

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, Mike Daley,
Treasurer, Emily Lane, Members: James Hermann, Roxanne Cruz, 1 vacant position

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

AGENDA Wednesday December 09, 2009

7:00 P. M. Pledge of Allegiance

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

7:10 P.M. Approval of Minutes and Agenda-Asterisk items, minutes included in the packets

1. Approval of Minutes for November 14, 2007
2. Approval of Minutes for December 12, 2007
3. Approval of Minutes for January 8, 2008
4. Approval of Minutes for February 12, 2008
5. Approval of Minutes for March 12, 2008
6. Approval of Minutes for May 14, 2008
7. Approval of Minutes for September 10, 2008
8. Approval of Minutes for November 12, 2008
9. Approval of Minutes for July 08, 2009
10. No Minutes for August 11, 2009- no quorum
11. Approval of Minutes for September 9, 2009
12. *Approval of Minutes for October 14,2009
13. No Minutes for November 4, 2009- no quorum

Treasurer's Report

Introductions of Speakers/ Guests/ Topics

Consider Consent Items

CCL1

Presentations

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

P.1 Presentation by Lt. Ron Bradley, Bay Station, Crime Report

7:15 P.M. to 7:25 P.M. Questions- limit 2 minutes per speaker

Public Comment - Limit 3 minutes per speaker

7:25 P.M. to 7:35 P.M.

Presentations Cont'd

7:35 P.M. to 8:00 P.M.

P.2. Presentation by Laura Hameister, Project Manager for Cal Trans and Jeanne Gorham from the Branch Chief Design Office of Landscape Architecture for Cal Trans. Both representatives will be addressing the Graffiti and landscaping on Highway 80 and the on and off ramps to Highway 80. Patricia (Patty) Casentini of El Sobrante will present her recommendations for landscaping and removal of Graffiti.

8:00 P.M. to 8:20 P.M. Questions – limit 2 minutes per speaker

8:20 P.M. to 8:25 P.M.

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

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

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

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

8:40 P.M. to 8:50 P.M. Questions – limit 2 minutes per speaker

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

8:50 P.M. to 9:20 P.M.

DI.1 Discuss and develop a letter of response to the Draft Environmental Impact Report 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.

9:20 P.M. to 9:30 P.M.

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

9:30 P.M. to 9:35 P.M. Questions – limit 2 minutes per speaker

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

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

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

Short Discussion Items-

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

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

9:50 P.M. to 9:55 P.M. Questions – limit 2 minutes per speak

9:55 P.M. to 10:00 P.M.

Information Items-

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)
Agenda and packet of information for November 2009
- 10.2** Letter from Eleanor Loynd to Supervisor John Gioia regarding the Sikh Temple expansion.
- 10.3** Letter from the Conservation and Development Department regarding questions on the Sikh Temple expansion
- 10.4** Letter from Eleanor Loynd to the City of Richmond regarding the land slide repair on the Sikh Temple property
- 10.5** Contra Costa County Planning Commission's Notice of Public Hearing and Agenda for December 1, 2009
- 10.6** Contra Costa County Zoning Administrator's Notice of Public Hearings and Agenda for November 30, 2009
- 10.7** LAFCO Notice of Regular Meeting and Agenda for November 18, 2009
- 10.8** West Contra Costa Integrated Waste Management Authority Notice of Agenda and Meeting for November 5, 2009, at 7:00 P.M.
- 10.9** West Contra Costa Integrated Waste Management Authority Meeting Calendar for the Year 2010
- 10.10** May Valley Neighborhood Council Newsletter for November 2009

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- Ruby Molinari- Chair
- 12.6** ESMAC El Sobrante Stroll- Mike Daley- Chair
- 12.7** ESMAC Crime- Emily Lane, Chair and Jim Hermann, Vice Chair
- 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

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

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Adjournment

10:10 P.M.

Up Coming Events

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: Mike Daley,
Treasurer: Emily Lane, Member: James Hermann

Draft Minutes for Wednesday October 14, 2009

Mike Daley absent

Pledge of Allegiance led by James Hermann

Called to Order 7:01pm

Treasurer's Report: No Change.

Consider Consent Items

Motion to reimburse Barbara Pendergrass \$16.98 for candy for the El Sobrante Stroll. M(TO),S,P – 4,0,0

Presentations

Presentation by Lt. Ron Bradley, Bay Station, Crime Report

Presentation by Katie Folkes East Bay Municipal Utility District, concerning projects affecting El Sobrante and EBMUD in general

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

Public Comment

Discussions Items

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc. received in the previous month from the Contra Costa County Community Development Department

No action taken

DI.2 Crime Sub Committee/ Neighborhood Watch-sub Committee Report and action items.

Report given on progress given by Emily Lane.

No action taken

DL3 Suggestions for increasing attendance at meetings.

General discussion ensued.

No action Taken

Short Discussion Items

SDL1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Chair,
Eleanor Loynd

Presentation and summary given.

SDL2 Report on Clean up Day by Chair Ruby Molinari

Presentation given

Adjournment

Motion to adjourn 9:24 pm. M(TO),S,P -4,0,0

Respectfully submitted by Tom Owens (Vice-Chair)

Summary of Actions:

Called to Order 7:01pm

Motion to reimburse Barbara Pendergrass \$16.98 for candy for the El Sobrante Stroll. M(TO),S,P – 4,0,0

Motion to adjourn 9:24 pm. M(TO),S,P -4,0,0

Subj: **Re: El Sobrante Municipal Advisory Council (ESMAC)**
 Date: 11/19/2009 3:34:09 P.M. Pacific Standard Time
 From: bini794@sbcglobal.net
 To: RPender970@aol.com

Barbara

The main problem is the bare sound walls between Hilltop and San Pablo Ave exits going west on the I-80--right side of freeway. It's no surprise these walls get hit weekly with graffiti when they present themselves as open chalkboards for juvenile gangsters.

Needless to say, allowing this kind of trashy defacing of El Sobrante freeway walls inadvertently attracts a seedy element to our town and conveys the message that we are tolerant of gangster activity--something we are working hard to prevent.

Just as CAL TRANS did for their San Rafael walls, by the same token we are asking that these El Sobrante bare walls be completely covered with fast-growing greenery--no ivy or stumpy shrubery. They don't cover the walls and/or they take too long to grow. We're also asking for sensor lights to be installed and/or wire mesh fencing which would deter trespassing anywhere near these walls.

I will loan you my photos to show the problem areas, along with a research study (given to me by Officer Ron Bradley) which showed how graffiti was directly tied to an influx of and increase in crime.

CAL TRANS's answer, so far, is they'll remove the graffiti within 10 days. This doesn't work for us and defeats the efforts we are making to clean up our town. Plus, what they do for Marin County (i.e. San Rafael) must be honored in Contra Costa County.

I'm asking that I be the representative for El Sobrante in making sure our request to have these walls completely covered is actually done. I will need all the support from the MAC members.

Hope this helps,

Patty

--- On Tue, 11/17/09, RPender970@aol.com <RPender970@aol.com> wrote:

From: RPender970@aol.com <RPender970@aol.com>
 Subject: Re: El Sobrante Municipal Advisory Council (ESMAC)
 To: bini794@sbcglobal.net
 Date: Tuesday, November 17, 2009, 6:59 PM

Hello Patty:

We are going to have a long meeting because we have to go over our response to the Draft EIR for San Pablo Dam Road and Appian plus Terrance wants us to discuss the fires again. Lets see how it goes. Get me some of your questions and I can always ask some of them for you. Barb

Subj: **El Sobrante Municipal Advisory Council (ESMAC)**
Date: 11/9/2009 4:18:25 P.M. Pacific Standard Time
From: RPender970
To: Laura_Hameuster@dot.ca.gov
CC: bini794@sbcglobal.net

Hello Laura:

I appreciate your wiliness to appear at our December 9, 2009 meeting. I understand you will try to get Jeanne Gorham to appear too. The time is 7:35 P.M. in the back of the of the El Sobrante Library right off the intersection of San Pablo Dam Road at 4191 Appian Way.

The Community is concerned about the amount of Graffiti and the cost to remove it. It is also interested in any better landscaping that can be provided along sound walls etc.

I forgot to ask you how much time you feel you would need. If you need more than 45 minutes for the presentation and questions let me know. Thanks Laura. Barbara A. Pendergrass Chair of the ESMAC, phone number is 510 223-6091.

Department of
Conservation &
Development

Contra
Costa
County

D.I.V. *a*
Catherine O. Kutsuris
Director

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



Phone: 335-1203

NOTICE OF COMPLETION AND AVAILABILITY

**DRAFT ENVIRONMENTAL IMPACT REPORT
(SCH#2002102119)**

**PROPOSED DOWNTOWN EL SOBRANTE GENERAL PLAN AMENDMENT
(COUNTY FILE: GP#02-0003)**

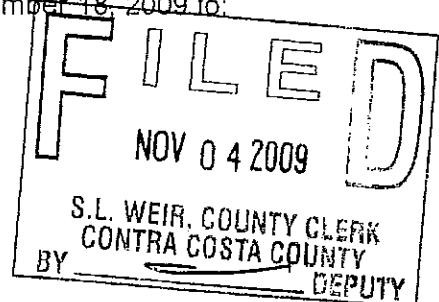
Notice is hereby given pursuant to the California Environmental Quality Act (CEQA) that a Draft Environmental Impact Report (EIR) has been prepared for the proposed Downtown El Sobrante General Plan Amendment. Contra Costa County issued a Notice of Preparation for this project on January 26, 2009.

The project being evaluated by this EIR is a General Plan Amendment that would revise the Land Use Element and Transportation-Circulation Element of the Contra Costa County General Plan (2005-2020) affecting the unincorporated community of El Sobrante, California. Contra Costa County is proposing to: (1) amend the Land Use Element to establish new "mixed use" land use designations along the south side of San Pablo Dam Road, from El Portal Drive to Appian Way, and along Appian Way from Valley View to San Pablo Dam Road, and to revise and update the section in the Land Use Element under the heading "Policies for El Sobrante Area", to correspond with the proposed changes to the changes affecting San Pablo Dam Road and Appian Way; and, (2) to amend the 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 and replace with a planned collector street 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 and retain the existing two-lane roadway configuration as the planned roadway.

REVIEW AND COMMENT PERIOD: There will be a forty-five (45) day review and comment period for this Draft Environmental Impact Report, beginning on November 4, 2009 and closing on December 18, 2009. Comments on this Draft Environmental Impact Report should be submitted before 5:00 p.m. on Friday, December 18, 2009 to:

Contra Costa County
Department of Conservation and Development
651 Pine Street, 4th Floor North Wing
Martinez, CA 94553
Attn: Patrick Roche, Project Planner

[more on page 2]



For accuracy of record, written comments are desirable and encouraged and should be supported by factual information whenever possible. Substantive comments or information will be included, and, if necessary, responded to in the Final Environmental Impact Report.

In addition, the Contra Costa County Zoning Administrator will conduct a public hearing to receive comments on the adequacy of the Draft Environmental Impact Report on Monday, December 14, 2009 at 1:30 p.m. The Contra Costa County Zoning Administrator meeting is conducted in Room 107 (Board of Supervisors Chambers), Contra Costa County Main Administration Building, 651 Pine Street, Martinez, CA.

REPORT AVAILABILITY: A copy of the Draft Environmental Impact Report is available for public review at the following locations:

Contra Costa County Library – El Sobrante Branch
4191 Appian Way
El Sobrante, CA

Contra Costa County Library – Central Branch
1750 Oak Park Boulevard
Pleasant Hill, CA

Office of Supervisor John Gioia, District I
11780 San Pablo Avenue, Suite "D"
El Cerrito, CA

Contra Costa County
Department of Conservation and Development
651 Pine Street, Application & Permit Center, 2nd Floor North Wing
Martinez, CA

The Draft Environmental Impact Report is also available online for public review at the Contra Costa County website, <http://www.co.contra-costa.ca.us/>, listed under the "What's New" tab on the webpage for the Department of Conservation and Development.

Copies of the Draft Environmental Impact Report in both hardcopy and CD-ROM may be purchased at the Contra Costa County Department of Conservation and Development (see address and phone number listed on the letterhead).

MORE INFORMATION: For more information on the Draft Environmental Impact Report, please contact Patrick Roche at the Contra Costa County Department of Conservation and Development by telephone at (925) 335-1242 or by email at proch@cd.cccounty.us.

NOTICE ISSUED: 11/04/2009

Land Use Activity Report on Items Received From the Contra Costa County Community Development Department for December 9, 2009

LP03-2052- Approved Permit for a phased expansion of the Sikh Center of San Francisco Bay Area existing facilities to include three new buildings and a two story parking structure with variances to building heights and retaining wall heights and setbacks, and a tree permit to remove 22 trees subject to the attached conditions. Applicant The Sikh Center of San Francisco Bay Area, 3350 Hillcrest Road, El Sobrante, Ca 94803. Owner Dr. J. P. Singh, 22 Red Arrow Ct. Ste. 100, Richmond, Ca 94803.

LP04-2009- Notice of a Public Hearing on Monday November 16, 2009 at 1:30 P.M. in Room 107, Mc Brien Administrative Building, 651 Pine Street, Martinez. The County Zoning Administrator will consider a Land Use Permit as follows. Applicant Global Auto Engineering and Tony Singh. Owners Edwin and Marion Allard. Hearing on the major auto repairs, conduct a truck and trailer rental business, and sell used cars. Location 476-478 Appian Way, El Sobrante.

LP09-2034- Agency Comment request to change a telecommunication tower from a tree to a flag pole. Location 1461 Calvery Christian Center. Applicant and owner Calvery Christian Center.

RZ08-3207 and DP08-3072- Notice of a Public Hearing on Tuesday December 1, 2009 at 7:00 P.M. in Room 107, Mc Brien Administrative Building, 651 Pine Street, Martinez. The County Planning Commission will consider Rezoning and Development Plan application to establish a 17 unit multiple-family residential (apartment) complex and rezone from R7 to M17 and Rezoning District to a P1. Location 970 Appian Way, El Sobrante. Applicant Paul Lupinsky. Owner Gideon & Cheryl Sorkin.

VR05-1002- Notice of a Public Hearing Monday November 16, 2009 at 3:30 P.M. in Room 107, Mc Brien Administrative Building, 651 Pine Street, Martinez. The County Zoning Administrator will consider variances, 1) a 15 foot yard setback (minimum 20 feet required); 2) a 10 foot aggregate side yard setback (minimum 15 feet required); and 3) a 13 foot rear yard setback (minimum 15 feet required) on a sub standard lot. Location 1518 Barth Avenue in the unincorporated area of San Pablo. Owner and applicant Renee Lucchini.

VR07-1083- Notice of a Public Hearing on Monday November 30, 2009 at 3:30 P.M., Room 107, Mc Brien Administrative Building, 651 Pine Street Martinez. The County Zoning Administrator will consider a variance to allow a 1,600 square foot accessory building (where 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 fet is allowed) that is used primarily as an artistic studio and personal office space. Location is 5529 Olinda Road, in the El Sobrante area. Applicant and Owner James Hermann.

VR09-1031- Approved Permit to allow two Variances, a 8 foot principal front yard setback, where 20 feet is required, and a secondary front yard setback of 10 feet, where 15 feet is required for a bathroom addition on a substandard corner lot. Applicant Edward T. Peters Construction, 1563 Solano Avenue 181, Berkeley, Calif. 94707. Owner Edward & Lynn Peters, 2407 Spalding Avenue, Berkeley CA 94703. Location 4574 Canyon Road, El Sobrante.

**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
APPROVED PERMIT**

APPLICANT: The Sikh Center of San Francisco Bay Area 3550 Hillcrest Rd. El Sobrante, CA 94803	APPLICATION NO. LP032052 ASSESSOR'S PARCEL NO. 420-080-025, 420-080-004, 419-180-020 SITE ADDRESS 3550 Hillcrest Road
OWNER: Dr. J. P. Singh 23 Red Arrow Ct., Ste. 100. Richmond, CA 94803	ZONING DISTRICT: R-7 APPROVED DATE: October 20, 2009 EFFECTIVE DATE: October 20, 2009

This is to notify you that the Board of Supervisors has granted your request to amend a previously approved Land Use Permit (County file #LP2117-77) for a phased expansion of the existing facilities to include three new buildings and a two-story parking structure with variances to building heights and retaining wall heights and setbacks, and a tree permit to remove 22 trees subject to the attached conditions.

By: *Aruna Bhat*
Aruna Bhat
Zoning Administrator

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

Unless otherwise provided, THIS PERMIT WILL EXPIRE ONE (1) YEAR from the effective date if the permit is not exercised.

NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, NOVEMBER 16, 2009 at 1:30 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

GLOBAL AUTO ENGINEERING and TONY SINGH (Applicant) – EDWIN and MARION ALLARD (Owners), County File LP042009: Hearing on a reconsideration of the Zoning Administrator's approval of a land use permit to allow major auto repairs, conduct a truck and trailer rental business (U-Haul) within a fenced vehicle storage yard, and sell used cars on an existing developed property previously approved for a service station (Land Use Permit 128-72) with modified conditions of approval. The applicant, Tony Singh of Global Auto Engineering, has submitted a request for reconsideration to remove the following uses: a) U-Haul rentals; b) used car sales; c) outdoor lifts within a new enclosed building; and d) towing services as shown on the revised staff landscape study plan dated October 30, 2009. The subject site is on a .91-acre parcel located at 476-478 Appian Way in the El Sobrante area. (R-B) (CT: 3630.00) (Parcel #426-261-057)

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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Rose Marie Pietras at 925-335-1216.

Catherine Kutsuris, Director
Department of Conservation & Development

Department of
Conservation &
Development

Contra
Costa
County

DI.2. e
Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Community Development Division

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



Phone: 925-335-1210

November 5, 2009

Tony Singh
Global Auto Engineering
600 23rd Street
Richmond, CA 94804

Dear Mr. Singh:

On January 29, 2004, you filed an application for a land use permit. A public hearing before the County Zoning Administrator, at which time your application will be considered, will take place on Monday, November 16, 2009 at 1:30 P.M. in Room 107 of the McBrien Administration Building, corner of Pine and Escobar Streets, Martinez, California.

Either you or your representative must appear at this hearing to present reasons why your application should be approved. Your failure to be represented at the scheduled hearing may result in a continuance of the hearing or even a denial of the project if you are not present to rebut objections raised concerning your application.

Your application may be eligible for consideration on the consent calendar if you have no objections to the recommended conditions and if no public testimony is anticipated. After reviewing your staff report, please call me at 925-335-1216 to discuss whether your application should be placed on the consent calendar. In addition, if you have any questions concerning the forthcoming hearing, please do not hesitate to call.

Sincerely yours,

CATHERINE KUTSURIS, Director
Department of Conservation and Development

By: Rose Marie Pietras
Project Planner

CK/pah

cc: Edwin W. & Marion Allard, 3301 Piragua Street, Carlsbad, CA 92009
El Sobrante MAC 3769-B San Pablo Dam Road, El Sobrante, CA 94803
Eleanor Loynd, El Sobrante Valley Planning & Zoning Advisory Cmte, PO Box 20136, El Sobrante, CA 94829
County File #LP042009

651 Pine Street
4th Floor, North Wing
Martinez, CA 94553-0095



Phone: 925-335-1210

Date Nov 19, 2009

AGENCY COMMENT REQUEST

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

<p>DISTRIBUTION</p> <p><input checked="" type="checkbox"/> Building Inspection ___ Grading Inspection</p> <p>___ HSD, Environmental Health, Concord</p> <p>___ HSD, Hazardous Materials</p> <p>___ P/W - Flood Control (Full Size)</p> <p>___ P/W - Engineering Svcs (Full Size)</p> <p>___ Date Forwarded _____</p> <p>___ P/W Traffic (Reduced)</p> <p>___ P/W Special Districts (Reduced)</p> <p>___ P/W - APC Floodplain Tech (2nd Floor)</p> <p>___ Advanced Planning</p> <p>___ Redevelopment Agency/Housing</p> <p>___ Historical Resources Information System</p> <p>___ CA Native Amer. Her. Comm.</p> <p>___ CA Fish & Game, Region _____</p> <p>___ US Fish & Wildlife Service</p> <p><input checked="" type="checkbox"/> Fire District <u>Consolidated</u></p> <p>___ Sanitary District _____</p> <p>___ Water District _____</p> <p><input checked="" type="checkbox"/> City <u>Richmond</u></p> <p>___ School District _____</p> <p>___ East Bay Regional Park District _____</p> <p><input checked="" type="checkbox"/> MAC <u>El Sobrante</u></p> <p>___ DOJT - Dep. Director, Communications</p> <p>___ CDD-GIS</p> <p>___ LAECO</p>	<p>Please submit your comments as follows:</p> <p>Project Planner <u>Christine Louie</u></p> <p>Phone # <u>925-335-1237</u></p> <p>County File Number <u>LP09-2034</u></p> <p>Prior To <u>December 19, 2009</u></p> <p>We have found the following special programs apply to this application:</p> <p><u>N</u> Redevelopment Area</p> <p><u>N</u> Active Fault Zone</p> <p><u>C</u> Flood Hazard Area, Panel # _____ If in special flood zone, route to APC Floodplain Tech</p> <p>___ 60 dBA Noise Control</p> <p>___ CA EPA Hazardous Waste Site</p> <p>___ Traffic Zone _____</p>
<p>___ Mineral Rights Holder:</p> <p>_____ _____</p> <p>Community Organizations: <u>El Sobrante Planning & Zoning</u> <u>Telma Moreira</u></p>	<p>___ CEQA Exempt</p> <p>Categorical Exemption Section:</p> <p><u>Revised Drawings</u></p>

Please indicate the code section of recommendations that are required by law or ordinance. Please send copies of your response to the Applicant & Owner.

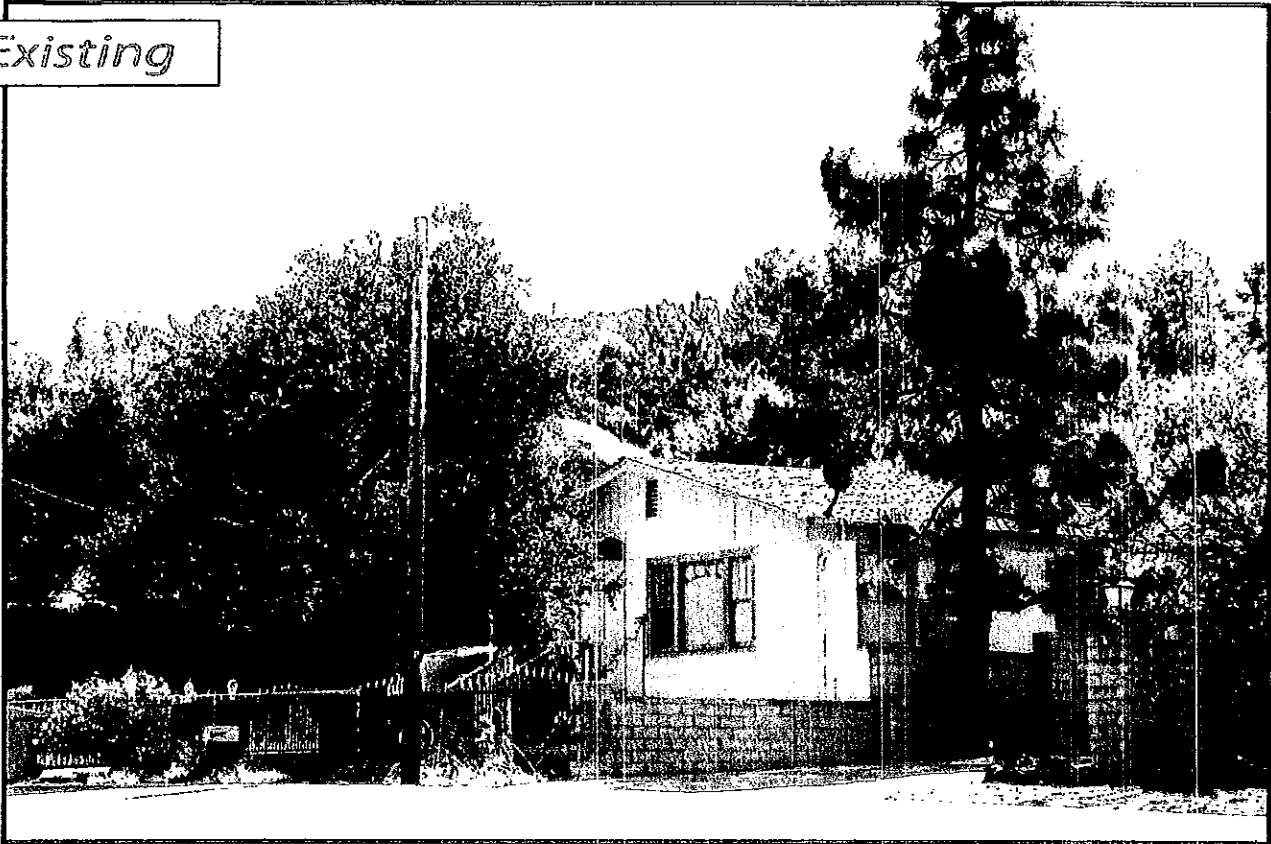
___ No comments on this application

___ Our comments are attached

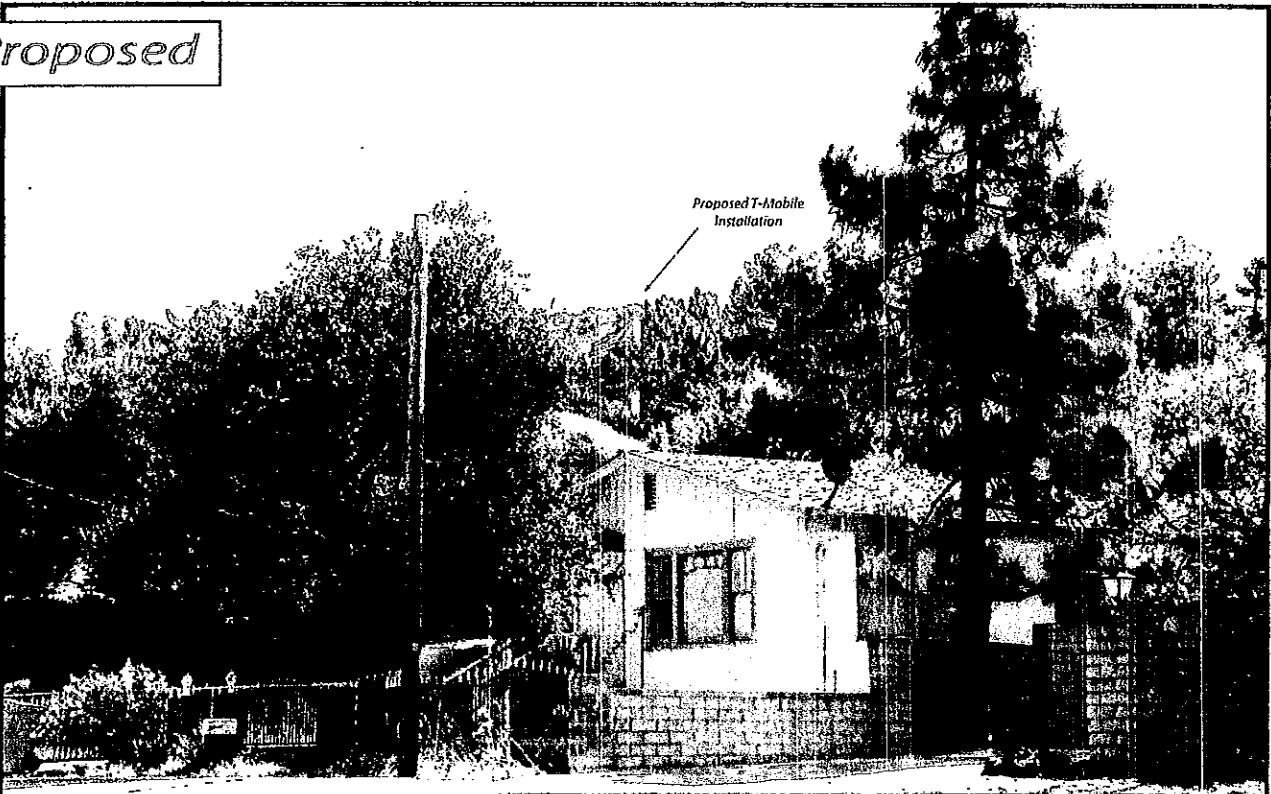
Comments: _____

Signature _____
Agency/Phone # _____
Date _____

Existing



Proposed



view from San Pablo Dam Road looking southeast at site
BA41461 Calvery Christian Center
4892 San Pablo Dam Road, El Sobrante, CA

Existing



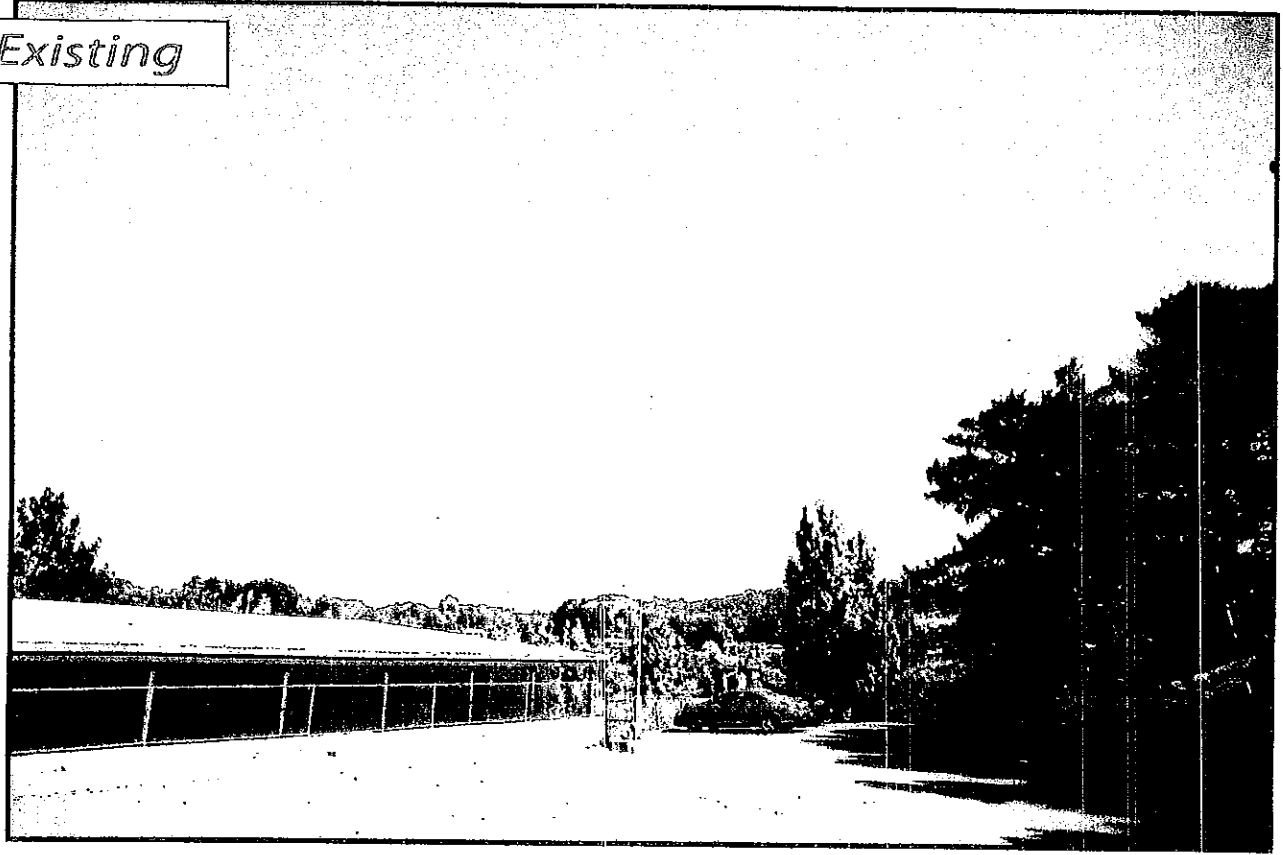
Proposed



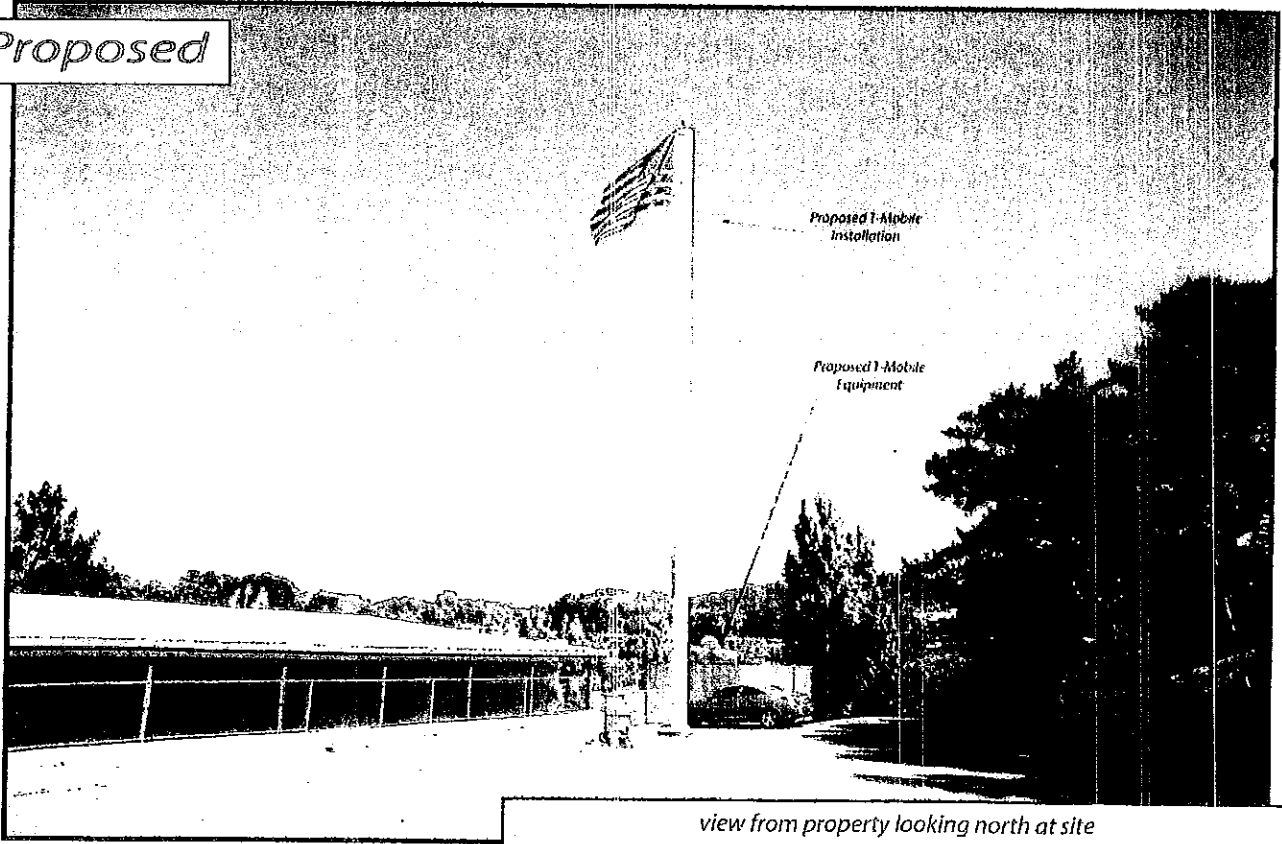
view from San Pablo Dam Road looking southwest at site

