

# **El Sobrante Municipal Advisory Council**

Mailing address: **3769-B San Pablo Dam Road, ES, 94803** We meet on: **2<sup>nd</sup> Wednesday** of the Month at **7:00 P.M.** Location: **Richmond ELKS Lodge #1251** 3931 San Pablo Dam Road, El Sobrante

The **ESMAC** is an advisory body to the Board of Supervisors

**Chair:** Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner  
**Members at-large:** Jim Hermann, Andrew Chahrour, Brandy Faulkner, Ylan Hunt  
**Alternates:** Xina Ash, one alternate position open

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510-223-6091 or [rpender970@aol.com](mailto:rpender970@aol.com)

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

## **AGENDA for Wednesday, April 11, 2018** **7:00 PM**

### **Pledge of Allegiance**

### **Call to Order/Welcome/Roll Call**

### **Approval of Minutes** – Minutes for March 14, 2018

### **Treasurer's Report** – James Lyons, District Coordinator, Office of Supervisor John Gioia

### **Introduction of Speakers/Guests/Topics**

**P.1** Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford  
Questions – limit 2 minutes per speaker

**P.2** Presentation by Officer Jason Joiner, California Highway Patrol  
Questions – limit 2 minutes per speaker

**P.3** Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas  
Questions – limit 2 minutes per speaker

**P.4** Presentation by Ross Hillesheim and Jake Olson, the new owners of the property previously known as Adachi Nursery. Mr. Hillesheim and Mr. Olson are requesting our ideas for the development of the 1.3-acre property.  
Questions – limit 2 minutes per speaker

**P.5** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report  
Questions – limit 2 minutes per speaker

**Public Comment** - for items not on the agenda  
Questions – limit 2 minutes per speaker

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

**DI.** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings; None received this month

**Short Discussion Items**

**SDI.1** Report from El Sobrante Valley Planning and Zoning Advisory Committee  
Questions – limit 2 minutes per speaker

**Information Items**

**10.1** – Email from Supervisor Gioia on "Participation in your government! Seeking residents for government advisory boards "

**10.2** – East Bay Regional Park District news and updates

**10.3** – Revised Urban Farm Animal Ordinance at County Planning Commission Meeting on March 14, 2018

**10.4** – Notice of Cancellation of the Contra Costa County Planning Commission meeting on March 28, 2018

**10.5** – Notice and Agenda for Contra Costa County Planning Commission meeting for April 2, 2018

**10.6** – Notice and Agenda for LAFCO's regular meeting on Wednesday March 14, 2018 at 1:30 P.M.

**10.7** – Email from the Planting Justice Team " Volunteer with the Planting Justice Team!"

**Sub Committee Reports**

**11.1** ESMAC Land Use

**11.2** ESMAC Safety

**11.3** ESMAC Education Programs/ Outreach

**11.4** Supervisor Gioia's and the ESMAC's Clean-up Day 2018, Moose Lodge Parking Lot

**Public Comment** –for items not on the agenda  
Questions – limit 2 minutes per speaker

**Announcements**

**Agenda Items / Speakers for Upcoming ESMAC Meetings**

**Adjournment:**

**Minutes March 14, 2018**

**El Sobrante Municipal Advisory Committee  
El Sobrante Elks Lodge, 3931 San Pablo Dam Road, El Sobrante , 7:00 p.m.**

Pledge of Allegiance  
Call to Order/Welcome/Roll Call

Members Present:

Barbara Pendergrass, Chair  
Tom Owens - Vice Chair (Joined Midway Through Meeting)  
Robin S. Tanner, Secretary  
Andrew Chahrour, Member at Large  
Ylan Hunt, Member at Large  
Xina Ash, Alternate

Excused Absences:

Brandy Faulkner, Jim Hermann - Members at Large

Guest:

James Lyons, Coordinator for Supervisor John Gioia

Approval of January 2018 Minutes: Barbara Pendergrass, Robin S. Tanner, Andrew Chahrour, Ylan Hunt, Xina Ash - yes. No - no one.

