 14 2010
By Fax & Mail
Fax: 925-335-1222

Re: LP-09-2042. T-mobile application for 4068 San Pablo Dam Rd., E.S.

Dear Rose Marie,

We received a copy of the Zoning Administrator's Agenda for June 21, but we have not received any information on this application. Could you please send us a copy of the application and what is planned for the site?

We recently sent a letter to the County planners about this site, including descriptions of the 30' tall light fixture and other equipment on the site. Your help is very much appreciated. You can call me at 510-223-6398 or fax me at 510-758-7697. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd, Chair

12. T-MOBILE WEST CORPORATION (Applicant) - MING & JIAN YEUNG (Owner), County File #LP09-2042: The applicant requests approval to renew County File #LP982081 for an existing wireless telecommunications facility consisting of 30' high light fixture and antennas. In addition to the antennas is an existing ground-mounted 4-foot x 5-foot equipment cabinet located behind an existing trash enclosure. The property is located in the southwest quadrant of the La Colina Road and San Pablo Dam Road intersection, and is addressed at 4068 San Pablo Dam Road in the El Sobrante area. (R-B) (CT: 3610.00) (Parcel #420-192-051). RMP

June 14, 2010
Call back 11:45 am from Rose Marie Pietras.
This is not a new application. It is a
renewal for the existing facilities on
site.

ENGINEERING SERVICES

The logo for the City of Richmond, featuring a stylized arrow pointing right with the word "Richmond" written across it and "City of" in smaller text above. Handwritten notes "10.611", "5.2a", and "(7.2)" are present in the top right corner of the page.
Richmond**VIA VERDI SINKHOLE UPDATE**

June 10, 2010

Eleanor Loynd
El Sobrante Valley Planning & Zoning Advisory Committee

Dear Eleanor,

I am writing to provide you with the current status of the Via Verdi sinkhole and contact information for the neighboring Homeowners Associations.

Current Status**Phase 1 – Emergency Response**

The initial emergency response to the sinkhole is over.

Phase 2 – Bypass Road

This phase involves building a bypass road through a cemetery parcel bounded by Via Verdi, El Portal Drive, and the NB Highway 80 On-Ramp. City Council awarded this contract on June 1st, 2010, and the contract is being routed for signatures. Construction is anticipated to begin in the next couple of weeks and is anticipated to last one month.

Phase 3 – Investigation & Reconstruction

When the bypass road is open to traffic, Via Verdi will be excavated and the cause of the sinkhole will be investigated. The investigation will provide information on the condition of the remaining, uncollapsed 300 feet of culvert under El Portal Drive. Depending on the results of the investigation, there are three likely outcomes:

- a) The 300 feet of uncollapsed culvert is fully intact and has a long remaining useful life. In this case, all we have to do is install 100 feet of new culvert to replace the 100 feet of collapsed culvert.
- b) The 300 feet of uncollapsed culvert is in operable condition but requires some reinforcement. In this case, we would reinforce the 300 feet of uncollapsed culvert and then install 100 feet of new culvert to replace the 100 feet of collapsed culvert.
- c) The structural integrity of the 300 feet of uncollapsed culvert has been severely compromised. In this case, we would remove the 300 feet of uncollapsed culvert and design and install 400 feet of new culvert.

450 Civic Center Plaza, Richmond, CA 94804-1630
Telephone: (510) 307-8091 Fax: (510) 307-8116 www.ci.richmond.ca.us

(over)

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5.26

After reconstructing the culvert, Via Verdi will be restored. Then the temporary road through Cemetery property will be demolished and the parcel of land will be restored to its original condition.

Contact Information

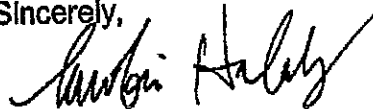
Here is some contact information for the neighboring Homeowners Associations.

Company (Neighbor)	Contact Person	Phone Number	Email Address
PMI Management, LLC (Creekview Condominiums)	Anita Anderson	510.222.8623	<u>crkmgr@pmicompanies.com</u>
Hudson Management Company (Sobrante Glen HOA)	Jeana Davidson	925.827.2200 x101	<u>JDavidson@askhudson.com</u>
Carriage Services, Inc. (Rolling Hills Cemetery)	Clyde Anders	510.715.1428	<u>Clyde.Anders@carriageservices.com</u>
DeNova Homes (Westbridge Rental Townhomes)	Lori Sanson	925.852.0554	<u>LSanson@denovahomes.com</u>

Update information, available to the public, is included on the following City of Richmond Website: <http://www.ci.richmond.ca.us/ViaVerdiRestoration>

Please contact me at tawfic_halaby@ci.richmond.ca.us or (510) 621-1612 if you have any questions.

Sincerely,



Tawfic N. Halaby, P.E.
Associate Civil Engineer

Cc: Edric Kwan, Interim City Engineer

Department of
Conservation &
Development

Community Development Division

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

Phone:

(925) 335-1210

Contra
Costa
County



Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

5,3

Note-

June 15, 2010

Notice of Intent to Render
Administrative Decision

Dear Property Owner:

An application for a variance has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing in this matter, you must submit a written statement by 5:00 P.M., FRIDAY, JUNE 25, 2010, to:

Department of Conservation and Development
Community Development Division
Attn: James Cisney
651 Pine Street, 4th Floor, North Wing
Martinez, CA 94553

This application is described as follows:

JASON KALDIS (Applicant) & REY & THERESA FLORES (Owners), County File VR10-1022: The applicants are requesting a variance to allow an eleven (11) foot secondary front-yard setback [where a fifteen (15) foot minimum is required] to build an addition to an existing single-family residence located at 1141 Kelvin Road in the El Sobrante area. (Zoning: R-7) (General Plan: SH) (Zoning Atlas: G-6) (Census Tract: 3630.00) (APN: 426-040-069)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, please feel free to call me at (925) 335-1314.

Sincerely,

James Cisney
Planner

A handwritten signature in black ink that reads "James Cisney".

Att: Plans
cc: File VR10-1022G:\Current Planning\curr-plan\Variences\VR101022 Notice.doc
JCC

(over)

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P & Z NEWS

June 25, 2010

**TO: Mike Zeelen
Jim Hermann
Ruby Molinari**

Re: Update on the kids on the roof at M. Murphy School-June 22

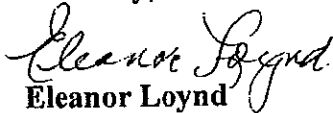
Dear Friends,

I decided not to call you and interrupt your working plan for the day. Richmond Police Officer Victor Vaca usually attends our monthly May Valley N. C. Meetings. He came to our meeting on Thursday, June 24th.

I asked Officer Vaca about the kids on the roof at Murphy. He gave me an update. The police went out to investigate, but they cannot get into the school buildings. They have to wait for school personnel to get there to let them in. So, of course, by the time they got into the building, the kids were gone. They did find that the auditorium and the custodians' work room were broken into through the skylight. A laptop was stolen.

Our P&Z meeting of July 8 looks like it will be interesting. We have a home expansion off Kelvin Rd.; an update on the Via Verdi Sinkhole; and a discussion on the possibility of a Buddhist Monk building or buildings on the old 20 acre Naphan Ranch on Castro Ranch Rd. See you then!

Sincerely,


Eleanor Loynd



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.11
7.16

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

Tuesday, June 22: CCC Planning Commission Mtg.
Commissioners: Don Snyder, Marvin Terrell, Richard Clark, Carmen Gaddis,
Duane Steele
Commissioner: Jake Sloan-ABSENT

Appeal Variance VR07-1083 RESCHEDULED PUBLIC HEARING

2. JAMES HERMANN (Applicant, Owner & Appellant), County File #VR07-1083: This is an appeal of the Zoning Administrator's decision to deny variances to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel #433-310-022) (Rescheduled from 6/8/10). JCC

Assigned Planner: James Cisney comments

No issue with quality of building. Renovation done-NO permits. Trying to get legalized by getting a variance. Staff could not make variance findings.
OPTIONS: Connect to existing residence-nearest house 8 ft. away or fill an application about a separate building.

In Dec. 2009, Zon. Admin. Denied the project. Then the decision was appealed to the Planning Commission. Property 2.35 acres with 2-3 residences.
NOTE: If a kitchen is added to the redone barn, then all fees must be paid as though this is a newly built home. It could be attached to the primary residence. Then it becomes a part of the structure and no kitchen required.

Jim Hermann Comments: Barn footprint unchanged. Unaware of requirements. It has now been under review for 2 ½ years. Bill from County: \$13,000. Work began in 2006.

Steele: Manufactured home?

Jim: In place when I bought the property.

Terrell: Someone who did the work should have known about getting a permit.

Jim: Roof line raised 2 ft. Engineer came in and did the stairs.

Steele: Condition of foundation? Irrelevant how much money you spent.

Variances not minor. Can't approve something like this.

Snyder: Brick wall reinforced?

Jim: Yes, rebar

Comments from Ruby Molinari in support of the variances.

Comments from Eleanor Loynd in support of the variances.

Comments from Mike Zeelen: Building has significant historical value. Spanish style building.

Terrell: Suggestion from P&Z that no business be done in the bldg.

Zeelen: No business if being conducted.

PUBLIC HEARING CLOSED

(over)

Comments from Planning Commission

Clark: Motion to approve the variances with condition of approval and all conditions. Revised site plan for parking plans Building not to be used until permits given and site inspected.

5 Minute Break: Katherine Kutsuris talked with Jim Hermann about the costs involved.

Kutsuris: Applicant should plan to pay bldg. permit fees.

Jim Hermann: Agreed.

Kutsuris: Applicant will ensure that plumbing, etc, is not built for a kitchen.

MOTION MADE and Seconded to approve the suggested conditions.

Terrell: NO

Steele: NO

Gaddis: YES

Clark: YES

Snyder: NO

MOTION FAILED**MOTION MADE to deny the appeal.**

Terrell: YES

Steele: YES

Snyder: YES

Gaddis: NO

Clark: NO

MOTION PASSES

Motion may be appealed to the Board of Supervisors within 10 days, by 5 p.m. July 2 with a \$125 filing fee.



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

June 28, 2010

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

Re: SD01-8533. Afshar Project off Hilltop Drive

Dear John & Terrance,

Thank you very much for the update on the Afshar Project. Now we need to know if any dates have been set to hear the appeals and if any date has been set for the Zoning Administrator to determine if the study on the left turn pocket is adequate.

QUESTIONS:

1. Has a date been set yet to discuss the appeal by Friends of Garrity Creek on the public access to Parcel A?
2. Has a date been set to review the applicant's appeal on using the EVA road to access the two adjoining lots that were purchased within the last year or so?
3. Has a date been set for the County Zoning Administrator to make a decision on the feasibility of the left turn pocket on Hilltop Drive and/or if the study of the left turn pocket is adequate?

I have included my summary of the updated information we received from the County. Please let me know if any corrections and/or changes are needed. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you for time spent on answering our questions.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Chair

cc: ESMAC

(over)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.p

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

Discussion Item: ESVP&ZAC Meeting of June 17, 2010

NOTE: We requested that Sup. Gioia provide us with an update on the Afshar Project, SD01-8533. Telma Moreira, C. Planner, wrote the report which was sent by Aruna Bhat to Sup. Gioia, dated April 20, 2010. This is my understanding of the County report on the Afshar Project. Any other comments and/or questions are welcome.

SD01-8533, Afshar Project-35 lot subdivision off Hilltop Dr., El Sobrante

1. No public access to Parcel A. Public access would require acceptance of liability and insurance costs.
2. Two appeals filed.
 - a. Friends of Garrity Creek appealed the decision to not allow public access to Parcel A.
 - b. The applicant appealed on restricting the Emergency Vehicle Access gate to interfere with access to 2 lots recently purchased.

TO DATE: These appeals have not been scheduled. These appeals may be scheduled simultaneously or shortly after the Board Order regarding the adoption of the Supplemental Environmental Impact Report.

3. Feasibility of a Left Turn Lane on Hilltop Drive. The C. Public Works Dept. recommended against requiring a left turn pocket for the project. On Dec. 11, 2008, Friends of Garrity Creek indicated that they felt the Study was not adequate. The County Zoning Administrator had not made a decision on the feasibility of the left turn pocket or if the study is adequate. Staff will provide notice of the administrative decision with information on opportunities to appeal the decision to the Board of Supervisors.



