

El Sobrante Municipal Advisory Council

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

The ESMAC is an advisory body to the Board of Supervisors

Chair: Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner
Members at-large: George Cleveland, Jim Hermann, Andrew Chahrour, Brandy Faulkner, one vacant alternate position

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510-223-6091 or rpende970@aol.com

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

AGENDA for Wednesday, August 09, 2017 7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes- Draft Minutes for July 12, 2017 included

Treasurer's Report- James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics

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

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

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

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Questions – limit 2 minutes per speaker

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

DI.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 and Notices of Public Hearings;

DP17-3028 Development Plan Application for a modification to a Final Development Application (County File #DP85-3018) to construct a retaining wall ranging from 5-11 feet in height for the purpose of mitigating a landslide which occurred to the rear of the subject properties within a restricted development area. The proposed retaining wall crosses the common property line between the two involved properties (0-foot side yards proposed) where 10 feet and 3 feet are required minimum for lots 1 and 2 respectively. Owners of lot 1 Margaritu and Rowan Navarro, 600 Stanley Lane, El Sobrante and Owner of lot 2 Kerry John Vanek, 610 Stanley Lane, El Sobrante. Applicant, Peter Dworetzky, Soil Engineering Construction, Inc. 927 Argvello Street, Redwood City

DI.2 It has been brought to the MAC's attention that some retail owners on San Pablo Dam Road are concerned about cars from San Pablo Dam Road using the retail owners parking lot as a shortcut to get to Hillcrest Road thus endangering customers leaving the retail shops. This is taking place during commute hours when traffic signals are active. It is being recommended that a "Left Turn Yield on Green" sign be posted at the corner of San Pablo Dam Road and Hillcrest Road. ESMAC could consider a motion to forward the retail owners concern to the Public Works Department with a recommendation that they address the danger to customers of the retail shops caused by cars using the retail parking lots as a bypass

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee
No meeting was held in July due to no new applications received

Information Items

10.1 Copy of letter sent to Supervisor John Gioia from the ESMAC stating they passed a motion recommending against approving any pre approval process that might result in a gas station/liquor store occupying the former Adachi Nursery location

10.2 Agenda for the West Contra Costa Integrated Waste Management Authority meeting for July 20, 2017 at the San Pablo City Hall, City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue, San Pablo, Ca 94806

10.3 Copy of information sent by ESMAC member Andrew Chahrour regarding possible funding from Storm Water Management Grants for projects submitted and meeting

requirements . Projects had to be submitted by July 7, 2017.
Information is included here for future reference

10.4 Contra Costa County Planning Commission's Meeting
Notice Cancellations for July 12, 2017 and August 9, 2017, 7:00
P.M.

10.5 Contra Costa County Zoning Administrator's Meeting Notice
and Agenda for August 7, 2017 1:30 P.M., 30 Muir Road,
Martinez, Ca

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 Supervisor Gioia's and the ESMAC's Clean up Day at the Boys and Girls Club on
October 7, 2017

11.5 El Sobrante Stroll booth September 17, 2017 and MAC volunteers needed for booth

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

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment:

Draft Minutes July 12, 2017

El Sobrante Municipal Advisory Council

Members present: Barbara Pendergrass, Tom Owens, George Cleveland, Andrew Chahrour, Brandy Faulkner

Members excused absent: Robin Tanner, Jim Hermann

Pledge of Allegiance: Tom Owens

Call to Order: 7:01pm

Guests:

Officer Tom Brooks, Sheriff s Office, Bay Station

Officer Jason Joiner, California Highway Patrol

James Lyons, District Coordinator for Supervisor John Gioia

Approval of Minutes-

Motion to approve Minutes May 10, 2017 as presented: Motion (Tom Owens), seconded – For: Barbara Pendergrass, Tom Owens, George Cleveland, Andrew Chahrour, Brandy Faulkner – Against: - Abstain: Pass: 5,0,0

Motion to approve Minutes for June 21, 2017 as amended (include pledge, call to order 7:05pm, and correct treasures report to \$4,282.00 (~~\$428.06~~): Motion (George Cleveland), seconded - For: Barbara Pendergrass, Tom Owens, George Cleveland, Andrew Chahrour, Brandy Faulkner – Against: - Abstain: Pass: 5,0,0

Treasurer's Report- James Lyons, District Coordinator, Office of Supervisor John Gioia - \$4,282.00

P.1 Presentation by Sheriff s Office, Bay Station Deputy Tom Brooks

P.2 Presentation by Officer Jason Joiner, California Highway Patrol

P.3 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Public Comment

Discussions Items –

DL.1 Pre-application for the new owners of the former Adachi's.

Motion for Chair to write and send letter opposing development of property for a gas station/liquor store to Supervisor John Gioia, El Sobrante Valley Planning and Zoning Advisory Committee, and CCC Conservation and Development Department planner Daniel Barrios.

Amendment to add current owner to list of addressees.

Motion to amend (Andrew Chahrour) - For: Andrew Chahrour, Brandy Faulkner – Against: Barbara Pendergrass, Tom Owens, George Cleveland - Abstain: - Fail: 2,3,0

Un-amended Motion: For: Barbara Pendergrass, Tom Owens, George Cleveland, Andrew Chahrour, Brandy Faulkner – Against: - Abstain: Pass: 5,0,0

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee – meeting cancelled so no report

Information Items

Sub Committee Reports

Public Comment

Announcements

Ribbon cutting for opening of Fastrack Coffee Company July 17th, 2017 4pm

State Funding available for waste water management and problem correction including engineering and implementation. Andrew Chahrour to provide flyer (information).

