

# **El Sobrante Municipal Advisory Council**

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

## **The ESMAC is an Advisory Body to the Board of Supervisors**

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

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

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

## **AGENDA for Wednesday, April 09, 2014**

**7:00 P. M. Pledge of Allegiance**

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

**7:00 P.M. Approval of Minutes and Agenda \* items have minutes included  
1.\* Minutes for March 12, 2014**

**Treasurer's Report**

**Introductions of Speakers/ Guests/ Topics**

**Consider Consent Items**

**CCI.**

**Presentations**

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

**P.1 Presentation by Lt. Jon Moreland, Bay Station Commander, Crime Report**

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

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

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

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

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

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

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

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

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

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

**7:55 P.M. to 8:05 P.M.**

**P.5** Presentation by Len Battaglia on his candidacy for the West County Waste Water District

**8:05 P.M. to 8:10 P.M.** Questions- limit 2 minutes per speaker

**8:10 P.M. to 8:15 P.M.**

**P.6** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

**8:15 P.M. to 8:25 P.M.** Questions – limit 2 minutes per speaker

**Public Comment** - for items not on the agenda

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

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

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

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

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

**8:45 P.M. to 9:00 P.M.**

**DI.2** Presentation by members of "Citizens for a Greener El Sobrante" . Subject, "Precise Alignment for San Pablo Dam Road". There is a request for the ESMAC to initiate a request to Supervisor Gioia to seek a detail plan for the "Precise Alignment for San Pablo Dam Road". See attached letter of request

**9:00 P.M. to 9:15 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**9:15 P.M. to 9:25 P.M**

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

**9:25 P.M. to 9:30 P.M.** Questions – Limit 2 minutes per speaker

**Information Items-**

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

- 10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)  
Agenda and Packet of Information for March 13, 2014
- 10.2** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC, to Contra Costa Fire Station #69 stating she is impressed with seeing County Fire and Richmond Fire interacting and would like to make both aware of a slide problem with the Sikh Temple property
- 10.3** Email from Citizens for East Shore Parks with dates for upcoming events
- 10.4** Letter from East Bay Municipal Utility District requesting customers to reduce water use by 10 percent.
- 10.5** Announcement of a Public Information Meeting on Pre-Construction Activities for the San Pablo Dam Road Interchange Improvement Project. Meeting is March 25, 2014.
- 10.6** Contra Costa County Planning Commission's Meeting Cancellation Notice for March 25, 2014
- 10.7** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for March 17, 2014, 1:30 P.M. 30 Muir Road, Martinez, Ca
- 10.8** Copy of a receipt for \$350.00 from Sims Metal thanks to the effort of Terrance Cheung

### **Sub Committee Reports**

**9:35 P.M. to 9:45 P.M.**

- 11.1** ESMAC Land Use- Barbara, Tom, George
- 11.2** ESMAC Safety- James, Joseph
- 11.3** ESMAC Education Programs/ Out Reach- Sharon, Mark and public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day. El Sobrante Clean up Day is October 4, 2014
- 11.4** ESMAC By Laws, Chair Barbara, Co Chair Tom, member Joseph

### **New Business**

**12.1**

### **Public Comment -for items not on the agenda**

**9:45 P.M. to 9:55 P.M.** -limit 2 minutes per speaker

### **Announcements**

### **Agenda Items/ Speakers for Up Coming ESMAC Meetings**

Alcohol and Beverage Control

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

### **Adjournment 9:55 P.M.**

# **El Sobrante Municipal Advisory Council**

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

**The ESMAC is an Advisory Body to the Board of Supervisors**

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

## **Draft Minutes for Wednesday, March 12, 2014**

**7:03 P. M. Pledge of Allegiance** – Lead by Mark Porter

**7:04 P.M. Call to Order/Welcome/Roll Call**

### **Approval of Minutes and Agenda**

1. Minutes for February 12, 2014  
M (Tom Owens), S (Joseph Camacho), Y (Barbara Pendergrass, Tom Owens, Sharon Thygesen, Joseph Camacho, and Mark Porter), N (None), A (James Hermann)

**Treasurer's Report** - None

**Introductions of Speakers/ Guests/ Topics**

**Consider Consent Items**- None

### **Presentations**

- P.1** Presentation by Lt. Jon Moreland, Bay Station Commander, Crime Report  
**P.4** Presentation by Contra Costa County Fire Battalion Chief, Brian Lowry  
**P.5** Presentation by Clarence Hunt on his candidacy for the California Assembly  
**P.6** Presentation by Leonard McNeil on his candidacy for the West County Waste Water District  
**P.7** Presentation by Terrance Cheung, Chief of Staff for Supervisor John Gioia, monthly report

**Public Comment** - for items not on the agenda  
2 speakers

**Discussions Items** - The Council will consider and take action on the following:  
**DL.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department

**Short Discussion Items-**

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

**Information Items-**

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

Agenda and Packet of Information for February 13, 2014

**10.2** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC, to Lashun Cross, County Planner, regarding SD06-9066, Fariss Lane Project, with questions on selling of 3 parcels with one of the parcels land locked

**10.3** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC, to Supervisor Gioia regarding SD06-9066, Fariss Lane Project, with questions on selling of 3 parcels with one of the parcels land locked

**10.4** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC, to Dan Carrijo, Goyaz Hardscaping Services thanking him for making the side walk safer by preventing vehicles from parking on the sidewalks at 4800 Appian Way, El Sobrante

**10.5** Letter from Eleanor Loynd, Co Chair, ESVP&ZAC to Supervisor Gioia, Terrance Cheung, Chief of staff, Supervisor Gioia, Lieutenant Jon Moreland, ESVP&ZACM and El Sobrante Chamber of Commerce regarding parking of vehicles on the sidewalk at 4800 Appian Way, El Sobrante

**10.6** Announcement: Dockwalker training from CA State Parks/Division of Boating and Water Ways, March 15, 2014, Dana Point, and March 22, 2014, Marina Del Ray

**10.7** Flyer, Mardi Gras Party Fundraiser, Saturday, April 12, 2014, to raise funds for the El Sobrante Chamber Renew Project, beautify El Sobrante

**10.8** Flyer requesting Volunteers for March 8th, 2014 to assist in the Upper Sand Creek Basin Project

**10.9** East Bay Regional Park District News Letter for March 2014

**10.10** Flyer for a "Do-it-yourself Projects for Indoor Water and Energy Conservation Workshop", Saturday, March 22nd, 2014, El Sobrante Library, 1:00 p.m.

**10.11** Contra Costa County Planning Commission's Meeting Cancellation Notice for February 25, 2014

**10.12** Contra Costa County Zoning Administrator's Meeting Notice and Agenda for March 3, 2014 and a revised Agenda for March 3, 2014, 1:30 P.M. 30 Muir Road, Martinez, Ca

**10.13** West Contra County Integrated Waste Management Authority, Board of Directors, Regular Meeting Agenda for March 5, 2014, 7:00 P.M., San Pablo City Hall, City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue, San Pablo, Ca, 94806

**Sub Committee Reports**

**11.1** ESMAC Land Use- Barbara, Tom, George

**11.2** ESMAC Safety- James, Joseph

11.3 ESMAC Education Programs/ Out Reach- Sharon, Mark and public member, Ruby Molinari . Ruby has moved to Pittsburg, however wants to continue to be involved with the El Sobrante Clean up Day

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

**New Business**- None

**Public Comment**

1 speaker

**Announcements** – Fund raiser for Renew, Blood drive at Elks Club, Recruit for Alternates for ESMAC

**Agenda Items/ Speakers for Up Coming ESMAC Meetings**

Alcohol and Beverage Control

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

**Adjournment 8:50 P.M.**

M (Jose Camacho), S (Tom Owens), Y (James Hermann, Jose Camacho, Sharon Thygesen, Barbara Pendergrass, Tom Owens, Mark Porter), N (None), A (None), C

**Respectfully submitted by Sharon Thygesen (Secretary)**

M – Motion

S – Seconded

Y – Yes

N – No

A – Abstain

C – Carried

**Land Use Activity Report on Items Received From the Contra Costa  
County Community Development and Conservation Department  
April 09, 2014**

**LP13-2108 Notice of a Public Hearing - Monday April 7, 2014 at 1:30 P.M. at 30 Muir Road, Martinez, Ca.** The Zoning Administrator will consider a Request for a Land Use Permit Application. Applicant, Ana Cabrera, Owner, Michael Hughey. Applicant requests approval to re-establish the sale of beer and wine at the Manor Market convenience store due to the expiration of an alcohol-sales license that was issued by the California Alcohol Beverage Control. The subject property is located at 959 Manor Road in El Sobrante.

