

# **El Sobrante Municipal Advisory Council**

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

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

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 October 12, 2011**

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

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

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

1. Approval of Minutes for July 14, 2010
2. Approval of Minutes for August 11, 2010
3. Approval of Minutes for May 11, 2011
4. \*Approval of Minutes for June 08, 2011
5. Approval of Minutes for August 10, 2011
6. \*Approval of Minutes for September 14, 2011

### **Treasurer's Report**

Cash box reimbursement request for \$63.18. Certificates to Jamba Juice for Boy Scouts  
\$50 and \$13.18 for Stroll. Left over candy from the Stroll distributed to Boys and Girls  
Club for Halloween

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

### **Consider Consent Items**

CCI.1 Reimbursement to Barbara Pendergrass for copies of the ESMAC activities Report  
for the ESMAC Booth, El Sobrante Stroll, \$19.58

### **Presentations**

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

**P.1 Presentation by Lt. Andre Charles, 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 7:35 P.M.** Questions- limit 2 minutes per speaker

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

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

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

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

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

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

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

**P.5** Presentation by Mary Halle, Engineer , Public Works

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

**Public Comment** - Limit 2 minutes per speaker

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

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

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

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

**8:20 P.M. to 8:25 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

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

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

**8:30 P.M. to 8:40 P.M.** Questions – Limit 2 minutes per speaker

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

**Information Items-**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and packet of information for September 8, 2011

**10.2** Email from Michelle Blackwell, East Bay Municipal Utility District on status of the Schapiro Project

**10.3** Memo from ESVP&ZAC to Rotary club of El Sobrante regarding their "Welcome to El Sobrante" sign

**10.4** Letter from Kay Foulkes, Director, Ward No.3 East Bay Municipal Utility District inviting MAC members to special update on their projects

- 10.5 Contra Costa County Consortium on CDBG,HOME, and ESG Funding for 2012 and 2013to be held October 6, 2011
- 10.6 Announcement of cancelled City Planning Meeting for September 15, 2011
- 10.7 Contra Costa County Planning Commission's Notice of Public Hearing Meeting and Agenda for September 13, 2011, 7:00 P.M.,
- 10.8 Contra Costa County Zoning Administrator's Notice of Public Hearing and Agenda for September 19, 2011, 1:30 P.M. and October 3, 2011
- 10.9 Contra Costa LAFCO Meeting Agenda for Wednesday, September 14, 2011, 1:30 P.M.,. Board of Supervisor's Chamber
- 10.10 SPAWNERS News Letter for June 2011

**8:45 to 8:50 P.M.**

**Sub Committee Reports**

- 11.1 ESMAC Land Use- Chair, Barbara Pendergrass, members, Tom Owens and George Cleveland
- 11.2 ESMAC Safety, Chair, Tess O'Riva, member, Jim Hermann,
- 11.3 ESMAC Education & Out Reach, Chair, vacant, member, Sharon Thygesen and public member, Ruby Molinari

**Old Business**

12.1

**New Business**

13.1

**Public Comment**

**8:50 P.M. to 9:00 P.M.** -limit 2 minutes per speaker

**Announcements**

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

**Adjournment**

**9:00 P.M.**

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

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

## **Draft Minutes for Wednesday June 8, 2011**

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

**Absent:** Tess O'Riva, Roxanne Cruz

**Called to Order:** 7:05 pm by Barbara Pendergrass

Pledge of Allegiance led by Sharon Thygesen

**Minutes to approve:** None presented.

**Treasurer's Report:** None

### **Presentations**

Presentation by CHP Officer John Pruitt,

Presentation by Contra Costa Sherriff's Department Lt. Andre Charles, Bay Station Crime Report

Presentation by Michelle Blackwell, East Bay Municipal Utility District (EBMUD), Monthly Report

Presentation by Contra Costa Fire Battalion Chief Lon Goetsch, Fire District/Station 69, Monthly Report

Presentation by Mary Halle and Alex Revis, Contra Costa County Public Works Department

Presentation by Patrick Roche, Contra Costa County Conservation and Development Department

### **Public Comment**

Contra Costa Clean Water Program – cc.water.org

Farmer's Market is too expensive and only 9 farmers were interested

### **Consent**

Authorized up to \$75.00 for beverages and food for Cleanup Day volunteers.

M – Tom Owens, S – George Cleveland / P

### **Discussions Items**

No discussions

**Short Discussion Items**

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

**Information Items**

Clean up Day is July 30, 2011 – there will be a BBQ afterward. Flyers will be distributed

**Adjournment**

Motion to adjourn M – Tom Owens, S – George Cleveland / P

**Respectfully submitted by Sharon Thygesen (Member-At-Large)**

\*M/S/P – Motion made/Seconded/Passed

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

## **Draft Minutes for Wednesday September 14, 2011**

**Present:** Barbara Pendergrass, Tess O'Riva, George Cleveland, Sharon Thygesen, Tom Owens

**Absent:** James Hermann (excused), Roxanne Cruz

**Called to Order:** 7:05 pm by Barbara Pendergrass

Pledge of Allegiance led by George Cleveland

**Minutes to approve:** None presented.

**Treasurer's Report:** \$838 beginning balance. \$411.25 deposit from Sims Metal for metal recycling at 2011 El Sobrante Clean Up Day minus \$97.81 for Petty Cash Reimbursement for a new balance of \$1,151.44.

**Consent Items:** None presented.

### **Presentations**

Presentation by Lt. Andre Charles, Contra Costa Sherriff's Department: Bay Station Crime Report - 149 reports written in August 2011 (slight increase from last year). There were 70 arrests in August, a significant increase over July. Biggest issues were auto & residential burglaries. Bay Station will be getting a K-9 unit soon.

Presentation by Officer John Pruitt, California Highway Patrol: Monthly Report, Successfully targeted San Pablo Dam Road in August for speeding interventions.

Presentation by Michelle Blackwell, East Bay Municipal Utility District (EBMUD): Current project updates San Pablo Dam Road near Hillcrest pipe repair is now on urgent list (will ensure no impact on El Sobrante Stroll), Valley View regulator replacement project starts 9/26 with no anticipated interruption in service. Traffic controls are planned.

Presentation by Pinole Fire Chief Jim Parrot, Fire District: El Sobrante/Station 69 Monthly Report – Responded to 110 Emergency calls, called to armored car robbery, provided multiple assists to other stations on area fires, completed extensive rescue training. They are working with Richmond Fire for vegetation management and maintenance of fire roads.

Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia: Monthly Report – 9/17 is Coastal Clean-up, 9/24 West County Disaster Preparedness Fair, Parolee Re-entry Plan presentation in Richmond 9/22, sponsoring Measure J to save Doctors Medical Center.

### **Public Comment**

A concern was raised about abandoned houses. There are squatters in these houses that are vandalizing and stealing from neighboring apartments. Terrance will follow up.

A question was asked if P1 Committee will be reporting back to ESMAC. Barbara will bring back information and report during Land Use Subcommittee Report.

### **Discussions Items**

**DI.1** Development Plan Applications: No discussion.

**DI.2** Monetary contribution to Boy Scouts that helped with Clean Up Day: M/S/P to give \$50 for the 4 boys that helped in the form of gift certificates.

**DI.3** El Sobrante Stroll: Tom-all day, George & Sharon am shift, Tess pm shift, Barbara will get candy basket for table.

### **Short Discussion Items**

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

### **Sub Committee Reports**

**11.1** ESMAC Land Use, Chair, Barbara – Next Meeting of P1 Committee is 9/28, 4-5:30, El Sobrante Library. First meeting was a review of General Plan.

**11.2** ESMAC Safety, Chair, Tess – El Sobrante will be pursuing Heart Safe Community designation, including providing CPR training at the El Sobrante Stroll, in conjunction with Fire Battalion Chief Goetsch. Barbara will inform Tess when the next Chamber meeting is for a presentation on the topic. Jim is proposing implementing the “If I Were a Thief” program. Tess and Jim will come up with a template and an estimate for the next meeting.

**11.3** ESMAC Education & Outreach, Chair, vacant – Although there is no current Chair, Barbara brought up the idea of using some of the funds to reach out to the community regarding the MAC. It was suggested that info on our meetings be put in the local newsletters of churches, schools, Rotary, Elks, Masons, Spawners, Citizens for a Greener El Sobrante, etc. Tess volunteered to start a Facebook page for ESMAC and provide the social media policy for the County. Additional ideas to be discussed.

### **Next Meeting**

Mary Halle will be back with updates on the street alignment project.

### **Adjournment**

**Motion to adjourn 9:14pm. M/S/P**

**Respectfully submitted by Tess O’Riva (Secretary)**

## MAC Petty Cash Reconciliation Worksheet

MAC Name: *EL SOBRIANTE MUNICIPAL ADVISORY COUNCIL*

Date: *9-28-11*

Total Expenditures on Demand (D15.11) Forms      \$ *63.18*

Cash in Cash Box (per cash count)      \$ *36.93*

Total:      \$ *100.11*

Authorized Petty Cash Amount      \$ *100.00*

Over (Short)      \$ *.11*

Explanation of overage or (shortage):

*ROUNDING*



44 D

VENDOR NO. [ ]

A/C [ ]

DEMAND on the Treasury of the COUNTY OF CONTRA COSTA STATE OF CALIFORNIA

Made by: BARBARA PENDERGRASS ESMAC

DATE 9-28-11

Name: 3769 B SAN PABLO DAM RD. (First) Address: EL SOBRANTE, CA 94803 City, State Zip Code

For the sum of \$63.18 Dollars \$ 63.18

As itemized below:

Table with columns: DATE, DESCRIPTION, AMOUNT. Rows include: 09-15-11 CERTIFICATES FOR BOY SCOUTS - CLEANUP 50.00, 09-15-11 CANDY FOR MAC BOOTH - EL SOBRANTE SKOL 13.18, TOTAL \$63.18

The undersigned, under the penalty of perjury states: That the above claim and the items as therein set out are true and correct, that no part thereof has been heretofore paid, and that the amount therein is justly due, and that the same is presented within one year after the last item thereof has accrued.

Signed Barbara C. Pendergrass

VENDOR NO. [ ]

Received, Accepted and Expenditure Authorized:

(Department Head or Chief Deputy)

Table with columns: SUM NO., INV. DATE, DESCRIPTION, FUND/ORG., ACCOUNT, ENCUMBRANCE NO., P/C, PAYMENT AMT., DISCOUNT AMT. Multiple rows with shaded areas.

Jamba Juice  
2794 Pinole Valley Rd.  
Pinole, CA 94564  
(510) 669-1321

Host: ROSIE C 09/15/2011  
12:57 PM  
10036

JambaCard-N 12.50  
XXXXXXXXXX0269  
Card Balance: \$0.00  
JambaCard-N 12.50  
XXXXXXXXXX0190  
Card Balance: \$0.00  
JambaCard-N 12.50  
XXXXXXXXXX0186  
Card Balance: \$0.00  
JambaCard-N 12.50  
XXXXXXXXXX0081  
Card Balance: \$0.00

Subtotal 50.00  
Tax 0.00

To Go Total 50.00

CASH 50.00

GIFT CERT: 50.00

Jamba Juice  
Inspire and Simplify  
Healthy Living

Jamba.com

--- Check Closed ---

<sup>AP</sup>  
TOTAL 63.18

# Smart & Final.

The Smaller Faster Warehouse Store

\*\*\* Welcome To Our San Pablo Store # 568 \*\*\*  
\*\*\*\*\*  
See Us On The WEB www.smartandfinal.com

Cashier: Amber

DATE 09/15/11 TIME 13:25:18

DUM DUM POP 03080000641 6.59 F  
DUM DUM POP 03080000641 6.59 F

SUBTOTAL 13.18  
SALES TAX .00  
TOTAL 13.18

CASH TENDER 20.00  
CASH CHANGE 6.82

TOTAL NUMBER OF ITEMS THIS VISIT--> 2

13:25:42 OP# 8109268 09/15/11  
Term:4 Trans # 198 Store # 568

THANK YOU FOR SHOPPING  
YOUR SAN PABLO SMART&FINAL  
STORE MANAGER: KEVIN LEE  
1 (510) 233-1756

We want to know your thoughts  
so we can serve you better.

Complete our customer survey  
and be entered to win a

## \$200 SmartCash Card

Please visit  
<http://www.smartandfinal.com/survey>  
Enter code 554925  
within 5 days of this shop!

CCI.1



that was easy:

Low prices. Every item. Every day.  
Store No:892  
1230 Fitzgerald Drive  
Pinole, CA 94564  
(510) 223-0402

252525 XX 025 33022

Receipt #: 33022  
VISA #: XXXXXXXXXXXX  
06/17/11 16:44

Qty	Description	Amount
200	BW SS P@SS Ltr/Lgl-632551	18.00
	SubTotal	18.00
	STANDARD TAX	1.58
	Total	19.58

The Cardholder agrees to pay the issuer of the charge card in accordance with the agreement between the issuer and the Cardholder.

*COPIES FOR STROK*  
Compare and Save

with Staples-brand products.  
THANK YOU FOR SHOPPING AT STAPLES!



06520917113302225  
06620017113302225

\*\*\*\*\*  
The total charge on your card will include multiple transactions reflected on this receipt.