Agenda Items/ Speakers for Upcoming ESMAC

Blight laws and ordinance enforcement

Motion to adjourn: Motion (George Cleveland), seconded - For: Barbara Pendergrass, Tom Owens, George Cleveland, Andrew Chahrour, Brandy Faulkner – Against: - Abstain: Pass: 5,0,0

Present by Vice Chair Tom Owens

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258

Delta
Sen
7/12/17
14



AGENCY COMMENT REQUEST

Date July 12, 17

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

DISTRIBUTION	
<u>Internal</u>	<i>Please submit your comments to:</i>
<input checked="" type="checkbox"/> Building Inspection <input checked="" type="checkbox"/> Grading Inspection	Project Planner <u>Dominique Vogel pohl</u>
<input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs	Phone # <u>925 674-7814</u>
<input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner	E-mail <u>dominique.vogelpohl@dcd.cccounty.us</u>
<input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff	County File # <u>DP17-3028</u>
<input type="checkbox"/> APC Floodplain Tech <input checked="" type="checkbox"/> County Geologist	Prior to <u>August 2, 2017</u>
<u>Health Services Department</u>	*****
<input checked="" type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials	We have found the following special programs apply to this application:
<u>Public Works Department</u>	<input type="checkbox"/> Active Fault Zone (Alquist-Priolo)
<input checked="" type="checkbox"/> Engineering Services (Full-size) <input type="checkbox"/> Traffic	<input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____
<input checked="" type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts	<input checked="" type="checkbox"/> 60-dBA Noise Control
<u>Local</u>	<input type="checkbox"/> CA EPA Hazardous Waste Site
<input type="checkbox"/> Fire District _____	*****
<input checked="" type="checkbox"/> Consolidated -- (email) fire@cccfd.org	AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.
<input checked="" type="checkbox"/> Sanitary District <u>West Co. Wastewater</u>	Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached
<input checked="" type="checkbox"/> Water District <u>EBMUD</u>	_____
<input checked="" type="checkbox"/> City of <u>Richmond</u>	_____
<input type="checkbox"/> School District(s) _____	_____
<input type="checkbox"/> LAFCO _____	_____
<input type="checkbox"/> Reclamation District # _____	_____
<input type="checkbox"/> East Bay Regional Park District _____	_____
<input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD _____	_____
<input checked="" type="checkbox"/> MAC/TAC <u>El Sobrante MAC</u>	_____
<input type="checkbox"/> Improvement/Community Association _____	_____
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	_____
<u>Others/Non-local</u>	_____
<input type="checkbox"/> CHRIS -- Sonoma State _____	_____
<input type="checkbox"/> CA Fish and Wildlife, Region 3 -- Bay Delta _____	_____
<input type="checkbox"/> Native American Tribes _____	_____
<u>Additional Recipients</u>	Print Name _____
<u>El Sobrante P&Z</u>	Signature _____ DATE _____
<u>PG&E</u>	Agency phone # _____

APP Intake: 9AM - 3PM ^{DI, 1, 5}

CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

VARIANCE PERMIT APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER	APPLICANT
Name <u>KERRY JOHN VANEK</u>	Name <u>Peter Dworetzky c/o</u>
Address <u>610 Stanley Lane</u>	Address <u>927 Arguello Street</u>
City, State/Zip <u>El Sobrante, CA 94803</u>	City, State/Zip <u>Redwood City, CA 94063</u>
Phone <u>(510) 449-5729</u> email <u>JOHN@ORINDAMOTORS.COM</u>	Phone <u>650 367 9595</u> email <u>sec@soilengineering.com</u>
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.
<input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	
Owner's Signature <u>[Signature]</u>	Applicant's Signature <u>[Signature]</u>

CONTACT PERSON (optional)	PROJECT DATA
Name <u>Peter Dworetzky</u>	Total Parcel Size:
Address <u>927 Arguello St.</u>	Estimated Project Value: <u>\$70,000</u>
City, State/Zip <u>Redwood City, CA 94063</u>	Proposed Square Footage:
Phone <u>650 367 9595</u> email <u>pd@soilengineeringconstruction.com</u>	

Project description (attach supplemental statement if necessary): construct a new soldier beam retaining wall in the rear of the property. Drilled piers, steel beams and wood lagging. New subdrain installed behind wall. Approx 48 ft long x 5 to 11 ft tall

FOR OFFICE USE ONLY

Project description:

Property description: Tract 6965, Lots 1 & 2

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
Area:	*Base Fee/Deposit	\$1,000	S-044	Site Address:
Fire District:	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District:
Sphere of Influence:	Notification Fee	15.00 / 30.00	S-052	Census Tract:
Flood Zone:	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Atlas Page:
Panel Number:	Environmental Health Dept.	57.00	6884	General Plan:
x-ref Files:	Other:			Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>
				Supervisory District:
				Received by:
Concurrent Files:	TOTAL	\$		Date Filed:
	Receipt	#		File #VR
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

DI.1.c

APP Intake 4AM 3

CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

Owner of Lot 1

DEVELOPMENT PLAN APPLICATION TO BE COMPLETED BY OWNER OR APPLICANT	
PROPERTY OWNER(S) Name <u>Margarita & Ramon Navarro</u> Address <u>600 Stanley Lane</u> City, State/Zip <u>El Sobrante, CA 94803</u> Phone <u>415-405-5670</u> By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature:	APPLICANT <u>Peter Dworatzky</u> Name <u>Soil Engineering Constructors, Inc.</u> Address <u>927 Arguello Street</u> City, State/Zip <u>Redwood City, CA 94063</u> Phone <u>650 367 9595</u> email <u>sec@se.earthlink.net</u> By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature:
CONTACT PERSON (if not owner) Name <u>Peter Dvoratzky</u> Address <u>927 Arguello St</u> City, State/Zip <u>Redwood City, CA 94063</u> Phone <u>(650) 367-9595</u> email <u>pd@soilengineering.com</u>	PROJECT DATA Total Parcel Size: Proposed Number of Units: <u>N/A</u> Proposed Square Footage: Estimated Project Value: <u>\$ 80,000</u>
Project description (attach supplemental statement if necessary): <u>New Soldier Beam retaining wall in rear of property. Drilled pier w/ steel beams & wood lagging. New subdrain behind wall. Approx. 64ft long x 5 to 11 ft tall.</u>	