**MS14-0003-Agency Comment Request** to subdivide a .0557 acre parcel (24,262 square feet ) into 2 lots. Owner Jack Yang, 5616 San Pablo Dam Road, El Sobrante, Ca 94803. Applicant Jack Yang, 5616 San Pablo Dam Road, El Sobrante, Ca 94803. Location of property is the Southwest Corner of the intersection of San Pablo Dam Road and Cavoretto Lane.

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# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, APRIL 7, 2014 at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

ANA CABRERA (Applicant) - MICHAEL HUGHEY (Owner), County File #LP13-2108: The applicant requests approval of a land use permit to re-establish the sale of beer and wine at the Manor Market convenience store due to the expiration of an alcohol-sales license that was issued by the California Alcoholic Beverage Control. The subject property is located at 959 Manor Road in El Sobrante. (Zoning: R-6, Single Family Residential District) (Parcel Number: 426-161-001)

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, 30 Muir Road, Martinez, California, or Gary Kupp at 925-674-7799.

Catherine Kutsuris, Director  
Department of Conservation and Development



DI, 1.d

**CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION**

**MINOR SUBDIVISION APPLICATION**

**TO BE COMPLETED BY APPLICANT/OWNER**

<b>OWNER</b> Name <u>JACK YANG</u> Address <u>5616 SAN PABLO DAM ROAD</u> City, State <u>EL SOBRANTE CA</u> Phone <u>415 531 2933</u> Zip <u>94803</u>	<b>APPLICANT</b> Name <u>JACK YANG</u> Address <u>5616 SAN PABLO DAM ROAD</u> City, State <u>EL SOBRANTE, CA</u> Phone <u>415 531 2933</u> Zip <u>94803</u>
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By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant.  <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.	By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.
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Owner's Signature <u>Jack Yang</u>	Applicant's Signature <u>Jack Yang</u>
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<b>CONTACT PERSON (optional)</b> Name <u>EKUNDAYO SOWUNMI</u> Address <u>333 HELEN BERGER RD #304</u> City, State <u>OAKLAND CA</u> Phone <u>510 633 1797</u> Zip <u>94621</u>	<b>PROJECT DATA</b> Total Parcel Size _____ Number of Parcels/Units _____ Estimated Project Value _____ Comm./Ind. Sq. Footage _____
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Nature of Request: (Attach supplemental statement if necessary)  
TO SUBDIVIDE PROPERTY INTO 2 LOTS.

**OFFICE USE ONLY**

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

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

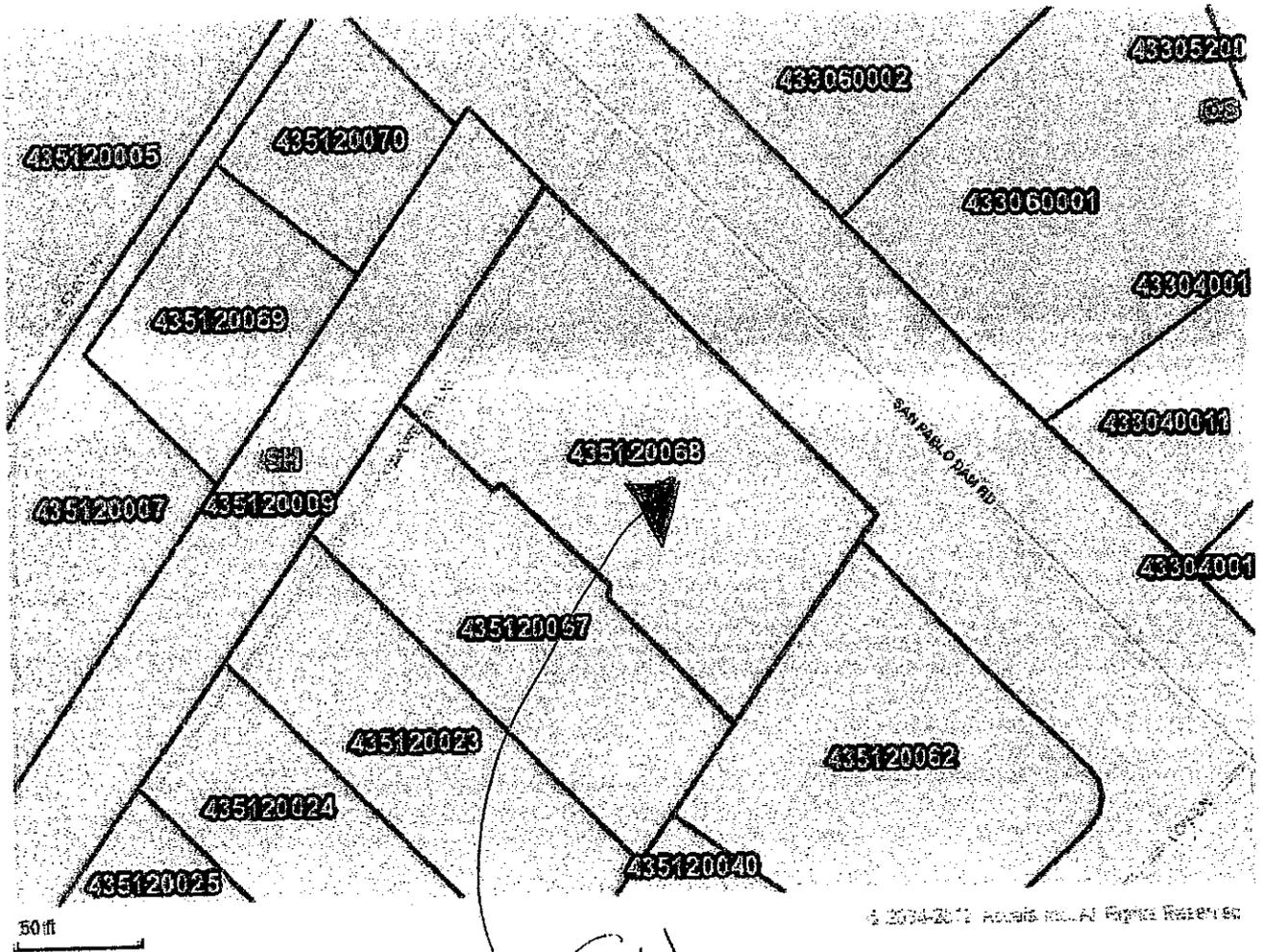
Ordinance Ref. _____ Area <u>El Sobrante</u> Fire Dist. <u>Contra Costa County Fire Protection</u> Sphere of Influence <u>Richmond</u> Flood Zone <u>X</u> Panel No. _____ x-ref Files <u>MS74-114</u>  Concurrent Files: _____ _____ _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Fee:</th> <th style="text-align: left;">FEE AMOUNT:</th> <th style="text-align: left;">S-CODE</th> </tr> </thead> <tbody> <tr> <td>*Base Fee/Deposit</td> <td>\$ 4,800.00</td> <td>S-034</td> </tr> <tr> <td># of Lots x 300</td> <td>\$ <u>600.00</u></td> <td>S-034</td> </tr> <tr> <td>Notification Fee</td> <td>\$ <u>30.00</u></td> <td></td> </tr> <tr> <td>#Addresses x \$1.50 + \$30</td> <td></td> <td>S-052B</td> </tr> <tr> <td>Fish &amp; Game Posting (if not CEQA exempt)</td> <td>\$ 75.00</td> <td>S-048</td> </tr> <tr> <td>Environmental Health</td> <td>\$ 57.00</td> <td>5884</td> </tr> <tr> <td>Other</td> <td>\$ _____</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>\$ <u>5,562.00</u></b></td> <td></td> </tr> <tr> <td>Receipt #</td> <td><u>CD14-006018</u></td> <td></td> </tr> <tr> <td>Other</td> <td>_____</td> <td></td> </tr> </tbody> </table> <p style="font-size: small;">* ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE</p>	Type of Fee:	FEE AMOUNT:	S-CODE	*Base Fee/Deposit	\$ 4,800.00	S-034	# of Lots x 300	\$ <u>600.00</u>	S-034	Notification Fee	\$ <u>30.00</u>		#Addresses x \$1.50 + \$30		S-052B	Fish & Game Posting (if not CEQA exempt)	\$ 75.00	S-048	Environmental Health	\$ 57.00	5884	Other	\$ _____		<b>TOTAL</b>	<b>\$ <u>5,562.00</u></b>		Receipt #	<u>CD14-006018</u>		Other	_____		Assessor's No. <u>435-120-068</u> Site Address <u>5610-5616 San Pablo Dam Rd.</u> Zoning District <u>R-7</u> Census Tract <u>3610.00</u> Atlas Page <u>ZM: J-7</u> General Plan <u>SH</u> Supervisorial Dist. <u>1</u> Rec'd by <u>Daniel</u> Date Filed <u>3/11/14</u> File Number <u>MS14-0003</u>
Type of Fee:	FEE AMOUNT:	S-CODE																																	
*Base Fee/Deposit	\$ 4,800.00	S-034																																	
# of Lots x 300	\$ <u>600.00</u>	S-034																																	
Notification Fee	\$ <u>30.00</u>																																		
#Addresses x \$1.50 + \$30		S-052B																																	
Fish & Game Posting (if not CEQA exempt)	\$ 75.00	S-048																																	
Environmental Health	\$ 57.00	5884																																	
Other	\$ _____																																		
<b>TOTAL</b>	<b>\$ <u>5,562.00</u></b>																																		
Receipt #	<u>CD14-006018</u>																																		
Other	_____																																		

