

# **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  
(AGENDA AMENDED on 1/6/12)**

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.

## **REVISED AGENDA Wednesday January 11, 2012**

**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
5. Approval of Minutes for August 10, 2011
6. Approval of Minutes for October 12, 2011
7. \*Approval of Minutes for November 9, 2011

### **Treasurer's Report**

Cash box reimbursement request for \$82.77. Funds received on December 14, 2011

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

### **Consider Consent Items**

CCI.1

### **Presentations**

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

**P.1 Presentation by Lt. Jon Moreland, 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

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

**7:55 P.M. to 8:05 P.M.**

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

**8:05 P.M. to 8:15 P.M.**

**DI.1** Election of Officers

**8:15 P.M. to 8:25 P.M.**

**DI.2** Review, discuss changes, and vote on the ESMAC Final Year End Report to the Board of Supervisors for 2011

**8:25 P.M. to 8:35 P.M.** Questions- limit 2 minutes per speaker

**8:35 P.M. to 8:40 P.M.**

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

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

**DI.4** Declare the month of February as Heart safe Month

**Short Discussion Items-**

**8:50 P.M. to 8:55 P.M**

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

**8:55 P.M. to 9:00 P.M.** Questions – Limit 2 minutes per speaker

**9:00 P.M. to 9:05 P.M.**

**Information Items-**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)  
Agenda and packet of information for November 10, 2011

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

- 10.3 Letter from ESVP&ZAC to Owners of Sam's Dog House regarding resurfacing of San Pablo Dam Road and contact information for questions
- 10.4 Email from Terrance Cheung. Paving of San Pablo Dam Road should take place on 12-28-11 and 12-29-11
- 10.5 Letter from ESVP&ZAC to Head Librarian of the El Sobrante Library regarding meeting dates for ESVP&ZAC
- 10.6 Letter from ESVP&ZAC to Linda Velasco, Senior Planner, City of Richmond, regarding Via Verde Culvert replacement
- 10.7 Write up from the ESVP&ZAC regarding the Via Verde sinkhole
- 10.8 Letter from ESVP&ZAC to Mary Halle, Asso. Civil Engineer, CCC, regarding Streetscape Plans for San Pablo Dam
- 10.9 Letter from ESVP&ZAC to Michelle Blackwell of EBMUD regarding resurfacing of San Pablo Dam Road
- 10.10 Monthly Emergency Responses Report for El Sobrante, months of Oct., Nov., and Dec.
- 10.11 SPAWNERS newsletter for Dec. 2011
- 10.12 Contra Costa County Planning Commission's Cancellation of Public Hearing Meeting for November 29, 2011 and Meeting Notice and Agenda for November 8, 2011, and Revised Meeting Notice and Agenda for September 19, 2011. Meeting time 7:00 P.M.
- 10.13 Contra Costa County Zoning Administrator's Notice of Public Hearing and Agendas for November 21, 2011, and December 19, 2011, 1:30 P.M.
- 10.14 Contra Costa LAFCO Meeting and Agenda for Wednesday, November 9, 2011 and December 14, 2011, 1:30 P.M., Board of Supervisor's Chamber
- 10.15 West Contra Costa Integrated Waste Management Authority's cancellation of Meeting for December 8, 2011. A calendar for year 2012 of scheduled meeting dates also received

**9:05 to 9:10 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
- 11.4 ESMAC members of P1 committee, Barbara Pendergrass and Jim Hermann. Alternate Tom Owens

**Old Business**

12.1

**New Business**

- 13.1 Assign new committee members to all but P1 Committee

**Public Comment**

9:10 P.M. to 9:20 P.M. -limit 2 minutes per speaker

**Announcements**

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

**Adjournment 9:20 P.M.**

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

## **Draft Minutes for Wednesday, November 9, 2011**

**Present:** Barbara Pendergrass, Tess O'Riva, George Cleveland, James Hermann, Tom Owens

**Absent:** Sharon Thygesen (excused)

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

Pledge of Allegiance led by Tess O'Riva

**Minutes to approve:** None.

**Treasurer's Report:** Current total \$1,151.

**Consent Items:** None.

### **Presentations**

Presentation by Lt. Jon Moreland, Contra Costa Sherriff's Department: Bay Station Crime Report - 110 reports written in October 2011 (20% decrease from last year). There was a 22% decrease in 'select crimes' over last month, including no auto burglaries.

Presentation by Pinole Fire Chief Jim Parrot, Fire District: El Sobrante/Station 69 Monthly Report – Responded to 141 Emergency calls. Of note was a 2 alarm fire in Hercules at a single family home. Installed smoke detectors in multiple senior homes, were trained in gas pipeline safety, gave many school tours, and gave an introduction to the fire trails to the President of the May Valley Neighborhood Association, among other community activities. They are also working on contingency plans should Doctor's Medical Center close.

Presentation by Katie Folks, Board Member, EBMUD: Michelle Blackwell was not able to attend today. El Portal project currently underway, increasing traffic.

Presentation by Lt. Jon Moreland and Lavonna Martin, Acting Director, Homeless Program, Contra Costa Health Services Department: There are over 4,000 homeless people on any given night throughout Contra Costa. West County has 57%. They have outreach teams and multi-service centers that see hundreds of people per day. Largest population of growth is in ages 16-24, growing 7% in just the past year. All services are full-services, including temporary & transitional lodging, resources and case management for each and every individual. The realignment at the County level has more closely integrated the Homeless Program with the Mental Health and Alcohol & Other Drug Services programs into one new department called Behavioral Health. Lt. Moreland suggested that if there is an encampment on private property, someone could contact the owner to encourage them to file a complaint. Also, working with area business to not enable homeless people might help. Still, homeless calls are not as high a priority as 'select' and other crimes.

Presentation by Officer John Pruitt, California Highway Patrol: Monthly Report – CRT team is down 2 people, but they had a few successful school enforcements this past month. The Academy is starting again soon which will produce a new group from which to hire.

Presentation by Leah Atwood of Multinational Exchange Sustainable Agriculture (MESA) and Gavin Raders of Planting Justice – After Garrity Creek development of 35 houses was stopped; a different group is proposing to turn those 10 acres into an organic farm with less than 5 houses. Tess motioned to write supervisor Gioia in support of project, Tom seconded, additional Public Comment was expressed during Discussion, and the motion passed unanimously.

Presentation by Mary Halle, Contra Costa Public Works Department: Current project application includes replacement of curb & gutter, street tree replacement, and voluntary potted landscaping project. Chamber of Commerce will do annual survey to ensure landscaping is maintained. Application is now combined with previous proposal for 1B funding. Public Comment was shared. Tom motioned to write Supervisor Gioia in support of project, George seconded and the motion passed unanimously.

### **Public Comment**

Two parents and an employee of East Bay Waldorf School identified the road in front of the school is in desperate need of repaving. They will contact Terrance of Supervisor Gioia's office to confirm road maintenance jurisdiction and Terrance will bring the result back to the Council.

Sharon of Greener El Sobrante group identified that there are State monies from Proposition 84 that are available for rain gardens and other beautification projects. The County is pursuing.

Terrance reported that Supervisor Gioia would like to start a program next year to find funding or donations for property owner to plant trees next year. He will keep us updated.

### **Discussions Items: None**

### **Short Discussion Items**

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Chair, Eleanor Loynd: Next meeting is tomorrow night.

### **Sub Committee Reports**

11.1 ESMAC Land Use, Chair, Barbara – No meeting.

11.2 ESMAC Safety, Chair, Tess – No meeting.

11.3 ESMAC Education & Outreach, Chair, vacant – No meeting.

### **Next Meeting**

Next ESMAC meeting will be held on December 14, 2011 at the Elks Lodge from 7-9 pm and will be focused on the work and charge of the P-1 Committee.

### **Adjournment**

George motioned to adjourn 8:50pm, Tom seconded, motion passed unanimously.

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

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Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Tess O'Riva, Treasurer, James Hermann, Members: Sharon Thygesen, George Cleveland, 1 vacant position

### **Year End Report for 2011**

#### **Activities**

##### **Speakers Presenting Reports Monthly**

- Lt. Jon Moreland Bay Station Commander – crime report, Lt. Andre Charles was promoted, replaced by Lt. Jon More. In the past year and a half we have had as Bay Station Commander, Lt. Bradley replaced by Lt. Williams, replaced by Lt. Charles replaced by Lt. Moreland
- Officer Eric Brewer, California Highway Patrol- speeding on San Pablo Dam Road
- Michelle Blackwell, representative East Bay Municipal Utility District-projects in El Sobrante
- Contra Costa County Fire Battalion Chief, Lon Goetsch
- Terrance Cheung, Chief of Staff, Supervisor John Gioia-monthly report
- Eleanor Loynd, Chair of the El Sobrante Valley Planning and Zoning Advisory Committee-Planning Projects in the El Sobrante Valley; includes valley projects in the City of Richmond and unincorporated El Sobrante

##### **Other Speakers and Topics**

- Joe Losada Code Enforcement officer
- Charles Ramsey, West Contra Costa Unified School District Board speaking on the District's Parcel Tax, Marilynne Mellander speaking in opposition of Parcel tax
- Catherine Kutsuris, Director Conservation and Development, speaking on Applications that are approved without coming to the ESMAC or El Sobrante Valley Planning and Zoning Advisory Committee, and procedure for setting up a Design Review Committee or Ordinance for some of these items. Council decided not to set up a review and design subcommittee
- CCC Public Work's recommended improvements for San Pablo Dam Road using 1b funds
- CCC Public Work's recommended improvements for San Pablo Dam Road Transportation grant application
- Citizens for a Greener El Sobrante" Sharon Korotkin
- Patrick Roche, Senior Planner, CCC Conservation and Development Department, on 1) a summary on the approval of the El Sobrante General Plan Amendment, 2) Development of the future downtown El Sobrante P-1 Zoning Program, 3) The formation of an El Sobrante Planning Unit Development (P1) Planning Committee for the Downtown El Sobrante Commercial Core Area (requesting the MAC's participation). and 4) share the upcoming years meeting dates.

- Jenny Robbins, MSW, Director Youth Continuum of Services, CCC Public Health Homeless Program, Arthur Castillo, MPA, Director, Adult Continuum of Services, CCC Health Services Public Health
- Leah Atwood MESA, Multinational Exchange Sustainable Agriculture and Gavin Raders of Planting Justice, speaking of their interest in the 10 acres formerly owned by Sidah Afshar
- Other speakers not named here

**Major Accomplishments**

- Conducted Election of Officers
- Attended Monthly Code Enforcement meetings with Supervisor Gioia’s Office and Code Enforcement Representative, Joe Losada
- Council manned a booth at the El Sobrante Stroll and passed out information on Council meetings, also coordinated CPR instruction by the County Fire District for the Stroll
- Supervisor John Gioia and the El Sobrante Municipal Advisory Council held an El Sobrante Cleanup Day filling one dumpster with metal, one with green items and 2 large dumpsters with trash.
- Participating in the P1, (Planned District) meetings held once a month and visiting sites for information
- Two members participate in the El Sobrante Valley Planning and Zoning Advisory Committee on a monthly basis
- Through law enforcement attendance able to identify problem areas and citizens problems
- Addressing the homeless problem in El Sobrante with county staff
- Member joined the County in the program “If you were a thief”
- Two members involved with a Community Center for El Sobrante

**Attendance**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	^		^	^	^	^		^	^	^	^	^
Tom Owens			^	^	^	^		^	^	^	^	^
James Hermann			^	^	^	^		^		^	^	^
Tess O'Riva	^	^	^	^	^			^	^	^	^	^
Roxanne Cruz	^		^									
George Cleveland	^	^	^	^	^	^			^	^	^	^
Sharon Thygesen	^	^	^		^	^		^	^	^		^
Summary Monthly	5/7	4/7	7/7	5/7	6/7	5/7	0/6	5/6	5/6	6/6	5/6	6/6

# attending /appointed (July meeting cancelled)

December meeting was changed to a Public P1 Meeting Update

Resignations: Mike Daily effective end of December 2010, Roxanne Cruz 07-06-11  
New members:Tess O'Riva, Sharon Thygesen, George Cleveland, appointed 01-01-2011

**Goals for 2012**

- Develop ways to increase attendance at Council meetings
- Develop brochure for ESMAC
- Hold the annual El Sobrante Cleanup Day with additional dumpsters
- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and it’s activities
- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek



- Continue with the P1 (Planned District) committee to develop Zoning guide lines
- Continue to address Disaster Preparedness
- Explore Grants and Redevelopment
- Redo the ESMAC Bylaws
- Set up CPR classes with the County Health Department to assist in El Sobrante becoming a healthy community
- R9 Committee Meetings
- Crime Prevention Sub Committee to assist in setting up a Crime Prevention Community meeting with the El Sobrante Chamber of Commerce, Boys and Girls Club and May Valley Neighborhood Council. Meeting to include the City of Richmond residents residing in the El Sobrante Valley and El Sobrante residents. Speakers from all Police, Sheriff and Fire District Staff that support the El Sobrante Valley

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development Department for January 11, 2012**

**LP11-2067** Approved Permit to install three new updated panel antennas, three new equipment cabinets, one new GPS receiver, six new remote radio units, one new surge suppressor, six new remote tilt units, and miscellaneous above ground electrical cable runs at an existing AT&T telecommunications site. Owner Hodies Trust, 4340 Orwood Drive, Sacramento, CA 955826. Location of installation, 435 Valley View Road, Richmond, Ca.



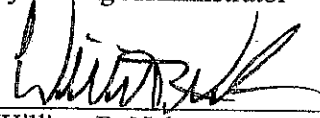
CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

APPROVED PERMIT

APPLICANT:	AT&T 4430 Rosewood Drive Pleasanton, CA 94566	APPLICATION NO.:	LP11-2067
		ASSESSOR'S PARCEL NO.:	425-251-002 & 008
		PROJECT LOCATION:	435 Valley View Road El Sobrante, CA
OWNER:	Geoffrey Hodies Trust 4340 Orwood Drive Sacramento, CA 95826	ZONING DISTRICT:	R-B
		APPROVED DATE:	November 21, 2011
		EFFECTIVE DATE:	December 2, 2011

This matter having not been appealed within the period of time prescribed by law, a LAND USE PERMIT and DEVELOPMENT PLAN combination to modify County File #LP09-2052 to allow installation of: 3 new upgraded panel antennas; 3 new equipment cabinets; 1 new GPS receiver; 6 new remote radio units; 1 new surge suppressor, 6 new remote electrical tilt units; and miscellaneous above-ground electrical cable runs at an existing AT&T telecommunications site is hereby APPROVED, subject to the attached conditions of approval.

Aruna M. Bhat  
County Zoning Administrator

By:   
\_\_\_\_\_  
William R. Nelson  
Deputy Zoning Administrator

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE (1) YEAR from the effective date if the action allowed by this permit is not undertaken within that time.

PLEASE NOTE THE EFFECTIVE DATE, as no further notification will be sent by this office.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10-1-a

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

**THURSDAY, NOVEMBER 10, 2011**

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

<b>Members:</b>	<b>Co-Chair Eleanor Loynd</b>	<b>Co-Chair John Lisenko</b>
<b>V. Chair Jim Hermann</b>	<b>Secretary Shirley Sharp</b>	<b>Treas. Barbara Pendergrass</b>
<b>George Schmidt</b>	<b>Ruby Molinari</b>	<b>Robert Sharp</b>
<b>Mike Zeelen</b>		

**Tentative AGENDA:**

1. Call to Order & Review of Agenda Changes, if any.
2. Approval of Minutes of October 13, 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 Review on the Via Verdi Sinkhole Repair:** Work to start in March 2012. El Portal Drive will be closed 6-8 months during the repair work. Residents will be able to get in and out. No access to the I-80 on-ramps. A copy of the Mitigated Negative Declaration is available at the E.S. Library. Hearing Nov. 18<sup>th</sup>. Vote to support?
  - 6:30 6.2 **Boys & Girls Club of El Sobrante.** Discussion on the tentative plans to add another building or more to the present property. Plans due in Dec. to Sup. Gioia. They have hired an architectural consultant. Jim Hammack, Dir. to attend our meeting.
  - 6:50 6.3 **Short Introduction Speeches from Members of the ESVP&ZAC.** Each elected officer and then members of this group will give a 3 minute introduction of their past and present history.
  - 7:30 6.4 **P-1 Zoning Committee.** The next meeting is planned for Nov. 30, 4-5:30 pm at the E. S. Library. General Public Mtg. Dec. 14, 7-9 pm at the Elks Lodge.
  - 7:45 6.5 **E.S./E. Richmond Heights Code Enforcement Mtg.:** Review items on the Code Enforcement List. Mtg. 11/8 at 2-3:30 pm at Sup. Gioia's office.
7. **Other Items of Interest:**
  - PLN11-065. Metro PCS Construction of Unmanned 53 ft. high Telecommunication device at 5500 Valley View Dr., R. County Data base gave the 5500 Valley View Ct. address to the city of Richmond to use with this application. Richmond has asked County to correct it.
  - Updates on various projects. Discussions on various items.
  - Information about maintenance of fire roads in E.S. Valley.

(over)

Minutes October 13, 2011

El Sobrante Planning and Zoning Advisory Committee  
El Sobrante Library Meeting Room  
El Sobrante, California

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

**Minutes:** The minutes were approved as corrected.

**Treasurer's Report:** The Treasurer's report reflected a balance of \$359.36 as of October 13, 2011.

**Agenda, Correspondence, and Community Information:**

**LP11-2067:** Phillip Thomas (AT&T Mobility) presented a plan to install new cabinets, antennas and other equipment at 435 Valley View Road. This plan was approved by a majority of P & Z committee members.