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development Department for October 12, 2011**

**LP11-2067** Applicant AT&T Mobility, 4430 Rosewood, Dr. Pleasanton Ca 94588.  
Phone number 925 330-5749. Owner Geoffrey Hodies Trust, 4340 Oxwood, Dr.  
Sacramento, Ca 95826. Install three new antennas inside expanded roof top screen and  
three new radio cabinets inside existing fenced area. Location 435 Valley View Road  
near El Sobrante Shopping Center

DI.1.b



9-15-11

5

### AGENCY COMMENT REQUEST

Date 9/15/11

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

<p><b>DISTRIBUTION</b></p> <p><input checked="" type="checkbox"/> Building Inspection    <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 (2<sup>nd</sup> 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 &amp; Game, Region # _____</p> <p><input type="checkbox"/> U.S. Fish &amp; Wildlife Service</p> <p><input checked="" type="checkbox"/> Fire District <u>Contra Costa</u></p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input checked="" type="checkbox"/> City of <u>Richmond</u></p> <p><input type="checkbox"/> School District _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input checked="" type="checkbox"/> MACITAC <u>El Sobrante</u></p> <p><input type="checkbox"/> Diablo/Discovery Bay CSD</p> <p><input checked="" type="checkbox"/> DOIT - Deputy Director, Communications</p> <p><input type="checkbox"/> CDD-GIS</p> <p><input type="checkbox"/> LAFCO</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><b>Community Organizations:</b></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Please submit your comments as follows:</p> <p>Project Planner <u>Gary Kupp</u></p> <p>Phone # <u>(925) 335-1230</u></p> <p>E-mail <u>gary.kupp</u> @dcd.cccounty.us</p> <p>County File # <u>LP11-2067</u></p> <p>Prior to <u>October 11, 2011</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <p><input checked="" type="checkbox"/> No Redevelopment Area</p> <p><input checked="" type="checkbox"/> No Active Fault Zone</p> <p><input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input checked="" type="checkbox"/> Yes 60 dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p>_____</p> <p><b>Mineral Rights Holder:</b></p> <p>_____</p> <p style="text-align: center;">*****</p> <p><b>AGENCY:</b> Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant &amp; 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>_____</p> <p>_____</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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**CONTRA COSTA COUNTY**  
**DEPARTMENT OF CONSERVATION & DEVELOPMENT**  
**COMMUNITY DEVELOPMENT DIVISION**

PLANNER ASSIGNED  
**GARY KUPP**

DI.v.c

**LAND USE PERMIT APPLICATION**

TO BE FILLED OUT BY APPLICANT OR OWNER

<b>OWNER</b> Name <u>GEOFFREY HODIES TRUST</u> Address <u>4340 OXWOOD DR.</u> City, State <u>SACRAMENTO, CA 95826</u> Phone _____	<b>APPLICANT</b> Name <u>AT&amp;T MOBILITY</u> Address <u>4430 ROSEWOOD DR.</u> City, State <u>PLEASANTON, CA 94588</u> Phone _____
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	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>SEE LOA</u>	Applicant's signature <u>[Signature]</u>

<b>CONTACT PERSON (optional)</b> Attn: <u>Phillip Thomas</u> Name <u>AT&amp;T MOBILITY</u> Address <u>4430 ROSEWOOD DR.</u> City, State <u>PLEASANTON, CA 94588</u> Phone <u>(925) 330-5749</u>	<b>PROJECT DATA</b> Total Parcel Size: <u>.17 ACRES</u> Proposed Number of Units: <u>N/A</u> Proposed Square Footage: <u>N/A</u> Estimated Project Value: <u>\$ 32,500</u>
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**DESCRIPTION OF REQUEST (attach supplemental statement if necessary):** INSTALL THREE NEW ANTENNAS INSIDE EXPANDED ROOFTOP SCREEN AND THREE NEW RADIO CABINETS INSIDE EXISTING FENCED AREA.

**OFFICE USE ONLY**

Application description: MODIFICATION OF LP09-2052 TO ALLOW INSTALLATION OF 3 ADDITIONAL EQUIP CABINETS, 3 NEW ANTENNAS, 6 NEW RRUS, 1 NEW GPS ANTENNA, 1 NEW SURGE SUPPRESSOR, 1 NEW RET, REPLACE 3 EXISTING ANTENNAS, AND MISCELLANEOUS ELECTRICAL WORK ASSOCIATED WITH MODIFICATIONS.

Property description: PARCEL 02 NEAR ELSOBRAANTE SHOPPING CENTER

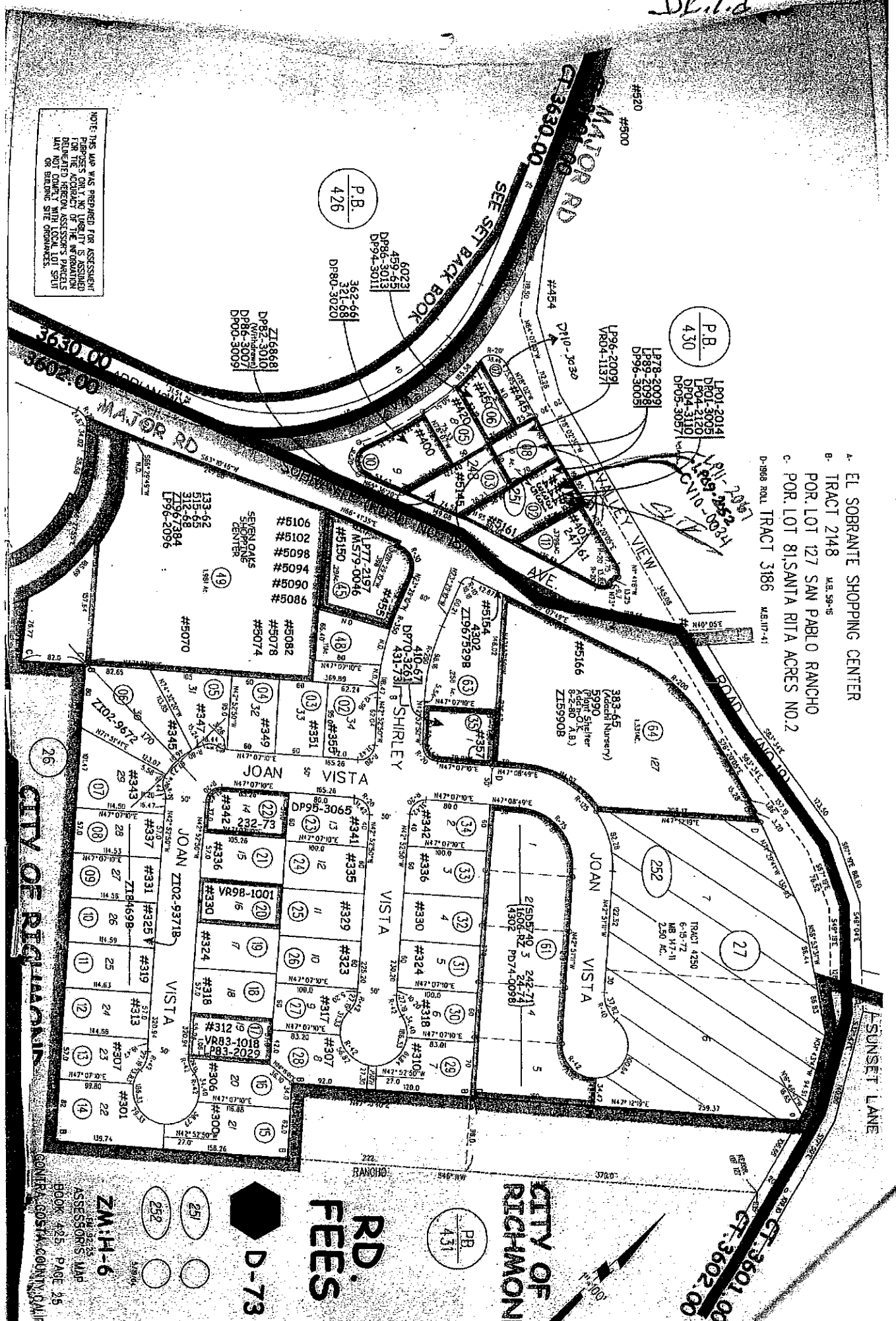
Ordinance Ref.:	TYPE OF FEE	FEE	S-CODE	Assessor's No.:
Area: <u>EL SOBRANTE</u>	*Base Fee/Deposit	\$ <u>2,700</u>	S-	425-251-002
Fire District: <u>CONSOLIDATED</u>	Late Filing Penalty (+50% of above if applicable)	\$ <u>—</u>	S-066	Site Address: <u>435 VALLEY VIEW RD.</u>
Sphere of Influence: <u>RICHMOND</u>	½% est. value over \$100,000	\$ <u>—</u>	S-029	Zoning District: <u>R-B</u>
Flood Zone: <u>X</u>	#Units: _____ x \$195.00	\$ _____	S-014	Census Tract: <u>3601.00</u>
Panel Number:	Sq. Ft. x \$0.20	\$ _____	S-052	Atlas Page: <u>H-6</u>
x-ref Files:	Notification Fee	\$ <u>15.00</u>	S-048	General Plan: <u>CO</u>
<u>LP09-2052</u>	Fish & Game Posting (if not CEQA exempt)	\$ <u>30.00</u>	5884	LP/DP Combination: YES (NO)
	Env. Health Dept.	\$ <u>75.00</u>		Supervisorial District: <u>1</u>
	Other:	\$ <u>—</u>		Received by: <u>[Signature]</u>
Concurrent Files:	<b>TOTAL</b>	\$ <u>2,852.00</u>		Date Filed: <u>9/14/11</u>
	Receipt #	<u>CO11-2046</u>		File Number: <u>LP11-2067</u>

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

**INSTRUCTIONS ON REVERSE SIDE**

DE.I.d

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION FURNISHED HEREON. ASSESSOR'S PARCELS MAY DIFFER FROM THE LOCAL LOT SPLIT OR BEING THE LOCAL LOT SPLIT.



- 4. EL SOBRANTE SHOPPING CENTER
- 5. TRACT 2148 M.B. 59-5
- 6. POR. LOT 127 SAN PABLO RANCHO
- 7. POR. LOT 81, SANTA RITA ACRES NO.2
- 8. D-1988 ROLL TRACT 3186 M.B. 117-41

RD. FEES



ZM:H-6

ASSESSOR'S MAP  
BOOK 425, PAGE 25  
GOSIA, COUNTY, CALIF.

CITY OF RICHMOND

P.B. 431

P.B. 430

P.B. 426

P.B. 430

26

CITY OF RICHMOND

SUNSET LANE

CT: 3602.00

MAJOR RD

MAJOR RD

SHIRLEY AVE.

JOAN VISTA

JOAN VISTA

SUNSET LANE



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

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

**THURSDAY, SEPTEMBER 8, 2011**

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

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

**Tentative AGENDA:**

1. **Call to Order & Review of Agenda Changes, if any.**
2. **Approval of Minutes of August 11, 2011**
3. **Treasurer's Report**
4. **Introduction of Guests:**
5. **Correspondence Sent/Received**
6. **Committee Business: Review and Updates on Projects**
- 6:15 6.1 **Short discussion on San Pablo Dam Rd. Streetscape Plan. Info from County, if available. Info from Mbr. Rob Sharp-video of problems for handicapped residents.**
- 6.2 **Establishing E. S. Planned Unit Development (P-1) Plan. Committee for the Downtown E. S. Commercial Core Area: Review of Aug. 24<sup>th</sup> meeting with COS Terrance Cheung and County Planner David Brockbank and members. Next Mtg. Sept. 28<sup>th</sup> from 4-5:30 p.m.**
- 6.3 **Discussion of P&Z By-laws. "The Chairperson and officers are to be elected annually at the first meeting in September." Election of officers, if possible.**
- 6.4 **Updates on various projects. Discussions on various items.**
8. **Other Items of Interest:**
  - Information about maintenance of fire roads in E.S. Valley.
  - El Sobrante Stroll Sunday, Sept. 18<sup>th</sup>
  - Code Enforcement Mtg. 9/13 at 2 p.m., Sup. Gioia's Office

**9. 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.**

**Next Meeting: Thurs., October 13, 2011 at 6 p.m. in the El Sobrante Library Mtg. Room.**



Minutes August 11, 2011  
El Sobrante Planning and Zoning Advisory Committee  
El Sobrante Library Meeting Room  
El Sobrante, Ca.

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

The Minutes were read and approved as corrected.

The Treasurer's Rreport was read, submitted, and approved. The Treasurer's Report is a matter of record. The Balance as of 08-11-11 was \$433.15.

Eleanor Loynd stated that she had placed P & Z on the Rewards List at Staples which makes P & Z eligible for a discount when she makes copies or makes a P& Z business related purchase.

**Notes of Commuity Interest, Annoucements and Review of P & Z Mail**

**#DP10-3030.** The property project of Virgilio and Christina Tablante on 445 Valley View Road has been approved by the County. The name of the building will be Hercules Realty and Financial.

**Marijuana.** It has been confirmed that the Marijuana distributor at the 448 Strip Mall on Valley View Road is now closed.

**Formation of the El Sobrante P-1 Advisory Planning Committee.** David Brockbank, Senior Planner, Department of Conservation and Development Division, presented the proposed plan for setting up the committee. The purpose of the committee is to review the planned P-1 Zoning in the Appian Corridor and on parts of San Pablo Dam Road. The zoning would allow mixed used of the 149 listed properties. A mixed use means that the property could contain businesses and homes and/or businesses and apartments.

The committee will review the rezoning of about 149 parcels on Appian Way and San Pablo Dam Road. If approved, there might be an added population of 450 people in the area. The P-1 Committee is expected to have their written report completed by August 2012.

The P-1 Committee will be made up of members from different area groups. The El Sobrante Municipal Advisory Council, El Sobrante Planning and Zoning, El Sobrante Chamber of Commerce, El Sobrante Rotary Club, ( The El Sobrante Elks Club\*) Property or business owner on Appian Way and property owner or business owner on San Pablo Dam Road. The first meeting will be on August 23, at 4:00 p.m. at the El

Sobrante Library meeting Room .The Community Meeting Room at the Library has been reserved for the first 2 meetings, Wednesday, August 24 and Wednesday September 28, from 4:00 to 5:30.