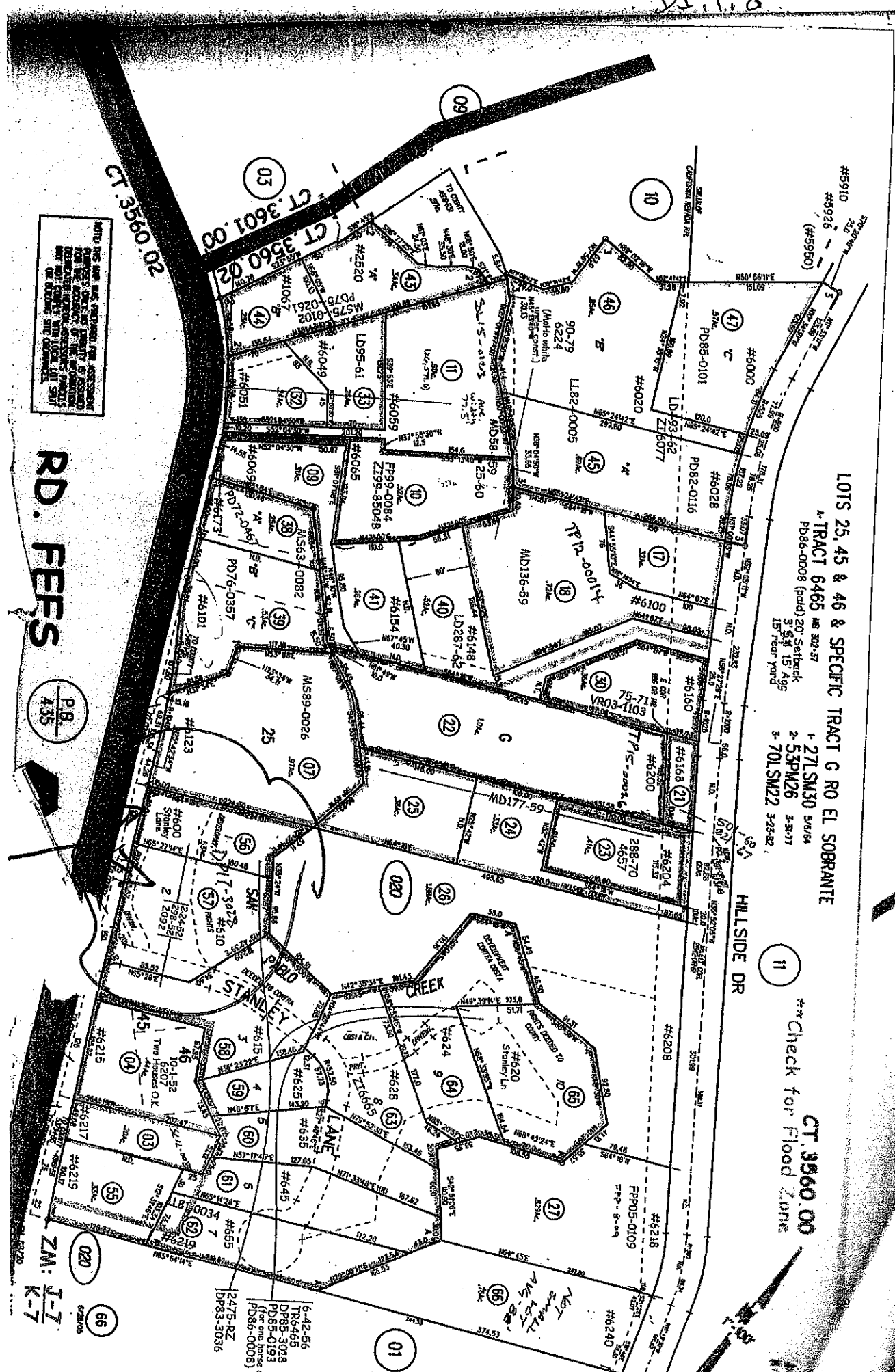
Project Description: The applicant is requesting a modification to a Final Development Plan (County File #DP85-3018) to construct a retaining wall ranging from 5-11 feet in height for the purpose of mitigating a landslide which occurred to the rear of the subject properties within a restricted development area. The proposed retaining wall crosses the common property line between the two involved properties (0-foot side yards proposed) where 10 feet and 3 feet are the required minimum for lots 1 and 2 respectively.

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's # <u>433-020-056, -057</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit	\$1000	S-	Site Address: <u>600 + 610 Stanley Ln</u>
Fire District: <u>CCCFPD</u>	Late Filing Penalty (+50% of above if applicable)		S-086	Zoning District: <u>R-10/P-1</u>
Sphere of Influence: <u>Richmond</u>	#Units x \$196.00		S-014	Census Tract: <u>3560.02</u>
Flood Zone: <u>X/A</u>	Sq. Ft. x \$0.20			Atlas Page: <u>5-7/K-7</u>
Parcel Number:	Notification Fee	15.00 / 30.00	S-052	General Plan: <u>SM/OS</u>
x-rel Files: <u>DP85-3019</u>	Fish & Game Posting (if not CEQA exempt)	75.00	S-046	Substandard lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
<u>SP 6465</u>	Environmental Health Dept.	57.00	5884	Supervisory District: <u>1</u>
	Other:			Received by: <u>A. Veliz</u>
Concurrent Files:	TOTAL \$ 1087			Date Filed: <u>7/6/17</u>
	Receipt # <u>170008774</u>			File # <u>DP 17-3028</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

REVISED 9/2010
TO PRINT MORE COPIES, GO TO: C:\Current Planning\PCMAPC\Forms\DP85\DP85 Development Plan App.doc

Di. l. d.



