

El Sobrante Municipal Advisory Council

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

The ESMAC is an Advisory Body to the Board of Supervisors

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

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

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

AGENDA for Wednesday, May 14, 2014

7:00 P. M. Pledge of Allegiance

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

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

1. Minutes for April 09, 2014

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI. El Sobrante Chamber has requested the ESMAC purchase clear window mount folders to hold the agenda's for mounting on the window of the Annex in place of the scotch tape currently used. Each clear window mount is \$8.79 plus tax with the suction cups needed to hold the clear window mounts costing \$5.49 each plus tax. Need four of each for total of \$57.12 and 9.5% tax of \$5.43. Total required approximately \$63.00

Presentations

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

P.1 Presentation by Lt. Jon Moreland, Bay Station Commander, Crime Report. Lt. Moreland will no longer be our Bay Station Commander. Our thanks to Lt. Moreland for

his support of the El Sobrante Community. Lt. Moreland will be missed by all of us in the El Sobrante Community

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

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

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

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

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

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

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

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

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

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

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

P.5 Presentation by Sharon Thygesen candidate for the West County Waste Water District

8:00 P.M. to 8:05 P.M. Questions- limit 2 minutes per speaker

8:05 P.M. to 8:10 P.M.

P.6 Presentation by Rich Kinney, candidate for the 15th Assembly District

8:10 P.M. to 8:15 P.M. Questions- limit 2 minutes per speaker

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

P.7 Presentation by Eugene Ruyle candidate for the 15th Assembly District

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

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

P.8 Presentation by Sam King candidate for the 15th Assembly District

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

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

P.9 Presentation by Tony Thurmond candidate for the 15th Assembly District

8:40 P.M. to 8:45 P.M. Questions- limit 2 minutes per speaker

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

P.10 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

8:50 P.M. to 9:00 P.M. Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

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

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

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

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department - **No Applications received this month**

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

9:10 P.M. to 9:25 P.M.

DI.2 Discuss and adoption of the El Sobrante By-Laws and Ethics Statement

9:25 P.M. to 9:35 P.M. Questions – limit 2 minutes per speaker

Short Discussion Items-

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

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

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

Information Items-

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

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

Agenda and Packet of Information for April 10, 2014

10.2 News Letter from the East Bay Regional Park District

10.3 West Contra Costa County Integrated Waste Management Authority, Board of Director's, Regular Meeting Agenda for April 18, 2014, 7:00 P.M., and an Internal Operations Committee Meeting Agenda for April 30th, 2014, 8:00 A.M.. Location, San Pablo City Hall, City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue, San Pablo, Ca, 94806

10.4 Contra Costa County Planning Commission's Meeting Notice and Agenda for May 13, 2014 , 7:00 P.M., 30 Muir Road, Martinez, Ca

10.5 Contra Costa County Zoning Administrator's Meeting Notices and Agendas for April 7, 2014, and April 21, 2014, 1:30 P.M. 30 Muir Road, Martinez, Ca

10.6 Contra Costa County Local Agency Formation Commission Notice and Agenda for the Regular Meeting, March 12, 2014, 1:30 P.M., Board of Supervisors Chambers, 651 Pine Street, Martinez, Ca.

Sub Committee Reports

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

11.1 ESMAC Land Use- Barbara, Tom, George

11.2 ESMAC Safety- James, Joseph

11.3 ESMAC Education Programs/ Out Reach- Sharon, Mark, El Sobrante Cleanup Day, October 4, 2014

11.4 ESMAC By Laws, Chair Barbara, Co Chair Tom, member Joseph

New Business

12.1

Public Comment -for items not on the agenda
9:50 P.M. to 10:00 P.M. -limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Alcohol and Beverage Control

New member, Jeff Wright, County Planning Commission, representing El Sobrante

Adjournment 10:00 P.M. in the Memory of Ruby Molinari a former long term Chair of the ESMAC and a former Vice President of the El Sobrante Valley Planning and Zoning Advisory Committee. Ruby passed away Tuesday Morning, April 29, 2014

DI.1

**Land Use Activity Report on Items Received From the Contra Costa
County Community Development and Conservation Department
May 14, 2014**

No Land Use Parcel Information received for this month

**EL SOBRANTE MUNICIPAL ADVISORY COUNCIL
BYLAWS**

**Established 1995
*Updated 2006
Updated 2014***

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Chapter 1

GENERAL PROVISIONS

Sections:

- 1.1 **Adoption.**
- 1.2 **Title — Citation — Reference.**
- 1.3 **Definitions and interpretations.**

1.1 Adoption.

The bylaws of the El Sobrante Municipal Advisory Council (ESMAC) are hereby adopted.

1.2 Title — Citation — Reference.

These bylaws shall be known as the El Sobrante Municipal Advisory Council (ESMAC) Bylaws. The Advisory Council was created by Contra Costa County Board of Supervisors' resolution number 95-94 on February 14, 1995, pursuant to the authority granted by section 31010 of the California Government Code.

It shall be sufficient to refer to these bylaws as the ESMAC Bylaws in any action or advisory resolution taken under the authority granted by the Contra Costa County Board of Supervisors. Further reference may be made by chapters, sections and subsections of the ESMAC Bylaws and such references shall apply to that numbered chapter, section or subsection as it appears in the bylaws.

Whenever a reference is made to these bylaws as the ESMAC Bylaws, or to any portion thereof, the reference shall apply to all amendments, corrections and additions heretofore, now or hereafter made.

1.3 Definitions and Interpretations

- 1.3.1 "Area" means the geographical area, which the Council will represent as stated in Board Resolution number 95-94.
- 1.3.2 "El Sobrante" means the unincorporated area covered by the ESMAC as defined in 1.3.1 above.
- 1.3.3 ESMAC is an abbreviation for El Sobrante Municipal Advisory Council.

Chapter 2

ADVISORY COUNCIL

Sections:

- 2.1 **Objectives of the Council.**
- 2.2 **Appointed Members**
- 2.3 **Alternate members.**
- 2.4 **Officers — Election and duties.**
- 2.5 **Member - Absences**

2.1 Objectives of the Council.

- 2.1.1 Public representation. The Council has a broad overview of the community needs. It represents the overall interests of El Sobrante by:
 - Conscientiously studying the problems facing the area.
 - Determining alternative solutions.
 - Explaining problems and possible solutions to the County Board of Supervisors.
 - Recommending a course of action believed best for the general welfare.
- 2.1.2 Advisory Recommendations. Council members are nominated by the County District Supervisor and appointed by the County Board of Supervisors. The Council is Advisory Council to the County Board of Supervisors. In forming advisory recommendations to the Board of Supervisors, Council members do their best to represent all residents. All phases of their job are involved in the determination of advisory recommendations to the Board of Supervisors. In forming their recommendations, the Council comes to a decision, and advises as to implementation.
- 2.1.3 Public hearings. The Council is an advisory body, but it may use public hearings to gather information upon which to base a recommendation. Such matters as hearings on variances, use permits, and land use are of this character.
- 2.1.4 Authority of Council. The Council serves in an advisory capacity to the Board of Supervisors, which is the final decision making authority for the area. The Council serves without compensation of any kind and without any expense funds of any kind from the Board.
- 2.1.5 Authority of subcommittees. The Council may choose to appoint subcommittees composed of its own members to conduct studies in specialized areas.

2.2 Appointed members.

The ESMAC has seven voting members appointed by the County Board of Supervisors who serve four-year terms. Candidates for appointment to the ESMAC must be residents of El Sobrante. Appointment terms start at the first meeting in January.

2.3. Alternate members.

As established in Board Resolution number 96/58, the ESMAC has two alternate members serving without any voting privilege. The alternate members are appointed by the Board. Each of them shall meet the qualifications for membership. The alternate members may fill any vacancy that may arise until a replacement is selected. In the case of a vacancy by an appointed member, the alternate, at the discretion of the District Supervisor, may be nominated to serve the balance of the term. The alternate members of ESMAC serve at the pleasure of the Board.

2.3.1 Alternate members shall vote in a member's absence. In absence of one (1) member, the first alternate shall assume the absent member's duties for the term of the meeting. In the absence of a second member, the second alternate shall assume that member's duties for the term of the meeting.

2.4 Officers — Election and duties.

The officers of the ESMAC shall be: Chair, Vice Chair, Secretary, and Treasurer. The officers are chosen by the elected members each year during the regular Council meeting in January, and shall assume office immediately. All officers must be appointed members of ESMAC.

- 2.4.1 The chair is the presiding officer of the Council. The chair shall have a vote in all of the Council's proceedings. The chair is the official spokesperson for the Council. The chair shall perform such other duties as may be imposed by the Council consistent with the office. The chair shall serve in such capacity, at the pleasure of the Council, until replaced by the election of a new chair or until losing membership on the Council.
- 2.4.2 The vice chair shall perform all of the duties and responsibilities of the chair during the chair's absence or disability. The vice chair shall serve at the pleasure of the Council, until replaced by the election of a new vice chair or until losing membership on the Council.
- 2.4.3 The Secretary shall call role. The secretary is also responsible for maintaining minutes of Council actions and of maintaining a permanent record of all of the Council's actions, listing the member's name and their vote on all votes of the Council; example votes are Aye, No, Absent, or Abstain. The secretary shall perform such other duties as are assigned by the Council and serves at its pleasure.
- 2.4.4 The treasurer shall ensure compliance with County procedures for the handling of Council monies. The treasurer shall give monthly financial reports to the Council, and serves at its pleasure.

2.5 Member Absences.

If an appointed Council member or Alternate Council member has been absent from two consecutive meetings, the secretary or administrative support staff shall advise the member or alternate that absences from three consecutive regular meetings of the MAC may result in a recommendation of termination to the Board of Supervisors. .