**INSTRUCTIONS ON REVERSE SIDE**



DI.1.f

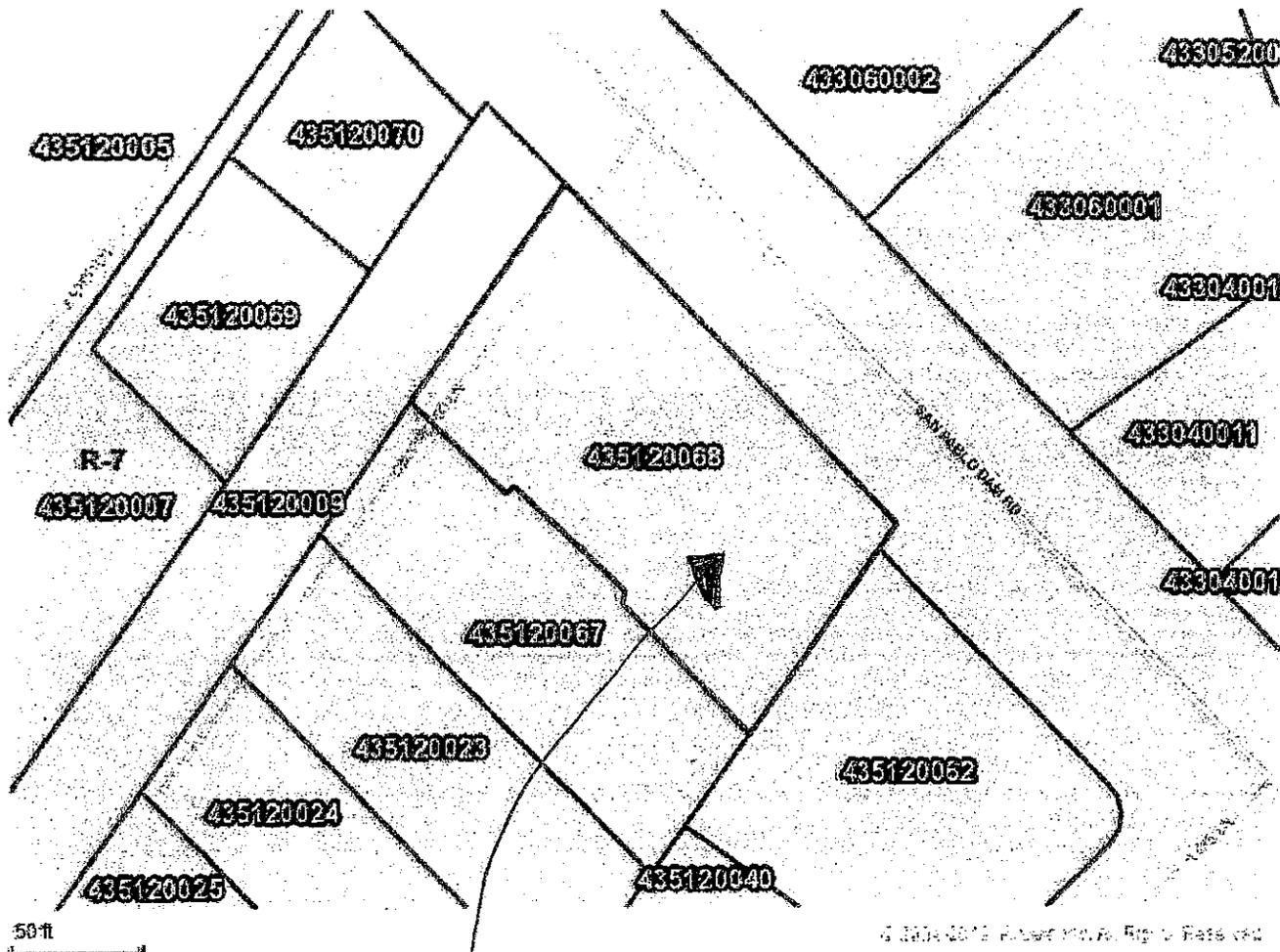
### General Plan: Single-Family High-Density