**PLN11-065:** Scott Revard (Representative of Metro PCS) discussed construction of an unmanned telecommunication facility at 5500 Valley View Drive. He presented plans for installation and explained that three companies will be serviced by the tree-like tower and adjacent facilities. This is a Richmond location.

Kenoli Oleari once again presented the idea for making use of the El Sobrante Elementary School. The idea is to own or lease the school, bringing in 6 to 8 separate businesses which would pay rent to support the other non-profit groups. It would include an El Sobrante Community Center.

The El Sobrante Boys and Girls Club has ongoing plans for a community Center as well.

Supervisor Gioia was able to provide funding to the Boys and Girls Club and also to "ACCES" (A Community Center for El Sobrante). The funding is \$25,000.00 for each group to provide counseling to help develop their plans. At the next meeting of P & Z Marie Carayanis will present a written report on plans which is being developed by the El Sobrante Boys and Girls Club. Both groups may have proposals to obtain funding from the County. Reports would be made available by December.

Eleanor Loynd pointed out that the Boys and girls Club had a good sized parking lot, however she was concerned about changing the focus of the Boys and Girls Club from the

(over)

"kids" to include adults. There would have to be a lowering in the funding to support the two programs. She also added The Boys and Girls Club needs to rebuild the existing building and it would be expensive to build a bridge across the creek and to construct a building on a hillside.

Gaven Raders and Leah Atwood of Planting Justice will be partnering with ACCES in the school project. The idea is that the facility will create in the school a classroom for demonstration and community garden space for an urban farming project. Planting Justice will be operating on the Garrity Creek property which they are in the process of purchasing.

Supervisor Gioia has requested that ACCES also work with the Boys and Girls Club to present a collaboratively conceived proposal for possible County funding.

Friends of Garrity Creek: Barbara Pendergrass presented a written history and progress report on this group. The report discusses the background, lawsuit, fundraising and current status of the group.

**Election of Officers:** The P & Z voted on the officers for the Planning and Zoning committee for next year.

Elected were Co Chairman, Eleanor Loynd and John Lisenko; Vice Chairman, Jim Hermann; Secretary, Shirley Sharp; Treasurer, Barbara Pendergrass.

The meeting was adjourned. The next meeting will be on November 10, 2011, at the El Sobrante Library meeting room at 6:00 P.M.

Respectfully submitted,



Shirley Sharp  
Secretary, El Sobrante Valley P&Z Advisory Committee



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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

CORRESPONDENCE - NOVEMBER 2011

- ✓ 1. From C.O.S. T. Cheung. Schedule of P-1 Mtgs. NOTE: Wed., Dec. 14<sup>th</sup> is a planned Community Meeting from 7-9 p.m. at the Elks Lodge.
- 2. Call from R. Plan Dept. Copy of Via Verdi Culvert Replacement Mitigated Negative Declaration sent to the E. S. Library. Note: It is there.
- ✓ 3. From C.O.S. T. Cheung. Info on Code Enforcement Mtg. on Tues. Nov. 8<sup>th</sup> from 2-3:30 p.m. at Sup. Gioia's office.
- 4. Call from R. Plan. Dept. Error with naming Valley View Ct. instead of Valley View Rd. started with information from the County's Data Base. Richmond has asked the County to correct their information.
- 5. From County. Agenda for Zon. Adm. Mtg. on Nov. 7 at 1:30 p.m. Item 12: LP11-2046, home business at 4423 Jana Vista Rd. (P&Z approved plan.)
- 6. Call from Jim Hammack, Dir. Boys & Girls Club of E.S. He agreed to come to our Nov. meeting to review plans for expansion.
- 7. From R. Plan. Dept. Notice of Plan Com. Mtg. on Nov. 3. On the Agenda is the plan for Metro PCS construction of unmanned telecommunications facility at 5500 Valley View Rd. NOTE: R. recommending approval.
- 8. From ESMAC. Agenda Packet for their next meeting on Wed., Nov. 9<sup>th</sup>.
- ✓ 9. To Head Librarian, E. S. Library. Request use of Mtg. Room from 6-9 pm on the second Thursday of each month in 2012- Jan. 12 Feb. 9 March 8 April 12 May 10 June 14 July 12 Aug. 9 Sept. 13 Oct. 11 Nov. 8 Dec. 13.
- 10. From TV Channel 2: EMERGENCY TEST ALERT on Nov. 9<sup>th</sup> at 2 pm on Area TVs.
- 11. To Neighbors. Copies of Nov. 10<sup>th</sup> Agenda.
- ✓ 12. From ESMAC. San Jose Mercury News article on Changes in the West County Times and more.

✓ Copy included here.

ADDITIONAL INFORMATION - IN SEPARATE PACKETS

- A -Info on Via Verdi Sinkhole Project.
- B -Info on Richmond & County Fireroads.
- C -List of 2010-2011 projects. Info needs to be updated.

10.1.12

### El Sobrante P-1 Citizen Advisory Planning Committee Timeline

✓ August 24, 2011: Overview of **El Sobrante General Plan Amendment** and role of P-1 Citizen Advisory Planning Committee in developing new Zoning Program.

✓ September 28, 2011: Overview of **P-1 Zoning Program**. Planning Committee was given rough drafts to review and comment on Design Guidelines.

October 26, 2011: **Design Guidelines Update**

November 30, 2011: Break down of Design Guidelines and Prepare topics of discussion for Community Meeting.

\*December 14, 2011\*: *Meeting for Community Stakeholders and Residents*

*Elk's Lodge  
7-9 pm*

January 25, 2012: **Signage** -- Prepare Design Guidelines / Sign Program

February 22, 2012: Overview of **Land Use Matrix**. Discuss General Plan Land Use Designations and allowed uses.

March 28, 2012: **Mixed Use Designations** -- New unexpected uses.

✓ Early April 2012: *Meeting for Community Stakeholders and Residents* Place/Time?

April 25, 2012: Overview of **Development Standards** with focus on **Parking Standards** -- Potential Field Study.

May 23, 2012: **Special Study Areas** and Public/Semi-Public (Institutional) Development

June 27, 2012: Assembling **Final P-1 Zoning Program** -- Update Photos / Diagrams

*Location verify*

✓ Early July 2012: *Meeting for Community Stakeholders and Residents* Place/Time?

July 24, 2012: Final Review of Zoning Program (from Community input)

✓ Early August, 2012: Rezoning application to **Planning Commission** *Martinez*  
August 28, 2012: (Potential) Second Planning Commission Hearing *Place/Time?*

End of September 2012: Rezoning application to Board of Supervisors

Early October 2012: **Board of Supervisors approval**

October 26, 2012: **Deadline for Completion of Zoning Update (End of Grant)**



**Subject:** FW: 11/8 MEETING REMINDER - El Sobrante/E. Richmond Heights Code Enforcement Meeting

**Date:** Friday, October 28, 2011 12:45:58 PM PT

**From:** Terrance Cheung

10.1.f

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

**Date:** Fri, 28 Oct 2011 12:42:33 -0700

**Subject:** 11/8 MEETING REMINDER - El Sobrante/E. Richmond Heights Code Enforcement Meeting

Greetings Everyone,

Our next meeting is scheduled for:

**Tuesday, November 8, 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 and City of Richmond's Code Enforcement Contact list (as requested from our September meeting)

Please feel free to contact me if you have any questions.

*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)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.99

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

Head Librarian  
El Sobrante Library  
4191 Appian Way  
El Sobrante, CA 94803

Nov. 1, 2011

Re: Requested Use of the E. S. Library Meeting Room on the  
2<sup>nd</sup> Thursday of each month in 2012 from 6-9 p.m.

Dear Librarian,

Thank you and your staff for your continuing help and efforts in providing services to all ages of our Community.

This Committee, the El Sobrante Valley Planning & Zoning Advisory Committee, requests the use of the E. S. Library Meeting Room from 6-9 p.m. on the 2<sup>nd</sup> Thursday of each month in 2012. Those 2012 dates are: Jan. 12  
Feb. 9 March 8 April 12 May 10 June 14 July 12 Aug. 9 Sept. 13  
Oct. 11 Nov. 8 Dec. 13.

For Your Information: We have been meeting in the library since about 1975 when this Committee began. The use of the room has provided tons of information to the public on new subdivisions, new streets, stores, homes, slides, safety issues, and MORE. With your help, we can continue. This Committee is still connected to the E.S. Chamber of Commerce and the Richmond May Valley Neighborhood Council.

You are welcome to call me at 510-223-6398 or fax me at 510-758-7697,  
Thank you.

Sincerely,

  
Eleanor Loynd, Co-Chair  
ESVP&ZAC

cc: Sup. Gioia

ESMAC

E.S. Chamber of Commerce

MVNC

From ESMAC

10.1.11  
12  
Tully back

**MEDIA LANDSCAPE**

# Newspapers consolidating mastheads

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

By George Avalos

[gavalos@bayareanewsgroup.com](mailto: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).

## Legal Notice

## Legal Notice

CITY OF RICHMOND  
30 DAY NOTICE OF AVAILABILITY OF A  
DRAFT MITIGATED NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that the City of Richmond Planning and Building Services Department has prepared an Initial Study Checklist for environmental review of the following described project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the City of Richmond's Guidelines and Procedures for Implementation of CEQA.

**Project Title:** Via Verdi Repair Project- San Pablo Creek Culvert Replacement  
**Project Applicant:**

City of Richmond Engineering Department

**Project Location:** The site is immediately east of Interstate 80 (I-80) at the intersection of El Portal Drive and Via Verdi Road.

**Assessor Parcel(s):** The project site is located primarily on Assessor's Parcel Numbers (APNs) 414-340-002, 414-202-021, 420-021-039, 420-031-015, and 420-031-035. Some off-site improvements within the public right-of-way, adjacent to these parcels is also proposed on Via Verdi Road and El Portal Drive as part of the project.

**Project Description:** The City of Richmond proposes to reconstruct and repair an existing emergency culvert that was installed in response to the structural collapse of the original culvert resulting in a devastating sink hole of Via Verdi Road and surrounding parcels. The City proposes to install a replacement culvert that can support the flow of San Pablo Creek and withstand and support the traffic of El Portal Drive. The replacement box culvert will be constructed within the banks of San Pablo Creek underneath El Portal Road and includes the daylighting of approximately 30 feet of San Pablo Creek. In addition to the culvert replacement, the Via Verdi temporary bypass road will be removed and the surrounding areas will be restored to pre-collapse conditions. Work is proposed within the San Pablo stream bank to allow for installation of the replacement culvert. Restoration of the stream bank will occur upon completion of the culvert installation. El Portal Drive will be closed to traffic and pedestrians during construction, however, emergency and local access will be maintained via the temporary bypass road.

The basis for proposing a Mitigated Negative Declaration is the finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the City has hereby agreed to implement each of the identified mitigation measures, which would be adopted as part of the Mitigation Monitoring and Reporting Program.

**Public Review and Comment Period:** Comments on the Draft Mitigated Negative Declaration must be received by 5:00 p.m. on November 18, 2011, at the following address:

Lina Velasco, Senior Planner  
City of Richmond  
Planning & Building Services Department  
450 Civic Center Plaza, 2nd Floor  
Richmond, CA 94804

**Report Availability:** A copy of the Draft Mitigated Negative Declaration and Initial Study are available for review online at [www.ci.richmond.ca.us/planning](http://www.ci.richmond.ca.us/planning). Copies are also available at the following locations: Richmond Public Library, Main Branch, 325 Civic Center Avenue, Richmond, CA 94801; and City of Richmond, Planning and Building Services Department, City Hall, 450 Civic Center Plaza, Richmond, CA 94804.

Start of Public Review: October 18, 2011  
End of Public Review: November 18, 2011  
WCT 4197885 Oct. 15, 2011



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.13A

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

Via Verdi Repair Project, San Pablo Creek Culvert Replacement  
Draft Initial Study Mitigated Negative Declaration – October 2011

Richmond Senior Planner Lina Velasco, 620-6841

This report is now available at the El Sobrante Library in the back room. It is in the file labeled El Sobrante General Plan. It is about 60 pages long.

Comments from the Report:

1. No long term significant impacts are associated with the project.
2. All environmental impacts would be reduced to less than significant levels through implementation of the mitigation measures recommended in this document.
3. The project would not result in environmental effects that would cause substantial direct or indirect adverse effects on human beings.
4. From page 55. "The proposed Detour Plan and Emergency Access Plan and, based on Caltrans comments, may be further revised".

The plan is to start the repair work in March 2012. It will take 6-8 months to complete. A meeting to review the Mitigated Negative Declaration is set for Friday, Nov. 18<sup>th</sup>.

5. Cost expected to be \$12 million. State Emergency Management Agency said it would pay \$9 million dollars of the Cost. Richmond would pay \$3 million.
6. ATTACHED:
  - News Article "Sinkhole fix Options"
  - News Article "Sinkhole repair"
  - Copy of page 55 from the Mitigated Negative Declaration on the Via Verdi Culvert Replacement Project.

# Sinkhole fix options abound in Richmond

City leaders consider pricier plans to reopen and improve roadway, closed since April

By Katherine Tam

ktam@bayareanewsgroup.com

Fixing Richmond's giant sinkhole and restoring a permanent network of roads for residents nearby could surpass the \$7.5 million initially projected, as city leaders explore alternatives to returning the street to the way it was.

The earlier estimate was for repairing and reopening Via Verdi, closed since last April. City leaders

are now considering other ideas that they say could improve the area, even though the work would cost more and take longer. The ideas include creating a channel for San Pablo Creek, which flows under Via Verdi, and possibly building a bridge over it or even building an access road somewhere else.

"There's an opportunity here to not only restore transportation, but to look and see if there's something we can do at the same time that'll make this a healthier waterway overall, which is an opportunity that shouldn't be taken lightly just to do whatever's quickest and

See RICHMOND, Page 16

10th K

West County Times  
2-13-2011

## Richmond

From Page 13

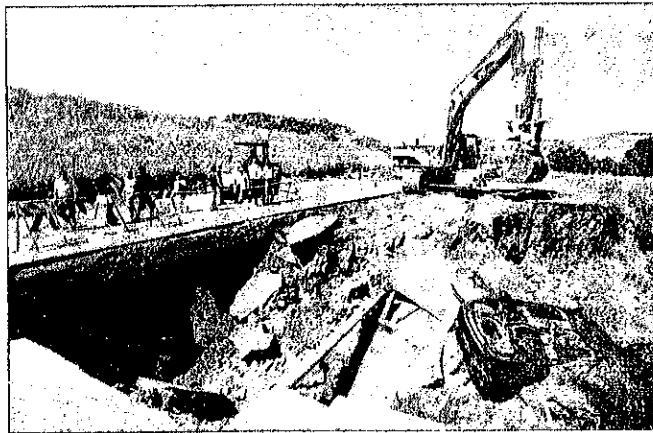
cheapest," Councilman Tom Butt said.

The City Council reviewed ideas this month and directed engineers to return with more details later this month or in March. Officials also want to hear from residents in the 185 homes and apartments in the Via Verdi cul-de-sac, experts on urban stream restoration and the state agency that allocates funds.

Part of Via Verdi off El Portal Drive collapsed last April when an underground culvert buckled, opening a crater 40 feet wide, 120 feet long and 30 feet deep. The hole swallowed two cars; no one was injured.

Structural failure was to blame, engineers say. The corrugated metal culvert was designed 33 years ago, and standards for such pipes have since changed. Weight on top of the culvert, such as from soil and possibly water, forced it to flatten over time and later collapse.

To fix everything, city engineers suggest replacing the damaged culvert with a modern boxlike concrete culvert



KAPIL MONDOL/STAFF FILE

Stranded Richmond residents walk past crews working in 2010 on a sinkhole that the city still needs to fix.

that would be sturdier than its metal predecessor. The undamaged section of the culvert, which continues under El Portal Drive, would be retrofitted or replaced with the boxlike design.

Construction would start in April and last a little less than two years. It would cost \$6.2 million to \$7.5 million, but the state said it would reimburse up to 75 percent so the city likely wouldn't foot the whole bill, said Tawfic Halaby, associate civil engineer.

"Land acquisition is not required," said City Engineer Edric Kwan. "The antici-

pated timeline is considerably shorter than other alternatives. And lastly, the CEQA (state environmental review) permitting requirements are less complex."

The alternatives for fixing the collapsed culvert, which would each take two to almost three years, are:

■ Abandon Via Verdi as a street and turn it into a channel for the creek. Farris Lane or Garden Road would be extended westward to connect to the Via Verdi cul-de-sac so residents can come and go. This would cost \$5.8 million to \$7.5 million, in part because the city would need to

acquire land.

■ Convert Via Verdi into a creek channel. Convert the two-lane temporary road, which was built on land borrowed from the Rolling Hills Cemetery to give residents a way in and out, into a permanent road. The price tag is \$4.2 million. The cemetery has indicated it does not want to sell its land.

■ Turn Via Verdi into a channel for the creek and build a bridge over it for \$3.8 million.

For the culvert section that's still whole, the alternative is to remove the culvert, create a channel for the creek and build a bridge over it. The \$10.7 million project would take three years or more.

While the council wants to explore these more, Councilman Nat Bates thinks the cheaper plan makes sense.

"For us to start spending twice the amount of money when in fact we can restore to its original condition doesn't seem to be logical," Bates said.

Katherine Tam covers Richmond. Follow her at [Twitter.com/katherinetam](https://twitter.com/katherinetam). Stay up-to-date on West Contra Costa news at [IBABuzz.com/westcounty](http://IBABuzz.com/westcounty).