**Traffic Study.** David Brockbank also related that a traffic study will be done in 2012. The Study will look at the widening of Appian Way from the Pinole Border to the intersection with Valley View Road. The County will be asking for money and support from Pinole and Richmond if that road widening takes place. This study is part of the El Sobrante General Plan Amendment which will be approved sometime in 2012 or 2013.

**Streetscape.** The County Public Works Department is looking at various changes to the San Pablo Dam Road Streetscape. Mary Halle, CCCAsso. Engineer can be contacted. The county is collecting comments and will be putting together their recommendations for public review in 6 to 12 months.

**LP11-2046.** Application for a wholesale car sale business by Bolanle Balogun and Oluwafemi Ekungba at 4423 Jana Vista Road, El Sobrante, California. The applicants will transact their business on an administrative basis. There will be no signs, no additional parking, or noise which might disturb neighbors. The P&Z committee voted to approve the business as it was described by the applicants.

The meeting was adjourned. The next meeting will be held at the El Sobrante Library Meeting Room, on Thursday, September 8, 2011, at 6:00 P.M.

Respectfully submitted,



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

\*On August 11, 2011, El Sobrante Elks Club was not part of the committee and has since become a member.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.d

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

CORRESPONDENCE - SEPTEMBER 2011

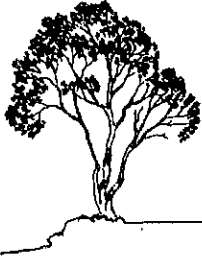
- ✓ 1. From MVNC. MVNC Sept. Newsletter, includes comments on Richmond fire trails.
2. From County. Plan. Com. Agenda for 8/23. No E.S. Items
3. To Mary Halle, CCC Asso. Civil Engineer. Recent pictures taken by Rob Sharp of San Pablo Dam Rd. area with pedestrians. (to be circulated at mtg.)
4. To Terrance Chueng. P&Z person appointed to P-1 Committee is Eleanor Loynd with John Lisenko acting as substitute, if needed.
5. Call to Richmond Planner Jonelyn Whales. As of 8/12, the Sikh Temple has not yet filed applications for permits to do slide repair work in Richmond on the upper slopes of the Sikh Temple. The Sikh Temple rep. said they would probably file the applications in Sept. 2011.
6. From MVNC. Copy of letter to T. Cheung to request info on R. Fire, County Fire, and EBRPD Fire on fireroads.
7. To Daily Swan Publishing. Confirmed that the \$35 given to help start the book sales/coffee room was returned to E. Loynd. No new location yet.
- ✓ 8. To Area Residents. Info and contact info on E.S. streetscape; P-1 Committee, and possible widening of Appian Way from the Pinole border to Valley View Road at the Triangle
- ✓ 9. From C.O.S. T. Cheung. Info on P-1 Committee & agenda for 8/24. (See 6.2)
10. Talk with Larry Long, Pinole resident. Part of Pinole is now in Sup. Gioia's District. Pinole residents asking for Sup. Gioia's help to open the long expected emergency roadway between Pinole Valley Rd. and Rancho Rd. on this side. Many residents assumed it was open, but the emergency roadway has never been opened because of problems.
11. From WCCUSD Sup. Dr. Bruce Harter. "Attached is an aerial photo of the new De Anza in progress that I thought you'd enjoy. Thanks for all you do to make Richmond a better place to live." A photo of DAHS now under construction was included. (to be circulated at meeting)
- ✓ 12. From Neighbors on Santa Rita Rd., Richmond. They are now organizing a Crime Watch Group.
13. Call From E.S. Chamber of Commerce. Remember the E.S. Stroll set for Sunday, Sept. 18<sup>th</sup>.
- ✓ 14. From COS T. Cheung. Info on Code Enf. Mtg. Sept. 13, 2-3:30 pm. No Richmond cases listed.
- ✓ 15. From MVNC. List of R. Code Enf. items and request to T. Cheung to continue listing R. & County Fireroads for review at the bi-monthly mtgs.
16. To M. Tripathi. LP10-2059. Question on when new Subway restaurant on S. P. Dam Rd. will open. (8/25 letter sent - no answer yet)
17. From Mechanics Bank. Credit card info - Passed on to B. Pendergrass.

**September 2011 ESVP&ZAC Correspondence:**

- ✓ 18. From WC Times. As of Nov. 2, Changes to 10 newspapers: West County Times & 4 papers will become the East Bay Tribune. 5 other papers will become The Times.
- ✓ 19. From R. Planner H. Rojas. Hearing Thurs., Sept. 15 at 6:30 p.m., Richmond City Council Chambers on the August 2011 Draft Richmond General Plan & Final EIR.
- ✓ 20. To T. Cheung. Info on Richmond Code Enforcement and list of R. Code Enforcement issues in the May Valley Neighborhood Council area.
- ✓ 21. From MVNC. Mtg. on Sept. 22 at MVCommunity Center, 3530 Morningside Dr. includes presentation by Jordan R. Baucum, Chevron Corp. Advisor, on the Richmond Renewal Project, expected to get 1,000 people to work.
- 22. From EBMUD. Invitation to Chair to attend EBMUD Mtg. on Sept. 19 at The Orinda Library Garden Room, 11:30-1:00 p.m. to meet new Gen. Mgr. Alex Coate and review Water Supply Management Program, Earthquake Preparedness, and Budget & Fiscal Outlook.

**NOTE:**

✓ - Copies of these marked items are included in your packet.



10.1.11

# MAY VALLEY NEIGHBORHOOD COUNCIL

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

## MAY VALLEY NEWSLETTER - SEPTEMBER 2011

**Please Note:** Richmond is providing funding to send out 4 different Newsletters a year for us with their year beginning in July. We sent out a July Newsletter. Then we decided to send out a Sept. newsletter because there is so much going on.

**THANKS TO ALL WHO HELPED:** Our Night Out Against Crime Party on August 2 was attended by 80-100 residents. The music and the food were good. We had some interesting conversations with the men and women in the Caravan. Thanks to all the people who brought in some food to share and thanks to all the staff at the May Valley Community Center for their help. And thanks to all the volunteers who moved in the grill, the food, the tables, and all the other stuff. And thanks to the neighbors who allowed us to connect with their electricity. Without your help, we wouldn't have had so much FUN!

**-YOU ARE INVITED** to our next Meeting on Thursday, Sept. 22. The meeting starts at 7:15 p.m. in the garage area of the May Valley Community Center. We received a call from Chevron requesting that we have one of their staff members at our Sept. meeting to go over the Chevron renewal plans. Our Chevron rep is Jordan Baucum who will share the information with us. Come and find out what is going on.

We will also be talking about how the Richmond Code Enforcement office works. For example, we started a year ago asking for help with a neighbor who repairs cars at night. That is still going on. The Code Enforcement office is part of the Richmond Police Dept. As we meet and talk, our list of problems reported by area residents keeps getting longer. One neighbor has a car parked in the front yard. One neighbor has 2 dead trees on his property. Neighbors complained about a BIG truck parked on Painted Pony Rd. THAT has been moved. AND MORE ---

It is our understanding that the Code Enforcement Staff could soon start checking on the location of garbage cans. Richmond evidently does have an ordinance that garbage cans (brown, blue, and green) are supposed to be kept out of sight, except for 2 days -- the day before pick-up and pick-up day.

It is still not clear to us how the RPD Code Enforcement Group works. Do they provide monthly reports on what they are investigating, why they are investigating, and what is currently going on at each site? Who are the reports shared with? When I called to request copies of the Code Enforcement flier, I was told that the Code Enforcement flier, which reviews the usual requirements, is now being updated and will not be available to the public for a few months.

**-INFORMATION**

**1. El Sobrante Valley Fire Trails:** The El Sobrante Valley has fire trails in the area owned and maintained by Richmond Fire, County Fire, East Bay Regional Park District, and East Bay Municipal Utility District. County Fire has reported that they have completed the maintenance work on 8 Richmond Fire Trails in our area. However, there are at least 3 Richmond fire trails that need to be evaluated by Richmond staff to determine what needs to be done.

WE have asked Richmond Fire Chief Banks to answer some questions on at least the 3 Richmond Fire Trails that were listed by the County Fire as needing help.

**These are the Richmond Fire Trails that need some repairs:**

- # 63-14. 1117 Silver Belt Drive is listed as needing some chainsaw work. Has that work been done? If not, when will Richmond Fire take care of it?
- #63-14A. Southside of 5435 Heavenly Ridge Lane needs "asphalt access". What does that mean?
- #63-16 at 3833 Hidden Springs Ct. is described by County Fire as "unable to locate trail". This problem needs the immediate attention of the Richmond Fire Dept. There are actually two fire access trails off Hidden Springs Court. What needs to be done to bring these area fire trails up to standards? AND, when will the work be done?

WE have also asked Contra Costa Fire to provide us with a list of County Fire Trails and information on their maintenance.

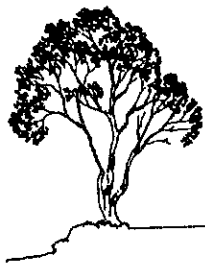
**Changes in the El Sobrante Valley Area:**

1. The County Public Works has come up with a list of 5+ possible changes in 4 different categories to San Pablo Dam Rd., from Appian Way to El Portal Drive. We're talking car lane widths of 7-9 ft. wide, sidewalks ranging from 5-12 feet wide, separate or shared bike lanes, parking lots and/or no parking on San Pablo Dam Rd. and more. It is likely that County Public Works will have decided on the final plans some time in September 2011. Then the Bd. of Supervisors would make the final decisions.

2. Sup. Gioia is setting up a P-1 Committee to review and discuss possible zoning changes of about 146 parcels, about 100 parcels on Appian Way and 50 parcels on San Pablo Dam Rd. These parcels could be changed to a mixed use—homes and apartments with businesses on the same site. The final plan would probably be ready by August 2012 and then the final vote would go to the Board of Supervisors. The first meeting of this group is set for Wed., Aug. 24 from 4-5:30 p.m. at the El Sobrante Library. The plan is to meet monthly. All meetings are open to the public.

3. This ideas is part of the El Sobrante General Plan Amendment. In 2012, the County has tentatively decided to do a traffic study on the widening of Appian Way to 4 lanes from the Pinole border to the intersection with Valley View Road (which leads into Richmond). This plan would only move ahead if both Pinole and Richmond are willing to put forth some money to pay for the study and the widening of the road.

10.1.h



# MAY VALLEY

# NEIGHBORHOOD COUNCIL

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

MAY VALLEY NEWSLETTER

PAGE 3

**PLEASE - MARK your Calendar!** Our MVNC Scheduled Meetings take place at the May Valley Community Center, 3530 Morningside Dr., across from La Moine Park. Meetings start at 7:15 p.m. and are usually over by 9 p.m.

Thursday, Sept. 22

Thursday, Oct. 20 (No Mtg. in Nov.)

Thursday, Dec. 1

Thursday, Jan. 26, 2012

Thursday, Feb. 23, 2012

Thursday, March 22

Thursday, April 26

Thursday, May 24

Thursday, June 28

Tuesday, Aug. 7-Night Out Against Crime

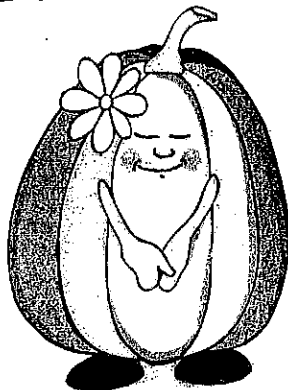
**OTHER EVENTS:**

**Sunday, Sept. 18** - The El Sobrante Stroll takes place. Come and walk San Pablo Dam Road to learn about the area. Many local groups will set up booths to provide information and items for you to buy: food, jewelry, art, clothing, and more. A BIG Parade is scheduled and then we'll have music, rock wall climbing, bike jumping, displays of the "good" old cars, and MORE!

## **VALLEY VIEW ELEMENTARY FALL FESTIVAL**

3416 MAYWOOD DR. RICHMOND, CA 94803

**SUNDAY OCTOBER 2<sup>ND</sup> 12-4PM**



**COME ONE ..COME ALL. HAVE SOME FUN**

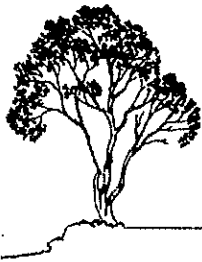
THE FESTIVAL INCLUDES: FOOD, CARNIVAL GAMES, RAFFLE, SILENT AUCTION, CAKE WALK, FIRE DEPT. DEMONSTRATIONS AND MUCH MORE!  
NEW THIS YEAR LIVE MUSIC FROM LOCAL BAND ROOM 19.

**FAMILY FUN FOR A GREAT CAUSE. ALL PROCEEDS GO TO FUNDING PROGRAMS AND ACTIVITIES AT VALLEY VIEW.**

10.1.1

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

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# MAY VALLEY NEIGHBORHOOD COUNCIL

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

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**TENTATIVE AGENDA FOR THURSDAY, SEPT. 22, 2011**

**May Valley Community Center**

**3530 Morningside Drive, Richmond from 7:15 p.m. – 9 p.m.**

**Tentative Agenda:**

1. Call to Order :15 p.m
2. Approval of Minutes of last Meeting
3. Treasurer's Report
4. PROGRAM
5. Code Enforcement Information
6. Correspondence
7. Old Business
8. New Business
9. RPD Report: Officer Vinson
10. Residents' Concerns

**Program: Chevron Staff Jordan  
Baucum to share info on the  
Chevron Renewal Project.**

**Next MVNC Mtg., Oct. 20, 2011**

**MVNC Contact Number: 223-6398**





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.11  
Fax to C.O.S. Terrance Cheung  
Fax: 374-3429

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Zonbed

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

**Note:** This letter is being sent to residents of the area whom I thought might be interested in this information. You decide what you want to do or not.  
**From:** Eleanor Loynd, P.O. Box 20136, El Sobrante 94820

August 19, 2011

Dear Friends and Residents of the El Sobrante Area,

You decide what, if anything, you want to do. El Sobrante is going through at least 3 review processes over the next year which could make "BIG" changes.