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

10-19
7.3a

VARIANCE PERMIT APPLICATION

TO BE FILLED OUT BY APPLICANT OR OWNER

OWNER Name: <u>REY & THERESA FLORES</u> Address: <u>1141 KELVIN ROAD</u> City, State: <u>EL SOBRANTE, CA 94803</u> Phone: <u>510-222-2382</u>	APPLICANT CONTACT PERSON: MARIA ANDERSON Name: <u>JASON KAUDIS, ARCHITECT</u> Address: <u>1250 ADDISON ST. #210</u> City, State: <u>BERKELEY, CA 94702</u> Phone: <u>510-549-3584</u>
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, applicant agrees to pay all costs for processing this application, plus any accrued interest, if the costs are not paid within 30 days of invoicing.
Owner's signature: <u>[Signature]</u>	Applicant's signature: <u>[Signature]</u>
CONTACT PERSON (optional) Name: Address: City, State: Phone:	PROJECT DATA Total Parcel Size: <u>8700 SQ. FT.</u> Proposed Square Footage of Project: <u>197 SQ. FT.</u> Estimated Project Value: <u>\$50,000</u>

DESCRIPTION OF REQUEST (attach supplemental statement if necessary): REDUCE (E) NON-CONFORMING SETBACK TO ROADWAY EASEMENT FROM 14'-3/4" TO 11'-0" FOR NEW 197 SQ. FT. KITCHEN/DIN. ROOM ADDITION - PLEASE SEE ATTACHED STATEMENT/FINDINGS

OFFICE USE ONLY

Application description: APPLICANT REQUEST APPROVAL FOR SECONDARY FRONTAGE SETBACK RELIEF FOR EXPANSION OF KITCHEN FOR AN EXISTING RESIDENCE

Property description: PARCEL "B" of MS87-38/MS73-160

Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$1000.00	S-044	Site Address: <u>1141 Kelvin</u>
Fire District: <u>CFD</u>	Late Filing Penalty (+50% of above if applicable)	\$ <u> </u>	S-066	Zoning District: <u>R7</u>
Sphere of Influence: <u>Pindole</u>	Notification Fee	\$15.00 \$30.00	S-052	Census Tract: <u>3630.00</u>
Flood Zone: <u>X</u>	Fish & Game Posting (if not CEQA exempt)	\$25.00	S-048	General Plan: <u>SH</u>
Panel Number:	Env. Health Dept.	\$47.00	5884	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
x-ref Files:	Other	\$ <u> </u>		Supervisory District: <u> </u>
				Received by: <u>[Signature]</u>
				Date Filed: <u>6-7-10</u>
Concurrent Files:	TOTAL	\$ <u>1077.00</u>		File Number: <u>VR 10-1022</u>
	Receipt #	<u>CD 10-000514</u>		
* Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE SIDE

8750¢

[Handwritten mark]

SUBMITTING YOUR APPLICATION

7.3.b.
10.1.5

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

Applicant's
Initials

Plot (site) Plan

- a. All existing property lines labeled and fully dimensioned.
- b. All public and private roads, easements and drainage installations adjacent to the subject parcel(s).
- c. All existing and proposed improvements (including drainage) with distances to all property lines.
- d. Distance from property lines to existing improvements on parcels adjoining the subject parcel(s).
- e. Names of adjoining property owner(s).
- f. Topographic contours labeled with elevation, known geologic hazards, creeks/streams and drainage ditches.
- g. Location, species, drip lines and trunk diameters of all trees with a diameter of 6 inches or greater, measured 4½ feet above ground whose trunks lie within 50 feet of any proposed improvements. This shall include all such trees on the subject property as well as trees on adjoining properties whose canopy extends onto the subject property. Number the trees for identification purposes and indicate if they are to be removed or altered in any way.
- h. North arrow and scale.
- i. Existing and proposed parking layouts, driveways and landscaped areas (all fully dimensioned).
- j. Computations of lot coverage, gross floor area and landscaped areas (all indicated in square feet).
- k. Area of the subject parcel(s) officially mapped within the boundary of a Special Flood Hazard Area (if applicable).
- l. A vicinity map showing sufficient information such as streets, highways, railroad tracks, water bodies, landmarks etc. to locate the subject parcel(s).

Floor Plans

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

Building Elevations

- o. Exterior dimensions (height, width, depth) of all proposed improvements.
- p. Proposed exterior ornamentation such as shutters, planting boxes, window trim, cornices, signs, railings, etc.
- q. Proposed exterior materials (i.e. wood siding, stucco, stone veneer, concrete tile roof, etc.).

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

- r. Three (3) full size sets of plans (no larger than 24" x 36") and twelve (12) reduced sets (no larger than 11" x 17"). All sets must be folded to approximately 8½" x 11". Rolled plans will not be accepted.
- s. Completed application form (reverse side of this sheet).
- t. "Important Notice to Applicants" (blue form) signed and dated.
- u. *Required deposit and miscellaneous fees. Checks may be made payable to Contra Costa County.

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

APPLICANT VERIFICATION

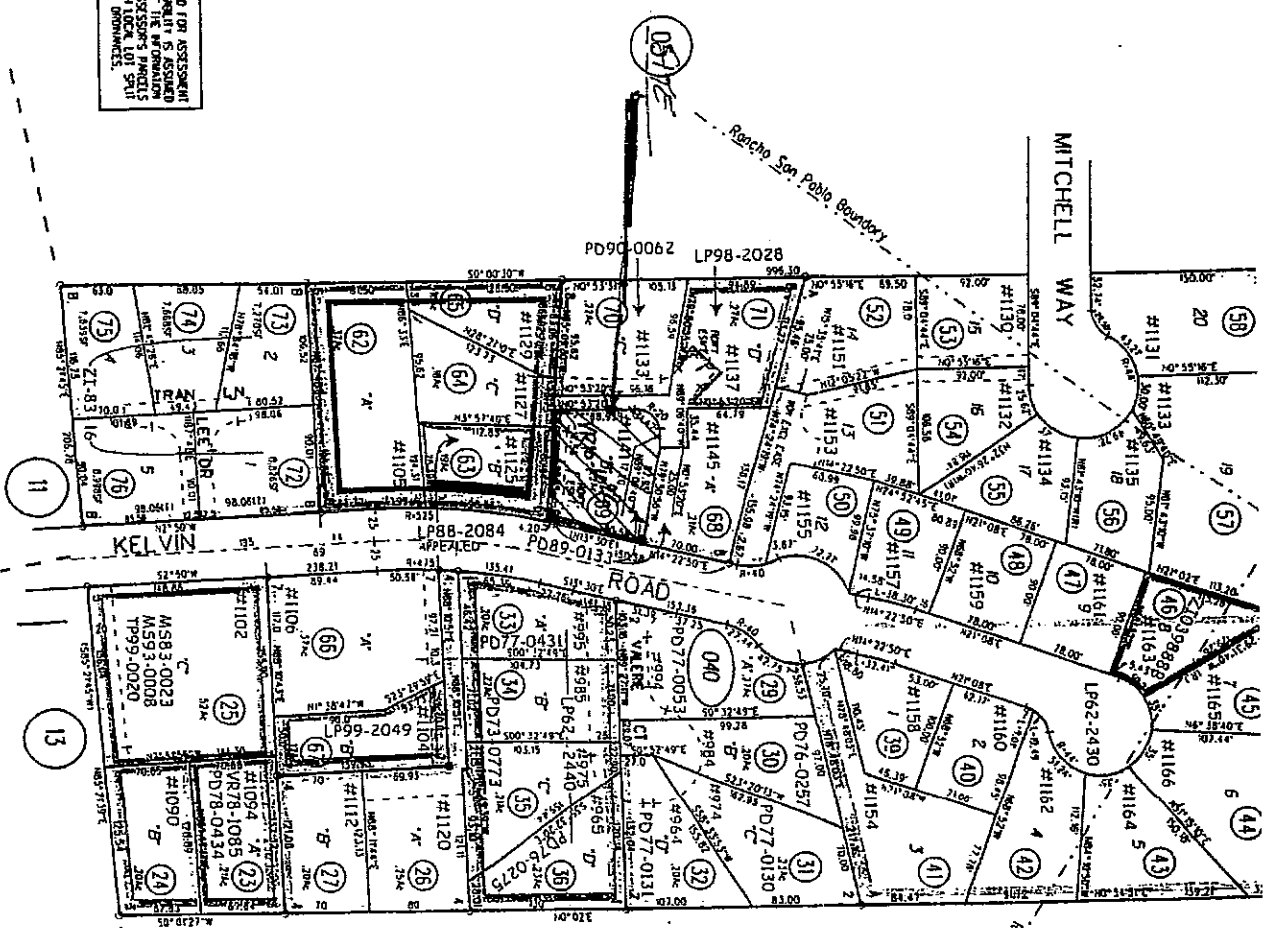
I verify that all of the information submitted as indicated by my initials is complete and accurate to the best of my knowledge and further acknowledge that should it be found that any of the information is incorrect or incomplete it may result in increased processing time and/or costs. I acknowledge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

Signature Maria Anderson Name (print) MARIA ANDERSON Date 6/3/10

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

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7.3d

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, AND LIABILITY IS ASSURED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL LOT OR SECTION SITE DESIGNATIONS.



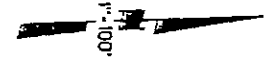
RD. FEES

- SE 1/4 SEC. 20, T24N, R11E, S100W
 POR LOT 248 SAN PABLO RANCHO
- A-879- TRACT 5181 1/8 28-28 1/2 17778
 LD265-62/PD78-0438
 - 1- 5PMA8 1/8 1/8 1/8
 LD186-62/440-62/MS67-0142
 - 2- 5PMA7 1/8 1/8 1/8
 LD354-62/439-62/MS67-0175
 - 3-870- 50L SWS 1/8 1/8 1/8
 MS67-0045
 - 4-870- 36L SMA5 1/8 1/8 1/8
 MS64-0064/PD73-0761
 - 5- 50PM13 1/8 1/8 1/8
 MS76-0135/PD76-0333
 - 6- 82PM25 1/8 1/8 1/8
 MS78-0084/PD78-0327
 - 7- 139PM45 1/8 1/8 1/8
 LD241-62/MS87-0085/PD89-0059
 - 8- 142PM19 1/8 1/8 1/8
 MS73-0160/PD73-0689/MS87-0038/PD88-0006
 - B-2009- TRACT 8811 1/8 1/8 1/8 278708
- 224-62/TB8C-4

040 1R 8811 1/8 1/8 1/8

ZM: G-6 R-7

ASSESSOR'S MAP
 BOOK 426 PAGE 04
 CONTRA COSTA COUNTY, CALIF.
 Downloaded on June 4, 2009





June 29, 2010

To: ESVP&ZAC Members

MORE INFORMATION

1. Letter re E.S. Community Center Mtg. The letters were dropped off by Kenoli Oleari. I offered to deliver them rather than give your home address to Mr. Oleari. The Meeting is Sat., July 10 from 10 am to 4 pm.
2. FYI: I had some extra lists of the May Valley N.C. June correspondence. Read or not-- your choice!
3. The 20 acre Naphan Ranch is being considered as a possible purchase by Buddhist Monks. I did not include this information in the listing because I had no written information or details. The Real Estate Broker may come to the July meeting.
4. LEGAL NOTICE in the June 28th West County Times. CCCounty is planning to release \$21,420 in Community Development Block grant (CDBG) funds, under title 1 of the Housing & Community Development Act of 1974. Funds are to be used for roof replacement of the main bldg. of the Boys & Girls Club of El Sobrante. The total project cost will approximately be \$23,800. Written comments may be submitted to the CCC Dept. of Conservation & Development. Comments should be received by July 5.
QUESTION: Do we want to send in a letter of support? Call me.
Note: There was also a second legal notice on a prepared environmental review which is available for public inspection at 2530 Arnold Drive, suite 190, Martinez. The review was to check out this project in a flood zone.
5. REMINDER: C.O.S. Terrance Cheung has an open meeting scheduled for the first Tuesday of each month from 1:30 to 3 p.m in the El Sobrante Library Meeting room. Meeting Dates: July 6, August 3, September 7, October 5, November 2.
6. From W. C. Times: Curbside Composting begins June 1 in Richmond and El Cerrito. Evidently, NOT in the E. S. area.
7. Included is a one page agenda for the July 8 P&Z Meeting.



MAY VALLEY NEIGHBORHOOD COUNCIL

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

JUNE Correspondence

1. From WCCC Meals on Wheels. Thanks you for the \$300 donation.
2. From R. Police Activities League. Thanks for the donation of \$200.
3. From Rosie the Riveter, World War II Home Front National Historical Park. Spring-Summer 2010 Newsletter
4. From CCC Animal Services. Thanks for the \$200 donation.
5. From Friends of the E. S. Library. Thank you so much for your donation.
6. From Mechanics Bank. Statement.
7. From C.O. S. Terrance Cheung. Report on E.S. Code Enforcement.
8. To R. Fire Chief Banks. Maintenance of fire roads in E. S. area. Need for review of fire roads, check who is responsible for maintenance, and decide if more fire roads are needed. Meet with County Fire.
9. From May Valley N. C. 711 newsletters sent out.
10. To R. City Council Public Safety Committee. Request for their support and help in following through on review of fire roads. Need for this year's maintenance of R. fireroad off Greenridge Drive.
11. From EBMUD. Hillcrest Rd. closes to uphill traffic on June 18-June 21. Uphill traffic directed to Morrow Dr. Closure again in a few weeks for 3 days
12. To AC Transit. Route Changes: "Discontinue service on Appian Way between S.P. Dam Rd. and Valley View Dr." "Discontinue service between Castro Ranch Rd. and Orinda BART." Have decisions been made?
13. From Tawfic Halaby, R. Engineer. Update on Via Verdi sinkhole. Construction of temp. bypass road through cemetery to begin in June and will take a month. Then evaluation of how much of the sinkhole (400 ft.) needs to be fixed and/or replaced. Reconstruction to be done-9-11 months. Then temp. road to be demolished and land restored. City of Richmond website: <http://www.ci.richmond.ca.us/ViaVerdiRestoration>
14. To E. S. Chamber & Area Gps. Report on May 26th Meeting re June election
15. Call to AC Transit. To check if changes made to line 70 and/or line 74.
16. To R. Engineer. Questions on maintenance of Richmond fire roads and question on access to homes, condos, and apartments on Via Verdi.
17. To Bill Savidge, WCCUSD Engineer. Info requested on photos on De Anza Groundbreaking Ceremony. Info requested on small parcel behind DAHS field, by the creek and off Santa Rita Rd.
18. From WCCUSD. Review of problems and apology for the problems of May 26th multi-purpose room at Olinda School.
- * 19. To Principal, R. High School & Aqua Team. Thanks for the design and painting of the mural on the building by the E. S. Library.
20. From Richmond Sanitary. Food scrap collected on July 1 in your green can.
21. From Neighbors. Suggestion to review mtgs. and # of newsletters sent out. Using only the internet would leave out a large group of residents.
22. To Neighbor. Info on joining MVNC.

O Discussion Items

10.1.W 4

PUBLIC NOTIFICATION

Legal Notice

Notice of Approval of Projects Located In a Floodplain

The Contra Costa County Department of Conservation and Development published a notice in this same newspaper that it was considering the following applications located within the 100-year Flood Zone:

4660 Applan Way,
El Sobrante, CA 94803

The project is for the replacement/installation of the main building of the Boys and Girls Club of El Sobrante located at 4660 Applan Way in the unincorporated neighborhood of El Sobrante.

The County has prepared an environmental review which is available for public inspection at 2530 Arnold Drive, Suite 190, Martinez, Monday through Friday 9am to 4pm except the first, third and fifth Fridays of the month when the office is closed. The County concludes that this project will have no effect upon the floodplain. For this reason, the County finds that the project is acceptable.