3/16 or 3/17 2011

West County Times

# Sinkhole repair to begin in 2012

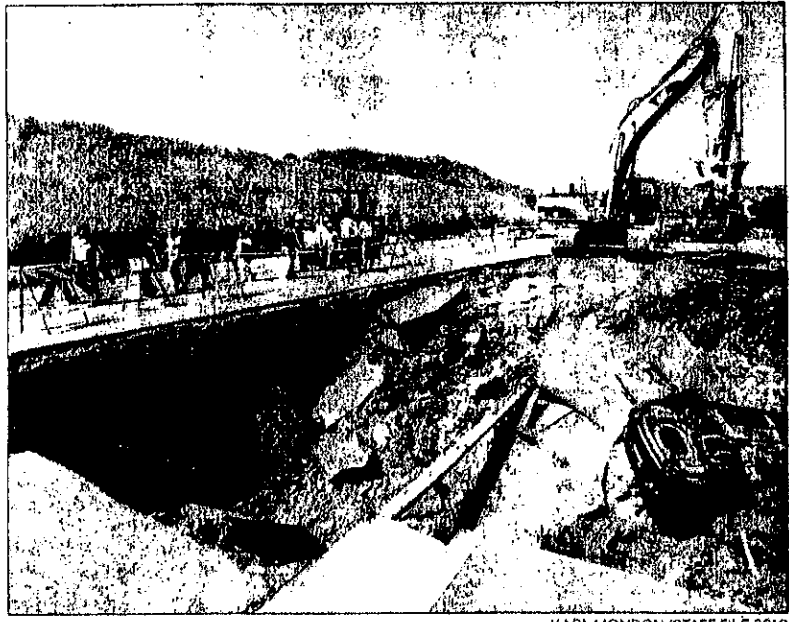
Crater 40 feet wide, 120 feet long, 30 feet deep opened up last year along Richmond road

By Katherine Tam

ktam@bayareanews.com

With time and money in short supply, Richmond is opting for the quickest and less pricey option to repair the big sinkhole on Via Verdi and reopen the road in a couple of years.

City leaders had flirted with abandoning Via Verdi as a street and bringing the creek back to the surface instead of burying it in a culvert under the road, an alternative that would cost at least \$6 million more. Under that scenario, residents in the Via Verdi cul-de-sac would come and go using a new road, for which the city would need to purchase land and potentially displace resi-



KARL MONDON/STAFF FILE 2010

Richmond has decided to move ahead with plans for a \$12 million repair of Via Verdi, where a large sinkhole appeared in April. Construction is set to begin in summer 2012. The work will include a modern culvert and the reopening of Via Verdi to vehicles.

See **SINKHOLE**, Page 4

(over)

# Sinkhole

From Page 3

dents. The cost of buying the land is unknown, but officials speculate it could be in the millions of dollars.

The city is running out of time and money, especially given next fiscal year's projected \$4 million budget shortfall, officials said.

"Creek restoration projects are wonderful, but I think it's something that takes time," Councilman Jim Rogers said. "We don't have the time here. I just cannot accept the trade-off that we would be telling kids their libraries are not open and telling people there are less firefighters in order to fund this. I just can't accept this as a price to pay."

Vice Mayor Tom Butt expressed disappointment, saying, "It's unfortunate. We're basically going to put it back and it's going to be in a box culvert for another 100 years. I really regret it, but I don't see an alternative."

Engineers will now move ahead with plans for a modern culvert and reopening Via Verdi. Construction will begin in summer 2012.

The entire repair is expected to cost \$12 million, including money already spent on emergency work. The California Emergency Management Agency notified the city last week that it will reimburse the city at 75 percent, or \$9 million. The city will pay \$3 million. City Manager Bill Lindsay said he doesn't know exactly where that money will come from, but said it will likely be spread over two or three years to cushion the financial blow.

In April, part of Via Verdi collapsed when the underground culvert carrying San Pablo Creek buckled, opening a crater 40 feet wide, 120 feet long and 30 feet deep. The hole swallowed two cars; no one was injured.

The corrugated metal culvert was designed 33 years ago, and standards for such pipes have since changed, engineers said. Weight on top of the culvert, such as from soil and possibly stormwater, forced it to flatten over time and eventually collapse.

The new culvert design will be stronger, they said. The modern concrete boxlike culvert will be sturdier than its round metal predecessor. The undamaged part of the culvert that sits under El Portal Drive will be retrofitted or replaced with the boxlike design. In addition, City Engineer Edric Kwan said the team has found a way to uncover part of the creek — about 35 feet — by shifting the head wall to the east.

On Tuesday, a dozen people shared varied opinions on how to best fix the sinkhole. Some urged the council to restore the street as soon as possible, citing additional safety concerns over where the temporary bypass road empties out onto El Portal near the Interstate 80 ramps.

"I play dodge car in that intersection because people still have not accustomed their behavior in spite of repeat phone calls to the Police Department and watch commander's office reporting offenders," resident Richard Scott said. "So it is with the idea of public safety, cost and the timeline that I ask for the most expeditious of tonight's presentation options."

Others said the city should not let an opportunity to uncover the creek slip away. They support, for example,

turning the temporary bypass road, which sits on private property owned by Rolling Hills Cemetery, into a permanent one. And they said the city can seek creek grants to help finance the project.

"The truth is, very much of the creek is in private property. There are very few opportunities to do any sort of restoration," said Martha Bertheisen, who lives in the neighborhood and is a member of the SPAWNERS watershed protection group.

Rolling Hills let the city build a two-lane bypass road on its property last year for free, while crews fix Via Verdi. The cemetery has said repeatedly that it does not want to sell land for a permanent road.

Nichols Consulting Engineers suggested there are probably better options for creek restoration elsewhere in the city.

"From a strictly ecological standpoint, there is value in restoring San Pablo Creek at this site," said Jason Drew of Nichols Consulting Engineers. "But from a cost-benefit standpoint, if you were going to spend \$6 (million) or \$8 (million) or \$10 million, there likely is a higher value site within the city or the immediate area that would be a better use of those funds and get you more bang for your buck in terms of ecological restoration."

Residents applauded city crews for being attentive to their questions and concerns at all hours of the day, even providing their private cell phone numbers.



From: Via Verdi Culvert Replacement Project  
Draft Initial Study/ Mitigated Negative Declaration

pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				
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**Items XVI-a, b.**

**Discussion.** The City of Richmond and California Department of Transportation (Caltrans) have regulatory authority of roads and traffic in the project vicinity. During construction, El Portal Drive will be closed to all non-construction vehicles for health and safety reasons. However, access to resident and local traffic of properties directly adjacent to the repair area including the Sobrante Glen Subdivision, the Creekview Apartments, and Barranca Street will be maintained at all times. Although the project area is not in Caltrans jurisdiction, the El Portal Drive and Via Verdi intersection is 0.2 miles from the exit ramp from Interstate 80 and El Portal Drive, which will cause a shift in traffic on Interstate 80 off ramps associated with the San Pablo Dam Road detour. This will be a temporary inconvenience to motorists and public transit users in the local community, as El Portal Drive provides more direct access to I-80, but access will be sufficiently provided via the detour route on San Pablo Dam Road. Caltrans is currently in the process of reviewing the proposed Detour Plan and Emergency Access Plan (Figure 8), and based on Caltrans comments may be further revised.

**Less Than Significant Impact.** The proposed project will not change any traffic element nor increase vehicle trips except during construction as a result of construction vehicles mobilizing to and from the project site. A small section of El Portal Drive will be temporarily closed for approximately 6 to 8 months to vehicular traffic and pedestrian traffic in order to facilitate construction and ensure public safety throughout all construction phases. A Detour Plan will redirect traffic to utilize the San Pablo Dam Road or Hilltop Dr/ I-80 off- ramps during the road closure. Residents of the Sobrante Glen neighborhood will continue to have access to their homes via the emergency access road that was installed in 2010 as a response to the culvert collapse. Neighborhoods may see a temporary increase in vehicular traffic to accommodate the detour plan, particularly on San Pablo Dam Road. Once construction is complete, the proposed project will not result in a permanent increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system; therefore, the project will have a less than significant impact on transportation and traffic.

**Item XVI-c.**

**Discussion.** The culvert replacement project will not result in a change in air traffic patterns. No impacts or mitigation measures are proposed.

**Item XVI-d.**

**Discussion.** The culvert replacement project seeks to bring the project area, including El Portal Drive and Via Verdi Road, back to its pre-collapse conditions. There are no new dangerous design features proposed and therefore no mitigation measures necessary.



# MAY VALLEY

# NEIGHBORHOOD COUNCIL

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

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

October 10, 2011

Re: Concerns about Richmond Fire Roads in the E.S. Valley area

Dear Chief Banks,

Your help is requested to set up a meeting with R. Fire Battalion Chief Erik Newman, myself, 1 or 2 neighbors, and your choice of firemen, to discuss the 4 problems found by CCC Fire as they made visits to each R. Fire Trail in this area.

The meeting could be held at our local fire station on Valley View Rd. at Amend Rd. or at your building by City Hall. County Battalion Chief Lon Goetsch shared information on the Richmond fire roads. We want to know what Richmond is planning to do to solve each of the mentioned problems and when.

Enclosed is a copy of a letter from CCC Fire Battalion Chief Goetsch. Also enclosed is a report listing the 3 or 4 areas in the report in this area that need to be repaired and/or upgraded.

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

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
May Valley N. C. President

cc: E.S. Municipal Adv. Council  
E.S.V. Plan. & Zon. Adv. Committee

E.S. Chamber of Commerce

Nov. 4, 2011

**NOTE:** As of Nov. 3, no call or written information has been received on the Meeting requested with the Richmond Fire Dept. I will call R. Fire Chief Banks Nov. 7 or Nov. 8<sup>th</sup> to see if we can set up a meeting.  
Also, we still have not received the list of the County's fire roads in the El Sobrante area.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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

Note: This is a listing of 2010-2011 projects that may or may not still be under consideration!

**OLD Business**

**Richmond projects:**

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

**County Projects:**

- 9.9 PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd. Under review for Buddhist Temple. Under discussion. Asgd: SS, MZ, EL
- 9.10 SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr. Still in court. Supplemental EIR on traffic being done. Assigned: EL, BP
- 9.11 LP03-2052 Expand Sikh Temple. Approved. Slide in Richmond to be fixed first Ad: SS, EL
- 9.12 Wang property, 100 acres off Castro Ranch Rd. 8/7/07 Bd. Of Supervisors denied request to move urban limit line.
- 9.13 Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside. 160 acres-Carter property-now under review for Senior Houses and apartments. Annexation to Richmond being considered.
- 9.14 County Gen Plan. E. S. General Plan to be updated. Comments turned in. Hearing Set for Feb. 22, 2011. Asgnd: BP, RM

(over)

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- 9.15 SD05-8986, DP05-3038. 10 condos, 4441 Appian. DP not acted on.  
Habitat for Humanity interested in property/project. Asgd: SS
- 9.16 RZ05 -3161, MS05-0023. Divide 1.83 acres into 3 parcels at 5574  
Amend Rd. P&Z rec. denial. Asgd: JL
- 9.17 SD06-9066. 12 homes off Fariss Lane. NO action. Ad: RM
- 9.18 VR06-1029. New home, 37 Holly Lane. Drainage. Asgd: RM,MZ
- 9.19 RZ06-3177, SD06-9106. 15 homes, 5330 SP Dam Rd. Mit. Neg. Dec.-  
Sleepy Hollow approved. Ad: ME. MZ. EL
- 9.20 TP06-0039. Tree permit, new home, 1161 Hillside Dr. Now DP07-  
3004. Public Hearing to be scheduled.
- 9.22 MS07-0016. 1.53 acres into 3 lots, 5172 La Honda Rd. James Cisney,  
Planner. Ad:RM,MZ
- 9.23 MS07-0020. Split parcel into 2 lots, 4312 Santa Rita Rd. P&Z  
recommends approval. Planner Demian Hardman Asgd: JH
- 9.24 DP07-3076. Légalize apartments, 408 La Paloma Rd. Asgd:SS,ME  
Deck approved, no 2<sup>nd</sup> apartment. No Parking signs to be put up.
- 9.25 VR08-1008. Variances for sideyard and total sideyard due to  
construction of deck without permit at 4202 Foster Lane. Denied.  
Appeal filed-to be heard 5/12, Bd. Of Sups. Ad:ME, JH
- 9.26 DP08 -3014. Duplex at 421-431 Rincon Lane. Hrg. 5/4Ad:RM, BP
- 9.27 DP08 -3038. Home additions (2) at 2114 Rancho Rd. Asgd: RM,BP
- 9.28 DP04 -2009.Global Auto, 476-478 Appian Way. Approved 4/20.  
Work to be done by March. Lifts removed. Asgd: GS. JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under  
Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. Now 17 apts., 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 435 Valley View Rd. 7 unit apartment bldg. Asgd: MZ, EL
- 9.33 Senior Housing Dev., Carter Property, Castro Ranch Rd. Asgd: ?
- 9.34 LP09 -2042. Renewal of cell phone facility, 4068 S.P.Dam Rd. Ad?
- 9.35 TP08 -0025. Tree cut permit. More info required on house, utilities,  
Entrance off Galbreth, Pinole.
- 9.36 PR10 -0001. Pre-ap. 3 story bldg. at 2400 Valley View Rd. Move house  
On site. Allow up to 40 horses to be on site. No application filed.
- 9.37 Buddhist Temple on Naphan Ranch no decision yet.
- 9.38 Fire Roads -Review of Maintenance by R. Fire & C. Fire.
- 9.39 DP10 -3034. House addition at 4171 Garden Lane.
- 9.40 Richmond. 3 Homes on Knobcone Ct.
- 9.41 4312 Santa Rita Rd. Unfinished home. EBMUD connection needed.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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

THURSDAY, DECEMBER 8, 2011  
EL SOBRANTE LIBRARY MEETING ROOM – 6:00-8:00 p.m.

<u>Members:</u>	Co-Chair Eleanor Loynd	Co-Chair John Lisenko
V. Chair Jim Hermann	Secretary Shirley Sharp	Treas. Barbara Pendergrass
George Schmidt	Ruby Molinari	Robert Sharp
Mike Zeelen		

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes, if any.
2. Approval of Minutes of November 10, 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 Review on the Via Verdi Sinkhole Repair: Work to start in March 2012. El Portal Drive will be closed 6-8 months during the repair work. Residents will be able to get in and out. No access to the I-80 on-ramps. Note: No traffic study done to determine the amount Traffic to be generated to other locations. The County 2012 traffic Study may be affected by increase in Appian Way traffic. Should County Staff review the plans & make suggestions?
  - 6:30 6.2 San Pablo Dam Rd. Streetscape Plans: Mary Halle, County Civil Engineer, said she would attend to share the finalized plans for the Streetscape. Evidently no change to lane widths or parking areas on San Pablo Dam Rd. Sidewalks to be improved. Applications filed for grants. Decision on grants may be made in February.
  - 7:15 6.3 P-1 Zoning Committee. Do we want to write down P-1 goals? The P-1 General Public Mtg. is on Wed., Dec. 14, 7-9 pm at the Elks Lodge on San Pablo Dam Rd.
  - 7:45 6.4 E.S./E. Richmond Heights Code Enforcement Mtg.: Review items on the Code Enforcement List. Mtg. 11/8 at 2-3:30 pm at Sup. Gioia's office.
7. Other Items of Interest:
  - PLN11-065. Metro PCS Construction of Unmanned 53 ft. high Telecommunication device at 5500 Valley View Dr., R. County Data base gave the 5500 Valley View Ct. address to the city of Richmond to use with this application. Richmond has asked County to correct it.
  - Updates on various projects. Discussions on various items.
  - Information about maintenance of fire roads in E.S. Valley.

(over)



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

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

**MINUTES: November 10, 2011  
El Sobrante Valley Planning and Zoning Advisory Committee  
El Sobrante, California  
El Sobrante Library Meeting Room**

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

**MINUTES:** The minutes were read and approved as corrected.

**TREASURERS REPORT:** The Treasurer's Report was submitted and approved for the record. The balance as of October, 2011 was \$359.36. Expense was \$19.58 in November and the balance as of 11-10-11 was \$339.78.

**REPORTS, CORRESPONDENCE, AND POINTS OF COMMUNITY INTEREST  
(Presented by Eleanor Loynd)**

**PROPOSED VIA VERDI SINK HOLE**

The Via Verdi Sink Hole repair is to begin in 2012. The work will include a modern culvert and the reopening of Via Verdi to vehicles. The proposed project is not supposed to change any traffic element nor increase vehicle trips except as a result of construction vehicles. A small section of El Portal Drive will be temporarily closed for 6 to 8 months to vehicular traffic and pedestrian traffic in order to facilitate construction and insure public safety throughout the construction phases. The plan will redirect traffic to utilize San Pablo Dam Road or Hilltop Drive off ramps during the road closure. There is to be no access to 1-80 on ramps.

Residents of Sobrante Glen will continue to have access to their homes via the emergency road that was installed in 2010. Repair work is to begin in March 2012. The entire cost is expected to be \$12 million, including money already spent. State Emergency Management Agency Plan would pay \$ 9 million and Richmond would pay \$ 3 million.

A copy of the Mitigated Negative Declaration is available at the library. Hearing on the project will be on November 28, 2011. The project would not result in environmental effects that would have substantial, direct or indirect, adverse effects on human beings.

The P & Z Committee supports the project however concerns about back up traffic for the period of 6 to 8 months was of concern and John Lisenko will be drafting our concerns to submit to the Richmond City Council.