1. The County Public Works Dept. has come up with 5+ possible changes to the San Pablo Dam Rd., from Appian Way to El Portal Dr. We're talking lane widths 7-9 ft., sidewalks 5-12 ft. wide, bike lanes, parking plans, and more. This decision may be made in Sept. 2011.

**CONTACT PERSON:** Mary Halle, CCC Asso. Civil Engineer, at 912-313-2000 or fax her at 925-313-2333 or e-mail at [www.cccpublicworks.org](http://www.cccpublicworks.org)

2. A P-1 Committee is being set up with 8 reps from 6 different groups i.e., ESVP&ZAC, ESMAC, E.S. Rotary, E.S. Chamber, Elks Lodge, E.S. Boys & Girls Club, S.P.Dam Rd. business owner, Appian Way business owner. There are possibly 146 parcels which could be changed to a mixed use—homes and apartments with businesses on the same parcel. The final plan would probably be decided in Aug. 2012 by the P-1 Committee and then voted on by the Bd. Of Sups. The Committee will meet monthly and, every 3 months, area residents would be invited to attend. The first meeting is set for Wed., Aug. 24<sup>th</sup> from 4-5:30 p.m. at the E. S. Library. All meetings will be open to the public.

**CONTACT PERSONS:** Terrance Cheung, Sup. Gioia's Chief of Staff at 510-374-3231 or fax at 510-374-3429 or contact David Brockbank, Planner with the CCC Conservation & Development Dept., by phone at 925-335-1210 or fax at 925-335-1222.

3. This idea is still under review as part of the El Sobrante General Plan Amendment. In 2012, the County has tentatively decided to do a traffic study on the widening of Appian Way to 4 lanes from the Pinole border to the intersection with Valley View Rd. This plan would only move ahead if both Pinole and the city of Richmond are willing to put forth some money to pay for the study and the widening.

**CONTACT PERSONS:** Terrance Cheung, Chief of Staff, at 510-374-3231 or fax at 510-374-329 or contact CCC Senior Planner Patrick Roche at 925-335-1242.

10.1.R

Monday, August 29, 2011 11:13 PM

To the Beat 9 Neighbors

From: "Linda Campbell" <discoveracademy@gmail.com>

Hello,  
I just wanted to get some information to you as we build the blog site. I blind copied the group. Thanks, Linda

Below is the contact list of Beat 9 officers. Thanks to Ling Chiou for compiling this. Thank you all for sending additional contacts. We have 31 homes on the email list. We have a contact for the Fran Way Neighbors as well and I hope that we can continue to share information. Please continue to send additional contacts. (I need some from Cindy court.)

It has also been brought to my attention that someone has a clear description of a person that may be involved in the activity on July 31st. Hopefully, they have made a report to the police.

Everyone check your license plates... there has been some stealing and swapping.

1. Please take note that you can call the non-emergency number for the Richmond Police Department at 510-233-1214. I use this number for reporting suspicious vehicles, license plate numbers, suspicious activity and persons; to report dumping... I never have to leave a message - I always speak with dispatch.
2. The numbers that I use concerning student activity from De Anza are as follows: De Anza High 223-3811; Principal Evens and Assistant Principal Johnson have taken my calls in the past and are glad to take action. They really appreciate hearing from the neighbors because they do need our assistance. The SRO there is Terrance Jackson. You can also contact the Student Welfare & Attendance office at 758-7550. These are numbers that have worked for me. I will update as new information is collected.
3. You can also report a crime via email at <http://www.ci.richmond.ca.us/index.aspx?NID=978>. This is good if immediate response is not necessary. I have used this option in the past and received a follow up phone call from RPD in a day or two. (I will be using this tonight to report that someone decided to cut fruit laden branches from 2 of our young apple trees last night - August 28th.)
4. We will be getting Crime Watch signs. One will be on the light pole 7122 on Santa Rita and Salvino Court. We should have one on the end of Santa Rita near the path (could some one please forward me the pole number down there?) and another at some point in between. I will make a request for additional signs.
5. Michele is in the process of planning meeting times for the camera considerations; meeting with district personnel about activity; meeting with the school district. This should be happening by mid September. I am aware that everyone has questions. I will make a list of concerns and clear it with this watch list before meetings so that we can add or correct information. I will also post the meetings that Michele is scheduling so that you can join us.
6. When we set meeting dates, Sgt. Pomeroy stated that he or one of his officers will attend with advance notice.
7. If you witness something - REPORT IT! Do not leave a message. Call until you speak with a person. RPD will think nothing happens here if you do not.

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~~12~~



# MAY VALLEY NEIGHBORHOOD COUNCIL

10.1.11  
15

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

August 25, 2011

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

Re: Possible Additions to the September Code Enforcement Agenda

Dear Terrance,

1. I request that the Richmond and County Fire Departments be added in again to the Code Enforcement Agenda. County Fire has fixed 8 Richmond trails, BUT they also left short descriptions of changes/updates that are needed on at least 3 or 4 other Richmond fire trails. Listing the needed changes would help us to follow up on them until the work is done. See attached letter.

Also, County Fire has given us no listing of their fire trails or roads in the El Sobrante area. They do have several fire trails in the area. We should at least get a listing of them. Also, both the East Bay Regional Park District and the East Bay Municipal Utility District were listed as having fire roads in the El Sobrante Valley area. Can you, with John's approval, send a letter to the EBRPD and the EBMUD asking them for a listing of their roads and an update on the maintenance needed, if any, on their fireroads or trails?

2. I have included information here about the Richmond Code Enforcement office. Our list of complaints is getting longer as area residents find out who to call for help. Here are 2 more complaints that have been sent in.

-4458 Meadowbrook Drive. There is a car, covered with a cloth, parked in the front yard and the fence along the sidewalk is roughly 3-6 ft. tall.

-4412 Fieldcrest Drive. There is about a 20 ft. long recreational vehicle parked on a cement area in the front yard with a car and a boat. The rec. vehicle does extend out and block a short section of the sidewalk. The driveway is also crowded with cars and a trailer.

You are welcome to call me if you have any questions. Thank you for taking on this job.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
MVNC President

Enclosures

cc: ESMAC

ESVP&ZAC. ✓

R. Fire

CCC Free

R. Code Ent

E. S. Chamber

R. City Mgr.

10.1.11 14

Monday, August 22, 2011 10:55:50 AM PT

**Subject:** FW: MEETING REMINDER - El Sobrante/E. Richmond Heights Code Enforcement Meeting

**Date:** Monday, August 22, 2011 10:55:13 AM PT

**From:** Terrance Cheung

15 on back

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

**Date:** Mon, 22 Aug 2011 10:55:03 -0700

**Subject:** MEETING REMINDER - El Sobrante/E. Richmond Heights Code Enforcement Meeting

Greetings Everyone,

13

Our next meeting is scheduled for:

**Tuesday, September 12, 2011**

**2:00 p.m. - 3:30 p.m.**

Office of Supervisor John Gioia

11780 San Pablo Avenue, Suite D

El Cerrito, CA

Attached is our Code Enforcement list of active cases.

Additional updates will be provided at the meeting.



Note to Richmond Code Enforcement: I have ~~no~~ active Richmond cases on the log.

If you have any questions, please do not hesitate to contact me.

*Terrance Cheung*

**Chief of Staff**

Office of Supervisor John Gioia

Contra Costa County

11780 San Pablo Avenue, Suite D

El Cerrito, CA 94530

Office: (510) 374-3231

Fax: (510) 374-3429

Cell: (415) 990-2087

Email: [terrance.cheung@bos.cccounty.us](mailto:terrance.cheung@bos.cccounty.us)

Webpage: [www.cocobos.org/gioia](http://www.cocobos.org/gioia)

10.1.N  
18  
(19 on back)

## MEDIA LANDSCAPE

# Newspapers consolidating mastheads

Two publications will serve area: The Times and East Bay Tribune

By George Avalos

gavalos@bayareanewsgroup.com

The Bay Area News Group announced Tuesday it will consolidate its 11 daily papers in the East Bay under two mastheads and add new sections to them.

The company is making the changes to emphasize its regional approach to news coverage and free up resources to funnel into its digital initiatives. The move to streamline the group's East Bay operations will help to reduce expenses as print advertising revenue continues to be under pressure.

As part of the changes, the Contra Costa Times, San Ramon Valley Times, East County Times, Tri-Val-

ley Herald and San Joaquin Herald will be renamed The Times.

The Oakland Tribune, Alameda Times-Star, Hayward Daily Review, Fremont Argus and West County Times will be renamed the East Bay Tribune.

The company said it would close its Walnut Creek facility and other offices, and that the consolidation

See **NEWSPAPERS**, Page 11



**Tully**  
President of Bay Area News Group says changes will help company and benefit the readers.

## Newspapers

From Page 1

would lead to the elimination of 120 jobs, or 8 percent of the group's workforce.

"We're taking these actions to strengthen the company for the future and to offer additional value for readers and advertisers," said Mac Tully, president of Bay Area News Group, or BANG.

The principal owner of BANG is Denver-based MediaNews Group.

The changes take effect Nov. 2, and Tully emphasized they will allow BANG "to add a number of new features to the East Bay papers."

They include:

- All papers will have a separate, stand-alone local news section, seven days a week.

- Top local, national and international news will appear in the main news, or "A," section. Morning Report will be discontinued.

- The East Bay papers will have a stand-alone Business section every day that will include business news from across the region, including a section on Mondays focusing on personal technology.

- The Sports section in the East Bay papers will be expanded to include more professional and collegiate coverage.

- The lineup of comics will become more uniform, emphasizing the most popular comics as determined in a

recent reader poll.

- Two weekly newspapers will be launched this week: the Valley Journal, serving Alamo, Blackhawk, Danville, Diablo and San Ramon; and the Times-Herald, serving Dublin, Pleasanton, Livermore and Sunol.

The staff reductions include a cutback in the East Bay newsrooms of about 40 positions, or 17 percent of that organization's 230 jobs.

"These are challenging times for the newspaper industry," Tully said. "These adjustments, some of them very difficult, position us to execute our strategic plan to maintain and grow our position as the leading multimedia company in the Bay Area."

BANG will close and put up

for sale its newspaper complex in the Shadelands business district of Walnut Creek. That includes the shutdown of the Walnut Creek printing plant. BANG printing operations will be handled in San Jose, Hayward and Concord.

Walnut Creek employees will be shifted to other, as-yet-undetermined locations in the East Bay.

BANG will also move its existing Oakland newsroom, currently near the city's international airport, to Oakland's downtown.

"MediaNews is right on a strategic level to combine advertising, delivery, production and the newsroom," said Ken Doctor, an analyst with Burlingame-based Outsell, a consulting firm for publishers

and information providers.

The initiative poses risks, though, he warned.

"You have to wonder how much damage they are doing to their franchises at the same time they are undertaking what they believe is prudent consolidation of their regional operations," Doctor said.

BANG hopes to make its papers more relevant to readers and advertisers, Tully said.

"The more we can reach out and touch them in their lives where they feel they have a connection to the newspaper, the more valuable we can be," Tully said.

Contact George Avalos at 925-977-8477. Follow him at [Twitter.com/george\\_avalos](https://twitter.com/george_avalos).

Planning and Building Services  
Planning Division  
450 Civic Center Plaza  
Richmond, CA 94804



10.6.0  
19 ~~20~~

Telephone: (510) 620-6706  
Fax: (510) 620-6858  
www.ci.richmond.ca.us/planning

## NOTICE OF PUBLIC HEARING

(PLN09-137)

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of the City of Richmond will conduct a public hearing to consider the following project:

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**PROJECT NO:** PLN09-137  
**PROJECT NAME:** RICHMOND GENERAL PLAN 2030  
**PROJECT ADDRESS:** CITYWIDE  
**SITE APN:** CITYWIDE

**DESCRIPTION:** PUBLIC HEARING ON THE AUGUST 2011 DRAFT RICHMOND GENERAL PLAN AND PROPOSED FINAL ENVIRONMENTAL IMPACT REPORT (FEIR). RECOMMENDED PLANNING COMMISSION ACTIONS INCLUDE CITY COUNCIL CERTIFICATION OF THE FEIR AND ADOPTION OF THE GENERAL PLAN.

**STAFF PLANNER:** HECTOR ROJAS, (510) 620-6662

**HEARING DATE & TIME:** SEPTEMBER 15, 2011, 6:30 PM  
**LOCATION:** CITY COUNCIL CHAMBERS  
440 CIVIC CENTER PLAZA  
RICHMOND, CA 94804

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### Where can I get more information about this project?

Electronic copies of the August 2011 Draft General Plan and FEIR are available for download at the City's General Plan Website ([www.cityofrichmondgeneralplan.org](http://www.cityofrichmondgeneralplan.org)). Hardcopies for reference use are available at the Planning and Building Services Department and the City's public libraries. CDs containing the electronic files for both documents are available for sale at the Planning and Building Services Department for \$5.00. Please email any questions regarding the General Plan to Hector Rojas, Associate Planner at [hector\\_rojas@ci.richmond.ca.us](mailto:hector_rojas@ci.richmond.ca.us)

### What can I do if I have objections to the project?

Objections to the project can be made by writing or through oral testimony. Written comments citing the file number stated above may be mailed or delivered to: Richmond Planning Division, 450 Civic Center Plaza, Richmond, CA 94804. You may also register your objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

### What do I do if I have no objections to the project?

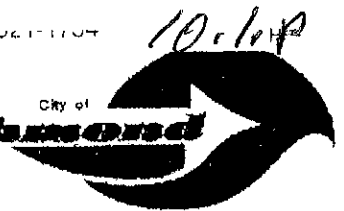
You may disregard this notice if you have no objections to this project.