Site

DI.1.g

Zoning: R-7



Site

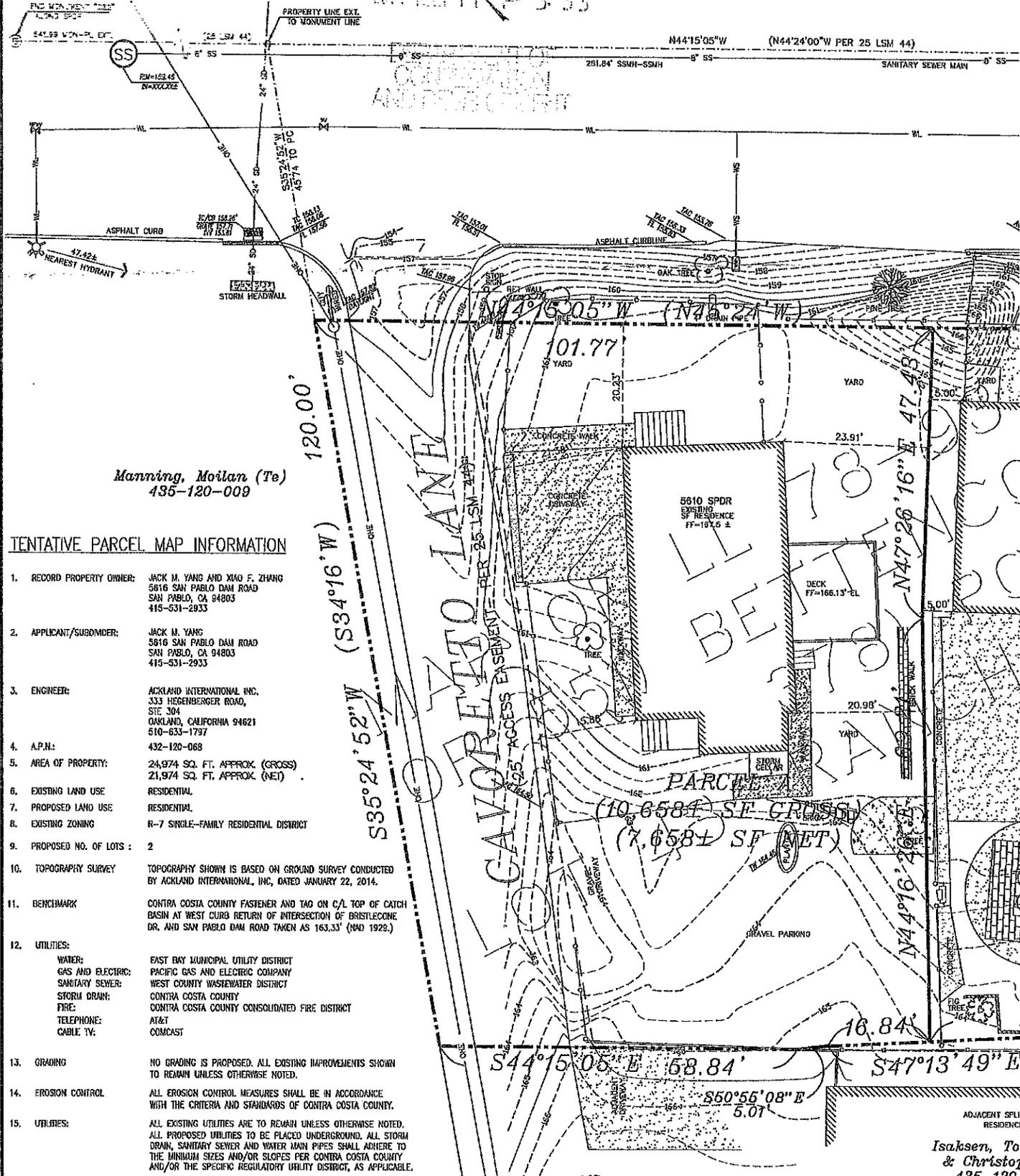
DI. 1. h

### Aerial Photograph (2008)



Site

MS14-0003  
 CONTRA COSTA COUNTY  
 SAN PABLO DAM  
 2014 11 P 3:33



Manning, Moilan (To)  
 435-120-009

TENTATIVE PARCEL MAP INFORMATION

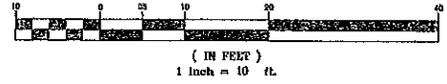
1. RECORD PROPERTY OWNER: JACK M. YANG AND XIAO F. ZHANG  
 5816 SAN PABLO DAM ROAD  
 SAN PABLO, CA 94803  
 415-531-2933
2. APPLICANT/SUBMITTER: JACK M. YANG  
 5816 SAN PABLO DAM ROAD  
 SAN PABLO, CA 94803  
 415-531-2933
3. ENGINEER: ACKLAND INTERNATIONAL, INC.  
 333 HEGBERGER ROAD,  
 STE 304  
 OAKLAND, CALIFORNIA 94621  
 510-633-1797
4. A.P.N.: 432-120-068
5. AREA OF PROPERTY: 24,974 SQ. FT. APPROX. (GROSS)  
 21,974 SQ. FT. APPROX. (NET)
6. EXISTING LAND USE: RESIDENTIAL
7. PROPOSED LAND USE: RESIDENTIAL
8. EXISTING ZONING: R-7 SINGLE-FAMILY RESIDENTIAL DISTRICT
9. PROPOSED NO. OF LOTS : 2
10. TOPOGRAPHY SURVEY: TOPOGRAPHY SHOWN IS BASED ON GROUND SURVEY CONDUCTED BY ACKLAND INTERNATIONAL, INC., DATED JANUARY 22, 2014.
11. BENCHMARK: CONTRA COSTA COUNTY FASTENER AND TAG ON C/L TOP OF CATCH BASIN AT WEST CURB RETURN OF INTERSECTION OF BRISTLECONE DR. AND SAN PABLO DAM ROAD TAKEN AS 163.33' (HAD 1922.)
12. UTILITIES:  
 WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
 GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY  
 SANITARY SEWER: WEST COUNTY WASTEWATER DISTRICT  
 STORM DRAIN: CONTRA COSTA COUNTY  
 FIRE: CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT  
 TELEPHONE: AT&T  
 CABLE TV: COMCAST
13. GRADING: NO GRADING IS PROPOSED. ALL EXISTING IMPROVEMENTS SHOWN TO REMAIN UNLESS OTHERWISE NOTED.
14. EROSION CONTROL: ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF CONTRA COSTA COUNTY.
15. UTILITIES: ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND. ALL STORM DRAIN, SANITARY SEWER AND WATER MAIN PIPES SHALL ADHERE TO THE MINIMUM SIZES AND/OR SLOPES PER CONTRA COSTA COUNTY AND/OR THE SPECIFIC REGULATORY UTILITY DISTRICT, AS APPLICABLE.
16. PRELIMINARY SOILS REPORT: THERE IS NO AVAILABLE PROJECT SOILS REPORT.

ADJACENT SPLIT RESIDENCE  
 Isaksen, To & Christof  
 435-120-

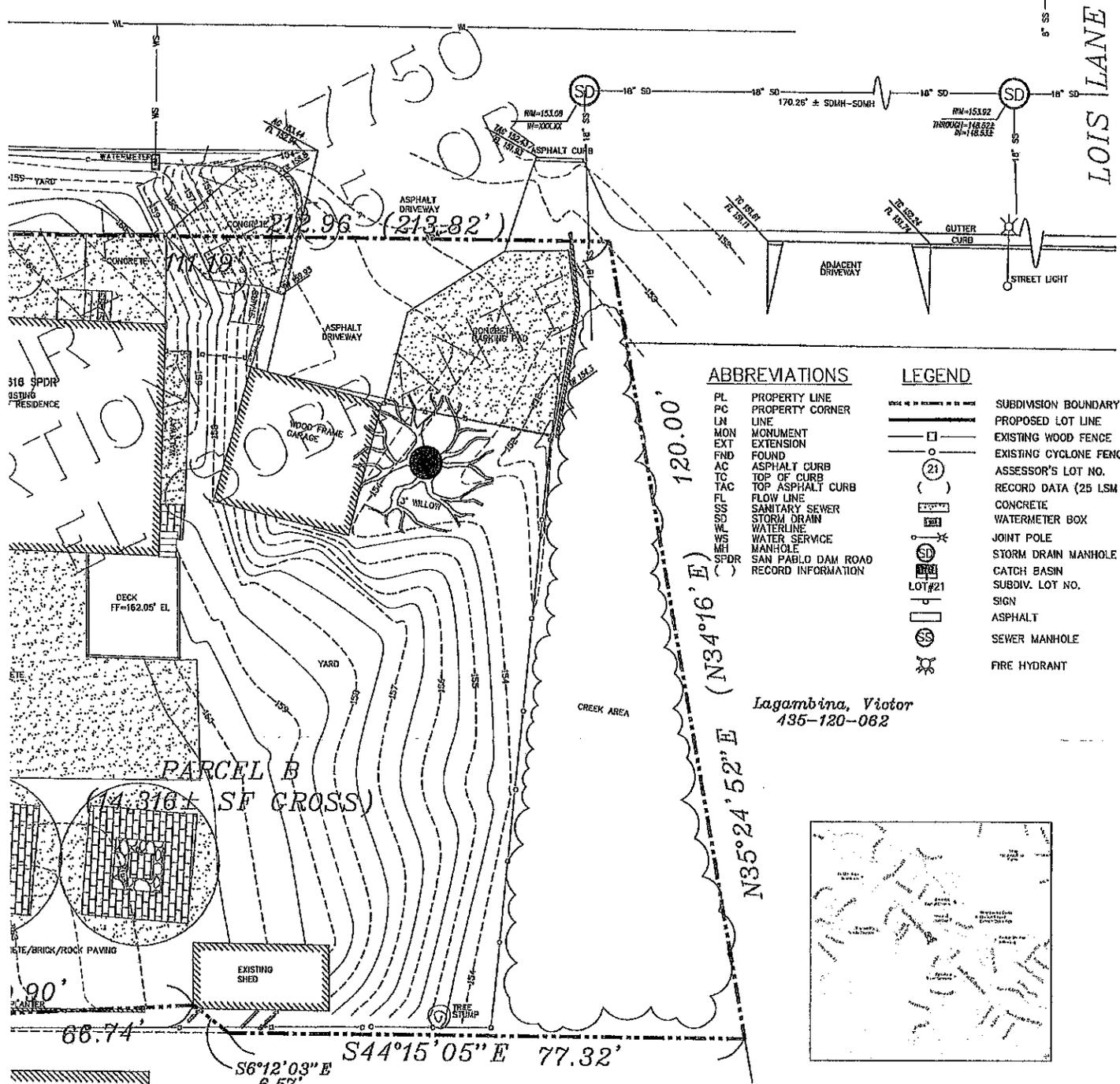
ROAD R/W (VARIES)

DI 1/2

GRAPHIC SCALE



1088.00' MON-MON



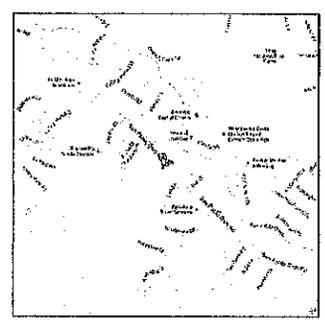
**ABBREVIATIONS**

- PL PROPERTY LINE
- PC PROPERTY CORNER
- LN LINE
- MON MONUMENT
- EXT EXTENSION
- FND FOUND
- AC ASPHALT CURB
- TO TOP OF CURB
- TAC TOP ASPHALT CURB
- FL FLOW LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- WL WATERLINE
- WS WATER SERVICE
- MANH MANHOLE
- SPDR SAN PABLO DAM ROAD
- RI RECORD INFORMATION

