

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**

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

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

AGENDA Wednesday January 12, 2011

7:00 P. M. Pledge of Allegiance

7:05 P.M. Call to Order/Welcome

7:10 P.M. Approval of Minutes and Agenda * items have minutes included

- 1 *Approval of Minutes for May 12, 2010
2. No Meeting in June
3. Approval of Minutes for July 14, 2010
4. Approval of Minutes for August 11, 2010
5. No quorum in September, No Minutes
6. *Approval of Minutes for October 13, 2010
7. No quorum in November, No minutes
8. *Approval of Minutes for December 8, 2010

Treasurer's Report

Introduction of new Council Members by Supervisor John Gioia

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCI.1

Presentations

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

P.1 Presentation by Lt. Mark Williams, Bay Station Commander, Crime Report

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

7:35 P.M. to 7:55 P.M.

P.2 Presentation by Supervisor John Gioia and Senior Planner Patrick Roche, Conservation and Development, on the Final EIR for San Pablo Dam Road and Appian Way Corridor

7:55 P.M. to 8:15 P.M. Questions- limit 2 minutes per speaker

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

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

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

8:25 P.M. to 8:35 P.M.

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

8:35 P.M. to 8:45 P.M. Questions- limit 2 minutes per speaker

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

P.5 Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report

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

Public Comment - Limit 2 minutes per speaker

9:00 P.M. to 9:10 P.M.

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

9:10 P.M. to 9:15 P.M.

DL.1 Crime Prevention Sub Committee/ Neighborhood Watch- Sub Committee Report.
Chair Jim Hermann

9:15 P.M. to 9:20 P.M. Questions – limit 2 minutes per speaker

9:20 P.M. to 9:25 P.M.

DL.2 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Community Development Department

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

9:25 P.M. to 9:30 P.M.

DL.3 Review and vote on the ESMAC Final Year End Report to the Board of Supervisors and vote on the comments on the Down Town El Sobrante General Plan Amendment Final Environmental Impact Report

9:30 P.M. to 9:35 P.M.

Short Discussion Items-

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

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

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

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

Information Items-

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC) Agenda and packet of information for December 9, 2010
- 10.2** Memo from ESVP&ZAC to James Cisney, Planner, CCC Dept. of Conservation and Development regarding a review of the signs for the Shell gas station on Appian Way in El Sobrante
- 10.3** Memo from CCC Dept. of Conservation and Development to Eleanor Loynd in response to comments Eleanor made on the El Sobrante General Plan Amendment
- 10.4** Memo from ESVP&ZAC to Patrick Roche regarding additional questions on the El Sobrante General Plan Amendment
- 10.5** May Valley Neighborhood Council December 3, 2010 letter regarding lack of Fire Road Maintenance in the El Sobrante Valley
- 10.6** Memo from ESVP&ZAC to the Planning Commission to be presented at the El Sobrante General Plan Amendment Meeting on 11-30-10
- 10.7** Contra Costa County Planning Commission's Notice of Public Hearing Meeting and Agenda for December 6, 2010, and January 11, 2011, 7:00 P.M. meeting on the El Down Town El Sobrante General Plan Amendment
- 10.8** Contra Costa County Zoning Administrator's Notice of Public Hearings and Agenda for January 10, 2011, 1:30 P.M.
- 10.9** West Contra Costa Integrated Waste Management Authority Notice of Meeting Cancellation for Dec. 9, 2010
- 10.10** Notice of Martin Luther King Jr. National Day of Service on Monday January 17, 2011

11.0 Community Group Updates

- 11.1** District 1 Staff Report- Terrance Cheung
- 11.2** East Bay Municipal Utility District- Katy Foulkes
- 11.3** ESVP&ZAC
- 11.4** ES Chamber of Commerce
- 11.5** ESMAC Sheriff's Annex
- 11.6** Fire District-
- 11.7** CSA R-9 Committee-
- 11.8** West County Alcohol Policy Working Group
- 11.9** ESMAC Library- Barbara A. Pendergrass
- 11.10** ES Boys and Girls Club
- 11.11** El Sobrante Coordinating Council-Tom Owens, Barbara Pendergrass

Sub Committee Reports

- 12.1** ESMAC Land Use- Barbara Pendergrass, Chair
- 12.2** ESMAC Grants/ Fund Raising-

- 12.3 ESMAC Traffic / Transportation-
- 12.4 ESMAC Web Site and Outreach- Tom Owens
- 12.5 ESMAC Cleanup Day-
- 12.6 ESMAC El Sobrante Stroll-
- 12.7 ESMAC Crime- Chair, Jim Hermann
- 12.8 ESMAC Farmers Market, Barbara Pendergrass, Chair

Old Business

13.1 Suggestion for meetings on increasing attendance. Suggestion that the Mac set up a list of groups to send letters to for attendance at meetings. Groups like the Chamber of Commerce Board of Directors, Boys and Girls Club Board of Directors, neighborhood groups like Manor Neighborhood Group, Bicycle Riders, Churches etc. Have the group speak for 30 minutes or so and discuss what they would like to see improved. Suggestions for improvement. Place items in the Chamber News Letter and send letters to people on their different streets. Develop information flyer explaining the ESMAC activities.

New Business

14.1

Public Comment

9:50 P.M. to 10:00 P.M. -limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment

10:00 P.M.

El Sobrante Municipal Advisory Council

3769 B. San Pablo Dan Road, El Sobrante 94803- Meetings 2nd Wednesday of the Month.

7:00 p.m. El Sobrante Public Library, 4191 Appian Way, El Sobrante

Chair: Barbara Pendergrass, Vice Chair: Tom Owens, Secretary: Roxanne Cruz
Treasurer: James Hermann, Members: Emily Lane, Mike Daley

Draft Minutes for Wednesday, May 12, 2010

Present: Barbara Pendergrass, Tom Owens, Roxanne Cruz, James Hermann,
Emily Lane, Mike Daley

Pledge of Allegiance

Call to Order 7:03 p.m.

Minutes for April's meeting were not included in May's agenda package.
Approved 0, 0, 0

Treasurer's Report: No report at this time.

Presentations

Lt. Ron Bradley provided monthly crime report for the time period of April to May. MAC presented Lt. Bradley with an appreciation certificate and cake in appreciation of his commitment to the el Sobrante community and MAC.

Officer John Pruitt, CHP reported on San Pablo Dam Road activities. Currently there is ongoing enforcement on San Pablo Dan Road for seatbelt and speeding violations. He will look into permanent speeding structures to be placed between Appian and Castro Rancho.

EBMUD Update given by Michelle Blackwell.

La Colina regulator installation scheduled for June start date. Notices will go out soon.

Robert A. Songey, Region Manager, California Department of Transportation, District 4 Division Maintenance, Delta Region presented an update on the 2 graffiti detection devices placed within the City of Richmond.

Raquel Romerl spoke in favor of the WCCUSD bond measure.

Bill Savage provided a presentation on Measure D. He provided history regarding new structures and renovation projects.

Marilynne Mellander, citizen, spoke in opposition of Measure D.

Terrance Cheng, Chief of Staff for Supervisor John Gioia, monthly report out. He updated MAC on the Code enforcement cut backs. Reminded MAC of mural dedication event scheduled for June 1 at 4pm.

Public Comments

Consent

No items to consent

Discussion Items-

DI. 1 – MAC discussed continued efforts to inform community of Measure E such as suggestions of lawn sign placements and flyer distributions.
Approved

DI. 2 – Letter from Public Works on Capital Improvements in El Sobrante.
MAC provided recommendations to where sidewalks should be placed.
Approved

DI. 3 – Crime Sub Committee/Neighborhood Watch- Sub Committee Report and action items.

DI 4. No new information received.

Short Discussion Items

Agenda items add on for July meeting
R-9 meeting
Review bi-laws
Review general plan.

Adjournment

Motion to adjourn 9:00 p.m.

Respectfully submitted by Roxanne Cruz (2010 Secretary)

From: Mike Daley <greenreports@gmail.com>
To: RPender970@aol.com
Subject: ES MAC Minutes 10/13/2010
Date: Wed, Oct 13, 2010 8:56 pm

El Sobrante Municipal Advisory Council

DRAFT Minutes for Wednesday, October 13, 2007

Present: Chair: Barbara Pendergrass, Vice Chair: Tom Owens, Treasurer: James Hermann, Members: Mike Daley

Action Items:

- Approval of Minutes April 14, 2010

Approved Unanimously 4-0

- Approval of Minutes May 12, 2010

Following change: strike "Approval of Minutes for April"

Approved as corrected Unanimously 4-0

- Treasurer's Report accepted "No Change"
- CCI.1 Request by Barbara Pendergrass for reimbursement of \$11.98 for candy for Solano Stroll.

Approved Unanimously 4-0

Respectfully submitted by Mike Daley

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Mike Daley
greenreports@gmail.com

El Sobrante Municipal Advisory Council

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Treasurer: James Hermann, Member: Mike Daley

Draft Minutes for Wednesday December 8, 2010

Roxanne Cruz absent, Mike Daley late (arrived 7:15pm)

Pledge of Allegiance led by Tom Owens

Called to Order 7:04pm

Treasurer's Report: \$838.28.

Consider Consent Items

None

Presentations

P.1. Presentation by Sgt. Mark Kohlmier, Bay Station, Crime Report

*Mike Daley arrived at 7:15 to make quorum.

Approval of Minutes

Approval of Minutes for April 14, 2010.

Motion To approve April 14, 2010 minutes as corrected (Cheng to Cheung).

M(TO), S, P - 4,0,0

Minutes for May 12, 2010 and Oct. 13, 2010 did not reproduce (printer problems) in agenda packets so they were tabled till Jan. 2011.

Presentations (cont)

P.2. Presentation by Battalion Chief Lon Goetsch on status of Contra Costa County Fire Protection District.

(In place of Officer John Pruitt, California Highway Patrol, who did not show.)

P.3 Presentation by Michelle Blackwell, East Bay Municipal Utility District.

Shapiro Reservoir deconstruction to begin in Jan. and the project is scheduled to last approximately 18 months.

P.4. Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia.

El Sobrante General Plan Amendment review by County Planning Commission rescheduled for 01/11/2011.

P.4. (cont)

County Board of Supervisors meeting (1/12/11) will include agenda item for approval of 3 new El Sobrante Municipal Advisory Council members and 4 returning members to bring the ESMAC back to a full 7 members.

Terrance Cheung will be at the El Sobrante Library representing Supervisor John Gioia the first Tuesday of each odd month (Jan, Mar, May, July, Sept, and Nov) to hear community concerns.

Discussions Items

DI.1 No report from the Crime Prevention/Neighborhood Watch Sub Committee

DI.2 Discussed the move of the Subway Restaurant to the new location

DI.3 Discussed the letter from Barbara Pendergrass to County Planning Commissioners concerning the Final Environmental Impact report. Because of printer problems the second page was omitted from the agenda.

Motion to adopt paragraph 3, 4, 5 and 6 with a reminder that the material concerning the statements on the second page concerning mixed use (M-11, M-12 and M-13) were previously adopted by the El Sobrante Municipal Advisory Council in Feb. 2008, and to include corrections to typos in the FEIR.

M(TO), S, P – 4,0,0

Short Discussion Items

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

Presentation and summary given.

Community Group Updates

Adjournment

Motion to adjourn 9:05 pm. M(MD),S,P -4,0,0

Respectfully submitted by Tom Owens (Vice-Chair)

Summary of Actions:

Called to Order 7:01pm

Consensus: To approve October 14, 2009 minutes as presented.

Adopt a wall was suggested (details will be given to BP within a week by Cal Trans representatives)

Cal Trans representatives requested return appearance, date to be scheduled later.

Motion: Send the corrected letter of response to DEIR covering the General Plan for San Pablo Dam Road from El Portal to Appian Way, and Appian Way from San Pablo Dam Road to Valley View. M(TO),S,P-4,0,0

Consensus: Barbara Pendergrass draft and send letter in support of VR07-1083 with cc Terrance Cheung, James Hermann prior to December 16th public hearing.

Joint meeting ESMAC-R9 on January 13th, 2010 starting at 6 pm.

Motion to adjourn 9:55 pm. M(RC),S,P -4,0,0

D.L.A.

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

**Notice of Rescheduled Planning Commission Public Hearing for January 11, 2011 at
7:00 P.M. on the General Plan Amendment for El Sobrante**

NOTICE OF A RESCHEDULED PUBLIC HEARING

You are hereby notified that on TUESDAY, JANUARY 11, 2011 at 7:00 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Planning Commission will consider a GENERAL PLAN AMENDMENT application as described as follows:

DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE: GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and the Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. Amend the Land Use Element to establish three new "mixed use" land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. Amend the Land Use Element to revise and update policy language for the El Sobrante community in sections and figures under the heading "Policies for El Sobrante Area", "Policies for Appian Way Corridor Special Concern Area", and "Policies of the San Pablo Dam Road Commercial Special Concern Area"; and, (2) Amend the Roadway Network Map, Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120, 425-140, 425-150, 425-170, 425-220, 425-230, 425-240, 425-300, 426-260, 430-150, and 430-050).