10/10/11

20

Police Department - Code Enforcement Unit

City of **Richmond**



August 19, 2011

To: C.O.S. Terrance Cheung

May Valley Neighborhood Council  
Attn: Eleanor Loynd  
P.O. BOX 21511  
Richmond, Ca 94820-1551

Ms. Loynd,

I recently received a list of Code Enforcement questions and problems that are occurring in your community. Attached you will find an update to the Code Enforcement problems that are occurring in your community, which is also a follow up to the issues that were addressed in our July 12, 2011 meeting. As for the new problem at 4458 Meadowbrook Drive; I will have a Code Enforcement Officer respond and address any violation's that are present at the property.

The Code Enforcement Unit works very closely with the Richmond Police Department to resolve Code Enforcement issues and we do provide the Police Department with monthly reports, however these reports are not available to the public, but if you would like to know the number of Code Enforcement issues that have been addressed in your community (without specific addresses) we can provide a numerical report to you.

The City of Richmond Municipal Code Section addressing Public Nuisance does addresses the issue with re-occurring violations at the same property, which allows us to resume at the last place were thee case was closed at if the same issue arises within a twelve (12) month period. This allows us to issue administrative citations ranging from \$250 to \$1,000 for each violation, but we can't raise these fees as they are the approved fee's that were passed by the City Council.

Lastly, I apologize for the delay on our updated Code Enforcement brochure, but the brochure is still being modified and should be available within the next couple of months.

Sincerely,

Theresa Tingle  
Code Enforcement Supervisor

(over)  
List on Back

10.1.08

## Police Department - Code Enforcement Unit



August 19, 2011

May Valley Neighborhood Council

Attn: Eleanor Loynd

P.O. BOX 21511

Richmond, Ca 94820-1551

RE: July 12, 2011 meeting concerning Code Enforcement Issues

The issues raised at the July 12, 2011 meeting have been investigated by Code Enforcement and/or referred to the appropriate departments for follow up:

1. 4555 Fieldcrest Drive: Compliant was filed on July 1, 2011 concerning nuisance violation at the subject property. A 10-Day Notice of Violation was mailed on July 6, 2011 regarding a violation of Richmond Municipal Code Section 9.22.090 (3) (A). A re-inspection was conducted on July 22, 2011 and all the violations had been abated.

On 8/12/2011 the property owner was issued a 10-Day Notice of Intention for the Ford Ranchero located in the drive. The property owner has exceeded the number of days allowed to repair the vehicle and know the issue will be addressed as a violation of RMC 11.76. A re-inspection is scheduled for Monday, August 29, 2011.

2. 4553 Fieldcrest Drive: A 10-Day Notice was mailed on July 29, 2011 regarding a violation of Richmond Municipal Code Section 9.22.090 (3) (A). A re-inspection was conducted on August 15, 2011 and found that the violation had been abated.
3. 4554 Fieldcrest Drive: An inspection was conducted on 7/12/2011 and 7/22/2011; no violation was observed.
4. 4402 Fieldcrest Drive: A 10-Day Notice was mailed on July 12, 2011 regarding a violation of Richmond Municipal Code Section 9.22.090 (3) (A) and 9.22.090 (3) (C). A re-inspection was conducted on August 12, 2011 and found that the overgrown vegetation had been abated; however a couch still remains near the front door. The property owner has requested assistance to complete the work, as he is a senior citizen with health problems. Code Enforcement is working on getting the property owner help with completing the clean up at the property.
5. Dead trees on Eric Court: This issue has been referred to the Fire Department.
6. City Ordinance on garbage cans: The Code Enforcement Officer has been instructed to provide those in violation of storing their receptacles within public view a "Door Hanger" explaining the violation and to continue to proactively monitor the issue. Notices of Violation will go out in September 2011 if the violations has not been abated.
7. Truck parked on Painted Pony Road: As noted in meeting the violation has been abated.



10.1.1  
21 #



**Neighborhood Council Meeting Confirmation**

Thursday, June 23, 2011 2:42 PM

**From:** "Baucum, Jordan Robert" <JordanBaucum@chevron.com>

**To:** newsletter@mayvalleync.org

Hi Eleanor,

Thank you for allowing me the opportunity to present at your upcoming neighborhood council meeting on **September 22nd at 7:30 PM**. In order to minimize any confusion, I wanted to take the opportunity to confirm the meeting location, date and time.

**May Valley Community Center**  
3530 Morningside Dr.  
Richmond, CA 94803

As mentioned, I will need approximately ten minutes for a presentation followed by a brief Q&A session from the audience. Below is a brief description of the Richmond Renewal Project.

*The Richmond Renewal Project represents a significant capital investment for the refinery and replaces older equipment with newer, cleaner technologies to improve operations and conserve energy. The project will also put 1,000 people back to work and ensure continued revenues for the City of Richmond.*

If you have any questions please feel free to contact me.

Regards,

**Jordan R. Baucum**  
Advisor  
**Chevron Corporation**  
841 Chevron Way  
Richmond, CA 94802  
Tel 510 242 1467  
Mobile 415 279 8136  
[jordanbaucum@chevron.com](mailto:jordanbaucum@chevron.com)

10.1.9  
6.7

**El Sobrante P-1 Citizen Advisory Planning Committee**

**DATE: Wednesday – August 24, 2011**

**TIME: 4:00 PM to 5:30 PM**

**PLACE: El Sobrante Public Library  
Community Meeting Room  
4191 Appian Way  
El Sobrante, CA**

**MEETING AGENDA**

- I. Welcome and Introductions
- II. Summary of El Sobrante General Plan Amendment
  - Approval Date: June 7, 2011
  - Summary of Content
- III. Purpose of P-1 Citizen Advisory Planning Committee
  - Goals of El Sobrante Planned Unit District (P-1) Zoning Program
  - Drafting P-1 Zoning Program Document
  - Elements of P-1 Zoning Program
    - Maps
    - Land Use Matrix
    - Development Standards
    - Conditions of Approval
    - Design Guidelines
- IV. Timeline of Processing P-1 Rezoning
  - P-1 Citizen Advisory Planning Committee to meet Monthly
  - P-1 Committee to host Quarterly Meetings open to Community
  - Deadlines for Completion of P-1 Rezoning
- V. Next Meeting Date: **Wednesday, September 28, 2011 4:00 P.M. to 5:30 P.M.**
- VI. Adjournment

P-1 Citizen Advisory Committee  
August 2011 - August 2012

		Email	or Fax (if no email)	Phone
County DCD Staff	David Brockbank	✓ david.brockbank@dcd.cccounty.us		925-335-1216
Office of Supervisor John Gioia	Terrance Cheung	✓ terrance.cheung@bos.cccounty.us		510-374-3231
El Sobrante Municipal Advisory Committee				
Member 1	Barbara Pendergrass	✓ rpender970@aol.com		510-223-6091
Member 2	George Cleveland	✓ gdc82366@yahoo.com		510-289-5837
Alternate	James Hermann	✓ jrhermann@earthlink.net		510-222-2966
El Sobrante Planning & Zoning Committee				
Member 1	Eleanor Loynd	✓ <i>newsletter@mayvalleyne.org</i>	510-758-7697	510-223-6398
Alternate	John Lisenko			510-758-9767
El Sobrante Chamber of Commerce				
Member	Shirley Sharp	✓ shirleysharp@comcast.net		510-243-3755
Alternate	Mike Frith	michael_frith@mechbank.com		510-243-9621
El Sobrante Rotary Club				
Member	George Schmidt	✓ biggeorge8@aol.com		510-222-1320
Alternate	Linda Low	lindaair2th@sbcglobal.net		510-223-3350
El Sobrante Elk's Lodge				
Member	Bob Ostini	✓ bobostini@comcast.net		510-223-3441
Alternate				
El Sobrante PO or Biz on SPD Road				
Member	Mike Rowland	✓ mikerowland@windermere.com		510-222-9150
Alternate	Renee Rowland	reneeerowland@windermere.com		510-223-8870
El Sobrante PO or Biz on Appian Way (Boys & Girls Club)	Marie Carayanis	✓ mariecofces@sbcglobal.net		510-223-8972
Alternate	Joanie Pitt	Gardette6463@aol.com		510-222-7940

*James Lyon ✓*

10.1.7

## CONDITIONS OF APPROVAL

### GENERAL

1. All land located in the El Sobrante Commercial Core Plan Area is to be used as allowed and regulated in this El Sobrante Planned-Unit District. Existing approved land use permits will not be subject to any additional development regulations for the use/development approved.
2. Wherever there appears to be a conflict between this Planned-Unit District and Title 8 of the County Ordinance Code, this Planned-Unit District shall prevail. For development standards not covered by this Planned-Unit District, Title 8 shall be used as a guideline.
3. No person shall grade or clear land, erect, move or alter any building or structure on any land except in compliance with this Planned-Unit District.
4. All development and use of land shall comply with all criteria contained in the General Plan Map, the El Sobrante Land Use Matrix, the Development Standards, Conditions of Approval and the Design Guidelines.
5. Development shall comply with the County General Plan, all design criteria, County Ordinances and applicable State laws. Supplemental reference documents may be attached to further define these requirements. These documents are incorporated by reference and may be amended from time to time to reflect changes in major community goals, policies, legislation, or to further define specific criteria pursuant to the procedures set forth in Section 84-66.1804 of the County Ordinance Code.
6. As part of permit approval, the Department of Conservation and Development may apply standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in the El Sobrante Planned-Unit District.
7. In approving any application, the Department of Conservation and Development shall find it consistent with the intent and purpose of the El Sobrante Planned-Unit District and compatible with other uses in the vicinity that increase the aesthetic quality of the neighborhood.
8. The Planning Agency may impose on any Permit reasonable conditions of approval in addition to those stated in this section to carry out the purpose of this El Sobrante Planned-Unit District.

### PROCEDURES

9. All development and use of property are subject to review as specified in the Land Use Matrix. In no case will more than one type of development permit be required. Where a Land Use Permit is required, it shall take precedence over any other type of required

application.

10. The project/use shall be maintained in compliance with all applicable conditions of approval at all times. An annual fee may be required to provide for adequate monitoring of conditions of approval. Proof of recordation of the following disclosure of deed restrictions shall be submitted to the Community Development department prior to issuance of a building permit in a P-1 zoning district: *"The subject property is within the El Sobrante Commercial Core Area Planned Unit (P-1) Zoning District with a permit for a residence. This project/use shall be maintained in compliance with all applicable P-1 Zoning District conditions of approval including, but not limited to, parking, fencing and landscaping at all times."*
11. Appeals of any decision rendered pursuant to the El Sobrante Planned-Unit District resulting from a public hearing before the Zoning Administrator may be appealed to the Planning Commission in accordance with Article 26-2.24 of the County Ordinance Code. Administrative decisions may be appealed in accordance with Article 14-4.004 within 30 days of rendering the decision to the Board of Supervisors.
12. A motion for reconsideration of any decision rendered pursuant to the El Sobrante Planned-Unit District, either administratively or after a public hearing, may be heard by either the Board of Appeals or the Board of Supervisors, having rendered the decision in accordance with Article 26-2.24 of the County Ordinance Code.
13. The Zoning Administrator shall review applications for modifications to a permit in accordance with Section 84-66.1804 of the County Ordinance Code.
14. Application fees within the El Sobrante Planned-Unit District shall be established by the Board of Supervisors and may differ from similar countywide fees.
15. A Development Permit, where required, must accompany subdivision requests.
16. An applicant may submit simultaneously, and in combination with the Permit required by this ordinance, an application for subdivision or lot line adjustment. Such combined applications shall be processed, noticed and heard as required for the subdivision approval.

#### **DEVELOPMENT PERMIT**

17. A Development Permit is required for all new residential construction of three (3) or more units. Units may be attached or detached, in conjunction with a subdivision application pursuant to Titles 8 and 9 of the County Ordinance Code or within a single building. A Development Permit is required for all new non-residential structures or buildings and additions to non-residential structures which exceed 50% of the existing floor area of the building or 10,000 sq. ft. whichever is less.

18. Development Permits Applications shall be referred to the El Sobrante Municipal Advisory Council for review and recommendation.
19. Development Permits shall be processed in accordance with Article 26-2.21 of the County Zoning Ordinance. Notification of all property owners within 300 feet is required.
20. Development Permit hearings shall be held as requested and may be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for initial hearing.
21. A Development Permit shall become null and void if within two (2) years after the approval, in the event the construction specified in the Permit has not been commenced, unless otherwise stated in the Conditions of Approval. When a Development Permit is accompanied by a subdivision application and approval, the length of the validity of the Permit shall be consistent with the subdivision.
22. For a Development Permit not processed in conjunction with a subdivision application, the applicant may request an extension of the approval and the Zoning Administrator may grant not more than five extensions, each for no more than one year, upon showing of good cause. An application for an extension shall not be considered unless it is submitted before the expiration of the Development Permit.

#### LAND USE PERMITS

23. Land Use Permits are required as designated in the Land Use Matrix for uses that are not permitted by right, but under certain circumstances are found to be compatible within the subject land use designation.
24. Land Use Permit Applications shall be referred to the El Sobrante Municipal Advisory Committee for review and recommendation.
25. Public hearings are required for all applications for Land Use Permits, which shall be processed in accordance with Article 26-2.20 of the County Ordinance Code and shall be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for initial hearing.
26. An approved Land Use Permit shall become null and void if within two (2) years after the approval, in the event the construction specified in the Permit has not been commenced or the use has not been established, unless otherwise stated in the Conditions of Approval.
27. Upon a written showing of good cause, the period for exercising a Land Use Permit may be extended administratively one time for a period of one year. An application for an extension shall not be considered unless it is submitted before the expiration of the Land Use Permit.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.7  
6.3

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

**El Sobrante Valley Planning & Zoning Advisory Committee  
Charter-by-laws Adopted September 1984 Amended May 1999**

Note: The ESVP&ZAC Committee was formed in 1975.