James Kennedy
Deputy Director
Redevelopment &
Certifying Officer
WCT 3555064
June 28, 2010

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

DATE: June 28, 2010

Contra Costa County Department of Conservation and Development
2530 Arnold Drive,
Suite 190
Martinez, CA 94553
(925) 335-7229

On or about July 6, 2010 the Contra Costa County Department of Conservation and Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of \$21,420 in Community Development Block Grant (CDBG) funds, under Title I of the Housing and Community Development Act of 1974, to undertake a rehabilitation project for the Boys and

Girls Club of El Sobrante in the unincorporated area known as El Sobrante. The funds are to be used for the roof replacement of the main building of the Boys and Girls Club of El Sobrante. The total project cost will approximately be \$23,800. The project is located on 4660 Applan Way, El Sobrante.

The activities proposed are categorically excluded under HUD Regulations at 24 CFR Part 58 from National Environmental Policy Act Requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at 2530 Arnold Drive, Suite 190, Martinez, California and may be examined or copied weekdays 9:00 AM to 4:00 PM.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Contra Costa County Department of Conservation and Development. All comments received by July 5, 2010 will be considered by the Contra Costa County Department of Conservation and Development prior to submission of a request for release of funds.

RELEASE OF FUNDS

The Contra Costa County Department of Conservation and Development certifies to HUD that James Kennedy in his capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD acceptance of the certification satisfies its responsibilities under NEPA and allows the Contra Costa County Department of Conservation and Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Contra Costa County Department of Conservation and Development's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following basis: (a) the certification was not executed by the Certifying Officer of the Contra Costa County Department of Conservation and Development; (b) the Contra Costa County Department of Conservation and Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD, Community Planning and Development, at 600 Harrison St., 3rd Floor, San Francisco, California, 94107. Potential objectors should contact HUD to verify the actual last day of the objection period.

James Kennedy
Certifying Officer
Contra Costa County
WCT 3555057
June 28, 2010

John Gioia (say "Joy-a")
Chair, Board of Supervisors
Contra Costa County

Contra
Costa
County

11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
Phone: (510) 374-3231
Fax: (510) 374-3429

10.1.1x

5



Office of Supervisor John Gioia Community Office Hours

Supervisor John Gioia invites El Sobrante residents to meet with Terrance Cheung, his Chief of Staff and El Sobrante Liaison, to discuss issues that are important to the community.

No appointment is necessary.

Date:	1st Tuesday of every month
Time:	1:30 p.m. – 3:00 p.m.
Location:	El Sobrante Library 4191 Appian Way

Upcoming Meeting Dates:

July 6, 2010
August 3, 2010
September 7, 2010
October 5, 2010
November 2, 2010

For more information contact
Terrance Cheung at 510-374-3231

Email: dist1@bos.cccounty.us • Website: www.co.contra-costa.ca.us/dcpart/dist1

EAST RICHMOND HEIGHTS ◊ EL CERRITO ◊ EL SOBRANTE ◊ KENSINGTON ◊ MONTALVIN MANOR
NORTH RICHMOND ◊ RICHMOND ◊ ROLLINGWOOD ◊ SAN PABLO

10.6.4
6

Cities ready to debut curbside composting

Leftover food bits, food-soiled paper can go into green carts starting Thursday in Richmond, El Cerrito

By Katherine Tam

ktam@bayareanewsgroup.com

Starting Thursday, food scraps will mingle with lawn trimmings in residents' green trash carts as Richmond and El Cerrito roll out a new curbside composting program.

The cities will be the first in West County to launch the residential program.

San Pablo plans to follow suit in September. With a few days to go before the debut, officials are sending brochures and other materials to homes as part of a campaign to educate residents about what they can and can't compost.

The program coincides with Richmond's new law requiring restaurants and other food vendors to use compostable takeout containers. Residents who get food in compostable takeout boxes can deposit them in the green carts after eating, said Jennifer Ly, the city's

sustainability associate.

Composting will be voluntary. That means residents won't be penalized if they don't do it, but officials hope the environmental benefits will prove persuasive. Food waste constitutes about one-third of residential trash, they say, so composting frees up space in landfills.

"It helps us reduce waste, and diverting it from landfills cuts greenhouse gas emissions," Ly said. "You can get a lot from diverting it from the waste stream."

The compost that's produced can be used as a soil supplement in gardens and farms, she added.

In addition, those who compost a lot might be able to switch to a smaller, cheaper trash cart.

Homeowners in El Cerrito pay 17 cents more a month for curbside composting. People in Richmond, which uses a different hauler, will pay 32 cents a month if they have a 35-gallon cart.

Officials hope for high participation, but recognize not everyone will start composting right away. Residents already interested in composting or willing to try, it will be the first to jump on board. On-

See **COMPOSTING**, Page 4

WHAT YOU CAN COMPOST IN RICHMOND, EL CERRITO

Starting Thursday, residents of Richmond and El Cerrito can put compostable items along with yard waste in their green trash carts. Here's what can be composted:

- Cooked and uncooked food scraps, including meat, bones, egg shells, vegetables, fruit and fruit peels.
- Other organics, such as tea bags and coffee grounds.
- Soiled paper and waxy paper such as napkins, paper plates, cups and milk cartons. Pizza boxes are the exception and should be placed in the blue recycling cart.

Free kitchen pails with lids are available to hold food scraps before they're placed into the green cart.

In Richmond: Residents can obtain a pail 8-9:30 a.m. July 13 and 4:30-6 p.m. July 19 at City Hall, 450 Civic Center Plaza. Or they can go to the Integrated Resource Recovery Facility, 101 Pittsburg Ave. from noon-4 p.m. on July 15, 16, 22 and 23. Bring proof of residence.

In El Cerrito: Residents can call 510-215-4350 to request a free pail, which will be delivered.

For other composting tips, go to www.richmondenvironment.org or www.el-cerrito.org/recycling/foodscraps.html.

Composting

From Page 3

going outreach will be needed to help others make composting part of their routine.

Even recycling, which has become more mainstream, took time to catch on when the state began requiring it in 1989.

"It took a good 10, 15, 20 years for a lot of cities to get up to speed, to get people to recycle and recycle well," said Garth Schultz, El Cerrito's environmental analyst. He added cities are still working to improve.

Composting will be similar.

"We know a certain percentage of people are raring to go," Schultz said. "Over time, we will encourage people to do more and do better. We're going to be reminding folks for years."

A 2009 telephone survey on public attitudes by Stop-Waste, the agency charged with reducing waste in Alameda County, found people became more receptive to composting over time. In 2004, 26 percent of those polled said they compost as much food as possible. The figure grew to 31 percent in 2007, and 38 percent in 2009.

In Lamorinda, where food scrap recycling debuted in 2007, 40 to 50 percent of customers compost today.

Richmond and El Cerrito plan to continue their education campaign after the Thursday launch and will include an insert in the September trash bill about composting. The cities are spending a combined \$80,000 from West Contra Costa Integrated Waste Management Authority on mailers, outreach and the kitchen pails.

Follow Katherine Tam at [Twitter.com/katherinetam](https://twitter.com/katherinetam).



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MAY VALLEY NEIGHBORHOOD COUNCIL

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

**TO: El Sobrante Chamber of Commerce
E.S. Municipal Advisory Council
E.S.V. Plan. & Zon. Adv. Committee
May Valley Neighborhood Council**

June 2, 2010

Re: Community Meeting on June Election Items

Dear Friends, Residents, and Business People,

Thank you for your support in setting up the May 26th meeting so that interested residents could discuss various bonds and meet various candidates for Community and County jobs.

We had between 35-40 people at the meeting. Everything went well. You might want to bring this up at your next meeting to ask how many people in your group attended. County Supervisor Candidates John Gioia and Mister Phillips were there. Sheriff Candidate Brian Kaslowski was there. Candidates for County Assessor Gus Kramer and Bob Brooks were there. WCCUSD Superintendent Bruce Harter was there.

Enclosed is a letter recently sent to the West Contra Costa Unified School District suggesting some improvements be made to their usual routine of notifying the school of meetings. It is true that the Olinda School staff knew the date and time of the signed paperwork, but, somehow, that information did not get to the custodian.

We look forward to working with you again to help make life better for all the residents of the El Sobrante Valley. If you have any questions, you are welcome to call me at 510-223-6398. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Eleanor Loynd".

**Eleanor Loynd
MVNC President**



10.3

MAY VALLEY NEIGHBORHOOD COUNCIL

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

June 7, 2010

To: Principal, Richmond High School
Spawners
Artist Eduardo Pineda
Friends of the E. S. Library

Richmond H.S. Aqua Team
E. S. Librarian
Sup. Gioia & Staff

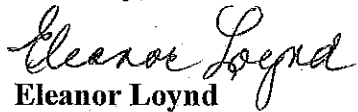
Dear Students, Friends, Artists, and All Those Involved,

The purpose of this letter is to express our thanks and appreciation for the design and painting of the mural on the County building near the El Sobrante Library. The Spawners group has moved in to help take care of this area in so many different ways regarding creeks and animals. Their grant, directed to the Richmond High School Aqua Team, was well spent. It is thrilling to see the Spawners move in yet another direction to help-the-community. The artist and the students involved did a great job on the design and painting of the mural, especially by calling attention to the real world problems with a touch of real history.

With help from Sup. Gioia, his staff, the librarian, and the Friends of the E. S. Library, the Spawners, the teen artists, and Mr. Pineda, this Community has again become a special place to visit. We thank you so much for sharing your time and talents with us. You will be with us for a long time.

We hope to see a sign posted in the library or on the outside of the building to list the names of all involved, including the stories which explain the mural. Thank you for all you've done.

Sincerely,


Eleanor Loynd
MVNC President

cc: E.S. Chamber of Commerce

✓ E.S. Municipal Advisory Council



MAY VALLEY

NEIGHBORHOOD COUNCIL

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

Richmond Fire Chief Michael Banks
Richmond City Hall
440 Civic Center Plaza
Richmond, CA 94804

June 10, 2010

Re: Maintenance of Fire Roads in the Richmond part of
El Sobrante Valley

Dear Chief Banks,

In May 2009, questions arose about who has the responsibility of maintaining the fire roads along the side of San Pablo Ridge, specifically the one near Greenridge Drive. Richmond's Tim Higaes said it was the County's responsibility and County Fire said it was Richmond's responsibility. A meeting was supposed to take place (see attached write up from code Enforcement Meetings). That didn't happen in 2009.

It is now our understanding that you recently, this month, stated that Richmond Fire has taken the responsibility for the maintenance of the fireroad off Greenridge Drive. However, we were also told that you stated that there could be no fix of the fireroad until next year because of a lack of funds.

Putting off fixing the Greenridge Fire Road for a year puts the whole El Sobrante Valley area into a danger zone. As you know, Richmond has already designated most of the Richmond area in the El Sobrante Valley as a high fire danger zone. How can you delay the maintenance for a year? We actually would like to see a map of all the fireroads in the E.S. area and have Richmond/County fire check the maintenance of all those fireroads.

Recent TV news broadcasts stated that we can expect bigger, stronger fires this summer because of the many rain showers over the past few months. The plants and trees have had a much higher growth rate this year.

We would like you to attend our May Valley Meeting on Thurs., June 24 to discuss these concerns with us. Our meeting starts at 7:15 p.m. in the May Valley Community Center, 3530 Morningside Dr., Richmond. You would be on the agenda about 7:30 p.m. Please call me at 510-223-6398 or fax me at 510-758-7697. Enclosed is a page of comments from our June Newsletter which goes out June 21st. Thanks.

Sincerely,

Eleanor Loynd, MVNC President

cc: CCFire Dept.
E.S. Chamber

Sup. Gioia
ESMAC

R. Mayor McLaughlin
Richmond City Council

10.4.a

Meeting: June 1, 2010

Sup. Gioia's Office

Monthly El Sobrante/East Richmond Heights/Bayo Vista Code Enforcement Meetings

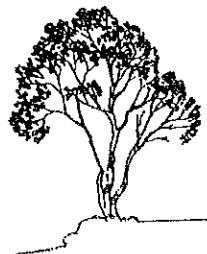
5/12/2009	Fire trail maintenance responsibility at Greenidge.	Eleanor Loynd	<p>5/12/09 - According to Tim Higaes, maintenance responsibility is County responsibility. According to Con Fire, maintenance is Richmond responsibility. Terrance has asked Rick Carpenter w/ Con Fire to look into the issue. 6/8 - Eleanor suggested that CC Fire check all fire trails in unincorporated areas. TC will folo.</p> <p>7/14/09 - TC will folo. 10/13/09 - TC will follow-up. 11/10 - No update from TC. 12/8 - TC will be sending memo to Chief Ross. 2/9/10 - TC will follow-up with Chief Ross. 2/13 -email from Chief Ross stating Con Fire staff will follow-up issue with Richmond fire and report back to District 1. Chief Carpenter was cc'd in email. 3/9/10 - from Chief Ross. Fire Marshall & Deputy Fire Marshall from Richmond will meet with Con Fire Fire Trails Manager & inspectors from Con Fire & Richmond at Fire Trails. These fire trails are in Richmond. Jurisdicitons will discuss agreement on maintenance of Fire Trail. 4/13 - From Chief Ross. Will be scheduling meeting with Richmond Fire Chief Banks before the end of the month. 5/10 - Update from Chief Ross. Tried twice to set up meetings with Richmond Fire to discuss issue. Richmond has had to reschedule. Will try to schedule meeting again next week.</p>
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Building Code Enforcement Priorities
 Set at ESMAC on 7/8/09
 1) Health Hazards
 2) Junk Yard Conditions
 3) Construction Yards

RI - City of Richmond (Code Enforcement)

- AS - Animal Services - Dan Barrett
- BI - Building Inspections - Joe Losado
- EH - Environmental Health - Joe Doser
- FD - Fire District - Chief Ross
- SO - Sheriff's office - Lt. Bradley

10.4.C



MAY VALLEY

NEIGHBORHOOD COUNCIL

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

May Valley Newsletter

JUNE 2010

Page 1

Dear Friends & Neighbors: We have a problem.

Over a year ago, Supervisor Gioia set up a monthly meeting at his office with El Sobrante Valley residents, his Chief of Staff Terrance Cheung, and County Code Enforcement Officers. Richmond Code Enforcement Officers were invited to attend when questions were raised about problems in the Richmond area.

In May 2009, the fire road off Greenridge Drive came under review as questions mounted as to who was responsible for its maintenance—the County or Richmond. According to Code Enforcement write-ups, Richmond staff Tim Higaes says that maintenance responsibility is County responsibility and County Fire says that maintenance is Richmond responsibility. As of 5/10/2010, those two groups have not met yet to discuss this problem. It is now June 2010 and that question has still not been answered.