BA41461 Calvary Christian Center
4892 San Pablo Dam Road, El Sobrante, CA

Existing



Proposed



view from property looking north at site
BA41461 Calvary Christian Center
4892 San Pablo Dam Road, El Sobrante, CA

NOTICE OF A PUBLIC HEARING

You are hereby notified that on TUESDAY, DECEMBER 1, 2009 at 7:00 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Planning Commission will consider REZONING AND DEVELOPMENT PLAN applications as described as follows:

PAUL LUPINSKY (Applicant) – GIDEON & CHERYL SOROKIN (Owner), The proposed project consists of the following related applications:

- A. County File #RZ083207: A request to rezone a 1.75-acre site from Single-Family Residential (R-7) Zoning District and Multiple-Family Residential (M-17) Zoning District to Planned Unit Development (P-1) Zoning District, with a variance to the required minimum land area of 5 acres.
- B. County File #DP083072: A request for approval of a Preliminary and Final Development Plan to establish a 17-unit multiple-family residential (apartment) complex with two-car garages; and fifteen units with one-car visitor parking in the front driveway. A proposed guest parking plan contains eight guest parking spaces (one handicap space). Also included is a 1,400 square-foot tot lot consisting of grass area, benches, swings, sandbox and slide. The applicant is proposing to dedicate development rights to the County shown on page A-1 of the site plan titled Scenic Easement Development Rights Restriction.

The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area. (M-17 and R-7) (CT: 3600.00) (Parcel #s430-280- 013, 014, 015, 016).

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration of Environmental Significance (no Environmental Impact Report required) 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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Rose Marie Pietras at 925-335-1216.

Catherine Kutsuris, Director
Department of Conservation & Development

Department of
Conservation &
Development

Community Development Division

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

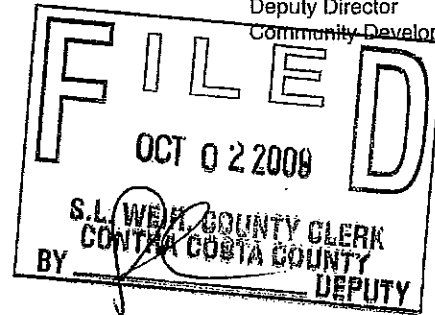
Phone: 925-335-1210

Contra
Costa
County



DI.2.K
Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division



October 2, 2009

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED
MITIGATED NEGATIVE DECLARATION

County Files #RZ083207 and #DP083072

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Conservation & Development of Contra Costa County has prepared an initial study on the following project:

- 1) County File #RZ083207: The applicant requests approval to rezone the property from Single-Family Residential – R-7 Zoning District and Multiple-Family Residential – M-17 Zoning District to Planned Unit District – P-1 Zoning District.
- 2) County File #DP083072: The applicant requests approval for a development plan to establish a 17 multiple-family apartment complex with two parking spaces per unit. A proposed guest parking plan contains eight (one disabled) guest parking spaces. Also included is a 1,400 square-foot tot lot consisting of grass area, benches, swings, sandbox and slide.

Variance Request: The applicant is requesting a variance to the required minimum land area of a 1- $\frac{1}{4}$ acre parcel (5 acres required).

Annexation: The subject parcels are annexed into East Bay Municipal Utility District, West County Sanitary District and the County's Service Area L-100 Lighting District. Therefore, no annexations are required.

Project Location: The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area (APNS: 430-280-013, -014, -015, -016)

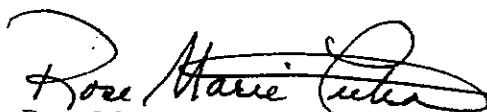
The proposed development will not result in any significant impacts.

A copy of the Mitigated Negative Declaration, and all documents referenced in the Mitigated Negative Declaration, may be reviewed in the offices of the Department of Conservation and Development, and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., November 2, 2009**. Any comments should be in writing and submitted to the following address:

Rose Marie Pietras, Senior Planner
Department of Conservation and Development
Community Development Division
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

It is anticipated that the proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission on November 17, 2009 at 7:00 P.M. The hearing is anticipated to be held at the McBrien Administration Building, Room 107, Pine and Escobar Streets, Martinez. It is expected that the County Planning Commission will also conduct a hearing on the application at that same meeting.



Rose Marie Pietras
Senior Planner

RMP:pah

cc: County Clerk's Office (2 copies)
File #RZ083207 & #DP083072

NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, NOVEMBER 16, 2009 at 3:30 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Zoning Administrator will consider a VARIANCE application as described as follows:

RENEE LUCCHINI (Applicant & Owner), County File #VR05-1002: The applicant requests design review approval for construction of a single-family residence with variances for: 1) a 15-foot front yard setback (minimum 20 feet required); 2) a 10-foot aggregate side yard setback (minimum 15 feet required); and 3) a 13-foot rear yard setback (minimum 15 feet required) on a substandard lot. The subject property is located at 1518 Barth Avenue in the unincorporated area of San Pablo. (R-6) (GP: SH) (CT: 3610.00) (Parcel #419-192-015)

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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Sean Tully at 925-335-1204.

Catherine Kutsuris, Director
Department of Conservation & Development

NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, NOVEMBER 30, 2009 at 3:30 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Zoning Administrator will consider a VARIANCE application as described as follows:

JAMES HERMANN (Applicant & Owner), County File #VR07-1083: The applicant requests approval of a variance to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel # 433-310-022)

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.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California; or James Cisney at 925-335-1314.

Catherine Kutsuris, Director
Department of Conservation & Development

COUNTY ZONING ADMINISTRATOR
MONDAY, NOVEMBER 30, 2009

I. INTRODUCTION

JAMES HERMANN (APPLICANT & OWNER), County File #VR07-1083: The applicant requests approval of a variance to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (Zoning: R-7) (General Plan: SH/OS) (Zoning Atlas: J-7) (CT: 3601.00) (APN: 433-310-022)

II. RECOMMENDATION

Staff recommends that the Zoning Administrator deny the variance requested.

III. BACKGROUND

The building in question was originally built as a barn circa 1946, prior to the institution of zoning laws. The building was upgraded and converted from 2006 to 2007 to an accessory building with living areas including an office, work and storage areas, and a bathroom. Based on a complaint, this property came to the attention of the Code Enforcement Section in 2007. The owner was informed that he had an unpermitted accessory building and would have to obtain a permit for variances from the Department of Conservation and Development in order to be in compliance with the County Code.

IV. GENERAL INFORMATION

A. Environs: The subject property is located in a transitional area of El Sobrante. Properties to the west and south of the site are mostly conventional residential properties, demonstrating a typical pattern for subdivisions. These are intermixed with some larger, irregularly-shaped lots. North of the property is a significant area of open space, and to the east of the property there are a few large lots roughly equivalent in acreage to the subject property at 2.35 acres. One of these parcels has a church and associated structures. However, the area is dominated by residential uses. There was some agricultural activity in the area in the past; but this has largely ended. However, there are still areas in El Sobrante, and relatively near the subject property, which are zoned for agriculture. Agriculture related use is mostly limited to the personal ownership and care of horses.

B. Site Description: The property is located on Olinda Road, but the buildings on the property do not front on the street. The property is a roughly flag-shaped lot with an entry drive through the strip of land that forms the lot's flagpole portion. This flagpole section is bounded on either side by residential properties that front on Olinda. The site is flat, 2.35 acres in area, and roughly half of the land is unutilized. San Pablo Creek runs along the north property line. There is a building setback line related to the toe of the creek bed that runs parallel to the property line that was established by a subdivision (County File #LD291-61). This setback makes approximately one-third to one-half of the lot unusable for development. The site is further constrained by a 100-year flood plain that runs through the center of the property and covers roughly half of the property.

There are two homes on the property in addition to the large accessory building that is the subject of the variance request. The buildings are clustered toward the center of the property and outside of the creek setback area, though one of the homes lies within the flood plain. The accessory building is located in close proximity to one of the homes with a separation estimated at about eight feet from one corner of the accessory building to the nearest corner of the residence. The site plan shows a garage/shed structure; but this was not observed during a site visit and has apparently been demolished.

There was a prior use of the land for horse boarding and the rearing of a variety of domesticated farm animals. Currently there is no agricultural activity occurring on the site; it is used exclusively for residential purposes.

C. General Plan: The General Plan land use designation for the site is predominantly Single-Family Residential High-Density (SH). A small easterly strip of the property, near the lot line, is designated Open Space (OS). The SH designation allows a density of 5.0 to 7.2 units per net acre.

D. Zoning: The site is zoned Single-Family Residential District (R-7).

E. California Environmental Quality Act (CEQA): The proposed project is exempt under CEQA Guidelines §15303 (e):

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

F. Prior Applications: There were two applications for a minor subdivision, one in 1961 (County File #LD 291-61) that created four parcels including the subject property and one in 1968 (County File #MS 127-68) that created two parcels with the subject property being the larger portion. In 1964 there was also a land use permit application requesting an allowance to extend and enlarge upon a nonconforming use related to keeping horses and associated facilities, which was denied (County File #LUP185-64). Another land use permit was approved in 2001 to allow a manufactured home as

a second residence (County File #LP01-2084). In 1973, a building permit was issued to convert a birthing stable into a personal residence.

G. Regulatory Programs:

1. 60-dBA Noise Contour: The property does not lie within a noise contour.
2. Flood Zone: There is a 100-year flood boundary that runs through the center of the property. The building that is the subject of this variance appears to lie outside this flood zone.
3. Fault Zone: The property does not lie within a fault zone.

V. AGENCY COMMENTS

- A. East Bay Municipal Utility District: The District indicated there is water service available to the site and if additional service is needed, the applicant should contact EBMUD to determine the costs and conditions of providing this.
- B. West County Wastewater District: The District indicated that wastewater service would be available for the accessory building subject to: (1) staff review and approval of the plot plan, and (2) a possible sanitary sewer connection fee.
- C. El Sobrante Valley Planning & Zoning Advisory Committee: In two separate letters (dated February 28, 2008, and April 17, 2009) the Committee recommended approval of the variances with three primary conditions including: (1) obtaining proper permits; (2) defining the parking area; and (3) that the accessory building not be used as a residence, a place of business or a rental. Their recommendation is based largely on the following conclusions: (1) the converted building is an upgraded addition to the neighborhood; (2) that the current use is preferable to the former use as a barn; and (3) it is out of sight and does not have an impact on the neighborhood.
- D. Contra Costa County Building Inspection Division: Building Inspection indicated that the building would have to comply with 2007 CBC, CPC and CMC requirements. They also indicated that if there was non-conventional framing, an architect or engineer would have to design the building and that energy calculations would be necessary. Building Inspection recommended that Bob Hendry of the Public Works Department be consulted regarding the need for a flood plain permit. Staff consulted with Mr. Hendry and he determined a flood plain permit would not be necessary for this building pursuant to a GIS flood zone overlay.
- E. Comments were requested but not received from the City of Richmond and the El Sobrante Municipal Advisory Council.



DI.2.1

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

APPROVED PERMIT

APPLICANT:	Edward T. Peters Construction 1563 Solano Ave., 181 Berkeley, CA 94707	APPLICATION NO.:	VR09-1031
		ASSESSOR'S PARCEL NO.:	435-062-009
		ZONING DISTRICT:	R-6
OWNER:	Edward and Lynn Peters 2407 Spaulding Ave. Berkeley, CA 94703	APPROVED DATE:	November 19, 2009
		EFFECTIVE DATE:	December 1, 2009

Unless this matter is appealed within the time prescribed by law, a variance to allow a primary front-yard setback of eight (8) feet (where a minimum of 20 feet is required) and a secondary front-yard setback of ten (10) feet (where a minimum of 15 feet is required) for a bathroom addition at 4574 Canyon Road in the El Sobrante area, is hereby GRANTED, subject to the attached conditions.

Aruna Bhat, Deputy Director
Community Development Division

By:

William R. Nelson
Deputy Zoning Administrator

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

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

EL SOBRANTE VALLEY PLANNING & ZONING ADVISORY COMMITTEE
THURSDAY, NOVEMBER 12, 2009
EL SOBRANTE LIBRARY MEETING ROOM - 6:00-8:00 p.m.

Members:	Chair Eleanor Loynd	Vice Chair Ruby Molinari
Secretary <u>Rotating Position</u>	Treasurer Barbara Pendergrass	George Schmidt
John Lisenko	Shirley Sharp	Mike Zeelen
<u>Robert Sharp</u>	<u>Jim Hermann</u>	

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes
 2. Approval of Minutes of October 8, 2009
 3. Treasurer's Report
 4. Introduction of Guests: 4.1 _____ 4.2 _____
 5. Correspondence Sent/Received - included in packet
 - 5.1 To Michelle Blackwell, EBMUD. Confirmed changes in notifying County Fire & Richmond Fire when hydrants are not working.
 - 5.2 From Mechanics Bank. Statement.
 - 5.3 To R. M. Pietras. DP09-3023. Legalize apartment added without permits at 528 Appian Way. Mike Z & Barbara P. visited site. They concur with the recommendation by Planner R.M. Pietras to deny the application based on the Gen. Plan. Zoning of M-29, Commercial. (MZ, BP)
 - 5.4. To Zon. AD. LP04 -2009. Comments on Global Auto at 10/19 hearing.
 - 5.5. To Board of Supervisors. Comments on Sikh Temple for Oct. 20th Hearing
 - 5.6 To R. Plan. Dir. R. M itchell. Comments on Sikh Temple expansion
 - 5.7 To Sup. Gioia. Request for Reconsideration -Sikh Temple expansion.
 - 5.8 To R. City Mgr. Bill Lindsay. Landslide repairs in Richmond area adjacent to the Sikh Temple expansion to be done before any work on adjacent property.
 - 5.9 To Atty. Stu Flashman. Requested info on review of Sikh Temple expansion and possible actions.
 - 5.10 From W.C.Times, 11-5-09. Eleven vehicles set on fire between El Portal Drive and Morningside Dr.
 - 5.11 From C. O. S. Terrance Cheung. Code Enforcement Mtg. on 11/10.
 - 5.12 To C. Plan. R. M. Pietras. DP08-3072, Comments on row housing planned for 960 Appian Way. Concerns-steep roadway, pedestrian walkway.
- 6.Calls and Correspondence Circulating for Review
- 6.1 Call from C. Planner R. M. Pietras. LP04-2009, 476-78 Appian Way. Global Auto. Plans now to remove the U-HAUL business, car sales, and car lifts. Put in an auto repair bldg., and landscaping. Hearing Nov. 16. Extended lease 5 years.
 - 6.2 From Spawners. Newsletter Nov. 2009. Note: Transformation of Appian Creek at the Boys & Girls Club to become a short documentary movie. Call 510-665-3538 for information.
 - 6.3 From Mechanics Bank. Credit card offer.