- I. The portion of Western Contra Costa County known as "El Sobrante Valley" encompasses the area within the present boundaries of the San Pablo Ridge, Sobrante Ridge, and Highway 80.
- II. There is a need in the El Sobrante Valley for local citizen participation in decisions effecting zoning, planning, and the general development of the area.
- III. To provide local citizens participation in the above matters, there is created a local citizens advisory committee called the **EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE**.
- IV. The purpose of the committee is to provide a method for local investigation, review, participation, and advice concerning matters of zoning, planning, and development, within the area or within immediate adjacent areas which have substantial effect upon the El Sobrante Valley. It shall be the primary responsibility of the committee to regularly investigate and review proposed development projects which will affect the El Sobrante Valley and to make its recommendations to the appropriate governmental officer or body.
- V. **Each appointment of a member to serve on this committee shall be for three years. The Committee shall be composed of nine members and three alternates. Three members and one alternate will be appointed by the El Sobrante Chamber of Commerce. Three members and one alternate will be appointed by the May Valley Neighborhood Council. Three members and one alternate will be appointed by members of the Committee.**
- VI. **If any member fails to serve, the E.S. Chamber of Commerce or the May Valley NC or the Committee-at-large shall replace the member/members appointed by them.**
- VII. The chairperson and officers are to be elected annually at the first meeting in September. The appointed Committee members will be selected by the E.S. Chamber or the May Valley N.C. or the Committee itself and named at the September Meeting.
- VIII. Members to be appointed are to be interviewed by the committee and fully informed as to their responsibilities for attending meetings of the Committee and Planning Commission meetings in Martinez or Richmond plus additional public meetings as deemed necessary.
- IX. A member or alternate missing three (3) unexcused meetings in a row or more than four (4) unexcused meetings per year will be subject to replacement.
- X. **All officers, directors, and/or members of the El Sobrante Valley Planning And Zoning Advisory Committee shall be volunteers serving without compensation. Reimbursement will be made to members for copying and mailing costs.**
- XI. **If, for any reason, the El Sobrante Valley Planning & Zoning Advisory Committee dissolves, all funds, property, and assets of value shall be split evenly between the El Sobrante Chamber of Commerce and the May Valley Neighborhood Council.**

10.1.7

**ESVP&ZAC**

**SPECIAL ANNOUNCEMENT:**

**1. Appointment of At-Large Members:**

At the ESVP&ZAC Meeting of November 12, a review of the appointed At-Large Members took place. These At-Large Members were each appointed by the ESVP&ZAC Committee to a 3 year term, from 2009 to 2012.

- Jim Hermann
- Ruby Molinari
- Robert Sharp

There is now one vacant seat for an Alternate At-Large Member.

**The 4 Members Appointed by the El Sobrante Chamber of Commerce are:**

- Barbara Pendergrass      Mike Zeelen
- Shirley Sharp              No Alternate
- Terms of Appointment 2010-2013.

**The 4 Members Appointed by the May Valley Neighborhood Council are:**

- Eleanor Loynd              John Lisenko
- George Schmidt            No Alternate
- Terms of Appointment 2011-2014.

**2. ELECTION of ESVP&ZAC OFFICERS FOR 2011/2012**

- CHAIR: \_\_\_\_\_
- VICE CHAIR: \_\_\_\_\_
- SECRETARY: \_\_\_\_\_
- TREASURER: \_\_\_\_\_

Our monthly meetings usually take place on the second Thursday of each month from 6-8 p.m. or later in the Meeting Room at the back of the El Sobrante Library.





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.2

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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

TO: P&Z Members

Sept. 5, 2011

**PLEASE** read through all the information. Bring the 6.2 and 6.3 sections or more to the mtg.

6.2 It is my understanding that the P-1 Committee is also able to review the finalized plan for the San Pablo Dam Road Streetscape. I will ask that Terrance put that on the Wed., Sept. 28<sup>th</sup> P-1 agenda, if possible. The Next P-1 Mtg. may be Wed., Oct. 26<sup>th</sup>. Since that is the third mtg., it could be held somewhere else, for example, E.S. Boys & Girls Club or the Elks Lodge or ??

6.3 Think about which job you could take!  
-Take or renew your position with P&Z. Can you step in as the new Chair? I could help as a Co-chair for a month or so, if needed.  
-Offer to update info on line on past projects.  
-Attend the P-1 Mtgs.  
-Check out the new R. General Plan.  
-We share a booth with the Garrity Creek Group at the E.S. Stroll. Can you spend an hour or two there talking to people?



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.11

P. O. Box 20136

El Sobrante, CA 94820

TO: Current ESVP&ZAC Members

Sept. 10, 2011

Voting Information:

Because two of our members (Barbara Pendergrass & Jim Hermann) were not at the Sept. 8<sup>th</sup> meeting, we decided to hold off the election of New Officers until the October 13<sup>th</sup> meeting.

TENTATIVE 2011-2012 Officers:

Co-Chairs: Eleanor Loynd-will accept position and John Lisenko will accept position.

Vice Chair: Jim Hermann Will you accept position ??

Secretary: Shirley Sharp -Shirley will accept position.

Treasurer: Barbara Pendergrass Will you accept position??

NOTE: If your name is listed above, would you please call me to verify that the information stated is correct?

Current Members:

-P&Z Members appointed by the May Valley N.C.: Eleanor Loynd, John Lisenko, George Schmidt. No alternate appointed. Terms: 2011-2014

-P&Z Members appointed by the E.S. Chamber of Commerce: Barbara Pendergrass, Mike Zeelen, Shirley Sharp. No alternate appointed. Terms: 2010-2013

-P&Z Members appointed by the ESVP&ZAC: Jim Herman, Ruby Molinari, Robert Sharp. No alternate appointed. Terms: 2009-2012.

Other Business:

1. The E.S. Library Staff has requested that we have a contact person with an e-mail address so that they can contact us as necessary. Can Jim Herman and/or John Lisenko take on that contact? Let me know. Shirley Sharp may consider taking the e-mail connection.
2. The ESMAC may want to get involved in helping to open an emergency road connecting Pinole Valley Rd. to Rancho Rd. Years ago, it was expected that an emergency road would be put in off the top of Galbreth Rd., Pinole, to Rancho Rd., E.S. That has not happened. Pinole residents have asked for the help of Sup. Gioia (since he is now their Supervisor) to get the emergency road put in.
3. Author Don Bastin reported that his E.S. book will not be out until January 2012. He will have a booth at the E. S. Stroll to share info with residents.
4. The next P-1 Planning Meeting is set for Wed., Oct. 26<sup>th</sup> from 4-5:30 p.m. Since that is the third meeting, the location may be changed from the E.S. Library. The plan is to notify the parcel owners who may change their zoning to P-1, so that they may attend and share their concerns, etc. That would mean that the meeting should be held in a larger room.

*Eleanor*



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.66

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

El Sobrante Valley Planning & Zoning Advisory Committee -- E.S.Chamber  
Newsletter - AUGUST by Eleanor Loynd

CHANGES Under Review for El Sobrante:

1. A local committee is being set up to review the planned P-1 Zoning in the Appian corridor and on parts of San Pablo Dam Rd. The zoning would allow mixed use of the 149 listed properties. A mixed use means that the property could contain businesses and homes and/or businesses and apartments.

The P-1 Committee will be made up of 7 members, 6 of them from different area groups. The first meeting is planned for Wed., Aug. 24 from 4-5:30 p.m. in the E.S. Library Meeting Room. The second meeting is planned for Wed., Sept. 28<sup>th</sup> from 4-5:30 p.m. at the E. S. Library.

The P-1 Planning Committee will consist of members from the El Sobrante Municipal Advisory Council (2 members), and 1 member from the E.S. Planning & Zoning Committee, 1 member from the E. S. Chamber of Commerce, 1 member from the E. S. Rotary Club, 1 property or business owner on Appian Way, and 1 property or business owner on San Pablo Dam Rd.

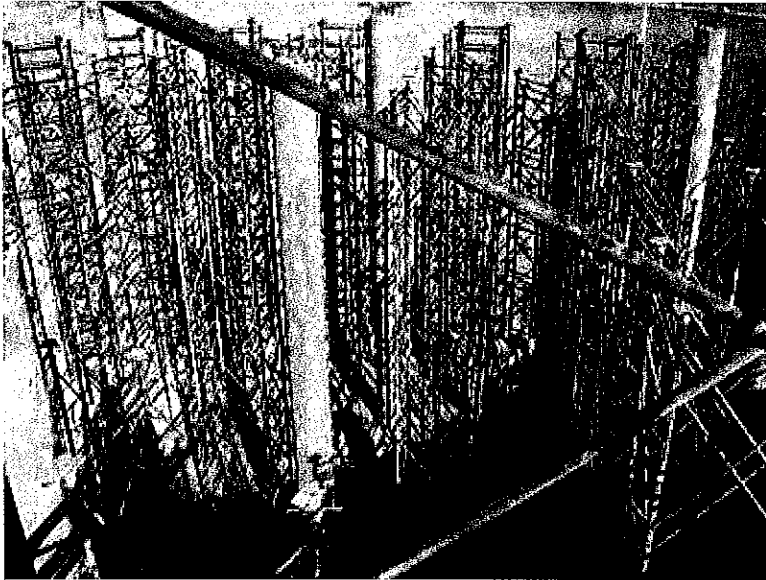
The Committee will review the rezoning of about 149 parcels on Appian Way and San Pablo Dam Rd. If approved, there might be an added population of 450 people in the area. The P-1 Committee is expected to have their written report completed by August 2012.

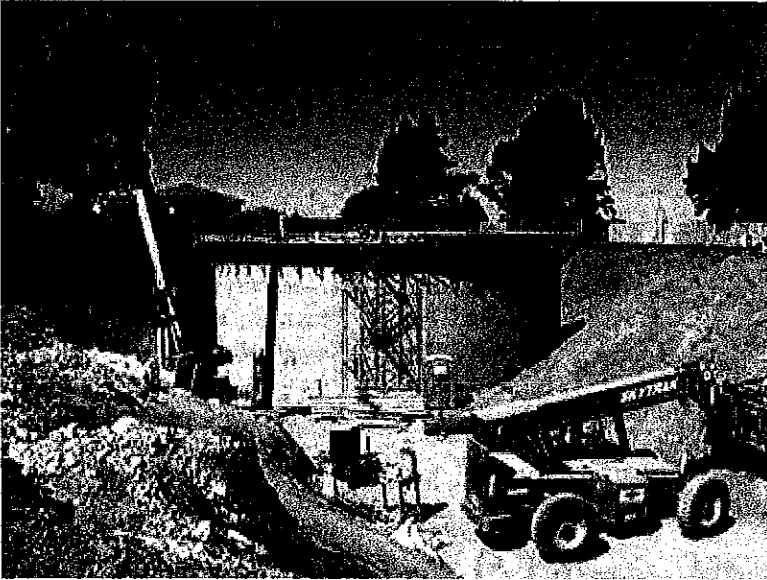
2. A traffic study will be done in 2012 to look at widening Appian Way from the Pinole Border to the intersection with Valley View Road. The County will be asking for money and support from Pinole and from Richmond if that road widening takes place. This study is also a part of the El Sobrante General Plan Amendment which will be approved sometime in 2012 or 2013.

3. The County Public Works Dept. is looking at various changes to the San Pablo Dam Road streetscape. Do we want 4 lanes and a turn lane? Do we want a 5 ft. wide sidewalk or a 9 ft. wide sidewalk? Do we want benches at the bus stops? Do we want separate bike lanes? The County is collecting comments and will be putting together their recommended San Pablo Dam Road streetscape for public review in the next 6-12 months.

Subj: **Schapiro Update**  
Date: 9/28/2011 10:54:45 A.M. Pacific Daylight Time  
From: [mblackwe@ebmud.com](mailto:mblackwe@ebmud.com)  
To: [mblackwe@ebmud.com](mailto:mblackwe@ebmud.com)  
Dear Neighbors,

The contractor is putting final touches on the tank, installing the roof supports and preparing for the last big concrete pour which should happen next week. They will start work on wrapping the tank within a few weeks. Wrapping strengthens the tank, but it comes with its own unique noise, which you may notice.





As always, let me know if you have questions or concerns.

Thank you,

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



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3

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

Rotary Club of El Sobrante  
Dr. Linda Low, President  
P. O. Box 20134  
El Sobrante, CA 94820

September 22, 2011

Re: Rotary brick sign "Welcome to El Sobrante"

Dear Rotary Club Members,

The purpose of this letter is to make sure that you know that MANY El Sobrante area residents like your sign and want it back. We've heard bits and pieces of information over the past few weeks. Evidently some of the apartment residents felt they couldn't see traffic coming on Appian clearly as they turned out onto Appian.

I was told that the Rotary Club removed the sign. It is our understanding that the Rotary Club plans to submit an application to the County to re-install the sign. Please let us know if you are planning to replace the sign or move it to a different location. We can put you on the agenda for one of our meetings and get the information out to area residents.

We would really like to see the sign back in El Sobrante. You are welcome to call me at 510-223-6398. Thank you.

Sincerely,

Eleanor Loynd  
ESVP&ZAC Chair

cc: Supervisor John Gioia  
E. S. Chamber of Commerce  
George Schmidt

Chief of Staff Terrance Cheung  
E.S. Municipal Advisory Council  
May Valley N. C.



August 16, 2011

Ms. Barbara Pendergrass  
Chair  
El Sobrante MAC  
3769 B San Pablo Dam Rd  
El Sobrante, CA 94803

Dear Ms. Pendergrass:

As your elected EBMUD representative, I invite you to join me for an important briefing and light lunch on September 19, 2011, from 11:30 a.m. to 1:00 p.m. at the Orinda Library Garden Room - 26 Orinda Way, Orinda, CA.