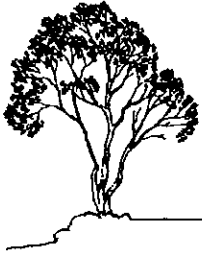
Recent fire reports predicted that heavier fires could be expected this year because of the continuing weekly rains since January which have caused greater growth in plants. Richmond has also designated its part of the El Sobrante Valley as a high fire hazard zone. How can you put off a meeting on fire safety for more than a year?

It is time for Richmond Fire and County Fire to review not only the fire trail at Greenridge, but all the fire trails in the El Sobrante Valley to determine who is responsible for the fire trail maintenance AND to determine if more fire trails are needed. For example, do we need an Emergency Vehicle Access off or on to Hillcrest Rd.? Will the homes near the current sink hole on Via Verdi have an Emergency Vehicle Access put in?

We ask that Sup. Gioia, County Fire Chief, Richmond Mayor McLaughlin and City Council, Richmond City Manager, and Richmond Fire set up a plan to review the fire trails, to determine who is responsible for the maintenance of the roads, and to determine where we need additional fire trails. The EBRPD's Fire Chief and staff should also be a part of this group. The E.S. Chamber of Commerce and the E. S. Municipal Advisory Council should take part in this group. The various Neighborhood Councils in Richmond and the Homeowners' Associations should also be given a chance to participate in this review. Each school in the area, public or private, should review their fire escape plans.

We ask for your help to get the word out that we need to have the fire roads evaluated and upgraded, if needed. We need to have knowledgeable people look at the whole El Sobrante Valley to determine what needs to be done to make it a safer place for all of us. If we continue to do NOTHING, we will pay for it with a loss of lives and/or property.

We will keep you informed of what is happening or not happening.



MAY VALLEY NEIGHBORHOOD COUNCIL

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

June 17, 2010

TO: Councilmember Bates
Councilmember Ritterman
Councilmember Viramontes

Re: Fire Danger in the Richmond/El Sobrante Valley Area

Our Requests (the short version):

1. Try to get the Richmond fire road off Greenridge Drive fixed this year.
2. Request from Richmond Fire and County Fire a map of the fire roads in the El Sobrante Valley area.
3. Determine who is responsible for the maintenance of each fire road.
4. Plan to work with Richmond Fire, Sup. Gioia, County fire, EBRPD Fire to evaluate the existing roads and to determine if additional fire roads are needed.
5. Set up a Community Mtg. within the next 3 months in the Richmond/El Sobrante area to inform the residents of the status of the fire roads

Thank you for your help.

Sincerely,

A handwritten signature in cursive script that reads "Eleanor Loynd".

Eleanor Loynd
MVNC President

See Note!

10.4.e
Paz

2 pages

June 17, 2010

nat ~~Jeff~~ Maria

Good Morning Councilmembers Bates, Ritterman, Viramontes

My name is Eleanor Loynd. I am President of the Richmond May Valley Neighborhood Council and Chair of the El Sobrante Valley Planning & Zoning Advisory Committee. I came here to share information with you and to ask for your help.

In May 2009, problems arose on the fire road off Greenridge Drive. Greenridge Drive is off San Pablo Dam Rd. and it is one of those streets that is part in the County and part in Richmond. Questions came up as to who is responsible for maintenance of the fireroad. Richmond staff said that the County was responsible and County Fire said Richmond was responsible.

After more than a year, we finally were told that Richmond is responsible for the maintenance of the fire road off Greenridge Drive, BUT there will be no fix for at least a year.

Reminders: Richmond has labeled our part of town as a high fire danger zone. How can that maintenance be put off a year? Recent news broadcasts stated that bigger, stronger fires are expected this year because of the many rain showers over the past few months. The recent fire on Mt. Diable went from 10 acres to 100 acres in about 4 hours.

We ask for your help. Please follow up with Fire Chief Banks to see if the fire road can be fixed this year.

We would ask for your help in looking at the bigger picture. We would like to see a review of all the fire trails in the E.S. Valley to determine who is responsible for each fire trail and to determine if more fire trails are needed. For example, is there a fire road in the Richmond Castro Ranch Rd. area? Is it in good condition? Also, the East Bay regional Park District fire staff should be a part of the group. We should have a map of all the fire roads in the area. This would mean involving Richmond Fire, Richmond City Council, County Fire, Sup. Gioia, and the EBRPD district.

To: Sup. Gioia
C.O.S. Terrance Cheung
R. Fire Chief Banks
C. Fire Chief
E.B.R.P.D Fire Chief
E.B.R.P.D. Board
R. City Mgr
E.S.V.P. & Z.A.C.
E.S.M.A.C.

Note: This information presented to the R. Public Safety/Public Services Committee on 6-17-2010



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.5.02

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

June 28, 2010

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

Re: SD01-8533. Afshar Project off Hilltop Drive

Dear John & Terrance,

Thank you very much for the update on the Afshar Project. Now we need to know if any dates have been set to hear the appeals and if any date has been set for the Zoning Administrator to determine if the study on the left turn pocket is adequate.

QUESTIONS:

1. Has a date been set yet to discuss the appeal by Friends of Garrity Creek on the public access to Parcel A?
2. Has a date been set to review the applicant's appeal on using the EVA road to access the two adjoining lots that were purchased within the last year or so?
3. Has a date been set for the County Zoning Administrator to make a decision on the feasibility of the left turn pocket on Hilltop Drive and/or if the study of the left turn pocket is adequate?

I have included my summary of the updated information we received from the County. Please let me know if any corrections and/or changes are needed. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you for time spent on answering our questions.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Chair

cc: ESMAC

(over)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.5.6

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

Discussion Item: ESVP&ZAC Meeting of June 17, 2010

NOTE: We requested that Sup. Gioia provide us with an update on the Afshar Project, SD01-8533. Telma Moreira, C. Planner, wrote the report which was sent by Aruna Bhat to Sup. Gioia, dated April 20, 2010. This is my understanding of the County report on the Afshar Project. Any other comments and/or questions are welcome.

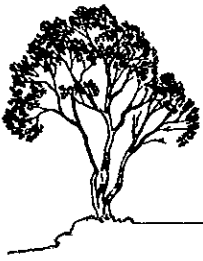
SD01-8533, Afshar Project-35 lot subdivision off Hilltop Dr., El Sobrante

1. No public access to Parcel A. Public access would require acceptance of liability and insurance costs.
2. Two appeals filed.
 - a. Friends of Garrity Creek appealed the decision to not allow public access to Parcel A.
 - b. The applicant appealed on restricting the Emergency Vehicle Access gate to interfere with access to 2 lots recently purchased.

TO DATE: These appeals have not been scheduled. These appeals may be scheduled simultaneously or shortly after the Board Order regarding the adoption of the Supplemental Environmental Impact Report.

3. Feasibility of a Left Turn Lane on Hilltop Drive. The C. Public Works Dept. recommended against requiring a left turn pocket for the project. On Dec. 11, 2008, Friends of Garrity Creek indicated that they felt the Study was not adequate. The County Zoning Administrator had not made a decision on the feasibility of the left turn pocket or if the study is adequate. Staff will provide notice of the administrative decision with information on opportunities to appeal the decision to the Board of Supervisors.

106.a



MAY VALLEY NEIGHBORHOOD COUNCIL

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

June 22, 2010

AC Transit District
Board of Directors
1600 Franklin St.
Oakland, CA 94612

Re: Proposed Changes to routes for Line 70 & Line 74

Dear Board Members,

Your information packet on the May 26th meeting included some changes in routing to line 70 and line 74. Would you please verify if one or both or neither one of the proposed changes was approved? Would you let me know when the approved changes will take affect?

Line 70: "Discontinue service on Appian Way between San Pablo Dam Rd. and Valley View Dr." Note: Valley View Rd. is the correct name.

Line 74: "Discontinue service between Castro Ranch Rd. and Orinda BART."

I am especially concerned about line 70 and the discontinuation of services on Appian Way between San Pablo Dam Rd. and Valley View Dr. There are so many apartments along Appian Way in that area. Also, the Boys & Girls Club of El Sobrante is located in that area and the El Sobrante Library is also on Appian Way. Have you provided the information on the discontinuation of transportation to Orinda BART to the various Homeowners Associations on Castro Ranch Rd.?

You can send me the information at P.O. Box 21551, Richmond, CA 94820-1551 or you can fax me the information at 510-758-7697. You are welcome to call me at 510-223-6398. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd
MVNC President

June 20, 2010

To: E.S. Chamber of Commerce
Sup. John Gioia
Friends

E.S. Municipal Adv. Committee
C.O.S. Terrance Cheung
Residents

For YOUR Information:

I picked up this information on a rack at Richmond City Hall. The Public Hearing took place on May 26th. The changes described under "Changes in Routing" could change a lot of lives. If you're interested, call to see if the changes in routing were approved. You can call to request a text of the meeting in printed form, diskette, large print, Braille, or audio tape. Call 510-891-4777.

Changes: "Discontinue service on Appian Way between San Pablo Dam Rd. and Valley View Dr." "Discontinue service between Castro Ranch Rd. and Orinda BART."

Eleanor Loynd

SCENARIO 3:

Proposed changes in frequency, hours of operation, and/or routing

Line	WEEKDAY		WEEKEND		Changes in Routing
	Changes in Frequency (in minutes)	Changes in Hours of Operation (approximate)	Changes in Frequency (in minutes)	Changes in Hours of Operation (approximate)	
West Contra Costa County					
70	No change	6am - 8pm	No change	No change	Reroute going east to continue on San Pablo Dam Rd. to Castro Ranch Rd., returning to Richmond Parkway Transit Center via Valley View Dr. and Appian Wy. (Discontinue service on Appian Wy. between San Pablo Dam Rd. and Valley View Dr.)
74	No change	6am - 9pm	No change	No change	Shorten route to operate between Marina Bay and Contra Costa College on weekdays and Hilltop Mall on weekends. (Discontinue service between Castro Ranch Rd. and Orinda BART)
LA	30 (am), 20 (pm)	No change	No change	No change	No change

From A.C. Transit Notice of Public Hearings May 26, 2010

10.6.6

006.b



How to Comment

Individuals, organizations, and agencies may submit comments on the proposed declaration of fiscal emergency and the proposed Service Reductions Plan in a number of ways:

- Speak at the public hearings.
- Submit written comments, which must be received by 12:00 noon, Monday, May 24,
 - > by mail to AC Transit Board of Directors, 1600 Franklin Street, Oakland, CA 94612
 - > by fax to (510) 891-4874
 - > by e-mail to planning@actransit.org
 - > by online comment form at www.actransit.org/comment
- Leave comments in a voicemail message by 12:00 noon, Monday, May 24, by calling (510) 891-4854.

Subscribe to AC Transit e-News for important, timely e-mail updates on the specific bus lines you ride. It's free, and every month new subscribers are eligible to win a 31-day pass! Visit www.actransit.org and click on "AC Transit e-News."

Upon request, the information in this brochure is available in accessible format: plain text (e-mail, diskette, CD-ROM), large print, Braille, or audio tape. Call (510) 891-4777.



Alameda-Contra Costa Transit District
 1600 Franklin Street
 Oakland, CA 94612
 Call 511
 Visit www.actransit.org

Marketing & Community Relations • May 2010

0076-10

Public Hearings

Service Reductions Plan & Fiscal Emergency

Wed., May 26, 2010
2:00 p.m. & 6:00 p.m.

AC Transit General Offices
 1600 Franklin Street
 Oakland

On Wednesday, May 26, the AC Transit Board of Directors will hold public hearings on the proposed Service Reductions Plan for August 2010, and on the agency's intention to declare a fiscal emergency. The hearings will be held together, at both 2:00 p.m. and 6:00 p.m.

Your comments are invited and encouraged before or at the public hearings.

See inside for details.

El Sobrante Municipal Advisory Council

"Your Town Council"

3769 B San Pablo Dam Road
El Sobrante, California 94803



10.17.0

Chair
Barbara Pendergrass
Vice Chair
Tom Owens
Secretary
Mike Daley
Treasurer
Emily Lane
At-Large Members
James Hermann
Roxanne Cruz

Contra Costa County
Public Works Department
Attention: Mike Carlson, Asst. Public Works Director
Transportation Engineering
255 Glacier Drive, Martinez, Ca

May 13, 2010

Re: Public Works Projects in El Sobrante

Dear Mr. Carlson:

The El Sobrante Municipal Advisory Council (ESMAC) wishes to thank you for your letter dated April 20th, 2010.

Our Council, at their last meeting May 12th, 2010, voted to add a couple of areas to your priority list of side walks, and to request speed indicators on San Pablo Dam Road in the Down Town area and to add speed indicators to Hilltop Drive.

One dangerous area for school children and other pedestrians is the area without sidewalks just prior to entering Sherwood Forrest. Once you are in Sherwood Forrest there are sidewalks, however prior to entering the area there are no sidewalks. A curve in that location makes it even more difficult for drivers to see pedestrians.

The second dangerous area missing sidewalks is May Road from Bruen Road to the area close to Sheldon School or De Anza Drive.

Speed indicators are needed to slow traffic in the Down Town area of San Pablo Dam Road and on Hilltop Drive. Both areas constantly have vehicles speeding over the posted limit. Hilltop Drive has had numerous accidents including a vehicle running into the Mormon Church, a vehicle in the yard on the corner of Hilltop and El Patio, twice a vehicle has landed in the same yard, vehicles over turning, and a motorcyclist injured at the turn in to the cemetery. The turn in and out of the cemetery is very dangerous and causes vehicle back ups constantly, which in turn causes traffic to try to by pass the backed up vehicles by swinging around the stopped vehicles into on coming traffic.

We respectfully request your attention to the additional areas listed in this letter.

We again thank you for requesting input from the ESMAC on transportation projects in El Sobrante.