(over)

**RICHMOND FIRE ROADS IN THE EL SOBRANTE AREA**

Eleanor has been requesting information from Fire Chief Michael Banks, Richmond Fire Department. She is currently trying to set up a meeting to discuss obtaining information about 3 or 4 of the fire trails in the El Sobrante area and will report developments to the committee.

**9.10 SD01-8533** This project is now closed. This is the project regarding 35 homes on 10 acres at 4823 Hilltop Drive.

Eleanor submitted a list of meeting dates for the El Sobrante P-1 Citizens Advisory Planning Committee. Upcoming dates are November 30, 2011, meeting of Committee regarding design guidelines and preparation for a community meeting. This meeting is to be held at the El Sobrante Library Meeting Room. The Meeting December 14, 2011 is a meeting for community stake holders and residents. This meeting will be held at the Elks Lodge.

Eleanor has sent a letter requesting use if the El Sobrante Library meeting room for our Planning and Zoning meetings on the 2<sup>nd</sup> Thursday of each month in 2012.

**INTRODUCTION OF GUESTS**

Jim Hammack, Director of the Boys and Girls Club and William (Billy) Zeier, Executive Director were introduced.

They presented ideas for the future of the El Sobrante Boys and Girls Club. The Club is 53 years old and has been providing services to our community and also other communities. There are many examples such as Bingo for adults. There are 2.5 acres of land. The club has had support from the El Sobrante Elks Club, El Sobrante Rotary, Spawners, El Sobrante Chamber of Commerce and many other community groups.

The current club is providing for many activities for young people year round. It teaches leadership and healthy life style. It provides a free lunch for its members. Technical skills, arts and crafts, academics, and sports activities are among the daily routines. The current facility is not in compliance with current and future use of the building.

The Club has received grants and is meeting with experts in planning. The club does not want to present plans before an analysis has been completed and significant progress has been made. The Club has received grants to explore with professional experts all aspects of an expansion plan. There has been a change in leadership and it has required changes in the participants of the Club. The new leadership is enthusiastic and will be addressing future sources of funds to support any building development.

The Boys and Girls Club is open to every child regardless of ability to pay. The enrichment programs for the children are of prime importance however there is also an increasing need for a community center for meetings, and adult activities.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.2.11

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

**UPDATED LIST OF PLANNING AND ZONING MEMBERS**

An updated list of P&Z members was presented and each member was asked to introduce himself:

Eleanor Loynd, (Co- Chair), John Lisenkko (Co-Chair), Jim Hermann, (Vice Chair)  
Barbara Pendergrass (Treasurer), Shirley Sharp (Secretary), Ruby Molinari (Past Chair  
and Vice Chair) George Schmidt, Bob Sharp, Mike Zeelen.

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

Respectfully submitted,

*Shirley Sharp*  
Shirley Sharp, Secretary

Shirley Sharp





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.2.e

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

Correspondence for DECEMBER 2011

- ✓ 1. From Sup. Gioia. Invitation to Town Hall Mtg. on Wed., Dec. 14 from 7-9 p.m. at the El Sobrante Elks Lodge, 3931 San Pablo Dam Rd. Purpose: Discuss & share info on future design and development plans for downtown El Sobrante. P-1 Com. to be there with County Staff David Brockbank.
- ✓ 2. To Lina Velasco, R. Senior Planner. Concerns on the closing of El Portal Dr. for 6-8 months in 2012: -Increase in traffic on S.P.Dam Rd. & Appian Way; - Impacts on local businesses. Suggestion: A Traffic Study should be done.
3. From County. Agenda for Zon. Admin. Mtg. Dec. 19. County mailed the 2 pages without a sticker to hold them closed. First page lost. No info.
- ✓ 4. To E.S. Chamber of Commerce: P&Z Comments for the Chamber newsletter.
- ✓ 5. From Sup. Gioia. Invitation to a Reception Honoring Commissions and Advisory Board Members on Thurs., Dec. 8 from 5-7 p.m., 11780 San Pablo Ave., Suite D in El Cerrito.
- ✓ 6. To Mary Halle, County Asso. Civil Engineer. Invitation to P&Z Mtg. of Dec. 8 to talk about San Pablo Dam Rd. Streetscape plan.
7. Call from & to Mary Halle., C. Asso. Civ. Eng. Confirmed attendance 12/8.
8. To R. Fire Chief. Requested mtg. with Fire Dept. staff on R. fire roads in E.
9. S. Valley and R. fire access points. NO RESPONSE Letter dated 10/10.
10. **NOTE:** No response from the E.S Library to our request for P&Z mtgs. scheduled for 2012 to be held at the usual Mtg. Room.
- 11.

✓ Copy Attached

10/20/11

# Supervisor John Gioia invites you to a TOWN HALL MEETING

Dear El Sobrante Stakeholder,

You are cordially invited to an upcoming town hall meeting to discuss future design and development plans for downtown El Sobrante.

This past August, the Office of the District One Supervisor and Contra Costa County's Department of Conservation and Development organized a Citizen Advisory Planning Committee to create a new Downtown El-Sobrante Planned Unit Zoning District (P-1) Program.

The P-1 Zoning Program, designed to reflect the community's vision for a thriving downtown El Sobrante, will be a comprehensive document created for property owners and developers with an easy to use guide for development that will enhance El Sobrante's unique character and streamline the permit process.

**Meeting information**

**Wednesday, December 14, 2011**

**7:00 p.m. – 9:00 p.m.**

**El Sobrante Elk's Lodge**

**3931 San Pablo Dam Road**

**El Sobrante, CA 94803**

The P-1 Citizen Advisory Planning Committee will share the progress made to date. You are encouraged to attend and participate.

For further details, contact Terrance Cheung at the District One Supervisor's Office at 510-374-3231 or Contra Costa County Department of Conservation and Development staff, David Brockbank at 925-335-1216.

Future Town Hall Meetings regarding the Downtown El Sobrante Planned Unit Zoning District (P-1) Program are anticipated to be held in April and July of 2012.



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

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

Lina Velasco, Senior Planner  
Richmond Plan. Dept., City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

November 15, 2011  
Hand Delivered

**Re: Via Verdi Culvert Replacement Project  
Draft Initial Study/Mitigated Negative Declaration**

Dear Ms Velasco,

The El Sobrante Valley P&ZAC supports the Richmond City Council decision to replace the existing culvert with a new box culvert. This appears to be the most cost and time effective alternative.

However, we have serious reservations and concerns about the traffic impacts associated with closure of El Portal Drive to through traffic. Our comments on the discussion in the Study regarding this proposed closure are as follows:

-It is unclear how long the closure will take. In one reference it states that the closure will be "During construction..." without clarifying if this is to be a permanent closure or only during working hours. In another section it states the closure will last "...approximately 6 to 8 months.." implying closure 24 hours a day 7 days a week for the entire period.

-There is no traffic study analysis of the impact this closure will have on traffic service levels at the San Pablo Dam Road/I-80 interchange or on Appian Way between Valley View and I-80. Both locations are already severely congested during peak hour traffic conditions (approaching or at Service Level F) and will be even more congested as a result of traffic diverted from El Portal/I-80 access points.

We believe that a traffic study is necessary before this project can be deemed to have a "...less than significant impact on transportation and traffic..."

We also believe that a closure of access to I-80 via El Portal Drive will have a significant adverse impact on the El Sobrante business district at a time when economic recovery is still pending.

To mitigate these impacts on our community we encourage the project designers to look at ways of avoiding closure of El Portal, or at least minimizing the hours and days the road is closed to through traffic. Methods we think should be considered include culvert slip lining for the culvert section under El Portal, sheet piling and plating over any excavation so that traffic can be allowed to pass, as well as other techniques to keep disruption to through traffic to a minimum.

Please keep us informed of any studies done and the planned starting time.

Sincerely,

Eleanor Loynd, Co-Chair ESVP&ZAC

cc: CC Trans. Authority  
West CC Trans. Adv. Committee

John Lisenko, Co-Chair ESVP&ZAC

Sup. Gioia CALTRANS  
E.S. Chamber of Commerce ESMAC

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**A Brief History of Kennedy Grove Regional Recreation Area From the East Bay  
Regional Park District:**

Long before this 218 acre area became a park, it was the site of ranchos, wheat fields and stations for a narrow-gauge railroad that ran from Oakland to Orinda through Richmond and the Sobrante Hills. Kennedy Grove was once a portion of the 17,754 acre Rancho San Pablo. Francisco Castro took possession of the rancho in 1823. Later the grove was the site of the Clancy Ranch.

In 1886, there were scheduled railroad stops of the California Nevada Railroad at Frenchman's Curve and Laurel Grove Station. The park's picnic areas are names for some of these historic railroad stops. The eucalyptus trees were planted in 1910.

The park was dedicated on October 22, 1967. It was named to honor the late President John F. Kennedy. The area is owned and operated by the East Bay Regional Park District.

**For your Information:**

-The El Sobrante Municipal Advisory Committee meets the second Wednesday of each month, 7-10 p.m. in the meeting room of the El Sobrante Library. Meetings are open to the public.

10.2.11 5

**Subject:** FW: Supervisor Gioia's Annual Holiday Commission Reception 12/8/11  
**Date:** Wednesday, November 23, 2011 8:44:26 AM PT  
**From:** Terrance Cheung

**From:** John\_Gioia <John\_Gioia@bos.cccounty.us>  
**Date:** Wed, 23 Nov 2011 08:41:30 -0800  
**Subject:** Supervisor Gioia's Annual Holiday Commission Reception 12/8/11



November 23, 2011

Dear Commissioner,

Community Advisory Board members play an important role in local government. Please join me and other commissioners at our annual reception in honor of your service.

**What:** Reception honoring Commissions and Advisory Board Members

**When:** Thursday, December 8, 5 p.m. to 7 p.m.

**Where:** Office of Supervisor John Gioia, 11780 San Pablo Ave., Suite D (near Cutting Blvd.), El Cerrito

**RSVP:** Cynthia Patton, 510-374-3231 or [Cynthia.patton@bos.cccounty.us](mailto:Cynthia.patton@bos.cccounty.us)

*Light refreshments and snacks will be served. Families are welcome.*

This is also an opportunity to donate a new coat or toy for the children at Verde Elementary School in North Richmond. This is my 14<sup>th</sup> year of sponsoring the Verde Toy & Coat drive.

Toys should be unwrapped and we're asking for lighter year-round jackets (XS to XL), rather than heavier snow coats. Cash contributions

*(over)*

are especially welcome and tax deductible. Checks should be made  
out to the Neighborhood House of North Richmond c/o 2011 Verde  
Toy and Coat Drive. <sup>10.2.0</sup>

Thanks in advance for whatever help you can provide.

I look forward to seeing you.

*John Gioia*

Supervisor, District One  
Contra Costa County  
11780 San Pablo Ave. Ste D  
El Cerrito, CA 94530  
510-374-3231 Phone  
510-374-3429 Fax  
[www.cocobos.org/gioia](http://www.cocobos.org/gioia)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

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4a

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

For the El Sobrante Chamber of Commerce Newsletter - DECEMBER

Information from the El Sobrante Valley Planning & Zoning Advisory Committee

From: Chair Eleanor Loynd

Contact Number: 510-223-6398

Our next meeting is planned for Thursday, Jan. 12 at 6 p.m. in the Meeting Room of the El Sobrante Library. Use the second entry at the back of the building.

What do you know about where you live? Just for fun, if you had family members, age 6 to 60+, planning to visit you here in El Sobrante, what special places in El Sobrante would you take them to?

Here are a few ideas:

1. Kids could visit the play area at the E.S. Library and look at the mural painted by high school students on the nearby building and then they could go inside the library and read a book or talk to a computer.
2. Seniors & kids could go to lunch at the Pinole Senior Center. Call for info.
3. The family could take a walk around Kennedy Grove or a longer walk around San Pablo Reservoir.

Please share your list of Special Places in E. S. with us. Send your comments to P. B. Box 20136, El Sobrante, CA 94820.

CHANGES Coming to EL SOBRANTE in 2012

Early 2012 – A traffic study is to be done on Appian Way, from the Triangle to the Pinole border. Do we want a 4 lane road in that area?

MARCH 2012 – Repair work to start on the Via Verdi sinkhole next to El Portal Drive. Repair time estimated to be 6-8 months. El Portal Dr. to be closed to through traffic. Emergency access to be set up.

AUGUST 2012 – The new De Anza High School should be completed with staff and students moved in place by the end of August.

OCTOBER 2012 – This is the time estimated for the Board of Supervisors to review and vote on the changes to the El Sobrante General Plan.

Other Changes under Review:

- After waiting 3-6 months, we hope to finally see a listing of the El Sobrante & Richmond fire trails, roads, and access points.
- As of November, the Sikh Temple has not yet filed an application with Richmond to fix the upper slide area on their property. The Richmond slide area has to be fixed before the County approved 73,000 square feet of expansion can start.
- The Boys & Girls Club of E. S. is doing a review of possible on-site changes and updates to their buildings, their programs, and their name.
- The Planting Justice Group hopes to get their farm crops planted and growing with about 5 homes on the site between Hilltop Dr. & Manor Rd. Once the crops are grown, they hope to set up a Farmers Market.
- The ACCES (A Community Center for E. S.) group hopes to finalize funding for using the old E.S. Elementary School for an E.S. Community Center.
- We hope to see a finalized drawing of the changes to the San Pablo Dam Road streetscape plans from County Staff and a starting date for the improvements.

(over)

**A Brief History of Kennedy Grove Regional Recreation Area From the East Bay  
Regional Park District:**

Long before this 218 acre area became a park, it was the site of ranchos, wheat fields and stations for a narrow-gauge railroad that ran from Oakland to Orinda through Richmond and the Sobrante Hills. Kennedy Grove was once a portion of the 17,754 acre Rancho San Pablo. Francisco Castro took possession of the rancho in 1823. Later the grove was the site of the Clancy Ranch.

In 1886, there were scheduled railroad stops of the California Nevada Railroad at Frenchman's Curve and Laurel Grove Station. The park's picnic areas are names for some of these historic railroad stops. The eucalyptus trees were planted in 1910.

The park was dedicated on October 22, 1967. It was named to honor the late President John F. Kennedy. The area is owned and operated by the East Bay Regional Park District.

**For your Information:**

-The El Sobrante Municipal Advisory Committee meets the second Wednesday of each month, 7-10 p.m. in the meeting room of the El Sobrante Library. Meetings are open to the public.





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

~~For M...A...~~  
6 10.2.m

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

Mary D. Halle, Asso. Civil Engineer  
CCC Public Works, Trans. Engineering  
255 Glacier Dr.  
Martinez, CA 94553-4825

November 29, 2011  
By Fax & Mail  
Fax: 925-313-2333

Re: Streetscape Plans for San Pablo Dam Rd.

Dear Ms Halle,

If possible, we would like you to attend our next meeting on Thurs., Dec. 8 about 6:30 p.m. in the Meeting Room at the back of the E.S. Library building, 4191 Appian Way, El Sobrante.

We would like to know the specifics of the San Pablo Dam Road streetscape plans. What changes, if any, will be made to the width of the car lanes? Will some of the street parking areas on S.P. Dam Rd. be removed? Where will those changes occur? Where will the street sidewalks be improved? Please add on other details for our information.

If you are unable to attend our meeting, please send us detailed answers to our questions, including drawings, if available. When will the final plans go up for approval? When will the road improvements begin?

For your information, this Committee has been in existence since 1972. You can also fax information to us at 510-758-7697. You are welcome to call me at 510-223-6398. We look forward to hearing from you. Thanks!

Sincerely,

Eleanor Loynd  
Co-chair ESVP&ZAC

cc: Sup. Gioia  
E.S. Chamber of Commerce

ESMAC  
May Valley N.C.

El Sobrante Valley Planning & Zoning Advisory Committee

By Chair Eleanor Loynd. Contact Info: 510-223-6398

INFORMATION

1. The County Public Works staff has begun to look at Streetscape Improvements for San Pablo Dam Rd. between El Portal Drive and Appian Way. This info was provided by Mary Halle, Associate Civil Engineer, Transportation Engineering.

San Pablo Dam Road is a major arterial providing access to I-80 for El Sobrante residents. It also provides connection between I-80 and State Route 24 in Orinda, making it a commuter route carrying approximately 30,000 vehicles per day. Through downtown El Sobrante, the roadway provides two travel lanes in each direction, a two-way left-turn lane, on-street parking primarily on one side and a Class III bicycle route (i.e., bike route shared with vehicles designated by posted signs, but no painted lane).

County staff has now developed 5 alternative streetscape plans for San Pablo Dam Rd. Each alternative would include removal of the existing street trees with the exception of Alternative A, which has the option for existing trees to remain. Planting new trees for all alternatives would be an option pending maintenance funding.

Here is a brief description of each alternative:

Alternative A is described as the minimalist approach, because it maintains the existing configuration of the roadway and proposes to enhance the existing features with improved sidewalk.

Alternative B focuses on bike lanes by providing on-street Class II bicycle lanes designated with a painted stripe.

Alternative C focuses on aesthetics by providing wide raised medians down the center of the roadway and wide sidewalks to provide additional roadway enhancements.

Alternative D focuses on providing on-street parking along the north side of the roadway.

Alternative E focuses on providing wider sidewalks along both sides of the roadway.