El Sobrante Valley Planning & Zoning Advisory Committee - 11/12/09 - Page 2

- 6.4 From Pat Roche, County Planner. Copy of Draft Environmental Impact Report on the Proposed E. S. General Plan Amendment (G.P. #02-0003). Comments due Fri., Dec. 18 by 5 p.m. A copy is at the E. S. Library and Sup. Gioia's office. Also available on line at the Contra Costa County website, <http://www.co.contra-costa.ca.us/>, listed unde the "What's New" tab on the webpage for the Dept. of Conservation and Development. Also, copies of the Draft EIR can be purchased in both hardcopy and CD-ROM at the CCC County Dept. of Conservation & Development, 651 Pine St., 4th floor, Martinez. You can call Patrick Roche at 925-335-1242 or by email at proch@cd.cccounty.us
- 6.5 From County. Ad. Agenda for 10/19 #8 Global Auto, Com. Plan. 10/27 canceled.

7. Appearances/Updates on Projects (Times are estimated):

Note: No new applications received.

- 6:00 7.1 -Committee Business – Assign Secretary
- Review of Projects & Updates:
- 7.2 -LP03-2052. Appeal of Sikh Temple Expansion plans. 10/20 Bd. Of Supervisors approved plan with added conditions. Phase 3-6,000 SF museum now joined to phase 1. No more public hearings until phase 4- the 400 seat auditorium and 2 story parking garage are ready to start. Some conditions approved without a final reading. Request for reconsideration by Bd. Of Supervisors so the public can hear the added conditions. Landslides in Richmond to be fixed before the project starts.
- 7.3 -LP04-2009. Global Auto 476-478 Appian Way Applicant filed appeal on the plan approval. New Planner, Rose Marie Pietras assigned to the project. Applicant now willing to remove 2 or 3 businesses from the site. Structure to be built for car repairs. ZA Hearing on Nov. 16.
- 7.4 -DP08-3072, RZ08-3207. Revised plans for 17 homes on 1 ¼ acres at 960 Appian Way. Applicant: Gideon Sorokin. We expressed concern for the slope of the new access road (16%). We have concerns about pedestrian safety on site for children and the elderly. To go to CCC Plan. Com. in Nov. or Dec. Assigned: RS, JL
- 7.5 LP09-2051. AT&T installation of telecommunications facility at 435 Valley View Rd. Rep. Phillip Thomas.

- 7:15 7.5 Other Updates, if available.
 - Senior Housing Development on 165 acres on Castro Ranch Rd.
 - Draft Richmond General Plan
 - Review of I-80/San Pablo Dam Rd. Interchange Project
 - Lack of Crosswalk at Appian Way and San Pablo Dam Rd.
 - LP09-2034. T-Mobile cell site now to be on a flagpole at Calvary Christian Academy, 4892 San Pablo Dam Rd.
 - Other items to be added as needed.

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. Case may go to trial in Dec. 2009. 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
- 9.7 Richmond General Plan: E. Loynd and G. Schmidt are on the Gen. Plan. Adv. Committee. Draft out for review.
- 9.8 R. Sunset Dr., 9 homes on 1.37 acres on Valley View Rd. Plan. Com. Hrg. Approved 8 homes. Project meets guidelines of the Hillside Ordinance. No new info. Asgnd:EL,SS,RS

County Projects:

- 9.9 PR09-0001. Naphan Ranch, 1255 Castro Ranch Rd. Plan for 43 homes on the 20 acres discussed. No applications filed. Asgd: SS, MZ,EL
- 9.10 SD01 -8533. 35 homes on 10 ac. At 4823 Hilltop Dr. Still in court. Supplemental EIR to be done. Assigned: EL, BP
- 9.11 LP03-2052 Expand Sikh Temple. Mitigated Neg. Dec. done. Traffic Report. Appeal filed. Hearing 10/20/09. Approved. 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. Asgnd: ??
- 9.13 Golden Oaks-250 acres on Castro Ranch Rd., next to Countryside. 160 acres-Carter property-now under review for Senior Housing.

- 9.14 County Gen Plan. Planner Pat Roche meeting with ESMAC to update E. S. General Plan. Draft not yet out. 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. Revised plan 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. Active. Asgd: JRF,GS
- 9.21 VR07-1083. Barn to office, 5529 Olinda Rd. P&Z rec. approval. James Cisney, Planner. Ten. Hrg. ?? Assigned:SS,RS,EL
- 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, Ap. Filed appeal. Asgd: GS, JL
- 9.29 DP08 -3067. Antennas in faux chimney, 448 Valley View. Under Review. Asgd. RS
- 9.30 RZ08 -3207, DP08-3072. 21 apartments, 970 Appian Way Asgd: RS
- 9.31 DP08 -3070. Patio attached to home, 408 Barranca St. Asgd: SS/RS
- 9.32 DP09 -3006. Office Bldg. to home, 420 Pebble Dr. P&Z rec. approval
- 9.33 VR09 -1012. Rebuild burned home., 5959 Harbor View. Approved.
- 9.34 Lack of Crosswalk at Appian Way & San Pablo Dam Rd. Public Works directed by Sup. Gioia to ask for re-design and cost estimates. Work-in-progress.
- 9.35 435 Valley View Rd. 7 unit apartment building. Asgd: MZ, EL
- 9.35 Senior Housing Dev., Carter Property, C.R. Rd. Asgd:
- 9.36 VR09 -1031. 4574 Canyon Rd. Frontyard variances. P&Z rec. approval.
- 9.37 LP09 -2042. Renewal of cell phone facility at 4068 S.P. Dam Rd. Ad?
- 9.38 LP09-2052. Telecommunication facility at 435 Valley View Rd. Ad?

10. NEW BUSINESS -

- 10.1 Review of Draft EIR on the Proposed Downtvon El Sobrante General Plan Amendment. (County File: GP#02-0003)
- 10.2

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., Dec.3, 7:15-9 pm in the Community Center, 3530 Morningside Dr., R. Note: No meeting in November.
- 11.3 CSA R-9 Committee – To be joined with ESMACCommittee.

12. Adjournment. NEXT ESVP&ZAC MEETING: Thurs., DECEMBER 10, 2009



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.4
5.1

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

October 5, 2009

Michelle Blackwell
EBMUD
375 11th St., Mail Slot 802
Oakland, CA 94607

By Fax & Mail
Fax: 287-0149

Re: Water Service & Notification of Non-working Fire Hydrants
In the El Sobrante Valley area

Dear Michelle,

I wanted to put this information in writing to make sure that this is what I heard when we talked. Please update or change any mistakes and let me know.

EBMUD has re-written its plan on notifying fire departments on non-working fire hydrants. Both the Richmond Fire Dept. and the Contra Costa Fire Dept. will be notified of any non-working fire hydrants in the El Sobrante Valley area. For your information, just Saturday, there was another fire off Hillcrest.

For years, residents in the Hillcrest/La Colina area have complained about the quality of their water service. It is now my understanding that EBMUD will review the area water system and move up the upgrade of the system so that the upgrade takes place sooner than originally planned. Can you tell me when the upgrades will take place?

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

Sincerely,

Eleanor Loynd
Chair ESVP&ZAC

Ccc: Quail Hill HOA-El Sobrante
E.S. Chamber of Commerce
Richmond Fire Chief M. T. Banks

ESMAC
Sup. John Gioia
County Fire Chief Hysoon

1 10.1.9
 5.2

EL SOBRANTE VALLEY PLANNING
 AND ZONING COMMITTEE
 PO BOX 20136
 EL SOBRANTE CA 94820-0136

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RELATIONSHIP BUSINESS CHECKING ACCOUNT 6653731

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MINIMUM BALANCE	545.86	LAST STATEMENT 09/30/09	562.54
AVG AVAILABLE BALANCE	555.86	CREDITS	.00
AVERAGE BALANCE	555.86	1 DEBITS	16.68
		THIS STATEMENT 10/30/09	545.86

- - - - - CHECKS - - - - -		
CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT	CHECK #..DATE.....AMOUNT
1041 10/19 16.68		

- - - - - DAILY BALANCE - - - - -		
DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
10/19 545.86		

10.1.05.3

October 4, 2009

~~(5.2 Call)~~

Department of Conservation and Development
Community Development Division
Attention : Rose Marie Pietras
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229

RE: File Number DP093023

Dear Rose Marie:

Mike Zeelen and Barbara Pendergrass made an appointment through Dr. Agyekum to meet on September 24, 2009 at 4:30 P.M., at the property address of 528 Appian Way. The purpose was to view the additional apartment that the applicant wanted to legalize. Dr. Agyekum sent a representative, Sony, to show us the second apartment in the second building on the property. The second apartment is currently rented and occupied by a couple. The apartment was built without permits and the applicant wants to legalize the construction of the apartment.

It was explained to Sony at that meeting that the zoning is currently residential, however the General Plan Zoning is M-29, Commercial, and prohibits residential use. A copy of the M-29 Zoning definition was given to Sony.

Mike and Barbara concur with the recommendation of the Planner, Rose Marie Pietras, to deny the application based on the General Plan Zoning of M-29, Commercial.

Sincerely,

Mike Zeelen

Mike Zeelen

Barbara Pendergrass

Barbara Pendergrass

Members of the El Sobrante Valley Planning and Zoning Advisory Committee
P.O. Box 20136
El Sobrante, CA 94803

cc: Dr. Agyekum
Eleanor Loynd, Chair, ESVP&ZAC



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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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

October 19, 2009

Zoning Administrator Hearing
Global Auto, LP04-2009

Re: Appeal of Conditions of Approval of LP04=2009 by Applicant Global Auto
Eng. & towing, Inc., 476-478 Appian Way, El Sobrante

To the Zoning Administrator:

My name is Eleanor Loynd. I am currently the Chair of the El Sobrante Valley Planning & Zoning Advisory Committee. We ask that any business or businesses in operation on this site be required to meet County Standards. Global Auto has been repairing cars on lifters in the open space on this site since about 2003. The County conditions state that "open repair of automobiles is prohibited, including under the canopy". It is now 2009 and the car repair work continues.

-We ask that the County deny the Applicant's appeal of the Conditions of Approval.

-Since it appears that the Applicant is unable to move forward with the proposal regardless of whether the conditions stand as they are or are modified. We further ask the County to consider the Applicant to be in violation of County ordinances and that abatement of illegal uses of the property be initiated, immediately.

-The conduction of business on site must conform to the County codes and ordinances.

-It is unfair to our Community to allow the continued operation of businesses on site when they do not conform to the County codes.

Thank you.

Eleanor Loynd
FSVP & ZAC Chair



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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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

Comments for the CCC Board of Supervisors Meeting of October 20, 2009
LP03-2052, Sikh Temple Expansion, 3550 Hillcrest Rd., El Sobrante

My name is Eleanor Loynd. I am a member of the El Sobrante Valley Planning & Zoning Advisory Committee. This Committee has been reviewing projects in the El Sobrante Valley area since 1975.

We have some serious concerns about the project moving forward without the County, Richmond, and neighbors having information on all the details. For example, the top 1.6 acre section of the Sikh property is in Richmond. In the past 2 years, there was a slide in this area. That area is still covered by a blue tarp. There is no information on the slide damage or how and when the repairs will be made. There is no information from a geologist as to the extent of the damage. There is also no information provided that states that the documents on the Sikh Temple expansion have been shared with the Richmond Planning Dept.

It seems logical that the landslide area should be dealt with before the building starts on the lower part of the land. If the building plans moves forward and a new or old landslide area shows movement, can Richmond or the County be held responsible for NOT requiring detailed information and repairs?

Other Missing Information; The entrance road is to be re-done as part of Phase 1. We have seen no drawings or written details of the planned entrance off Hillcrest Rd. There is no information and no details provided on the entrance road in the 10/22 staff report on in the staff report dated 9/20.

- Will the entrance road be widened?
- Will there be a sidewalk along side the entrance road?
- We understand that the road level will be lowered about 4 ft. How will the current sides of the road be strengthened?
- Will there be a fenced or gated entrance?
- Will there be a sidewalk put in on at least part of Hillcrest Rd.?
- What will the entrance off Hillcrest Rd. look like?
- It appears that one of the houses below the temple now has a driveway entrance off the main entrance road into the Temple area. Is that correct?
- Does the planned entrance road meet the current standards for fire engines?
- Has a turn-around been provided on-site for the fire engines?

I am assuming that, if you approve the project, a review of phase 1 will be done at a hearing before the Zoning Administrator. We request that before work begins on each phase (1, 3, 4), a public hearing will be held to review the information required each year on Traffic, Parking, Special Events, and Geologic conditions. Copies of each of these reports should be shared with the E.S. M.A.C., the Quail Hill HOA, and the E.S. Valley Planning & Zoning Advisory Committee.

(OVER)

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COA #38 Consulting Engineering Geologist;"At least once a year, the subject site shall be inspected by a certified engineering geologist for evidence of insipient slope failure, soil creep, and active erosion. These reports shall be kept by the Temple for future review by the County, if requested."

REQUEST: These reports should be submitted yearly to the County. The County can then file the reports and have them immediately available, if necessary.

COA #38C The drainage and slope monitoring and maintenance inspections Should also be shared with the neighbors and local groups.

Page 9, Condition 20A: "Prior to the issuance of grading permits for Phase 1 the applicant shall submit for review and approval of the Zoning Administrator a wrought iron fence plan for the existing fence along the perimeter of the site except for the location of the proposed masonry wall and areas immediately adjacent to residences, building and Hillcrest Road subject to the review and approval of the Zoning Administrator."

QUESTIONS: Does this mean that the existing wrought iron fence with the spikes can remain in place adjacent to neighbors' homes? That is not right. The spikes should be removed from all the wrought iron fencing. What if there was a fire and the firefighters had to climb over the fence? What if visitors were at the Temple and there was a fire or an earthquake? The road could be blocked and the visitors might have to climb over the fences. The County should require needs a fireroad, at least for a walking escape from the area.

Page 24, Condition 53. Drainage Improvements: "The applicant shall verify that the concrete v-ditch located along the south side of Hillcrest Road is adequate to convey the design storm."

QUESTIONS: What standards are the County setting for the applicant to verify the adequacy of the concrete v-ditch? Will County staff be required to go at various times during the rainy season to check to see if the v-ditch is able to control the water drainage? Nearby residents could be given information on County contacts if they have any concerns and/or problems with the v-ditches.

SUMMARY: It is our understanding that the review of each phase, phase 1, phase 3, and phase 4 will go before the Zoning Administrator at a public hearing. We ask that you and the Zoning Administrator consider our comments and add additional conditions to provide us the information we have requested.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10/1/09 5.6

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

October 19, 2009

Director Richard Mitchell
Richmond Planning Dept.
Richmond City Hall
450 Civic Center Plaza
Richmond, CA. 94804

Hand Delivered &
By Fax
Fax: 620-6858

Re: LP03-2052, Sikh Temple Expansion, 3550 Hillcrest Rd., El Sobrante

Dear Mr. Mitchell,

The purpose of this letter is to make sure that the Richmond Planning Dept. was notified of the hearing planned for Oct. 20, 2009 at 1 p.m. in Martinez at the Board of Supervisors Meeting. The Hearing is on the expansion plans for the Sikh Temple. Have you received a copy of the recent staff report from John Osborne, which is dated Oct. 20, 2009?

We found several problems with the staff report and we will be bringing those to the attention of the Board of Supervisors. One part of missing information is regarding the 1.6 acre property at the upper end of the Sikh Temple property which, as you know, is in Richmond. There is no information in the recent staff report about the Richmond part of the Sikh Temple Property. About 2 years ago, there was a slide on that part of the property and neighbors say that it is still covered with the blue tarp. It seems logical that the landslide area should be dealt with before the building starts on the lower part of the land.

Are there any comments available from the Richmond Planning Dept. on this project? Will Richmond require that the landslide area be studied and work done to hold the landslide area in place?

The County Planner is John Osborne at 925-335-1207. This letter will be faxed to you. I will hand deliver another copy of the letter with 3 pages of comments for your review. You are welcome to call me at 510-223-6398. Thank you.

Sincerely,

Eleanor Loynd
ESVP&ZAC Chair

cc: Quail Hill HOA

Sup. John Gioia



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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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

October 21, 2009

TO: Supervisor John Gioia
John Osborne, County Planner

Board of Supervisors
Bill Lindsay, City Mgr.