NOTE: THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

RD. FEES

P.B.
435

SITE

#5910
#5926
#5950

LOTS 25, 45 & 46 & SPECIFIC TRACT G RO EL SOBRIANTE
 1- TRACT 6465 MS 202-27
 PD85-0008 (paid) 20' Setback
 3' 5" 15' R99
 15' Rear Yard
 1- 27LSM20 5/8/84
 2- 53PM26 5/8/77
 3- 70LSM22 3/23/82

11

Check for Flood Zone

CT. 3560.00

CT. 3560.00
CT. 3601.00
CT. 3560.00

6-42-56
TR6445
DP85-3078
PD85-0193
PD85-0008

12475-RZ
DP83-3036

HILLSIDE DR

01

020

66

ZM: J-7
K-7

16.1.a

July 15, 2017

Mr. John Gioia, Contra Costa County Supervisor, District I
Suite D
11780 San Pablo Avenue
El Cerrito, Ca 94530

Subject: The El Sobrante Municipal Advisory Council (ESMAC) voted unanimously on a motion to support Maurice Abrahams letter of opposition to the pre application in Conservation and Development creating a gas station and convenience store on the former Adachi Nursery property.

Dear John:

During the July 12th, 2017 ESMAC meeting a motion was made and passed unanimously to support Maurice Abrahams letter of opposition to the pre application for the creation of a gas station and convenience store on the former Adachi Nursery property.

One of the reasons for the ESMAC's opposition is the fact that El Sobrante already has a number of gas stations and convenience stores and right next to El Sobrante on Hilltop Drive is an additional gas station and convenience store.

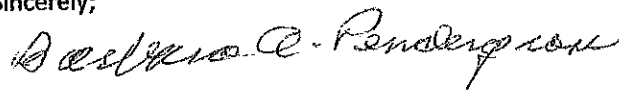
Another reason to oppose this type of business in that location is the amount of traffic that would add to an already busy intersection that includes a four way stop light with left hand turn lanes with signals and pedestrian crossings for students coming from Marie Murphy, De Anza High School and the Christian High School only a block away.

It is our understanding that there is a petition floating on the website Next Door with hundreds of signatures opposing any gas station, convenience store, or liquor sales facility at the former Adachi Nursery facility due to the existing location of the nearby schools and the current heavy traffic load already on Valley View and Applan Way.

It is the ESMAC's sincere desire to see the Adachi Nursery site developed into a facility that will enhance the neighborhood of El Sobrante rather than detract from its semi rural appearance.

Please contact me if you have any questions regarding this subject.

Sincerely;



Barbara A. Pendergrass, Chair ESMAC
3769-B San Pablo Dam Road
El Sobrante, CA 94803
Phone number-510 223-6091

attachment: copy of Maurice Abraham's letter

cc: Contra Costa County Conservation and Development Department
Attention: Daniel Barrios, Planner

cc: ESVP&ZAC

cc: ESMAC

cc: James Lyons, District Coordinator, Supervisor Gioia

Maurice P. Abraham
4334 Santa Rita Road
El Sobrante, CA 94803
510 243-6652 home
408 921-9176 mobile

June 30, 2017

Mr. Daniel Barrios
Contra Costa County
Conservation and Development Department
30 Muir Road
Martinez, CA 94553

Dear Mr. Barrios:

I'm writing to register my personal opposition to the proposed ARCO service station and convenience store proposed for the former Adachi Nursery property at 5166 Sobrante Avenue in El Sobrante. I also want to inform you of an on-line petition showing a high level of community-wide opposition to the project. (View petition at <https://www.ipetitions.com/petition/adachi>)

To date 739 El Sobrante Valley residents have signed the petition. While I realize that only a Pre-Application has been submitted by the new property owner, I felt it important at this point in the process that the applicant be informed of the opposition. Please note that the petition reference to a proposed "liquor store" was based on word-of-mouth understanding of the buyer's intent.

The on-line petition states:

"To Whom it May Concern:

It has come to the attention of the undersigned El Sobrante Valley residents that a pending buyer of the Adachi Nursery intends to redevelop the property for a SERVICES STATION AND LIQUOR STORE. By adding our names to this petition we are expressing our opposition to such a project for the following reasons:

1. *A liquor store at the Valley View/Sobrante Avenue Adachi site would violate Section 82.38.604 of the Contra Costa County zoning Ordinance which states: "A new alcoholic beverage sales commercial activity is not permitted within four hundred feet of any public or private accredited school (in this case *Valley Christian School) or an alcohol or other drug abuse recovery to treatment facility (in this case the meeting place of Alcoholics Anonymous)."*

**Correction: Should be El Sobrante Christian High School.*

2. *We need businesses that fulfill the design principles set forth in the Downtown El Sobrante Planned unit Development P-1 Zoning and Design Guidelines that apply to the Adachi property.*

These are:

- *Preserve, enhance and capture El Sobrante's small, suburban to rural character;*
- *Provide visual continuity along street frontages;*
- *Encourage community interaction and pedestrian activities through design;*
- *Promote non-auto transportation such as walking, bicycling and public transportation; and,*
- *Respect and enhance El Sobrante's natural environment.*

A typical service station/commercial retail store would just be more of the same and does not accomplish the El Sobrante Valley community these principles envision.