**LEGEND**

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING WOOD FENCE
- EXISTING CYCLONE FENCE
- ASSESSOR'S LOT NO.
- RECORD DATA (25 LSM 44)
- CONCRETE
- WATERMETER BOX
- JOINT POLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SUBDIV. LOT NO.
- SIGN
- ASPHALT
- SEWER MANHOLE
- FIRE HYDRANT

Lagambina, Victor  
435-120-062



**TENTATIVE PARCEL MAP**

5610-16 SAN PABLO DAM ROAD (APN 435-120-068)  
CONTRA COSTA COUNTY RECORDS, EL SOBRANTE, CALIFORNIA

SCALE: 1" = 10'

MARCH 10, 2014

Citizens for a Greener El Sobrante  
PO Box 21003  
El Sobrante, CA 94820  
[www.greensobrante.org](http://www.greensobrante.org)

March 20, 2014

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

Re: Precise Alignment Plan for San Pablo Dam Road

Dear MAC members:

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

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

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

## PRECISE ALIGNMENT PLAN

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

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

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

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

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

## PLANNING GOALS

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

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

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

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

**Design Factors That Influence Target Speed**

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

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

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

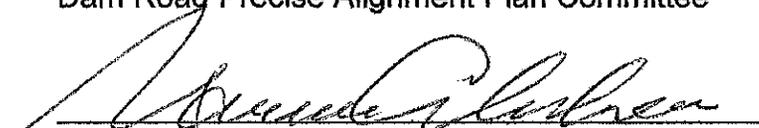
As final design of the 'Walkability' project improvements nears completion, we are requesting the MAC initiate the preparation of the Precise Alignment Plan

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

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

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

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

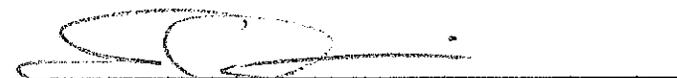
  
Maurice Abraham, Committee Chairperson

Committee Members:

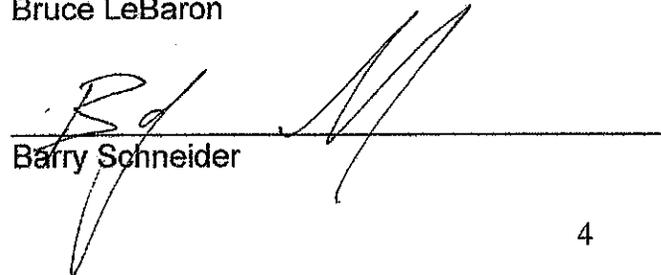
  
Joshua Bradt

  
Mary Casserly

  
Kim Hazard

  
Sharon Korotkin

  
Bruce LeBaron

  
Barry Schneider



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.0

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

THURSDAY, MARCH 13, 2014

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

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

Tentative AGENDA:

1. Call to Order & Review of Agenda Changes. Introduction of Members.
2. Approval of Minutes of Feb. 13, 2014.
3. Treasurer's Report: Barbara Pendergrass.
4. Correspondence Sent/Received.
5. Projects/Items Under Review:
  - a. SD06-9066. 12 homes off Fariss Lane. Appeal filed 11/29/12-more than a year ago. Neighbors paid fee for hearing-never held. Owners didn't pay their taxes, so County auctioned off the 3 parcels. 3 new owners. At least 2 of the owners thought the parcels included a house-they were wrong. One parcel purchased has no entrance available. This may result in a court case. More Information. Project Planner Lashun Cross at 925-674-7786. This project deemed incomplete in August 2013.
  - b. MS12-0005. Minor sub at 39Kirkpatrick Dr. Will project have access to Heath Dr. When will the project start? Planner Will Nelson at 925-674-7791
  - c. Edgement sign on Appian Way across from the Salvation Army building. When will work on the project start again? No new information.
  - d. VR 13-1033, 4171 Garden lane. Convert detached garage to a second unit. Has this project been approved?
  - e. VR14-1003. 731 La Paloma. Owner Rodolfo Leon. Variance for 1 off-street parking space and 7.5 ft. sideyard where 10 ft. is required. Planner Jennifer Cruz at 925-674-7790.
  - f. LP13-2120. 4280 Hilltop Drive. At the latest meeting, the applicants had decided to back off and just ask for 4 2-story bldgs (25 bedrooms) on the 3 acre parcel off Hilltop Dr. The applicants decided to go for 2 homes, but no new application been submitted. County has stated that R-7 parcels don't usually have animals. Will the pedestrian bridge across Garrity Creek be included as part of this application because it is from this parcel? Will an environmental impact report be required? Planner Ruben Hernandez at 925-674-7785.
  - g. Additional Information: Information on Parklets; information from E.S. Chamber of Commerce; Updates on projects.

(over)

El Sobrante Valley Planning & Zoning Advisory Committee - Page 2

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

**7. Next ESVP&ZAC Meeting: Thursday, APRIL 10, 2014 at 6 p.m. in the E.S. Library Mtg. Room.**

## Minutes: February 10, 2014

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

Members Present: Co-Chair Eleanor Loynd, Co-Chair John Lisenko, Treasurer Barbara Pendergrass, Member Bob Sharp, Member George Schmidt, Member Jim Hermann.

Member Absent: Vice-Chair Mike Zeelen.

MINUTES: The Minutes were read and approved as corrected.

TREASURER'S REPORT The Treasurer's Report was submitted and approved.

The balance as of 02-13-14 in Mechanics Bank according to our records is \$768.83.

### Projects Under Review

#### 4800 Appian Way

P & Z has repeatedly tried to have the County Code Enforcement investigate this property. Cars are parked on the sidewalk. Correspondence has been sent to the County Staff and to Supervisor Gioia regarding this matter. It is noted that at this time the cars are no longer parking on the sidewalk and the problem might have been corrected. Eleanor Loynd wrote a letter to Dan Carrijo, business owner at 4800 Appian Way thanking him for making a safer walking area for kids, parents, residents and more. Lieutenant Morland was also helpful in that he visited the site several times.

#### Application VR 14-1003. 731 La Paloma.

Applicant appeared at the P&Z meeting. The owner is Rodolfo Leon. Contact person is Adrian Cruz. Applicant requests approval of a variance to allow one off-street parking space within the front setback of the subject property. This off-street parking space is to fulfill the off-street parking requirement to establish a second unit (SU14-0002). Applicant also requests approval of a variance to permit a 7.5 foot side-yard where 10 feet is required to establish a second unit.

#### DISCUSSION

The P & Z discussed the issue of on going projects which have been assigned to the P&Z. P&Z has sent letters or had communication with the County regarding the projects however our committee has not received a response or an update on the current project. The committee agreed to make an appointment with planner Ruben Hernandez to go over the projects.

#### PROJECTS

#### VR13-1039. 5161 La Honda, El Sobrante.

Applicant is requesting application requesting approval of Victor Campbell and Erick Chavez for a 11.5 foot aggregate side yard set back where a minimum of 15 feet is required for the conversion of an existing accessory building to second unit. Planner is Sharon Gong.

**VR14-1003. 731 La Paloma. El Sobrante.**

Owner Rodolpho Leon makes application for a variance for off-street parking space and a 7.5 foot side yard where 10 feet is required to establish a second unit.

**VR131033, 4171 Garden Lane. El Sobrante**

Owner Antonio Gudiel requests a 2 foot side yard where 5 feet is required for an addition to an existing detached garage.

**SD06.9066, 12 Homes off Fariss LANE**

Appeal was filed 11-29-12, more than a year ago.

**A Senior Nursing Home on Appian Way**

This application was approved. We have no information on it.

**MS12-0005. Minor Subdivision at 39 Kirkpatrick Drive, El Sobrante.**

Does this have access on Heath Drive?

**SIKH TEMPLE Expansion, El Sobrante.**

Update needed on building plans.

**EDGEMENT sign on Appian Way.**

When will building begin?\

**VR13-1033.4171 Garden Lane.**

Has this project been approved?

**LP13-2120, 4280 Hilltop Drive.**

Will an environmental impact report be required? Many questions are unanswered. Is Garrity Creek included as part of the application?

**Suggestion**

It was suggested that the committee obtain name plates to have in front of them so visitors could identify the committee by name.

The meeting was adjourned.

Respectfully submitted,



Shirley Sharp

Secretary, El Sobrante Planning and Zoning Advisory Committee

The next meeting of the El Sobrante Planning and Zoning Advisory Committee will be March 13, 2014, at 6:00 P.M. in the El Sobrante Library Meeting Room.