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

*Streetscape Info*

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P. O. Box 20136 • El Sobrante, CA 94820  
Mary Halle, Assoc. Civil Engineer  
CCC Public Works Dept.  
255 Glacier Dr.  
Martinez, CA 94553-4825  
July 27, 2011

**Re: San Pablo Dam Road Ultimate Streetscape Alternatives**

Dear Ms Halle,

For your information, the El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) has been in existence since 1972. It is unique in this area because it is made up of City of Richmond and El Sobrante residents. The Committee routinely reviews development projects in both incorporated and unincorporated areas and provides a forum for neighborhood input which, along with Committee member comments and recommendations, is then transmitted to appropriate staff and then forwarded to appointed and elected officials of the relevant governing bodies.

The ESVP&ZAC has reviewed and discussed the San Pablo Dam Road Ultimate Streetscape Alternatives prepared by CCC Public Works. We appreciate the thought and effort that went into the preparation of these alternatives and the attempt made to present various points of view depending on different priorities.

In our discussion, the priorities we felt should be at the core of any revitalization/improvement plan were:

- Economic well being of the commercial establishments along the route
- Safety of all roadway users
- Sustainability of improvements in terms of long term maintenance
- Efficient traffic flow
- Aesthetically pleasing environment

In looking at the alternatives presented, we felt that each focused on one or perhaps two of the listed priorities. A slightly different approach would involve combining the features of the alternatives to address as many of the concerns as possible. A "hybrid" alternative, with a Master Plan for future additional streetscape development as the properties along the street are improved could, in our estimation, achieve this broader goal.

We would propose that CCC Public Works consider a plan that includes:

- retaining existing parking along the north side (economic well being);
- provides bike lanes and minimum 5 foot sidewalks on both sides (safety for all roadway users);
- provides a center median with left turn pockets where feasible and where access to and from commercial properties is not degraded (efficient traffic flow and aesthetic enhancement)
- provides additional streetscape enhancement where existing right-of-way allows (aesthetically pleasing environment)

10.2P

July 27, 2011

We believe that the above noted objectives can be accommodated within the existing 80 ft. right-of-way. A cross-section of the road showing this proposal is attached.

We have utilized lane widths, parking and bike lane widths as those were shown on the five alternatives proposed by County Public Works.

We also recommend that a Master Plan be developed for further aesthetic enhancement along both sides of the street. The plan would be implemented through conditions of approval as properties are improved and upgraded. These conditions would include dedication of additional right-of-way or easements to add aesthetic elements, and conditions requiring their installation and long term maintenance, either by individual owners or in a combined maintenance district.

Alternatively, additional room for aesthetic enhancement can be provided by encouraging property owners on the north of the road to replace on-street parking with increased off street parking through reciprocal parking easement agreements with other property owners. If this cannot be achieved through voluntary cooperation, then adequate off street parking to replace on street can be required as a condition of approval as these properties are upgraded. The additional roadway width that is freed up when on street parking is eliminated can be used to expand sidewalk width to provide additional aesthetic treatment, provided long term maintenance is financially assured.

We recognize that a plan that seeks to achieve too much too soon stands a small chance of success, and a plan that attempts to please everyone ends up pleasing no one. That is why we feel that a long term plan, implemented in stages, that addresses current realities but at the same time provides for future improvement as those realities change will stand the best chance of success.

We have also attached commentary and photos provided by members of our Committee that depict existing circulation problems involving vehicles, bicyclists and pedestrians that should be addressed sooner rather than later. We hope that the County can address these problems through enforcement of existing rules (e.g. no parking on sidewalks) and adding signing and striping (e.g. "Share the Road" bicycle logos and signs). Consideration should also be given to removing trees that obstruct full use of the existing sidewalk and/or compromise its use by creating tripping hazards.

Please inform us of any meetings planned to review the streetscape plans and mail us a copy of the proposed final San Pablo Dam Rd. Streetscape Alternatives. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you. Sincerely,

Eleanor Loynd  
Chair ESVP&ZAC

cc: Sup. John Gioia  
E. S. Municipal Adv. Com.

E.S. Chamber of Commerce  
E.S. Rotary Club



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.2.9

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

December 5, 2011

TO:

William Zeier, Chief Officer  
Boys & Girls Club of El Sobrante  
P.O. Box 20090  
El Sobrante, CA 94820  
Phone: 510-223-5253  
Fax: 510-223-5405  
www.bgcelsobrante.org

Joe Losado, C. Code Enforcement  
CCC Ad. Bldg.  
651 Pine St., 4<sup>th</sup> floor  
Martinez, CA 94553  
Phone: 925-335-1141  
Fax: 925-646-4450

Terrance Cheung, Chief of Staff  
Sup. John Gioia's Office  
11780 San Pablo Ave., Suite D  
El Cerrito, CA 94530  
Phone: 510-374-3231  
Fax: 510-374-3429

Re: Concerns and Questions on the Smoke Shop on Appian Way  
At Pebble Drive, El Sobrante

Dear William, Joe, and Terrance,

Mr. Zeier talked to me about his concerns about the operating smoke shop across from the Boys & Girls Club of E. S. The shop is on the corner of Appian Way and Pebble Drive.

I chose to put the problems in writing and put you in possible touch with each other to answer the questions.

- Is the shop operating in a way that meets County requirements?
- Can the Code Enforcement Officer check out the operation of the store?
- What is the status of the current store?
- Does the County have any written choices to close a smoke shop?
- Are there any written requirements to keep a smoke shop away from a school or a facility that deals with teenagers or younger kids?

Your help is very much appreciated. Please call and talk to each other.

Thank you.

Sincerely,

Eleanor Loynd  
ESVP&ZAC Co-Chair



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.24

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

RECENT CORRESPONDENCE - DECEMBER 2011

- R-1. To Boys & Girls Club of E.S., to COS Terrance Cheung, to C. Code Enforcement Officer. Concerns re smoke store on Appian Way and Pebble Drive. Contact information included.
- R-2. Call from Bill Zeier, Boys & Girls Club Officer. Request for copy of the P&Z minutes of November Mtg. Note: Copy faxed.
- R-3. Call from Dick Galton, Saranap HOA near Walnut Creek. Questions on the Sikh Temple expansion. They also face expansion of a similar church in their area. Their discussion to go to the Board of Supervisors in the next few months. Discussion of items. Call Back with info: County staff said that there are 1000 members of the Sikh Temple. Rep from Quail Hill HOA had membership described as 500 families.
- R-4. From Mechanics Bank. Statement.
- R-5. From County. Planning Commission Mtg. of 12/13 cancelled. The next CCC Planning Commission Mtg. is set for Tues., Jan 10, 2012.
- R-6. To Post Office Staff. Question if E.S. Post Office to be on the closure list. Response: Answer Unknown. Suggestion: We should send a letter in to support the continued operation of the E.S. Post Office.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.3  
To: Marie Carayanis  
E.S. Chamber of  
Commerce

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

TO: Owners and Staff of Sam's Doghouse  
San Pablo Dam Rd., El Sobrante

January 2, 2012

Re: Info and contact information on people interested in the  
Resurfacing of San Pablo Dam Road and more.

I stopped in to get a hotdog and talked with staff about the road surfacing on San Pablo Dam Rd. Other questions and comments came up about projects in the area including the questions about EBMUD re-surfacing La Cima. So, here is some information that you may use if you choose to pass on your questions and concerns.

1. I'm sure you are aware of the El Sobrante Chamber of Commerce. The current President is Marie Carayanis. You can call her at 510-223-8972. It is my understanding that the E. S. Chamber meets the first Tuesday of the month.
2. If you want to know if EBMUD is planning to resurface La Cima Rd., you could call Michelle Blackwell, EBMUD staff, and ask her for information. Her phone number is 510-287-2053. She usually attends the E.S. Municipal Advisory Council which meets in the room at the back of the E.S. Library on the second Wed. of each month. Meetings start at 7 p.m. and usually last until 9:30 or 10 p.m.
3. The Chair of the ESMAC is Barbara Pendergrass. The group usually allows questions from people in attendance at the meeting at least 2 times during the meeting. Barbara Pendergrass at 510-223-6091.
4. You could also come to our meeting the El Sobrante Valley Planning & Zoning Advisory Committee. We meet in the room at the back of library on the second Thursday of each month from 6-9p.m. I will give you time on the agenda if you want to talk with us. This Committee is set up by the E.S. Chamber of Commerce and the Richmond May Valley Neighborhood Council. It has been operating since 1972. Our focus is to look at new developments and any changes in the Richmond/El Sobrante area and to get involved with any decision making. I am Co-Chair. You can call me at 510-223-6398.
5. You could also call Supervisor Gioia's office (510-374-3231) to talk to Supervisor John Gioia or to his Chief of Staff Terrance Cheung to share your concerns about La Cima. If they choose, they could always ask County Staff to check the La Cima Rd. area to see if it needs re-surfacing and to help determine who should be doing the work.

You decide which way you want to go.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
Co-Chair E.S.V.P. & Z.A.C.

Subj: **Update on San Pablo Dam Road Paving**  
Date: 12/22/2011 9:09:14 A.M. Pacific Standard Time  
From: [Terrance.Cheung@bos.cccounty.us](mailto:Terrance.Cheung@bos.cccounty.us)  
Hi,

I received confirmation from our Public Works Department that they've reached an agreement with EBMUD on the temporary paving work that should happen ASAP so San Pablo Dam Road is a smoother ride.

Barring any unforeseen weather deals, the better, new, smoother temporary paving work should happen Wednesday/Thursday of next week (12/28 & 12/29) with traffic lane stripes to be done on Friday, 12/30.

Thank you for your patience and notifications to our office.

Feel free to pass this bit of good update along.

I'll be out of the office starting this afternoon and returning Tuesday, January 3, 2012.

Have a great holiday and Happy New Year!

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)<<mailto:terrance.cheung@bos.cccounty.us>>  
Webpage: [www.cocobos.org/gioia](http://www.cocobos.org/gioia)



105



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

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

Head Librarian  
El Sobrante Library  
4191 Appian Way  
El Sobrante, CA 94803

Nov. 1, 2011

Re: Requested Use of the E. S. Library Meeting Room on the  
2<sup>nd</sup> Thursday of each month in 2012 from 6-9 p.m.

Dear Librarian,

Thank you and your staff for your continuing help and efforts in providing services to all ages of our Community.

This Committee, the El Sobrante Valley Planning & Zoning Advisory Committee, requests the use of the E. S. Library Meeting Room from 6-9 p.m. on the 2<sup>nd</sup> Thursday of each month in 2012. Those 2012 dates are: Jan. 12 Feb. 9 March 8 April 12 May 10 June 14 July 12 Aug. 9 Sept. 13 Oct. 11 Nov. 8 Dec. 13.

For Your Information: We have been meeting in the library since about 1975 when this Committee began. The use of the room has provided tons of information to the public on new subdivisions, new streets, stores, homes, slides, safety issues, and MORE. With your help, we can continue. This Committee is still connected to the E.S. Chamber of Commerce and the Richmond May Valley Neighborhood Council.

You are welcome to call me at 510-223-6398 or fax me at 510-758-7697,  
Thank you.

Sincerely,

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

cc: Sup. Gioia

ESMAC

E.S. Chamber of Commerce

*MVNC*



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

10.6

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

Lina Velasco, Senior Planner  
Richmond Plan. Dept., City Hall  
450 Civic Center Plaza  
Richmond, CA 94804

November 15, 2011  
Hand Delivered

Re: Via Verdi Culvert Replacement Project  
Draft Initial Study/Mitigated Negative Declaration

Dear Ms Velasco,

The El Sobrante Valley P&ZAC supports the Richmond City Council decision to replace the existing culvert with a new box culvert. This appears to be the most cost and time effective alternative.

However, we have serious reservations and concerns about the traffic impacts associated with closure of El Portal Drive to through traffic. Our comments on the discussion in the Study regarding this proposed closure are as follows:

-It is unclear how long the closure will take. In one reference it states that the closure will be "During construction..." without clarifying if this is to be a permanent closure or only during working hours. In another section it states the closure will last "...approximately 6 to 8 months.." implying closure 24 hours a day 7 days a week for the entire period.

-There is no traffic study analysis of the impact this closure will have on traffic service levels at the San Pablo Dam Road/I-80 interchange or on Appian Way between Valley View and I-80. Both locations are already severely congested during peak hour traffic conditions (approaching or at Service Level F) and will be even more congested as a result of traffic diverted from El Portal/I-80 access points.

We believe that a traffic study is necessary before this project can be deemed to have a "...less than significant impact on transportation and traffic..."

We also believe that a closure of access to I-80 via El Portal Drive will have a significant adverse impact on the El Sobrante business district at a time when economic recovery is still pending.

To mitigate these impacts on our community we encourage the project designers to look at ways of avoiding closure of El Portal, or at least minimizing the hours and days the road is closed to through traffic. Methods we think should be considered include culvert slip lining for the culvert section under El Portal, sheet piling and plating over any excavation so that traffic can be allowed to pass, as well as other techniques to keep disruption to through traffic to a minimum.

Please keep us informed of any studies done and the planned starting time.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, Co-Chair ESVP&ZAC  
cc: CC Trans. Authority  
West CC Trans. Adv. Committee  
Richmond City Council

*John Lisenko*  
John Lisenko, Co-Chair ESVP&ZAC  
Sup. Gioia CALTRANS  
E.S. Chamber of Commerce ESMAC  
R. Engineering Dept. R. City Mgr.



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.7.a

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

Via Verdi Repair Project, San Pablo Creek Culvert Replacement  
Draft Initial Study Mitigated Negative Declaration – October 2011

Richmond Senior Planner Lina Velasco, 620-6841

This report is now available at the El Sobrante Library in the back room. It is in the file labeled El Sobrante General Plan. It is about 60 pages long.

**Comments from the Report:**

1. No long term significant impacts are associated with the project.
2. All environmental impacts would be reduced to less than significant levels through implementation of the mitigation measures recommended in this document.
3. The project would not result in environmental effects that would cause substantial direct or indirect adverse effects on human beings.
4. From page 55. "The proposed Detour Plan and Emergency Access Plan and, based on Caltrans comments, may be further revised".

The plan is to start the repair work in March 2012. It will take 6-8 months to complete. A meeting to review the Mitigated Negative Declaration is set for Friday, Nov. 18<sup>th</sup>.

5. Cost expected to be \$12 million. State Emergency Management Agency said it would pay \$9 million dollars of the Cost. Richmond would pay \$3 million.
6. **ATTACHED:**
  - News Article "Sinkhole fix Options"
  - News Article "Sinkhole repair"
  - Copy of page 55 from the Mitigated Negative Declaration on the Via Verdi Culvert Replacement Project.

# Sinkhole fix options abound in Richmond

10.7.b

West County Times  
2-13-2011

City leaders consider pricier plans to reopen and improve roadway, closed since April

By Katherine Tam

ktam@bayareanews.com

Fixing Richmond's giant sinkhole and restoring a permanent network of roads for residents nearby could surpass the \$7.5 million initially projected, as city leaders explore alternatives to returning the street to the way it was.

The earlier estimate was for repairing and reopening Via Verdi, closed since last April. City leaders

are now considering other ideas that they say could improve the area, even though the work would cost more and take longer. The ideas include creating a channel for San Pablo Creek, which flows under Via Verdi, and possibly building a bridge over it or even building an access road somewhere else.

"There's an opportunity here to not only restore transportation, but to look and see if there's something we can do at the same time that'll make this a healthier waterway overall, which is an opportunity that shouldn't be taken lightly just to do whatever's quickest and

See RICHMOND, Page 16

## Richmond

From Page 13

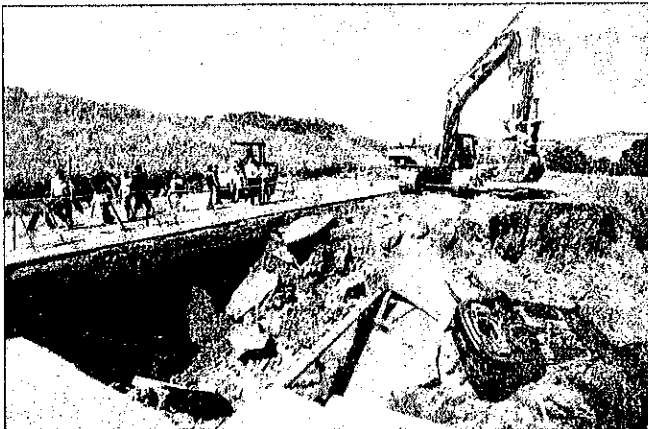
cheapest," Councilman Tom Butt said.

The City Council reviewed ideas this month and directed engineers to return with more details later this month or in March. Officials also want to hear from residents in the 185 homes and apartments in the Via Verdi cul-de-sac, experts on urban stream restoration and the state agency that allocates funds.

Part of Via Verdi off El Portal Drive collapsed last April when an underground culvert buckled, opening a crater 40 feet wide, 120 feet long and 30 feet deep. The hole swallowed two cars; no one was injured.

Structural failure was to blame, engineers say. The corrugated metal culvert was designed 33 years ago, and standards for such pipes have since changed. Weight on top of the culvert, such as from soil and possibly water, forced it to flatten over time and later collapse.

To fix everything, city engineers suggest replacing the damaged culvert with a modern boxlike concrete culvert



KARL MUNDON/STAFF FILE

Stranded Richmond residents walk past crews working in 2010 on a sinkhole that the city still needs to fix.

that would be sturdier than its metal predecessor. The undamaged section of the culvert, which continues under El Portal Drive, would be retrofitted or replaced with the boxlike design.

Construction would start in April and last a little less than two years. It would cost \$6.2 million to \$7.5 million, but the state said it would reimburse up to 75 percent so the city likely wouldn't foot the whole bill, said Tawfic Halaby, associate civil engineer.