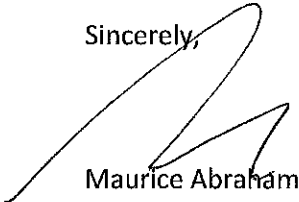
We therefore intend to take further action to stop this development if the proponent pursues its approval through the County-required Conditional Use Permit process.

In addition, other community concerns expressed on the website Nextdoor.com include:

1. There are already three existing service stations within 0.3 miles of the ARCO proposal, all three of which include convenience stores.
2. Traffic in and around the Sobrante Avenue/Valley View Road intersection is already a peak hour problem. The proposed project will only exacerbate the traffic problems.
3. Vehicle ingress/egress will be difficult if not impossible to achieve, particularly along the limited Valley View frontage. That point of ingress/egress would be restricted to right in/right out traffic movements due to an existing median protected left turn lane on westbound Valley View Road. This restriction will force more traffic to use Sobrante Avenue to enter or leave the project site, thus compounding the overall traffic problem.
4. Vehicle ingress/egress along Sobrante Avenue can only be located a maximum of 200' from the Valley View/Sobrante Avenue signalized intersection. This point of ingress/egress is likely to be frequently blocked when multiple northbound Sobrante Avenue vehicles are stopped for a red light. Any widening Sobrante Avenue to mitigate this condition, would violate El Sobrante's P-1 Zoning design principle of "preserving enhancing and capturing El Sobrante's small, suburban to rural character", and would cause Sobrante Avenue to be even less pedestrian friendly than it is.
5. Pedestrian safety is also a major concern. The angle at which Sobrante Avenue intersects Valley View Road is such that a sweeping curve exists at the southeast corner. This curve encourages high vehicle speeds around this corner. It is a danger to pedestrians today and will be worse with the additional project-generated traffic.
6. The existing Adachi building, though not a registered historic landmark, is nevertheless a notable community landmark that should be preserved in any future development. It is an architectural treasure representing the work of the award-winning Richmond and San Francisco firm, Hardison and Komatsu (Donald Hardison and S. Richard Komatsu), now HKIT Architecture in Oakland.

On behalf of the signers of this petition, please take these concerns into account as you evaluate the project and advise the applicant via the Pre-application process.

Sincerely,



Maurice Abraham
El Sobrante Resident

cc: District I Supervisor, John Gioia
 Barbara Pendergras ✓
 El Sobrante Municipal Advisory Council
 El Sobrante Planning and Zoning Committee

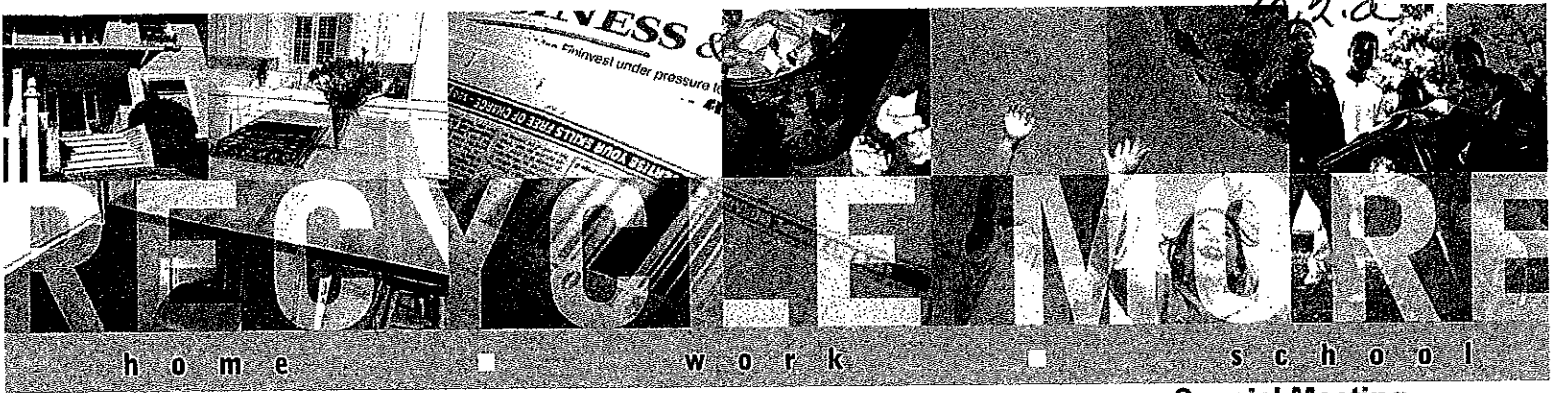
To All of you:

I'm keeping an eye on this proposal. I've spoken to county planning staff who have informed me that the developer has submitted a "pre-application", not a formal application yet. County staff have said that the developer informed them that they will be going to the EI Sobrante MAC soon to get the MAC's input on their proposed project before deciding whether to submit a formal development application to the County.

I've also asked the planning staff to look into whether our distance requirements for new tobacco retail outlets and alcohol commercial sales outlets would restrict them from selling tobacco and alcohol. I've strongly supported those distance requirements. After reviewing the location of existing tobacco and alcohol outlets, and the location of nearby schools, churches, and parks, it appears that they would be prohibited from selling alcohol and tobacco. That will probably affect their evaluation of whether this project would be financially feasible for them and how strongly they feel about going forward with it.

Discussions about alternative development plans make sense. Those can be raised at the EI Sobrante MAC when they go there to make their presentation. There has been no date set yet.