Meeting: 2nd Wednesday every month, 7:00 p.m.
El Sobrante Library, 4191 Appian Way, El Sobrante

10.17.6

El Sobrante Municipal Advisory Council

"Your Town Council"

3769 B San Pablo Dam Road
El Sobrante, California 94803



- Chair**
Barbara Pendergrass
- Vice Chair**
Tom Owens
- Secretary**
Mike Daley
- Treasurer**
Emily Lane
- At-Large Members**
James Hermann
Roxanne Cruz

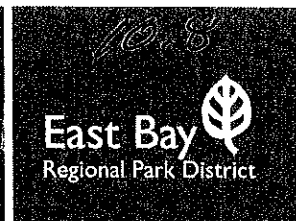
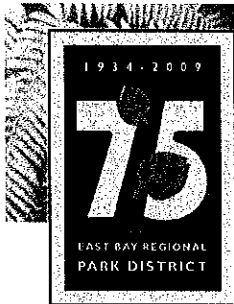
Sincerely,
Barbara A. Pendergrass

Barbara A. Pendergrass, Chair ESMAC
3769B San Pablo Dam Road
El Sobrante, Ca 94803

Cc: Supervisor John Gioia
Terrance Cheung, Chief of Staff
Craig Standafer

Members of
the ESMAC
are appointed by
Contra Costa County
District One Supervisor
John Gioia

Meeting: 2nd Wednesday every month, 7:00 p.m.
El Sobrante Library, 4191 Appian Way, El Sobrante



2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381
 T. 1 888 EBPARKS F. 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

BOARD EXECUTIVE COMMITTEE

Thursday, June 24, 2010
12:45 p.m., Board Room

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee's purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District's website (www.ebparks.org), the Headquarters reception desk, and at the meeting.

AGENDA

<u>STATUS</u>	<u>TIME</u>	<u>ITEM</u>	<u>STAFF</u>
D	12:45 pm	1. 2011 Fuels Management Work Plan	Swanson
R	1:15 pm	2. Request for Board Contingency Funding for Hulet Hornbeck Oral History	Cameron
D	1:45 pm	3. Review of EBRPD Board Committees	Mattingly
		4. Public Comments	

(R) Recommendation for Future Board Consideration
 (I) Information
 (D) Discussion

Executive Committee Members:

Doug Siden, Chair; Ted Radke; Beverly Lane
 Carol Severin, Alternate
 Pat O'Brien, Staff Coordinator

Future Meetings:

July 22
 August 26
 September 23
 October 28
 November 23

Distribution/Agenda

Ayn Wieskamp
 John Sutter
 Whitney Dotson
 Mike Anderson
 Tim Anderson
 Susan Gonzales
 Bob Doyle
 Ted Radosevich
 Carol Victor
 Erich Pfuehler
 Yolande Barial
 Bob Stagnaro
 Rosemary Cameron

Distribution/Full Packet

Bruce Beyaert
 Afton Crooks
 Ralph Kanz
 Michael Kelley
 Judi Bank
 Daniel Levy
 Sylvia Falcon
 Rich Guarenti
 Barry Weiss

Carol Severin
 Doug Siden
 Ted Radke
 Beverly Lane
 Pat O'Brien
 John Escobar
 Dave Collins
 Allen Pulido
 Tyrone Davis – POA
 Dave Kalahale – Local 2428
 Kristin Vorderbrueggen – Local 2428
 Lobby/Receptionist

Norman LaForce

John Swanson
 Rosemary Cameron
 Mary Mattingly

A School Closes – A Community Center Opens

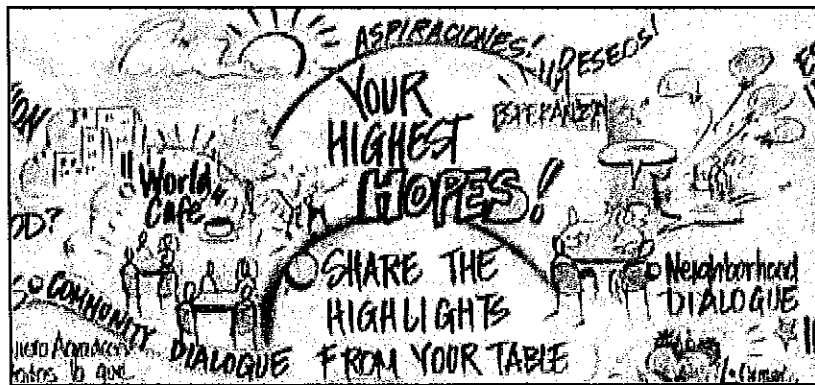
A group of El Sobrante residents has taken the initiative to lay the groundwork for transforming the closed El Sobrante Elementary School into a thriving, self-supporting, multipurpose resource for the community.

Design Summit: An El Sobrante Community Center Interactive Planning Event

**Saturday, July 10, 2010
10 am – 4 pm**

El Sobrante United Methodist Church, 670 Appian Way, El Sobrante, CA 94803

*This is an integrated, participatory experience, rather than speakers, panels and workshops.
Please make the commitment to arrive on time and to stay for the full event.*



Imagine and share your highest hopes for the El Sobrante Valley with residents of all ages, cultural backgrounds and interest groups.

Lunch and Childcare will be provided – a family event

Open to all: family, children, partners, neighbors, friends; be prepared to be part of the solution.

The Day:

- Experience a "World Cafe," a silent brainstorm, and other innovative, fun and productive methods for collaborating with others in our community.
- Build a shared vision for the a new community center and how it can support a positive future for our community
- Partner in small action teams to map our first steps toward realizing that vision.

RAFFLE: Win valuable prizes. Many winners!

RSVP: Please let us know if you are coming by email: summit@esscc.org or phone: 510-717-1706

Sponsored by A Community Center for El Sobrante (www.esscc.org), the El Sobrante Manor Neighborhood Council and the Institute of the Commons (iotc-hub.org)

10.10

Subj: **Hillcrest Pipeline and Schapiro Reservoir Update**
Date: 6/29/2010 11:38:43 A.M. Pacific Daylight Time
From: mblackwe@ebmud.com
To: mblackwe@ebmud.com

Dear Neighbors,

Hillcrest Update

EBMUD crews are scheduled to close the uphill traffic lane on Hillcrest in El Sobrante between San Pablo Dam Rd and Ramsey on Friday July 9th through July 16th between **7:00 am and 4:30 PM**. People coming down hill will still be able to get through. Uphill traffic will be redirected to Morrow to Hillcrest to access the area. Please pass this along to anyone you know who lives in this area. As always, crews can be pulled off at any time to handle an emergency and schedules are subject to change

Schapiro Reservoir Update

The Schapiro Reservoir between Bonita in Richmond and Capitol Hill in the County is currently out to bid. Bid closure is currently scheduled for July 28th. I expect work to start this fall. When I have more specific information I will send it out via email and also send a postcard to the neighborhood using standard mail.

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

10.11

John Gioia (say "Joy-a")
Chair, Board of Supervisors
Contra Costa County

**Contra
Costa
County**

11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
Phone: (510) 374-3231
Fax: (510) 374-3429



Office of Supervisor John Gioia Community Office Hours

Supervisor John Gioia invites El Sobrante residents to meet with Terrance Cheung, his Chief of Staff and El Sobrante Liaison, to discuss issues that are important to the community.

No appointment is necessary.

Date: 1st Tuesday of every month
Time: 1:30 p.m. – 3:00 p.m.
Location: El Sobrante Library
 4191 Appian Way

Upcoming Meeting Dates:

- July 6, 2010
- August 3, 2010
- September 7, 2010
- October 5, 2010
- November 2, 2010

For more information contact
Terrance Cheung at 510-374-3231

Email: dist1@bos.cccounty.us • Website: www.co.contra-costa.ca.us/depart/dis1

EAST RICHMOND HEIGHTS ◊ EL CERRITO ◊ EL SOBRANTE ◊ KENSINGTON ◊ MONTALVIN MANOR
NORTH RICHMOND ◊ RICHMOND ◊ ROLLINGWOOD ◊ SAN PABLO



**Guardian
Angels**
keeping it safe

As a 501(c) (3) non-profit volunteer driven Organization, the Guardian Angels have helped provide security and support to communities for over 25 years.

In cooperation with local police, community organizations, neighborhood watch groups, schools and individuals we help build stronger and safer communities and inspire positive change

Primarily we support communities through our neighborhood patrols and our education initiatives with children and families about violence prevention and safety awareness. We also strive act as role models to youth and motivate individuals to join together to transform their community into a better place.

COME JOIN US TODAY!

IF YOU ARE:

INTERESTED IN CRIME PREVENTION
SERIOUS ABOUT MAKING A DIFFERENCE
EAGER TO LEARN NEW SKILLS IN NEED OF
COMMUNITY HOURS DRUG FREE

WE WILL TRAIN YOU:

LEADERSHIP SKILLS
EMERGENCY FIRST AID/CPR
MARTIAL ARTS/SELF DEFENSE
COMMUNICATION SKILLS

DO SOMETHING B'MORE

**MAKE A DIFFERENCE IN YOUR
COMMUNITY**

www.guardianangels.org
www.richmondguardianangels.webnode.com

Chapter Leader
Bill Hedlund (Shadow)
510-735-7139

richmond@guardianangels.org
Making 30 years 1979-2009

10/12

**MAKING A DIFFERENCE
GUARDIAN ANGELS
DARE TO CARE**



We believe that change happens from the ground up and, as such, we take our lead from the communities that contact us.
We are a dedicated group of volunteers determined to help where requested, mentor when needed, and give hope while serving Richmond. Our work here has only begun. But with the support of local Police departments and our partnership with the Police, Community Relations Committee and several other community groups, we are confident and committed to our goals.

Subj: **WCCIWMA July Board Meeting Cancellation Notice**
Date: 7/1/2010 11:01:44 A.M. Pacific Daylight Time
From: MelindaW@Recyclemore.com
To: MelindaW@Recyclemore.com

The July 8, 2010 meeting of the West Contra Costa Integrated Waste Management Authority Board of Directors has been cancelled. The cancellation notice is attached.

There is no meeting scheduled for the month of August. The next regularly scheduled meeting is Thursday, September 9, 2010, 7:00 p.m., at the San Pablo City Council Chambers, 1 Alvarado Square, San Pablo, CA 94806.

Please call our office directly at (510) 215-3125 if you require further information.

Regards,

Melinda Wong
West Contra Costa Integrated
Waste Management Authority

Subj: **RE: RE: update, East Bay Regional Parks**
 Date: 6/30/2010 8:05:23 A.M. Pacific Daylight Time
 From: mragatz@ebparks.org
 To: bini794@sbcglobal.net, rpender970@aol.com

Patty,

I said I needed to talk to District counsel, not that he would be writing the letter. Yes, he is in agreement with what I said in the previous message.

Mark



Mark Ragatz

Parkland Unit Manager | Operations
 East Bay Regional Park District
 7867 Redwood Rd., Oakland, CA 94619
 Tel: 510-544-3128 | Fax: 510-482-0182
mragatz@ebparks.org | www.ebparks.org

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Please consider the environment before you print

From: Patricia Casentini [mailto:bini794@sbcglobal.net]
Sent: Wednesday, June 30, 2010 12:33 AM
To: Mark Ragatz; Barbara pendergrass
Subject: RE: RE: update,East Bay Regional Parks

Mark,

You mentioned getting a letter from the attorney representing East Bay Regional Parks District? Can I safely assume your letter below represents the position of your legal counsel? I'll show it to the El Sobrante MAC committee on July 14th.

Thank You,

Patty

cc:Barbara Pendergrass

--- On Mon, 6/28/10, Mark Ragatz <mragatz@ebparks.org> wrote:

From: Mark Ragatz <mragatz@ebparks.org>
 Subject: RE: RE: update
 To: "Patricia Casentini" <bini794@sbcglobal.net>
 Date: Monday, June 28, 2010, 11:16 AM

10.14.6

Dear Patty,

I'm sorry, I thought I had replied.

After consulting with several other managers in the District, we agreed that planting trees in the La Colina area of Wildcat Canyon is not feasible or appropriate. The La Colina area of the park is natural grassland with mixed scrub brush, with several species of native plants present. Planting trees would not serve to enhance the area from a biological standpoint nor would it help to stabilize the hillside. It is not the practice of the District to modify natural areas of parks unless it is called for in the Land Use Plan (LUP) for the park.

Aside from this, the EBMUD tree planting program is not something that the District would take advantage of for several reasons, not the least of which is the cost of planting and maintaining the trees in order to meet the survival rate or replacement requirements. Staff at Wildcat Canyon has decreased this year (through attrition) and shrinking property tax revenue has required budget cuts for the last two years with the prospect of at least 2 more years of budget cuts. Planting and establishing new trees so that they will survive in the long term is at least a 5 year commitment of time and money, and an 80% survival rate, as required by this program, is pretty much impossible without irrigation.

I appreciate your suggestion but we will not support planting trees in the La Colina area of Wildcat Canyon .

Sincerely,



Mark Ragatz

Parkland Unit Manager | Operations

East Bay Regional Park District

7867 Redwood Rd. , Oakland , CA 94619

Tel: 510-544-3128 | Fax: 510-482-0182

mragsatz@ebparks.org | www.ebparks.org

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 Please consider the environment before you print

From: Patricia Casentini [mailto:bini794@sbcglobal.net]

Sent: Thursday, June 24, 2010 10:39 PM

To: Mark Ragatz

Subject: Fw: RE: update

Mark

10.14.c

Mark ,

Am concerned because I haven't received your letter, as of yet, stating the reasons you wouldn't recommend planting trees or any other vegetation on that upper Colina hillside, El Sobrante. If possible, would you be able to mail or email it to me before our next MAC meeting, July 14, 2010?

Thanks for your cooperation,

Patty Casentini
512 Lisa Court
El Sobrante , CA 94803

10.14.0

--- On Fri, 6/18/10, Patricia Casentini <bini794@sbcglobal.net> wrote:

From: Patricia Casentini <bini794@sbcglobal.net>
 Subject: Fw: RE: update
 To: mragatz@sbcglobal.net
 Date: Friday, June 18, 2010, 12:45 PM

Mark ,

Haven't heard back from you about providing a letter from the EBRPD attorney regarding the upper La Colina hillside. Our MAC meeting is coming up and, as I said, I am planning on presenting this letter to the board members at that time.