10.1.e

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

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**CORRESPONDENCE - MARCH 2014**

1. From County Plan. Dept. Agenda for March 11. No E.S. items. Next Mtg. 3/25
- ✓ 2. From Planner Ruben Hernandez. Info on recent projects in the El Sobrante area. Mtg. 2/27 with B. Pendergrass, R. Sharp, S. Sharp, E. Loynd, G. Schmidt to discuss information on projects.
- ✓ 3. From COS Terrance Cheung, Sup. Gioia's office. Offer to print the Names of P&Z Members and the printed name tags were received.
4. To COS Terrance Cheung. THANK YOU for the P&Z Name tags! Good job!
5. Call from 1 Buyer of a parcel on Fariss Lane Hillside. Amir called to say he bought 1 parcel for \$125,000. He thought there was a house on the property. Actually, no house exists on the property.
- ✓ 6. Call & Fax from Fariss Lane neighbor Ann Del Tredici. Info on sale of property. I asked if they received a payback for the appeal & hearing that the County never held. She said Staff told her the funds would not be returned.
- ✓ 7. To County Planner Lashun Cross. Fariss Lane SD06-9066. Questions on sale of 3 parcels. Does the sale of a property with no way in meet County Standards? How much money was paid for each parcel? How much money will the County keep and how much will be sent to former owners?
- ✓ 8. To Sharon Gong, County Planner. VR13-1039. Suggested approval for the second unit at 5161 La Honda Rd. Please send us a copy of the Staff report.
- ✓ 9. To Ruben Hernandez, County Planner. List of questions and comments on LP13-2120, Hilltop Drive project. Questions and Updates.
- ✓ 10. To Shirley Petty, Hilltop Green HOA. Recent info on LP13-2120, project off 4283 Hilltop Drive. The plan for 4 homes, a pedestrian bridge, 2500 fruit trees, goats and chickens, creek restoration, and more was not approved. Wild & Radish LLC group stated that they would submit another application for just 2 homes off Hilltop Drive. No new application submitted yet (March 1).
- ✓ 11. From E.S. Veterinary Hospital. Info on website [www.elsobrantevet.com](http://www.elsobrantevet.com) and a place to send your pet's photo.
- ✓ 12. From E. S. Chamber of Commerce. Newsletter & Calendar of 2014 Meetings.
- ✓ 13. To Sup. Gioia. Questions: 1. Should the County return the money paid by Fariss Lane residents to appeal the decision of SD06-9066 to hold a hearing since no hearing was held? 2. Can the County sell a parcel which has no connection to any entrance point?
- ✓ 14. From CCC Sup. John Gioia. Info on E.S. Parklets Stakeholder Planning, an invitation for P&Z to join the group (1 or 2 members). Mtg. Feb 27. Next meeting Mon. April 14, 5:30 pm to 7:00 p.m. or Tues., April 15, 3:00-4:30 pm
- ✓ 15. To West County Times. Readers' Letter submitted on Doctors Hospital problem.
- \* 16. From R. Plan. & Bldg. Serv. Dept. 2/26 mtg. on Regulation of LED signs. Ask EL if you want to read the details.

(over)

**Additional Contacts & Mail:**

17. -Call from Barbara Pendergrass. Review of the Code Enforcement meeting at Sup. Gioia's Office.
18. -From Mechanics Bank. P&Z Account \$ 768.83.
19. -From Sec. Shirley Sharp. P&Z Minutes of Feb. 10, 2014.
20. -Your name card is included here.

**NOTE:** Sup. Gioia's Office has put together our name cards. Your name card is part of this information. Be sure to bring your Name card to our next meeting.

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553-4601

Phone: 1-855-323-2626

**Contra  
Costa  
County**



10.1.9  
**Catherine Kutsuris**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**John Kopchik**  
Deputy Director

February 19, 2014

Eleanor Loynd  
Co-Chair ESVP & ZAC  
P.O. Box 20136, El Sobrante, CA 94820

**RE: Response to February 14, 2014 El Sobrante Project Status Letter**

Dear Eleanor,

This letter is being written in response to your February 14, 2014 letter requesting information on specific projects in the El Sobrante area. The responses provided below correspond to the projects as identified in your letter.

- Item #1: County File #SD06-9066; Fariss Lane 14-Lot Subdivision; Project Planner-Lashun Cross.** According to the project planner, the project is on hold per the applicant's request. The planner can be contacted at (925) 674-7786.
- Item #2: County File #MS12-0005; Kirkpatrick Drive 3-Lot Subdivision; Project Planner-Will Nelson.** According to the project planner, the project was deemed incomplete in August of last year. No additional information has been received from the applicant since. The planner can be contacted at (925) 674-47791.
- Item #3: County File #LP03-2052; Sikh Temple; Project Planner-John Osborne.** According to the project planner, there is no new activity proposed for the Sikh Temple project at this time. The planner can be contacted at (925) 674-7793.
- Item #4: County File #LP13-2120, Wild and Radish Land Use Permit; Project Planner-Ruben Hernandez:** The application has been deemed incomplete. According to the applicant, a revised application will be submitted, possibly by the end of this month.
- Item #5: County File #VR14-1003, 731 La Paloma Variance; Project Planner-Jennifer Cruz.** The application is new and is still within the initial 30-day review period. The planner can be contacted at (925) 674-7790.

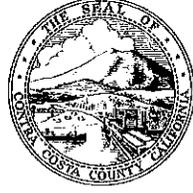
If you have any additional questions, you can call me at (925) 674-7785, or you can reach me by email at [ruben.hernandez@dcd.cccounty.us](mailto:ruben.hernandez@dcd.cccounty.us).

Thank You,  
Ruben Hernandez  
Senior Planner

**John Gioia** (say "Joya")

Supervisor, District I  
Contra Costa County  
Board of Supervisors

# Contra Costa County



10.1.1 3a.  
11780 San Pablo Avenue, Suite D  
El Cerrito, California 94530

Phone: (510) 374-3231

Fax: (510) 374-3429

February 26, 2014

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

Eleanor,

Enclosed are the name cards you request for members of the El Sobrante Valley Planning & Zoning Advisory Committee.

Enjoy!

Sincerely,

Terrance Cheung  
Chief of Staff

Email: [john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us) • Website: [www.cocobos.org/gioia](http://www.cocobos.org/gioia)

EAST RICHMOND HEIGHTS ♦ EL CERRITO ♦ EL SOBRANTE ♦ KENSINGTON ♦ MONTALVIN MANOR  
NORTH RICHMOND ♦ PINOLE ♦ RICHMOND ♦ ROLLINGWOOD ♦ SAN PABLO ♦ TARA HILLS

(over)

Fariss Court Update: Lots of new and different information

<http://mail.aol.com/38427-111/aol-6/en-us/mail/PrintMessag...>

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6 b

From: Ann M. Del Tredici <anndt@aol.com>

To: AnnDT <AnnDT@aol.com>

Subject: Fariss Court Update: Lots of new and different information

Date: Thu, Feb 27, 2014 7:55 pm

Part 2  
(the latest)

Hi again Neighbors--

I have been on the phone with one of the property buyers for an hour or so and our Comcast Internet was down--so I haven't read any of your emails to me yet. I will read and write more later.

Here is the latest:

The properties were not sold for those very low prices I mentioned in my first email--those amounts were the starting bids at the auction.

The 3 parcels were sold to 3 different people.

The empty lot on Fariss was sold for \$58,000 and the man is not happy. He expected a house to be on it.

The "half of the field" parcel, above that Fariss lot, was sold to a man named Amir for \$125,000 and he just called me. He expected a house to be on the lot. He was very upset at what he has gotten himself into. And he told Lashun that he hadn't even told his wife that he bought the property yet. He was emotionally very upset when he was talking to Lashun. He had no knowledge of the past development attempts or of any of the problems with the land. He kept asking me what he could do to make this all work out for everyone. I suggested he start by studying the recent past history of attempts to build on the land. He was not aware of what an appeal is.

The other "half of the field" parcel (the part above our house) was sold to another man--who is also upset because he has no easement or way to get to his property from any of the streets.

It sounds like none of them did any research before attending and bidding on the auction. Amir does not sound like an experienced builder or developer. He sounds completely unaware of the building and developing process. He spent a lot of time on the phone with Lashun today, too.

--more later as I learn more--Ann

Ann M. Del Tredici  
Volunteer Executive Director  
Friends of Appian Creek and The Fariss-Lambert Neighborhood  
4207 Fariss Lane  
El Sobrante, CA 94803  
Telephone and Fax: 510-222-1391



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.15.17

P. O. Box 20136 El Sobrante, CA 94520

Lashun Cross, County Planner  
Dept. of Conservation & Development  
30 Muir Rd.  
Martinez, CA 94553-4601

March 1, 2014

Re: SD06-9066, Fariss Lane Project, El Sobrante

Dear Lashun Cross,

Your help is needed. Would you please review these details of the current action taken on the Fariss Lane Project and share with us any corrections and/or changes that are not mentioned?