John Gioia



**Special Meeting
Board of Directors Meeting Agenda
July 20, 2017
7:00 p.m.**

**San Pablo City Hall
City Council Chambers
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

The Chair will call the meeting to order and the Secretary will call the roll to establish the presence of a quorum.

2. CLOSED SESSION

1. Public Employee Performance Evaluation Title: Executive Director: Closed session with respect to every item of business to be discussed in closed session pursuant to Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Title: Executive Director.
2. Report Out of Closed Session: Provide a report to the Public in open session of reportable action(s) taken by the Board during closed session.



recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY



3. PLEDGE OF ALLEGIANCE

The Chair or a Member of the Board will lead the Pledge of Allegiance.

4. EX PARTE COMMUNICATIONS DISCLOSURES

The Chair of the Board will ask if any Director has an ex parte disclosure, pursuant to the Authority's Ex Parte Communications Policy, on any agendized items.

5. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

6. CONSENT CALENDAR

All matters listed in the Consent Calendar will be enacted with one motion. There will be no separate discussion of the items listed. However, upon request by a member of the Board or the Public, items will be removed from the Consent Calendar and considered separately in the agenda order.

Consideration of a motion to approve the following actions:

6.0 June 8, 2017 Authority Board Meeting Minutes

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

6.1 Disposition of RecycleMore 2001 F-150 Truck

Approve and authorize the Executive Director to sell a 2001 Ford F-150 bi-fuel truck for \$1,700 to Peter Nuti.

6.2 Upcoming Board Agenda Items

Receive and file a list of tentative upcoming agenda items for September and October 2017 and other future Board meetings.

END OF CONSENT CALENDAR

7. STAFF REPORT

Staff will provide updates on recent and upcoming activities.

Process for Addressing Agenda Items Before the Board of Directors

- *Chair reads the agenda item*
- *Staff presents their report*
- *Board questions staff*
- *Public comments are heard*
- *Board discusses item*
- *A motion is made*
- *Final Board discussion*
- *Motion is restated and seconded for the record*
- *Board votes or provides direction to staff*

8. REGULAR AGENDA**8.0 New Financial Services Provider**

Consideration of a motion to:

1. Authorize the Executive Director to negotiate an agreement with the City of San Pablo to provide Treasurer, accounts payable, general ledger and other accounting and financial record keeping services.
2. Direct the Executive Director to provide a report at the September Board meeting for the Board to consider approving an agreement with the City of San Pablo for Treasurer, accounts payable, general ledger and other accounting and financial record keeping services.

8.1 HHW Policy for Municipalities, Schools, and Non-Profits

1. Receive and file report from staff on current HHW Policy for municipalities, schools and non-profits.
2. Refer this issue to the Waste Prevention and Recycling Committee for review and potential recommendation(s) to the Board.

END OF REGULAR AGENDA

9. BOARD MEMBER AND STAFF ANNOUNCEMENTS

INFORMATION ONLY. Announcement of matters of interest by Board Members, Alternate Board Members, Executive Director and General Counsel.

10. ADJOURNMENT

Consideration of a motion to adjourn. The next regular Board of Directors' Meeting is scheduled for September 14, 2017.

10.3.a

Subj: **Watershed Project Funding**
Date: 7/12/2017 11:02:19 P.M. Pacific Daylight Time
From: andrew.chahrour@gmail.com
To: RPender970@aol.com

Hi Barbara,

Thanks for sharing this information with Martha and anyone else who you think may find it interesting and/or useful.

Warmly,
Andrew

==== Begin Forwarded Message =====

Dear Contra Costa Watershed Forum,

Do you have a stormwater management project that needs funding?

The Contra Costa Clean Water Program is developing the Contra Costa Watersheds Stormwater Resource Plan (SWRP); the SWRP will use a watershed-based planning approach to both compile existing stormwater management project concepts as well as develop new project concepts to help meet water quality requirements and provide additional community and environmental benefits. **Projects included in the SWRP will be eligible for Proposition 1 Stormwater Grant funds as well as other State funding sources.** Bottom line: You want to make sure your projects are on the SWRP list!

SWRP projects must have a stormwater management component and will ideally provide multiple community and environmental benefits. Attached is a fact sheet with more information on the SWRP. Potential benefits could include: water quality, water supply, flood control, environmental benefits, or community benefits related to water or environmental benefits. From a landscape perspective, potential benefits could include creating and restoring wetlands for riparian habitat, improving in-stream flows, increasing park and recreation lands, increasing urban green space and tree canopy, augmenting recreation opportunities, reducing the heat island effect, and improving air quality. Project examples include: stream restoration, flood control facilities, groundwater recharge, or neighborhood or regional scale green infrastructure, such as sustainable streets projects including bio-retention facilities, or a constructed wetland.

Please send me information about your planned projects using the attached spreadsheet by **July 7, 2017.**

The attached spreadsheet includes an "Instructions" tab, and a "Database" tab. The "Database" tab should be filled out with your project information. The "Instructions" tab includes a description of each column header in the database. For your project(s) to be included in the SWRP project list, please fill out the cells below the "Required" (i.e., orange) column headers in the "Database" tab. Each project should be included on a separate line in the database. If known, you can also fill out any of the information below the "Optional" (i.e., yellow) column headers. Many columns include drop down lists you can select from when you click on the cell.

"Required" information that must be submitted for your project(s) includes:

10.3.b

- Project Name
- Project Jurisdiction
- Project Location (address, intersection, APN)
- Facility Type

Please save a version of the spreadsheet and fill out the "Database" tab for all of the planned or potential projects your group would like to submit, and return to me by **July 7, 2017**.