Look forward to your response,

Patty Casentini

--- On Mon, 5/17/10, Mark Ragatz <mragatz@ebparks.org> wrote:

From: Mark Ragatz <mragatz@ebparks.org>
 Subject: RE: update
 To: "Patricia Casentini" <bini794@sbcglobal.net>
 Date: Monday, May 17, 2010, 4:37 PM

Yes, I can email it to you. Two of the people I needed to talk to for background on this were on vacation last week and one just came back to work today. I'll talk to Jeff at a meeting tomorrow and will follow-up with Ted after that. I'll get back to you after I have talked to them.

Sincerely, Mark



Mark Ragatz
 Parkland Unit Manager | Operations
 East Bay Regional Park District
 7867 Redwood Rd. , Oakland , CA 94619
 Tel: 510-544-3128 | Fax: 510-482-0182
mragatz@ebparks.org | www.ebparks.org

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 Please consider the environment before you print

From: Patricia Casentini [<mailto:bini794@sbcglobal.net>]
Sent: Monday, May 17, 2010 2:10 PM
To: Mark Ragatz
Subject: update

Tuesday, August 03, 2010 AOL: RPender970

10.15.02

Subj: **Richmond Bay Trail Mid Year Report!**
Date: 7/5/2010 1:16:32 A.M. Pacific Daylight Time
From: tracbaytrail@earthlink.net
To: tracbaytrail@earthlink.net

Friends of the Bay Trail in Richmond,

Attached for your enjoyment and information is the 11th annual Richmond Bay Trail Mid Year Report. Read this upbeat report to learn about major accomplishments during the first half of 2010 including:

- construction underway to complete three-mile Landfill Loop trail;
- construction ready to proceed on the Shipyard 3 Bay Trail and linkage of Wildcat Creek Regional Trail to Landfill Loop;
- **\$150,000 grant award for a new shoreline trail between Shipyard 3 and Brickyard Cove;**
- plans developing to close the dangerous gap between Point Richmond and Point Molate;
- planning process launched to restore natural habitat on the former Breuner property while connecting Point Pinole Regional Shoreline with the Bay Trail; and
- upgrades to old Bay Trail sections in Marina Bay.

For maps and other information about the Bay Trail in Richmond, please visit <http://pointrichmond.com/baytrail/>.

Please share this report with your friends and neighbors, encouraging them to join the Richmond Bay Trail Network at no cost by emailing tracbaytrail@earthlink.net. Enjoy the Bay Trail in Richmond!

TRAC Steering Committee

tracbaytrail@earthlink.net
phone/fax 510-235-2835
<http://www.pointrichmond.com/baytrail/>
<http://www.ci.richmond.ca.us/TRAC>
<http://www.explorerichmondca.com/baytrail.htm>

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10.15.6

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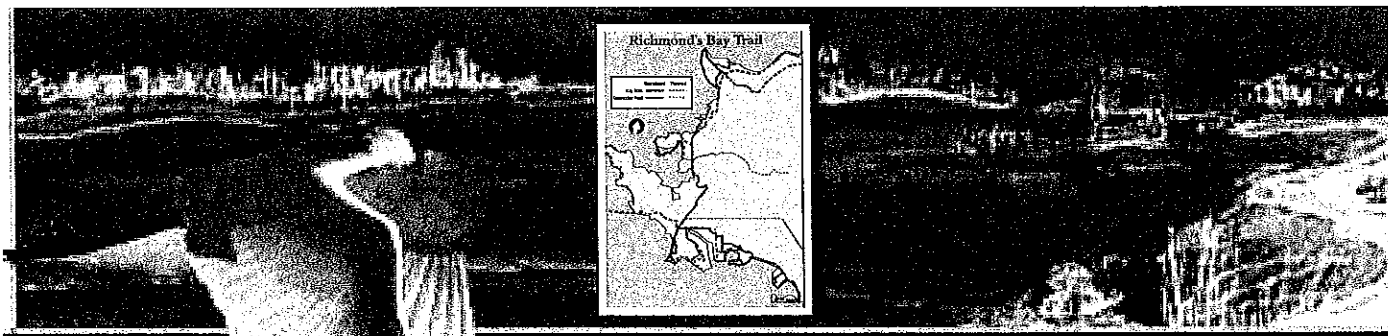
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TRAC Steering Committee

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<http://www.explorerichmondca.com/baytrail.htm>

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Richmond Bay Trail Mid Year 2010 Report



RICHMOND STANDS OUT FOR HAVING 26 MILES OF SAN FRANCISCO BAY TRAIL COMPLETED, more than any other city on this planned 500 mile hiking and biking trail encircling San Francisco and San Pablo Bays.

Assuming timely cooperation by Contra Costa County, an additional 2.6 miles should be built by year end with completion of the Landfill Loop trail plus a connection to Wildcat Creek Regional Trail. This will leave 12.4 miles of planned Bay Trail yet to be built in Richmond.

Readers of this report get credit for funding the public agency trail planning, design and construction projects described below by voting for East Bay Regional Park District (EBRPD) Measures CC(2004) & WW(2008) and statewide parks bond propositions 40(2002) & 84(2006). More than half of the \$3.35 million in competitive grant funds TRAC obtained for City of Richmond Bay Trail projects during the last ten years came from the state park bonds, and EBRPD used Measure CC & WW funds as leverage to obtain additional grants for Bay Trail projects in Richmond.

Bay's Best Bike Ride:

Northern California Editor's Picks in the June issue of Sunset magazine extolled Richmond's "Bay Trail with shimmering views to the San Francisco skyline ... skirts neighborhoods, parks and a marina filled with sailboats" headlining The Bay's Best Bike Ride Just Got Better with the new menu at the BoilerHouse Restaurant.

Breuner Restoration & Public Access:

EBRPD signed a \$576,385 contract with Richmond's Questa Engineering Corp. to conduct field investigations, prepare preliminary design and an EIR for an integrated natural habitat restoration and public access plan on the former Breuner property south of Point Pinole Regional Shoreline. An important objective of this project is to enhance pedestrian and bicyclist access to Point Pinole Regional Shoreline by linking it with the San Francisco Bay Trail system. The District is working to assemble funds to complete this expected \$7 million project in stages during the 2013-2015 period.

Landfill Loop:

Currently there is a 1.4-mile scenic trail along the border of Wildcat Marsh on the south side of the closed West County Landfill. After delays caused by the prolonged rainy season, Republic Services was able to begin construction for completing the

planned 3-mile loop of the Bay Trail encircling the former landfill. To be completed in 2010, this loop will provide dramatic vistas overlooking San Pablo Bay as well as the delta of San Pablo Creek.

Landfill Loop Trail



Wildcat Creek to San Pablo Creek:

EBRPD completed construction documents for a 1.1-mile Bay Trail link connecting the Wildcat Creek Regional Trail with San Pablo Creek and the Landfill Loop trail. Thanks to cooperation by West County Wastewater District, this scenic connector trail will be completed in 2010 if a timely right of way agreement can be obtained from Contra Costa County.

Kaiser Shipyard 3:

The Port of Richmond advertised for bids to construct the 2.4-mile Kaiser Shipyard 3 Bay Trail out Canal Blvd. from Seacliff Drive and around Point Potrero Marine Terminal to the Whirley Crane and SS Red Oak Victory. Part of the trail and the staging area at the historic Kaiser cafeteria is being built as part of the Honda Port of Entry Project. This Bay Trail project should be completed by Spring 2011 with engaging exhibits about historic Kaiser Shipyard 3 as part of the Rosie The Riveter/World War II Home Front National Historical Park.



Shipyard 3 to Ferry Point:

The San Francisco Bay Trail Project awarded a \$150,000 grant to the City of Richmond for a new shoreline trail linking the Shipyard 3 Bay Trail with Brickyard Cove. Combined with a \$300,000 local grant from EBRPD Measure WW, funds are in place to close two Bay Trail gaps between Shipyard 3 and Ferry Point. The City's Engineering Services Department will begin construction design



with completion of these trails expected Spring 2011 to coincide with opening

of the Shipyard 3 Bay Trail.

Point Richmond to Point Molate:

Efforts continued toward closing the dangerous gap in the Bay Trail on the south side of I-580 between Tewksbury Ave. and the Richmond/San Rafael Bridge toll plaza where an existing trail goes under the bridge toward Point Molate. The City of Richmond retained Questa Engineering to work with Caltrans and Chevron in preparing needed studies and construction documents at a cost of about \$1.6 million. In addition to conducting field reconnaissance along the trail corridor and scoping meetings with stakeholders and sub-consultants, Questa continued to gather information regarding opportunities, constraints and design criteria. The Questa team will use information gathered to prepare a Caltrans Project Study Report and Preliminary Environmental Analysis Report, which will identify and select the apparently viable trail route linking Point Richmond and Point Molate by the end of this year. The goal is to complete construction design with cost estimates, comply with CEQA & NEPA and obtain the necessary easements from Chevron & Caltrans by early 2012. This will provide a basis for seeking funds to cover the expected \$15 million cost of construction. As part of a utility tax settlement with the City of Richmond, Chevron reaffirmed its commitment to provide a trail easement and invest up to \$2 million for security enhancements related to the trail.

Atlas Road Entry to Point Pinole Regional Shoreline:

Under contract to EBRPD, Mark Thomas & Company is designing a bridge over the UP rail tracks for access to Point Pinole Regional Shoreline from the end of Atlas Road. This will provide a new park entry from the existing Class I trail along Atlas Road. Plans and permits should be in




hand next year enabling completion of the project in 2012.

Marina Bay Trail Upgrades:

Portions of the Bay Trail connecting Jay & Barbara Vincent Park with Meeker Slough and Marina Bay Parkway were built before the San Francisco Bay Trail was authorized by state legislation in 1987. These older, narrower trail sections are being widened, repaved and enhanced with new landscaping and lighting as a project of Richmond Community Redevelopment Agency. Richmond's Questa Engineering Corp. has completed design and construction documents, and Agency staff expect to initiate trail improvements later this year.

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. For maps and other information about the Bay Trail in Richmond, please visit <http://pointrichmond.com/baytrail/>



TRAC
Steering Committee

- Donald Bastin
- Bruce Beyaert
- Bruce Brubaker
- Jay Corey
- Whitney Dotson
- Jerry Rasmussen
- Nancy Strauch



Design by Perfect Page Desktop Publishing

10.14.e

Trail Construction Supervisor Clarke Moore wrote up a status report on the trail building p year.

Upcoming Dates

July 6 - August 6 New Voices Are Rising Summer Institute
August 1 Grassroots Fund application deadline
August 15 LOI Deadline for Watershed and other Environmental Grants

Help keep this great work going. Please consider making a donation to the Rose Foundal

Thank you for your support!
Tim, Jill, Karla, Robyn, Myesha and Jason

If you no longer wish to receive these emails, please reply to this message with "Unsubscribe" in the subject line or simply click on the following link:
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The Rose Foundation
6008 College Ave., Suite 10
Oakland, CA 94618

Read the VerticalResponse marketing policy.



10.16

Subj: **Monthly Emergency Responses for El Sobrante**
 Date: 5/6/2010 12:00:07 A.M. Pacific Daylight Time
 From: db1adm@cccfd.org
 To: moli@msn.com, rpender970@aol.com
 CC: RGrac@cccfd.org

City: El Sobrante
 Station: 69
 MONTH: 4/2010
 TOTAL CALLS: 49
 CODE 3 CALLS: 44
 STRUCTURE FIRES: 1
 VEGETATION FIRES: 0
 OTHER FIRES: 2
 EMS RESCUE: 34
 HAZARD: 1
 PUBLIC SERVICE: 1
 MISTAKEN ALARM: 6
 FALSE ALARM: 2
 OTHER NON-FIRE: 2

Station: 69
 Total Calls: 2
 Code 3 Calls: 2
 Structure Fires: 0
 Vegetation Fires: 0
 Other Fires: 0
 EMS Rescue: 2
 Hazard: 0
 Public Service: 0
 Mistaken Alarm: 0
 False Alarm: 0
 Other Non-Fire: 0

10.17.2

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JUNE 8, 2010
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

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

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

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

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

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

1. PUBLIC COMMENTS:

APPEAL: LAND USE PERMIT: CONTINUED PUBLIC HEARING

Item to be continued to July 13, 2010 at the request of the applicant.

- 2. BONITA HOUSE INC. (Applicant, Owner & Appellant) – HOWARD & KIM REVEL (Appellants), County File #LP082042: A hearing on two appeals of a decision by the Zoning Administrator to approve a land use permit to allow a State-licensed Adult Residential Care Facility that provides 24-hour a day non-medical care and supervision; and that provides long term housing for a maximum of ten (10) unrelated adults, men and women ages 18-59. The use also includes improving an existing 2,760 square foot single-family residence located on one legal lot (10.45 acres). The subject site is located at 2950 Penny Lane in the Knightsen area. (A-3) (GP: AL) (CT: 3031.0) (Parcel # 015-100-043) (Continued from 5/11/10). RAH

APPEAL: VARIANCE: RESCHEDULED PUBLIC HEARING

- 3. JAMES HERMANN (Applicant, Owner & Appellant), County File #VR07-1083: This is an appeal of the Zoning Administrator's decision to deny variances to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel #433-310-022) (Rescheduled from 5/25/10). JCC

APPEAL: LAND USE PERMIT: PUBLIC HEARING

- 4. JAMES LINNEHAN (Applicant, Owner & Appellant), County File #LP08-2031: This is a hearing on an appeal by the property owner of the Zoning Administrator's decision approving a Land Use Permit and Development Plan to legalize two studio apartments within an existing commercial building for a total of three dwelling units at the site. The project also includes variances to the off-street parking and setback requirements as follows: 4 parking spaces proposed (6 parking spaces required), 6-inch side yard setback (5-foot side yard setback required minimum), and a zero-foot front yard setback (20-foot front yard setback required minimum), for the construction of the proposed parking improvements on a substandard lot. The subject site is located at 733 Loring Avenue within the Crockett area. (RB/R6) (GP: CO/ML) (CT: 3570) (Parcel #354-092-003). FA

- 5. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County File #LP05-2091: A hearing on an appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles; and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7), due to continued violations and lack of interest. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040). LV

APPEAL: REVOCATION: LAND USE PERMIT: PUBLIC HEARING

6. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County Files #103-71, #167-72, #60-73, #58-74, and #DP96-3011: A hearing on an appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
- A. County File #103-71 (JDF Holdings – Current Owner and Permittee) – A land use permit for a trailer sales and storage yard on APN 159-210-040 fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - B. County File #167-72 (JDF Holdings – Current Owner and Permittee) – A land use permit for an expanded trailer sales and storage area on a portion of APN 159-210-040, fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - C. County File #60-73 (JDF Holdings – Current Owner and Permittee) – A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 - D. County File #58-74 (JDF Holdings – Current Owner and Permittee) – A land use permit to allow storage of recreational vehicles. The subject site consists of APN 159-210-003, -027, & 032 at 4910 Blum Road, Hansen Ct.
 - E. County File #DP96-3011 (JDF Holdings – Current Owner and Permittee) – An amendment of Land Use Permit #60-73 to replace an office and sales building for sales and parts for mobile homes. The subject site is located at #4961 Pacheco Boulevard

In aggregate, the subject sites consist of six adjoining parcels on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040). LV

- 7. STAFF REPORT:
- 8. COMMISSIONERS' COMMENTS:
- 9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JUNE 22, 2010.