Treasurer's Report: \$4,282.00

Presentation by Sheriff's Office. None.

Presentation by Highway Patrol. Jason Joiner, Timothy Lavista (sp?). Discussion of side shows and how hard they are to stop.

Presentation by Contra Costa County Fire Department. None.

Presentation by Ruben Hernandez, Principal Planner for Contra Costa County and Development. Speaking on "Framework on Regulating Cannabis in the Unincorporated Area of Contra Costa County." Discussion and questions about zoning, possibility of allowing currently legal plants to grow outside, taxation of businesses, distribution of taxes, etc. A survey was handed out to those present.

Presentation by James Lyons District Coordinator for Supervisor John Gioia. The methadone clinic will not open in the formerly-proposed spot. The El Sobrante Library will be unavailable for two to three months until fire and water damage can be repaired.

Public Comment.

The new owners of the former Adachi Nursery introduced themselves and said that they were not the people who tried to get a permit for a gas and liquor store, although they do own other gas station properties.

Discussion Items.

None.

Short Discussion Items

None.

Information Items

- 10.1 Letter from BAART withdrawing Conditional Use Permit.
- 10.2 Supervisor Gioia's newsletter for March 2018.
- 10.3 Supervisor Gioia's newsletter for February 2018.
- 10.4 Agenda of West County Costa Integrated Waste Management for March.
- 10.5 Thank you email from Beverly Roberts Charles from Writer Coach Connection.
- 10.6 Notice from County Sheriff on spring 2018 Citizen's Academy.
- 10.7 Sustainable Contra Costa County newsletter.
- 10.8 CERT Spring 2018 schedule.
- 10.9 Monthly EBRPD Newsletter.
- 10.10 Notice and Agenda for Contra Costa County Zoning Administrator meeting in February and March 2018.
- 10.11 Notice and Agenda for Contra Costa County Planning Commission canceling their February meeting and the agenda for the March meeting.

Public Comment

Adjournment

Barbara Pendergrass, Tom Owens, Robin S. Tanner, Andrew Chahrour,, Ylan Hunt, Xina Ash - yes. No - no one. Meeting adjourned at 8:40 p.m.

10.1.a

Subject: **Opportunities for government participation!**  
Date: 3/22/2018 9:01:19 AM Pacific Standard Time  
From: john\_gioia@bos.cccounty.us  
To: rpende970@aol.com



eUpdate - March 22, 2018

**Participate in your local government!  
Seeking residents for government advisory boards**

Government works best when it includes input and observation from a cross-section of residents.

Government advisory boards, commissions and councils are excellent channels for resident involvement, and great opportunities for people wanting to serve.

**I'm looking for interested, qualified applicants for openings on a few advisory boards.** These boards generally meet monthly, and the positions are voluntary.

**Click on the titles below for more information.**

Click [here](#) for a scroll-down with details on all **County advisory boards**, including on **how to apply online**.

**County Board openings:**

**Assessment Appeals Board** -- District 1 seat. The Assessment Appeals Board is established to assess and equalize the valuation of the taxable property in the County for the purpose of taxation; and to perform all duties required by the State Board of Equalization and State law.

To be eligible, applicants must have five years experience as one of the following: CPA or public accountant; Licensed real estate broker; Attorney; Accredited or

certified real property appraiser

**Contact:** Jami Napier or at 925-335-1908

**Treasury Oversight Committee** -- Public seat. The Committee is responsible for reviewing the County's investment policy and monitoring the performance of County investments. (Deadline March 23.)

**Contact:** Ronda Boler or at 925-957-5280

**Family and Children's Trust (FACT)** -- District 1 seat. Conducts a bi-annual needs assessment on family and children's services in the County, and recommends program priorities to the Employment and Human Services Director and the Board of Supervisors.