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Information about the Downtown El Sobrante General Plan Amendment (County File: GP#02-0003) may be found online at Contra Costa County's website. Go to <http://www.co.contra-costa.ca.us/>, click button for Departments, pull down menu to Conservation & Development, and then click button for What's New. For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Patrick Roche at 925-335-1242.

Aruna Bhat
Deputy Director - Community Development

El Sobrante Municipal Advisory Council

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Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Roxanne Cruz, Treasurer, James Hermann, Members: Mike Daley, 2 vacant position

Year End Report for 2010

Activities

Speakers Presenting Reports Monthly

- Lt. Ron Bradley Bay Station Commander – crime report, Lt. Bradley was promoted, replaced by Lt. Mark Williams
- Officer Eric Brewer, California Highway Patrol- speeding on San Pablo Dam Road
- Michelle Blackwell, representative East Bay Municipal Utility District-projects in El Sobrante
- Terrance Cheung, Chief of Staff, Supervisor John Gioia-monthly report
- Eleanor Loynd, Chair of the El Sobrante Valley Planning and Zoning Advisory Committee-Planning Projects in the El Sobrante Valley; includes valley projects in the City of Richmond and unincorporated El Sobrante

Other Speakers and Topics

- Joe Losada Code Enforcement officer
- Dr. Bruce Harter, Superintendent, West Contra Costa Unified School District speaking on the District's Parcel Tax appearing on the November ballot, Marilynne Mellander speaking in opposition
- Speakers from Cal Trans regarding graffiti and landscaping of the walls along Highway 80 and on and off ramps
- Voted to support in concept the "A Community Center for El Sobrante", (ACCES), Grass Root Group's plan to convert the closed El Sobrante Elementary School to a Community Center for the El Sobrante Valley
- Voted to support the project of creating a Farmers Market in El Sobrante
- Patrick Roche, Conservation and Development Dept. CCC speaking on the General Plan for Downtown El Sobrante, San Pablo Dam Road, and Appian Way
- Other speakers not named here

Major Accomplishments

- Reviewed, discussed, and voted on a letter of response to the Final Environmental Impact Report for the Downtown El Sobrante General Plan Amendments, the three new "Mixed Use Definitions", and the Policies for El Sobrante, San Pablo Dam Road, and Appian Way
- Conducted Election of Officers
- Attended Monthly Code Enforcement meetings with Supervisor Gioia's Office and Code Enforcement Representative, Joe Losada

- Crime Prevention Sub Committee worked with Supervisor Gioia on a plan to set up a Parcel Tax to fund one or two additional Sheriff's Deputies for El Sobrante. The Parcel Tax Initiative was on the June ballot and failed to pass.
- A Crime Prevention meeting for the Community was held with the following speakers; Supervisor Gioia, Officers from the Sheriff's Department, City of Richmond Police Department, Officers and Investigators for Consolidated Fire and City of Richmond Fire
- The Council manned a booth at the El Sobrante Stroll and passed out information on Council meetings
- Supervisor John Gioia and the El Sobrante Municipal Advisory Council held an El Sobrante Cleanup Day filling one dumpster with metal, one with green items and 2 large dumpsters with trash. With the help of private citizens trash was also removed from Appian Way and Skyline

Attendance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	^	^	^	^	^		^	^	^	^		^
Tom Owens	^	^	^	^	^		^	^	^	^	^	^
Mike Daley	^	^	^	^	^		^	^	^	^		^
Emily Lane	^	^		^	^		^					
James Hermann	^	^	^	^	^		^	^		^		^
Roxanne Cruz	^	^		^	^		^	^			^	
Summary Monthly	6/6	6/6	4/6	6/6	6/6	6/6	6/6	5/5	3/5	4/5	2/5	4/5

attending /appointed (June meeting cancelled)

Resignations: Emily Lane resigned at the end of July

New members: None

Goals for 2011

- Complete training material for Neighborhood Watch groups in El Sobrante
- Develop ways to increase attendance at Council meetings
- Develop brochure for ESMAC
- Hold the annual El Sobrante Cleanup Day with additional dumpsters
- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and it's activities
- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek
- Continue to address Disaster Preparedness
- Implementation of changes proposed by the new El Sobrante General Plan
- Explore Grants and Redevelopment
- Redo the ESMAC Bylaws
- Set up CPR classes with the County Health Department to assist in El Sobrante becoming a healthy community
- R9 Committee Meetings
- Crime Prevention Sub Committee to assist in setting up a Crime Prevention Community meeting with the El Sobrante Chamber of Commerce, Boys and Girls Club and May Valley Neighborhood Council. Meeting to include the City of Richmond residents residing in the El Sobrante Valley and El Sobrante residents. Speakers from all Police, Sheriff and Fire District Staff that support the El Sobrante Valley

D.I.3.C

El Sobrante Municipal Advisory Council

"Your Town Council"

3769 B San Pablo Dam Road
El Sobrante, California 94803



December 09, 2010

Chair

Barbara Pendergrass

Vice Chair

Tom Owens

Secretary

Roxanne Cruz

Treasurer

James Hermann

At-Large Members

Mike Daley

To: Supervisor John Gioia, CCC County Planning Commissioners, Senior Planner, Patrick Roche, CCC Conservation and Development Department

From: Barbara A. Pendergrass, Chair, El Sobrante Municipal Advisory Council (ESMAC)

Subject: Down Town El Sobrante General Plan Amendment

Members of the ESMAC are appointed by Contra Costa County District One Supervisor John Gioia

The following four paragraphs were prepared for the November 30th Planning Commission Meeting as representing a private citizen as there was no ESMAC Meeting scheduled prior to the November 30th Planning Commission Meeting. The ESMAC voted at their December 8th Meeting to recommend the following four paragraphs be forwarded as comments on the Final EIR for the Down Town El Sobrante General Plan Amendment.

A lot of time and work has been devoted to the Down Town General Plan Amendment and we want to thank Supervisor Gioia , Patrick Roche and all parties that worked on developing the document.

The city of Pinole has finalized their General Plan and the plan addresses Appian Way as a four lane roadway from San Pablo avenue to the border of El Sobrante. At the border the roadway narrows to a two lane road and remains two lanes until it becomes Valley View at the triangle. There it widens to four lanes.

There is already an extreme back up problem where the road narrows to two lanes during commute hours, and the problem will become worse as time passes. We know the Down town Plan only covers Appian Way up to the Triangle, however, some plan in the future should address making Appian Way four lanes from the Pinole border to Valley View reducing some of the bottle neck at commute time.

Staff Report to the Planning Commission, item B. Existing Conditions and Settings, line 7, add churches and other non profits; Boys and Girls Club, and Salvation Army.

The following three paragraphs regarding the three Mixed Use Definitions prior to the last paragraph were thought to be included as a second page in the ESMAC December 8th, 2010 meeting packets, however the page along with some others failed to copy in the public packets and therefore could not be voted on again by the ESMAC in their December 8th, 2010 meeting as recommended in discussions with Patrick Roche. The ESMAC directed the chair to forward the following and to reiterate that they were voted on in their February 13th , 2008 meeting,

Meeting: 2nd Wednesday every month, 7:00 p.m.
El Sobrante Library, 4191 Appian Way, El Sobrante

El Sobrante Municipal Advisory Council*"Your Town Council"*3769 B San Pablo Dam Road
El Sobrante, California 94803**Chair**

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At-Large Members

Mike Daley

however were not included in the final copy passed to Supervisor Gioia or Patrick Roche in February of 2008.

El Sobrante Municipal Advisory Council's Recommended Mixed Use Designation M-11 Mixed Use- Appian Way General, under Description, end of line 13, (with varied facades) should be replaced (with in compliance with P1 criteria design). This was a correction made at the February 13, 2008 ESMAC meeting in reviewing the Mixed Use Designations.

El Sobrante Municipal Advisory Council's Recommended Mixed Use Designation M-12 -Triangle Area, under description, line 14, take out (with varied facades) and replace with (in compliance with P1 criteria design). This was a correction made at the February 13, 2008 ESMAC meeting in reviewing the Mixed Use Designations.

El Sobrante Municipal Advisory Council's Recommended Mixed Use Designation M-13 Mixed Use- San Pablo Dam Road, last paragraph, next to last line and last line, delete (with varied facades) and replace with (in compliance with P1 criteria design). This was a correction made at the February 13, 2008 ESMAC meeting in reviewing the Mixed Use Designations.

The ESMAC chair failed to relay these changes to the appropriate parties and for that failure the Chair sincerely apologizes. The changes were voted on by the Council.

The following typo's are referenced: Staff Report and Recommendations to the Planning Commission. Page 6 , 1980-1990 /Contra Costa County General Plan, 5th line, Count should be County, page 7 V. Back Ground General Plan Amendment, 4th line from bottom, accepted and approve the plan, should say accepted and approved the plan. Page 21 A. Mixed Use Designations- Land Use Element, Appian Way, line 6, established a public or private institutional uses should read established public or private institutional uses. Page 22, 2nd paragraph, San Pablo Dam Road, 4th line, seeking to development should read seeking development. Line 12 district aimed a serving should read district aimed at Serving. Line 14, an established a Public should read established Public.

Members of
the ESMAC
are appointed by
Contra Costa County
District One Supervisor
John Gioia



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.a

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

EL SOBRANTE VALLEY PLANNING & ZONING
ADVISORY COMMITTEE MEETING

Tentative AGENDA for Thursday, December 9, 2010

El Sobrante Library Meeting Room, 4191 Appian Way

6:00 p.m. – 8:00 p.m. or longer

Committee Members: Ch. Eleanor Loynd V. Ch. Ruby Molinari
Treas. Barbara Pendergrass Sec. Shirley Sharp John Lisenko
George Schmidt Mike Zeelen Robert Sharp Jim Hermann

AGENDA:

1. Call to Order. Agenda Review
2. Review/Approve Minutes of 11/4/10
3. Treasurer's Report
4. Introduction of Guests.
5. Correspondence in Packet
6. Correspondence Circulating
7. Review & Updates on Projects (Times are estimated)

7.1 6:00 p.m. Committee Business – Review of projects & Updates
-LP03-2052. Sikh Temple Slide Repairs/Expansion: Bldg. permits to be submitted to County & Richmond in Nov. or Dec. 2010. Fire road to be put in between the Sikh Temple and Quail Hill condos.

-SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Still in Court. Decisions still to be made. Traffic report in the works.

-RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way.

Review changes to plans. Project held over to January 20, 2011.

-Update on plans for Buddhist Temple on Naphan Ranch on Castro Ranch Rd. Realtor: Lori Sacco. Purchase plan moves ahead.

- Problems with homeless persons

- E. S. General Plan on Plan. Com. Agenda 11/30. Report.

Estimated 490 new dwelling units and up to 1400 more E.S. residents.

- LP10-2059 Subway Restaurant, 3850 S.P. Dam Rd. approved.

- Discussion of Fire Roads in the El Sobrante Valley

-DP10-3034. Request to add to an existing resident at 4171 Garden Lane. Applicant: Nancy Mancheno. Project on hold for now.

-CDSR 10-00005. New Shell gas station at 500 Appian Way, across from Post Office. Application to change the signs. Info requested ASAP.

✓ 6:30 p.m. Wild Bryde Business to move to 4439 Appian Way. Mike Warner to share information with us. Plan to move business to club house on site. Off Agenda

7:00 p.m. 4312 Santa Rita Rd. Home purchased 2009. No one can live in the home until the water service is provided. Problems. Jimmy Connor, owner.

8. Adjourn- Next Mtg. Thurs., January 13, 2011 from 6 p.m. to 8 p.m. in the El Sobrante Library Meeting Room.



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

10.1, b

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

**EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE
THURSDAY, DECEMBER 9, 2010**

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

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes
- ② Approval of Minutes of November 4, 2010
3. Treasurer's Report
4. Introduction of Guests: 4.1 Jim Connor 4.2
5. Correspondence Sent/Received - included in packet - 0
 - 5.1 From County. Notice of Public Hearing Tues., Nov. 30 at 7 p.m. before the C. Plan. Commission in Martinez on the Downtown E.S. General Plan Amendment (GP#02-0003)
 - 5.2 From May Valley N. C. Copy of letter to R. fire Chief Banks. No R. Fire rep at Sup. Gioia's 11/9 mtg. Next Mtg. Jan.11, please send rep or send information in writing on R. fire roads.
 - 5.3 From EBMUD. Construction notice on Schapiro Reservoir Replacement Project, off Monte Cresta Ave., to begin Oct. 2010. Construction to begin Nov. 2010 and be completed by Sept. 2012.
 - ⑤.4 To Dir. K. Foulkes, EBMUD. Request for review of problems with water service connection at 4312 Santa Rita Rd.
 - 5.5 Calls to & from Jim Connor. Info from Jimmy Connor about 2009 purchase of home at 4312 Santa Rita Rd.
 - ⑤.6 From Jimmy Connor. Info requested by EBMUD. No comment on previous info turned in. Estimated water connection cost: \$52,000.
 - 5.7 To Code Enforcement. Request for info on 4312 Santa Rita Rd.
 - 5.8 From C.O.S. T. Cheung. Copies of E.S. Gen. Plan Amendment to be Mailed out. Document available at E. S. Library or go on County's website.
 - 5.9 To Patrick Roche, C. Planner. Request that copies of new staff Report on the E.S. Gen. Plan amendment, if there is one, be sent out to E.S. Chamber, ESMAC, & ESVP&ZAC.
 - ⑤.10 From May Valley N.C. Letter to various groups in R/E.S. parts of E.S. Valley. Concerns over location and maintenance of fire roads. County Fire said they are responsible for 8 fire roads. Richmond Fire may be responsible for 17 or more fire roads in the area.
 - 5.11 To P&Z and ESMAC. Comments on 11/9/10 Code Enf. Mtg.
 - ⑤.12 From W.C. Times. 11/21/2010. The CCC Dept. of Conservation & Development is moving to 30 Muir Rd. Renovation Cost: \$7 million.