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

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to 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, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JUNE 21, 2010
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

1:30 P.M.

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Debbie Sittser at least 48 hours before the meeting at (925) 335-1218.

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

LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 3. KIER & WRIGHT (Applicant) – STONEMOR CALIFORNIA INC. (Owner), County File #LP09-2027: A request for approval of a land use permit to modify County File #LP2097-89, with variances and a tree permit, in order to allow the expansion of the existing Oakmont Memorial Park Cemetery. The proposed project includes the following: (1) a 49-foot high retaining wall with variances to allow a) a height of 49 feet where a maximum height of 35 feet is allowed; and b) 1-foot side yard setback where 20 feet is required; (2) recordation of a 16-foot wide maintenance easement for the proposed 49-foot retaining wall; (3) a niche wall with a variance to allow a 15-foot side yard setback where 20 feet is required; (4) a debris wall with a variance to allow a 4-foot side yard setback where 20 feet is required; (5) a mausoleum/niche wall structure; (6) additional crypts for future ground burials; (7) construction of an earthen access road; and (8) establishment of a crypt lay-down area. In addition, there is a request for approval of a tree permit to allow the removal of ten (10) code-protected trees and to allow work within the dripline of five (5) code-protected trees. The subject parcels total approximately 100 acres and are identified as 2099 Reliez Valley Road in the unincorporated area of Lafayette. (GP: AL/SL) (A-2) (CT: 3470.00) (Parcel #365-170-026, 365-170-031) (Continued from 6/7/10: WRN). SFT

DEVELOPMENT PLAN: RESCHEDULED PUBLIC HEARING

Item continued indefinitely; to be renoticed.

- 4. THOMAS W. KAARET (Applicant & Owner), County File #DP09-3024: The applicant requests approval of a development plan with design review to allow: (1) a storage shed, two arbors, a barbeque island, and a detached accessory building used as a recreation building, all in the back yard of the subject property; and (2) conversion of an attached garage in the front of the property to living and storage areas. All of this work has been undertaken without required permits. The subject property is a 25,300 square-foot lot with an approximately 100-foot average width (where a 120-foot minimum is required) and is located at 2256 Granite Court in the Alamo area. (GP: SL) (R-20) (CT: 3461.02) (Parcel #193-282-004) (Rescheduled from 5/17/10). JCC

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 5. RONALD GREENWELL & ASSOCIATES (Applicant) – MAIN STONE CORP. (Owner), County File #MS050053: This is a request for vesting tentative parcel map approval to subdivide approximately 300 acres into four parcels with a designated remainder parcel as follows: Parcel A - 51.08 acres; Parcel B - 41.50 acres; Parcel C - 20.30 acres; Parcel D - 21.88 acres; Remainder Parcel - 165.32 acres (approximately 127 acres of which are within an existing environmental easement). The subject sites are located north of the intersection of Holland Tract Road and Delta Road and east of Tranquility Bay Road in the unincorporated Knightsen area. (A-2 & A-3) (GP: DR) (CT: 3010.00) (Parcel #s 023-010-001, 023-020-001, 023-060-001) (Continued from 6/7/10: WRN). LC

6. RONALD GREENWELL & ASSOCIATES (Applicants) – FRANK FARIA (Owner), County File #MS050044: This is a request for tentative map approval to subdivide a 473-acre parcel into four parcels and a remainder parcel as follows: Parcel A - 24.76 acres (approximately 10.83 acres of which are within an existing environmental easement); Parcel B - 22.22 acres (approximately 10.83 acres of which are within an existing environmental easement); Parcel C - 21.04 acres (approximately 10.83 acres of which are within an existing easement); Parcel D - 21.88 acres (approximately 7.65 acres of which are within an existing environmental easement); and Remainder Parcel - 360.10 acres (approximately 325.85 acres of which are within an existing environmental easement). The subject site is located north of the intersection of Holland Tract Road and Tranquility Bay Road in the unincorporated Knightsen area of East Contra Costa County. (A-2 & A-3) (GP: DR) (CT: 3010.00) (Parcel #s 023-070-020) (Continued from 6/7/10: WRN). LC
7. JIM ODLE (Applicant & Owner), County File #MS07-0016: The applicant requests approval of a tentative map to subdivide a 1.53-acre parcel into three lots. The subject property is located at 5172 La Honda Road in the El Sobrante area. (R-7) (CT: 3602) (GP: SH/OS) (Parcel # 433-230-003) (Continued from 6/7/10: WRN). JCC

LAND USE PERMIT: PUBLIC HEARING

8. ADA KRIGBAUM (Applicant) – CARL AND ONETTE KRIGBAUM (Owners), County File #LP09-2073: The applicant requests approval of a land use permit to continue the use of a temporary mobile home. The subject property is located at 4100 Gateway Road in the Bethel Island area. (GP: SL) (A-2) (CT 3010.00) (Parcel #030-140-021). JCC

3:30

9. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

10. T-MOBILE WEST CORPORATION (Applicant) – EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP09-2040: The applicant requests approval to renew County File #LP99-2037 for an existing wireless telecommunications facility on an established water reservoir site. The property is a knoll in the Briones Hills, approximately 800 feet north-northeast of the Sundown Terrace and Happy Valley Road intersection, in the Orinda/Lafayette area. (A-80) (CT: 3480.00) (Parcel #365-260-001). RMP
11. T-MOBILE WEST CORPORATION (Applicant) – EAST BAY UTILITY DISTRICT (Owner), County File #LP09-2041: The applicant requests approval to renew an expired permit, County File #LP98-2023 for an existing wireless telecommunications facility collocating on an established telecommunications facility on a 17.25 acre parcel. This permit expired on August 13, 2008. The property is located west of Dougherty Road and east of Alcosta Boulevard in the unincorporated area of San Ramon. (A-80) (CT: 3451.06) (Parcel #222-270-003). RMP
12. T-MOBILE WEST CORPORATION (Applicant) – MING & JIAN YEUNG (Owner), County File #LP09-2042: The applicant requests approval to renew County File #LP982081 for an existing wireless telecommunications facility consisting of 30' high light fixture and antennas. In addition to the antennas is an existing ground-mounted 4-foot x 5-foot equipment cabinet located behind an existing trash enclosure. The property is located in the southwest quadrant of the La Colina Road and San Pablo Dam Road intersection, and is addressed at 4068 San Pablo Dam Road in the El Sobrante area. (R-B) (CT: 3610.00) (Parcel #420-192-051). RMP

APPEAL: NOTIFICATION OF FINE: PUBLIC HEARING

13. MARTIN LYSONS (Appellant) – ON BEHALF OF JOSEPH & BETTY CARONE (Owners), County File #RF10-0204: An appeal filed by Martin E. Lysons, attorney at law, on behalf of Joseph Carone, of a decision by the Director of Conservation and Development to impose an administrative fine for continued violation of the zoning code at the property identified as 2294 Vista Del Rio Road in the Crockett area (GP: AL) (L-1) (Parcel # 355-060-002/003/005). RLH

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JULY 12, 2010.

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10.18.d

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JUNE 22, 2010
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

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

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

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

1. PUBLIC COMMENTS:

APPEAL: VARIANCE: RESCHEDULED PUBLIC HEARING

2. JAMES HERMANN (Applicant, Owner & Appellant), County File #VR07-1083: This is an appeal of the Zoning Administrator's decision to deny variances to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel #433-310-022) (Rescheduled from 6/8/10). ICC

ZONING TEXT AMENDMENT: PUBLIC HEARING

3. AMENDMENT OF THE COUNTY ORDINANCE CODE CHAPTER 82-44, TEMPORARY EVENTS, IN ALL ZONES WITHIN UNINCORPORATED CONTRA COSTA COUNTY, County File #ZT10-0001: This is a County initiated proposal to amend the County Ordinance Code Chapter 82-44, the Temporary Events Ordinance. The proposed ordinance text amendment will apply to private property in all zones within the unincorporated areas of Contra Costa County. Changes proposed include streamlining the permit application procedures and exempting certain temporary events from the requirements to obtain a permit. JO

APPEAL: LAND USE PERMIT: CONTINUED PUBLIC HEARING

4. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County File #LP05-2091: A hearing on an appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles; and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7), due to continued violations and lack of interest. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 6/8/10). LV

APPEAL: REVOCATION: LAND USE PERMIT: CONTINUED PUBLIC HEARING

5. JAMIE FINEGOLD AND JDF HOLDINGS L.L.C. (Applicants, Owners, Permittees, and Appellants), County Files #103-71, #167-72, #60-73, #58-74, and #DP96-3011: A hearing on an appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
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In aggregate, the subject sites consist of six adjoining parcels on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Continued from 6/8/10). LV

MANDATORY REFERRAL: PUBLIC HEARING

6. MANDATORY REFERRAL FOR THE ACQUISITION OF 1593 (+/-) ACRES OF LAND IN THE UNINCORPORATED AREA SOUTH OF BYRON BY THE EAST BAY REGIONAL PARK DISTRICT FOR THE BYRON VERNAL POOLS AND VASCO CAVES REGIONAL PRESERVE (INVOLVING MULTIPLE PARCELS), (CP# 10-36): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District of 1593 (+/-) acres of land located in the unincorporated area south of Byron. PR
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JULY 13, 2010.

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Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, May 12, 2010, 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.

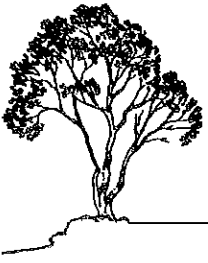
Notice of Intent to Waive Protest Proceedings

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.



MAY VALLEY NEIGHBORHOOD COUNCIL

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

May Valley Newsletter

MAY 2010

Page 1

REMINDER!! The Richmond Sanitary Service offers each customer 2 **FREE** Pick-ups a year of up to 15 -30 gallon bags. Call RSS at 262-7100 to set a date, usually on your regular pick-up day. House trash and yard waste can be put out at the same time. If you want your green yard waste to go to the "green recycling", you must put the green waste in biodegradable, compostable bags.

The JUNE ELECTION: What do you know about Measure E, the County residents' parcel tax which will pay for a resident deputy to be in the El Sobrante area? What do you know about the WCCUSD Bond? How much will it cost you? Have you heard comments from John Gioia and Mister Phillips, the candidates for County Supervisor? A Special Meeting is set to review the June Election at Olinda School, 5855 Olinda Rd., El Sobrante on Wed., May 26 from 7-9 p.m. This event is sponsored by the E.S. Municipal Advisory Council, the Richmond May Valley N. C., the E.S. Valley Plan. & Zon. Adv. Com., and the E.S. Chamber of Commerce.

STUDENT LEADERSHIP AWARDS: For the 19th year, the May Valley N.C. is holding the Leadership Awards Night at the next meeting on Thurs., May 27th. The meeting starts at 7:15 p.m. Awards to be given out about 7:30 p.m. The meeting is at the May Valley Community Center, 3530 Morningside Dr., Richmond.

Each Student Leader, a boy and a girl from each school, will receive a medal, a cash award, and a certificate from Cong. Miller. Cash Awards: De Anza H.S. Leaders get \$100 each; Juan Crespi Leaders get \$50 each; Elementary School Leaders get \$25 each. The Awards go to a boy and a girl at each school. AND the

STUDENT LEADERSHIP WINNERS ARE:

Marie Murphy Elem.School:	Not Available	
Olinda Elementary School:	<u>Paulo Del Rosario</u>	<u>Maxine Dimalante</u>
Sheldon Elementary School:	<u>Nicholas Croda</u>	<u>Lelani Sears</u>
Valley View Elementary School:	<u>Benjamin Huang</u>	<u>Amelia Whitlow</u>
Juan Crespi Middle School:	<u>Jabari Ali Jourdan</u>	<u>Taylor Ward</u>
De Anza High School:	<u>Jaskaren Sidhu Singh</u>	<u>Saira Shakeel</u>

IMPROVING El Sobrante: Can current El Sobrante Leaders CHANGE the closed El Sobrante Elementary School into an El Sobrante Community Center? Will the Community step up to volunteer their talents and their money for the benefit of the whole area? They are working on it. We have invited a few speakers to our May 27th meeting to fill in the details. The plan is to have a Community Center available to youth, teens, seniors, and to special interest groups such as artists, computer geeks, game players, and more. There could also be some on-site businesses to help fund maintenance costs.

May Valley Neighborhood Council - MAY Newsletter - Page 2

Learn about the El Sobrante Community Center at A Special Community Design Summit Meeting set for Saturday, June 19 from 10 am to 4 pm at the First Baptist Church of E.S. in Tally Hall at 4555 Hilltop Drive. Call to let them know you are coming. E mail summit@esscc.org or 510-717-1706. Tickets are available for a Special Raffle! Lunch and Childcare will be provided.

The SINKHOLE on Via Verdi at El Portal Drive: The sinkhole, which is in Richmond, has been described as 20-30 feet deep, 40 ft. wide, and 120 ft. long. One car was removed from the hole. After the weather dries out a bit, workers will dig back into the hole to see if they can find the other car that fell into the sinkhole. The second car may have been pushed by the dirt and water into the 22 ft. diameter pipe which moves San Pablo Creek under the road. No one was hurt or killed. No homes or apartments were damaged, so far.