**Contact:** Juliana Mondragon or at 925-313-1696

**Economic Opportunity Council (EOC)** -- Several seats open. The EOC is a tripartite advisory board to the Board of Supervisors and the Community Services Bureau of the Employment & Human Services Department (EHSD) for Contra Costa County for administration of the Community Services Block Grant.

**Contact:** Nancy Sparks or at 925-681-6311

For more information about all County advisory boards contact James Lyons in my office at 510-231-8692 or [james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us)

## **Non-County**

### **San Francisco Bay Restoration Authority, Independent Citizens Oversight Committee.**

Six open seats representing Bay Area regions. The oversight committee reviews the Authority's conformance with Measure AA, a voter-approved assessment which will generate about \$25 million annually for SF Bay restoration; reviews the Authority's audits and financial reports, and publishes an annual report of its findings.

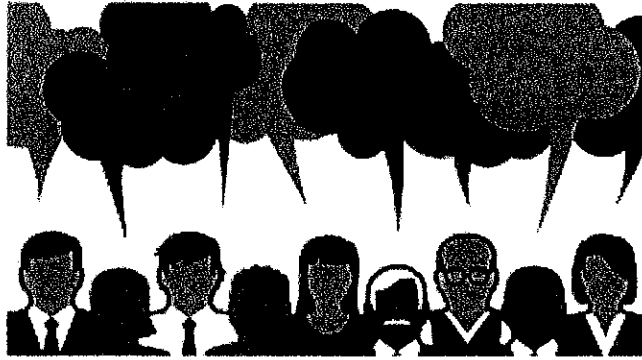
Appointees must have expertise in one or more of these areas.

- Water quality
- Pollution reduction
- Habitat restoration
- Flood protection
- Improvement of public access to the bay, or
- Financing of these objectives

Applications are due March 30. Click [here](#) for a PDF application.

**Contact:** Karen McDowell, Project Manager, SF Bay Restoration Authority, or at 415-778-6685.

10-6-C



Sincerely,

*John*

John Gioia  
Supervisor, District One  
Contra Costa County  
11780 San Pablo Avenue, Suite D  
El Cerrito, CA 94530  
510-231-8686 Phone  
510-374-3429 Fax  
[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)  
[www.cocobos.org/gioia](http://www.cocobos.org/gioia)

**Stay Connected**



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Supervisor District 1, 11780 San Pablo Avenue, Suite D, El Cerrito, CA 94530

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Sent by [john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us) in collaboration with

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Subject: **EBRPD March 2018 eNews**  
Date: 3/12/2018 4:44:27 PM Pacific Standard Time  
From: [pubaffs@ebparks.org](mailto:pubaffs@ebparks.org)  
To: [rpende970@aol.com](mailto:rpende970@aol.com)

## Your monthly EBRPD news & updates

The East Bay Regional Park District is proud to announce a newly-completed trailhead at Pleasanton Ridge Regional Park.

The new Castleridge trailhead will serve as an important public access point for users with expanded park ridgeline trail access from the northern side of the park. The trailhead's amenities include street parking for up to 50 vehicles, a drinking water fountain, accessible restroom, and gated access serving two neighboring communities. The project is a joint partnership between the Park District and the City of Pleasanton. A multi-use trail extends from the trailhead to the northern ridgeline of Pleasanton Ridge.



The new trailhead is located close to the intersection of Foothill Road and Old Foothill Road, west of the City of Pleasanton's Alviso Adobe Community Park.

Meanwhile in East Contra Costa County, the East Bay Regional Park District has completed an underground stairway and safety improvements at Black Diamond Mines Regional Preserve, allowing for a new and longer underground tour of Hazel-Atlas Mine. Increased public access and safety were the goals.

The new stairway makes it possible for visitors to complete a full loop from the Hazel-Atlas Mine entrance to the Greathouse Visitor Center, an underground mine museum open to all ages. Before, visitors would have to stop after 1,000 feet and backtrack to exit the mine tour, then enter the museum through a separate entrance. Most of the funding for the \$2.2 million project came from Measure WW and the District's Major Infrastructure and Replacement Fund.