Re: Sikh Temple Project Hearing 10/20/09 - Request for Reconsideration

The El Sobrante Valley Planning & Zoning Advisory Committee and the Quail Hill Homeowners Association request reconsideration of the decisions that were made on October 20th regarding the Sikh Temple Expansion.

REASON 1: Planner John Osborne mentioned that the wrought iron spiked fencing is not only on the Sikh Temple property, but it has now been added to the 2 parcels adjacent and below the Sikh Temple. The two parcels, with homes, were recently purchased by the Sikhs. John Osborne mentioned the fences on the adjacent parcels and it was decided that those 2 parcels are not part of the expansion plans. **HOWEVER**, if we are correct, they actually should be considered part of the Sikh Temple expansion plan and therefore, the spiked fences should be removed.

Both parcels had separate driveways onto Hillcrest Rd. In rebuilding the homes, the Sikhs removed those driveways and put in a new entrance off the existing Sikh Temple Driveway. Were they given permits to move the driveways to this new location? None of the recent traffic studies done included a review of this new roadway off the main entrance road. If those driveways are allowed to stay in place and use the Sikh main entrance road, then they should be considered part of the Sikh Temple expansion Plan **AND**, the spike fencing should be removed. A condition should be added stating that the 2 parcels are part of the expansion plan and the spiked fencing should be removed and a review should be done on the problem of having additional turn offs and ons on the entrance road. The County Fire Dept. needs to review this problem, also.

REASON 2: In my comments to the Board on Oct. 20th, I mentioned the serious concerns about the existing landslide on the top 1.6 acre in the city of Richmond. The area is still covered by a blue tarp. There is no information on the slide damage or how and when the repairs will be made. There is no information from a geologist as to the extent of the damage. It seems logical that the landslide area should be dealt with before the building starts on the lower part of the land. We ask that a condition be added to require that the landslide repair be done before any work is started on the land below. By not supporting Richmond's request for a condition requiring that repairs to the existing landslide be completed before building, the County could be putting itself in a position of a possible lawsuit if another landslide were to occur.

Sincerely,

Eleanor Loynd
Eleanor Loynd
Chair ESVP&ZAC



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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P. O. Box 20136

El Sobrante, CA 94820

October 24, 2009
Bill Lindsay, City Manager
Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

By Fax & Mail
Fax: 620-6542

Re: Approval of Sikh Temple Expansion, LP03-2052

Dear Bill,

We have asked the Board of Supervisors to reconsider their decision on the approval of the Sikh Temple Expansion, and, so far, there has been no response from Sup. Gioia. I will be calling him again next week.

Question: Does the Board of Supervisors have the power to "reconsider" their decision? In other words, re-open the public hearing and change the outcome?

Question: If not, then I am assuming that a court case would have to be filed.

It is unlikely that we will move these problems into Court. We are hoping that Richmond will take on the leadership role because you are aware that if a landslide occurs during the building (or after), that Richmond could become part of that lawsuit. The landslide on the property in Richmond should be repaired before any work starts on the project.

At the end of the Board meeting on 10/20, there were changes under discussion to some of the conditions. So, we still do not have a copy of the changed final list of conditions. A last minute change to join phase 3 (museum) with phase 1 takes away the public hearing for the phase 3 part.

I know you stated that you wanted a condition added that would require that the landslide on the adjacent parcel in Richmond be fixed before any work begins on the Sikh Temple expansion plan. You might also consider adding a change to this condition.

-COA #38A: Consulting Engineering Geologist: "At least once a year, the subject site shall be inspected by a certified engineering geologist for evidence of insipient slope failure, soil creep and active erosion. These reports shall kept by the Temple for future review by the County, if requested."

Suggested Addition: The yearly geologist report shall be submitted yearly to Richmond. There is no specified ending date, so I am assuming this would go on forever.

For Your Information: Neighbors called the County Sheriff's Dept. on Sat., Sept. 7 (or 14th) to complain about gun shots on the Sikh property. Deputies came out and it seems, the Sikhs were firing illegal fireworks and firecrackers.

Sincerely,

Eleanor Loynd
Eleanor Loynd
ESVP&ZAC Chair

cc: Plan. Dir. R. Mitchell

R. Planner Jonelyn Whales



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

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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

2 pages

October 27, 2009

Bill Lindsay, City Manager
Richmond City Hall

Fax: 6206542

Re: Sikh Temple Expansion

Dear Bill,

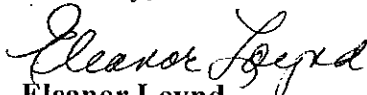
County Planner John Osborne told me that he called you about the inclusion of the slide repair in the conditions for the Sikh Temple Expansion. Attached are copies of the two conditions regarding the landslide repairs.

We are asking Supervisor John Gioia to bring back a review of the conditions before the Board of Supervisors. There were several issues that were not clearly defined when the project was approved to go ahead. The County was planning to set a limit on the Special Events that the Sikhs could hold on site. This would be in addition to their usual events. No actual limit on the special events was mentioned. The spiked wrought iron fence was OK'd to remain in certain areas which were not clearly described. At least one property below could be considered as part of the Sikh Temple expansion.

Planner John Osborne is now writing up the final conditions. We would like a discussion to go back before the Board of Supervisors so the Sikhs and the neighbors have a clear picture of the conditions. There was also discussion of a noise limit, but again we are not sure that that will be included in the final write-up of the conditions. We saw no plans for the entrance.

Thank you for your help is pushing for the inclusion of the slide repairs before the expansion on site begins. You are welcome to call me at 223-6398.

Sincerely,


Eleanor Loynd
ESVP&ZAC Chair

cc: Jonelyn Whales, Richmond Planner
Fax: 620-6858

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36. _____ Prior to the issuance of building permits in all phases, the applicant shall submit an as-graded report of the geotechnical engineer with a map showing final plan and grades for landslide repaired, including subsurface drainage, subdrain cleanouts and disposal or pickup points, and any buttress fill with its keyway location, or retaining wall installed, and other soil improvements installed during grading, all as surveyed by a field surveyor or equivalent. The reports shall include mapping of keyways and areas of continuous benching by the project engineering geologist, along with compaction test results. The report is subject to the review and approval of the appropriate jurisdictions. MM 6.3.

Exterior Retaining Walls

39. _____ Prior to the issuance of grading permits for each phase that proposes retaining walls the applicant shall submit for review and approval of appropriate jurisdiction a retaining wall plan that shows the location, height, design and landscaping of proposed retaining walls, with colors. Retaining wall colors shall be a muted earth-tone color and landscaped. For Phase 1 retaining wall that extends into the City of Richmond the applicant shall submit for review and approval by the City of Richmond Planning Director, or his designee a retaining wall plan and any geotechnical studies regarding earthwork within the City boundaries. The retaining wall that straddles the boundary between the City and County shall not exceed 3-feet in height and may be stepped.

INCLUDING LANDSLIDE

ELEANOR -

THESE CONDITIONS REQUIRE THE APPLICANT TO SUBMIT GEO-REPORTS TO BOTH JURISDICTIONS FOR REVIEW AND APPROVAL. THE WORK INVOLVED IN CONSTRUCTING THE RETAINING WALL AT THE UPPER PARKING LOT REQUIRES REPAIR OF THE LANDSLIDE.

THANKS,
JOHN OSBORNE



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.1.09 5.9

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

October 24, 2009

Dear Stu,

I had a few more things to add.

We have asked the Board of Supervisors to reconsider their decision and, so far, there has been no response from Sup. Gioia. I will be calling him again next week.

Question: Does the Board of Supervisors have the power to "reconsider" their decision? In other words, re-open the public hearing and change the outcome?

Question: If not, then I am assuming that a court case would have to be filed. Is that correct? If yes, which court?

It is unlikely that we will move these problems into Court. We are hoping that Richmond will take on the leadership role because they are aware that if a landslide occurs during the building (or after), they could become part of that lawsuit. They want the landslide on the property in Richmond repaired before any work starts on the project.

For your information, the staff report, dated 10/20, includes a copy of our appeal to the Board of Supervisors and information on various problems.

At the end of the Board meeting on 10/20, there were changes under discussion to some of the conditions. So, we still do not have a copy of the changed list of conditions.

Eleanor

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We Times

Thursday
11-3-09

page **A-3**

Early morning arson rampage



DEAN COPPOLA/STAFF

Jesse Sutherland cleans up in front of his home Wednesday after two of his vehicles were set on fire on De Anza Drive in Richmond. Multiple vehicles in Richmond and El Sobrante were set ablaze.

Vehicles set ablaze in Richmond, El Sobrante

Vehicle fires

Police and fire officials are investigating a series of fires that burned 11 vehicles in Richmond and El Sobrante on Wednesday morning.

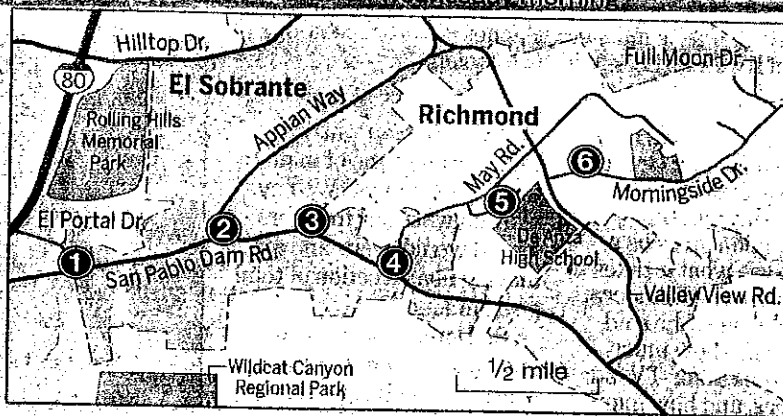
By Karl Fischer

kfischer@bayareanews.com

Jesse Sutherland did his best to sweep away the soot before the first charges of the morning arrived at his wife's home day care center in Richmond's May Valley neighborhood.

"We have two entrances, so we've blocked off one and we're kind of funneling them to the other," Sutherland said Wednesday. "So the kids get in. We're not telling them, not talking about it."

They're also not driving them in the day care van, at least not anytime soon.



- 1. — 2:44 a.m. — 3535 El Portal Road, Richmond, one fire burned four vehicles. 4
- 2. — 3:30 a.m. — 4150 San Pablo Dam Road, one fire burned two vehicles. 2
- 3. — 4:20 a.m. — 4410 San Pablo Dam Road, one vehicle. 1
- 4. — 4:45 a.m. — 2400 block of May Road, one vehicle. 1
- 5. — 5:04 a.m. — 2900 block of De Anza Road, one fire burned two vehicles. 2
- 6. — 5:38 a.m. — 3400 block of Morningside Drive, one vehicle. 1

See FIRES, Page 4

Source: Richmond Police Department, Contra Costa County Sheriff's Office

STAFF

Fires

From Page 3

The Sutherlands lost the 15-seat van and an SUV early Wednesday, authorities say, to a firebug who rampaged across Richmond and El Sobrante during the early morning hours.

Richmond and Contra Costa County firefighters responded to six fires that consumed 11 vehicles from 2:45 a.m. to about 5:30 a.m., each a little farther east than the last along San Pablo Dam Road.

"We're comfortable saying at this point that we believe these fires are all linked," said Richmond police Lt. Mark Gagan, whose agency investigated half the blazes.

Nobody got hurt. Fire officials say they're working to find a pattern to the arsonist's method of selection.

"We haven't found a lot of consistency in terms of the kinds of vehicles," Richmond firefighter Rico Rincon said. "But they were all close in terms of proximity and in time."

The 911 calls began at 2:44 a.m. when someone reported

"We're comfortable saying at this point that we believe these fires are all linked."

— Richmond police Lt. Mark Gagan

a fire in the carport of an apartment complex at 3535 El Portal Road in Richmond. The flames charred four cars there, Gagan said.

Contra Costa Fire Dispatchers then received three separate calls over the next hour.

■ About 3:30 a.m. from the 4100 block of San Pablo Dam, where two vehicles burned.

■ At 4:20 a.m. on the 4400 block of San Pablo Dam, where one burned.

■ At 4:45 a.m. where one vehicle burned on the 2400 block of May Road.

From there the arsonist crossed back into Richmond. Calls came at 5:04 a.m. from the 2900 block of De Anza Road, where two vehicles burned at Sutherland's home, and at 5:38 a.m. from the 3400 block of Morningside Drive.

Police collected a vague description from a witness of a man walking from the last fire, Gagan said.

"The person was de-

scribed as being in their late teens, either a white or Hispanic male, about 6 feet and 170, wearing a black hooded jacket," Gagan said.

The cases remain under investigation. None of the agencies working on this series has reported anything similar in recent memory.

"Both of the vehicles were parked in the driveway, only about four feet from the house," Sutherland said. "I'm told the flames were going over the house."

An officer roused the Sutherlands about the fire, which did not damage the house.

Insurance will take care of the vehicles, Sutherland said. And neighbors volunteered to help shuttle the day care kids where they need to go, he said.

"We were lucky, I guess you could say."

Staff writer Robert Salonga contributed to this story.

10.17 5.11 A



Terrance Cheung/BOS/CCC
11/05/2009 04:27 PM

To cacuzen@comcast.net, ccd75@comcast.net,
defenahonakerbgc@sbcglobal.net,
donaldbastin@comcast.net, doomack@aol.com,

cc

bcc

Subject Fw: Notes from 10/13/09 El Sobrante/E. Richmond Heights
Monthly Code Enforcement Meeting

Greetings everyone,

I'm sending out a friendly reminder of our upcoming El Sobrante/E. Richmond Heights Monthly Code Enforcement Meeting on:

Tuesday, November 10, 2009
2:00 p.m. - 3:30 p.m.

Office of Supervisor John Gioia
11780 San Pablo Avenue, Suite D
El Cerrito, CA

Agenda:

742 Santa Maria Road
Mr. Wang's Property
Review/update list

Thank you.



Code Enforcement Issues List - Active Only.xls

Terrance Cheung
Chief of Staff
Office of Supervisor John Gioia | Contra Costa County
11780 San Pablo Avenue, Suite D | El Cerrito, CA 94530
(510) 374-3231 - Office | (510) 374-3429 - Fax | (415) 990-2087 - Cell
terrance.cheung@bos.cccounty.us
webpage: www.co.contra-costa.ca.us/depart/dia1

— Forwarded by Terrance Cheung/BOS/CCC on 11/05/2009 04:23 PM —



Terrance Cheung/BOS/CCC
10/15/2009 02:00 PM

To

cc

Subject Notes from 10/13/09 El Sobrante/E. Richmond Heights
Monthly Code Enforcement Meeting

Attached, please find updated notes from our 10/13 meeting.

Our next meeting is scheduled for:
Tuesday, 11/10/09
2:00 - 3:00 p.m.
Office of Supervisor John Gioia
11780 San Pablo Avenue, Suite D
El Cerrito, CA

Issues raised at the monthly El Sobrante/East Richmond Heights/Bayo Vista Code Enforcement meetings

10.1.11 5.11 B

Date	BI	SO	RI	OT	Issue Description	Contact:	Follow-up
10/13/2008	X	X	X		Illegal dumping along Carrage Hills		Meeting on 11/12 at 11a. Invite Sheriff, RPD code enforcement, EBRPD, EBMUD. 2/10 - continue. 3/10 - continue. 5/12 - Determined with Richmond Code Enforcement that City owns right of way. City will clean area and cut overgrowth. Joe will talk to Mr. Chan about putting up gate & no trespassing sign. 6/9 - Still waiting on gate. Mr. Wang is waiting for City to put up fence. 8/11/09 - Richmond looking into fence installation. 10/13/09 - No update from City.
11/12/2008	X				4601 San Pablo Dam Road - burned down property (eleanor)		Joe to inspect. 1/13/09 - Property owner has applied for permit to rebuild. 2/10 - applied for permit. 3/10 - almost cleared, getting permit in 2 weeks. 5/12 - owner trying to get building permits. There's flood plain issue. Property has been cleaned. 6/9 - recorded WPA, will folo. 7/14 - Posted notice to abate, 60 - 90 days. 8/11 - PO working with public works to get permit. 10/13/09 - PO should be receiving permit.
11/12/2008	X				6100 N. Arlington Avenue. Alpine (small green house up road) N. Arlington. Possible meth lab, child abuse, garbage (Rebecca)		Rebecca to e-mail Joe address. Joe to inspect. 1/13/09 - Inspected 1/13. Possible APS referral. 2/10 - sent notice to comply. 3/10 - prop cleaned. APS/CPS referred. 5/12 - Will send out new notice to comply. High weeds. 6/9 - started to clean up. Will post for abatement. 7/14 - Property owner is cutting back weeds. Will folo. 8/11 - Adult Protective Services & Environmental Health have been notified. 10/13/09 - APS is no investigating.
1/21/2009	X				4351 Santa Rita Road, El Sobrante, CA. Possible junkyard conditions. Complaint sent via mail.	Sergio Spadini, 4345 Santa Rita Road, El Sobrante, CA 94803	Pictures sent to Joe for folo. 2/10 - case started. 3/10 - Notice to Comply sent. 5/12 - Notice of Intent sent to property owner. 6/9 - recorded notice of violation. 7/14 - Still working w/ prop. Owner to get it clean-up. 8/11 - Abatement procedures underway. 10/13/09 - Still working on issue.