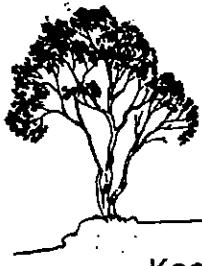
San Pablo Creek was undergrounded into the pipe about 30+ years ago when the homes were built on Via Verdi. Edric Kwan, Richmond City Engineer, reported that the complete rebuilding of the roadway could cost up to \$7.5 million dollars. At this time, finding the funds to pay the repair costs is a BIG problem. It could take a year or longer to get the area repaired. There are many local groups and different levels of government groups who will step in to oversee the plans and the actual construction repair. For example, the State and the County will be reviewing the plans. Our local E.S.V. Planning & Zoning Advisory Committee will be reviewing the plans.

Something went wrong again on Sunday morning, May 2 and the surface broke through again. There is no Emergency Vehicle Access to the property.

SMART Meters??? The so-called SmartMeters may not be so smart after all. PG&E is replacing the usual meters so that the information can be sent directly to the offices instead of having hundreds of meter readers walk through neighborhoods every month. It sounds like a good idea! On 5/5/10 on Channel 7 news, PG&E reported that 23,000 Smartmeters were incorrectly installed.

Many Central Valley residents are complaining of skyrocketing costs that are over and well above their usual bills. The SmartMeters are being put in now in the El Sobrante Valley area. My SmartMeter was put in in February. The March bill was about the usual amount. Then the April bill showed up. There was NO charge for electricity. I called to complain and I was told that the meter reading was so high they decided to wait until May to see what meter reading showed up. I'll let you know what happens. My family has been reading our meters ourselves, for years, so we have documented numbers on what we read and what PG&E billed.

Curbside Composting: "Curbside composting may start in July in El Cerrito and Richmond" from the West County Times of April 20th. Curbside composting means tossing food scraps, salad left-overs, paper plates, and more into the green cans. According to a state study, food bits make up about 35% of trash.



MAY VALLEY

NEIGHBORHOOD COUNCIL

Keeping Mosquitoes away from You and Your Yard

Page 3

Mosquitoes are delicious food for fish and other aquatic creatures, but their buzzing and itchy bites make them a great annoyance to people. Mosquitoes can also carry a variety of diseases; so controlling them by eliminating breeding sites, is a priority for everyone in the community. Fear of West Nile Virus may cause us to reach for a pesticide spray can, but this is an ineffective control. Pesticide sprays reach relatively few mosquitoes, and outside, they cause harm to beneficial insects and end up in our waterways. Residents can have a greater effect on the numbers of mosquitoes in urban areas by following these tips.

- Eliminate standing water in containers
- Change water in birdbaths and pet water dishes every 2 to 3 days
- Fix leaky outdoor faucets and sprinklers
- Recycle tires or store them so they do not collect water
- Keep roof gutters clean
- Don't dump yard waste into street gutters, storm drains, or creeks
- Drain plastic wading pools or fountains when not in use
- Keep swimming pools and hot tubs chlorinated and filtering.
- Fill tree holes
- Install screens on windows and doors
- Keep outside lighting to a minimum near entry doors;
- Wear long sleeves and long pants
- Use insect repellents.
- Use a screen tent for outdoor eating (it will keep out yellowjackets too)
- Contact your local mosquito and vector control district if you are aware of uncontrolled mosquito sources in your neighborhood, or if you need assistance with a mosquito problem on your property.

FYI: "The mosquitofish (*Gambusia Affinis*) is a good addition in backyard ponds, water gardens, watering troughs, and stockponds. These fish are available to pick up, at no cost, from the Contra Costa Mosquito and Vector Control District. If you are aware of uncontrolled mosquito sources in your neighborhood, or if you need assistance with a mosquito problem on your property, contact the District at 925-685-9301. Most district services are provided free of charge. For more information, see their website at www.ccmvcd.dst.ca.us"

Information provided by Lynn Scarpa, Richmond Staff.

SPECIAL NEWS: There will be a **GROUNDBREAKING CEREMONY AT DE ANZA HIGH SCHOOL AT 11 A.M. ON FRIDAY, MAY 21** on the school site at Valley View Road and Morningside Drive. The construction of the new school buildings will start.

10.20.0

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

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MAY VALLEY NEIGHBORHOOD COUNCIL

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

TENTATIVE AGENDA FOR THURSDAY, MAY 27, 2010
May Valley Community Center
3530 Morningside Drive, Richmond from 7:15 p.m. – 9 p.m.

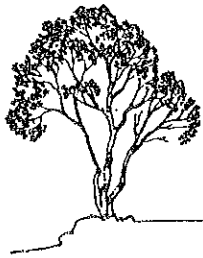
Tentative Agenda:

- | | |
|---------------------------------------|---|
| 1. Call to Order 7:15 p.m. | |
| 2. Approval of Minutes of 2/25/10 | |
| 3. Treasurer's Report | |
| 4. AWARDS – about 7:30 p.m. | <u>Leadership Awards:</u> Schools: Murphy,
Olinda, Sheldon, Valley View, Juan Crespi,
De Anza |
| 5. Community Reports | |
| 6. Correspondence | |
| 7. Old Business | |
| 8. NEW Business | <u>Plans for an El Sobrante Community
Center</u> |
| 9. RPD Report: Officer Vaca (8:30 pm) | |
| 10. Residents' Concerns | |

Next MVNC Mtg., JUNE 24, 2010

MVNC Contact Number: 223-6398

10.20.e



MAY VALLEY NEIGHBORHOOD COUNCIL

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

May Valley Newsletter JUNE 2010 Page 1

Dear Friends & Neighbors: We have a problem.

Over a year ago, Supervisor Gioia set up a monthly meeting at his office with El Sobrante Valley residents, his Chief of Staff Terrance Cheung, and County Code Enforcement Officers. Richmond Code Enforcement Officers were invited to attend when questions were raised about problems in the Richmond area.

In May 2009, the fire road off Greenridge Drive came under review as questions mounted as to who was responsible for its maintenance—the County or Richmond. According to Code Enforcement write-ups, Richmond staff Tim Higarees says that maintenance responsibility is County responsibility and County Fire says that maintenance is Richmond responsibility. As of 5/10/2010, those two groups have not met yet to discuss this problem. It is now June 2010 and that question has still not been answered.

Recent fire reports predicted that heavier fires could be expected this year because of the continuing weekly rains since January which have caused greater growth in plants. Richmond has also designated its part of the El Sobrante Valley as a high fire hazard zone. How can you put off a meeting on fire safety for more than a year?

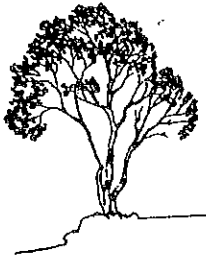
It is time for Richmond Fire and County Fire to review not only the fire trail at Greenridge, but all the fire tails in the El Sobrante Valley to determine who is responsible for the fire trail maintenance AND to determine if more fire trails are needed. For example, do we need an Emergency Vehicle Access off or on to Hillcrest Rd.? Will the homes near the current sink hole on Via Verdi have an Emergency Vehicle Access put in?

We ask that Sup. Gioia, County Fire Chief, Richmond Mayor McLaughlin and City Council, Richmond City Manager, and Richmond Fire set up a plan to review the fire trails, to determine who is responsible for the maintenance of the roads, and to determine where we need additional fire trails. The EBRPD's Fire Chief and staff should also be a part of this group. The E.S. Chamber of Commerce and the E. S. Municipal Advisory Council should take part in this group. The various Neighborhood Councils in Richmond and the Homeowners' Associations should also be given a chance to participate in this review. Each school in the area, public or private, should review their fire escape plans.

We ask for your help to get the word out that we need to have the fire roads evaluated and upgraded, if needed. We need to have knowledgeable people look at the whole El Sobrante Valley to determine what needs to be done to make it a safer place for all of us. If we continue to do NOTHING, we will pay for it with a loss of lives and/or property.

We will keep you informed of what is happening or not happening.

10.20.9



MAY VALLEY NEIGHBORHOOD COUNCIL

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

May Valley Neighborhood Council - JUNE Newsletter - Page 3

At our recent MVNC meeting, RPD-Officer Victor Vaca reported that some of the bad guys are now going door to door, ringing doorbells to see if anyone is home and if no one answers, they break in. Some neighbors leave their radios on when they're not home. Reps from ADT also mentioned that some of the bad guys are identifying themselves as being sent out by the home safety companies to check the home alarm systems to see that they are still working. Take care!

Information from Lynne Scarpa, Stormwater Program Manager.

NOTE: If you have any questions about the information provided here, please contact Lynne Scarpa at 510-307-8135 or at lynne_scarpa@ci.richmond.ca.us

Pesticides we spray in our gardens can affect water quality in our neighborhood creeks and the San Francisco Bay. We encourage all neighborhoods to share less toxic methods of ant control within our community. One of the best methods of ant control is prevention. Here are simple tips.

Ant Prevention

- Store food in containers that seal tightly or in the refrigerator.
- Caulk cracks where ants are entering. Weather-strip doors and windows.
- Keep things clean and dry and fix leaking faucets and pipes (ants need water).
- Put pet dishes in a soapy moat. Partially fill a wide, shallow container with soapy water and place pet dishes in the water.

Attached is an article, "When Ants Invade." It explains one of the ways to address an ant infestation is to follow the following steps:

Quick Fix for an Ant Emergency

1. Locate what ants are after (usually left-over food) and mark where they are entering the room (usually through a crack in the wall). If you can't find an entry point.
2. Clean up ants with a vacuum, or spray ants with soapy water and wipe up with a sponge. Soap washes away the chemical trail ants follow.
3. Block entry point temporarily with a smear of petroleum jelly or a piece of tape. Use silicone caulk to permanently close cracks in walls, along moldings and baseboards, and in gaps around pipes and ducts.
4. If you can't find an entry point, clean up the ants to a convenient spot. Place the bait station on the line the ants had been following. Always remove the bait station when the line of ants has disappeared so you don't attract more ants.
5. If ants are nesting in a potted plant, move it outdoors. Water it thoroughly and place it in a bucket filled with water that comes an inch below the rim of the pot. Using a stick, make a bridge for the ants to get out of pot. When no more ants emerge, drain the pot.

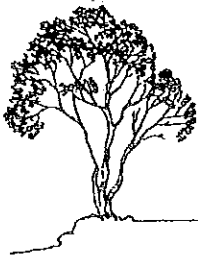
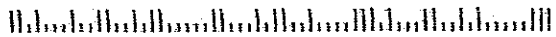
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MAY VALLEY NEIGHBORHOOD COUNCIL

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

TENTATIVE AGENDA FOR THURSDAY, JUNE 24, 2010
May Valley Community Center
3530 Morningside Drive, Richmond from 7:15 p.m. – 9 p.m.

Tentative Agenda:

- 1. Call to Order 7:15 p.m.
- 2. Approval of Minutes of 2/25/10
- 3. Treasurer's Report
- 4. Correspondence
- 5. PROGRAM – about 7:30 p.m. Program: Review MVNC Budget Plans. Review concerns over fire roads in E. S. Valley
- 6. Community Reports
- 7. Old Business
- 8. NEW Business
- 9. RPD Report: Officer Vaca (8:30 pm)
- 10. Residents' Concerns

Next MVNC Mtg., Tues. Aug. 3, 2010

MVNC Contact Number: 223-6398

Night Out Against Crime in La Moine Park

ABOUT TOWN MONTHLY NEWSLETTER
EL SOBRANTE CHAMBER OF COMMERCE

EBMUD drops 10 percent voluntary rationing plan

Water supply outlook bright for now but wise water use urged as supply is expected to dwindle over the next 30 years as population grows

OAKLAND – In its annual Water Supply Availability and Deficiency Report, approved by the Board of Directors and submitted to the state Department of Water Resources, EBMUD projects it will be full with 600,000 acre-feet of water in storage at the end of September even if there is no additional precipitation for the rest of the rain season.

Due to strong customer conservation and greater runoff last spring, EBMUD ended its Drought Emergency Program and mandatory rationing program that sought a 15 percent reduction across the board last summer but had cautiously called for voluntary 10 percent conservation this past year. With Tuesday’s action, EBMUD ended its request for voluntary rationing. Customers are urged to continue to use water wisely.

Precipitation from July 1 through mid-April typically represents most of the total amount for the season and rainfall to date in the Mokelumne River watershed – where most of EBMUD’s water emanates – and the East Bay watersheds is higher than it has been during the last three rain seasons.

The report also addressed long-term water supply concerns, estimating future customer water demands based on anticipated changes in land use patterns. In short, the District expects water demand from its current 189 million gallons-a-day to 230 million gallons-a-day by 2040 at a time when senior water rights holders along the Mokelumne River will take more water from the river as their communities grow as well, leaving less for the East Bay.

The historic Freeport Regional Water Program, a joint project with Sacramento, will provide protection against a severe drought but additional actions will be required. They include supplemental supplies from water transfers, regional desalination or a regional water project involving additional storage in Pardee Reservoir, all outlined in the District’s long-term water supply plan.

In addition to locating new water supply sources, EBMUD proposes to meet its water supply targets over the next 30 years by maximizing conservation, saving 39 million gallons-a-day, and aggressively recycling, 11 million gallons-a-day over that time period.

“For the time being,” said EBMUD Board President Doug Linney, “we are in great shape with our water supply, but looking far into the future as we must, there are many challenges remaining.”

EBMUD has a proud history of providing high-quality drinking water for 1.3 million customers in Alameda and Contra Costa counties. The District’s award-winning wastewater treatment protects San Francisco Bay and serves 640,000 customers.

Dear Neighbor,

6/24/10

For the last several years you have put up with the inevitable construction dust, noise, and traffic plus Kennedy Grove park access detours. As our seismic upgrade comes to an end, EBMUD would like to thank you for your patience. Please join us for an

Ice Cream Social

Thursday July 15th

7:00 pm - 8:30 pm - Open House

San Pablo Recreation Area

Director Katy Foulkes, and EBMUD and contractor staff will be on hand to answer questions and to say thank you in person.

The social will be on the deck overlooking the reservoir. The Recreation area is on San Pablo Dam Rd. about 1 mile east and on the left after the Dam. Please bring your invitation for a free parking pass.

Please RSVP by **July 9th** with number in your party to Michelle Blackwell in Community Affairs at (510) 287-2053 or mblackwell@ebmud.com.