Tours are available weekends March through November for \$5. Advance reservations are available for a few weeks at a time (currently reserving through April only). Reserve tickets online at [www.ebparks.org](http://www.ebparks.org) or call 1 888-327-2757. For safety reasons, tour participants must be 7 years or older. First-come, first-serve tours are also available.

See you in your Regional Parks.

**Robert E. Doyle**





*Placeholder text for a link or heading.*

Learn about the restoration work being done along the Bay Point Regional Shoreline. Restoration improves habitat for wildlife, and creates more opportunities for people to connect with nature.

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## Coyote Hills Regional Park Expansion Moving Forward

10.2.c

### *306 Acres Set to Be Added for Wildlife Protection, Public Recreation*

Big plans are in the works for Coyote Hills Regional Park in Fremont. On February 20, 2017 the East Bay Regional Park District Board of Directors approved a conceptual site plan and program for expansion of Coyote Hills Regional Park, including habitat restoration, urban agriculture, and public access improvements, such as relocating the park entrance closer to Paseo Padre Parkway to develop a more prominent entry point to the park. Approval of the conceptual plan allows the land use planning process to move forward into environmental review.

In 2014 the District received a donation of 296 acres (Patterson Ranch) bordering the eastern boundary of Coyote Hills Regional Park, expanding the park eastward to Paseo Padre Parkway. In September 2016, the District purchased an additional, contiguous 10-acre property to the north of the Patterson Ranch Parcel. Together, the newly acquired properties present opportunities to significantly improve public access and restore wildlife habitat.

The Board approved conceptual plan included robust community engagement and outreach, including social media and public meetings provides a clear vision for enhancing public access, urban agricultural, and wildlife habitat at Coyote Hills.

The planning process is expected to be complete in 2018 with potential approval in Summer 2018.

*Coyote Hills photo by Jerry Ting*



### **Trails Challenge**

The Park District's signature outdoor program is up and running! Join the fun for this self-paced, self-guided hiking program that takes you to 20 different trails in your

Regional Parks. Complete five or more hikes to earn your commemorative pin (while supplies last).

10.2.d

Find out more and download the 2018 Trails Challenge Guidebook:  
[www.ebparks.org/TrailsChallenge](http://www.ebparks.org/TrailsChallenge)

*Photo: Briones by Deane Little*



### Sheep Shearing Day

Ardenwood Historic Farm, Fremont  
Saturday, Mar. 17, 11 a.m. - 3 p.m.

Spring has sprung and it is time for our sheep's annual "haircut." Watch as the farm's sheep get sheared; then, try your hand at wool carding and see the transformation from fiber to yarn at the spinning wheel. You can even make your own wooly lamb to take home.

Fee: \$6/adults, \$5/seniors (62+), \$4/children (4-17 yrs.), 3 yrs. & under free. Free Parking.



### Tartan Day Scottish Fair

Ardenwood Historic Farm, Fremont  
Saturday, Apr. 7, 10 a.m. - 5 p.m.

Save the date! The annual festival co-produced by the East Bay Scottish Association and EBRPD returns to the farm April 7. All are welcome at this celebration of Scottish heritage complete with folk dancing, bagpipe music, historical re-enactments, and Highland athletics.

Fee: \$12/adults, \$8/seniors (62+), \$5/children (4-17 yrs.), under 4 yrs. free. Free Parking.

### Registration is Open for Summer Day Camps

Registration is open for summertime fun outdoors for children and youth!

#### **Park'N It Day Camp**

Ages 5 - 12

Temescal, Don Castro, Contra Loma, Miller/Knox & Ardenwood.

**New!** Coyote Hills too!

#### **Leaders in Training**

Ages 13 - 17

Gain leadership skills while you help with Park'N It camps!