Questions about completing the database may also be directed towards Rachel Kraai, the SWRP Project Manager at the Contra Costa Clean Water Program (rachel.kraai@pw.cccounty.us), or Kelly Havens who is part of the consultant team working on the project (khavens@geosyntec.com)

We appreciate your attention to this request. Please also note this effort is part of the initial data collection phase of the SWRP planning process, and there will be more opportunities to learn about the process and participate in the future. The project team gave an introductory presentation on the SWRP at the Contra Costa Watershed Forum meeting in May and will be giving regular updates on plan development and opportunities to participate at future Watershed Forum meetings.

Thanks!

Mitch Avalon, Consultant
Contra Costa County Public Works Department
255 Glacier Drive, Martinez, CA, 94553
925-313-2203
mitch.avalon@pw.cccounty.us

==== End Forwarded Messages =====

There are some attachments as well.

Warmly,
Andrew

www.wildandradish.com
www.plantingjustice.org
www.cleanwatercomponents.com

CONTRA COSTA WATERSHEDS STORMWATER RESOURCE PLAN

In 2016, the Contra Costa Clean Water Program was awarded a Proposition 1 planning grant to fund the development of the *Contra Costa Watersheds Stormwater Resource Plan*.

The *Stormwater Resource Plan* will use a watershed-based planning approach to develop stormwater management project concepts that will help meet water quality requirements and provide additional benefits such as flood control, habitat restoration, community enhancement, and groundwater recharge.

California's **Stormwater Management Planning Act** requires the development of a Stormwater Resource Plan in order to receive grant funds for runoff projects from any bond approved by voters after January 2014. This requirement applies to Proposition 1 which authorized \$200 million in grants for multi-benefit stormwater management projects.

A significant focus of the plan will be developing green infrastructure project concepts for municipalities throughout the county. Green infrastructure is recognized as the preferred approach to mitigate water quality impacts associated with urbanization. Green infrastructure facilities such as rain gardens, permeable pavement, infiltration basins, and constructed wetlands can also provide additional community and environmental benefits.

The *Stormwater Resource Plan* will serve multiple important purposes for Contra Costa municipalities and other stakeholders. It will help Contra Costa municipalities fulfill the Green Infrastructure Plan requirements of the Municipal Regional Stormwater Permit, as well as position municipalities and other Contra Costa entities (e.g., watershed groups) to compete for stormwater management grant funding in the future. The development of the plan will be supported by a Technical Advisory Group consisting of stakeholder representatives including municipalities, NGOs, regulators, and technical experts.

For more information about the *Contra Costa Watersheds Stormwater Resource Plan*, please contact Rachel Kraai at Rachel.Kraai@pw.ccccounty.us.



The Contra Costa Clean Water Program is comprised of Contra Costa County, nineteen of its incorporated cities and the Contra Costa Flood Control & Water Conservation District. The CCCWP strives to eliminate stormwater pollution through public education, inspection and enforcement activities, and industrial outreach.

Provide a brief project name
Indicate the city, town, or community the project is located in
Provide the watershed or watershed group the project is located in
Provide a description of the project location, including street names
<p>Indicate the Facility Type:</p> <ul style="list-style-type: none"> • Bioretention with underdrain (unlined) • Vegetated swale • Filter strip • Wetlands • Infiltration system (includes unlined bioretention w/out underdrain, dry well, infiltration trench, infiltration gallery, infiltration basin, pervious pavement w/out underdrain, or other infiltration systems) • Rainwater storage and use • Extended detention basin • Tree well biofilter • Silva Cell • Vault-based media filter • Planter box/lined bioretention • Other non-LID treatment measure • Flood Control Basin • Hyromodification Control Basin • Groundwater Recharge/Replenishment Project • Other (indicate in next column)
Write in the Facility Type if not in list of options
Provide a description of the proposed project, including the anticipated project benefits and how project will achieve those benefits (also use next columns to check off anticipated project benefits)
Indicate stage of project planning. Choices are 'pre-concept', 'design underway', 'design complete', 'implementation ready', 'complete and in service'
Indicate the anticipated completion month/date of the project, if this can be estimated
Indicate the approximate Scale of the Project. Choices include 'regional', 'multiple parcel', and 'single parcel'
True if the project will provide treatment of stormwater

True if the project will provide replenishment of groundwater, or will capture storm water for other water supply needs
True if the project will provide management of flood flows
True if the project will provide environmental or ecological benefits
True if the project will provide community benefits
Provide the estimated acreage of the drainage area
List the APNs that make up the drainage area
Indicate if the drainage area has been provided in a GIS Shapefile
If the project drainage area has been provided in a shapefile, include the shapefile name
Provide the estimated imperviousness of the drainage area
Indicate whether the facility will be fully infiltrating (no underdrain provided), will allow for some incidental infiltration (underdrain provided, but unlined), or if no infiltration will be allowed (underdrain with liner)
Indicate if the facility is underlain by well-draining Hydrologic soil group A or B soils, moderately draining C soils, or poorly draining D soils, or if infiltration would pose a hazard (true if there is underlying contamination, high groundwater, structural/geotechnical hazards, or other concerns)
Choices are Water Quality (i.e., C3 sizing), Flood Control, Hydromodification, and Other
Describe choice of facility sizing criteria, and provide pertinent additional details
If known, indicate the water storage volume planned to be provided by the project
Provide any other relevant notes or information about the project in this column

10.3.8

Optional: Facility Benefits (indicate "true" for all that apply)	Water Supply
	Flood Management
	Environmental
	Community
Optional: Facility Drainage Area Information - estimate area in acres, as list of APN values, or indicate that a GIS shapefile has been provided	Drainage Area (acres)
	Drainage Area (as list of APNs, separated by commas)
	Drainage Area in GIS Shapefile (T/F)
	Drainage Area GIS Shapefile name
	Imperviousness of Drainage Area (as %)
Optional: Detailed Facility Information (if known)	Facility Infiltration Information
	Underlying soil type
	Facility Sizing Criteria (select)
	Facility Sizing Criteria (description)
	Facility Volume (acft)
Optional: Notes	Other Comments/ Notes?