Building Code Enforcement Priorities
 Set at El Sobrante MAC meeting on 7/8/09
 1) Health Hazards
 2) Junk Yard Conditions
 3) Construction Yards

BI - Building Inspection SO - Sheriff's Department
 RI - City of Richmond OT - Other

10.1.v 5.12A

To: Rose Marie Pietras

November 3, 2009

Fax: 925-335-1222

El Sobrante Valley
Planning and Zoning
(ESVP&Z)
Advisory Committee
P.O. Box 20136
El Sobrante CA 94820

3 pages

Community Development Department
Contra Costa County
651 Pine Street
4th Floor, North Wing
Martinez CA 94553

Attn: Rosemarie Pietras, Project Planner

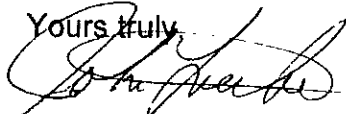
Re: RZ08-3207; DP08-3072 – 960 Appian Way, El Sobrante CA

In a letter dated December 21, 2008 (copy attached) we provided ESVP&Z comments regarding the subject project based on the original plans submitted for our review. We have not received a revised plan, but we did understand from comments made by the developer at one of our meetings that a plan was prepared based on a reduced number of units. The developer showed us a preliminary draft of the revised plan. While it did show fewer units, it did not appear as if the reduction in units reflected changes in other design features that we had concerns about. In addition, we would like to add that given the narrow and steep nature of the on site private roadway we have concerns about pedestrian safety on site for children and the elderly.

We apologize that our comments cannot be any more specific regarding the revised plan, but we would appreciate it if you would check our previous comments to see if the revised plan addresses them.

If you have any questions, please feel free to contact me at (510) 758-9767.

Yours truly,



John Lisenko

Robert Sharp

Members, ESVP&ZA

10.1.W 5.12 B

December 21, 2008

El Sobrante Valley
Planning and Zoning
Advisory Committee
P.O. Box 20136
El Sobrante CA 94820

Community Development Department
Contra Costa County
651 Pine Street
4th Floor, North Wing
Martinez CA 94553

Attn: Rosemarie Pietras, Project Planner

Re: RZ08-3207; DP08-3072 – 960 Appian Way, El Sobrante CA

The El Sobrante Planning and Zoning Committee appreciates the opportunity to review the subject project application. Since the General Plan for the El Sobrante area is still in the preparation phase it is hard to comment on planning and zoning consistency. We hope the GP can be adopted soon. Our other comments are as follows:

Site Layout:

Note: The plan notations and the application are somewhat confusing. Although the plan lists one address and only 2 parcel numbers, it is evident by the layout that this project involves developing a total of four adjacent parcels to create 21 apartment units, open space and drainage easements as well as roadway and additional R/W for Appian Way. Accordingly, our comments are:

- The combination of the narrow street corridor between buildings and the angled entry into building garages is convenient for entry, but will more than likely force all exiting vehicles to the turnaround area at the rear of the development. This area appears to be too narrow to allow turnaround without extensive maneuvering. This will be particularly problematic for larger vehicles, delivery trucks and the like.
- The slope of the new access road is nearly 16% which is extremely steep and will be problematic for drivers. This slope can be modified if the design is changed as noted below.

10.1.8 5.12 e

Recommendation: The site layout should be modified by reducing the number of units by at least 2, which will allow a larger turnaround area and the road slope to be reduced to around 10%.

Frontage Improvements and Parking

- The project adjacent to the south of this proposed development has improved frontage but with several problems. The transition from curb gutter and sidewalk to AC walkway and berm at the north end is abrupt and not useable by anyone with mobility issues. Large vehicles parked along the frontage obstruct sight distance for vehicles leaving the project.

Recommendation: Provide reasonable transition to existing Appian Way frontage improvements. Prohibit parking along frontage for one space on each side of the development entrance.

- There does not appear to be adequate parking for residents and guests, particularly given the large size (nearly 2000sf) of the proposed units.

Recommendation: With the recommended restriction on frontage parking for safety reasons, this may warrant a further reduction in at least one more unit. This would make it an 18 unit development.

Grading and Drainage:

Recommendation: The area that the development drains to should be reviewed by members of the "SPAWNERS" organization which monitors the quality of creek environments in El Sobrante.

Traffic and Access

- Traffic on Appian Way is heavily congested. Improved signalization to ease congestion is warranted and should be reviewed by the County.

Recommendation: Consideration should be given to signal coordination and use of other signal efficiency techniques.

Architectural:

- The second story windows of buildings on the south elevation face the windows in the existing development adjacent to this proposal,

Recommendation: Consideration should be given to preserving the privacy and light of both future and existing residents.

Please keep us apprised of the status and any changes to the design. If you have any questions, please feel free to contact me at (510) 758-9767.

Yours truly,

John Lisenko

Robert Sharp

Members, ESVP&ZA

To: John Osborne

County of Contra Costa
COMMUNITY DEVELOPMENT DEPARTMENT
651 Pine St., 4th Floor, North Wing
Martinez, CA 94553-0095

Fax: 925-335-1250

11-3-09
10.1.4

SUMMARY RECEIPT CD11552

PAYER: EL SOBRANTE VALLEY P & Z
PO BOX 20136
EL SOBRANTE,
94820

Check Nbr: 1349
Credit Card:
Credit Card Type:
Payment Type: Check

APPLICATION # LP03-02052

TYPE: Historic Project Review

ACCOUNT ITEM LIST:

Item #	Description	Total Fee	Current Paid	Total Pay
3007	F&G Neg Decl -\$1800	1,993.00	1,993.00	1,993.00
4146	EIR	19,479.00	.00	19,479.00
4180	BOS Appeal - LUP	125.00	.00	125.00
4279	Fish/Game Posting Fee	50.00	50.00	50.00
4280	Fish/Game Admin Fee	25.00	25.00	25.00
4702	Contracts	64,930.00	.00	64,930.00
Total Fees:		\$86,602.00		
			Paid:	\$86,602.00
			Balance:	\$0.00

ISSUED BY: JOBORNE
DATE: 10-21-2009

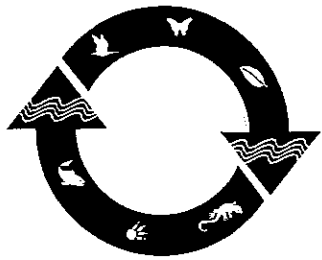
APPLICATION DESC: PYMT FOR NOD AND RECORDING FEES
SITE ADDRESS: 3560 HILLCREST RD
PARCEL: 420-080-025
NOTES:

11/2 Call to John Osborne. Questions on receipt. He suggested I call Raymond Wong, CCC Accounting Staff at 1-925-313-4382

11/2 Called Raymond Wong - he is out of town. His phone message said call Carol 1-925-313-4387.

11/2 Called Carol. She checked on receipt. Called back to say P&Z had the \$125 bill paid.

11/3 Carol called back to say, Receipt current. - Our bill now \$2,068. I said "No". She called back to say, "O.K." Payer handwritten on receipt: Sikh Center of S.F.



SPAWNERS

10.1.2

San Pablo Watershed Neighbors Education and Restoration Society

November 2009

Appian Creek Stewardship Project Moving Fast

By Gabriela Baeza

We've broken ground on the Appian Creek Stewardship Project and are making great progress! With the wonderful help of 19 young members of the Boys and Girls Club of El Sobrante and many other community volunteers, Appian is becoming a revitalized creek for everyone to enjoy. Since our first workday on September 11th, the National Day of Service, we have held a total of six workdays at the site.

In a short amount of time, volunteers cleared invasive weeds and grasses from 225 linear feet of creek bank. These weeds not only crowded out native plants, but also trapped sediment and trash. Volunteers placed a coconut fiber restoration cloth on the bank to prevent further erosion and promote stabilization. The restoration cloth also helps suppress future weed growth. These actions alone opened up the creek to viewing and enjoyment.

The next step in the restoration project is planting native trees, shrubs, flowers, and grasses. The SPAWNERS restoration subcommittee chose plants that will provide habitat for birds, butterflies, insects, and other critters as well as help control erosion. So far, volunteers have installed 195 native plants, including columbine, honeysuckle, ninebark, and pipevine.

Along the way, volunteers have learned to plant and take care of these natives. We look forward to working with many more SPAWNERS members and volunteers to clean up and restore this lovely creek at the Boys and Girls Club. For more information about the project and to get involved, contact Femke Oldham at (510) 665-3538 or femke@thewatershedproject.org.

SPAWNERS will now be offering an extended electronic edition of our newsletter.

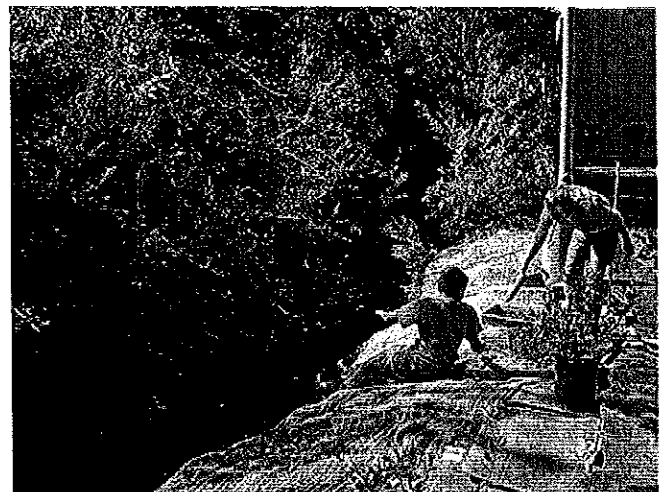
Email femke@thewatershedproject.org to request a copy, or view it on the web at www.spawners.org.

A Restoration in Progress...

Appian Creek, September 11, 2009



Appian Creek, October 10, 2009



Photos by Kirston Koths

SPAWNERS: The Movie!

Local filmmaker and Oak Leaf Studios owner Kirston Koths is chronicling the SPAWNERS-led transformation of Appian Creek at the Boys and Girls Club in a short documentary movie. He will be filming and interviewing volunteers at upcoming workdays. Don't miss out on being a watershed movie star!

If there is magic on this planet, it is contained in water. -Loren Eiseley

SPAWNERS

c/o The Watershed Project
1327 South 46th Street
155 Richmond Field Station
Richmond, CA 94804



10/11/09

Dated Material - Please
Deliver by November 6, 2009

NON-PROFIT

ORGANIZATION
US POSTAGE PAID
Richmond, CA
Permit #226

A Student Perspective on Volunteering

By Kelisha and Kerusha Gardeen

SPAWNERS mobilizes hundreds of volunteer hours each year at our creek stewardship workdays, clean ups, and other events. These volunteers come from many different backgrounds and are all ages. This article is by two Pinole Valley High School students who attended our July workday. We sincerely appreciate the hard work of all of our volunteers.

Volunteering at a SPAWNERS workday was an overall joyful experience. Not only were we treated as part of the frequent crew, we were also taught many useful facts about the wildlife that surrounded us. Going into the workday in the beginning, we were anticipating something much different to what we came out with in the end.

We thought volunteering for SPAWNERS would be a bit tedious, but every moment of our two hours spent at the restoration project was not wasted. We came out with a better understanding of what we could do to help the planet upon which we live; and this enormous epiphany all occurred at a tiny little creek in El Sobrante.

Many students need volunteer credit for their college applications, and SPAWNERS is a great way to achieve that. The tasks are easy and fun. We were given the job of weeding out the ivy that was strangling other plants and trees. Sure, garden work doesn't sound much fun, but doing it in a peaceful environment with pleasant people changes everything. The other volunteers were wonderful people and we felt comfortable. We learned about rare birds that nest in some of the beautiful trees, native flowers, and beneficial insects.

Calendar of Events

Stewardship Work Days

Sat. Nov. 14th, Dec. 12th, Jan. 9th, 9:30am-12pm
4660 Appian Way, El Sobrante CA

Learn about native plants, gardening tips, and meet your neighbors. Newcomers welcome. Tools, gloves and refreshments provided. RSVP for groups of 5 or more people.

Green Week at the Boys & Girls Club

Wednesday, November 11th, 4pm-6pm

4660 Appian Way, El Sobrante CA

Celebrate the Bay Area-wide Green Week with SPAWNERS and the Boys and Girls Club. Help install native plants and care for our restoration site along Appian Creek.

Holiday Buffet

Tuesday, December 8th, 7pm

El Sobrante Library, 4191 Appian Way, El Sobrante CA

Join us for a celebration of past volunteer efforts to protect San Pablo Creek and help plan for the coming year. Bring a dish and a good SPAWNERS memory to share. Please RSVP (510) 665-3538 or femke@thewatershedproject.org

The change volunteers have made in a once neglected place is absolutely breathtaking. SPAWNERS has not just made a change in the environment, but has also changed our perspectives of what a few persistent people can do. This is a lesson we are proud to have learned through volunteering with SPAWNERS.

Call for volunteers! Contact Femke Oldham at (510) 665-3538 or email femke@thewatershedproject.org to get involved in our new restoration projects.



El Sobrante Valley Planning & Zoning Advisory Committee --11/12/09

RECENT MAIL

- 5.13 From CCC Dept. of Con. & Dev. 3 copies of the Draft Environmental Impact Report on the El Sobrante Downtown General Plan Amendment. File: GP #2-0003. Note: Notices to be passed out to P&Z members. A copy is available at the E.S. Library & Sup. Gioia's office. Comments due in 45 days.
Borrowed: Loynd, _____, _____
- 5.14 From CCC Dept. of Coservation & Development. Info on LP04-2005. Global Auto. An in-depth, staff report done by Rose Marie Pietras, beginning in 1972. Hearing set for Mon., Nov. 16 at 1:30 before the Zon. Ad.
NOTE: Recent staff report and changes in conditions to be passed out to P&Z members.
- 5.15 From County. Bill regarding Sikh Temple Account. Error in sending the bill to us. P&Z owes nothing. NOTE: Copy to be passed out.
- 5.16 To Sup. Gioia. Review of Mtg. 11/6 on the Sikh Temple Conditions. Plans for another mtg. after the conditions are finalized with information on who to contact if there are any problems and/or questions.
NOTE: Copy of conditions to be passed out.
- 5.17 From Mike Eakin. Info from West Point News including EBMUD plans for Pardee Dam and Mokelumne River. EBMUD Michelle Blackwell said after talking to neighbors in that area, EBMUD removed plan #4 which would have been the largest expansion plans for the Pardee Reservoir.
- 5.18 To Chief of Staff Terrance Cheung. Request for Code Enforcement Officer to check out 5611 S.P. Dam Rd.(old dilapidated sheds) and 5411 S. P. Dam Rd. (damaged house)
- 5.19 To E. S. Chamber of Commerce. Update on Area Projects
- 5.20 From County. Zon. Admin. Agenda for Nov. 16 at 1:30 p.m.. On the agenda at 1:30 p.m., Global Auto project. LP04-2004-agenda item #4, .91 acre site at 476-478 Appian Way.

EL SOBRANTE VALLEY PLANNING AND ZONING ADVISORY COMMITTEE

El Sobrante Library Meeting Room – 6:00-8:00 p.m.

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

Call to order: 6:00PM

Treasurers Report: Barbara Pendergrass

Balance:	\$ 562.54
Deposits:	\$.00
Expenses:	\$ 16.68
Balance:	\$ 545.86

Report from Eleanor Loynd on call from Michelle Blackwell, EBMUD regarding 5 non-functioning fire hydrants. There has been a lack of notification to Richmond Fire Department. Changes have been made. In the future in the El Sobrante Valley EBMUD will notify both Richmond Fire and County Fire when and where hydrants are not working. Chair has requested EBMUD to put this commitment in writing.

A related incident to the above report: A homeless man moved out of his home is encamped on hillside below Morningside Drive. Community is concerned about fire. He moves out of the area and then returns. Police are now alerted and plan to do routine checks in this area.