EBMUD is continuing to move forward on projects to improve sustainability, water reliability and, of course, water quality. We look forward to introducing you to our new General Manager, Alex Coate, as well as chatting with you about:

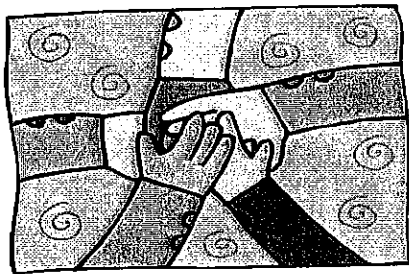
- Our Water Supply Management Program & the Delta
- Earthquake Preparedness & Climate Change
- Our Budget & Fiscal Outlook

Space will be limited so please RSVP by Tuesday, September 13, 2011 by calling our Community Affairs Office at 510-287-2053 or by emailing [mblackwe@ebmud.com](mailto:mblackwe@ebmud.com).

I thank you in advance for your prompt reply and I look forward to seeing you in Orinda on Monday, September 19th.

Sincerely,

Katy Foulkes  
Director, Ward No. 3



105.a

# Contra Costa County Consortium

*Cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek  
and the County of Contra Costa*

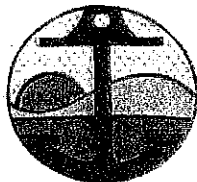
*"Partnering with our communities to improve the quality of life for all our residents."*



**City of Antioch**  
Teri House – 779-7037  
Janet Kennedy – 779-7013



**City of Concord**  
Marla Parada – 671-3327



**City of Pittsburg**  
Lynette Darensburg – 252-4065



**City of Richmond**  
Ana Cortez – (510) 231-3079



**City of Walnut Creek**  
Margot Ernst – 943-5899 x2208  
Laura Simpson – 943-5899 x2236



**Contra Costa County**  
Bob Calkins – 335-7220  
Kara Douglas – 335-7223

Community Development Block Grant (CDBG)  
HOME Investment Partnerships Act (HOME)  
Emergency Solutions Grants (ESG)

Nonprofit organizations and others serving the Contra Costa community that are interested in applying for funding in FY 2012/13 and FY 2013/14 are invited to attend the:

**Contra Costa Consortium  
CDBG, HOME and ESG  
FY 2012/13 and FY 2013/14 Funding  
Kickoff Meeting**

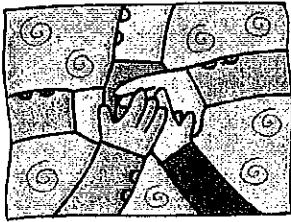
- DATE:** Thursday, October 6, 2011
- TIME:** 2:00 p.m. – 4:00 p.m.  
(See attached agenda for more information.)
- LOCATION:** The Concord Senior Center  
2727 Parkside Circle, Concord, CA
- RSVP:** Please respond to us in writing no later than September 30, with the name of the person(s) attending the meeting. Please respond via email to Danielle Kelly at [danielle.kelly@dcd.cccounty.us](mailto:danielle.kelly@dcd.cccounty.us), or by phone at (925) 335-7222.

The Contra Costa Consortium is looking forward to your attendance at this year's Funding Kickoff Meeting. Come and join your peers and community partners as the Consortium brings you important CDBG/HOME/ESG news, updates and information. All persons interested in applying for funds in the public service, economic development, infrastructure/public facilities, and housing categories should attend this meeting.

Thank you for working this meeting into your busy schedules. We are looking forward to the opportunity to meet with you again.



AGENDA



CONTRA COSTA COUNTY CONSORTIUM  
FY 2012/13 & FY 2013/14  
FUNDING KICKOFF MEETING

October 6, 2011  
2:00 – 4:00 p.m.  
Concord Senior Center  
2727 Parkside Circle, Concord

**Purpose:** To provide information on the FY 2012/13 and FY 2013/14 CDBG/ESG funding cycle.

<u>Topic</u>	<u>Who</u>	<u>Time</u>
1. Meet, Greet, Refreshments and Welcome	Teri	2:00-2:15
2. Ice breaker	Teri	2:15-2:30
3. What's New at HUD	Maria Cremer	2:30-2:45
4. What's Happening at the local level	CDBG Reps	2:45-3:00
5. Break (see note below)	All	3:00-3:05
6. CDBG/ESG/HOME 101	Ana	3:05-3:20
7. Review FY 2012-14 application (online)	Marla	3:20-3:35
8. Individual Technical Assistance/Q&A	All	3:35-4:00

Agenda Item #5

At this time, potential applicants considering applying for funds in the Affordable Housing Development category will adjourn to another conference room to review the requirements and application for housing development. This breakout session will run from 3:05 – 4:00.

10.6.a

AGENDA  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
440 Civic Center Plaza, Richmond, CA 94804

Thursday, September 15, 2011, 6:30 p.m.

Commissioners - Board Officers

Charles Duncan, Chair-CPC  
Sheryl E. Lane, Vice Chair-CPC  
Jeff Lee, Secretary

Commissioners - Board Members

Carol Teltschick-Fall      Roberto Reyes  
Andrés Soto  
Ben Choi

**MEETING  
CANCELLED**

**NEXT MEETING WILL BE ON  
OCTOBER 6, 2011 AT 6:30 PM  
IN THE CITY COUNCL CHAMBERS**

ROLL CALL  
APPROVAL OF MINUTES

CONSENT CALENDAR:

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BROWN ACT

PUBLIC FORUM - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff at the beginning of the meeting. A three-minutes-per-speaker time limit shall apply.

NEW ITEM

1. **PLN09-137: Richmond General Plan 2030**

PUBLIC HEARING on the August 2011 Draft Richmond General Plan and proposed Final Environmental Impact Report (FEIR). Staff's recommended Planning Commission actions include a recommendation from the Planning Commission to the City Council for certification of the FEIR and adoption of the General Plan.  
Planner: Hector Rojas

COMMISSION BUSINESS

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2. Reports of Officers, Commissioners and Staff

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107

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, SEPTEMBER 13, 2011  
ROOM 107 – COUNTY ADMINISTRATION BUILDING  
PINE AND ESCOBAR STREETS, MARTINEZ

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

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:

REZONING: CONTINUED PUBLIC HEARING

2. NELDA CHAMPION (Applicant & Owner) County File #RZ07-3195: A request to rezone a 9.98 acre parcel from General Agricultural, A-2 Zoning District to Single Family Residential, R-40 Zoning District. The subject site's address is 1125 North Gate Road in the Walnut Creek area. (A-2) (GP: SV) (Parcel#138-180-002) (Continued from 08/09/11) JO

SUBDIVISION: CONTINUED PUBLIC HEARING

3. NELDA CHAMPION (Applicant & Owner) County File #SD07-9167: A request for Vesting Tentative Map approval to subdivide 9.98 acres into 7 single-family lots with a designated remainder. Lots range in size from 41,210 square feet to 62,782 square feet. The requested subdivision includes a request to remove 22 trees. The subject site's address is 1125 North Gate Road in the Walnut Creek area. (A-2) (GP: SV) (Parcel #138-180-002) (Continued from 08/09/11) JO

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, SEPTEMBER 27, 2011.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 335-1210 or by visiting our office at 651 Pine Street, 2<sup>nd</sup> 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.

10.8.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, SEPTEMBER 19, 2011  
McBRIEN ADMINISTRATION BUILDING  
ROOM 107  
PINE & ESCOBAR STREETS  
MARTINEZ, CA

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

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 335-1203.

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

LAND USE PERMIT: PUBLIC HEARING

- 3. BETSY PENSON (Applicant) - PAUL WARDY (Owner), County File #LP11-2039: Request for approval of a land use permit /development plan combination to allow a substantial modification to Final Development Plan #DP85-3009 in order to allow an annual free summer concert series temporary event within the Blackhawk Plaza development. The subject parcels are Lot-13 and Parcel "Z" of the Blackhawk Plaza (Tract 6586) commercial development in the unincorporated area of Danville. (GP: CO) (P-1) (CT: 3551.04) (Parcel #203-780-013, 075) SFT
- 4. JULIE EPSHTEYN (Applicant on behalf of AT&T) - ROUND HILL ENTERPRISES (Owner) County File #LP11-2029: This is a land use permit modification to County File # LP03-2054, to allow the installation of three (3) new LTE Antennas, six (6) new remote radio units (RRUs), and four (4) new equipment cabinets. This equipment is proposed to be located at the existing facility, which consists of six (6) panel antennas and three (3) cabinets. The facility is mounted on the Round Hill Country Club clubhouse roof. The project site is located at 3169 Roundhill Road in the Alamo area of the County. (GP: Parks and Recreation(PR)) (R-15) (CT: 3461.02) (Parcel Number #193-460-001) RJN
- 5. SPRINT - NEXTEL (Applicant) - ROGER RILEY/GEORGE WILSON TRUST (Owners), County File #LP11-2013: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP96-2071) for the operation of a wireless telecommunication facility that consists of three panel antennas, each on individual pipe mount poles, five equipment and power cabinets, and an emergency generator. This permit extension request does not include any expansion or modification to the existing facility. The lease area for the project is within a 41,338 square foot parcel located at 5799 Nortonville Road, in the unincorporated Pittsburg area of East Contra Costa County. (A-2) (AL) (CT 3551.06) (Parcel #:075-080-016) DAB

DEVELOPMENT PLAN: PUBLIC HEARING

- 6. DON CLARK (Applicant) - ALAMO HIGHLANDS HOMEOWNERS ASSOCIATION, GREGORY & JEANNE CAMPBELL, PATRICK DOWD, MARY JO GORDON (Owners), County File #DP10-3007: Request for approval of a substantial modification to Final Development Plan #DP97-3031 to allow the construction of an automatic entry gate within the Justin Morgan Drive roadway near the intersection with Stone Valley Road. The project also includes a proposal to widen a portion of an existing East Bay Regional Park District trail easement to accommodate a sidewalk realignment. The subject properties consist of the Justin Morgan Drive private right-of-way, 12 Copenhagen Court, and 505 Justin Morgan Drive in the Alamo area. (P-1) (GP: SL) (CT 3462.01) (Parcel #197-470-027, 001, 016) SFT

RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING

7. JEFFREY THOMAS (Applicant & Owner), County File #VR08-1035: This is a motion for a reconsideration of the denial of a variance request for a 0-foot front yard setback (where a minimum of 20 feet is required) to legalize an existing 10 foot 6 inch tall and approximate 51 square foot pergola with gate structure. This proposal includes a Kensington design review for neighborhood compatibility. The subject property is located at 258 Amherst Avenue, in the unincorporated area of Kensington. (General Plan: SH/CO) (Zoning: R-6, TOV-K) (Zoning Atlas: M-7, N-7) (CT: 3920.00) (APN: 570-060-006) CYL

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, SEPTEMBER 26, 2011.

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

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

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

10.8.C

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, OCTOBER 3, 2011  
McBRIEN ADMINISTRATION BUILDING  
ROOM 107  
PINE & ESCOBAR STREETS  
MARTINEZ, CA

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

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliiana Li at least 48 hours before the meeting at (925) 335-1203.

1. PUBLIC COMMENTS:

2. DETERMINATION OF EASEMENT RIGHTS:

LAND USE PERMIT: PUBLIC HEARING

3. DAVID SAMSON (Applicant) - ROB & TRACY HIRT (Owner), County File #LP10-2065: The applicant seeks approval of a land use permit that amends a previously approved land use permit (County File LP03-2043) to establish the expansion of a commercial riding school that includes approval of horse boarding and training for a maximum of sixty (60) horses; the previous maximum was (30) horses. The expansion of the equestrian center also includes the 1) construction of a 3,100 square foot clubhouse with kitchen facilities; 2) the construction of a 4,800 square foot maintenance building; and 3) the construction of a barn and paddocks for thirty more horses. Other improvements proposed with the amendment to the land use permit are in various stages of completion and include the following: 1) the addition of outdoor lighting; 2) proposed illuminated signage; 3) construction of site entry gate; 4) landscaping and irrigation improvements; 5) construction of elevated viewing decks; 6) driveway and parking paving; 7) tie-in paving to Camino Tassajara; 8) pony pastures; and 9) improvements to internal trails and other improvements as shown on the Revised Master Plan dated April 28, 2011. The subject site is located at 5959 Camino Tassajara in the unincorporated San Ramon area. (A-2) (CT: 3551.03) (Parcel #205-070-017) RAH
4. GREG WILLIAMS (Applicant & Owner), County File #LP10-2072: The applicant seeks to obtain approval of a land use permit to construct and operate a winery and wine tasting/sales including a request for approval of an Alcohol Beverage Sales Commercial Use on one legal lot of 6.9 acres. The project also requests a variance to the requirements of the Design and Layout section of the Off-Street Parking Ordinance to allow for a gravel parking surface, where pavement is required. The property is located at 2470 Eden Plains Road in the Knightsen area. (A-2) (CT: 3031.00) (Parcel #020-180-019) RAH
5. T-MOBILE (Applicant) - VERNON & VERA THOMAS (Owners), County File #LP11-2041: This is a request for a land use permit to renew a previously approved permit (County File #LP01-2140) for the operation of a wireless telecommunication facility that consists of six panel antennas, one GPS antenna, five equipment cabinets and a 176-square-foot lease area surrounded by a 6-foot tall chain link fence. This permit extension request includes the addition of coaxial cables and one additional equipment cabinet to service the new cables. The new cabinet and coaxial cable will be located within the existing lease area and conduit paths. The subject property is located at 4475 Kellogg Creek Road in the Byron area. (A-3/B-S) (AL) (CT: 3040) (Parcel #011-210-013) FA
6. TOWERCO (Applicant) - LLOYD'S HOLIDAY HARBOR (Owners), County File #LP11-2040: The applicant requests approval of a land use permit to renew two previously approved land use permits (County Files #LP00-2033 and #LP01-2087) for the continued operation of two wireless telecommunication facilities currently co-located on one tower. Each wireless telecommunications carrier (METRO PCS and SPRINT-NEXTEL) has a panel antenna array mounted to an existing 75-foot high monopole. Sprint-Nextel has an equipment shelter and Metro PCS has an open equipment pad mounted with cabinets. This permit extension request for both carriers does not include any expansion or modification to the existing wireless facilities. The subject property fronts for approximately 500 feet on the east side of Fleming Lane at its northern terminus, and is approximately 1,000 feet north of the Wilber Avenue/Fleming Lane intersection. The property is addressed at 415 Fleming Lane, in the Antioch area of East Contra Costa County. (H-1) (ZA: F-24) (CT 3060.00) (Parcel # 051-040-070) DAB