"Land acquisition is not required," said City Engineer Edric Kwan. "The antici-

pated timeline is considerably shorter than other alternatives. And lastly, the CEQA (state environmental review) permitting requirements are less complex."

The alternatives for fixing the collapsed culvert, which would each take two to almost three years, are:

■ Abandon Via Verdi as a street and turn it into a channel for the creek. Farris Lane or Garden Road would be extended westward to connect to the Via Verdi cul-de-sac so residents can come and go. This would cost \$5.8 million to \$7.5 million, in part because the city would need to

acquire land.

■ Convert Via Verdi into a creek channel. Convert the two-lane temporary road, which was built on land borrowed from the Rolling Hills Cemetery to give residents a way in and out, into a permanent road. The price tag is \$4.2 million. The cemetery has indicated it does not want to sell its land.

■ Turn Via Verdi into a channel for the creek and build a bridge over it for \$3.8 million.

For the culvert section that's still whole, the alternative is to remove the culvert, create a channel for the creek and build a bridge over it. The \$10.7 million project would take three years or more.

While the council wants to explore these more, Councilman Nat Bates thinks the cheaper plan makes sense.

"For us to start spending twice the amount of money when in fact we can restore to its original condition doesn't seem to be logical," Bates said.

Katherine Tam covers Richmond. Follow her at [Twitter.com/katherinetam](https://twitter.com/katherinetam). Stay up-to-date on West Contra Costa news at [IBABuzz.com/westcounty](http://IBABuzz.com/westcounty).

3/16 or 3/17 2011

West County Times

# Sinkhole repair to begin in 2012

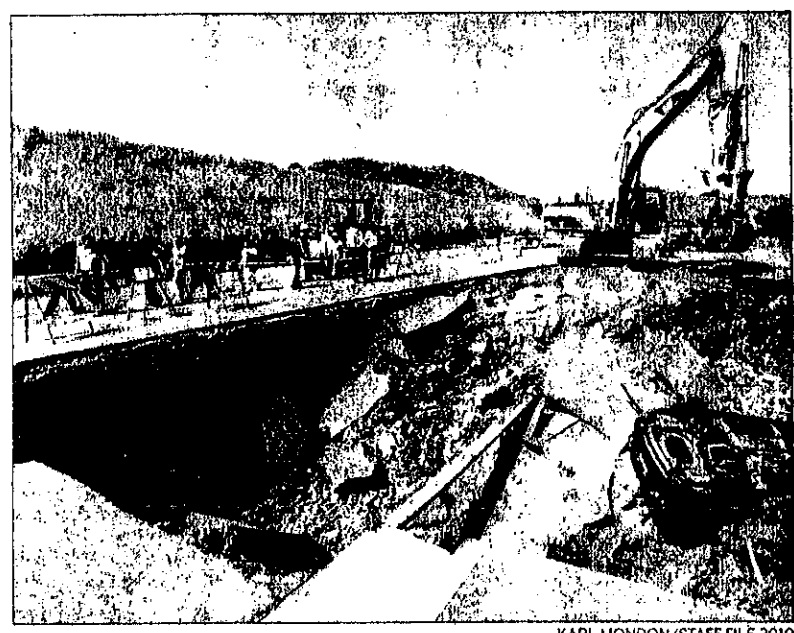
Crater 40 feet wide, 120 feet long, 30 feet deep opened up last year along Richmond road

By Katherine Tam

ktam@bayareanewsgroup.com

With time and money in short supply, Richmond is opting for the quickest and less pricey option to repair the big sinkhole on Via Verdi and reopen the road in a couple of years.

City leaders had flirted with abandoning Via Verdi as a street and bringing the creek back to the surface instead of burying it in a culvert under the road, an alternative that would cost at least \$6 million more. Under that scenario, residents in the Via Verdi cul-de-sac would come and go using a new road, for which the city would need to purchase land and potentially displace resi-



KARL MONDON/STAFF FILE 2010

Richmond has decided to move ahead with plans for a \$12 million repair of Via Verdi, where a large sinkhole appeared in April. Construction is set to begin in summer 2012. The work will include a modern culvert and the reopening of Via Verdi to vehicles.

See **SINKHOLE**, Page 4

(over)

# Sinkhole

From Page 3

dents. The cost of buying the land is unknown, but officials speculate it could be in the millions of dollars.

The city is running out of time and money, especially given next fiscal year's projected \$4 million budget shortfall, officials said.

"Creek restoration projects are wonderful, but I think it's something that takes time," Councilman Jim Rogers said. "We don't have the time here. I just cannot accept the trade-off that we would be telling kids their libraries are not open and telling people there are less firefighters in order to fund this. I just can't accept this as a price to pay."

Vice Mayor Tom Butt expressed disappointment, saying, "It's unfortunate. We're basically going to put it back and it's going to be in a box culvert for another 100 years. I really regret it, but I don't see an alternative."

Engineers will now move ahead with plans for a modern culvert and reopening Via Verdi. Construction will begin in summer 2012.

The entire repair is expected to cost \$12 million, including money already spent on emergency work. The California Emergency Management Agency notified the city last week that it will reimburse the city at 75 percent, or \$9 million. The city will pay \$3 million. City Manager Bill Lindsay said he doesn't know exactly where that money will come from, but said it will likely be spread over two or three years to cushion the financial blow.

In April, part of Via Verdi collapsed when the underground culvert carrying San Pablo Creek buckled, opening a crater 40 feet wide, 120 feet long and 30 feet deep. The hole swallowed two cars; no one was injured.

The corrugated metal culvert was designed 33 years ago, and standards for such pipes have since changed, engineers said. Weight on top of the culvert, such as from soil and possibly stormwater, forced it to flatten over time and eventually collapse.

The new culvert design will be stronger, they said. The modern concrete boxlike culvert will be sturdier than its round metal predecessor. The undamaged part of the culvert that sits under El Portal Drive will be retrofitted or replaced with the boxlike design. In addition, City Engineer Edric Kwan said the team has found a way to uncover part of the creek — about 35 feet — by shifting the head wall to the east.

On Tuesday, a dozen people shared varied opinions on how to best fix the sinkhole. Some urged the council to restore the street as soon as possible, citing additional safety concerns over where the temporary bypass road empties out onto El Portal near the Interstate 80 ramps.

"I play dodge car in that intersection because people still have not accustomed their behavior in spite of repeat phone calls to the Police Department and watch commander's office reporting offenders," resident Richard Scott said. "So it is with the idea of public safety, cost and the timeline that I ask for the most expeditious of tonight's presentation options."

Others said the city should not let an opportunity to uncover the creek slip away. They support, for example,

turning the temporary bypass road, which sits on private property owned by Rolling Hills Cemetery, into a permanent one. And they said the city can seek creek grants to help finance the project.

"The truth is, very much of the creek is in private property. There are very few opportunities to do any sort of restoration," said Martha Berthelsen, who lives in the neighborhood and is a member of the SPAWNERS watershed protection group.

Rolling Hills let the city build a two-lane bypass road on its property last year for free, while crews fix Via Verdi. The cemetery has said repeatedly that it does not want to sell land for a permanent road.

Nichols Consulting Engineers suggested there are probably better options for creek restoration elsewhere in the city.

"From a strictly ecological standpoint, there is value in restoring San Pablo Creek at this site," said Jason Drew of Nichols Consulting Engineers. "But from a cost-benefit standpoint, if you were going to spend \$6 (million) or \$8 (million) or \$10 million, there likely is a higher value site within the city or the immediate area that would be a better use of those funds and get you more bang for your buck in terms of ecological restoration."

Residents applauded city crews for being attentive to their questions and concerns at all hours of the day, even providing their private cell phone numbers.

From: Via Verdi Culvert Replacement Project  
Draft Initial Study/ Mitigated Negative Declaration

pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				
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**Items XVI-a, b.**

**Discussion.** The City of Richmond and California Department of Transportation (Caltrans) have regulatory authority of roads and traffic in the project vicinity. During construction, El Portal Drive will be closed to all non-construction vehicles for health and safety reasons. However, access to resident and local traffic of properties directly adjacent to the repair area including the Sobrante Glen Subdivision, the Creekview Apartments, and Barranca Street will be maintained at all times. Although the project area is not in Caltrans jurisdiction, the El Portal Drive and Via Verdi intersection is 0.2 miles from the exit ramp from Interstate 80 and El Portal Drive, which will cause a shift in traffic on Interstate 80 off ramps associated with the San Pablo Dam Road detour. This will be a temporary inconvenience to motorists and public transit users in the local community, as El Portal Drive provides more direct access to I-80, but access will be sufficiently provided via the detour route on San Pablo Dam Road. Caltrans is currently in the process of reviewing the proposed Detour Plan and Emergency Access Plan (Figure 8), and based on Caltrans comments may be further revised.

**Less Than Significant Impact.** The proposed project will not change any traffic element nor increase vehicle trips except during construction as a result of construction vehicles mobilizing to and from the project site. A small section of El Portal Drive will be temporarily closed for approximately 6 to 8 months to vehicular traffic and pedestrian traffic in order to facilitate construction and ensure public safety throughout all construction phases. A Detour Plan will redirect traffic to utilize the San Pablo Dam Road or Hilltop Dr/ I-80 off- ramps during the road closure. Residents of the Sobrante Glen neighborhood will continue to have access to their homes via the emergency access road that was installed in 2010 as a response to the culvert collapse. Neighborhoods may see a temporary increase in vehicular traffic to accommodate the detour plan, particularly on San Pablo Dam Road. Once construction is complete, the proposed project will not result in a permanent increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system; therefore, the project will have a less than significant impact on transportation and traffic.

**Item XVI-c.**

**Discussion.** The culvert replacement project will not result in a change in air traffic patterns. No impacts or mitigation measures are proposed.

**Item XVI-d.**

**Discussion.** The culvert replacement project seeks to bring the project area, including El Portal Drive and Via Verdi Road, back to its pre-collapse conditions. There are no new dangerous design features proposed and therefore no mitigation measures necessary.



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

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

Mary D. Halle, Asso. Civil Engineer  
CCC Public Works, Trans. Engineering  
255 Glacier Dr.  
Martinez, CA 94553-4825

November 29, 2011  
By Fax & Mail  
Fax: 925-313-2333

**Re: Streetscape Plans for San Pablo Dam Rd.**

Dear Ms Halle,

If possible, we would like you to attend our next meeting on Thurs., Dec. 8 about 6:30 p.m. in the Meeting Room at the back of the E.S. Library building, 4191 Appian Way, El Sobrante.

We would like to know the specifics of the San Pablo Dam Road streetscape plans. What changes, if any, will be made to the width of the car lanes? Will some of the street parking areas on S.P. Dam Rd. be removed? Where will those changes occur? Where will the street sidewalks be improved? Please add on other details for our information.

If you are unable to attend our meeting, please send us detailed answers to our questions, including drawings, if available. When will the final plans go up for approval? When will the road improvements begin?

For your information, this Committee has been in existence since 1972. You can also fax information to us at 510-758-7697. You are welcome to call me at 510-223-6398. We look forward to hearing from you. Thanks!

Sincerely,

Eleanor Loynd  
Co-chair ESVP&ZAC

cc: Sup. Gioia ESMAC  
E.S. Chamber of Commerce May Valley N.C.





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

10.9

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

Michelle Blackwell, EBMD Staff  
East Bay Utility District  
375 11<sup>th</sup> St.  
P.O. Box 24055  
Oakland, CA 94623

December 13, 2011  
By Fax & Mail  
Fax: 287-0553

**Re: Need to re-surface San Pablo Dam Rd. when EBMUD has  
Completed the needed repairs to the pipelines.**

Dear Michelle,

I realize that EBMUD is still working on improving parts of San Pablo Dam Rd. Yesterday, staff was working on a big square dug-out on S.P.Dam Rd. at Appian Way. Some of the previous work has been completed, but the road surface has yet to be completely resurfaced. The temporary road surface over the repair work is bumpy and bothersome to drivers.

I happened to talk with Terrance Cheung yesterday and he said that he got information from you that EBMUD planned to resurface San Pablo Dam Road when the work is finished.

So, I have some questions and information for you:

1. When is the current EBMUD work going to be completed?
2. When will the San Pablo Dam Road be resurfaced?

I want to be sure that you have this information because there are so many things planned for the San Pablo Dam Rd. area and they could crash together.

-The repair to the Via Verdi sinkhole will be done by Richmond beginning in March 2012. El Portal Drive is scheduled to be closed from March to Nov. 2012. That means more traffic on San Pablo Dam Rd. and Appian Way.

-CCC Public Works applied for a grant to resurface and upgrade the sidewalks along San Pablo Dam Rd. from about Hillcrest Rd. to Appian Way. That work could be done in 2012. EBMUD road resurfacing could interfere with that.

-The County has planned a traffic study to be done in 2012 from the triangle area to the Pinole border to see if a 4 lane area should be considered in that area. Redirected traffic could give the traffic study BIG, incorrect numbers.

Summary Statement: Each of these planned jobs will have a direct effect on EBMUD's plans to resurface San Pablo Dam Rd., if the road surfacing is done at the time of the already written up plans. Please answer my two questions, so I can inform some groups in the area. You could/should also give Sup. Gioia and others a more definite date for the San Pablo Dam Road resurfacing.

Sincerely,

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

cc:	Sup. Gioia	ESMAC	CCC Public Works
	E.S.Chamber	May Valley N.C.	Richmond Public Works

10.10.2

Subj: **Monthly Emergency Responses for El Sobrante**  
 Date: 10/6/2011 12:00:07 A.M. Pacific Daylight Time  
 From: [db1adm@cccfd.org](mailto:db1adm@cccfd.org)  
 To: [moli@msn.com](mailto:moli@msn.com), [rpender970@aol.com](mailto:rpender970@aol.com)  
 CC: [RGrac@cccfd.org](mailto:RGrac@cccfd.org)  
 City: El Sobrante  
 Station: 69  
 MONTH: 9/2011  
 TOTAL CALLS: 66  
 CODE 3 CALLS: 54  
 STRUCTURE FIRES: 0  
 VEGETATION FIRES: 0  
 OTHER FIRES: 3  
 EMS RESCUE: 49  
 HAZARD: 2  
 PUBLIC SERVICE: 3  
 MISTAKEN ALARM: 6  
 FALSE ALARM: 3  
 OTHER NON-FIRE: 0

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

10.10.6

Subj: **Monthly Emergency Responses for El Sobrante**  
Date: 11/5/2011 11:00:10 P.M. Pacific Standard Time  
From: [db1adm@cccfd.org](mailto:db1adm@cccfd.org)  
To: [moli@msn.com](mailto:moli@msn.com), [rpender970@aol.com](mailto:rpender970@aol.com)  
CC: [RGrac@cccfd.org](mailto:RGrac@cccfd.org)  
City: El Sobrante  
Station: 69  
MONTH: 10/2011  
TOTAL CALLS: 61  
CODE 3 CALLS: 45  
STRUCTURE FIRES: 0  
VEGETATION FIRES: 0  
OTHER FIRES: 0  
EMS RESCUE: 30  
HAZARD: 4  
PUBLIC SERVICE: 6  
MISTAKEN ALARM: 8  
FALSE ALARM: 5  
OTHER NON-FIRE: 8

10.10.C

Subj: **Monthly Emergency Responses for El Sobrante**  
 Date: 12/6/2011 12:00:09 A.M. Pacific Standard Time  
 From: [db1adm@cccfd.org](mailto:db1adm@cccfd.org)  
 To: [moli@msn.com](mailto:moli@msn.com), [rpender970@aol.com](mailto:rpender970@aol.com)  
 CC: [RGrac@cccfd.org](mailto:RGrac@cccfd.org)  
 City: El Sobrante  
 Station: 69  
 MONTH: 11/2011  
 TOTAL CALLS: 55  
 CODE 3 CALLS: 41  
 STRUCTURE FIRES: 2  
 VEGETATION FIRES: 0  
 OTHER FIRES: 0  
 EMS RESCUE: 26  
 HAZARD: 2  
 PUBLIC SERVICE: 1  
 MISTAKEN ALARM: 8  
 FALSE ALARM: 4  
 OTHER NON-FIRE: 12

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



10.11.2

# SPAWNERS

*San Pablo Watershed Neighbors Education and Restoration Society*

December 2011

## Protecting San Pablo Creek 2011

Whew! Between three active creek protection sites, water quality monitoring, nature walks, and a variety of other watershed events, it's been a busy year for SPAWNERS. We held a total of **28 events** to benefit the health and



vitality of our watershed, mobilizing over **855 volunteer hours**. Among our accomplishments over the past year:

- \* Hosted 17 public creek stewardship workdays with an average participation of 13 volunteers per workday.
- \* Held three public meetings with an average attendance of 19 community members.
- \* Participated in the El Sobrante Stroll, Earth Day Creeks Challenge, and North Richmond Shoreline Festival, reaching out to dozens of

community members with a watershed model and educational materials.

- \* Attracted 70 volunteers on Earth Day for a work party that removed more than one ton of trash and recyclable debris from the creeks.

- \* Completed two surveys of trash hot spots, two habitat surveys, and monthly water quality monitoring in San Pablo Creek to track pollution.



- \* Hosted a series of summer nature walks led by local naturalist Bob Flasher. More than 38 participants explored beautiful parts of our watershed.



- \* Maintained our Creekside Park Project at the El Sobrante Library, adding many new native plants.

- \* Installed and monitored dozens of new native plants at our Appian Creek Stewardship Project at the Boys and Girls Club of El Sobrante.