LP 04-2009 Global Auto 475-478 Appian Way. Applicant filed an appeal on the plan approval. A new planner has been assigned to the project. Applicant is now willing to remove 2 or 3 businesses from the property, the U-Haul, tow truck business, and the car sales. Owner is not willing to invest in the Global Auto business nor is he willing to sell his business to Global Auto. A hearing date will be set with the new planner, Rose Marie Pietras.

LP09-2051. AT&T installation of telecommunications facility at 435 Valley View Road. A presentation was presented by Representative Phillip Thomas. On the building site a proposal for 6 towers is to be added to the building roof, making a total of 14 towers. A graphic presentation was viewed by the committee. The installation was approved by the committee with one abstention. Chairperson Loynd will write a letter to the County advising them to provide us with information on the total number of cell phones in the area and where they are located so that the committee can determine the total picture of cell phone facilities.

#DP093023 A letter was presented from the County reviewing the application for a residential use of the property by Edward Aguekum. County reviewed the application and recommended denial on the basis of the General Plan for Commerical use. It was advised that he could withdraw this application to avoid unnecessary costs to go before the County zoning Administrator.

REPORT, Downtown El Sobrante GPA (Barbara Pendergrass)

The principal planner Pat Roche has been working on a new scheduled release of the Draft EIR. The regular Mac meeting is on the 2nd Wednesday in December. The MAC would at this time review and

Other plans include removing all references to a parallel 6 lane bypass couplet to San Pablo Dam Rd. from El Portal Dr. to Appian Way, and replace it with a planned collector street connecting Pitt Way to Hillcrest Rd. References to a planned 4 lane roadway for Appian Way, extending from San Pablo Dam Rd. to Pinole, will be removed. The existing 2 lane roadway configuration will remain as is.

We are in a 45 day review and comment period. Comments on the Draft Environmental Report must be submitted before 5 p.m. on Friday, Dec. 18, 2009. Send comments to: Patrick Roche, Project Planner, CCC Dept. of Conservation & Development, 652 Pine St., 4th Floor NORTH, Martinez, CA 94553.

A Public Hearing will be held by the Contra Costa County Zoning Administrator on Monday, Dec. 14th at 1:30 p.m. in Room 107 (Board of Supervisors Chambers) in the CCC Main Administration Building, 651 Pine St. in Martinez.

A copy of the Draft Environmental Impact Report is available at the El Sobrante Library. It is available online at the Contra Costa County website, <http://www.co.contra-costa.ca.us/>, listed under the "What's New" tab on the webpage for the Dept. of Conservation and Development. You can contact Patrick Roche at 925-335-1241 or by email at proch@cd.cccounty.us

5. The Crosswalk at Appian Way and San Pablo Dam Rd. County workers have redone the curbs to make them more accessible to the handicapped. The work is not yet finished. When the work is complete, pedestrians will be able to cross Appian Way on that side of San Pablo Dam Rd.

The next ESVP&ZAC Mtg. is Thursday, December 10th from 6-8 p.m. in the E. S. Library Meeting Room.

DECEMBER Project Updates:

From the El Sobrante Valley Planning & Zoning Advisory Committee

From Eleanor Loynd, Chair (223-6398)

1. **Dumping Area:** Richmond has now put in a large gate to keep outsiders from coming into the property on Castro Ranch Rd. and dumping stuff. The County Code Enforcement officer will be overseeing the removal of 2 wrecked cars from the area.

2. **Global Auto Project:** The Global Auto project is scheduled to go before the Zoning Administrator on Mon., Nov. 16th. The car repairs will be moved inside a building and some landscaping will be added if the project moves forward. The U-Haul business, the towing service, and the car sales will be moved to another location.

3. **Sikh Temple Expansion:** The Board of Supervisors approved the plans to expand the Sikh Temple. However, work cannot begin on the expansion plan until the existing landslide area on Sikh property is rebuilt and strengthened. The existing landslide area is in Richmond, so Richmond will be reviewing and requiring any improvements and/or changes they feel are necessary.
Phase 1, the expansion of the Community Center and the rebuilding of the entrance road, will be done at the same time as phase 3, when the 6,000 SF museum is built. A yearly review of the site is required to be done by a geologist. The spike wrought iron fence will be changed to a flat bar design at the top. An emergency gate may be put in on the boundary between the Sikh property and the Quail Hill HOA.
The conditions will be reviewed and Sup. Gioia will provide area residents with the name and number of the County contact person assigned to answer any questions and/or concerns.
For Your Information: The ESVP&ZAC and the Quail Hill HOA filed an appeal on the approval of the expansion plans in Nov. 2008. Since the draft conditions came out in Feb. 2009, County staff has added 158 lines due to concerns expressed at the meeting. Since the Oct. 2009 Board Mtg., an additional 44 lines have been added to the conditions. Did our appeal make a difference? Yes, about 6 pages of required conditions were added.

4. **The Downtown El Sobrante General Plan.** The Draft Environmental Impact Report on the proposed downtown E. Sobrante General Plan amendment is out for public review. The County is hoping to establish a new "mixed use" land use designation on the southside of San Pablo Dam Rd., from El Portal Dr. to Appian Way, and along Appian Way from Valley View Rd. to San Pablo Dam Rd. A mixed use could be a "live/work" designation where businesses could be at ground level and apartments above.

Other plans include removing all references to a parallel 6 lane bypass couplet to San Pablo Dam Rd. from El Portal Dr. to Appian Way, and replace it with a planned collector street connecting Pitt Way to Hillcrest Rd. References to a planned 4 lane roadway for Appian Way, extending from San Pablo Dam Rd. to Pinole, will be removed. The existing 2 lane roadway configuration will remain as is.

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5. The Crosswalk at Appian Way and San Pablo Dam Rd. County workers have redone the curbs to make them more accessible to the handicapped. The work is not yet finished. When the work is complete, pedestrians will be able to cross Appian Way on that side of San Pablo Dam Rd.

The next ESVP&ZAC Mtg. is Thursday, December 10th from 6-8 p.m. in the E. S. Library Meeting Room.



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

10.2

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

October 28, 2009

Supervisor John Gioia
C.O.S. Terrance Cheung

By Mail & Fax
Fax: 374-3429

RE: Skih Temple Expansion


Dear John,

We request that you add time to the Board of Supervisors Agenda to review the final list of conditions on the Sikh Temple Expansion. We request that time be set aside for public comments limited to the existing or proposed conditions. It is important that the Sikhs and the neighbors be aware of the restrictions and the details in the conditions.

Comments/Concerns:

1. The 6,000 SF museum was moved from phase 3 to phase 1, so no public comment will be allowed. However, what about the 2 story parking garage which is also part of phase 3? Will there be any public hearing on the 2 story parking garage or is it moved to phase 1 also? Part of that parking structure is underground, so there is great concern about the grading in the area.
2. There is a new side entrance off the main entrance road to the Temple. The side entrance serves a storage and parking area and the home on that parcel. The work done on this parcel was recently reviewed and approved by the County. That description makes this 1 additional parcel to the Sikh Temple expansion plan, therefore, the spiked fencing on that parcel should also be changed to a flat bar across the top. We ask that all the spike wrought iron fencing be changed to the flat bar across the top. Please consider an emergency when firefighters may have to climb the fence and/or Temple visitors may need to climb the fence to get away from a slide or a fire.
3. After the 10/20 meeting, we felt that a limit on the number of allowed Sikh's Special Events was set. We just weren't sure of the limit number. It is now our understanding that no limit was set. Is that correct? Both the Sikhs and the neighbors need to have information on what is OK and what is not OK. John Osborne was going to check the recording before he wrote up the added, voiced conditions. We also would like to have information on the noise limit.
4. The Sikhs and the neighbors also need to be made aware of any restrictions and details on who to contact if there are problems on site and/or questions about activities.

Sincerely,


Eleanor Loynd
ESVP&ZAC Chair

Ccc: City Manager Bill Lindsay
ESMAC

R. Planner Jonelyn Whales
Quail Hill-E.S. HOA

Department of
Conservation &
Development

Contra
Costa
County

10.3.a
Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Community Development Division

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



Phone: 925-335-1210

November 16, 2009

Eleanor Loynd
El Sobrante Valley Planning & Zoning Adv. Cte.
P.O. Box 20136
El Sobrante, Ca 94820-0136

Dear Eleanor:

In response to your letter dated October 28, 2009 (attached) to Supervisor Gioia I offer the following:

1. The proposed two-story parking garage is part of Phase 4 and will be reviewed at the time that Phase 4 comes in for building permits.
2. Condition of approval number 20A requires the applicant to install a flat bar, or similar device, over the wrought iron fence spires wherever they occur on the project site.
3. There is no limit on the number of Special Events on the site, but, according to condition of approval number 15A, the applicant is subject to the Zoning Administrator's review of previous special events and if previous conditions have not been met, the ZA may determine that the proposed event not take place.

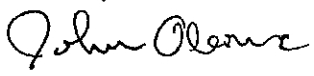
There is not a noise limit on the permit, however condition of approval number 13 prohibits loudspeakers or amplified music outside an enclosed building.

4. Mr. Mohidner Datta, the architect for the project, recently left and stated that he would return at the end of November. Before he left he had expressed interest in meeting with both the Quail Hill Homeowners Association and the El Sobrante Planning and Zoning Committee to discuss the project. I will contact you when I hear from him regarding a meeting. Mr. Datta stated at the hearing that the Sikh Center will not be applying for permits for many months; I believe he stated eight or nine months.

(over)

In addition, the existing landslide at the top of the site, and within the City of Richmond, is going to be repaired as part of Phase 1 construction pursuant to condition of approval number 36 and 39. Prior to repairing the slide the applicant shall submit a geology report for the review and approval of the City and the County. If you have any questions please feel free to contact me at 925-335-1207.

Thank you,



John Osborne

CC: Terrance Cheung, District 1 Office



EL SOBRANTE VALLEY
PLANNING & ZONING ADVISORY COMMITTEE

1014

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

November 18, 2009

Jonelyn Whales, City Planner
Richmond City Hall
450 Civic Center Plaza
Richmond, CA 94804

By Fax & Mail
Fax: 620-6858

Re: Sikh Temple Landslide Repair Plans

Dear Jonelyn,

Attached is a response from County Planner John Osborne to my letter of Oct. 28th. As I said, we would like a Richmond staff member to attend the yet-to-be-scheduled meeting with the Sikh Temple architect, reps from Quail Hill HOA, reps from our group, and Sup. John Gioia.

In his letter, Planner John Osborne mentions the landslide on the Sikh property in Richmond. We would like to have a write-up of the details required by Richmond staff before the Sikh Temple begins the slide repairs.

We request answers to these questions:

1. Will the Sikhs be required to provide details plans regarding the landslide repairs to Richmond staff?
2. Will any public meetings be scheduled to review the plans?
3. If public meetings are held, which group or groups will be reviewing the plans?

We request answers to these questions to help us understand the landslide review process. We also suggest that Richmond require that the Sikhs send Richmond a copy of the yearly geologist report which is required as part of County Condition 38 A.

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

Sincerely,

Eleanor Loynd
Chair ESVP&ZAC

Enclosure

cc: City Manager Bill Lindsay
ESMAC Ch. Barbara Pendergrass

Sup. John Gioia
Quail Hill HOA Pres.

10.5.0

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
TUESDAY, DECEMBER 1, 2009
ROOM 107 – COUNTY ADMINISTRATION BUILDING
PINE AND ESCOBAR STREETS, MARTINEZ

CHAIR: Michael Murray
VICE-CHAIR: Len Battaglia
COMMISSIONERS: Richard Clark, Carmen Gaddis, Don Snyder, Marvin Terrell, Hyman Wong

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:

HERITAGE TREE: CONTINUED PUBLIC HEARING

2. TOM NEWLIN (Applicant & Owner of 2444 Lunada Lane, Assessors Parcel Number (APN) 188-312-007) – MICHAEL AND ALMUDENA KONRAD (Owners of 2450 Lunada Lane, APN 188-321-007), County File #HT08-0003: This is a nomination request to designate three (3) Valley Oak trees as Heritage Trees, pursuant to the Heritage Tree Preservation Ordinance (Chapter 816-4 of the County Code). Trees Number One and Number Two are adjacent to each other near 2444 Lunada Lane’s common property line with 2450 Lunada Lane. Tree Number Three is located in the northeast corner of 2450 Lunada Lane, with its trunk on 2450 Lunada Lane partially extending into the Iron Horse Trail. The three (3) trees proposed to be nominated as Heritage Trees are located at 2450 and 2444 Lunada Lane in the Alamo area of the County (R-20) (GP: SL) (CT: 3440) (Parcel #: 188-312-007, 188-321-007, and 188-330-030) (Continued from 10/13/09). RJN

MANDATORY REFERRAL: PUBLIC HEARING

3. MANDATORY REFERRAL FOR THE ACQUISITION OF APN: 007-020-013, IN THE UNINCORPORATED AREA SOUTH OF ANTIOCH NEAR BRIONES VALLEY ROAD (KNOWN AS FOX RIDGE MANOR) BY THE EAST BAY REGIONAL PARK DISTRICT (CP# 09-87): This is a public hearing to consider the General Plan conformance of a proposed acquisition by the East Bay Regional Park District (EBRPD) of one parcel totaling 221 (+/-) acres located along Briones Valley Road in an unincorporated area of Antioch. (CT 3551.02). PR

AMENDMENT: LAND USE PERMIT: PUBLIC HEARING

4. WEST CONTRA COSTA SANITARY LANDFILL (Applicant) – WEST CONTRA COSTA LANDFILL, INC. (Owner), County File # LP09-2069: The applicant requests approval of an amendment to LP2054-92 to add Condition of Approval No. 6.17 to facilitate the collection of a Local Enforcement Agency fee. The subject property is located at 20 Recycling Lane in the Richmond area. (Parcel No. 408-140-013). JO

REZONING: PUBLIC HEARING

5. PAUL LUPINSKY (Applicant) – GIDEON & CHERYL SOROKIN (Owner), County File #RZ083207: A request to rezone a 1.75-acre site from Single-Family Residential (R-7) Zoning District and Multiple-Family Residential (M-17) Zoning District to Planned Unit Development (P-1) Zoning District, with a variance to the required minimum land area of 5 acres. The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area. (M-17 and R-7) (CT: 3600.00) (Parcel #s430-280- 013, 014, 015, 016). RMP

DEVELOPMENT PLAN: PUBLIC HEARING

6. PAUL LUPINSKY (Applicant) – GIDEON & CHERYL SOROKIN (Owner), County File #DP083072: A request for approval of a Preliminary and Final Development Plan to establish a 17-unit multiple-family residential (apartment) complex with two-car garages; and fifteen units with one-car visitor parking in the front driveway. A proposed guest parking plan contains eight guest parking spaces (one handicap space). Also included is a 1,400 square-foot tot lot consisting of grass area, benches, swings, sandbox and slide. The applicant is proposing to dedicate development rights to the County shown on page A-1 of the site plan titled Scenic Easement Development Rights Restriction. The subject site consists of two adjoining descriptive parcels identified as Lots 5 and 6 of Ranchitos Del Sobrante, San Pablo Rancho, fronting a distance of approximately 207 feet on the east side of Appian Way (970 Appian Way) in the El Sobrante/Pinole area. (M-17 and R-7) (CT: 3600.00) (Parcel #s430-280- 013, 014, 015, 016). RMP
7. STAFF REPORT: Report on California Housing and Department of Conservation & Development's review and certification of the County's 2009 Housing Element Update.
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, DECEMBER 15, 2009.

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.

10.6.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR & BUILDING OFFICIAL
MONDAY, NOVEMBER 30, 2009
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 Debbie Sittser at least 48 hours before the meeting at (925) 335-1218.