Chapter 3

COUNCIL MEETINGS

Sections:

- 3.1 Meetings.
- 3.2 Notice.
- 3.3 Meeting place.
- 3.4 Public participation.
- 3.5 Conduct of Hearings
- 3.6 Agenda.
- 3.7 Business procedure.
- 3.8 Consent calendar.
- 3.9 Order of business.
- 3.10 Minutes.
- 3.11 Conduct.
- 3.12 Disruption.
- 3.13 Public relations.

3.1 Meetings.

All meetings of the ESMAC shall be in compliance with and held in accordance with the state's Brown Act, and the county's Better Government Ordinance.

- 3.1.1 Regular meetings. The Council shall hold regular meetings on the second Wednesday of each month at seven p.m.
- 3.1.2 Special meetings. A special meeting may be called at any time by the chair or by a majority of the Council. Only matters contained in the notice may be considered.
- 3.1.3 Quorum. Four appointed members or appointed alternate members constitute a quorum for the transaction of business at any meeting of the Council. A quorum must be present throughout the meeting. If there is no quorum present at said meeting, a majority of those present may adjourn the meeting to a rescheduled date.

3.2 Notice.

A notice of every meeting (agenda) shall be posted at the El Sobrante Library and at the Annex. An agenda shall be emailed to all Council members at least four days prior to the meeting. Copies of the agenda shall be delivered to the Board Supervisor for the first district. The call and notice shall specify the time and place of the meeting and the business to be transacted. No other business shall be considered at such meetings by the Council.

3.3 Meeting place.

All regular meetings shall be held in the conference room of the El Sobrante library, 4191 Appian Way, unless otherwise designated.

3.4 Public participation.

All meetings of the Council and its committees shall be open to the public.

Every agenda for public meetings shall provide an opportunity for the public to address the Council on items that are within the Council's jurisdiction; however, no action shall be taken on any item not appearing on the agenda. An agenda item, "Public Comment" is the opportunity for general comments; those who have first presented matters in the form of a written communication or who have personally notified the chair of their desire to speak shall be allowed to address the Council before other members of the public.

The public may comment, also, on each agenda item as it is presented during the meeting.

No member of the public should speak longer than two minutes on any issue or during "public comment". The chair may give permission for all public speakers on a particular item to give extended remarks. If more than twenty people wish to address the Council during public comment, at the beginning of the discussion the Chair may choose to limit each speaker's comments to one (1) minute per person. Members of the public wishing to address the Council must be recognized by the Chair. Whenever possible, members of the public may be asked to stand at a designated location to address the Council.

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3.5 Conduct of Hearings.

Public proponents of a course of action always speak first at public hearings. Opponents are then allowed to voice their objection. Proponents are then allowed time for rebuttal of the arguments raised against them. All hearings are closed by the Chair before the Council discusses the issue. The public may not make additional remarks during the Council discussion.

3.6 Agenda.

All Council meetings are conducted according to an agenda. The chair is responsible for the preparation and distribution of the agenda. Any member may submit items for the agenda, and all items of business submitted shall appear on it. The agenda should describe the intended action on each item.

The agenda for regular meetings shall provide for a roll call, approval of minutes from previous meetings, approval of consent calendar items, scheduled public hearings, public comment, proposed recommendations for adoption, and such other business as may be appropriate. The chair may specify the order of business for any agenda.

3.7 Business procedure.

All business on the agenda may be referred by the chair to a member or committee of members for investigation, report and recommendation in reference thereto, before any action is taken thereon by the Council. The report shall be in writing if it recommends further action by the Council.

3.8 Consent calendar.

The chair may recommend that items appearing on the agenda be placed on the consent calendar for action by the Council. If any Council member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Council on any such item, the item shall be deemed removed from the consent calendar and shall be heard and acted upon at its regular place on the agenda. Upon motion of any member of the Council, all items placed upon the consent calendar may be acted upon together and, if the motion is adopted, each shall be deemed to have received the action recommended.

3.9 Order of business.

The order of business to be followed in conducting the meetings of the Council shall follow the written agenda. The chair may vary the order of business during the meeting. The regular order of business may be suspended by the Chair.

3.10 Minutes.

The minutes of the Council shall be kept by the secretary. They shall reflect all actions taken by the Council including every member's name and their vote.

3.11 Conduct.

The members of the Council and persons appearing before the Council shall address their remarks to the chair and not to the audience. The members of the Council shall remain seated when the Council is in session unless excused from doing so by the chair.

3.12 Disruption.

Any Council member or other person using vulgar, profane, loud, or boisterous language at any meeting, or otherwise interrupting the proceedings of the Council, shall be seated or keep quiet when ordered to do so by the chair. If order can not be restored, the chair may temporarily recess the meeting and may request the sheriff's deputy, if present, to remove persons causing disturbances from the meeting room.

3.13 Public relations.

Public relations are a necessary and important activity of the Council in providing political leadership. Council members should take the responsibility for educating the citizens about the issues and programs in the area.

The chair is the spokesperson for the Council, and should always represent the majority position of the Council. Invitations for ceremonial duties, interviews for press, radio and television, and presentations to the Board should be referred by the chair to the District Supervisor.

Once a vote is taken by Council, that is the position of the Council unless there is reconsideration. Although other Council members may have different points of view, they will enhance the standing of the ESMAC in the community if they support the majority position of the Council in any public statements.

COMMITTEES AND LIAISONS

Chapter 4

COMMITTEES AND LIAISONS

Sections:

4.1 Subcommittees.

4.1 Subcommittees.

- A. Subcommittees are appointed by the Council to advise and to perform any duties determined by the Council. Subcommittees are directly responsible to the Council and are made up of members of the council.
- B. Unless determined elsewhere, the subcommittees shall be governed by or meet the following criteria:
 - 1. **Membership.** A subcommittee shall consist of not more than three council members.
 - 2. **Appointments.** The members shall consist of Council member volunteers or Council member appointments by the Chair.
 - 3. **Term.** Terms are one year, commencing on January 1, unless a member is removed from office pursuant to the provisions of paragraph B.4 of this section.
 - 4. **Removal of members.** Members of subcommittees serve at the pleasure of the Council and may be removed by a majority vote of the entire Council
 - 5. **Quorum.** A quorum of the subcommittee shall consist of a simple majority of the subcommittee's members.
 - 6. **Officers.** At the first meeting of each calendar year, the subcommittee shall select its officers. These shall consist of a Chair, a Vice Chair, and a Secretary.
 - 7. **Conduct of Business.** The conduct of subcommittee business shall be by the rules of procedure adopted by the Council.
 - 8. **Minutes.** The secretary of the subcommittee shall prepare action minutes for the membership and Council not later than ten days following the meeting.
 - 9. **Meetings.** Unless otherwise provided, the subcommittees shall meet on a regularly scheduled basis. The agenda for each meeting shall be posted at least four days (96 hours) prior to the meeting. The meetings are open to the public and shall be conducted in accordance with the Brown Act and Better Government Ordinance.

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A COUNCIL MEMBER'S CODE OF ETHICS

1. Support Council Policies. Stand behind the Council's spokesperson and leadership. All press releases should be from the District Supervisor.
2. Build Teamwork--Avoid Surprises. Good ideas arise at any time, mostly outside of formal meetings. Be open with ideas, feelings and attitudes. Bring them to the attention of the chair before meetings. The goal is not to surprise, but to gain an honest evaluation of your ideas and to recruit assistance in implementing them. Since surprises can be embarrassing or confusing, they are less likely to lead to implementation. Avoid "hidden agendas." Such practices cause colleagues to question motives. Openness about attitudes and feelings allows colleagues the security of being able to anticipate reactions.
3. Show Respect. Due respect should be extended to one's colleagues at all times. After all, each was appointed to the Council by the same process. Even where a fellow Council member is disliked or distrusted, a personal attack usually rates a counterattack and becomes destructive. It is not difficult to embarrass a fellow official during a public meeting, as he is often vulnerable and depends on the support and goodwill of his colleagues to do a good job. Criticism must be constructive and must be done in private.
4. Value Your Vote. The only thing that makes a Council member different from any other citizen is his privilege to vote upon official business. Vote with your constituency and your conscience in mind. If there are conflicting goals, vote for the higher purpose. Do not abstain from voting unless there is a conflict of interest.
5. Decision by Consensus. Not Majority. Better decisions can be made by consensus. Explain your individual goals and work to draft a solution to meet the largest number of those goals. Openness is essential; and when all are committed to openness, consensus can be read without a formal vote.
6. Give Political Assent. Fight like a tiger; but when the fight is over, accept the result. Each Council member has an obligation to respect the decisions of the whole group. Outside of the meeting, do not say, "I was against it before and am still against it and am working to reverse it." Although that may be true, the statement undermines the process. Your audience may immediately applaud you as a lone, beleaguered knight, but upon later reflection will recognize your statement as the excuse of a loser; that is, your ideas were not good enough, or your political skills not sharp enough to convince half of the other members to your point of view. Accept the results of a Council vote; respect the decision of the group.