Orange categories represent REQUIRED information
 Yellow categories are to be completed if data is available

Required: General Facility Information	Project Name
	Project Jurisdiction
	Project Watershed
	Project Location (APN or list of APNs separated by commas)
	Facility Type
	Facility Type (write in if "other" selected)
Optional: Additional Project Information	Project Description, including primary project benefit (i.e., water quality, flood control, water supply) (narrative)
	Planning Stage (select)
	Anticipated Completion Date (mm/yy)
	Project Scale (select)
	Water Quality

~ CANCELLED ~

10.4.00

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 9, 2017
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 23, 2017.

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.

10.4.17

~ CANCELLED ~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, JULY 12, 2017
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 26, 2017.

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.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 7, 2017

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:

2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

2a. RONALD GREENWELL (Applicant) - JAMES AND BARBARA DE FREMERY (Owners), County File #MS11-0001. The applicant requests approval of a vesting tentative map for a minor subdivision to divide a 31.41-acre site into three parcels. The project also includes a request for approval of a tree permit to allow **removal** of an existing Gooding's Willow tree, and request for approval of exceptions to applicable code requirements pertaining to "collect and convey", roadway design, and the timing of required roadway improvements. The project is located approximately 1,000 feet east of the intersection of Sellers Avenue and Hidden Ranch Road in the Knightsen area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 020-200-027, -039) (Continued from 07/17/17 RH) SFT Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

3a. WARE MALCOMB (Applicant) - CP LOGISTICS WILLOW PASS, LLC (Owner), County File LP16-2031: The applicant requests approval of a Land Use Permit for a 225,950 square foot warehouse to be constructed on two adjoining vacant parcels located northwest of Evora Court at the western terminus of Evora Road. The proposed project includes a 1,003-foot eight-inch long, 265-foot wide, 42-foot six-inch tall warehouse with a driveway that wraps around the building, loading bays along the southern elevation of the building, and parking along the east, north, and west sides of the warehouse. The project also includes landscape plantings in the parking areas, along the edges of the project site, and around the building on the west, north, and east elevations. The property is located at 4000 Evora Road (approximate address) in the Bay Point area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: L-I Light Industrial) (Assessor's Parcel Numbers: 099-160-026, 099-160-027) SM Staff Report

3b. T-MOBILE (Applicant) - JOHN A DEMARTINI RANCH (Owner), County File #LP17-2014: The applicant requests approval of a land use permit to allow the renewal of County File #LP96-2007 for the continued operation of an existing T-Mobile telecommunications facility with the proposed modifications to install three new antennas, new antenna mounts, and a new HCS cable within the existing cable tray. The subject property is located at 8050 Cummings Skyway in the unincorporated Crockett area. (Zoning: General Agricultural (A-2); APN: 354-190-002) DV Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. LAUREN KRAUS (Applicant and Owner), County File #DP17-3013: The applicant requests approval of a Development Plan for a Small Lot Design Review to allow the construction of an 884-square-foot addition to an existing 1,819-square-foot single-family residence on a substandard lot. The subject property is located at 20 Sandra Court in the Alamo area. (Zoning: R-20 Single-Family Residential District) (Parcel Number: 197-060-013) JL Staff Report

- 4b. RUSSELL FINDLEY (Applicant and Owner), County File #DP17-3020: The applicant requests approval of a Development Plan for a Kensington Design Review to convert unconditioned crawlspace into a 390 square-foot addition to the main floor of the single-family residence. The proposed gross floor area will be 2,993 square-feet (where the floor area threshold is 2,000 square-feet). The only exterior changes will be to add a window to each side of the residence. The subject property is located at 253 Trinity Avenue in the unincorporated Kensington area. (Zoning: Single-Family Residential District (R-6), Kensington Combining District (-K), and Tree Obstruction of Views Combining District (-TOV); APN: 570-142-027) DV Staff Report
- 4c. TIM SAUNDERS (Applicant) - SHAPELL DEER CREEK, LLC (Owner), County File #DP16-3051: The applicant is requesting approval of an amendment to the Gale Ranch Phase IV Final Development Plan to allow for the reconfiguration of 185 affordable housing units (senior housing), as previously approved under County File #DP11-3030. The subject 23.81-acre property is located on the northeastern corner of the intersection of Bollinger Canyon Road and Old Dougherty Road in unincorporated San Ramon. (Zoning: Planned Unit District (P-1); Assessor's Parcel Number: 222-270-048) AV Staff Report
5. MANDATORY REFERRAL: PUBLIC HEARING
- 5a. EAST BAY MUNICIPAL UTILITY DISTRICT (Applicant and Owner), County File #CP17-0024: This is a public hearing to determine whether a proposal by East Bay Municipal Utility District to replace a 0.24-million-gallon aboveground reservoir with two 0.12-million-gallon aboveground reservoirs on an adjacent parcel conforms with the County General Plan. The subject property is located at 100 Gateway Boulevard in the Orinda area. [Parcel No. 265-160-017] WRN Staff Report
- 5b. EAST CONTRA COSTA COUNTY HABITAT CONSERVANCY (Applicant) - SAVE MOUNT DIABLO (Owner), County File #CP17-0025: This is a public hearing to determine whether a proposal by East Contra Costa County Habitat Conservancy to acquire a 165.30-acre parcel conforms with the County General Plan. The subject property is located approximately 200 feet west of the terminus of Oak Hill Lane in the Clayton area. [APN: 078-110-005] WRN Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 21, 2017.

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.