1. PUBLIC COMMENTS:

2. DETERMINATION OF EASEMENT RIGHTS:

LAND USE PERMIT: RESCHEDULED PUBLIC HEARING

3. SHAPELL INDUSTRIES (Applicant & Owner), County File #DP083053: A request for approval of a modification to the Alamo Creek Final Development Plan. The modification involves enlarging Lots 315-332 by extending them into the open space area behind the lots. The lots are located at the eastern edge of the Alamo Creek development area, north of Charbray Street on the east side of Bengali Street, in the Danville area. (P-1) (CT: 3551.04) (GP: SH) (Parcel # 206-030-051) (Rescheduled from 11/2/09: RHD), RLH

MINOR SUBDIVISION: PUBLIC HEARING

4. SHAPELL HOMES (Applicant & Owner), County File #MS09-0010: The applicant seeks approval of a Tentative Map to allow a two-lot subdivision. The proposed division would allow for a 24.79-acre site to be divided into Parcel A, with ±17.42 acres, and Parcel B, with ±7.37 acres. The 24.79-acre site is a portion of the approved Final Development Plan (County File #DP08-3032) and approved Subdivision (County File #SD08-9246) of the Phase III, Gale Ranch Development. The site is located immediately south of Main Branch Road and north of Ivyleaf Springs Road, and between Golden Bay Avenue and South Monarch Road, within the Dougherty Valley/San Ramon area. (P-1) (CT: 3451.08) (Parcel #222-270-008), TM

3:30

5. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

6. T-MOBILE (Applicant) – WIEDEMANN PROPERTIES/CROWN CASTLE (Owner), County File #LP09-2049: The applicant requests approval of a land use permit to co-locate four (4) wireless antennas and two (2) satellite dishes on an existing 159.33-foot guyed telecommunications tower. The applicant proposes to locate two (2) equipment cabinets serving the proposed antennas on the ground below the guyed telecommunications tower. The existing guyed telecommunications tower is the northernmost of three (3) telecommunications facilities located on the 134-acre subject parcel. The project area is located several hundred yards up a dirt road, beyond the end of Cliff Castle Court, directly east of the Alameda and Contra Costa County boundary in the San Ramon area. (GP: AL) (A-4) (CT: 3451.10) (Parcel # 211-230-015), RJN
7. CHRISTYNA KOZEL (Applicant) – MICHAEL & CHRISTYNA KOZEL (Owners), County File #LP04-2067: The applicant is requesting approval of a land use permit for a home occupation to allow the administrative portion of a fashion accessory business. The subject property is located at 256 Columbia Avenue in the Kensington area. (R-6 TOV -K) (GP: SH) (CT: 3920.0) (Parcel #570-142-001), SG

10.6.b

VARIANCE: PUBLIC HEARING

8. JAMES HERMANN (Applicant & Owner), County File #VR07-1083: The applicant requests approval of a variance to allow a 1,600 square foot accessory building (where a maximum of 600 square feet is allowed) with a height of 20 feet (where a maximum of 15 feet is allowed) that is used primarily as an artistic studio and personal office space. The subject property is located at 5529 Olinda Road, in the El Sobrante area. (R-7) (GP: SH/OS) (CT: 3601.00) (Parcel # 433-310-022). JCC

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE ON MONDAY, DECEMBER 14, 2009.

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.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, November 18, 2009, 1:30 PM

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

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

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

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

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

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

Campaign Contribution Disclosure

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

Notice of Intent to Waive Protest Proceedings

In the case of annexations and detachments it is the intent of the Commission to waive subsequent protest and election proceedings provided that all of the owners of land located within the proposal area have consented and those agencies whose boundaries would be changed have consented to the waiver of protest proceedings.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
 Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the October 7 and October 14, 2009 meeting
6. Special Presentation

PROPOSED SPHERE OF INFLUENCE CHANGES/BOUNDARY CHANGES

7. LAFCO 09-10 - Annexation 167A to Central Contra Costa Sanitary District: proposed annexation of 77 parcels (166± acres) located in two separate annexation areas in unincorporated Walnut Creek
Public Hearing Item

MUNICIPAL SERVICE REVIEWS (MSRs)/SPHERE OF INFLUENCE (SOI) ITEMS

8. **West County Sub-Regional MSR:** the Commission will be asked to accept the MSR report and make determinations relating to the following local agencies: cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo, Kensington Police Protection & Community Services District (CSD) and Crockett CSD.
Public Hearing item
9. **West County Sub-regional SOI Updates** - the Commission will consider approving SOI updates for the following agencies: cities of El Cerrito, Hercules, Pinole, Richmond and San Pablo, Kensington Police Protection & Community Services District (CSD) and Crockett CSD. **Public Hearing Item**
10. **Reclamation District SOI Updates** - the Commission will be asked to consider approving SOI updates for 13 reclamation districts - *continued from July 8, August 12, and October 14, 2009 LAFCO meetings*

BUSINESS ITEMS

11. Policies and Procedures Committee Report
12. Fire Workshop
13. 2010 LAFCO Meeting Schedule

INFORMATIONAL

14. Commissioner Comments and Announcements
15. Staff Announcements
 - Pending Projects
 - CALAFCO Activities
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting - December 9, 2009 at 1:30 p.m.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm

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16.8.a



recyclemore
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

Board of Directors Regular Meeting Agenda
Thursday, November 5, 2009
7:00 p.m.

San Pablo City Hall
City Council Chambers
1 Alvarado Square (13831 San Pablo Avenue)
San Pablo, CA 94806

Americans With Disabilities Act

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

Public Comment

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

1. CALL TO ORDER AND ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

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

3. EX PARTE COMMUNICATIONS DISCLOSURES

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

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



4. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

5. APPROVAL OF MEETING MINUTES

5.0 October 8, 2009 Board Meeting Minutes

Consideration of ADOPTION OF A MOTION to approve the subject minutes. *Note: To vote on the adoption of minutes does not require a Director to have been present at the subject meeting.*

6. CONSENT CALENDAR

6.0 Application for School Mini-Grant Program

Consideration of ADOPTION OF A MOTION authorizing the Executive Director to enter into a mini-grant agreement with Dover Elementary School

7. STAFF REPORT

7.0 Staff Report

Staff will provide an update on recent and upcoming activities.

END OF STAFF REPORT

8. REGULAR AGENDA

8.0 Green Waste and Food Scraps Processing and Composting Report and Discussion

1. RECEIVE STAFF REPORT regarding food/green waste processing and a comparison of green waste and food waste processing costs.
2. CONSIDERATION OF ADOPTION OF A MOTION directing staff related to the food/green waste services for member agencies.

9. PUBLIC HEARING

9.0 Public Hearing on West County Resource Recovery's Proposed IRRF Budget and Associated "All But Collection" Rates for Calendar 2010

1. Conduct Public Hearing on West County Resource Recovery's Proposed IRRF Budget and associated "All But Collection" Rates for Calendar 2010, and;
2. Consideration of ADOPTION OF PROPOSED RESOLUTION NO. 09-4 approving the 2010 IRRF Budget, Performance Targets, Tipping Fees and IRRF-Related "All But Collection" Rates.

END OF PUBLIC HEARING

10. BOARD MEMBER AND STAFF ANNOUNCEMENTS

10.0 Board Member and Staff Announcements

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

11. ADJOURNMENT

11.0 Adjournment

Consideration of ADOPTION OF A MOTION to adjourn. The next Board Meetings are scheduled for December 10, 2009 and January 14, 2010.



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

Calendar Year 2010

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

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

MEETING DATE	AGENDA CLOSES	AGENDA DISTRIBUTED
14-Jan-10	31-Dec-09	7-Jan-10
11-Feb-10	28-Jan-10	4-Feb-10
11-Mar-10	25-Feb-10	4-Mar-10
8-Apr-10	25-Mar-10	1-Apr-10
13-May-10	29-Apr-10	6-May-10
10-Jun-10	27-May-10	3-Jun-10
8-Jul-10	24-Jun-10	1-Jul-10
No Meeting in August		
9-Sep-10	26-Aug-10	2-Sep-10
14-Oct-10	30-Sep-10	7-Oct-10
4-Nov-10*	21-Oct-10	28-Oct-10
9-Dec-10	25-Nov-10	2-Dec-10

The Board of Directors at its October 2001 meeting adopted Resolution No. 01-02 revising the mailing date of agenda materials from ten (10) to seven (7) calendar days prior to meetings.

The Board of Directors at its November 2001 meeting adopted Resolution No. 01-03 increasing the number of regularly scheduled meetings from five (5) to eleven (11) meetings per year.

*Tentative Date for 2010 due to second Thursday (November 11) observed as Veteran's Day Holiday.



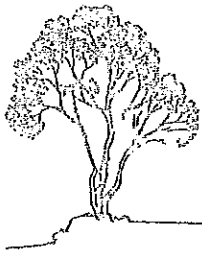
recycle more
 WEST CONTRA COSTA INTEGRATED
 WASTE MANAGEMENT AUTHORITY



One Alvarado Square
 San Pablo, CA 94806

t 510.215.3125
 f 510.236.1636

info@recyclemore.com
 www.recyclemore.com



MAY VALLEY

NEIGHBORHOOD COUNCIL

10-10-a

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

May Valley Newsletter

NOVEMBER 2009

Page 1

REMINDER: We are now sending out about 800 newsletters a month. About 400 go to paid members of the May Valley Neighborhood Council. Membership cost is \$10 per year. The other 400 newsletters are sent to unpaid residents in the area. That means that paid residents get a newsletter 10 months a year. Unpaid members get the newsletter every other month for a total of 5 copies a year. Check your address listing. If you are a member, you should see a (09) by your name. This change in our mailing saves Richmond about \$350 a month.

Dear Neighbors—Your help is needed in so many different ways:

- You could** send a donation to the young girl who was recently attacked and raped at Richmond High School. Anyone wishing to donate to a Fund for the victim of the sexual assault at Richmond High School can mail checks to: Mechanics Bank, 3170 Hilltop Mall Rd., Richmond, CA 94806. Make checks payable to: Jane Doe of Richmond, Account Number 041-30-1188.
- You could** come to our Dec. 3 meeting and bring an unwrapped toy for kids which will be dropped off at the Richmond Fire Dept. for their Holiday Gift Giving Program. The meeting starts at 7:15 p.m. at the May Valley Community Center, 3530 Morningside Dr.
- You could** volunteer to accept a job on the May Valley N.C. Board. We will be electing new officers at the 12/3 meeting. That means the MVNC President, Vice President, Secretary, and Treasurer.
- You could** volunteer to help at the Boys & Girls Club of El Sobrante. They are looking for an Arts & Crafts Teacher on Friday; Teen Center Mentors to play and referee games on Mon., Tues., Wed., Fri., evenings from 6:30 p.m. to closing; An assistant for tournaments Tues./Wed., from 2-4 p.m. and Friday and Sat.-all day; an assistant for the gym to help organize and assist the selected sports; a Power Hour Leader for Tues., Wed., Thurs. from 4-5 p.m.; Help at the reception desk needed all day, especially at 2 p.m. and 4 p.m. Volunteer applications are available at the Boys & Girls Club office, 4660 Appian Way. You can reach the Boys & Girls Club Volunteer Services Program Director Marie Carayanis at 510-387-0581 or email her at: marieandnick@!sbeglobal.net
- You could** call the Contra Costa Fire District's anonymous tip line at 866-502-7766 if you have any information about the recent car fires in El Sobrante and in our Community.
- You could** send a letter to Richmond Mayor McLaughlin and the City Council in support of a new ordinance which sets a daytime curfew for children and teenagers. The Richmond Neighborhood Coordinating Council recently voted to send the Mayor a letter in support of a daytime curfew to provide another layer of protection for our kids.

For Your Information - Meet the ESVP&ZAC group

Our local planning group, the El Sobrante Valley Planning & Zoning Advisory Committee, was formed about 1975 and is jointly supported by the El Sobrante Chamber of Commerce and the May Valley Neighborhood Council. Each group provides about \$200 each year for mailing costs, etc. Each group appoints 3 members and 1 alternate for 3 year terms. Three other AT-Large members and an alternate are appointed by the existing group. The recently appointed At-Large Members are Jim Hermann, Ruby Molinari, and Rob Sharp. No alternate was selected.

Meetings are usually the second Thursday of each month from 6-8 p.m. in the Meeting Room of the El Sobrante Library. The members appointed by the El Sobrante Chamber of Commerce are Barbara Pendergrass, Shirley Sharp, Mike Zeelen, and no alternate. Their term is from 2007-2010. The members appointed by the May Valley N. C. are Eleanor Loynd, George Schmidt, John Lisenko, and no alternate. There terms of appointment are 2008-2011.

The next ESVP&ZAC Meeting is planned for Thursday, December 10th.

Newly Elected Officers of the ESVP&ZAC Committee

Chair:	Eleanor Loynd	Vice Chair:	Ruby Molinari
Secretary:	Shirley Sharp	Treasurer:	Barbara Pendergrass

The Downtown El Sobrante General Plan

The Draft Environmental Impact Report on the proposed downtown El Sobrante General Plan amendment is out for public review. The County is hoping to establish a new "mixed use" land use designation on the southside of San Pablo Dam Rd., from El Portal Dr. to Appian Way, and along Appian Way from Valley View Rd. to San Pablo Dam Rd. A mixed use could be a "live/work" designation where businesses could be at ground level and apartments above.

Other plans include removing all references to a parallel 6 lane bypass couplet to San Pablo Dam Rd. from El Portal DR. to Appian Way, and replace it with a planned collector street connecting Pitt Way to Hillcrest Rd. References for a planned 4 land roadway on Appian Way, extending from San Pablo Dam Rd. to Pinole, will be removed. The existing 2 land roadway configuration will stay as is.

We are in a 45 day review and public comment period. Comments on the Draft Environmental Report must be submitted before 5 p.m. on Friday, Dec. 18, 2009. Send comments to Patrick Roche, Project Planner, CC Dept. of Conservation & Development, 651 Pine St., 4th floor, NORTH, Martinez, CA 94553. A public hearing will be held on Monday, Dec. 14 at 1:30 in room 107, 651 Pine St, Martinez.

A copy of the Draft EIR is available at the El Sobrante Library. It is available on line at the Contra Costa County website, <http://www.co.contr-costa.ca.us/> and listed under the "What's New" tab on the webpage for the Dept. of Conservation and Development. You can call Planner Patrick Roche at 925-335-1241 or by email at proch@ed.cccounty.us



MAY VALLEY

NEIGHBORHOOD COUNCIL

10.10.C

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

May Valley N.C. Newsletter - November 2009

Page 3

The Year in Review - Month by Month with Updates

January 2009

-The WCCUSDistrict had 4 local schools on their closure list.

Update: El Sobrante Elementary School was closed.

-Hilltop Drive overcrossing rebuilt.

-Young man beaten in La Moine Park, 4 arrests made.

Update: The case may go to trial this fall. 11/17 City Council to approve contract to put in lights in La Moine Park. Cost: About \$66,000.

February 2009

-Home burglaries increased. In 2 weeks, there were about 22 home burglaries in the Clark Rd. area.

-The Fran Way Neighborhood Watch group started.

-Richmond General Plan due out Feb. 27.

Update: The Draft General Plan is now out for review. The cost of the General Plan is about \$2+ million dollars. Copy available at the El Sobrante Library.

March 2009

-Details on the construction plans for De Anza High School reviewed. Rebuild costs: \$160 million. Construction to begin in Nov. (We hope.)

-Concern over removal of pedestrian crosswalk at Appian Way and S. P. Dam Rd. Update: Curbs fixed, crossing signs up but not yet hooked up. Crosswalk needs to be painted.

-Community Mtg. of Crime & Safety. Well attended.

April 2009

-Dumping areas under investigation by Code Enforcement.

Update: Richmond recently installed a gate on Castro Ranch Rd. which blocks easy access to dumping in the open area.

May 2009

-Community Clean-up. 7 Dumpsters filled.

June 2009

-May Valley Leadership Awards given out.

August 2009

-National Night Out Against Crime Party & Music in LaMoine Park on Tues., August 14.

Update: MVNC was the winner of Richmond's 1st GREEN National Night Out Party plaque.

September 2009

-Rebuilt Richmond City Hall Reopened.

-City Manager requires Neighborhood Council groups to reduce their mailing & copying costs.

Update: We cut our costs by 1/3. MVNC members get monthly mailings. Non-members get bi-monthly mailings.

October 2009

Community Garage Sale: A BIG SUCCESS!

November 2009

Major Concerns: Car fires set throughout the area.

December 2009

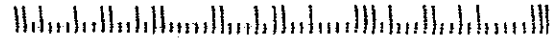
May Valley N. C. Mtg. on Thursday, Dec. 3. Bring an unwrapped toy to donate to the Richmond Fire Dept. Holiday Program.

RICHMOND NEIGHBORHOOD
COORDINATING COUNCIL
P.O. BOX 485, STATION A
RICHMOND, CA 94808

10.10.0
NONPROFIT ORG.
U. S. POSTAGE PAID
PERMIT NO. 253
RICHMOND, CA

El Sobrante MAC (09) or Current
Resident
3769 B San Pablo Dam Road
El Sobrante, CA 94803

94803*2819 CD63



MAY VALLEY

NEIGHBORHOOD
COUNCIL

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

TENTATIVE AGENDA FOR THURSDAY, DEC. 3, 2009
MAY VALLEY COMMUNITY CENTER
3530 Morningside Drive, Richmond from 7:15 p.m. - 9 p.m.

Tentative Agenda:

1. Call to Order 7:15 p.m.
2. Approval of Minutes of October Mtg.
3. Treasurer's Report
4. Community Reports
5. Correspondence
6. Old Business
7. NEW Business
9. RPD Report: Officer Vaca (8:30 p.m.)
10. Residents' Concerns

PROGRAM:

- Review of Donations
- Holiday Songs by a Special Group

Please NOTE: No Meeting in November.

MVNC Contact Number: 223-6398