Respect Non-Partisanship. The strength of local government in California is that it is non-partisan. Be dedicated to the preservation of this system. Do not use your office for partisan political activities. Any such involvement should be as a private citizen only, and with the least amount of public notoriety



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

P.O. Box 20136

El Sobrante, CA 94820

THURSDAY, APRIL 10, 2014

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

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of March 13, 2014
3. Treasurer's Report: Barbara Pendergrass.
4. Correspondence Sent/Received.
5. **Projects/Items Under Review:**
 - 6:30 p.m. **MS14-0003.** Subdivide 0.557 acres into 2 lots on the corner of San Pablo Dam Rd. & Cavoretto Lane. Owner: Jack Yang
 - 6:45 p.m. **Discussions & Decisions:**
 - Improvements to I 80:** Replace overcrossing at San Pablo Dam Rd., change El Portal entrance to I 80, put in pedestrian bridge to Riverside Elementary School.
 - Review info on Doctors Hospital Property Tax.** The Healthcare District in West County takes in parts of El Cerrito & Kensington and moves all the way to and includes Crockett. We were informed that there are 250,000 residents in the Healthcare District. If the parcel tax is improved by 2/3 votes, a 2,000 sq. ft. home would pay \$280 a year; a 3,000 sq. ft. home would pay \$420. We were told that Chevron would pay \$ 360,000 per year. **Question:** How many Chevron employees live in the West County area? If the parcel tax does not pass, the hospital will probably close in July 2014.
 - El Sobrante Renew:** This group was recently formed to initiate and activate community improvements. See listing. Party Fundraiser on Sat., April 12 from 6 p.m. to 11 p.m. Fun, food & Music at the Elks Lodge, 3931 San Pablo Dam Rd. Speakers: Bob & Shirley Sharp.
 - Updates on existing Applications & questions on other projects:**
 - SD06-9066. 3 parcels sold off Fariss Lane. No recent actions
 - MS12-0005. Minor sub at 39 Kirkpatrick Dr.
 - VR 13-1033. 4171 Garden Lane. Convert garage to second unit.
 - VR 14-1003. 731 La Paloma. Variance for 1 off street parking space and 7.5 ft. sideyard where 10 ft. is required.
 - LP13-2120. 4280 Hilltop Drive. Applicants said they would apply for two 3 story homes off Hilltop Drive. No applications have been filed yet.
 - Any information on the mini parks plans?**

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April 10, 2014

-Additional Information: Information on Parklets; information from E.S. Chamber of Commerce; Updates on projects. Mtg. Mon., 4/14 at the E.S. Library

-Additional Information:

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

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



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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Minutes: March 13, 2014

EL SOBRANTE VALLEY PLANNING AND ZONING ADVISORY COMMITTEE
El Sobrante Library Meeting Room, El Sobrante, Ca. 6:00-8:00 P.M.

MEMBERS PRESENT: Co-Chair, Eleanor Loynd, Vice-Chair, Mike Zeelen, Treasurer, Barbara Pendergrass, Secretary, Shirley Sharp, George Schmidt, Robert Sharp, Jim Hermann.

MEMBERS ABSENT: Co-Chair, John Lisenko.

MINUTES: The Minutes were read and approved.

TREASURER'S REPORT: The Treasurer's Report was approved as submitted. The balance at Mechanics Bank as of 03-13-14 was \$746.16. The \$12.00 taken out for the monthly fee was credited back to the account. Reconciliation on last statement was \$768.83.

CORRESPONDENCE AND REVIEW OF CURRENT PROJECT

Thanks to Terrance Cheung who sent P&Z Members printed name cards to identify themselves at P&Z meetings. It was noted that Terrance will not be our coordinating contact with Supervisor Gioia. Replacing him will be James Lyons who has been the Code Enforcement District Coordinator for the El Sobrante area.

P&Z members arranged a meeting with Ruben Hernandez, our County planning contact, on February 27. The purpose of the meeting was to discuss projects for which we have not received updates from the County. In response to our meeting and the letter Eleanor sent preceding our meeting, the following updates were sent to P & Z by Mr. Hernandez.

PROJECTS

SD06-9066. Fariss Lane. 14-lot subdivision. Planner, Lashun Cross (925) 674-7786. Project is on hold per applicant's request.

MS12-005. Kirkpatrick Drive. 3-lot Subdivision. Planner, Will Nelson (925) 674-7791. No additional information has been received from applicant.

LP03-2052. Sikh Temple. Planner, John Osborne (925) 674-7793. No new activity is proposed for the Sikh Temple project.

LP13-2120. Wild and Radish Land Use Permit. Planner, Ruben Hernandez (925) 674-7785. Application is incomplete. A revised application to be submitted possibly by the end of this month.

VR14-1003. 731 La Paloma. Variance. Planner, Jennifer Cruz ((925) 674-7790. Application is new and is still within the initial 30 day review period.

VR13-1039. 5161 La Honda Drive. Planner, Sharon Gong (925) 674-7802. Applicant is requesting approval of a set back variance to establish an existing building as a second unit. The County Zoning Administrator will render a decision on this application following a public comment period which ends on Friday, March 7, 2014. This is the deadline for comments or request for public hearing.

CORRESPONDENCE

A letter from Ann M. Del Tredici, volunteer Executive Director for the Friends of Appian Creek and the Fariss-Lambert Neighborhood calls for updates on a weekly basis to keep all informed. She has heard that the 3 parcels were sold to 3 different people at auction. She was given to understand that the empty lot on Fariss sold for \$58,000.00. The Buyer expected the lot to have a house on it. The "half of the field" parcel above Fariss Lane was sold to another man for \$125,000.00. He expected it to have a house on it. The other half field parcel was sold to another man who is also upset because he has no easement or way to get to his property from any of the streets. It sounded like none of the men did research on the properties before bidding on them. This information was supplied by Ann to our group as a result of her conversations with County staff.

ANNOUNCEMENTS

DOCTORS MEDICAL CENTER is in serious financial crisis and without new revenue the hospital and its emergency room will close in just a few months. That is why the hospital leadership West Contra Costa Healthcare District is inviting everyone to a telephone town hall meeting. On Wednesday March 26 from 6:00 to 7:30 p.m. there is a live phone conversation about the future of the hospital. To join the call at that time call 877-229-8493 and dial the ID code:12910.

WEST CONTRA COUNTY HEALTH DISTRICT parcel tax special election is on May 6, 2014.

PARKLET PILOT PROGRAM

An invitation from Supervisor Gioia has been sent out to stakeholders to participate in an advisory group to develop a pilot parklet program for the community (between El Portal and Appian Way and between San Pablo Dam Road and Valley View). Terrance Cheung has been working with stakeholders using the San Francisco Parklet Program and the UCLA Parklet study as information. Groups contacted were El Sobrante Municipal Advisory Council, El Sobrante Chamber of Commerce, El Sobrante Boy's and Girl's Club, El Sobrante Elk's Lodge, El Sobrante Valley Planning and Zoning Advisory Committee, Citizens for a Greener El Sobrante, El Sobrante Renew and Bike Bay Area.

Meetings will be on April 3, 2014, 9:30 a.m.- 11:00 p.m. and on April 14, 2014, 5:30 p.m.-7:00 p.m. at the El Sobrante Library Meeting Room, El Sobrante.

The meeting was adjourned. The next meeting will be held on April 10, 2014. at the El Sobrante Library Meeting Room. 6:00 p.m.- 8:00 p.m.

Respectfully submitted,



Shirley Sharp,
Secretary

EL SOBRANTE VALLEY
PLANNING AND ZONING ADVISORY COMMITTEE



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.e

P.O. Box 20136 El Sobrante, CA 94820

P&Z CORRESPONDENCE - APRIL 2014

✓ Included here

1. To P&Z Member J. Lisenko. Info on "mini park" mtg. on April 3 at the E.S. Library Mtg. Room. Then Mtg. April 14, 5:30-7 p.m. at the E.S. Library to develop a draft of parklets proposed for E.S. area.
2. Call to County Planner Ruben Hernandez. Has a new application been filed for the "2 new 3 story homes" for 4283 Hilltop Drive? His answer "NO"! The old plan was pulled off: LP13-2120 with 4-two story homes, 2500 fruit trees, goats, chickens, Spawner doing a Garrity Creek Restoration plan.
3. From County. County Plan. Com. Mtg. of Tues., March 25 cancelled.
- ✓ 4. From CCC Dept. Of Conservation & Development. Thurs., April 3 at 1:30 a meeting on LP13-2108. Request for a land use permit to re-establish the sale of beer and wine at the Manor Market, 959 Manor Rd., El Sobrante.
- ✓ 5. From CCC Dept. of Con. & Dev. MS 14-0003. Request to subdivide 0.557 acres into 2 lots on the corner of San Pablo Dam Rd. & Cavoretto Lane submitted by owner Jack Yang.
6. To Jack Yang, MS 14-0003. Invitation to attend P&Z Mtg. on Thurs., April 10 to review his plans.
7. From Citizens for a Green E.S., Chair person Maurice Abraham. Request to be on the April 9th ESMAC agenda to share info and details on the San Pablo Dam Rd. Corridor. For example, a new ~~collector~~ ^{connector} street connecting Pitt Way to Hillcrest Rd.
- ✓ 8. From Sup. John Gioia. Questions answered on the Doctors Medical Center ballot issue set for May 2014.
9. Fax to Sup. Gioia & COS Terrance Cheung. Request for info on the April 3 mtg. on the E. S. Mini Park projects.
- ✓ 10. To Ruben Hernandez, County Planner. Requested info on various projects.
- ✓ 11. From E.S. Chamber of Commerce. Party Fundraiser set for Sat., April 12th, 6 p.m. -11 p.m. at the Elks Lodge, 3931 S. P. Dam Rd. Cost \$40. No tickets Sold at the door. Buy tickets at Cafe Soleil, 3550 S.P.Dam Rd. or call the E.S. Chamber at 510-223-0757.
- ✓ 12. To E.S. Chamber of Commerce. Request for a member of the E.S. Renew Collaborative group to come to our Mtg. on Thurs., April 10 to introduce themselves and to share the activities of their group. *Shirley & Bob Sharp*
13. From El Sobrante Post Office. Fee Due 4/30/14.
6 months: \$50. 12 months: \$100.
- ✓ 14. From E.S.M.A.C. Info from Citizens for a Greener El Sobrante

10.1.15

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

MINOR SUBDIVISION APPLICATION

TO BE COMPLETED BY APPLICANT/OWNER

OWNER Name <u>JACK YANG</u> Address <u>5616 SAN PABLO DAM ROAD</u> City, State <u>EL SOBRANTE, CA</u> Phone <u>415 531 2933</u> Zip <u>94803</u>	APPLICANT Name <u>JACK YANG</u> Address <u>5616 SAN PABLO DAM ROAD</u> City, State <u>EL SOBRANTE, CA</u> Phone <u>415 531 2933</u> Zip <u>94803</u>
---	---

By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant.