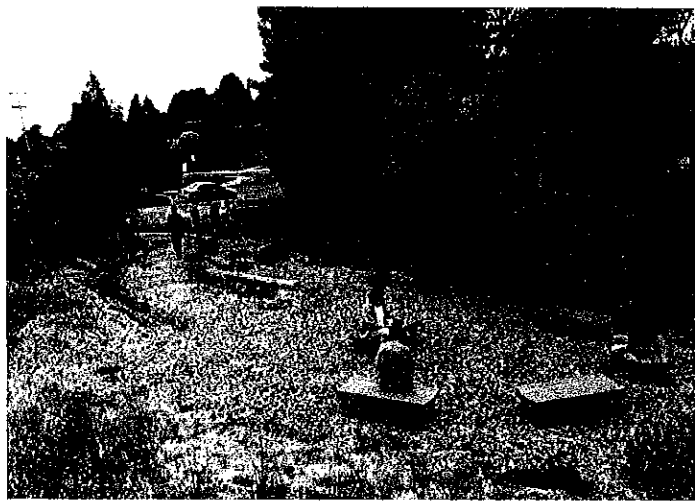
- \* Worked with a group of Eagle Scouts to install a log-lined pathway and benches at our Wilkie Creek Outdoor Classroom site. This site is home to dozens of native shrubs and flowers that will grow over the coming years.



*"We must begin thinking like a river if we are to leave a legacy of beauty and life for future generations." - David Brower*

# Planting, Weeding, Wading, and More...

*Photo Highlights from 2011*



← Path construction at Wilkie Creek Outdoor Classroom, located at the corner of May Rd. and Santa Rita Rd. in Richmond.



Picnic lunch during our nature walk on the new Landfill Loop Trail along the Richmond shoreline. →



← Sampling San Pablo Creek for tiny aquatic insects to determine habitat quality. The lab results show that San Pablo Creek has a wide variety of organisms (a good sign for fish) but not very many of them (a bad sign).



Filming scenes for the SPAWNERS documentary. Coming Soon! →



**New Member Special!** Become a member for \$30 and receive a FREE stainless steel SPAWNERS water bottle. Your membership dues are fully tax deductible, and your support enables us to continue working to **protect local creeks.** Contact [spawners@thewatershedproject.org](mailto:spawners@thewatershedproject.org) for more information.

# Pretty in Pink

By Gudrun Kleist

Just when a large part of the country is settling in for a long, cold winter, the rainy season has (hopefully) started in the Bay Area, waking up nature in our watershed.



One of the first plants to bloom is the rare and endangered Alameda or Pallid Manzanita (*Arctostaphylos pallida*). It occurs only on the Sobrante Ridge Regional Preserve in the San Pablo Creek watershed and in the Oakland hills at the Huckleberry Preserve and a few other spots. The grey-green leaves are covered with a pale sheen when young, hence the name pallid.



On Sobrante Ridge the pallid manzanita is restricted to an area consisting of bare, infertile shale with little or no top soil. It is easily distinguished,

by its heart-shaped leaves that clasp the branches without stems, from the other manzanita growing on the ridge, the brittle-leaf manzanita (*A. tomentosa* ssp. *crustacea*).

By late November or early December the flower buds swell and turn deep pink. The buds open into delicate, light pink, urn-shaped flowers that fade to pure white. The flowers provide welcome nectar to our resident Anna's Hummingbirds at a time when little else is blooming. The hummingbirds are the pallid manzanita's main pollinator since there are few pollinating insects active at this time.

When the berries have ripened in early spring, it is easy to see why the Spanish named the plant "manzanita," the Spanish word for "little apple." The berries provide food for many birds and mammals. The local Indians also used the berries for food and to make drinks.

## Calendar of Events

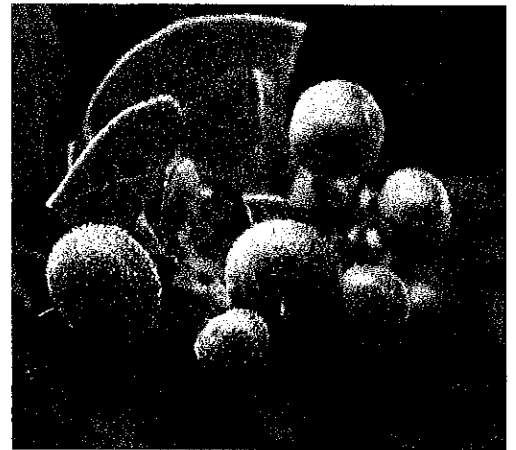
**Appian Creek Stewardship Work Day**  
*Saturday, December 10th, 9:30am-12pm @*  
*Boys & Girls Club of El Sobrante, 4660 Appian Way*  
Help pull weeds, clean up trash, and install native plants at our Appian Creek restoration and beautification project. All ages welcome. No training necessary. Please wear sturdy shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves, and tasty snacks.

**Wilkie Creek Outdoor Classroom Planting Day**  
*Saturday, January 14th, 9:30am-12pm @*  
*Corner of May Rd. & Santa Rita Rd., El Sobrante*  
Come check out the progress we've made at our Wilkie Creek site behind De Anza High School. We are building an outdoor classroom for the school and community to learn from and enjoy a beautiful little stretch of creek. Help us install native shrubs and grasses and spread flower seeds.

To learn more about any of our events, contact (510) 665-3538 or [femke@thewatershedproject.org](mailto:femke@thewatershedproject.org), or visit us on the web: [www.spawners.org](http://www.spawners.org)

While pallid manzanita plants are sometimes available at native plant nurseries, they will not flourish unless you can provide them with the same infertile shale of their native habitat.

For an enchanting experience, plan a visit to the Sobrante Ridge manzanita grove in December, preferably after a rain storm, when the fallen flowers cover the ground in manzanita snow and the trunks glisten deep burgundy. While there, run your hand over the curved trunk and feel the smooth bark.



Take time to explore and enjoy this rare treasure right in our back yard. The manzanita grove is accessed by an easy 10 minute walk from the Heavenly Ridge trailhead.

10.12.a

# ~ CANCELLED ~

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, NOVEMBER 29, 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:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

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

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 2nd Floor-North Wing, during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Friday. Advance arrangements may be made by calling (925) 335-1210.



10.12.6

~ CANCELLED ~

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, DECEMBER 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.

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 10, 2012.

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 (\*).

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~ REVISED ~

10.12.C

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

10.12.11

RECONSIDERATION REQUEST: VARIANCE: 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, OCTOBER 3, 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, 2<sup>nd</sup> 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.

10.12.e

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

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

LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 2. TRES VAQUEROS WINDFARMS, LLC (Applicant); CONTRA COSTA WATER DISTRICT and EAST BAY REGIONAL PARK DISTRICT (Owners); County File #LP09-2005: The applicant requests approval of a Land Use Permit to allow development of the Tres Vaqueros Windfarm Repowering Project. The proposed project includes: (1) decommissioning and removal of 91 obsolete wind turbines and related infrastructure; (2) construction of up to 19 Siemens 2.3-megawatt wind turbines, each with an total height of approximately 430 feet; (3) expansion and upgrade of the Tres Vaqueros Substation; (4) construction of new on-site gravel roads to provide access to the new turbines; (5) roadway improvements at one access point along Vasco Road; (6) reduced setbacks for up to 4 new turbines; (7) reclamation (through regrading and revegetation) of existing turbine pads and access roads that would no longer be utilized; and (8) extraction of construction water from Byron Bethany Irrigation District Canal 45. The project site lies within the portion of the Altamont Pass Wind Resource Area that is located in unincorporated Contra Costa County, and consists of 15 parcels encompassing approximately 2,664 acres. The site is approximately 2 miles southwest of the community of Byron, approximately 4 miles south of the city of Brentwood, approximately 1.5 miles west-southwest of Byron Airport, and adjacent to Los Vaqueros Reservoir and Vasco Caves Regional Preserve. Vasco Road runs along the project's southeastern boundary. [Assessor Parcel Numbers: 005-090-006, 005-090-007, 005-090-008, 005-100-002, 005-100-004, 005-100-005, 005-140-003, 005-150-004, 005-160-001, 005-160-004, 005-160-005, 005-170-006, 005-170-007, 005-170-008, 005-170-011, 003-13C-XXX (Canal 45) (Continued from 10/25/11) WRN

FINAL ENVIRONMENTAL IMPACT REPORT AND LAND USE PERMIT: PUBLIC HEARING

- 3. SHELL OIL PRODUCTS U.S. (Applicant/Owner), County File #LP10-2006: The applicant is proposing a land use permit to allow approval of the Shell Crude Tank Replacement Project, located in the Martinez Area. State Clearinghouse #2010022034. The Proposed Project Consists of the Following Components: 1) Replacement of two existing crude oil storage tanks and the existing crude oil mix tank with three new larger crude oil storage tanks, and construction of a new crude oil mix tank. The proposed Project will also include refurbishment of an existing storage tank to allow it to be returned to crude oil service. The proposed Project will result in an increase of storage capacity at the facility by approximately 800 thousand barrels (MBbl). 2) Increase in the volume of crude oil shipments received at the marine terminal (approximately one additional ship per week) to maintain production levels as crude oil delivered by vessel replaces San Joaquin Valley crude oil received by pipeline. 3) Implement emission reduction projects as proposed measures to reduce project emissions to, or below, CEQA thresholds. The Refinery is bounded by Pacheco Boulevard to the south and interstate 680 to the north, except for portions of the refinery that border the City of Martinez to the north of Marina Vista. (Parcel #378-072-016 et. al.) (Zoning: HI) General Plan: HI) TM

LAND USE PERMIT AND MINOR SUBDIVISION: CONTINUED PUBLIC HEARING -- CLOSED FOR TESTIMONY

4. SUFISM REORIENTED (Owner and Applicant), County Files LP08-2034 and MS09-0008: Applicant requests approval of a Land Use Permit AND Minor Subdivision as follows:

LAND USE PERMIT # LP08-2034: This is a request for a Land Use Permit to allow construction of a new sanctuary on approximately 3.12 acres. The proposed project includes: (1) a 66,074 square foot sanctuary building that includes a prayer hall, administrative offices, a library, classroom, archives, art and music program space, and related ancillary uses. Approximately 46,074 square feet of the building would be located below ground, including the administrative offices, bookstore, art studio, art storage, chorus rehearsal, video and audio production, music mixing and scoring, reception area, multi-purpose room, film/video and photo library, a music, drama, and dance studio, a coat room, women's and men's restrooms, and a kitchen. The 46,074 square feet includes approximately 13,800 square feet as open areas referenced as a rotunda, plaza, and east and west galleries (hallway) and a grand staircase; (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 40,000 cubic yards of soil) an estimated 3,300 truck load of soil to be exported; and (5) demolition of three existing single family residences. (Continued from 11/01/11) LC

MINOR SUBDIVISION # MS09-0008: The applicant requests approval of a minor subdivision 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), (Census Tract: 3410.00) (Parcel Nos. 184-450-006, 007, 012, 031, 032, 033, 034) (Zoning Atlas page:N-13)] (Continued from 11/01/11) LC

5. STAFF REPORT:
6. COMMISSIONERS' COMMENTS:
7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, NOVEMBER 29, 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 (\*).

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**FIR**

10.13.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, NOVEMBER 21, 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: CONTINUED PUBLIC HEARING

3. MATTHEW YERGOVICH C/O CROWN CASTLE (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner). County File #LP11-2033: The applicant requests approval of a land use permit to renew an existing facility, County File #LP00-2113 for the operation of a wireless telecommunication facility that consists of two antennas and a microwave dish on a monopole, and six equipment cabinets located within a fenced lease area on a 17.23 acre parcel. There are no proposed upgrades as part of this land use permit extension. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately 1/2 mile west of Dougherty Road, in the San Ramon area (A-80) (GP: PS) (Zoning Atlas: X-18) (CT: 3451.06) (Parcel #222-270-003) (Continued from 11/07/11 WRN) JRC

LAND USE PERMIT: CONTINUED PUBLIC HEARING

4. CATHOLIC FUNERAL & CEMETERY SERVICES (Applicant) - ROMAN CATHOLIC BISHOP OF OAKLAND (Owner). County File LP09-2036: Request for approval of a land use permit to modify County File #55-433 in order to allow the expansion of the existing Queen of Heaven Cemetery. The project also includes a request for approval of a tree permit to allow the removal of forty-five (45) trees (seven of which are not code-protected due to diameter) ranging in size from 6 inches to 35 inches in diameter; and to work within the dripline of up to six (6) code-protected trees ranging in size from 10 inches to 60 inches in diameter. The subject parcels total 200 acres in area and are identified as 1965 Reliez Valley Road in the unincorporated area of Lafayette. (A-2 & R-10) (GP: AL & SL) (CT: 3470.00) (Parcel #:167-360-002, 004, 005) (Continued from 11/07/11 WRN) SFT

LAND USE PERMIT: PUBLIC HEARING

5. ROGER & JANET BROWN (Applicant & Owner). County File # LP11-2075: The applicant is requesting approval for an extension of a previously approved land use permit (LP05-2079) to allow a temporary family member mobile home for the purposes of caring for a family member. Subject property is located at 4512 Sellers Avenue in the Knightsen area. (A-2) (ZA: J26) (CT 3031.00) (Parcel # 020-200-028) SG
6. DAN BURKE C/O SPRINT PCS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner). County File #LP11-2050: The applicant requests approval of a land use permit to modify an existing facility, County File #LP00-2113 for the operation of a wireless telecommunication facility. The modification includes the following: 1) adding four (4) additional antennas; 2) removal of battery, power, and radio cabinets to upgrade with a MMBS and BBUS cabinet; and 3) relocation of existing GPS antenna on existing mount located within a fenced lease area on a 17.23-acre parcel. The subject site is the East Bay Municipal Utility District's Amador Reservoir property, which is accessed from Alcosta Boulevard (north of Pine Valley Road). The site is approximately 1/2 mile west of Dougherty Road, in the San Ramon area (Zoning: A-80) (General Plan: PS) (Zoning Atlas: X-18) (CT: 3451.06) (Parcel # 222-270-003) JRC

10-13-6

7. SPRINT PCS (Applicant) - ARTHUR ROAD ASSOCIATES (Owner). County File #LP11-2065: This is a request for approval of a land use permit to modify County File #LP96-2088 to install 1 new panel antenna, replace and upgrade 3 existing panel antennas, replace 3 existing equipment cabinets with 2 new cabinets, replace and upgrade 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing unmanned wireless telecommunications facility located in the unincorporated Martinez area. (APNs: 380-062-017 & 380-051-042) (Zoning: L-1) (General Plan: LI) (Census Tract: 3200.01) (Zoning Atlas: F-13 & G-13) GK
8. AT&T MOBILITY (Applicant) - GEOFFREY HODIES TRUST (Owner). County File #LP11-2067: This is a request for approval of a land use permit and development plan combination to modify County File #LP09-2052 to allow the installation of 3 new upgraded panel antennas, the installation of 3 new equipment cabinets, the installation of 1 new GPS receiver, the installation of 6 new remote radio units (RRUs), the installation of 1 new surge suppressor, the installation of 6 new remote electrical tilt units (RETs), and the installation of miscellaneous above-ground electrical cable runs at an existing AT&T telecommunications site. Additionally, this request includes the enlargement of an existing rooftop equipment concealment screen. The subject lease area is located on two commercial parcels in the El Sobrante area. (APN: 425-251-002 & 008) (Zoning: R-B) (General Plan: CO) (Census Tract: 3601.00) (Zoning Atlas: H-6) GK
9. CORTEL LLC c/o SPRINT (Applicant) - CS LAND INC. (Owner). County File #LP11-2076: This is a request for approval of a land use permit to modify County File #LP96-2065 to allow the replacement of 4 existing panel antennas with 4 new upgraded panel antennas, replace 2 existing equipment cabinets, replace 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing Sprint lease area located on a 117-acre agricultural parcel located approximately 2000 feet east of the Palm Avenue/Highway 4 overpass on the south side of Highway 4 in the unincorporated Hercules/Rodeo area. (APN: 362-010-007) (Zoning: A-4) (General Plan: AL) (Census Tract: 3592.01) (Zoning Atlas: F-8) GK
10. AT&T (Applicant) - RICHMOND LAND GROUP (Owner). County File #LP11-2014: This is a request for approval of a land use permit to establish a new unmanned telecommunications facility. The proposed project includes installing a new 73-foot tall mono-pole that will contain 12 panel antennas. In addition, nine equipment cabinets, four equipment racks, and several utility boxes will be installed within a pre-fabricated equipment shelter within a 25-foot by 40-foot fenced lease area. The subject property is addressed at 601 Parr Boulevard in the unincorporated area of North Richmond (General Plan: HI) (Zoning: P-1) (CT: 3650.02) (Assessor Parcel #408-082-001) DAB

DEVELOPMENT PLAN: PUBLIC HEARING

11. ADAM SELLNER FOR PRIMAX PROPERTIES (Applicant) - SHAPELL HOMES (Owner). County File DP11-3026: The applicant requests approval of a Final Development Plan Modification to allow the construction of a daycare/pre-school to accommodate up to 132 spaces. The facility will include an  $\pm$ 8,274 sq. ft. one-story building, 5,618 sq. ft. of landscaping, 13,566 sq. ft. of play area, 19,344 sq. ft. of paved off-street parking area ( $\pm$  35 parking stalls), plus related facility signage. The facility is proposed to be located immediately south of Ivyleaf Springs Road across from Goldenbay Avenue, in Phase IV of the Gale Ranch Development in the Dougherty Valley area. (Zoning: P-1) (Zoning Atlas Page: W-16) (Census Tract 3551.03 ) (APN: 222-270-021) TM

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 5, 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.