It is our understanding that the County put the 3 parcels up for sale because the previous owners had not paid the County taxes. Each parcel was sold to a different person at a County Auction. At least 2 of the new owners thought that there was an existing home on each parcel that they bought. No home is on any one of the 3 parcels. The third parcel that was sold does not have any kind of entrance or easement to get to the property. Does the selling of a parcel with no connection to any road meet County Standards? Has that owner yet paid for the property? Will the County buy it back because there is no way for the owner to get to his property?

We were informed that the money taken in for the property sales would then be given back to the County to cover money that the staff had spent on reviewing the project. If there is money left over, that money would then be sent back to the previous owners. Is that correct? Would you please let us know how much money was paid for each of the parcels and how much would be given to the previous owners? Does the County plan to put in the Fire Maintenance entrance road? Please let us know.

Thank you for your time.

Sincerely,

Eleanor Loynd,  
Co-Chair ESVP&ZAC

cc: Sup. John Gioia  
Ann Del Tredici

E.S. Chamber of Commerce

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



10.1.11  
Catherine Kutsuris  
Director

Aruna Bhat  
Deputy Director

Jason Crapo  
Deputy Director

John Kopchik  
Deputy Director

February 25, 2014

**Notice of Intent to Render  
Administrative Decision**

Dear Property Owner:

An application for a Variance Permit has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing on this matter you must submit a written statement by **4:00 P.M., Friday, March 7, 2014** to:

Contra Costa County  
Department of Conservation and Development  
Attn: Sharon Gong  
30 Muir Road  
Martinez, CA 94553

This application is described as follows:

**ERICK CHAVEZ (APPLICANT) AND VICTOR CAMPBELL (OWNER), COUNTY FILE #VR13-1039:** The applicant is requesting approval of a variance to allow an 11 ft., 6 in. aggregate side yard setback, where a 15 ft. minimum is required, to renovate and establish an existing building as a second unit. The subject property is located at 5161 La Honda Drive, in the unincorporated El Sobrante area. (Zoning: R-7, Single Family Residential District; APN: 433-210-037).

**Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested in writing, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.**

If you have any questions regarding this file, you may contact me with the information below.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Gong".

Sharon Gong  
Project Planner  
sharon.gong@dcd.cccounty.us  
(925) 674-7802

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

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

Feb. 28, 2014

Ruben Hernandez, Senior Planner  
Dept. of Conservation & Development  
30 Muir Rd.  
Martinez, CA 94553-4601

Re: Comments on Wild & Radish, LLC project  
LP13-2120 at 4283 Hilltop Dr., El Sobrante

Dear Ruben,

Thank you for meeting with us. The various discussions were clear and full of details. I decided to send you a printed list of comments and questions to replace the written list.

If the next application for the parcels off Hilltop Drive are turned in, we have some questions that need to be answered:

- Will the next application include the 4 homes with 29 bedrooms?
- Will those bedrooms be rented out?
- Where will the cars park? For example, there could be 15-29 cars on site.
- Will the pedestrian bridge be included here?
- We request to be kept informed of this project as it moves ahead.

-Since the city of Richmond is alongside one part of the boundary, you should send information on this project to the Richmond Planning Dept. AND, you should send information on this project to Shirley Petty, Hilltop Green HOA, 1095 Parkside Dr., Richmond, CA 94803.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd  
Co-Chair ESVP&ZAC



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.12.14 / 0

P. O. Box 20136

El Sobrante, CA 94820

Shirley Petty,  
Hilltop Green HOA  
1206 Parkway Dr.  
Richmond, CA 94803

March 1, 2014

Re: LP 13-2120, 4283 Hilltop Dr., El Sobrante

Dear Shirley,

If you have any questions on the current status of LP13-2120, the Wild & Radish property off Hilltop Drive and down into the valley, you are welcome to call Ruben Hernandez, County Planner at (925) 674-7785 or you can e-mail him at [ruben.hernandez@dcd.eccounty.us](mailto:ruben.hernandez@dcd.eccounty.us)

The County did not approve the project as described. A lot of information on the various sections were not complete. At a recent meeting with Ruben Hernandez, we were told that the Wild & Radish owners had decided to back-off and set up plans for the 3 separate parcels individually. They told us that they hoped to submit an application for at least 2 homes on the parcel off Hilltop Drive. Each home would have 7-8 bedrooms. No mention was made of putting in the pedestrian bridge at the bottom of the property. No details were shared about the restoration of Garrity Creek and no details were mentioned about a proposed fire entrance road.

As of Wed., Feb 26, the land owners had not submitted any new applications. So, you are welcome to call Ruben Hernandez to check the action taken, if any, You could request a meeting with Ruben Hernandez to discuss your concerns and more. Please inform us of any information that you get and we'll do the same for you. Thanks!

Sincerely,

Eleanor Loynd  
Co-Chair ESVP&ZAC

cc: Ruben Hernandez  
James Lyons, area resident

Richmond Plan. Dept.  
Sup. John Gioia

10.1.08 11



**VETERINARY HOSPITAL**

Visit us at our new website

[www.elsobrantevet.com](http://www.elsobrantevet.com)

Read Dr. Pat's blog,

and send your pet's photo to:

[esvh401@gmail.com](mailto:esvh401@gmail.com)

where you can see it in the  
"gallery" under Blogs

10.1.0 12

# EL SOBRANTE CHAMBER OF COMMERCE

## BOARD MEETING & MIXER DATES

2014

Board Meetings are held on the 1st Monday of each month.

3550-N. San Pablo Dam Road, El Sobrante, 5:00 pm.

For information contact: [mariecofces@sbcglobal.net](mailto:mariecofces@sbcglobal.net) or

[CarrieH@ThriftTown.com](mailto:CarrieH@ThriftTown.com)

January 6<sup>th</sup>

July 7th

February 3<sup>rd</sup>

August 4th

March 3<sup>rd</sup>

September 8th

April 7<sup>th</sup>

October 6th

May 5<sup>th</sup>

November 3rd

June 2<sup>nd</sup>

December 1st

Monthly Mixers are held on the 2<sup>nd</sup> Wednesday of each month at 5:30 pm.

January – no mixer in lieu of Installation/Awards Dinner

February 12<sup>th</sup> – Café Soleil, 3550 San Pablo Dam Road, El Sobrante

March 12<sup>th</sup> – Law Offices of Spunaugle & Tuffnell, 4980 Appian Way, El Sobrante

April – no mixer in lieu of the April 12<sup>th</sup> fundraiser – details tba

May 14<sup>th</sup> – El Sobrante Town Garage, 4012 San Pablo Dam Road, El Sobrante

June 11<sup>th</sup> – Boys & Girls Club of El Sobrante/Nerd Crossing, 4660 Appian Way, ES,  
Co-hosting with Hercules Chamber of Commerce

July 9<sup>th</sup> – Jim Cowen Farmers Insurance Agency, 5341 Valley View Rd. El Sobrante

August 13<sup>th</sup> – US Financial Mortgage Lending, 4973 Appian Way, El Sobrante

September – no mixer in lieu of the El Sobrante Stroll on Sunday, September 21<sup>st</sup>

October 8<sup>th</sup> – Municipal Advisory Council, El Sobrante Library Conference Room.