By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.

Check here if billings are to be sent to applicant rather than owner.

Owner's Signature Jack Yang

Applicant's Signature Jack Yang

CONTACT PERSON (optional)
Name EKUNDAYO SOWUNMI
Address 333 HEGERBERGER RD #204
City, State OAKLAND CA
Phone 510 633 1797 Zip 94621

PROJECT DATA
Total Parcel Size _____
Number of Parcels/Units _____
Estimated Project Value _____
Comm./Ind. Sq. Footage _____

Nature of Request: (Attach supplemental statement if necessary)
TO SUBDIVIDE PROPERTY INTO 2 LOTS.

OFFICE USE ONLY

Application Description: Applicant requests approval of a 2-lot minor subdivision for a 0.557-acre parcel (24,262 square feet).

Property Description: A 0.557-acre descriptive parcel located on the southwest corner of the intersection of San Pablo Dam Rd. and Cavorotto Lane.

Ordinance Ref.	Type of Fee:	FEE AMOUNT:	S-CODE	Assessor's No.
Area <u>El Sobrante</u>	*Base Fee/Deposit	\$ 4,800.00	S-034	435-120-068
Fire Dist. <u>Contra Costa County Fire Protection</u>	# of Lots x 300	\$ 600.00	S-034	Site Address <u>5610-5616 San Pablo Dam Rd.</u>
Sphere of Influence <u>Richmond</u>	Notification Fee	\$ 30.00	S-052B	Zoning District <u>R-7</u>
Flood Zone <u>X</u>	#Addresses x \$1.50 + \$30	\$ 75.00	S-048	Census Tract <u>3610.00</u>
Panel No. _____	Fish & Game Posting (if not CEQA exempt)	\$ 75.00	5884	Atlas Page <u>ZM: J-7</u>
x-ref Files <u>M574-114</u>	Environmental Health	\$ 57.00		General Plan <u>SH</u>
Concurrent Files: _____	Other	\$ _____		Supervisory Dist. <u>1</u>
	TOTAL	\$ 5,562.00		Rec'd by <u>Daniel</u>
	Receipt # <u>CD14-006018</u>			Date Filed <u>3/11/14</u>
	Other _____			File Number <u>M514-0003</u>

* ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE

INSTRUCTIONS ON REVERSE SIDE

(over)

10.1.9

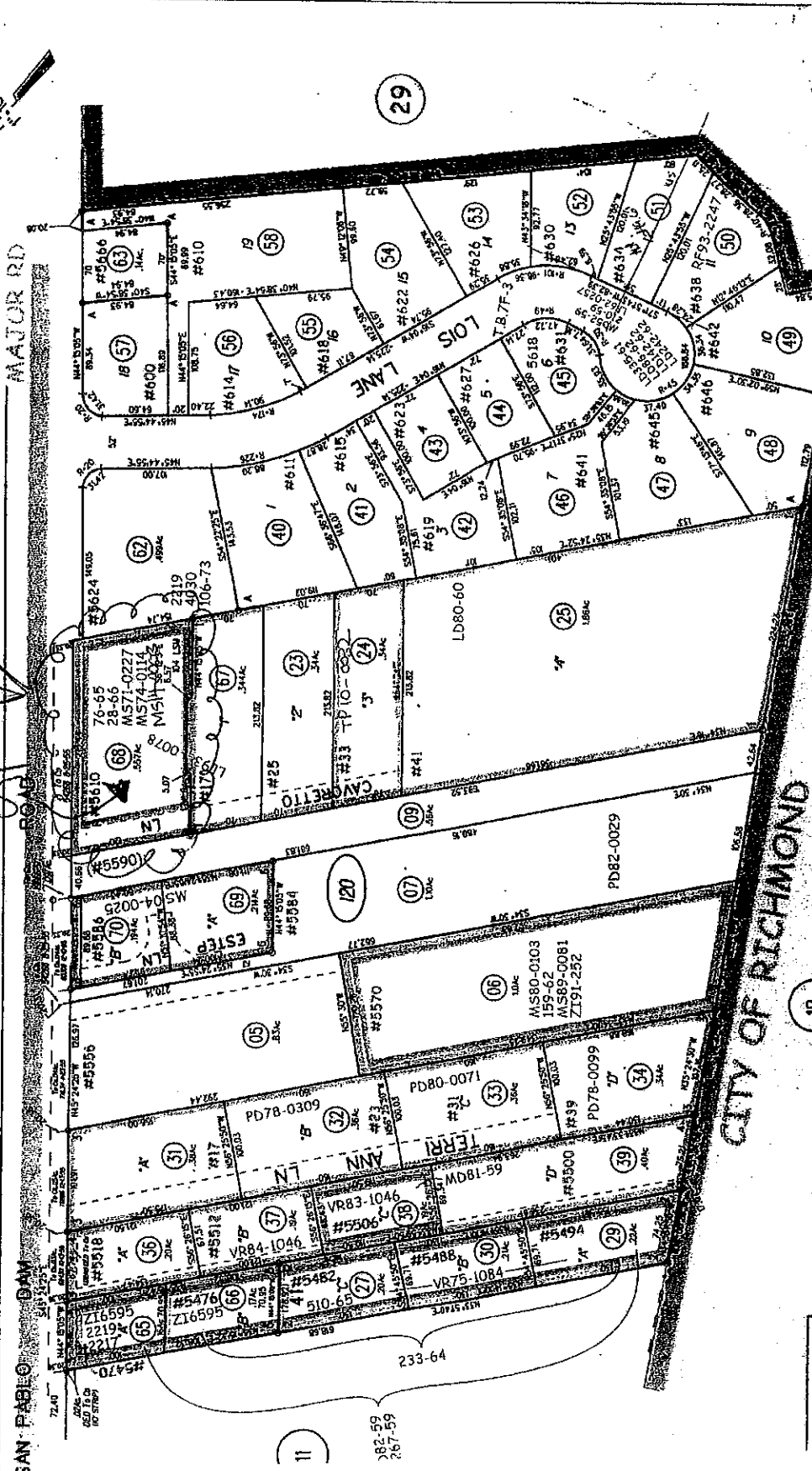
CT.3610.00

CT.3610.00

4- 70PM9 9/8/78 MS77-0099/PD77-0540 "988" A TRACT 5618 MS 288-25 3/22/85
5- 150PM13 2/2/80 MS88-0117
6- 300PM32 6/1/07

LOTS 41-42 & 43 RANCHO EL SOBRANTE
1- 25LSM44 2/5/84 MS63-0098
2- 35LSM34 6/23/85 PD73-0389/PD75-0250
"975" 3- 34LSM14 4/29/85 MS65-0010

PB
433



CITY OF RICHMOND

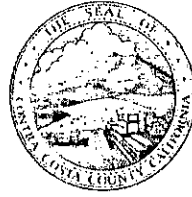
RD. FEES D-73

PREPARED FOR ASSESSMENT
NO LIABILITY IS ASSUMED
PART OF THE INFORMATION
FROM ASSESSOR'S PARCELS
LIST WITH LOCAL LOT SPLIT
AND SITE ORDINANCES.

John Gioia (say "Joy-a")
District One
Board of Supervisors

Contra
Costa
County

1011h
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
Phone: (510) 231-8686
Fax: (510) 374-3429



March 25, 2014

Eleanor Loynd
El Sobrante Valley Planning & Zoning Advisory Committee
P.O. Box 20136
El Sobrante, CA 94820

Dear Eleanor,

I am writing in response to your March 23, 2014 fax letter about the Doctors Medical Center ballot measure.

Here are my responses to the questions you listed:

1) It is my understanding that homeowners would pay the hospital parcel tax of 14 cents per (developed) square foot of the building on their parcel. For example, a 2000 sq. ft. home would pay \$280. Is that correct? The payment would be once a year forever.

The annual tax is .14 cents per square foot of building area per parcel (excluding residential carports) for all parcels of all use types (industrial, commercial, residential, etc.). So the property owner of a 2000 sq. ft. house would pay \$280/year with no sunset date unless DMC closes. (The tax automatically sunsets if DMC closes.)

2) If you own an apartment building, would you have to pay the hospital parcel tax? How would that work?

Property owners of apartment buildings would pay .14 per square foot of building area (excluding carports).

3) If you are a business owner, would you have to pay the hospital parcel tax? How would that work?

Owners of businesses that lease property (and do not own the property) would not be subject to the parcel tax. However, owners of business/commercial/industrial properties would pay .14 per square foot of building area. Chevron is the largest taxpayer under this parcel tax. They would pay approximately \$360,000 per year, which includes the square footage of all their developed parcels (mainly the Richmond refinery) within the West Contra Costa Healthcare District.

4) It is my understanding that about 250,000 people are in the (West Contra Costa) Healthcare District that includes parts of El Cerrito and all cities and county areas from El Cerrito to and including Crockett. Is that correct? (El Sobrante, Richmond, Rodeo, Pinole, San Pablo, North Richmond area, Crockett – Any more?) All property owners in the West Contra Costa Healthcare District would pay the tax. The District covers all communities between Crockett in the east to El Cerrito/Kensington in the south. It includes all of the cities of Richmond, El Cerrito, San Pablo, Pinole and Hercules, and all of the unincorporated communities of Crockett, Rodeo, Tara Hills, Montalvin Manor/Bayview, El Sobrante, Rollingwood, East Richmond Heights, North Richmond and Kensington.

5) It has been suggested that some other group could take over control of the hospital. Is that a possibility? Does the County have enough money available to take over the Doctors Hospital?