\$50 fee

#### **Junior Lifeguards**

Ages 8 - 12

Six locations!

#### **Junior Lifeguard Aide**

Ages 13 - 15



10.2.e

**Junior Cadet**  
Ages 14 - 18



**Register Online**  
or call 1 888 EBPARKS  
for information

### Know Before You Go

Before you head to your favorite park or trail, take a moment to check conditions by visiting [www.ebparks.org/closure](http://www.ebparks.org/closure).

Updated daily.

**New(t)!** Seasonal Closure of South Park Drive in Tilden Regional Park  
Through March 31.



### Wellness: An Important Part of Experiencing the Regional Parks

The Foundation funds programs that encourage people to use the parks for physical and mental well-being, especially reaching out to children, seniors, urban residents, and ethnic groups that may not be using the parks as often as the general public.

#### Senior Outreach

Many seniors experience mobility issues, lack of transportation or other barriers that keep them from enjoying nature and experiencing their Regional Parks. Recognizing the wellness benefits of socializing with peers in a natural environment, the Foundation provides funding for transportation, meals, and recreational activities in parks for Seniors.

#### Multi-Cultural Wellness Walks

Multi-Cultural Wellness Walks were launched in 2014 in an effort to encourage diverse groups to come together for nature education, exercise, games and a healthy lunch that spans a multitude of ethnic cuisine. The vision is for all people to feel welcome and



REGIONAL PARKS  
**Foundation**

Supporting East Bay Regional Parks

#### About Us

*The Regional Parks Foundation was established in 1969 to support the East Bay Regional Park District by providing broader public access. Membership offers a convenient way for users to have frequent access to over 120,000 acres that make up your Regional Parks.*

comfortable coming back to explore their Regional Parks.



10.2.f

## Careers at EBRPD

Explore careers in your East Bay Regional Parks! We've started hiring for summer seasonal jobs. Currently hiring: Gate Attendant, Student Laborer, Interpretive Student Aide, Lifeguard, Police Officer, Public Safety Student Aide, and Recreation Leader..



Jobs



## Featured Activities

aturday, Mar. 10, 10 a.m. - 12 p.m., Saturday Stroll: Leona Canyon

Saturday, Mar. 10, 11 a.m. - 12 p.m., Wild Wonders, Sunol

10-2-9

Sunday, Mar. 11, 10 a.m. - 12 p.m., [Eagle Watch Walk](#), Del Valle

Sunday, Mar. 18, 1 - 2 p.m., [Perch of Jewel Lake](#), Tilden

Saturday, Mar. 24, 8 - 10 a.m., [Secrets of Spring Birds](#), Contra Loma

Sunday, Mar. 25, 10 a.m. - 12 p.m., [Sunday Stroll: Anthony Chabot](#)

**Discover even more fun!** [Search online](#) by park, date or other keywords. Or browse through a PDF of our bi-monthly activity guide, [Regional in Nature](#).

*Photo above: Burrowing owl at Coyote Hills, by Jerry Ting*

[Park & Trail Closures](#) | [Rules & Regulations](#) | [Jobs](#) | [Volunteer Opportunities](#) | [Bids & RFPs](#)

## OpenRoad TV March Schedule

Set your reminders or your DVRs for Sundays on NBC Bay Area at 6:30 p.m. **OpenRoad TV with Doug McConnell** returns to visit spectacular and inspiring parks and open spaces in the greater Bay Area.

**March 4** Vasco Caves; Latino Outdoors

**March 11** NEW Episode!  
Sonoma County coast

**March 18** Coyote Valley; Marin County parks; Outdoor Afro

**March 25** New Episode!  
La Honda; bay trails; Carquinez Strait

EBRPD is a proud sponsor of OpenRoadTV.