10.1.c

- 6. Announcements and Correspondence Circulating for Review
 - 6.1 From R. Plan. Dept. Design Review Bd. Agenda for Nov. 10. Info on Officer B. A. Moody Memorial Underpass on Marina Bay Parkway between Mecker Ave. in the north & Regatta Blvd. On the south.
 - 6.2 From County. LP10-2059. Land Use permit granted to allow take out food for a new Subway restaurant at 3850 S.P. Dam Rd.
 - 6.3 From County. DRAFT EIR on Downtown E. S. Gen. Plan Amendment (Nov. 2009), Staff Report 11-30-2010, and Final EIR Report Oct. 2010.
 - 6.4 From County. Agenda for C. Plan. Com. Mtg. on 11/9/2010 (No E.S. items); Agenda for 11/15/2010 (No E.S. items); Agenda for 11/30/10 on Downtown E.S. Gen. Plan. Amendment-only item on agenda.
 - 6.5 From ESMAC. Oct. 13th Packet. NOTE: Now 3 vacancies exist on the ESMAC with 4 assigned members.
 - 6.6 To Jim Connor & Mike Warner. Invitation to 12/9 Mtg.
- 7. Appearances/Updates on Projects (Times are estimated)
 - 6:00 7.1 -Committee Business: Review of Projects & Updates
 - LP03-2052. Sikh Temple Slide Repairs/Expansion-Updates: Bldg. permits to be submitted to County & Richmond in Nov. or Dec. 2010. Bldg. to start in Spring 2011. No new info. Neighbors invited 12/31.
 - SD01-8533. 35 homes, Afshar Project off Hilltop Dr. Update: No hearing dates set. No new info.
 - TP08-0025. Removal of 10 trees on vacant lot. New 11,000 SF home with entrance off Galbreth Rd., Pinole. No new information.
 - PR10-0001. Pre-application review for 3 story bldg. at 2400 Valley View Rd. Move existing residence on site and allow the horse stable to remain with up to 40 horses. Note: No application filed
 - RZ08-3207, DP08-3072. 17 apartments at 970 Appian Way. Project held over to January 2011 at the request of the applicant.
 - Sub. 8791 Americap Project, 32 homes 4577 Appian Way. Underway
 - Update on plans for Buddhist Temple on Naphan Ranch, Castro Ranch Rd. Realtor:Lori Sacco. 12/3 Sale still under discussion.
 - Problems with the homeless persons in the area.
 - Review of Pinole General Plan. No new info.
 - * - E.S. General Plan. Hearing: Nov. 30 at 7 pm, Plan. Com.,Martinez Hrg. moved to Jan. 11. Sup. Gioia may be at ESMAC Mtg. 1/12. Updates. (See added material) DISCUSSION PLANNED.
 - LP10-2059. Subway Restaurant at 3850 S.P.Dam Rd. Approved.
 - * - Discussion of Fire Roads in the E.S. Valley. Maintenance needed. Fire Road between Sikh Temple and Quail Hill HOA.
 - DP10-3034. Request to add to an existing residence at 4171 Garden Lane. Applicant: Nancy Manchino. No new information.

* Discussions/ Updates

10.1.d

-Richmond. 3 parcels on Knobcone Dr. Removed from Design Review Mtg. Agenda. No info on house designs. Concerns on soil stability. Assigned: _____

-Discussion of Signs at the Shell gas station on Appian Way.

6:30 Wild Bryde. Business considering move to 4439 Appian Way. Call from *Mike Warner*. Present zoning does not allow this business on the site. Discussion not to be held.

7:00 Jim Connor, owner 4312 Santa Rita Rd. Review of problems with the home and water service. No one now lives in the house. Cost of Water service now set at \$52,000.

8. 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.

9. OLD Business

Richmond projects:

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

County Projects:

- 9.9 PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd. Under review for Buddhist Temple. Under discussion. Asgd: SS, MZ, EL
- 9.10 SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr. Still in court. Supplemental EIR on traffic being done. Assigned: EL, BP
- 9.11 LP03-2052 Expand Sikh Temple. Approved. Slide in Richmond to be fixed first. No permits. Ad: SS, EL
- 9.12 Wang property, 100 acres off Castro Ranch Rd. 8/7/07 Bd. Of Supervisors denied request to move urban limit line.

- 9.13 Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside. 160 acres-Carter property-now under review for Senior Houses and apartments. Annexation to Richmond being considered.
- 9.14 County Gen Plan. E. S. General Plan to be updated. Comments turned in. Tentative Hearing Oct./Nov. 2010 Asgd:BP, RM
- 9.15 SD05-8986, DP05-3038. 10 condos, 4441 Appian. DP not acted on. Habitat for Humanity interested in property/project. Asgd: SS
- 9.16 RZ05 -3161, MS05-0023. Divide 1.83 acres into 3 parcels at 5574 Amend Rd. P&Z rec. denial. Asgd: JL
- 9.17 SD06-9066. 12 homes off Fariss Lane. NO action. Ad: RM
- 9.18 VR06-1029. New home, 37 Holly Lane. Drainage. Asgd: RM,MZ
- 9.19 RZ06-3177, SD06-9106. 15 homes, 5330 SP Dam Rd. Mit. Neg. Dec.- Sleepy Hollow approved. Ad: ME, MZ, EL
- 9.20 TP06-0039. Tree permit, new home, 1161 Hillside Dr. Now DP07-3004. Public Hearing to be scheduled.
- 9.22 MS07-0016. 1.53 acres into 3 lots, 5172 La Honda Rd. James Cisney, Planner. Ad:RM,MZ
- 9.23 MS07-0020. Split parcel into 2 lots, 4312 Santa Rita Rd. P&Z recommends approval. Planner Demian Hardman Asgd: JH
- 9.24 DP07-3076. Legalize apartments, 408 La Paloma Rd. Asgd:SS,ME Deck approved, no 2nd apartment. No Parking signs to be put up.
- 9.25 VR08-1008. Variances for sideyard and total sideyard due to construction of deck without permit at 4202 Foster Lane. Denied. Appeal filed-to be heard 5/12, Bd. Of Sups. Ad:ME, JH
- 9.26 DP08 -3014. Duplex at 421-431 Rincon Lane. Hrg. 5/4Ad:RM, BP
- 9.27 DP08 -3038. Home additions (2) at 2114 Rancho Rd. Asgd: RM,BP
- 9.28 DP04 -2009.Global Auto, 476-478 Appian Way. Approved 4/20. Work to be done by March. Lifts removed. Asgd: GS, JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. Now 17 apts., 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 435 Valley View Rd. 7 unit apartment bldg. Asgd: MZ, EL
- 9.33 Senior Housing Dev., Carter Property, Castro Ranch Rd. Asgd: ?
- 9.34 LP09 -2042. Renewal of cell phone facility, 4068 S.P.Dam Rd. Ad?
- 9.35 TP08 -0025. Tree cut permit. More info required on house, utilities, Entrance off Galbreth, Pinole.
- 9.36 PR10 -0001. Pre-ap. 3 story bldg. at 2400 Valley View Rd. Move house On site. Allow up to 40 horses to be on site. No application filed.
- 9.37 VR10 -1022. Expand kitchen, frontage setback 1141 Kelvin Rd. P&Z recommended approval
- 9.38 Buddhist Temple on Naphan Ranch

9.39 Pinole General Plan

9.40 LP10 -2059 Subway Restaurant at 3850 San Pablo Dam Rd.

9.41 Fire Roads-Review of Maintenance by R. Fire & C. Fire.

9.42 DP10 -3034. House addition at 4171 Garden Lane.

9.43 Richmond. 3 Homes on Knobcone Ct.

10. NEW BUSINESS

10.1 4312 Santa Rita Rd. Unfinished Home. EBMUD connection needed.

10.2 Shell Station signs

10.3

11. Community Reports (if time)

11.1 ESMAC - Meetings 2nd Wed. at 7 p.m. in the E.S. Library

11.2 May Valley N. C. Next Mtg. -Thurs., Jan. 27th at 7:15 pm in the
May Valley Community Center, 3530 Morningside Dr.,

11.3 CSA R-9 Committee - Joined with ESMAC Committee.

12. Adjournment. NEXT ESVP&ZAC MEETING: Thurs., January 13, 2011

10.1.9
2

Minutes, Thursday, November 4, 2010

El Sobrante Valley Planning and Zoning Advisory Committee
El Sobrante Library Meeting Room 600-8:00 p.m.

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

The minutes were approved as corrected.

The Treasurer's report was submitted. Mike Zeelen moved and Shirley Sharp seconded that the report be approved: The balance as of October, 2010 was \$493.18. The balance as of November 4, 2010 was \$493.18.

Chair Eleanor Loynd announced that there were no new projects or applications to consider this evening and there were no invited guests or appearances. She submitted the incoming mail for review and she noted calls and correspondence which were of particular interest.

A letter was sent to Catherine Kutsuris, Director, Department of Conservation and Development, from Eleanor Loynd inquiring about the home under construction between 5481 and 5489 Olinda Road. Eleanor received a call from Rose Marie Pietras, County Planner. A permit was issued and approved in 2009, with no variances.

DR11005-15. A request for Design Review Board approval was submitted by Rong Fong. The project was for 3 new detached split level residences on 5801 Knobcone Court. Applicant appeared before this committee at our last meeting. No final building designs are made at this time. The project has been removed from the Design Review. There are no written reports on soil stability, water run-off or other subjects. Planner Lamont Thompson said there are concerns about traffic, fire safety, and water movement. Eleanor said neighbors are concerned about the stability of the road. The adjacent large home has been unoccupied for 5 years and there are concerns about its condition. The sewer connection at 5801 Knobcone is a separate system owned and maintained by the property owner. The WC Wastewater District would not accept ownership. New sewer pipe might be needed and the pipe might have to be maintained by new owners. The Negative Declaration is complete. City attorney said it could be released. The HOA is to be set up. A copy of the Negative Declaration was requested.

DP10-3034. Regarding application to expand the house at 4171 Garden Lane. The County revised the letter to N. Mancheno from County Planner to the applicant: **"Please note that any outstanding permits that have not been completed will need to receive final inspection approval prior to obtaining building permits for this proposal.**



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.10
5.4

P. O. Box 20136

El Sobrante, CA 94820

Katie Foulkes, Director
EBMUD
P. O. Box 24055
Oakland, CA 94623

November 16, 2010
By Fax & Mail
Fax: 287-0555

Re: Concerns on the home at 4312 Santa Rita Rd., El Sobrante

Dear Katie,

I received a call from Jimmy Connor, owner of the home at 4312 Santa Rita Rd. He had been given my name and number by a neighbor who thought I might be able to help him with his problems.

As you know, I've worked with EBMUD staff and elected officials on a variety of projects. I always found the EBMUD staff and elected officials to be caring and knowledgeable. I request that you take time to review this problem, check with some EBMUD staff, and see if there is any way you can help.


Jimmy Connor bought the home in 2009. The unfinished home was foreclosed and sold. At that time, the home had no gas connection, no electric connections, no sewer service, and no water service. Jim Connor got in touch with staff from each company. The gas and electric connections were done. The sewer connection was done. But the water connection still has not been completed.

In August 2009, Jim Connor was told that the water service would cost \$12,000-\$15,000. That helped him make the decision to buy the house. Within a few months, that cost was changed to \$14,000-\$21,000 after an EBMUD review of the plans and printouts. In November 2009, EBMUD staff Mark Swerengen said that the cost of the water connection is now \$52,000. The reasoning was that the installation of a larger water pipe was needed so that more than 1 house could be served. However, Jim Connor has no plans to add houses onto his property. Jim was also told that he might have to take out the complete cement driveway, which is about 20 ft. wide and 80 ft. long, to put in the water service.

Because there is no water service, no one is living in the house. Jim and his fiancé had planned to get married in the house this year. That probably won't happen. Is there anything that you can do to help the water service move ahead? For example, does EBMUD usually require enlarged water pipes just in case another home is built near by? Can you ask a different staff person to review the plans to see if there is an alternate plan that would cost less?

You are welcome to call Jimmy Connor at 510-228-2226 or you could fax him at 510-633-1785. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Your time spent on this problem is much appreciated.

Sincerely,


Eleanor Loynd
ESVP&ZAC Chair

cc: Jimmy Connor.