The hospital has tried for many years to seek a partner or affiliation for its operations and has not been able to find one. It was losing \$36 million/year at the time it filed for Bankruptcy in 2006. While its annual loss has ranged from \$15 to \$18 million recently, no other entity has been willing to affiliate with the hospital due to this loss.

I should also note that tax-exempt non-profit organizations are exempt from paying the parcel tax.

Thank you for taking the time to write to me about this critical West County issue. If I can be of further assistance, please do not hesitate to contact me or my Chief of Staff, Terrance Cheung.

Respectfully,



John Gioia
Supervisor, District One
Contra Costa County

cc: El Sobrante MAC



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.15
10

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

Ruben Hernandez, County Planner
Community Development Division
30 Muir Rd.
Martinez, CA 94553-4601

April 6, 2014
By Fax & Mail
Fax: 925-674-7258

Re: Request for updates on various projects

Dear Ruben,

If possible, can you fax and/or mail me some answers to these questions?

Our next meeting is set for Thursday, April 10.

-VR13-1033, 4171 Garden Lane. The request was to convert the detached garage into a second unit. Was that approved?

-SD06-9066, Fariss Lane. Any new information about the 3 parcels that the County recently sold? Are the current owners planning to sell them?

-VR14-1003, 731 La Paloma. A variance was requested for 1 off-street parking space and a 7.5 ft. sideyard where 10 ft. is required. Was that approved?

-LP13-2108, sale of beer and wine. Has the County approved the request to re-approve the sale of beer & wine at Manor Market, 959 Manor Rd., El Sobrante? The hearing was set for Thurs., April 3.

You can fax me at 1-510-758-7697 and then you could also mail a copy to our Post Office Box. Your help is very much appreciated. THANK YOU!

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Co-Chair

✓ 10.1.11

Have you noticed the recent upgrades of some El Sobrante commercial properties? Organized just recently, the El Sobrante Renew Collaborative is now having an impact. We intend to build on our modest progress by continuing with ongoing projects and moving forward on several new ones. Continued success depends on getting more involvement from people like you.

Among our accomplishments and pending activities are:

- Established a Financial Assistance Grant Program
- Approved our first Financial Assistance Grant for Elks Club renovation
- Mapped entire downtown and established sectors of responsibility for volunteers
- Some sectors have been adopted? by volunteers, many await adoption
- Photographed and cataloged each building in the downtown
- Compiled ownership list for all downtown properties
- Volunteer- initiated property owner contacts, encouraged property clean-up/upgrades
- Dam Road sound wall at Rancho Vista neighborhood: Initiate action with City of San Pablo
- El Portal Drive upgrades at Dam Road to Via Verde: Initiate action with City of Richmond
- Private Security Service Patrol is Under consideration
- Trash Bin Enclosure Program and Beautification Funds Grant request being prepared
- El Sobrante Renew appreciates the initiative of other property owners whose recent commercial property upgrades help improve the community's image. We are hopeful our collective actions will motivate others to do the same. These properties include:
- Property owner-initiated improvements on San Pablo Dam Road
- Property owner-initiated improvements on Appian Way and the Triangle Area

- o Peniel Baptist Church Building upgrades/repainting
- o Elks Club building Renovations in progress
- o El Sobrante Wheel & Brake Owner considering improvement recommendations
- o Hillcrest Center Still pursuing
- o Hunan Restaurant Still pursuing
- o Other properties still to be contacted
- o El Sobrante Terrace Retail/Office Center Building upgrades/painting; new landscaping
- o Park Pharmacy Building repaint
- o Subway restaurant (formerly Tandori Chicken) Building upgrades/painting
- o Olivers Ace Hardware Building repaint; signage/lighting upgrades
- o Arco Service Station (formerly Gasco) Building repaint; new signage
- o Extra Space Storage facility (in City of San Pablo) Storefront upgrade
- o Dam Cycles building (new business) Sign and building improvements in progress
- o El Sobrante Station strip mall New stucco finish/paint
- o U.S. Financial/Lynden & Co. Accounting Building " New paint, roofing, parking resurface
- o Pinnacle Realtors Building (formerly Bianco's Delicatessen)
- o Sound Advice Building " New paint and sign graphics
- o El Sobrante Veterinary Hospital Building upgrades/painting

El Sobrante Chamber of Commerce
3769-B San Pablo Dam Rd. El Sobrante, Ca. 94803
Phone 510-223-0757

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Citizens for a Greener El Sobrante
PO Box 21003
El Sobrante, CA 94820
www.greenelsobrante.org

March 20, 2014

Barbara Pendergrass, Chairperson
El Sobrante Municipal Advisory Council
3769 B San Pablo Dam Road
El Sobrante, CA 94803

Re: Precise Alignment Plan for San Pablo Dam Road

Dear MAC members:

The El Sobrante MAC has shown great leadership over the past few years, in particular, in guiding the sometimes difficult public review process during planning of the San Pablo Dam Road and Appian Way corridors. These efforts have resulted in General Plan policy changes, a rezoning to P-1 Planned Development, and adoption of Design Guidelines and Development Standards that will, over time, elevate these corridors to a new and higher level of quality and functionality.

An important follow-up step is to prepare a Precise Alignment Plan for the San Pablo Dam Road corridor through the downtown. The Precise Alignment Plan should be definitive and detailed enough to guide the specific design of all future public improvements along this thoroughfare. We believe the planning could be funded by grants from a combination of community greening and transportation programs.

In our involvement with the current Dam Road 'Walkability' project, we found the lack of a Precise Alignment Plan resulted in less than optimum design decisions being made. With a plan in place, future piece-meal decision-making can be avoided and public improvements constructed that conform to an overall plan and will not have to be removed due to some new conflicting design proposal.

(over)

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DJ. R. b

PRECISE ALIGNMENT PLAN

Preparation of a Precise Alignment Plan is specifically called for in the County General Plan Policy 3-162 that states:

"In consultation with El Sobrante residents, affected businesses and landowners, and other interested parties, including the City of Richmond, develop a new precise alignment for the segment of San Pablo Dam Road between El Portal and Appian Way. The precise alignment is intended to replace the San Pablo Dam Road bypass couplet concept, which was formerly described in both the Land Use Element and Transportation/Circulation Element".

"The new precise alignment should be based on the "Complete Streets" concept, whereby the roadway is designed and operated to accommodate safe access for all users. The aim is to design this segment of San Pablo Dam Road to move motorists, transit vehicles, bicyclists, and pedestrians of all ages and ability safely along and across this roadway."

General Plan Policy 3-162 also calls for inclusion of the Pitt Way collector link in the Precise Alignment Plan. The improved circulation this road will provide is integral to the optimum functionality of San Pablo Dam Road. Additionally, the Pitt Way link would stimulate development of the long-envisioned downtown "Village Center" by improving access to undeveloped and underdeveloped lands now zoned for mixed-use. Regarding Pitt Way, Policy 3-162 says:

"In addition the new precise alignment should make provision for a new collector street connecting Pitt Way to Hillcrest Road. To the maximum extent practicable and feasible, the 'Complete Streets' concept should be incorporated into the alignment plan along with appropriate measures to implement the new alignment. The County will routinely examine the pedestrian and bicycle environment and will make improvements at every opportunity."

PLANNING GOALS

At a minimum, we recommend the key goals of the Precise Alignment Plan include the following:

1. To preserve the new Dam Road improvements to be constructed by the current 'Walkability' project.
2. To plan all future improvements to fit within the existing Dam Road public right-of-way so that no future eminent domain actions will be required.
3. To employ the "Complete Streets" concept in design of the roadway, whereby it is designed and operated to accommodate safe access for all users.
4. To consider including the San Pablo Creek corridor as part of the "Complete Streets" design as an alternative for bicycle and pedestrian movement.
5. To reinforce the current 25mph speed limit on Dam Road by employing American Association of State Highway and Traffic Officials (AASHTO) design factors (see box below) to achieve this goal.

6. To provide pedestrian bulb-outs at intersections and at strategic mid-block pedestrian crossings. These would control speed and improve pedestrian safety.
7. To eliminate curbside parking where possible, providing opportunities for rain-garden streetscape construction and/or curbside "parklets".
8. To provide specific recommendations to reduce driveway curb cuts through joint parking lot arrangements, and to develop land use incentives that would encourage private property owners to enter into such agreements.
9. To incorporate storm water management practices such as permeable pavement and rain-gardens to help protect San Pablo Creek from contaminated runoff while beautifying and improving the pedestrian experience.
10. To include pedestrian crosswalk pavement enhancements that would contribute to both the safety of pedestrians and the beautification of the roadway corridors.
11. To provide alternative funding/implementation strategies to achieve the ultimate improvements within a ten-year time frame or less.
12. To provide alternative strategies for maintenance of public landscape on downtown El Sobrante streets, including Dam Road, Pitt Way and Hillcrest Road, and describe how these strategies might be implemented.

Roadway design factors should include the following criteria established by the American Association of State Highway and Transportation Officials (AASHTO).

Design Factors That Influence Target Speed

Establishing a target speed that is artificially low relative to the design of the thoroughfare will only result in operating speeds that are higher than desirable and that are difficult to enforce. *The design of the thoroughfare should start with the selection of a target speed, which is then applied to geometric design elements (emphasis ours).*

The following design factors contribute to speed reduction and should be incorporated into thoroughfare designs as appropriate in urban areas:

- Setting signal timing for moderate speeds
- Using narrower travel lanes
- Using physical measures to narrow the roadway
- Using on-street parking to create side friction
- Eliminating super-elevations
- Eliminating shoulders, except for bicycle lanes
- Using smaller curb radii
- Eliminating channelized right-turn lanes
- Using paving materials with texture
- Properly using speed limit, warning, and advisory signs and devices.