Photo: Host Doug McConnell with EBRPD Wildlife Program Manager Doug Bell at Vasco Caves

## Movie "4 Wheel Bob" Comes to San Rafael Film Center

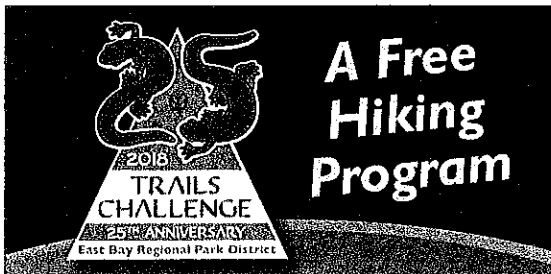
Bay Area filmmaker Tal Skloot will present his film portrait of Bob Coomber, who will join him for discussion. 4 Wheel Bob follows Coomber, an intrepid adventurer who sets out to be the first wheelchair hiker to cross the 11,845-foot Kearsarge Pass in the Sierra Nevada.



Sunday, March 18, 4:15 p.m.  
San Rafael Film Center  
[Tickets and Information](#)

# Plan Your Next Adventure

10.2.k



East Bay Regional Park District | 1 (888) EBPARKS | [info@ebparks.org](mailto:info@ebparks.org) | [www.ebparks.org](http://www.ebparks.org)



East Bay Regional Park District | 2950 Peralta Oaks Court, Oakland, CA 94605

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Subject: **Revised Urban Farm Animals Ordinance at County Planning Commission on March 14, 2018**

Date: 3/12/2018 10:51:01 AM Pacific Standard Time

From: Stanley.Muraoka@dcd.cccounty.us

To: RPender970@aol.com

The Board of Supervisors considered the Urban Farm Animals Ordinance at its meeting on February 6, 2018. The Board asked that the Ordinance specifically include nucleus beehives and that the District III residential communities of Bethel Island, Byron, Diablo, Discovery Bay, and Knightsen be excluded from the Ordinance. Staff has prepared a revised Ordinance that includes a definition of nucleus beehive and a regulation to allow one nucleus beehive per one regular beehive. Staff has prepared a second Ordinance for an Urban Farm Animal Exclusion Combining District within which beekeeping would not be allowed on residential lots and farm animal raising and keeping would not be allowed on R-6, R-7, R-10, R-12, and R-15 single-family residential lots, a single-family residential lot in a P-1 planned unit district, and on a D-1 two-family residential lot. Staff has also prepared a Rezoning that would apply the Exclusion Combining District to the residential areas of Bethel Island, Byron, Diablo, Discovery Bay, and Knightsen. These items will be considered at the upcoming County Planning Commission meeting on Wednesday, March 14, 2018. The Commission meeting starts at 7:00 p.m. at 30 Muir Road in Martinez.



**Stan Muraoka, AICP**  
Senior Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553  
-----  
Phone: 925-674-7781  
Email: stanley.muraoka@dcd.cccounty.us



~ CANCELLED ~

16.8

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, MARCH 28, 2018  
30 MUIR ROAD, MARTINEZ, CA 94553**

CHAIR: Duane Steele  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Richard Clark, Marvin Terrell, Jeffrey Wright, Donna Allen, Kevin Van Buskirk

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, APRIL 11, 2018.

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

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

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

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# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, APRIL 2, 2018

30 MUIR ROAD

MARTINEZ, CA 94553

\*\*\*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 Hilaria Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED CLOSED PUBLIC HEARING