ESMAC

Sup. J. Gioia & COS T. Cheung

10.1.9 5.6 b



NEW BUSINESS OFFICE WATER MAIN EXTENSION CHECKLISTS

AGREEMENT FILE CHECKLISTS

EA _____ EST _____

APPLICANT _____

LOCATION _____

To obtain a WATER SERVICE ESTIMATE for installation of a water main extension you must provide:

REQUIRED:

(Failure to provide required information will result in delays of your project)

- Two (2) copies of tentative Map, parcel map, or site plan (approved and signed by local fire marshal indicating preferred hydrant locations)
- Hydrant/Fire Service Requirements form (approved and signed by local fire marshal) available from the EBMUD New Business Office
- All water service requirements, including irrigation needs, fire sprinkler requirements or calculations.
- Water Service Estimate Fee
- When a possibility of contaminated soil exists: Phase I Site Assessment & Phase II if it was required

REQUESTED:

- Water Service Application
- Improvement Plans *(latest set if available)*
- CADD Disk *(see separate checklist)*

To proceed with preparing a FINAL DESIGN you must provide:

REQUIRED:

(Failure to provide required information will result in delays of your project)

- Completed and signed Agreement
- Deposit payment
- Final Improvement Plans
- Final Record Map (to be filed)
- Existing Site Environmental Data
- Electronic (CADD) file of project *(see separate checklist)*
- Right of Way documents *(see separate checklist)*
- Title company information

REQUIRED FOR RELEASE OF WORK ORDERS:

- Final payment of balance due on Water Main Extension Agreement and annexation fees *(if applicable)*
- Copy of filed final map and/or completion of all required property rights easements or transfers to District
- Regulatory compliance clearance *(obtained from EBMUD)*
- C-065 Form - Pipeline Extension Agreement (Applicant Installed Mains) *or*
- C-070 Form - Applicant Requirements for District Installed Water Mains and Services (District Installed Mains)

FOR APPLICANT INSTALLED MAINS:

- Bonds:
 - a. Payment Bond
 - b. Faithful Performance Bond *(District Bond Forms provided)*
- Insurance - Certificates of Public Liability and Workers Compensation Insurance on District forms

10.1.5
5.6c**CADD File Contents Checklist**

To aid in the prompt production of Water Main Extension Agreements design drawings, the Applicant submittal shall include a CADD file of the Improvement Plans and the Subdivision Map. The CADD files should be in either MicroStation (DGN) format or AutoCAD (DWG) format. Other CADD formats should be converted to DXF format prior to submittal. The CADD file submittal should include no more than 3 CADD files, as described below.

- Plan view of the site (see list below)
- Subdivision Map (see Right of Way Documents checklist)
- Profiles along streets, with utilities (if available)

CADD files should be full size and to scale. The information shown on the CADD file should match the information on the hard copy of the Improvement plans. The single CADD file for the plan view should cover the full area affected by the Agreement. Each item listed below should be included in the CADD file of the plan view, and should be shown on a separate layer or level. No other information should be shown in this file.

- Tract Lines
- Property Lines
- Lot Lines with numbers
- Right of Ways
- Easements
- Street and dimensions
- Sidewalks and other paved areas
- Areas with decorative paving
- Driveways
- Existing and proposed utilities (above and below ground) with labels
- North Arrow
- Description, Location and Elevation of benchmark used
- Street control lines with stationing
- Structures that lie within the right of way
- Trees that fall within the right of way

- Proposed locations of new hydrants
- Street survey monuments
- At least three survey control points shown and labeled with North East elevation description

Right of Way Documents Checklist

The preferred method of granting the Right of Way is by map dedication. The following items will greatly facilitate the conveyance of easement(s) to the District.

- A hard copy of the developer's Subdivision map or Parcel map. All sheets are required, including the title sheets with dedications.
- A CADD file(s) of the developer's Subdivision map or Parcel map. All sheets are required including the title sheets with dedications.
 - A clear statement of the horizontal and vertical control datums used is required, including locations and descriptions of survey control points and benchmarks
 - If the engineer/surveyor has based his project to the California State Plane Coordination System, then the CADD file must be in the same coordinate system.
 - The file(s) should be in either AutoCad or Microstation. For other CADD formats the file should be delivered as a DXF.
 - The file must contain only the subdivision or parcel map data. Any other data provided, such as improvement plans and existing topo must be in a separate file.

If any easement will not be granted by map dedication, then the developer's surveyor should supply a stamped and signed legal description or descriptions for those easements located within the tract or out of tract. Each description will be accompanied with a plat of the same and with a closure report. The plat should be both hard copy and a CADD file. The preferred format is AutoCad or Microstation.



5.10
10.1.K

MAY VALLEY NEIGHBORHOOD COUNCIL

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

November 16, 2010

TO: Various Groups, Homeowners Asso., Neighborhood Councils, Elected Officials, City & County Staff, Residents in El Sobrante Valley, & MORE

Re: Lack of Fire Road Maintenance in El Sobrante Valley

I am currently President of the May Valley N.C. and Chair of the E. S. Valley Planning & Zoning Advisory Committee. I decided to write to Richmond and County residents, both sides of the boundary line, because your help is needed. I am not asking for money. I am asking for your time. Please share this information with neighbors and members of local groups. Put your thoughts in writing.

Together, we can get improvements on our fire roads which may save lives of area residents and may avoid damage and/or destruction of local homes. In 2002, there were about 31 listed fire roads in the El Sobrante Valley Area. In 2009, there was a fire off Greenridge Dr. and the lack of maintenance of the fire road became a problem. County Fire said Richmond was responsible for the maintenance. Richmond Fire said County was responsible for the maintenance. We now know that the Greenridge fire road problem is Richmond's responsibility.

About 3 months ago, Sup. Gioia and his Chief of Staff Terrance Cheung put a discussion of the fire roads on the agenda for a monthly meeting. Richmond Fire and County Fire agreed to review the fire roads to determine who was responsible for each one. At the November meeting, County Fire said that they had determined that the County was responsible for 8 fire roads in the area. No rep from Richmond Fire came to the meeting. Richmond may be responsible for as many as 17 fire roads. At an earlier meeting, Richmond Fire had stated that they had no money in their budget to take care of any fire road maintenance problems.

With our recent election, I thought this problem should be brought to the attention of the Mayor, the City Council, the City Manager as well as the County Supervisor, County residents, Firefighters, and more. We are more likely to get help for this problem if a number of residents or groups send letters to Richmond and/or to County Fire and elected Officials. I suggest that you add a request in your comments for the Richmond Fire and County Fire to set up a Community Meeting in March or April 2011 to give the whole area an update on our fire safety.

You are welcome to call me at 510-223-6398 or fax me at 758-7697. Your help is very much needed and appreciated. Thank you.

Sincerely,

Eleanor Loynd
Eleanor Loynd

NOTE: See the Back for More Information

FOR YOUR INFORMATION - THIS LETTER WAS SENT TO:

1. Neighborhood Council groups & Homeowners Associations

May Valley N. C.	Greenbriar N.C.
El Sobrante Hills N.C.	Canyon Oaks HOA
Carriage Hills North HOA	Carriage Hills South HOA
Quail Hill HOA	Countryside HOA

2. Richmond & County Groups

Richmond Fire Chief	County Fire Chief
Richmond Mayor McLaughlin	Sup. John Gioia
R. City Council	E.S. Chamber of Commerce
R. City Manager Bill Lindsay	E.S. Municipal Advisory Council
El Sobrante Valley Planning & Zoning Advisory Committee	
El Sobrante Boys & Girls Club	

3. Schools-Principal & Parents Groups

WCCUSD Director Harder	De Anza High School
Juan Crespi Middle School	Murphy Elem. School
Olinda Elem. School	Sheldon Elem. School
Valley View Elem. School	

4. Other Groups

Sikh Temple	Local churches
East Bay Regional Park District	EBMUD
East Bay Waldorf School	Calvary Christian Academy

10.1.m
5.12

A blow to downtown Martinez

CONTRA COSTA COUNTY department's departure is the latest in a string of exits worrying retailers

By Lisa P. White

lwhite@bayarearenewsgroup.com

MARTINEZ — The Contra Costa County Department of Conservation and Development is moving out of its downtown Martinez offices next year, dealing a blow to merchants who depend on county workers for a healthy bottom line.

Director Catherine Kutsuris said the move will save money and streamline the department's op-

erations.

The department, which handles building inspections, code enforcement and planning, among other tasks, is spread across five floors in the county administration building at 651 Pine St., and a county building at 600 Main St., and a county building on Glacier Drive. About 110 employees work downtown.

"I say I have 11 front doors; it's not efficient," said Kutsuris, whose

office sits on a floor accessible only by stairs.

"We have to get so much more efficient in the way we provide services so we're eking out the value of every dollar. ... We'll be able to consolidate that, where people can come in one central entry point for the entire department."

The Department of Conservation and Development is moving to 30 Muir Road, a county-owned building vacant since 2008, when the Department of Employment and Human Services moved to Pleasant Hill.

Kutsuris said the new location, with easy access to Interstate 680, will be more convenient for workers who spend most of the workday in the field, and for the public. Although it will cost about \$7 million to renovate the Muir Road building, updating the Pine Street offices would run about \$15 million, according to Kutsuris. The county also will save \$1.5 million on the lease for the Main Street space.

This continues a slow exodus of county workers from the down-

See **MARTINEZ**, Page 21

Martinez

From Page 17.

town. The assessor's office moved to Arnold Drive in the early 1990s; an expanded courthouse in Pittsburg likely will reduce the number of cases heard in Martinez, and there are plans to move the crime lab from Escobar Street to the county building near the Highway 4-Interstate 680 interchange.

During a recent meeting, Councilwoman Lara Delaney pressed the council to take action to stop the department's move.

The county is slowly moving away from the downtown of Martinez as its hub of activity," she said. "Losing that many employees will have an economic impact on the downtown."

The council revived a subcommittee that serves as the liaison between the city and the county, but Mayor Rob Schroder acknowledged that it's probably too late.

"I think that ship has sailed," he said. "But at the same time I would like to build a closer relationship with the county so we can communicate a little more easily so we know what is coming down the pike."

Kutsuris believes the move won't hurt Martinez because the Muir Road property is within walking distance of a shopping center with a supermarket, drug store and several eateries.

Although most of the city's sales tax revenue comes from the big-box stores and shopping centers, city leaders also want a thriving downtown, Schroder said. But they can no longer rely on county employees to prop up the area's economy.

"It just goes to show you," he said, "that we really need to work harder on other opportunities that present themselves that aren't county related."

Lisa P. White covers Martinez and Pleasant Hill. Contact her at 925-943-8011. Follow her at Twitter.com/lisa_p_white.



Information on Activities in the El Sobrante Valley 12-1-2010

1. El Sobrante General Plan Amendment

-C. Plan. Com. Mtg. of 11/30 was cancelled because only 4 of the 6 Planning Commissioners could attend. Mtg. moved to January 11th to review the E.S. General Plan amendment by County Planning Commissioners.

-County wants to remove these plans from the old General Plan:

4 lanes planned for Appian Way

Parallel road to San Pablo Dam Rd. from El Portal to Appian

-County wants this put in the general plan

Parallel road to San Pablo Dam Rd. from Hillcrest Rd. to Pitt Way

The ESMAC suggested that parcels be changed from business to mixed use. 99 parcels on Appian Way, 46 on San Pablo Dam Rd. If these changes are made, there could be 406 new homes and 1400 new area residents. However, this info was never fully shared with the Community. Property owners received no information about the proposed changes.

Some information was sent out about a week ago.

Pat Roche is the County Planner working on this.

Pat Roche is the County Planner working on this.

2. Fire Roads in the El Sobrante Valley

For years, these 25-30 fire roads have existed. In 2009, Richmond Fire & County Fire got into a discussion about the fireroad off Greenridge Dr. County said R. was responsible for maintenance. R. said County was responsible. Now fire roads are being looked at to determine which fire district is responsible. County Fire recently said they are responsible for 7 fire roads. R. Fire has not yet stepped forward to say how many they are responsible for (estimated 17+). EBRPD Fire Chief said that they are responsible for 7 of the fire roads. Information is supposed to be available at the next Code Enforcement mtg. in Jan. 2011 at Sup. Gioia's office. Call Terrance Cheung, his Chief of Staff, for information.

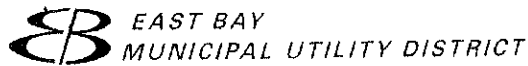
3. Story Telling Festival at Kennedy Grove Park. Information is now out that the 2010 Storytelling Festival lost about \$10,000 and the East Bay Regional Park District has now withdrawn as a partner. The Storytelling Asso. of CA (SAC) has been in place about 25 years. They are now trying to raise money and hope to have the next Storytelling Festival set up for 2012. We have no information as to why the EBRPD has withdrawn its support.

4. Schapiro Reservoir Replacement project: EBMUD will replace the 4 million gallon water reservoir with a smaller 1 million gallon water tank.

Construction starts Nov. 2010, to be completed by Sept. 2012. The reservoir is located between Capitol Hill Ave. & Bonita Rd., off Hillcrest Rd.

5. Richmond General Plan. Still no meetings set to review the R. Gen. Plan.

The housing element was supposed to move ahead separately, so that it could then be joined into the R. General Plan. Nothing seems to be happening.