As final design of the 'Walkability' project improvements nears completion, we are requesting the MAC initiate the preparation of the Precise Alignment Plan

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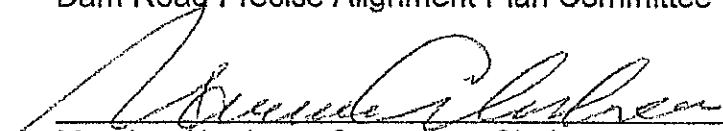
J.I.2.C

through Supervisor John Gioia, and ask that he move forward expeditiously on this effort.

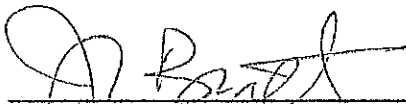
Once a Precise Alignment Plan is adopted, we are hopeful that further public improvements will follow based on that plan. We have no doubt that a beautified, pedestrian-friendly downtown El Sobrante will be a magnet for private economic development that will continue to transform the area into the vibrant mixed-use neighborhood envisioned by the community.

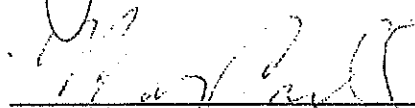
We would like to be placed on the April 9th MAC meeting agenda to request the Council's support in person. We will have three or four speakers, but will confine our comments to about 15 minutes in total. Assuming this planning effort moves forward, our organization is prepared to participate with other community stakeholders in helping develop the Precise Alignment Plan.

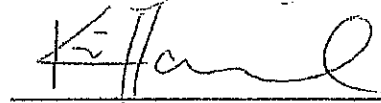
Regards,
Citizens for a Greener El Sobrante
Dam Road Precise Alignment Plan Committee



Maurice Abraham, Committee Chairperson

Committee Members:

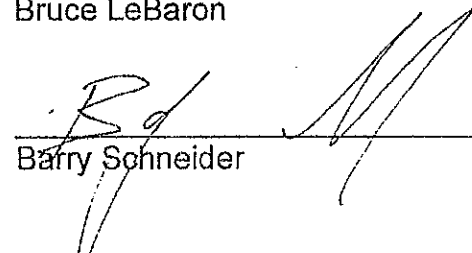

Joshua Bradt


Mary Casserly


Kim Hazard


Sharon Korotkin


Bruce LeBaron


Barry Schneider

10.1.0

El Sobrante Valley Planning and Zoning Advisory Committee

Treasurer's Report for April 10, 2014

Balance as of March 31, 2014 \$746.16

Deposits May Valley Neighborhood check for \$300.00

Total Deposits \$300.00

Expenses-

U.S. Postal Services P.O. Box Annual Fee \$100.00

Eleanor - copies \$ 25.07

Total Expenses \$125.07

Balance in Bank as of April 10, 2014 \$921.09

Bank Statement Reconciliation: Last Statement amount was \$746.16. Difference is \$300.00 check received from May Valley Neighborhood Association. Checks Written, Payment of annual P.O. Box fee for \$100.00 and Check to Eleanor for \$25.07

10-1-8

MONDAY, APRIL 7, 2014

Editorial

West County Times

Voters should reject district bond attempt

West Contra Costa officials' thirst for school construction money knows no bounds, and they're willing to deceive voters and load huge debt on current and future generations to get it.

School district officials are seeking the seventh bond approval in 17 years, which would drive up West Contra Costa property tax rates, already the highest in the county, even more.

We all want good schools and good education for our children. But that doesn't justify reckless spending and election deception. Measure H on the June 3 ballot misleads voters and should be rejected.

Contra Costa County Counsel Sharon Anderson wrote the misleading ballot pamphlet analysis and school district Superintendent Bruce Harter penned the accompanying tax rate statement. The problem is not what they include; it's what they conveniently leave out.

First, there's the amount of the bonds on the ballot. Anderson and Harter say the measure would enable the district to float \$270 million of bonds. They don't mention that voters in six previous elections already authorized borrowing more than \$1.6 billion. Measure H would bring the total to \$1.9 billion.

Of that, the district has already borrowed more than \$1 billion. No other K-12 district in the state, with the exception of the much-larger Los Angeles and San Diego districts, has borrowed more since 1999.

Second, there's the cost to taxpayers. Anderson and Harter tell voters that repayment of the bonds on the June ballot is estimated to increase property taxes no more than \$36 annually for every \$100,000 of assessed valuation. That would work out to about \$77 a year for an average home in the district assessed at \$215,000.

They don't mention that the district's own projections show that debt wouldn't be paid off until 2055. Or that the total cost, including payments on bonds already approved, would reach nearly 10 times as much.

In the top year, 2017, the average homeowner would pay \$760 just for school bonds. Owners of property assessed at more than \$215,000 would pay proportionately more. For example, the owner of a home assessed at \$500,000 would pay \$1,764.

That's just one year. Moreover, the district has historically underestimated future tax rates, so be prepared for more.

In a high-poverty region, where the leaders of the largest city, Richmond, are rightfully concerned about homeowners losing their properties to foreclosure due to inability to pay, ballooning tax payments only make the problem worse.

Again, students deserve nice school environments. But that must be balanced against the cost -- the full cost.

Readers' letters**Medical center is crucial to the area**

If Doctors Medical Center San Pablo closes, everyone in this area (Richmond, San Pablo, El Sobrante, Pinole,

El Cerrito, Rodeo, Hercules and more) will face delayed responses to medical emergencies.

If you're in a car accident in the area, it could take hours for an ambulance to arrive on the scene. If there's an accident at a school ballpark, the injured would have to be driven to the nearest hospital, miles away in downtown Richmond, Oakland or Martinez.

Area residents need to agree to pay higher taxes to keep DMC open. Schools, businesses, families, neighborhood groups, elected officials and others should discuss the problem and support the parcel tax and urge Chevron to help as well.

Why can't Chevron help all of us by donating funds to DMC? How many Chevron employees live within 20 miles of the Richmond refinery? They would also face health impacts if DMC closes.

If the Measure C parcel tax passes and Chevron steps up to help, our lives should continue in a relatively calm state.

Eleanor Loynd
Richmond

Other Letters from:

Clayton Pacheco,
Fremont

10.1.8

To: The El Sobrante Chamber of Commerce
Marie Carayanis, President
Re: Measure C, Ballot Measure on Doctors Medical Center

April 10, 2014

Dear Marie,

Here are some of the details about the Doctors Medical Center parcel tax ballot. The recent Hospital Information mailed out was paid for by the Coalition to Keep Doctors Medical Center and its Emergency Room Open, with support from San Pablo Lytton Casino, Kaiser Permanente Financial Services, doctors, nurses, and thousands of West County residents who depend on DMC. A resident mentioned that this group had pulled together about \$400,000 to get info out.

The ballots were to be mailed April 7 and they must be received back by the County Elections Division by May 6 in order to be counted. As of April 9th, no ballots had yet been received. For the ballot measure to be successful, it must receive 2/3s of the votes in favor of the parcel tax. The ballot asks for a 14 cents per square foot parcel tax from home owners and from business property owners.

Those mail-out ballots supposedly will arrive for about 250,000 residents in the West County area from El Cerrito, Richmond, Kensington, San Pablo, El Sobrante, Pinole, Hercules, Rodeo up north to and including Crockett. If the measure fails, other hospitals will be used. Those other hospitals are in Concord, Berkeley, Martinez, Walnut Creek, Oakland, and Vallejo. The Kaiser Hospital in Richmond usually only treats their membership families.

According to an area resident, Chevron has said that their parcel tax would be \$340,000 per year with no end in site. A 1400 sq. ft. home owner would pay \$ 196 a year; a 1600 sq. ft. home owner would pay \$ 224 a year; a 2000 sq. ft. home owner would pay \$280 a year. No ending date has been set on this parcel tax. We have heard that Doctors Medical Center already faces an \$18 million dollar deficit.

Doctors Medical Center (DMC) is the only full service emergency room in West Contra Costa County. The Emergency Room at Doctors Medical Center treats about 40,000 patients a year and is located just 5 to 15 minutes away from any place in West County. If the ballot measure fails, the emergency patients will be forced to travel farther to other Bay Area hospitals. The DMC could close in July 2014 if the measure does not pass. If the DMC's Emergency Room closes, you could be forced to wait up to 10 hours to get the medical care you need.

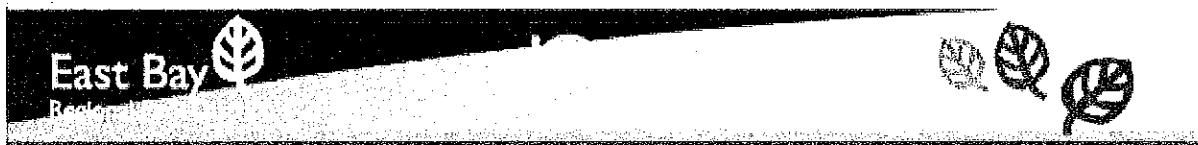
Note: Part of this information has been taken from the information sent out from the Doctors Medical Center and its Emergency Room. Other information received from area residents.

From; E. Loynd, R.N.C.C.

10.2.14

Subj: **Regional Parks Online | May 2014 | East Bay Regional Park District Newsletter**
Date: 5/3/2014 10:38:20 A.M. Pacific Daylight Time
From: info@ebparks.org
To: rpender970@aol.com

Email not displaying correctly? View it in your browser.



East Bay Regional Park District Newsletter:

Regional Parks Online

May 2014

Try Our New TrailSafe App



The new East Bay Regional Park District TrailSafe App, sponsored by the Committee for Industrial Safety (CIS) is a handy way to learn about safety in the parks and stay connected with family and

friends.

Breuner Marsh Groundbreaking



On April 22, our Park District and officials from federal, state and local government celebrated the upcoming restoration of 60 acres in Breuner Marsh, part of the

Point Pinole Regional Shoreline, with a groundbreaking ceremony in Richmond. Over 150 people, including Congressman George Miller and environmental students from Vista High and Manzanita middle schools in Richmond attended the event.