10.13.C

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, DECEMBER 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:

MINOR SUBDIVISION: PUBLIC HEARING

3. MILTON "JOHN" & SALLY MARIN (Applicants & Owners), County File #MS10-0004: Applicants request approval of a vesting tentative map to subdivide a 4.37 acre parcel into four parcels, with variances to allow 1) a 30,815 square foot lot area for Parcel-A (minimum 40,000 square feet required); 2) a 30,000 square foot lot area for Parcel-B and Parcel-C (minimum 40,000 square feet required); and 3) an average lot width of 136 feet for Parcel-B and Parcel-C (minimum 140 feet required). The project also includes a request for approval of a tree permit to allow the removal of eight (8) code protected trees and to allow work within the dripline of nineteen (19) code-protected trees in order to allow the construction of a 20-foot wide paved private roadway and the conversion of an existing open drainage ditch into an underground drainage pipe. As part of the project, the applicant also seeks to establish a 0.75-acre restricted development area along the southern boundary of Parcel-D. The subject property is identified as 296 La Casa Via in the unincorporated area of Walnut Creek. (R-40) (GP: SV) (CT: 3430.02) (Parcel #140-220-008) SFT

LAND USE PERMIT: PUBLIC HEARING

4. GO GRAPHICS (Applicant) - LISA HICKS (Owner), County File #LP11-2082: The applicant requests approval of a land use permit for a home occupation to perform administrative work for a printing business out of a single-family residence located at 133 La Sonoma Way in the Alamo area (R-20) (GP: SL) (CT: 3452.01) (Parcel #198-112-008) SG
5. SPRINT PCS (Applicant) - HUSSEY TRUST (Owner), County File #LP11-2057: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP01-2041) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to remove and replace two existing panel antennas with two new antennas on pole mounts, adding two remote radio units (RRUs) at the antennas, and installing two new equipment cabinets inside the existing equipment shelter. The lease area for the project is within an approximately 4.36 acre parcel, located on Willow Pass Road, northwest of Avila Road, and southeast of Highway 4 in the Bay Point area. (A-2) (AL) (CT 3552.00) (Parcel #099-151-002) DAB
6. SPRINT PCS (Applicant) - SHAWN SKYLARK (Owner), County File #LP11-2035: The applicant requests approval of a land use permit modification to permit changes to the existing telecommunication facility approved by County File #LP06-2024. The proposed changes are to remove one (1) existing equipment cabinet, add two (2) new equipment cabinets, replace three (3) panel antennas, and add six (6) Remote Radio Units (RRUs). The project is located at 20350 Marsh Creek Road in the Brentwood area of the County. (A-3) (GP: AL) (Flood Zone: X and A) (CT: 3551.04) (Parcel #007-070-017) RJN
7. ROSEMARY BYRNE (Applicant on behalf of AT&T) - BRIAN GATES (Owner), County File #LP11-2058: The applicant requests approval of a land use permit to modify the telecommunication facility permitted by County File #LP91-2029 by replacing an existing panel antenna with a single new panel antenna, installing two (2) new Remote Radio Units (RRUs), and a new surge suppression unit. The applicant proposes to install a new equipment shelf inside of the existing equipment shelter. The applicant proposes to trench within or near the driplines of nine (9) code protected trees to provide new telecommunications cable to the antennas. The subject property is a 4-acre parcel that is located



10.13.0

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, JANUARY 9, 2012  
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:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

3. ROBERT CHALLEY (Applicant) – WESTVIEW PARK PARTNERS (Owners), County File #DP00-3058: The applicant is requesting approval to amend a previously approved Development Plan for the existing Park Place Office Complex for the construction of an additional three-story 12,812 square foot office building and 693 square feet of covered deck space with an amendment to the existing variance for 270 parking spaces with 19% compact spaces. The applicant proposes 271 parking spaces (where an additional 51 parking spaces are required) for the new office building with parking space dimensions of 9 feet by 18 feet (where 9 feet in width by 19 feet in depth is required) and a drive aisle of 25 feet (where 28 feet is required). The combined property acreage is approximately 4.24 acres and is located on the north side of Camino Diablo at 2960 Camino Diablo in the Walnut Creek area of Contra Costa County. (R-B/R-15) (GP: CO/SL) (ZA: N-13) (CT: 3400.02) (Parcel Numbers 177-140-051 and -057) (Continued from 12/05/11 TM) LC

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

4. DEVELOPMENT AGREEMENT ANNUAL REVIEW – SHAPPELL INDUSTRIES (Applicant and Owner), County File #AR11-0117: This is a public hearing on the Project Year 2011, Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA: W-19, V-19) (CT 3551) (Parcel #206-040-002.-003.-004: 206-240-003.-010; 217-060-025; 206-080-010). TM
5. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR11-0118: This is a public hearing on the Project Year 2011, Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (A-80) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various). LC

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

6. SHAPPELL INDUSTRIES (Applicant and Owner), County File #SA11-0006: This is a public hearing on the Seventeenth Annual Compliance Report for project year 2011, dated October 14, 2011, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM

10.13.e

7. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA11-0006: This is a public hearing on the Seventeenth Annual Compliance Report for Project Year 2011, dated October 15, 2011, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. LC

LAND USE PERMIT: PUBLIC HEARING

8. SPRINT PCS (Applicant) - JOHN DIMARTINI RANCH, LLC (Owner), County File #LP11-2059: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP96-2061) for the operation of a wireless telecommunication facility and to upgrade the technology at the site. This permit renewal proposes to remove and replace two existing panel antennas with two new antennas on pole mounts, adding four remote radio units (RRUs) at the antennas, installing two new equipment cabinets and removing three obsolete cabinets inside the existing equipment area. The lease area for the project is within an approximately 31.72 acre parcel, located on the north side of Franklin Canyon Road and approximately 1,200 feet east of Cummings Skyway in the unincorporated Crockett area (A-4) (CT: 3510) (Parcel #354-310-017). DAB
9. CORTEL LLC c/o SPRINT (Applicant) - CS LAND INC. (Owner), County File #LP11-2076: This is a request for approval of a land use permit to modify County File #LP96-2065 to allow the replacement of 4 existing panel antennas with 4 new upgraded panel antennas, replace 2 existing equipment cabinets, replace 1 existing GPS antenna, and install 6 new remote radio units (RRUs) at an existing Sprint lease area located on a 117-acre agricultural parcel located approximately 2000 feet east of the Palm Avenue/Highway 4 overpass on the south side of Highway 4 in the unincorporated Hercules/Rodeo area. (A-4) (GP: AL) (CT: 3592.01) (ZA: F-8) (Parcel #362-010-007) GK

DEVELOPMENT PLAN: PUBLIC HEARING

10. ALBERT SETO (Applicant) - LAWRENCE WONG (Owner), County File #DP11-3002: Request for approval of a development plan to legalize an existing detached trellis and an existing fence/outdoor kitchen structure that were constructed on a substandard-size lot without building permits, for the purpose of determining compatibility with the surrounding neighborhood. The project also includes a request for approval of variances to allow 1) a 0-foot side yard setback (minimum 3 feet required) for a fence/outdoor kitchen structure and 2) a 1.5-foot side yard setback (minimum 3 feet required) for a trellis. The subject property is located at 2704 Danville Boulevard in the Alamo area. (R-20) (GP: SL) (CT: 3440.00) (Parcel #192-011-041) SFT

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JANUARY 23, 2012.

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 (\*).

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Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 651 Pine Street, 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.

*L.O.H.a*

Subj: **November 2011 Contra Costa LAFCO Meeting 11-09-11**  
Date: 11/2/2011 3:15:50 P.M. Pacific Daylight Time  
From: [KSibl@lafco.cccounty.us](mailto:KSibl@lafco.cccounty.us)  
To: [David.Twa@cao.cccounty.us](mailto:David.Twa@cao.cccounty.us), [Lisa.Driscoll@cao.cccounty.us](mailto:Lisa.Driscoll@cao.cccounty.us), [Catherine.Kutsuris@dcd.cccounty.us](mailto:Catherine.Kutsuris@dcd.cccounty.us),  
[Rich.Seithel@cao.cccounty.us](mailto:Rich.Seithel@cao.cccounty.us), [Timothy.Ewell@cao.cccounty.us](mailto:Timothy.Ewell@cao.cccounty.us), [Barbara.Riveira@cao.cccounty.us](mailto:Barbara.Riveira@cao.cccounty.us),  
[Dorothy.Sansoe@cao.cccounty.us](mailto:Dorothy.Sansoe@cao.cccounty.us)  
CC: [LTexte@lafco.cccounty.us](mailto:LTexte@lafco.cccounty.us)  
Good afternoon--

The next LAFCO meeting will be **Wednesday, November 9, 2011, at 1:30 p.m.** in the Board of Supervisors chamber, 651 Pine St., Martinez. **The full agenda packet will be available on the Contra Costa LAFCO website ([www.contracostalafco.org](http://www.contracostalafco.org)) Friday morning.**

If you have any questions, please contact Lou Ann Texeira at 925-335-1094 or Kate Sibley at the number below.

Thank you.

Kate Sibley, Assistant  
Contra Costa LAFCO  
651 Pine St., 6th Fl.  
Martinez, CA 94553  
Tel: 925-335-1032  
Fax: 925-335-1031

**City and District Staff: Please distribute this notice to your councilmembers and board members.**

*Others:* You are receiving this either because we are required by law to notify you of LAFCO meetings or because you indicated an interest in receiving agendas and other notices from Contra Costa LAFCO. If you are an interested party (and not on the list due to your representation of a local agency), you may have your name removed from our list at any time by emailing [ksibl@lafco.cccounty.us](mailto:ksibl@lafco.cccounty.us). You may get duplicates of these notifications, as we may use more than one list. Our apologies; we try to catch as many duplicates as possible.

*(See attached file: 11-09-11 Notice and Agenda.doc)*



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

DATE/TIME: Wednesday, November 9, 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.**

**NOVEMBER 9, 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 October 12, 2011 regular LAFCO meeting

**BUSINESS ITEMS**

6. ***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.
7. ***Cemetery and Recreation & Park District Progress Reports*** - the Commission will receive progress reports from the Alamo Lafayette Cemetery District, Byron Brentwood Knightsen Union Cemetery District, County Service Areas R-4 and R-9, and Rollingwood Wilart Park Recreation & Park District in response to the LAFCO *2010 Park & Recreation Municipal Service Review*, and be asked to provide direction as appropriate.
8. ***2012 LAFCO Meeting Schedule*** – the Commission will be asked to approve the 2012 schedule of LAFCO meetings.
9. ***Professional Services Contract*** – the Commission will consider authorizing a contract with R.J. Ricciardi, Inc., CPAs to prepare the LAFCO financial audits for fiscal years ending June 30, 2011 and June 30, 2012.

**CORRESPONDENCE**

10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

**INFORMATIONAL ITEMS**

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

**ADJOURNMENT**

*Next regular LAFCO meeting – December 14, 2011 at 1:30 p.m.*

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

10.14.d

Subj: **December 2011 Contra Costa LAFCO Meeting 12-14-11**  
Date: 12/7/2011 3:00:48 P.M. Pacific Standard Time  
From: [KSibl@lafco.cccounty.us](mailto:KSibl@lafco.cccounty.us)  
To: [David.Twa@cao.cccounty.us](mailto:David.Twa@cao.cccounty.us), [Lisa.Driscoll@cao.cccounty.us](mailto:Lisa.Driscoll@cao.cccounty.us), [Catherine.Kutsuris@dcd.cccounty.us](mailto:Catherine.Kutsuris@dcd.cccounty.us),  
[Rich.Seithel@cao.cccounty.us](mailto:Rich.Seithel@cao.cccounty.us), [Timothy.Ewell@cao.cccounty.us](mailto:Timothy.Ewell@cao.cccounty.us), [Barbara.Riveira@cao.cccounty.us](mailto:Barbara.Riveira@cao.cccounty.us),  
[Dorothy.Sansoe@cao.cccounty.us](mailto:Dorothy.Sansoe@cao.cccounty.us)  
CC: [LTexe@lafco.cccounty.us](mailto:LTexe@lafco.cccounty.us)  
Good afternoon--

The next LAFCO meeting will be **Wednesday, December 14, 2011**, at **1:30 p.m.** in the Board of Supervisors chamber, 651 Pine St., Martinez. **The full agenda packet will be available on the Contra Costa LAFCO website ([www.contracostalafco.org](http://www.contracostalafco.org)) Friday morning.**

PLEASE NOTE: The Public Review Draft of the Mt. Diablo Health Care District Special Study is available on the Contra Costa LAFCO website. The deadline for comments is **5:00 p.m., Tuesday, December 27.**

If you have any questions, please contact Lou Ann Texeira at 925-335-1094 or Kate Sibley at the number below.

Thank you.

Kate Sibley, Assistant  
Contra Costa LAFCO  
651 Pine St., 6th Fl.  
Martinez, CA 94553  
Tel: 925-335-1032  
Fax: 925-335-1031

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(See attached file: 12-14-11 Notice and Agenda.doc)

10.14.11

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION  
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229  
e-mail: LTexte@lafco.cccounty.us  
(925) 335-1094 • (925) 646-1228 FAX



**NOTICE AND AGENDA FOR REGULAR MEETING**

DATE/TIME: Wednesday, December 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.

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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**

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**DECEMBER 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 November 9, 2011 regular LAFCO meeting

**OUT OF AGENCY SERVICE REQUESTS**

6. *LAFCO 11-10 - Clayton Regency Mobile Home Park* - This is a request by the Contra Costa Water District to provide municipal water service outside its jurisdictional boundary and sphere of influence to the Clayton Regency Mobile Home Park, 28+ acres (three parcels) located at 16711 Marsh Creek Road in unincorporated Central Contra Costa County.

**BUSINESS ITEMS**

7. *Northeast Antioch* -- the Commission will receive an 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 input and direction as appropriate.
8. *West Contra Costa Health Care District Update* - the Commission will receive an update relating to the West Contra Costa Health Care District, and be asked to provide input and direction as appropriate.
9. *Mt. Diablo Health Care District (MDHCD) Special Study* - the Commission will receive an overview of the Public Review Draft Special Study relating to the MDHCD governance options, and be asked to provide input and direction as appropriate.

**CORRESPONDENCE**

10. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
11. Correspondence from Special Districts Risk Management Authority (SDRMA)
12. Correspondence from California Special Districts Association (CSDA)

**INFORMATIONAL ITEMS**

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

**CLOSED SESSION**

- I. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to Gov. Code, § 54956.9(b): One potential case.
- II. PUBLIC EMPLOYEE PERFORMANCE EVALUATION -- Title: Executive Officer

**ADJOURNMENT**

*Next regular LAFCO meeting -- January 11, 2012 at 1:30 p.m.*

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





h o m e w o r k s c h o o l

*10.15.0*

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# MEETING CANCELLATION NOTICE

NOTICE IS HEREBY GIVEN THAT THE DECEMBER 8, 2011 WEST CONTRA COSTA INTEGRATED WASTE MANAGEMENT AUTHORITY BOARD OF DIRECTOR'S MEETING HAS BEEN CANCELLED.

THE NEXT REGULARY SCHEDULED BOARD OF DIRECTOR'S MEETING IS JANUARY 12, 2012 AT 7:00 P.M.

*Bobby P. for Chair Murray*

**Peter Murray, Board Chair  
West Contra Costa Integrated  
Waste Management Authority**

*Chris Lehon*

**Chris Lehon, Executive Director  
West Contra Costa Integrated  
Waste Management Authority**

\*\*\*\*\*



S:\Agenda\2011\December\Dec 2011 Cancellation Notice.doc  
**recycle more**  
WEST CONTRA COSTA INTEGRATED  
WASTE MANAGEMENT AUTHORITY

One Alvarado Square  
San Pablo, CA 94806

t 510.215.3125  
f 510.236.1636

info@recyclemore.com  
www.recyclemore.com



10.15.6



**recyclemore**  
WEST CONTRA COSTA INTEGRATED  
WASTE MANAGEMENT AUTHORITY

**WEST CONTRA COSTA INTEGRATED WASTE MANAGEMENT AUTHORITY**  
**BOARD OF DIRECTORS REGULAR MEETING AND AGENDA MAILING SCHEDULE**  
**Calendar Year 2012**

Meetings are held the second Thursday of the month at 7:00 p.m.

Meeting Location: San Pablo Civic Center Council Chambers, 13831 San Pablo Ave., San Pablo

<b>MEETING DATE</b>	<b>AGENDA CLOSES</b>	<b>AGENDA DISTRIBUTED</b>
12-Jan-12	28-Dec-11	5-Jan-12
9-Feb-12	26-Jan-12	2-Feb-12
8-Mar-12	23-Feb-12	1-Mar-12
12-Apr-12	29-Mar-12	5-Apr-12
10-May-12	26-Apr-12	3-May-12
14-Jun-12	31-May-12	7-Jun-12
12-Jul-12	28-Jun-12	5-Jul-12
	<b>No Meeting in August</b>	
13-Sep-12	30-Aug-12	6-Sep-12
11-Oct-12	27-Sep-12	4-Oct-12
8-Nov-12	25-Oct-12	1-Nov-12
13-Dec-12	29-Nov-12	6-Dec-12

The Board of Directors at its October 2001 meeting adopted Resolution No. 01-02 revising the mailing date of agenda materials from ten (12) to seven (7) calendar days prior to meetings.

The Board of Directors at its November 2001 meeting adopted Resolution No. 01-03 increasing the number of regularly scheduled meetings from five (5) to eleven (12) meetings per year.