10-60
26
3

December 7, 2010

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

SUBJECT: 4312 Santa Rita Rd., El Sobrante; Mr. Jimmy Connor

Dear Eleanor:

Thank you for your letter of November 16th regarding Mr. Jimmy Connor's application for water service to the above referenced address. Our records show a different history than Mr. Connor reported to you regarding the initial cost estimates for providing water service to this address.

Our first water service estimate was provided to Mr. Connor in November 2009 (applied for in October 2009) and was for \$52,654.00 (\$36,384 for a water main extension and \$16,270 in system capacity charges and associated fees for a meter). No estimates were provided by EBMUD prior to that time. The water service estimate prepared by EBMUD included the cost of a main extension, which is required because Mr. Connor's property is set back on the parcel and does not have principal frontage on an existing water main. Main extensions as a condition of water service are required of any property in the EBMUD service area if the property does not front on an existing main. The requirement and the potential opportunity to be reimbursed for a portion of the associated costs if additional property owners get water service from the main are detailed in EBMUD's regulations (available online at www.ebmud.com).

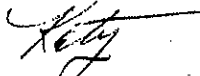
Mr. Connors returned the water main extension agreement in October 2010 along with the required deposit amount. However, to date he has not provided the necessary information that would enable the District to move forward with his application for service. This includes engineered drawings and survey notes that provide property lines, utility locations and clearances and a final, filed and recorded map. This is standard information required of all water main extension applicants and that expectation is clearly spelled out in the paperwork we provide to applicants.

EBMUD must apply its water service regulations consistently to all applicants for service, and I assure you that Mr. Connor's application has been and will be processed in conformance with the regulations. At this time, EBMUD staff is waiting for the submission of the required drawings and information.

Mr. Joe Callahan, Manager of New Business, has personally assisted Mr. Connor in the past and remains available to help him with any questions he might have about the regulatory requirements or other matters. He can be reached at (510) 287-1182.

I hope this information reassures you that Mr. Connor's application is being handled in a manner that is fair and consistent with all applicable rules and regulations. Please feel free to contact me if there are further questions.

Sincerely,



Katy Foulkes
Director, Ward No. 3

KF:CF:JMC

*Eleanor, I had a long talk with
Mr. Connor and was sympathetic.
But there's just no way to ignore
our regulations without opening the
door to exceptions for everyone!*
K.



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

10.1.9

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

Attached

Recent Correspondence:

- 6.7 From Mechanics Bank. Statement
- 6.8 From County. CDSR10-00005. Application for new signs at Shell gas station, 500 Appian Way. Request for info ASAP.
- 6.9 To ESVP&ZAC. Comments planned for 11/30 mtg. on E. S. Gen. Plan Amendment.
- 6.10 Call from Pat Roche, C. Planner. Plan. Com. 11/30 cancelled. Review of El. S. General Plan Amendment moved to Jan. 11, 2011.
- 6.11 To Sup. Gioia. Questions on E. S. Gen. Plan Amendment. Passed on to C. Planner Patrick Roche to answer.
- 6.12 Call from C.O.S. Terrance Cheung. Tentative Plan: 1/11/11 Plan. Com. to review E.S. Gen. Plan. 1/12/11 ESMAC to review Gen. Plan. with Sup. John Gioia at the E. S. Library.
- 6.13 Call from Mike Warner, Wild Bryde. Plans to move business to 4439 Appian Way. I suggested he come to the Dec. P&Z meeting.
- 6.14 From C. Planner Pat Roche. Written response to my questions. After Plan. Com. recommendation, the review of the E.S. Gen. Plan goes to the Board of Supervisors.
- 6.15 To James Cisney, County Planner. CDSR10-00005. Comments from P&Z (B. Pendergrass & E. Loynd) on the signs at the Shell station, 400 Appian Way.
- 6.16 Call from Mike Warner, Wild Bryde. After discussion with County staff, the business is not allowed to move into that area. No appearance at P&Z 12/9.
- 6.17 From ESMAC. Packet for Dec. 8th mtg.
- 6.18 Call to Willis Naphan. Questions on purchase of Naphan Ranch by Buddhist Temple. Still in discussions. PR09-0001.
- 6.19 From County. Dec. 6th Agenda for the Zoning Administrator. No E.S. items.
- 6.20 From MVNC. Copy of letter to R. Fire Chief Banks & County Fire Chief re EBRPD fire access roads in the E.S. Valley area.



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

10.1.11
6.11

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

Nov. 29, 2010

Supervisor John Gioia
C.O.S. Terrance Cheung
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530

By Fax & Mail
Fax: 374-3429

Re: Downtown El Sobrante General Plan Amendment
Planning Commission Hearing on Nov. 30, 2010

Dear John & Terrance,

Enclosed is a copy of my comments which I planned to share with the Planning Commissioners at the meeting of Nov. 30. I got a call this afternoon from Pat Roche, County Planner, that the meeting was re-scheduled to Jan. 11, 2011. I decided to send you a list of my comments and questions to see if you could get them answered before the Jan. 11 meeting.

QUESTIONS:

1. Should a Community Meeting be held to go over details of the GP Amendment before the Plan. Com. Mt g. of Jan. 11?
2. Were the 99 property owners on Appian Way sent information & details on the proposed mixed use changes? I spoke to one Appian Way parcel owner, the person had heard nothing about the possible zoning changes.
3. Were the 47 property owners on San Pablo Dam Rd. sent info and details on the proposed mixed use changes?
4. Will their property taxes go up because of the zoning changes?
5. Do the property owners have the right to take their parcels off the change list?
6. Has the County Public Works Dept. written up a plan for the Neighborhood Traffic Management Program?
7. Will the County set aside money to provide this program to the E. S. area?
8. How will Appian Way traffic be affected by the estimated 490 new homes and the increase of 1400 new area residents?

WE would like to have answers to these questions BEFORE the hearing date of January 11th. It might be a good idea to have a Community Meeting before the Planning Commission Meeting. You decide. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you for your time.

Sincerely,

Eleanor Loynd
Eleanor Loynd
Chair ESVP&ZAC

cc: ESMAC

E.S. Chamber of Commerce

E.S. Rotary Club



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.2

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

James Cisney, Planner
CCC Dept. of Con. & Dev.
Community Development Division
651 Pine St., 4th floor NORTH
Martinez, CA 94553-0095

November 27, 2010
By Fax & Mail
Fax: 925-335-1222

Re: CDSR 10-00005. Shell gas station, 400 Appian Way, El Sobrante

Dear Mr. Cisney,

For your information, Barbara Pendergrass, Chair of the ESMAC and member of this committee, and I visited the new Shell gas station on Appian Way.

Comments:

1. We have no problems with the proposed price sign. The sign now posted is very similar to the proposed sign.
2. The refaced diesel dispensers are already in place.
3. The Shell signs on the upper edge of the overhead are not yet in place.
4. An old USA mini-mart sign is still on the outside upper right corner of the building.

Concerns:

1. It is our understanding that the gas station will remain open for 24 hours every day. Are there any suggestions that the County can make regarding staff safety? Do they have a camera mounted on site?

2. At the present time, outside the store, a DVD dispenser is located. This is a place where you can pick up a DVD and/or pay for it or drop it off. Does the location of that dispenser meet the usual standards?

Thank you for sharing the application with us.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Chair

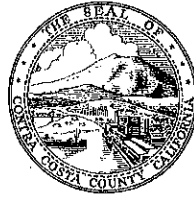
Department of
Conservation &
Development

Contra
Costa
County

Catherine O. Kutsuris
Director

10.3a

County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229



Phone:

December 2, 2010

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

Dear ~~Ms.~~^{Eleanor} Loynd:

I have received your November 29, 2010 letter to Supervisor John Gioia on the proposed Downtown El Sobrante General Plan Amendment, which included your prepared written testimony for the County Planning Commission scheduled on November 30, 2010 (since postponed and rescheduled). I feel compelled to respond to your letter and prepared testimony to set the record straight on the following points.

1. Public Hearing Notification to Affected Property Owners: Your questions in the cover letter to Supervisor Gioia and the prepared testimony suggest that property owners on San Pablo Dam Road and Appian Way have not been notified of the hearing on the proposed General Plan Amendment. Nothing could further from the truth. Notices for the November 30, 2010 County Planning Commission hearing on the General Plan Amendment, which included a summary description of the proposal, were mailed fifteen days in advance of the hearing to each owner of property within the study area along San Pablo Dam Road and Appian Way, and the property owners within a 300 foot radius of the study area were also mailed the hearing notice. The mailing list to property owners for the hearing notice was generated from the latest Assessor parcel information. More than 700 hearing notices were sent via U.S. Mail. Additionally, the hearing notice was posted in the legal notice section in the Friday, November 19, 2010 edition of the *West County Times*. The noticing of the public hearing for the County Planning Commission meeting on November 30, 2010 fully complied with the requirements for notice of public hearing under California Government Code Sections 65090-65096.

I would also like to note that after the hearing notice was mailed, I was contacted by a number of property owners that own property along San Pablo Dam Road and Appian Way within the General Plan Amendment study area, and even those

outside the study area, about the upcoming hearing on the proposed General Plan Amendment because they received the mailed notice. Those who contacted me were either sent a copy of the 11/30/2010 staff report and recommendation to the County Planning Commission, or at their option were directed to Department of Conservation & Development's website which has a webpage devoted to the General Plan Amendment that contains all the relevant material (reports and maps) concerning the proposal.

2. Affect on Property Taxes: In your cover letter to Supervisor Gioia you asked whether the zoning change would increase property taxes for the affected parcels. The simple answer is that a change in the property tax status for the affected parcels would not change as a result of the General Plan Amendment or any subsequent rezoning. Under State law (Proposition 13), real property is reappraised for taxing purposes only when a change-in-ownership occurs, or upon completion of new construction. Except for these two instances, property assessments cannot be increased by more than 2% annually, based on the California Consumer Price Index. The property tax rate is 1% plus any voter approved bonds, fees, or special charges. When a sale or transfer occurs, the Assessor's Office receives a copy of the deed and determines if a reappraisal is required under State law. If it is required, an appraisal is made to determine the new market value of the property. The owner is then notified of the new assessment and has the right to appeal the value.

3. Dwelling Unit Potential Under Proposed General Plan Amendment Is Not New Information: In your prepared testimony you make the claim that *"until the recent documents were received in the last week, we did not know that the changes to multiple parcels along Appian Way and San Pablo Dam Rd. would enable up to 490 new dwelling units, which could add up to 1400 people to El Sobrante's population (page 23 of 27 in Staff Report & Recommendation dated Nov. 30, 2010)"*. The new dwelling unit potential under the General Plan Amendment cited in the report to the County Planning Commission **is not** new information. That information was taken directly from the Draft Environmental Impact Report, which was released on November 4, 2009, where the potential dwelling unit and commercial square footage that can be attributed to the General Plan Amendment is fully described in Chapter 2. Project Description, at pages 2-2 and 2-3, and again at page 2-8. Furthermore, the traffic analysis, which is presented in the Environmental Impact Report (EIR), measures the impact of this change in development on the roadway system in El Sobrante, including impacts to San Pablo Dam Road, Appian Way, and other roadways within and surrounding the General Plan Amendment study area.

I note that as Chair of the El Sobrante Planning & Zoning Advisory Committee you submitted a comment letter on the Draft EIR, dated December 16, 2009. I presume that in preparing your comment letter on the Draft EIR you thoroughly read and reviewed the report, more specifically Chapter 2. Project Description

where the level of development under the General Plan Amendment proposal is fully described.

Furthermore, it is also important to point out that the issue concerning the appropriate level of development (e.g. number of dwelling units, density, etc.) under the proposal to establish new mixed use designations for San Pablo Dam Road and Appian Way, as recommended by the El Sobrante Municipal Advisory Council, had been extensively reviewed and considered by them before they submitted their April 14, 2008 letter recommendation to Supervisor Gioia. The El Sobrante Municipal Advisory Council reviewed the matter in regularly scheduled meetings, and at least one special meeting, from 2006 to 2008, leading up to their approval of the April 14, 2008 letter to Supervisor John Gioia recommending the General Plan Amendment. My recollection is that you were in attendance at several of the El Sobrante Municipal Advisory Council meetings during this time period when I made presentations to them regarding the mixed use development proposals for Appian Way and San Pablo Dam Road, which identified the potential total of 490 dwelling units that are now being considered under the General Plan Amendment.

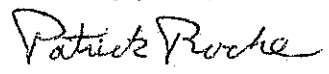
4. Neighborhood Traffic Management Program: In your prepared testimony you cite but take out of context the description of the Neighborhood Traffic Management Program provided at page 26 in the staff report to the County Planning Commission. The purpose in describing the Neighborhood Traffic Management Program was to highlight this as a mitigation measure identified in the Draft EIR and to underscore for the Commission its importance to the El Sobrante Municipal Advisory Council in addressing for them what has been a chronic problem in the community - cut through or the diversion of commuter traffic onto roadways intended for and designed to serve residential neighborhoods in El Sobrante. This mitigation measure would mandate the County to initiate the Neighborhood Traffic Management Program and it is one of several implementation activities that would need to be initiated by the County following the adoption of the General Plan Amendment. You asked whether the County Public Works Department has written a plan and established a budget for this program. Since the Neighborhood Traffic Management Program is identified as a mitigation measure, it follows that formulation of this program for El Sobrante (work plan, budget, etc.) would occur after the Board adopts the General Plan Amendment and certifies the Environmental Impact Report along with its mitigation and monitoring program.
5. Do Property Owners Have Right To Take Parcel Off Change List?: A landowners may, of course, ask that the hearing body (County Planning Commission or the Board of Supervisors) consider removing their parcel(s) from the list of parcels proposed for change to the new mixed use designations.