Nearly \$20 million dollars from more than 10 grant agencies funded this important project, which will add a 1.5-mile extension of the San Francisco Bay Trail along the Richmond shoreline. See more on our web site.

Events & Programs

- [Free Park Days](#)
- [Summer Camps](#)
- [HPHP Hikes & Activities](#)

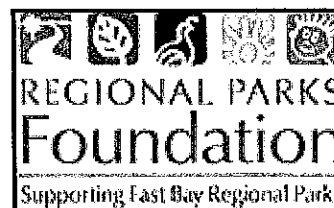


Know Before You Go

Trail and Park Updates



Join the international HPHP movement!



Become a Foundation Member

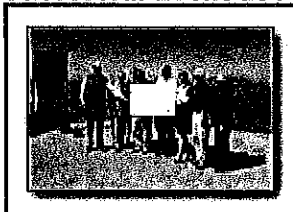
Current Activity Guide

Regional in Nature

Email Tools

- [Feedback](#)
- [Forward This Email to a](#)

10.2.6

Successful Event at Point Molate

On April 16, Chevron U.S.A., Inc. announced their donation of a Recreational Trail Easement to help extend the San Francisco Bay Trail at Point Molate in

Richmond.

The approximate one-mile segment will provide unprecedented multi-use public trail access from the foot of the eastern shore of the Richmond-San Rafael Bridge to Point Molate Beach Park.

Bird Week Open House is May 3

Learn about amazing migratory birds - and East Bay bird programs and projects - at the IMBD Open House Saturday, May 3, 10 a.m. to 2 p.m. at Martin Luther King Jr. Shoreline Center, 7250 Doolittle Drive,

Oakland.

Meet experts, and view birds with FREE loaner binoculars! In celebration of International Migratory Bird Day. Event information: 510-544-3187.

Summer Camps for Kids & Teens

It's time to sign up the kids for Park'n It Day Camps in the Regional Parks! Kids ages 6 to 12 learn about nature, play games, go fishing, hiking, and swimming. For park locations,

dates and fees, visit EBParksOnline.org or call 1-888-327-2757, option 2.

Leader-in-Training programs also available for ages 13 - 17.

Contact: Recreation Coordinator, Philip Coffin (email) for more information.

Friend

- Join Our Mailing List

Resources

- Parks and Trails
- Featured Park Activities
- Employment Opportunities

Looking for a special event or activity? Want to see what's happening in the parks this weekend? Go to our Programs, Activities and Facilities search page and take a look. You don't need to have a log-in id or password to search, only to register for a fee-based program. Search by course number and browse by park, date, activity or facility.

Free Parks on May 16

Celebrate 80 years of Regional Parks with our Free Third Fridays! Free parking, boat launching, and entry for

horses and dogs. Free swimming, district fishing permits, and entry to Ardenwood Historic Farm. Boat, camping and picnic fees still apply, state fishing license required. Learn [more](#) on our web site.

Drought Update - Del Valle Open Through July 4 Weekend

We are reducing irrigation in all parks to meet the 15 - 20% reduction in water use that several East Bay water agencies are suggesting.

Del Valle is currently at its maximum water storage capacity so that more fresh water is available to dilute the salinity in water from the delta for Alameda and Santa Clara Counties. The higher than normal water level and draw down projections will allow us to keep the park operational and open for reservations in the campground and picnic areas through the July 4th weekend. We are hopeful that the April rains will help to keep the park open longer, maybe through Labor Day Weekend.

Water levels in our other lakes should remain near normal levels, and at Quarry Lakes, we will have enough water for a swim area this year.

At Shadow Cliffs the water level in the main lake will most likely go down, but park use should still be at normal levels this summer. At Lake Anza and Lake Temescal water levels in the lakes should remain at or close to normal levels this season.

At Contra Loma, Don Castro and Cull Canyon, swim operations are anticipated to be normal this summer, as they will be at the other District parks with pools; Roberts, Diablo Foothills, Camp Arroyo, and Little Hills.

Cutback in Rainbow Trout Supply

Anglers take note, rainbow

10.2.0

trout plants will be reduced by 15% through May due to hatchery cutbacks. We will increase plants in the fall – pending availability. Watch for increased amounts of trout coming up due to a change in trout prices.

The Anglers' Edge, updated every other week, reports the trout plants and the fishing results at our lakes and shoreline parks.

New EBRPD Flags



To celebrate 80 years connecting parks to people, we are proudly flying our new East Bay Regional Park District flag and a specially created 80th anniversary pennant at many of our park entrances.

Look for them the next time you visit! More information about our history and 80th anniversary events is on our web site.

[Download the current **Regional in Nature** activity guide](#)

Public Affairs Division

East Bay Regional Park District

Email: pubaffs@ebparks.org

Website: www.ebparks.org

You are receiving this email because you are a past participant in some of our events and activities.

[Unsubscribe](mailto:rpender970@aol.com) rpender970@aol.com from this list

Our mailing address is:
East Bay Regional Park District 2950 Peralta Oaks Court Oakland, CA 94605 USA

Our telephone:
1-888-327-2757

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[Forward](#) this email to a friend



h o m e

w o r k

s c h o o l

Friday, April 18, 2014
6:30 p.m.

**Waste Reduction and Recycling Committee
of the WCCIWMA
Meeting Agenda**

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

Americans with Disabilities Act

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

Public Comment

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

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

3. REGULAR AGENDA ITEMS:

3.0 March 5, 2014 Waste Reduction and Recycling Committee Meeting Minutes

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

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



recyclemore
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

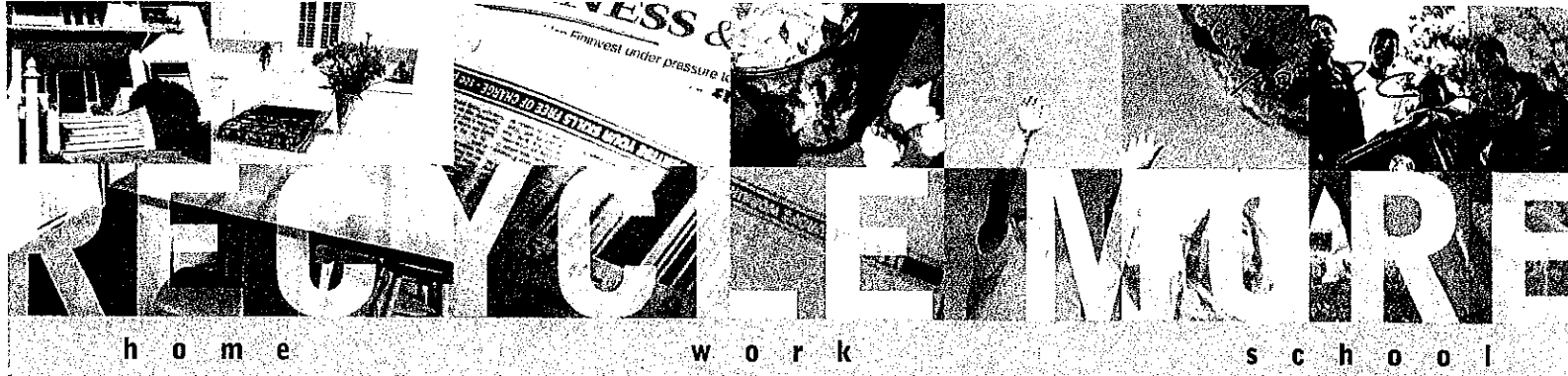
3.1 School Programs and Services for Fiscal Year 2014 - 2015

1. PRESENTATION and DISCUSSION about programs and services provided to schools.
2. PROVIDE input as appropriate and CONSIDER a RECOMMENDATION regarding the level of services and programs provided to school for Fiscal Year 2014 – 2015 for submission to the BOARD at its May 8 meeting.

3.2 Programs and Projects for Fiscal Year 2014 – 2015

PRESENTATION AND DISCUSSION about Fiscal Year 2014-15 programs; Committee ideas and direction to staff are sought and recommended. **Continued from March 5, 2014**

4. ADJOURNMENT



April 30, 2014
8:00 a.m.

**Internal Operations Committee
of the WCCIWMA
Meeting Agenda**

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

Americans with Disabilities Act

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Public Comment

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

1. CALL TO ORDER AND ROLL CALL

2. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

3. REGULAR AGENDA ITEMS:

3.0 Executive Director Evaluation

Closed Session (at discretion of the Committee if desired). With respect to every item of business to be discussed in closed session pursuant to Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Title: Executive Director

4. ADJOURNMENT



recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

One Alvarado Square, Page 1 of 1
San Pablo, CA 94806

t 510.215.3125
f 510.236.1636

info@recyclemore.com
www.recyclemore.com



10.4.c

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, MAY 13, 2014
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

1. PUBLIC COMMENTS:

SUBDIVISION: PUBLIC HEARING

- 2. LAREN HIRST (Applicant) - LAUREL LANE, LLC (Owner), County File #SD06-9106: A request for a two year extension of the tentative map approval for the "Sleepy Hollow" subdivision located in the El Sobrante area. The Sleepy Hollow residential development involves the subdivision of a 1.58-acre parcel into 15 residential lots to be developed in accordance with the approved Final Development Plan. The property is located at 5330 San Pablo Dam Road in the El Sobrante area. The Sleepy Hollow tentative map was approved by the County Planning Commission on October 14, 2008 and the Final Development Plan and Rezone to Planned Unit Development (P-1) was subsequently approved by the County Board of Supervisors on January 27, 2009. (Zoning P-1) (Parcel Numbers: 435-100-012 and 013) RLH Staff Report

LAND USE PERMIT: PUBLIC HEARING

- 3. NEW CINGULAR WIRELESS - AT&T MOBILITY (Applicant) - CONTRA COSTA COUNTY/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP14-2014: The applicant is requesting approval of a Land Use Permit to attach a New Cingular Wireless distributed antenna system (DAS) node to an existing utility pole in the public right-of-way. The project consists of replacing the existing 39-foot tall pole and attaching two panel antennas atop the new pole for a total height of 50-feet 5-inches above-ground-level. The project also includes attaching the associated electrical equipment to the pole between 7-feet and 19-feet above-ground-level. The subject pole is located within the public right-of-way at 801 Coventry Road in the Kensington area. (Zoning: R-6, -TOV, -K) (Parcel Number: ROW 571-080-012) FA Staff Report

TREE PERMIT: PUBLIC HEARING

- 4. MARC YOUNG (Applicant and Owner), County File #TP13-0043: The applicant is requesting approval of a tree permit to allow for the removal of one code-protected Coast Redwood tree located 4 feet from an existing single-family residence, approximately 72 inches in diameter. The subject property is located at 5 Deodar Lane in the Alamo area of the County. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 197-070-018) DLB Staff Report

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, MAY 27, 2014.