7. PAWAN K. GARG (Applicant and Owner), County File #LP11-2034: The applicant requests approval of a Land Use Permit, to allow the operation and maintenance of a day care/preschool facility in an existing 1,155 square foot building. This project includes construction of an approximately 700 square foot building addition and deviations to the required parking standards. The applicant is also requesting that a portion of the required off-street parking spaces for the proposed project be allowed on a separate adjacent parcel to the north (Assessor Parcel Number 097-303-033). The subject site is located at 33 Ambrose Avenue, in the unincorporated Bay Point area of East Contra Costa County. (P-1, Bay Point Redevelopment Area Planned Unit District) (GP: SH, Single-family Residential, High Density) (Zoning Atlas: E-17) (Parcel #097-303-010) DAB

VARIANCE: PUBLIC HEARING

8. MARK FORDELON (Applicant) - KAREN FORSSTROM (Owner), County File #VR10-1040: A request for approval of a Kensington Design Review variance application to allow the construction of a 433-square-foot addition at the rear of the residence, with the following variances: 3-stories proposed (2.5 stories maximum allowed) and a 2-foot 5-inch side yard setback (5-foot side yard setback required minimum). The project also includes an attached 213-square-foot deck on the southern side of the proposed addition. The subject property is addressed 44 Ardmore Road, in the Kensington area. (R-6, TOV. K) (GP: SH) (CT: 3910.00) (Parcel #571-100-006) FA

\*\*\*3:30 P.M.\*\*\*

9. PUBLIC COMMENTS:

FINAL ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

10. SUFJISM REORIENTED (Owner and Applicant), County Files MS090008 and LP082034: This is a hearing to consider the adequacy of the Final Environmental Impact Report for a Land Use Permit and Minor Subdivision as follows: Land Use Permit # LP082034: A request to allow construction of a new sanctuary on approximately 3.12 acres. The proposed project includes: (1) the location of approximately two-thirds of its total floor area (46,074 square feet) underground, including space for administrative offices, a multi media library, rehearsal and video studio for choral music, art studio, kitchen, a bookstore, and restrooms. The prayer hall, main office, art vault and ancillary facilities (totaling 20,000 square feet in area) located above ground; (2) a request for parking reduction based on a Transportation Demand Management Program (TDM) which includes the promotion of carpool, shuttle service, pedestrian and secure bicycle parking; (3) the removal of approximately 58 trees and the planting of at least 165 new trees; (4) the excavation and removal of soil (approximately 34,350 cubic yards) an estimated 3,400 truck load of soil to be exported; and (5) demolish three existing single family residences. Minor Subdivision # MS090008: A request for the merging of seven (7) lots into one (1) parcel to create approximately 3.12 acres. The project addresses are 11 White Horse Ct., 1354, 1360, 1364, 1366, and 1384 Boulevard Way within the unincorporated (Saranap) Walnut Creek area of Contra Costa County [Zoning: Single Family Residential, 10,000 square foot minimum parcels (R-10); (General Plan: Single Family Residential High Density (SH), (CT 3410.00) (Parcel Nos. 184-450-006, 007, 012, 031, 032, 033, 034) (Zoning Atlas page:N-13)] LC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, OCTOBER 17, 2011.

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

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2<sup>nd</sup> 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, September 14, 2011, 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.**

**SEPTEMBER 14, 2011 CONTRA COSTA LAFCO AGENDA**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):  
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the August 10, 2011 (regular) and August 15, 2011 (special) meetings

**SPHERE OF INFLUENCE/BOUNDARY CHANGES**

6. ***LAFCO 11-03 – Mt. Diablo Scenic Blvd Annexation to Diablo Community Services District:*** On July 13, the Commission approved the annexation subject to protest proceedings. On August 17, a protest hearing was held and no protests were received. The Commission will be asked to order the annexation.

**BUSINESS ITEMS**

7. ***Northeast Antioch*** – the Commission will receive a written update from the City of Antioch and Contra Costa County regarding the proposed annexation and strategic planning efforts for Northeast Antioch, and be asked to provide direction as appropriate.
8. ***East County Fire Service Update*** - the Commission will receive an update relating to East County fire services, and be asked to provide direction as appropriate.
9. ***Updates from Los Medanos and West Contra Costa Health Care Districts*** - the Commission will receive updates from the districts and be asked to provide direction as appropriate.
10. ***Final Law Enforcement Municipal Service Review Report (Informational)*** – the MSR consultant has made final changes based on comments received from the Commission and the public at the August 10 public hearing, and has delivered the Final MSR report to LAFCO.
11. ***Fourth Quarter Budget Report for FY 2010-11*** – the Commission will receive the fourth quarter budget report for FY 2010-11. The report compares adopted and actual expenses.

**CORRESPONDENCE**

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

**INFORMATIONAL ITEMS**

13. Commissioner Comments and Announcements
14. Staff Announcements
  - a. Contra Costa LAFCO Strategic Planning Meeting
  - b. CALAFCO Updates – Highlights of the Annual CALAFCO Conference/Legislative Update
  - c. Pending Projects
  - d. Newspaper Articles

**ADJOURNMENT**

*Next regular LAFCO meeting – October 12, 2011 at 1:30 p.m.*



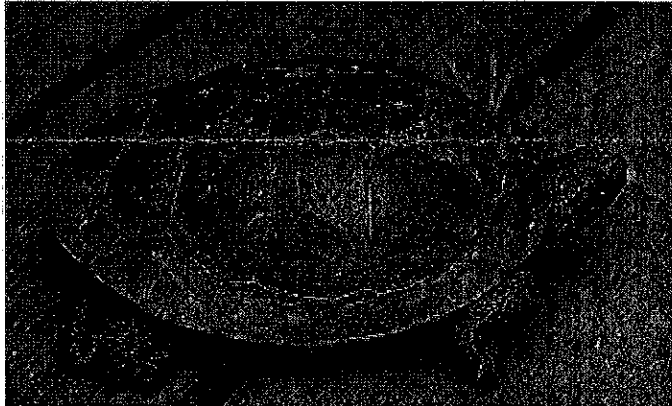
# SPAWNERS

San Pablo Watershed Neighbors Education and Restoration Society

June 2011

## Priscilla and Penelope, Pacific Pond Turtles

By Donald Bastin



Priscilla

In a previous issue of our newsletter, we included an article on the Western (or Pacific) Pond Turtle. It is the only turtle native to California, and is listed as a threatened species, its numbers having declined due to habitat loss. Having grown up along San Pablo Creek, I had been used to seeing (and catching) turtles in the creek, but had not come across any of their kind for many years. It seemed that they may well have disappeared from our watershed.

However, in early April of this year, I got a call from fellow SPAWNERS member Judy Ward. Her husband, Bart, had come upon what he thought was a rock while mowing his lawn. Imagine his surprise when he picked up the rock and found that it had legs! It was a turtle. Plopping it into a cardboard box, Judy drove over to my place. Upon opening the box, I could tell immediately that it was our very own *Clemmys marmorata*. I had feared that it may have been a red-eared slider, a non-native that used to be commonly sold in pet stores and even variety stores, sometimes with a painted shell. These fellows do just fine in our area, and strongly compete with the native species. Taking some quick measurements, we found that our turtle was 7 inches long and almost as wide. By the shape of the bottom shell (slightly convex) we figured that this was a female (male's undershell is slightly concave). The size told us that she was about 13 or 14 years old--prime breeding age. But what was she doing in Judy's yard, and what were we going to do with her now?

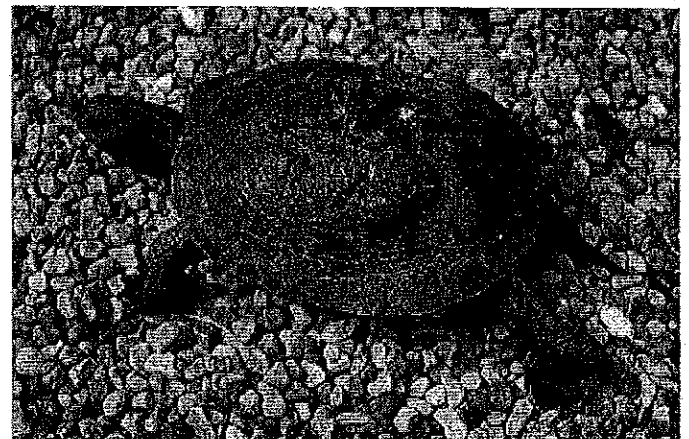
Judy and Bart happen to live right along San Pablo Creek, just off Santa Rita Road. But they had never seen any turtles in their stretch of creek. It had been a very wet winter, and as a consequence, EBMUD had been releasing lots of water into the creek, creating a virtual white-water river. We speculated that our girl had been washed down from someplace higher up the creek, perhaps from a winter hibernation spot, and had finally been able to haul out at Judy's place, for a little rest. But where could we find a quiet hole where she would not be swept away?

San Pablo Creek, as it enters Kennedy Grove, empties into a large pool that might be calm enough to provide sanctuary. So we walked to the park. Sure enough, while the water was very high, part of the pond was out of the main flow, and quite calm. As soon as "Priscilla" was placed near the water she knew what to do, and dove in. She poked her nose out of the water, and then was gone.

A week or so later, I got another call from Judy. They had found another turtle! Or rather, a neighbor's dog had found it, and was barking wildly. This turtle was some distance from the water, but while females do travel up to one-half mile to lay eggs, this was too early in the season for that to be an explanation. It appeared to be another female, and she was just a little larger than Priscilla. So back we went to the pond at Kennedy Grove to release "Penelope."

So far, we have not seen our girls in the pond, but they could easily have moved downstream a little, where there are some more good pools. The main pool may be a little too close to the entry road for these shy creatures. In any case, it is good to know that our only native turtle still survives in the San Pablo Creek watershed.

Penelope



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



Return Service Requested

10.10.6

Dated Material - Please  
Deliver by June 9, 2011  
NON-PROFIT

ORGANIZATION  
US POSTAGE PAID  
Richmond, CA  
Permit #226

## From Mountaintop to Marsh *Summer Walks Showcase* *San Pablo Watershed*

This August, we'll explore our watershed, from mountaintop to marsh. We hope you'll join us for one or both of these nature walks to experience the incredible diversity of plants, wildlife and ecology in the San Pablo Creek watershed. Both of these walks are free and suitable for the whole family. Sorry, dogs not permitted.

### Wednesday, August 3rd, 5:30pm-8pm

Ranger Bob Flasher will lead us on the Bear Creek Trail, along the Briones reservoir at the top of our watershed. This shady trail is fairly level, with some ups and downs and a wide variety of trees, shrubs, flowers, and birds. Gorgeous vistas abound! We'll meet at the Briones Overlook Staging Area—located on Bear Creek Road about one mile east of San Pablo Dam Road, just above the dam.

### Sunday August 21st, 10:30am-1:30pm

Watershed experts Martha Berthelsen and Donald Bastin will lead a morning walk along the newly-opened Landfill Loop Trail, at the mouth of San Pablo Creek. This trail incorporates stunning views of San Pablo Bay, Wildcat and San Pablo Creek marshes with remarkable examples of industrial water conservation and reuse, resource recovery, electrical generation, recycling and recreation. We plan to walk the entire loop (just under 3 miles) with a stop for lunch at the furthestmost lookout point. Please wear comfortable walking shoes, a hat and sunscreen, and bring water, a brown bag lunch, and binoculars and a camera if you have them. The trailhead is located on Parr Boulevard, 0.2 mile west of the Richmond Parkway. Follow signs for the Bay Trail.

## Calendar of Events

### Creek Stewardship Work Days

*Saturday, June 11th, 9:30am-12pm @*

*El Sobrante Boys and Girls Club, 4660 Appian Way*

*Saturday, July 9th, 9:30am-12pm @*

*El Sobrante Library, 4191 Appian Way, El Sobrante*

We need your help to control the weeds and prepare these creek sites for infill planting this fall. Wear sturdy shoes and clothes that you don't mind getting dirty. Please bring your own water bottle. We will provide snacks, gloves, and tools.

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### Evening Weeding Wednesday

*Wednesday, June 15th, 5:30pm-7pm*

*El Sobrante Library, 4191 Appian Way, El Sobrante*

Bask in the early evening sun while helping us keep the weeds under control at the El Sobrante Library native plant demonstration gardens. These evening garden parties are a nice way to unwind after work and learn about trees, shrubs, and flowers native to our watershed.

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### Weeding, Walking, and ICE CREAM!

*Wednesday, July 6th, 5:30pm-7:30pm*

*El Sobrante Library, 4191 Appian Way, El Sobrante*

Nothing says summer like working outside and eating ice cream. Drop in for some weeding and stay for a site tour of the creek restoration and native plant demonstration garden project at the El Sobrante Library. Volunteers have been building and stewarding this site for over ten years. We'll celebrate our hard work with an ice cream social following the tour!

*To learn more about any of our events, contact  
(510) 665-3538 or femke@thewatershedproject.org.*