- 6. Community Meeting: You state in your prepared testimony ... "we were told that a Community Meeting would be set up to review the document with the Community". I do not recall a time when the Department of Conservation & Development, or any of its representatives (myself included), ever committed to a community meeting. Typically, the Department staff participates in a community meeting when there has been a request made to the Department by the District Supervisor.

Additionally, Department staff attendance at Municipal Advisory Council meetings is handled through a request from the District Supervisor. I attended the El Sobrante Municipal Advisory Council meeting on November 17th at the request of District I - Supervisor office. The stated purpose in my attendance at that meeting was not to present the Department's report and recommendation for the 11/30/2010 County Planning Commission hearing, but rather to update the El Sobrante Municipal Advisory Council and those in attendance on the upcoming hearing and provide a status on the EIR.

As a more general comment, I have in the past strived to be responsive to your inquiries. In this particular matter perhaps a simple telephone call to me would have been a more direct, faster route to addressing your concerns and questions. In the future, should you have questions or concerns on matters dealing with the proposed Downtown El Sobrante General Plan Amendment, I would encourage you to contact me directly.

In conclusion, it is my hope that this letter elucidates and provides answers to the questions you were seeking in your 11/29/2010 letter to Supervisor Gioia and in the written testimony prepared for the 11/30/2010 County Planning Commission hearing.

Sincerely yours,

 Patrick Roche
 Principal Planner

- CC: Supervisor John Gioia, District I
 Terrance Cheung, Chief of Staff, Supervisorial District I
 Barbara Pendergass, Chair, El Sobrante Municipal Advisory Council
 President, El Sobrante Chamber of Commerce
 President, El Sobrante Rotary Club
 C. Kutsuris, Director, CCC Dept. of Conservation & Development



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

104

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

Patrick Roche, Principal Planner
Dept. of Con. & Development
CCC Admin. Bldg.
651 Pine St., 4th floor NORTH
Martinez, CA 94553-1229

By Fax & Mail
Fax: 925-335-1200
December 10, 2010

Re: El Sobrante General Plan Amendment

Dear Pat,

I have spoken to several El Sobrante residents over the past few weeks about the General Plan Amendment. I decided to share some of their comments and questions with you. If you choose, you could answer some of the questions at the meetings on Jan. 11 or Jan. 12 or you might be able to put together some drawings and written comments to pass out to people in attendance. You decide.

Many questions were asked about the mixed use zoning.

1. What does mixed zoning mean?
2. Since there are 3 zoning numbers (M-11, M-12, M-13), what do they each mean?
3. Can you describe what could be built on the smallest mixed use parcel, on the average size mixed use parcel, and on the largest mixed use parcel?
4. How many homes, apartments, and/or businesses could go in?
5. Are homes and businesses allowed on the same parcel?

Neighbors are also concerned about the increased traffic generated by the new apartments and businesses.

6. Could Appian Way be widened to 4 lanes from the Pinole boundary to the Valley View Rd. intersection?

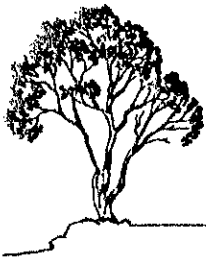
There are currently some traffic problems on Appian Way. The traffic builds up on Appian Way at the Pinole border into El Sobrante as the road width decreases in size from 4 lanes to 2 lanes. At times, the line of cars entering El Sobrante may be 3 miles long. It is harder for the area residents to get out of their driveways. There are also traffic problems by the post office and the Shell gas station and Starbucks restaurant.

It is my understanding that the Planning Commission will review the E.S. General Plan at their meeting on Jan. 11. Then Sup. Gioia and you would be at the ESMAC meeting on Jan. 12 to talk with area residents. You are welcome to call me at 510-223-6398 or fax me at 510-758-7697. Thank you for your time.

Sincerely,


Eleanor Loynd, ES/P&ZAC Chair

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



105a

MAY VALLEY NEIGHBORHOOD COUNCIL

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

December 3, 2010

To: Richmond Fire Chief
EBRPD Fire Chief

County Fire Chief

Re: Fire Roads in the El Sobrante Valley Area

Dear Fire Chiefs,

The time you have spent on looking at the fire roads in the El Sobrante Valley area is very much appreciated. At the December meeting in Sup. Gioia's office, the County Firefighter mentioned that the County had determined that 7 of the fire roads were under their control and maintenance. In a recent conversation with EBRPD Fire Chief Blonski, he mentioned that 7 of the fire roads were under the control and maintenance of the East Bay Regional Park District. That leaves 15 fire roads from the list that may be under the control and maintenance of Richmond Fire. I have included a copy of that listing.

I wrote down the list as mentioned to me by EBRPD Fire Chief. I did not write down the list mentioned by the County Firefighter. No one from Richmond Fire attended Sup. Gioia's meeting, so that information is not available to me. Please send me your listing as to which fire roads are in your jurisdiction.

We still think it is important to this community to have a map of the fire roads, a listing as to which fire department is responsible for the maintenance, and a listing, from each fire department, as to which roads meet the usual requirements for use and which roads need to be brought up to code. Elected officials need to have this information to be able include the funding for serious maintenance problems in their proposed budgets.

Enclosed is an article from the November 2010 newsletter put out by the Napa Communities Firewise Foundation. The article mentions the "Pre-attack Map" that they recently developed. "In the event of a wildland fire, local firefighters as well as fire crews from outside the area, who may be unfamiliar with our county, will look to this map as a resource for critical local information." It turns out that they will also be developing a set of evacuation maps for local area residents.

Your help on developing a working list and map of our fireroads is critical. You are the people with the knowledge and the power to create a safer environment for residents of the El Sobrante Valley area and our neighbors in El Cerrito, San Pablo, Pinole, and more.

Sincerely,

Eleanor Loynd
Eleanor Loynd, MVNC President

cc: Sup. Gioia R. City Mgr. R. Mayor & City Council ESMAC
EBRPD Board E.S. Chamber E. S.VP&ZACommittee

RICHMOND/ EL SOBRANTE AREA
FIRE TRAILS AND/OR ACCESS POINTS

- 63-1 Leisure Lane
 - 63-1A Taylor Ranch at end of Valley View Rd.
 - 63-1B San Pablo Dam Rd. at Castro Ranch Rd. (road not operable)
 - 63-2 Tri Lane
 - ~~63-3~~ ??Is this number assigned to an access point??
 - 63-4 By dam at San Pablo Reservoir, S.P.Dam Rd.
 - 63-5 Trail across S.P. Dam Rd., by S.P. Reservoir
 - ~~63-6~~ Kennedy Grove Rec. Area, Hillside Dr.
 - ~~63-7~~ Patra Drive, off Hillside Dr.
 - ~~63-7A~~ Hillside Dr. near Castro Ranch Rd.
 - 63-8 Naphan Ranch, 1255 Castro Ranch Rd. (shared entrance with Dame property)
 - 63-9 Castro Ranch Rd. (between 1255 Castro Ranch Rd. & Countryside subdiv.)
 - 63-10 Castro Ranch Rd. near Deer Run.
 - 63-11 Castro Ranch Rd., adjacent to Carriage Hills South subdivision
 - 63-11A Chariot Court, CH North sub.*
 - ~~63-12~~ Conestoga Way, CH North sub.
 - ~~63-13~~ Coach Drive, CH North sub.
 - 63-14 Silver Belt Dr., off Raincloud Dr.
 - 63-14A ??off Silver Belt Dr. or off Snowdrift Ct.??
 - ~~63-15~~ Heavenly Ridge Lane
 - 63-16 Hidden Springs Ct., off Rocky Rd.
- 21 Fire Roads

- 69-1 Grand Canyon
 - 69-2 Grand Canyon
 - 69-3 Monte Cresta
 - 69-4 Los Arboles (off La Colina Rd.) *
 - 69-4A La Colina Rd.
 - 69-5 Wesley Way*
 - 69-6 Clark Rd. *
 - 69-7 Upland Dr. *
- 8 Fire Roads

1 EBRPD - Owned 7 - County 15 - Richmond ?
 Maintained

Notes:

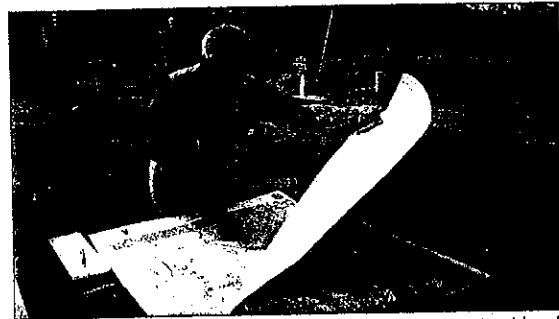
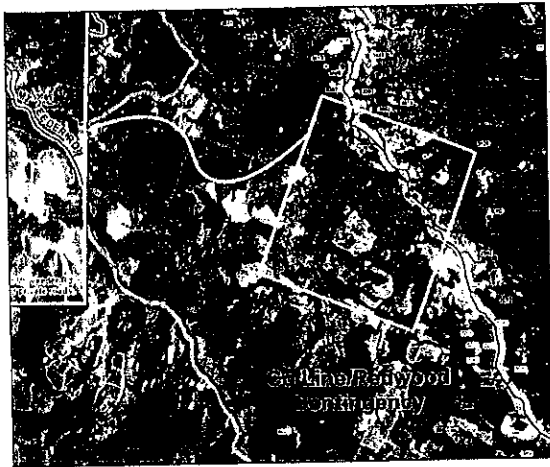
*Fire Trails/access points not visited on June 19 or June 20, 2002

?? Questions on location of trail

This list made using the Thomas Bros. Map Guide, Contra Costa County 2002 by Eleanor Loynd, ESVP&ZAC Chair.

10.5.10

FIRE PLAN ATTACK MAPS CAN MAKE A DIFFERENCE



Don Gasser studies vegetation maps for Berryessa Highlands.



CAL FIRE crew burns cleared vegetation at Circle Oaks

In the December 2009 issue of this newsletter we discussed a new firefighting tool about to be available to Napa County fire agencies called the Pre-attack Map. We are pleased to report that this map was made available for the Dry Creek-Lokoya area earlier in the year. In the event of a wildland fire, local firefighters as well as fire crews from outside the area, who may be unfamiliar with our county, will look to this map as a resource for critical local information.



East Napa neighbors attend Firewise Workshop

Because of the success of the Dry Creek-Lokoya map project, Napa Firewise, in concert with CAL FIRE/Napa County Fire Department, has funded the creation of 4 more maps, covering the east side of the Valley. The new maps will be available for distribution to fire agencies in the first quarter of 2011. Areas covered include: Berryessa Estates, Berryessa Highlands, Circle Oaks, Gordon Valley, Soda Canyon, Atlas Peak and Angwin/Deer Park. In addition to the pre-attack maps, the project will also produce a set of evacuation maps for local area residents.



John Hallman points out some of the nearly 400 piles of brush ready for burning at Berryessa Estates. When removed, the cleared area will become a shaded fuel break around the community.

ONLINE DONATIONS

Napa Firewise is a public benefit corporation. To make a tax-deductible donation, visit our website at www.napafirewise.org.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.6.9

P. O. Box 20136

El Sobrante, CA 94820

To: County Planning Commissioners

11/30/2010

Page 1

Re: Downtown El Sobrante General Plan Amendment

My name is Eleanor Loynd. I am current Chair of the El Sobrante Valley Planning & Zoning Advisory Committee. This Committee reviews all building plans and more for the whole El Sobrante Valley. We receive money for our expenses from the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. I have been involved with this Committee for more than 30 years.

The El Sobrante Community became involved in this review of the General Plan about 3 or 4 years ago. Over the last year, we had expected a Community Meeting to review the General Plan Amendment and the final EIR. That didn't happen!

The El Sobrante General Plan Amendment includes what the County wants and what the ESMAC suggests. The County wants to remove some road improvements mentioned in the old General Plan. They want the plan to widen Appian Way to 4 lanes removed. They want the plan to put in a parallel road to San Pablo Dam Rd. from El Portal to Appian Way removed.

The ESMAC wants to change the zoning of about 146 parcels along Appian Way and part of San Pablo Dam Rd. They expected help from County staff. As far as we know, the owners of the 146 parcels mentioned for a zoning change were not notified of that proposed change. They received no information about the El Sobrante General Plan Amendment and they received no information about this meeting here tonight.

Here are some of our unanswered questions. There were 99 parcels listed on Appian Way that could be changed to M-11. Were those 99 property owners on Appian Way sent information and details on the proposed mixed use changes? There were 47 parcels listed on San Pablo Dam Rd. that could be changed to M-13. Were those 47 property owners sent information and details on the proposed mixed use changes? There is a total of 146 parcels which could be changed. We were told that a Community Meeting would be set up to review the document with the Community. That didn't happen.