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

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

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

10.5a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 7, 2014
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 Hiliana Li at least 48 hours before the meeting at (925) 674-7200.

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

2. EXTENET SYSTEMS, INC. (Applicant) - WILLIAM EVERETT GALVIN AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2116: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole for use by ExteNet Systems. The project includes adding an extension to an existing 37-foot, 4-inch utility pole (for a total height of 47-foot, 4-inches) and the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located 11 feet northeast of a non-exclusive private roadway and utility easement near the southwest property line of APN 078-260-019, approximately 200 feet northwest of the intersection with Marsh Creek Road, in Clayton. (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 078-260-019) (Continued from 03/17/14 LC) SXG Staff Report

LAND USE PERMIT: PUBLIC HEARING

3. ANA CABRERA (Applicant) - MICHAEL HUGHEY (Owner), County File #LP13-2108: The applicant requests approval of a land use permit to re-establish the sale of beer and wine at the Manor Market convenience store due to the expiration of an alcohol-sales license that was issued by the California Alcoholic Beverage Control. The subject property is located at 959 Manor Road in El Sobrante. (Zoning: R-6, Single Family Residential District) (Parcel Number: 426-161-001) GK Staff Report
4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2088: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 41-foot 11-inch tall utility pole. The project includes: extending the existing pole to 48 feet 3 inches in height, adding two panel antennas to the top for a maximum height of 51 feet 11 inches, and attaching associated equipment to the pole. The subject pole is located within the public right-of-way fronting the property addressed 18391 Marsh Creek Road, approximately 4/10 of a mile southeast from the intersection of Deer Valley Road and Marsh Creek Road. The adjacent private property is addressed 17601 Marsh Creek Road, in the Brentwood area. (Zoning: A-3, Heavy Agricultural District; Parcel: ROW 007-040-007) DAB Staff Report
5. EXTENET SYSTEMS, INC. (Applicant) CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2089: The applicant is requesting approval of a land use permit to replace an existing 29-foot 10-inch tall utility pole with a 38-foot 6-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the southwest side of Marsh Creek Road, approximately 0.75 miles northwest from the intersection of Lydia Lane and Marsh Creek Road. The adjacent private property is addressed 19296 Marsh Creek Road, in the Brentwood area. (Zoning: A-4, Agricultural Preserve District; Parcel: ROW 007-070-009) DAB Staff Report

DEVELOPMENT PLAN: RECONSIDERATION

6. SHUJAUL BARI (Applicant) -- BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: A motion for reconsideration of the Zoning Administrator's decision to approve a non-substantial modification to a Final Development Plan (County File #DP85-3009) to allow for the removal of five (5) parking spaces to allow for the establishment of a 2,800 square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District; Parcel Number: 203-780-011) SXG Staff Report

3:30 P.M.

7. PUBLIC COMMENTS:

SCOPING SESSION: PUBLIC HEARING

8. HALL EQUITIES GROUP (Applicant and Owner), SUFISM REORIENTED and BOULEVARD TERRACE OWNERS ASSOCIATION (Owners); County File Numbers GP13-0003, RZ13-3224, SD13-9359, DP13-3035: This is a scoping meeting for the environmental impact report (EIR) for the Saranap Village Mixed-Use Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Final Development Plan to allow redevelopment of a portion of Boulevard Way into a mixed-use village with 235 multiple-family residential uses and neighborhood-serving restaurants, services, and shops. The project site is approximately 4.6 acres addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue, in the Saranap area. (Zoning: Retail Business (R-B), Neighborhood Business (N-B), Multiple-Family Residential High-Density (M-29), Planned Unit District (P-1)) (APNs: 185-370-012, 185-370-018, 185-370-010, 184-010-035, 185-370-033, 184-010-046, 184-480-001, 184-480-002, 184-480-013, and 184-480-014) WRN Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 21, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, APRIL 21, 2014
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 Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

MINOR SUBDIVISION: PUBLIC HEARING

- 2. BACILIA MACIAS (Applicant) - MELTING POT COMMUNITIES (Owners), County File #MS13-0001: The applicant requests approval of a tentative map for a minor subdivision to subdivide a 0.49-acre property into (2) parcels. The proposed parcel sizes are 11,293 square feet for Parcel-A and 10,442 square feet for Parcel-B. The project also includes the removal of a code-protected Cedar tree, 8-inches in diameter, for the construction of a 6-foot sound wall along San Pablo Dam Road. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-7, Single-Family Residential) (Parcel Number 435-130-010) SFT Staff Report

LAND USE PERMIT: PUBLIC HEARING

- 3. CHRISTY ROBERTS (Applicant) - EAST BAY MUNICIPAL UTILITIES DISTRICT & AMERICAN TOWER CORPORATION (Owners), County File #LP14-2002: The applicant is requesting approval of a land use permit for the removal of two existing microwave dish antennas to be replaced with six new "True Position" TV antennas at a height of 65'-3" on an existing 200-foot tower. The subject site is a 4.0-acre communication site located approximately 1/2 mile northeast of the intersection of Grizzly Peak and Skyline Boulevard, in the Orinda area (Zoning: A-80, Exclusive Agricultural District) (Parcel: 273-190-001). DCB Staff Report
- 4. VERIZON WIRELESS c/o ON AIR, LLC (Applicant) - JULIA SPOTTS (Owner), County File #LP13-2097: This is a request for approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes installing a new 85-foot tall monoecalyptus (faux eucalyptus tree) that will contain nine panel antennas and 12 remote radio units (RRUs). The facility will also include a 14-foot tall raised steel platform that will hold an equipment shelter and a back-up generator within a 1,600-square-foot lease area. A six-foot tall chain-link fence with barbed wire will be constructed around the perimeter of the lease area. The subject property is addressed at 5993 Bethel Island Road in the Oakley area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-B, Retail Business and F-1, Water Recreational) (Parcel Number: 032-330-034). DAB Staff Report
- 5. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2086: The applicant is requesting approval of a land use permit to attach a wireless telecommunications facility to an existing 29-foot 6-inch tall utility pole. The project includes: extending the existing pole to 35 feet 10 inches in height, adding two panel antennas to the top for a maximum height of 39 feet 6 inches, and attaching associated equipment to the pole. The subject pole is located within the public right-of-way fronting the property addressed 17101 Marsh Creek Road, approximately 900 feet southeast from the intersection of John Marsh Road and Marsh Creek Road, in the Clayton area (Zoning: A-2, General Agricultural District; Parcel: ROW 007-191-005) DAB Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

6. VERIZON WIRELESS/TIFFANY SCALIA (Applicant) - PSS WALNUT CREEK, LLC (Owner), County File #DP14-3009: The applicant requests approval of a development plan to modify County File #DP06-3008, an existing Verizon wireless telecommunications facility to allow the following: 1) remove six existing panel antennas and replace with seven panel antennas; 2) add two new raycap surge protectors; 3) add four remote radio units (RRU); 4) add associated cables and new conduit; and 5) install new equipment cabinet. The subject property is located at 1104-1126 Saranap Avenue in the unincorporated area of Walnut Creek. (Zoning: C, General Commercial) (Parcel Number: 185-370-023). JRC Staff Report
7. SHUJAU BARI (Applicant) - BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: This is a hearing for a request to reconsider the Zoning Administrator's decision to approve a non-substantial modification to a Final Development Plan (County File #DP85-3009) for the removal of five (5) off-street parking spaces to allow for the establishment of a 2,800-square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District) (Parcel Number 203-780-011) SXG Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MAY 5, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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.



NOTICE AND AGENDA FOR REGULAR MEETING

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

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

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

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

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

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

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

Campaign Contribution Disclosure

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

Notice of Intent to Waive Protest Proceedings

In the case of 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 12, 2014 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the February 12, 2014 regular LAFCO meeting

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. ***LAFCO 13-08 – Northeast Antioch Reorganization (Area 2A): Annexations to the City of Antioch and Delta Diablo Sanitation District and Detachment from County Service Area P-6*** – Consider reorganization proposal of 116± acres (19 parcels) located immediately west of State Route 160 and the Antioch Bridge; and consider related actions under the California Environmental Quality Act (CEQA). ***Public Hearing – Continued from February 12, 2014 Meeting***

BUSINESS ITEMS

7. ***Proposed Budget for FY 2014-15*** - the Commission will be asked to approve the proposed budget for FY 2014-15 ***Public Hearing***
8. ***Update on Contra Costa County’s Emergency Medical Services Modernization Study*** - Receive update on the County’s EMS Modernization study.

CORRESPONDENCE

9. Correspondence from Contra Costa County Employees’ Retirement Association (CCERA)

INFORMATIONAL ITEMS

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

CLOSED SESSION

PUBLIC EMPLOYEE ANNUAL PERFORMANCE REVIEW -- Title: Executive Officer

ADJOURNMENT

Next regular LAFCO meeting – April 9, 2014 at 1:30 p.m.