- 2a. JORAM ALTMAN (Applicant) - JEREMY PATRICIA STONE (Owner), County File #DP17-3046: A request for approval of a Development Plan for a Kensington Design Review to remodel the existing single-family residence, which includes replacing the roof, adding 18-inch high skylights, adding solar panels, replacing two trellises, and removing an 8 square foot bump out on the eastern side of the home. No addition to the gross floor area is proposed. The project is located at 7 Highgate Court in the Kensington area. (Zoning: R-6 Single-Family Residential District, -K Kensington Combining District, and -TOV Tree Obstruction of Views Combining District) (Assessor's Parcel Numbers: 572-181-017, -016) (Continued from 03/19/18 TM) SJ Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. RIDGE COMMUNICATION FOR VERIZON WIRELESS (Applicant) - SIGNODE INDUSTRIAL GROUP (Owner), County File # LP17-2017: The applicant requests approval of a Land Use and Development Plan combination permit to establish a new Verizon Wireless telecommunications facility including the following: (1) A new 10-foot-tall stealth tower extension with space for nine antennas; (2) A 520-square-foot lease area at ground level; and (3) A Tree Permit to remove four code-protected trees. The subject property is located at 761 Port Chicago Hwy, in the Bay Point area. (Zoning: Bay Point Planned Unit (P-1)) (Parcel Number: 098-250-017) JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 16, 2018.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to 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, 30 Muir Road, Martinez, California 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, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.6.a

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, March 14, 2018, 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 a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

**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.**

## MARCH 14, 2018 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 February 14, 2018 regular LAFCO meetings

### OUT OF AGENCY SERVICE REQUESTS

6. *LAFCO 18-02 – City of Martinez – 2415 Donald Avenue* – consider a request by the City of Martinez to provide municipal water service outside its jurisdictional boundary to a 0.10± acre parcel (APN 378-091-007) located on Donald Avenue in the unincorporated Mt. View area to serve a proposed residential duplex; and consider related actions under CEQA.

### BUSINESS ITEMS

7. *Selection of Alternate Public Member* – the Commission will receive a report from the screening committee, be asked to interview the top five applicants for the alternate public member seat, and be asked to appoint the alternate public member.
8. *FY 2018-19 Proposed Budget and Work Plan* - consider approving the proposed budget and work plan for FY 2018-19 - *Public Hearing*
9. *Proposed Update to Contra Costa LAFCO's Legislative Platform* - the Commission will be asked to approve minor revisions to its Legislative Platform consistent with the CALAFCO 2018 Legislative Policies.

### 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 April 18, 2018 at 1:30 pm (third Wednesday)*

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

10. 3. 2

Subject: **Volunteer with the Planting Justice Team!**  
Date: 3/15/2018 11:52:27 AM Pacific Standard Time  
From: fred@plantingjustice.org  
To: rpender970@aol.com

Having trouble viewing this email? [Click here](#)

## **Volunteer with the Planting Justice Team!**

Greetings Planting Justice community supporters! We want to thank you for filling out your volunteer inquiry. The skills and interests this group possesses are vast and enormously valuable for Planting Justice at this critical stage in our organization. We have been hard at work, transforming a grass and thistle-filled 5-acre slope into the region's most biodiverse food forest farm (in El Sobrante), and turning a 2-acre empty lot in deep East Oakland into a thriving organic nursery with 1,100 varieties of edible and medicinal tree crops! We are dedicated to re-imagining and re-building our food system to make it more just and sustainable, and we need your help!

If you would like to join us at the El Sobrante Farm and/or East Oakland nursery to help us make food justice history in the Bay Area, we would like to invite you to attend one of our volunteer orientations:

**Volunteer orientation dates for the Farm** are 3/17/18 and 4/7/18 10am. Keep in mind the walk from the parking location to the farm takes about 10 minutes.

**Volunteer Orientation dates for the Nursery** are 3/21/18 and 3/28/18 10am.

Please be on time or early for optimal group cohesion. Please bring your own lunch. Click the RSVP link below for address and parking instructions.

**Ongoing volunteer opportunities not requiring orientation:** Photography, Data Entry, Data Management, Website developer, Graphic design, Copy Editing, Grant Writing, Data Entry, Event Planning.

Please RSVP by [clicking here](#).

## **Our Transform Your Yard Landscaping Team is Hiring!**

This position provides Edible Landscapers with the opportunity to give back to their community, develop their resume, gain expertise in

10.2.6

food and medicine production, and receive the support and empowerment they need to become leaders in the food sovereignty movement.

[Learn more here](#) and spread the word!

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