County Planner Pat Roche attended the recent ESMAC meeting and answered questions from the residents. However, the meeting was held before the General Plan Amendment and before the Staff Report and Recommendations were mailed out.

Now, we have a lot of unanswered questions. For example, until the recent documents were received in the last week, we did not know that the changes to multiple parcels along Appian Way and San Pablo Dam Rd. "would enable up to 490 new dwelling units, which could add up to 1400 people to El Sobrante's population". (Page 23 of 27 in Staff Report & Recommendations dated Nov. 30, 2010)



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10-6-6

P . O . B o x 2 0 1 3 6

E l S o b r a n t e , C A 9 4 8 2 0

Page 2

From Page 26 of 27: "The County Public Works Dept. has in place a Neighborhood Traffic Management Program, which is designed to educate and empower residents with the tools to evaluate, develop, and program traffic management solutions for their neighborhood. Staff time and other resources from the Public Works Department will have to be committed to work with the El Sobrante Community in developing and implementing a comprehensive neighborhood traffic management program."

There has been no discussion of this program with the ESMAC or other local groups. Has the County Public Works Dept. written up a plan for this program? Has the County Public Works Dept. set up a tentative budget for this program? We have no information.

Our RECOMMENDATION: We ask that no decision be made on the General Plan Amendment until El Sobrante residents are informed of the changes. No decision should be made until a Community Meeting for El Sobrante residents is held. They need more detailed information. The 146 parcel owners need to be notified of the possible change to M-11 or M-13 and what that means. Will their County tax fees go up? What if they do not support the zoning changes to M-11 or to M-13? Can they take their parcels off the list?

How will the Appian Way traffic be affected by the estimated 490 new homes and the increase of 1400 new area residents? How would our schools be affected? How does the Neighborhood Traffic Management Program work? Will the County set aside money to provide this program to the El Sobrante area? If the County does not provide money to support this program, the zoning changes should not be part of the El Sobrante General Plan.

Any decisions on the El Sobrante General Plan Amendment should be put aside until the Community is informed of the planned changes.

NOTE: There is a sheet attached listing the 146 parcels that would be affected by zoning changes to M-11 and M-13, a mixed use designation, for Appian Way and for part of San Pablo Dam Rd.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10-600C

P. O. Box 20136

El Sobrante, CA 94820

Page 3

From Staff Report & Recommendations
Downtown El Sobrante General Plan Amendment
Exhibit C: Block by Block Land Use Element Map Detail,
El Sobrante Municipal Advisory Council Proposal

1. Proposed Mixed Use – Appian Way General (M-11), 12 pages

4100-4300	7 parcels	
4400-4500	4 parcels	
4500-4700	5 parcels	
4700-4800	9 parcels	
4800-5000	8 parcels	
5000	4 parcels	
400 Appian Way to 4200 Valley View Rd.		12 parcels
500-5000	13 parcels	
4900-4700	11 parcels	
4600-4500	13 parcels	
4400-4200	13 parcels	
Library	No change	

TOTAL NUMBER OF PARCELS: 99

Note: These 99 parcels would be changed to M-11.

2. Proposed Mixed Use – S.P. Dam Road (M-13), 3 pages

4000-4100	6 parcels	San Pablo Dam Rd.
3800-4000	32 parcels	San Pablo Dam Rd.
3500-3800	9 parcels	San Pablo Dam Rd.

TOTAL NUMBER OF PARCELS: 47

Note: These 47 parcels would be changed to M-13.

TOTAL: The changes to M-11 and to M-13 would include 146 parcels.

10.19a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, DECEMBER 6, 2010
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

1:30 P.M.

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Simar Gill at least 48 hours before the meeting at (925) 335-1244.

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

MINOR SUBDIVISION: PUBLIC HEARING

- 3. THOMAS VAN VOORHIS (Applicant & Owner) County File #MS07-0012: The applicant seeks approval of modifications to the conditions of approval of an approved minor subdivision, County File #MS07-0012. The previously approved minor subdivision permitted the division of a single 0.98-acre parcel into two separate parcels. New Parcel "A" was approved to be 20,000 square feet in size, while New Parcel "B" was approved to be 22,728 square feet in size with a variance to average width allowing it to be 112 feet (where 120 feet is the minimum required). The proposed modifications would maintain the previously approved lot configurations while modifying the access and access maintenance requirements for the newly created parcels. The subject site is located at 62 Crest Estates Drive in the Alamo area of the County. (R-20)(GP: Single-Family Residential-Low Density (SL) (CT: 3420.00) (Parcel # 188-210-028). RJN

DEVELOPMENT PLAN: PUBLIC HEARING

- 4. LORIN HILL (Applicant) - SANDI GUTIERREZ (Owner), County File #DP10-3031: A request for approval of a Kensington Design Review Development Plan to allow construction of a foyer and bay addition, and a deck to a single family residence. The existing residence exceeds the gross floor area threshold and the proposed development will increase the gross floor area threshold to 4,662 square feet, where the threshold for the property is 2,600 square feet. The subject site is located at 200 Arlington Avenue in the Kensington area. (R-6, TOV- K) (GP: SH) (CT: 3910) (Parcel # 571-021-007). JRC

LAND USE: PUBLIC HEARING

- 5. T-MOBILE WEST CORPORATION (Applicant) - MT. DIABLO UNIFIED SCHOOL DISTRICT (Owner), County File #LP10-2058: This is a request for approval of a land use permit to establish an unmanned telecommunications facility. The proposed project includes installing a new 70-foot tall slimline mono-pole that will contain six panel antennas. In addition, three equipment cabinets and two utility boxes will be installed within a pre-fabricated equipment shelter within a 20-foot by 24-foot fenced leasing area. The subject property is addressed at 205 Pacifica Avenue in the unincorporated area of Bay Point (GP: PS) (A-2) (CT 3142) (Parcel # 097-210-025). DAB
- 6. CROWN CASTLE/SPRINT-PCS (Applicant) - ACTION METAL RECYCLING (Owner), County File #LP10-2077: The applicant requests approval of a land use permit to renew a previously approved land use permit (County File LP99-2113) for the operation of a wireless telecommunication facility that consists of a commercial microwave antenna on a 71 foot high monopole and seven equipment cabinets. This permit extension request does not include any expansion or modification to the existing facility. The lease area for the project is within a 41,338 square foot parcel located at 385 Pittsburg Avenue, in the North Richmond area of West Contra Costa County. (P-1) (HI) (CT 3650.02) (Parcel # 408-190-046). DAB



10.2.6

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 20, 2010.

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

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

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

10.8.11

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, JANUARY 11, 2011
ROOM 107 - COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

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

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

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

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

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

1. PUBLIC COMMENTS:

REZONING, TENTATIVE MAP & A DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ05-3166, DP05-3073 and MS05-37: The applicant is requesting approval of the following applications in order to establish a commercial shopping center that will include the construction of up to 11 buildings with up to 122,215 square feet of total floor area. The applications are described as follows:
- A. County File #RZ05-3166: Rezoning of the subject property from Retail-Business (R-B) to a Planned Unit District (P-1);
 - B. County File #DP05-3073: A Final Development Plan for the Coronado Village Commercial shopping center for the construction of 11 buildings with up to 84,715 square feet of retail floor area and 37,500 square feet of office space in addition to complete site improvements;
 - C. County File #MS05-0037: A vesting tentative parcel map to subdivide the 10-acre parcel into four (4) commercial parcels.

The site consists of a vacant 10-acre parcel located on the east side of Bethel Island Road and north of Sandmound Boulevard in the Oakley area. (R-B) (GP: CO) (CT: 3T41.01) (APN: 032-112-008). (Continued from 12/14/10). RLH

3. SOSNOWSKI & ASSOCIATES INCORPORATED (Applicant & Owner), County File: RZ06-3185, DP06-3058 and SD06-9141: The applicant is requesting approval of the following applications in order to establish a residential development project that will include the construction up to 185 dwelling units on an 80-acre parcel. The project will include multiple housing types including attached and detached single-family units as well as two, eight (8) unit apartments. The proposed development will also include the establishment of a 46-acre nine-hole golf course. The applications are described as follows:
- A. File #RZ06-3185: A request for approval to adopt the Coronado Village Final Development Plan to rezone an 80-acre parcel from expired Planned Unit District (P-1) to a new Planned Unit District (P-1) as modified by the Final Development Plan below.
 - B. File #DP06-3058: A request for approval of the Coronado Estates Final Development Plan which involves the establishment of 113 townhouse units, 56 single family units, two 8-unit apartment buildings and a 9 hole executive golf course and clubhouse.
 - C. File #SD06-9141: A request for approval of vesting tentative map to subdivide an 80-acre parcel into 171 lots plus a golf course parcel.

(over)

The site consists of an 80-acre vacant parcel located on the north side of Sandmound Boulevard just east of Bethel Island Road in the Oakley area. (P-1) (GP: AL/Off-Island Bonus Area) (CT: 3010) (Parcel # 032-112-007). (Continued from 12/14/10). RLH

GENERAL PLAN AMENDMENT: RESCHEDULED PUBLIC HEARING

- 4. DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT (COUNTY FILE: GP#02-0003): The proposed General Plan Amendment would revise the Land Use Element and the Transportation- Circulation Element of the Contra Costa County General Plan (2003-2020) affecting the commercial core or downtown area of the unincorporated community of El Sobrante, California. More specifically it would: (1)a. Amend the Land Use Element to establish three new "mixed use" land use designations on selected blocks along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and on selected blocks along Appian Way from Valley View to San Pablo Dam Road, and (1)b. Amend the Land Use Element to revise and update policy language for the El Sobrante community in sections and figures under the heading "Policies for El Sobrante Area", "Policies for Appian Way Corridor Special Concern Area", and "Policies of the San Pablo Dam Road Commercial Special Concern Area"; and, (2) Amend the Roadway Network Map, Transportation-Circulation Element to remove all references to a planned six-lane bypass couplet for San Pablo Road between El Portal Drive and Appian Way, to instead, retain the current 4-lane plus center left turn lane configuration and add a new collector roadway connecting Pitt Way to Hillcrest Road, and to remove all references to a planned four-lane roadway for Appian Way extending from San Pablo Dam Road to the Pinole city limits, to instead, retain the existing two-lane roadway configuration as the planned roadway. (Census Tracts: 3690.02, 3610.00, 3630.00, 3602.00, and 3601.00) (Assessor Parcel Book Pages: 420-010, 420-020, 420-140, 420-150, 420-190, 425-100, 425-110, 425-120, 425-140, 425-150, 425-170, 425-220, 425-230, 425-240, 425-300, 426-260, 430-150, and 430-050). (Rescheduled from 11/30/10). PR

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING - BOARD OF APPEALS

- 5. PICKETT DEVELOPMENT CO (Applicant) - IDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) County File #LP03-2091 - An appeal of the Zoning Administrator's decision to deny a request for a development plan and land use permit to amend existing development plans and land use permit to allow (1) expansion of an existing sales, service and storage business of trailers and recreational vehicles, and (2) a non-accessory freeway oriented sign on six adjoining parcels that are zoned Retail-Business (R-B), Multiple Family Residential (M-29), and Single Family Residential (R-7). A revised site plan is seeking variances to the requirements of the Off-Street Parking Ordinance standards, including numbers of parking spaces and hardscape improvements. The subject site consists of 6+ acres and is located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (Parcel # 159-210-003, -004, -027, -032, -039, & -040) (Rescheduled from 12/14/10). RHD
- 6. IDF HOLDINGS L.L.C. (Owners, Permittees, and Appellants) - Development Permits #103-71, #167-72, #60-73, #58-74, and #DP96-3011 - An appeal of the Zoning Administrator's decision to revoke the following land use permits previously granted by the County for portions of the site that are subject to the proposed application, County File #LP05-2091, due to continued County Ordinance Code violations and an apparent lack of interest on the part of the permittees to correct the Code violations.
 - 1. County File #103-71 (JDF Holdings - Current Owner and Permittee) - A land use permit for a trailer sales and storage yard on APN 159-210-040 fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - 2. County File #167-72 (JDF Holdings - Current Owner and Permittee) - A land use permit for an expanded trailer sales and storage area on a portion of APN 159-210-040, fronting on the north side of Pacheco Boulevard, immediately northwest of #4961 Pacheco Boulevard.
 - 3. County File #60-73 (JDF Holdings - Current Owner and Permittee) - A land use permit for expanded recreational vehicle storage at #4691 Pacheco Boulevard (currently APN 159-210-039).
 - 4. County File #58-74 (JDF Holdings - Current Owner and Permittee) - A land use permit to allow storage of recreational vehicles. The subject site consists of APN 159-210-003, -027, & 032 at 4910 Blum Road, Hansen Ct.
 - 5. County File #DP96-3011 (JDF Holdings - Current Owner and Permittee) - An amendment of Land Use Permit #60-73 to replace an office and sales building for sales and parts for mobile homes. The subject site is located at #4961 Pacheco Boulevard.

In aggregate, the subject site consists of six adjoining parcel on approximately 6+ acres, and are located at #4961 Pacheco Boulevard and #4910 Blum Road, in the Martinez area. (APN #159-210-003, -004, -027, 032, -039, & -040). (Rescheduled from 12/14/10). RHD

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING – BOARD OF APPEALS

7. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – BETTY BRENKLE CARGO (Owner) County File #LP10-2013: This is an appeal of the County Zoning Administrator's approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2102) to add one additional 2-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill directly south of the intersection of Franklin Canyon Road and Cummings Skyway. Access is provided via an unpaved road leading eastwards from the eastern edge of the southern terminus of Cummings Skyway in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 362-070-014). (Rescheduled from 12/14/10). RJN
8. RIDGE COMMUNICATIONS, INC. (Applicant on behalf of Verizon Wireless) – SHIRLEY PACHECO, ET AL (Owner) County File #LP10-2014: This is an appeal of the County Zoning Administrator's approval of a land use permit to extend the life of and to allow modifications to an existing telecommunication facility (Approved by County File #LP01-2110) to add one (1) additional 2.5-foot diameter microwave dish to an existing 20-foot telecommunication pole. The project area is located on top of a hill located between Franklin Canyon Road and Highway 4. Access is provided from a 1/2 mile dirt road accessed from the north side of Franklin Canyon Road 0.2 miles northwest of the intersection of Franklin Canyon Road and Wolcott Lane in the Martinez area of the County. (GP: Agricultural Lands) (A-4) (CT: 3560.02) (Parcel # 368-030-011). (Rescheduled from 12/14/10). RJN

DEVELOPMENT PLAN & GENERAL PLAN AMENDMENT: PUBLIC HEARING

9. JAMES COY (Applicant), BLACKHAWK HOMEOWNERS ASSOCIATION (Owner), County Files GP08-0003 & DP10-3004: Applicant requests approval of a General Plan Amendment and a modification to the Final Development Plan as follows:
 - A. General Plan Amendment # GP08-0003: This is a request to change one acre of the General Plan land use designation from Open Space (OS) to Office (OF). The remaining five acres will maintain the (OS) General Plan land use designation;
 - B. Development Plan # DP10-3004: This is a request for a modification to the final Development Plan to allow the construction of a 2,160 square foot office building and twelve (12) parking spaces. In addition, the applicant request the removal of one (1) ten inch Acacia tree and work within the drip line of five (5) trees to allow for the construction of the driveway, office building, and parking lot improvements.

The subject site is located at the corner of Eagle Ridge Drive and Eagle Nest Place in the Blackhawk area. (P-1) (GP: OS) (CT: 3551.03) (Parcel # 203-770-004). JRC

STAFF REPORT:

COMMISSIONERS' COMMENTS:

COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, JANUARY 25, 2011.

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

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

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

10.8.9

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, JANUARY 10, 2011
McBRIEN ADMINISTRATION BUILDING
ROOM 107
PINE & ESCOBAR STREETS
MARTINEZ, CA

1:30 P.M.

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

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Simar Gill at least 48 hours before the meeting at (925) 335-1244.

1. PUBLIC COMMENTS:

2. DETERMINATION OF EASEMENT RIGHTS:

DEVELOPMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

3. DEVELOPMENT AGREEMENT ANNUAL REVIEW - SHAPPELL INDUSTRIES (Applicant and Owner), County File #AR10-0117: This is a public hearing on the Project Year 2010, Annual Review of the Shapell Industries Development Agreement dated April 8, 1996, by and between the County of Contra Costa and Shapell Industries relative to the Gale Ranch Development Agreement (Phases II-IV). The subject property consists of 973 acres located on both sides of Dougherty Road, east of the Country Club at Gale Ranch Project boundary and west of Alamo Creek, in the Dougherty Valley, San Ramon area. (P-1) (ZA:W-19, V-19) (CT 3551) (Parcel #206-040-002,-003,-004; 206-240-003,-010; 217-060-025; 206-080-010). TM

4. DEVELOPMENT AGREEMENT ANNUAL REVIEW - WINDEMERE BLC, LLC (Applicant & Owner), County File #AR10-0118: This is a public hearing on the Project Year 2010, Annual Review of the Windemere BLC, LLC Development Agreement dated January 11, 1996 by and between the County of Contra Costa and Windemere BLC, LLC relative to the Windemere Ranch Development. The subject property includes lands north to the Lawrence Road area, on both sides of Dougherty Road from Camp Parks on the south to the Shapell property line on the west and the Tassajara Valley Ridge to the east. (A-80) (ZA: W-19-M, W-17, X-18, W-18, V-16, V-17, V-18, V-19) (Parcel Nos. various). LC

SETTELEMENT AGREEMENT ANNUAL REVIEW: PUBLIC HEARING

5. SHAPPELL INDUSTRIES (Applicant and Owner), County File #SA10-0006: This is a public hearing on the Fourteenth Annual Compliance Report for project year 2010, dated October 14, 2010, prepared and submitted by Shapell Industries to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994, by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere BLC, LLC and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. TM

6. WINDEMERE RANCH PARTNERS (Applicant and Owner), County File #SA10-0006: This is a public hearing on the Fourteenth Annual Compliance Report for Project Year 2010, dated October 15, 2010, prepared and submitted by Windemere Ranch BLC, LLC to summarize its compliance with the (*Agreements to Settle Litigation Relating to the Dougherty Valley General Plan Amendment, Specific Plan, and Environmental Impact Report*), dated May 11, 1994 by and between Contra Costa County, the City of San Ramon, the Town of Danville, and Windemere Ranch Partners and Shapell Industries, Inc. relative to the development known as Dougherty Valley Specific Plan. LC

LAND USE PERMIT: PUBLIC HEARING

7. AT&T (Applicant) ARTHUR ROAD ASSOCIATES (Owner) - County File #LP10-2064: This is a request to modify a previously approved land use permit (County File LP92-2050), to allow the addition of six panel antennas atop an existing commercial building for a total of eight AT&T antennas at the site. The supporting equipment associated with this request is to be located entirely within the existing AT&T equipment shelter. The subject property is located at 187 Arthur Road in the Martinez area. (GP: LI) (L-1) (CT: 3200.01) (Parcel # 380-041-006). FA

PUBLIC COMMENTS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, JANUARY 24, 2011.

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

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

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

10.9.10

Subj: **WCCIWMA Board Meeting**
Date: 12/6/2010 5:17:52 P.M. Pacific Standard Time
From: MelindaW@Recyclemore.com
To: MelindaW@Recyclemore.com

The December 9, 2010 Board of Directors Meeting of the West Contra Costa Integrated Waste Management Authority has been cancelled. The next regularly scheduled meeting is January 13, 2011. Please call the Authority at 510 215-3125 if you have any questions or concerns.

Melinda Wong
West Contra Costa Integrated
Waste Management Authority

10.9.10



recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

MEETING CANCELLATION NOTICE

NOTICE IS HEREBY GIVEN THAT THE DECEMBER 9, 2010 WEST CONTRA COSTA INTEGRATED WASTE MANAGEMENT AUTHORITY BOARD OF DIRECTOR'S MEETING HAS BEEN CANCELLED.

THE NEXT REGULARY SCHEDULED BOARD OF DIRECTOR'S MEETING IS JANUARY 13, 2011 AT 7:00 P.M.

Ludmyrna Lopez, Board Chair
West Contra Costa Integrated
Waste Management Authority

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

C:\Documents and Settings\melindaw.RECYCLEMORE\Local Settings\Temporary Internet Files\OLK86\Cancellation Notice.doc



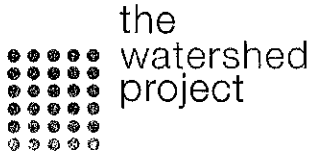
One Alvarado Square
San Pablo, CA 94806

t 510.215.3125
f 510.236.1636

info@recyclemore.com
www.recyclemore.com

Serving: The cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo and Unincorporated West Contra Costa County

10.10.11



Dear valued community members,

In celebration of the **Martin Luther King Jr. National Day of Service on Monday January 17, 2011**, The Watershed Project will be partnering with other community organizations to host a volunteer event along the shoreline in Richmond. The event site is located at **Shimada Friendship Park** at the foot of Marina Bay Parkway. This event is geared towards providing a fun and educational volunteer experience focused on beautifying a portion of Richmond's 32 miles of shoreline, fostering community stewardship of their local environments, and connecting community members to processes within their watersheds.

Enclosed are flyers for the event. We would appreciate it if you could post the fliers in appropriate places and distribute these to interested members of your community.

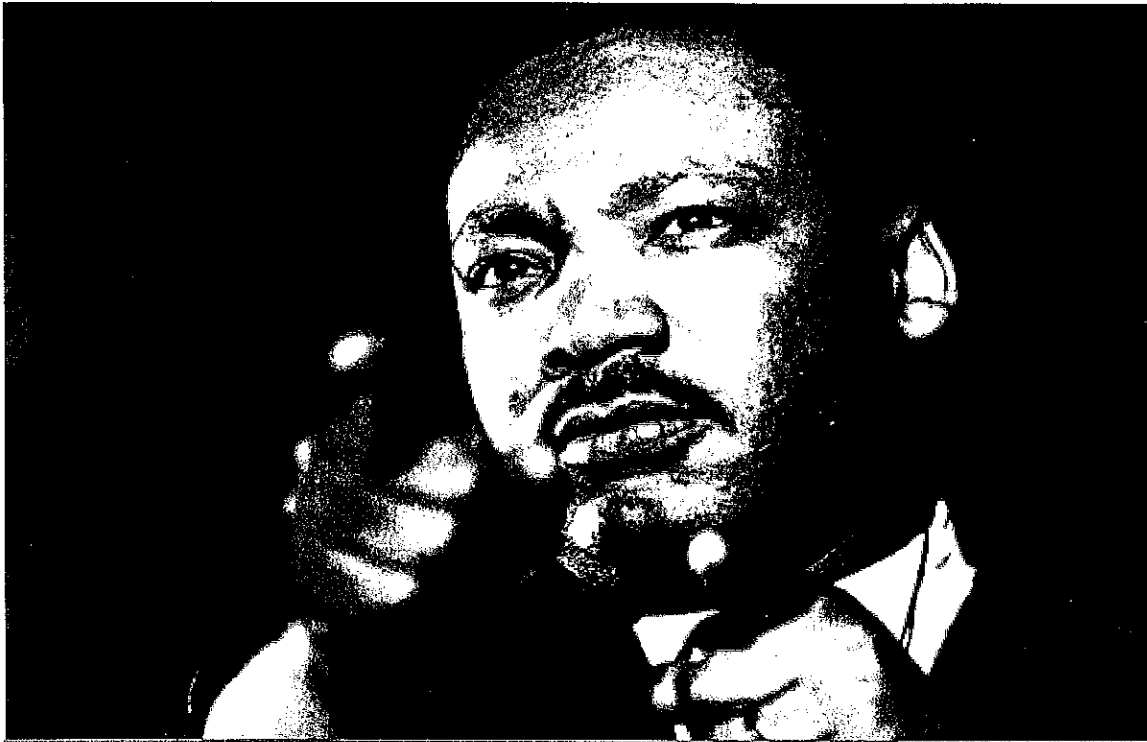
We look forward to seeing you there.

For more information about these events, please contact:
volunteer@thewatershedproject.org.

Best,

The Watershed Project Staff
www.thewatershedproject.org
1327 South 46th Street
155 Richmond Field Station
Richmond, CA 94804

10.10.11



MARTIN LUTHER KING JR. NATIONAL DAY OF SERVICE

**Help dreams grow along the Richmond shoreline!
Monday, January 17, 2011, 9:00 am - 12:30 pm
Shimada Friendship Park**

We will be walking a short distance to Meeker Slough along the Bay Trail where our restoration efforts will be centered!

Come out with your family, friends, and neighbors and join The Watershed Project, East Bay Regional Park District and Golden Gate Audubon Society in making a difference in Richmond. Be a part of this festive and inspirational event!

■ **Winterize the Bay Trail**

Spread mulch along the shoreline to keep invasive iceplant from coming back

■ **Join the Fennel Patrol**

Help remove invasive plants and evaluate different removal techniques

■ **Pick up and tally trash**

Find out what ends up in the Bay and help us get rid of it!

FREE refreshments will be served. Bring your own reusable water bottle. Tools and gloves provided; however, please bring your own if you have them, especially loppers for removing fennel. Please wear comfortable clothing and sturdy shoes. Children must be accompanied by an adult.



Golden Gate Audubon Society will lead a guided bird walk for MLK Day volunteers!

In 1994 Congress passed the King Holiday and Service Act, designating the King Holiday as a national day of volunteer service. Dr. Martin Luther King, Jr. sought to forge the common ground on which people from all walks of life could join together to address important community issues. The King Day of Service brings together people who might not ordinarily meet, breaks down barriers that have divided us in the past, leads to better understanding and ongoing relationships.

On January 17, 2011, millions of Americans across the country will once again honor his legacy by taking part in a wide range of service projects.

Join Us!

Directions:

From I-580, exit at S. 23rd St/Marina Bay Pkwy. Head west towards the Bay on S. 23rd St. Continue on Marina Bay Pkwy and turn left into Shimada Friendship Park. Walk south along the Bay Trail towards the beach.

For more info or to RSVP: (510) 214-6897 or volunteer@thewatershedproject.org