November 12<sup>th</sup> – Richmond Elk's Lodge/San Pablo Chamber of Commerce, 3931 SPDR, ES

December 10<sup>th</sup> – Holiday Mixer, Mechanics Bank, 3884 San Pablo Dam Road

If you would like to host a mixer please contact: [bob@davisinvestmentgroup.biz](mailto:bob@davisinvestmentgroup.biz) or

[Mark.a.porter@ampf.com](mailto:Mark.a.porter@ampf.com)

(2 sided)

10.1.p

El Sobrante  
Chamber of Commerce  
Board of Directors and Officers  
2014

**PRESIDENT**

Marie Carayanis  
Resident

MarieCofces@sbcglobal.net  
510-223-8972 (h)  
510-387-0581 (c)

**1<sup>st</sup> VICE PRESIDENT**

Bob Sharp  
Prudential CA Realty

BobSharp01@gmail.com  
510-541-8100 (w)  
510-936-2447 (c)

**2<sup>nd</sup> VICE PRESIDENT**

Barbara Pendergrass  
Resident

Rpender970@aol.com  
510-223-6091 (c)  
510-612-5838 (h)

**TREASURER**

Bob Davis  
Davis Investment Group

Bob@DavisInvestmentGroup.biz  
925-788-5055 (c)  
707-648-2024 (w)

**SECRETARY**

Carrie Harrison  
Thrift Town

CarrieH@ThriftTown.com  
510-209-4082 (c)  
510-222-8696 (w)

Jennifer Arrouzet  
Cafe Soleil

JensCafe@aol.com  
510-758-6134 (w)

Lois Boyle

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LoisBoyle@att.net  
510-232-6493

Jim Cowen

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JimCowen@JimCowen.com  
510-222-7890 (w)

Mark Croda

El Sobrante Town Garage  
ESTGarage@sbcglobal.net  
510-222-1500 (w)

Mike Frith

Mechanics Bank  
Michael\_Frith@MechBank.com  
510-243-9621 (w)

Dina Johnson

Chevron Events Coordinator  
DinaJohnson@Chevron.com  
510-589-0170 (c)

Aubrey Morgan

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AubreyandJudy@comcast.net  
510-669-0142

Richard Oliver

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OliversHardware@gmail.com  
510-223-2250 (w)

Shirley Sharp

Prudential CA Realty  
ShirleySharp@comcast.net  
510-701-5494 (w)

Richard Smith

Allstate Insurance  
RichardSmith@Allstate.com  
510-223-3802

Judy Ward

SPAWNERS  
NorthBarts@hotmail.com  
510-222-6240 (w)

Matt Wilson

Wilson Electric  
Wilson.Electric@live.com  
510-417-1203 (w)



EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

10.1.9  
13

P.O. Box 20136

El Sobrante, CA 94820

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

March 2, 2014  
By Fax & Mail  
Fax: 510-374-3429

Re: SD06-9066, Fariss Lane Project, El Sobrante

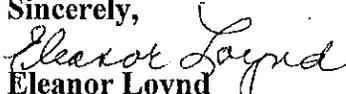
Dear Sup. Gioia & COS Cheung,

Within the last year, maybe even longer, the neighbors near the Fariss Lane project submitted an appeal and a check asking the County to hold a hearing on this project. That hearing was never held! Question: Should the County return the money to the neighbors?

At this time, the 3 parcels included in this project have been sold to 3 separate people. We heard that at least 2 of the 3 new owners thought that there was an existing house on the site. That isn't true. Also, the 3<sup>rd</sup> sold parcel has no connection to any entrance point. Question: Can the County sell a parcel which is completely shut down for any type of entrance? It is our understanding that the new owner was not made aware of this problem.

Please help us get answers to these questions. Lashun Cross is the project planner assigned to this one. Her phone number is 925-674-7786. Thank you.

Sincerely,

  
Eleanor Loynd  
Co-Chair ESVP&ZAC

cc: Lashun Cross, Planner  
ESMAC

Ann Del Tredici, Neighbor  
E.S. Chamber of Commerce

10.1.1  
14

**Subject:** YOU'RE INVITED! El Sobrante Parklets Stakeholder Planning Meeting  
**Date:** Thursday, February 27, 2014 at 2:12:13 PM Pacific Standard Time ✓  
**From:** Terrance Cheung  
**To:** Sharon Korotkin, Josh Bradt, Barbara Pendergrass, Courtney Marshall, jlisenko@comcast.net, Judy Ward, Marie Carayanis, Billy Zeier, Bob Ostini, Maurice Abraham, Jennifer Arrouzet  
**CC:** Robert T. Calkins, Mary Halle, Susan Cohen

We haven't forgotten about our El Sobrante Parklets!

For the last several months, our office has been working with the County's Conservation & Development Department (DCD) to develop a draft Parklets plan for our El Sobrante stakeholder group to review. We're using San Francisco's Parklet Program and UCLA's Parklet study to help inform our process.

We'd like to invite key community stakeholder groups, like yours, to help us develop this exciting pilot program. If it proves successful, we may roll out the option Countywide!

- Here's who we've identified to help us with our next steps:
- El Sobrante Municipal Advisory Council (1 to 2 members)
  - El Sobrante Chamber of Commerce (1 to 2 members)
  - El Sobrante Boys & Girls Club (1 to 2 members)
  - El Sobrante Elk's Lodge (1 to 2 members)
  - El Sobrante Valley Planning & Zoning Committee (1 to 2 members)
  - Citizens for a Green El Sobrante (1 to 2 members)
  - El Sobrante Renew (1 to 2 members)

Our plan:

We'll be holding 2 or 3 stakeholder meetings in order to develop and finalize the Parklet plan.

- ✓ At our first meeting, DCD will present their draft plan to the stakeholder group for response, edits, revisions.
- ✓ We'll use our 2nd meeting to show our stakeholder group the revisions that have been made and hopefully finalize the plan.
- ✓ If the plan cannot yet be finalized, we'll schedule a third meeting for a final review.

1st Meeting Date *(Please let me know which date/time you prefer and we'll select our meeting date by majority vote)*. The meetings at the El Sobrante Library.  
**Option 1: Monday, April 14, 5:30 – 7:00 p.m.**  
**Option 2: Tuesday, April 15, 3:00 p.m. - 4:30 p.m.**

I'd like to thank Mary Halle and Alex Gomez at the County Public Works Department who first jumped into the assignment with full commitment and interest. And I look forward to working with Bob Calkins at DCD to help us move this effort forward.

If you have any questions, please do not hesitate to contact me.

I'll also be sending you printed versions of the study by US Mail.

Thank you for your time and partnership.

**Terrance Cheung**  
 Chief of Staff

Second Copy with 2 corrections.

4505 Fieldcrest Drive  
Richmond, CA 94803  
February 26, 2014

Contra Costa Times  
Fax: 1-925-943-8362

Re: Closure of Doctors Medical Center in San Pablo

For: Readers' Letters

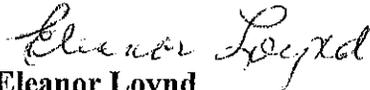
Think about your family, your job, your friends, your relatives, your neighbors, and your life. If Doctors Medical Center in San Pablo closes, everyone in this area (Richmond, San Pablo, El Sobrante, Pinole, El Cerrito, Rodeo, Hercules, and MORE) is being put on a regular delay of responses to health problems.

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

Area residents need to agree to pay higher taxes to keep the San Pablo hospital open. Schools, businesses, families, neighborhood groups, elected officials, and more people should discuss the problems and support the parcel tax and try to add at least 1 business name -CHEVRON. Why can't Chevron step in to help all of us by donating funds to Doctors' Hospital? How many of Chevron's employees live within 10-20 miles of Chevron? They would also face more deaths and injuries if the hospital closes.

If the parcel tax passes and Chevron steps in to help, our lives should continue relatively in a calm state. Talk it over! You can help!

Sincerely,



Eleanor Loynd  
Richmond resident

\* To Times Staff: I found 2 misspelled words in my letter faxed to you yesterday. I corrected those errors. Please use this letter if you choose to put it in the Times.  
THANKS!

24-Hour Tele Banking: 888.400.6324  
Client Services: 800.797.6324  
www.mechanicsbank.com

Account Number xxxxxx3731

B

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

**COMMUNITY PARTNER CHECKING ACCOUNT xxxxxx3731**

**Your Account at a Glance**

Minimum Balance	\$768.83	<b>Last Statement 01/31/14</b>	<b>\$768.83</b>
Avg Available Balance	\$768.83	Credits	\$0.00
Average Balance	\$768.83	Debits	\$0.00
		<b>This Statement 02/28/14</b>	<b>\$768.83</b>

10-1-11 - 5

**Subject:** FW: Follow up on Seek Temple slide/grading issues  
**From:** James Lyons (James.Lyons@bos.cccounty.us)  
**To:** rhend12@yahoo.com;  
**Date:** Monday, March 10, 2014 11:10 AM

X Conrad Fromme  
 Senior Building Inspector  
 Code Enforcement Officer  
 (925) 674-7708  
 30 Muir Road, Martinez, CA 94553

Good morning Mr. Henderson,

Sorry for the delay in forwarding this information to you. See the email below.

James Lyons  
 District Coordinator  
 Office of Supervisor John Gioia  
 Contra Costa County  
 11780 San Pablo Ave, Suite D  
 El Cerrito, CA 94530  
 Direct: 510-231-8692  
 Office: 510-231-8686  
 Fax: 510-374-3429  
 Email: james.lyons@bos.cccounty.us  
 Webpage: www.cocobos.org/gioia

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

X **From:** Conrad Fromme  
 <Conrad.Fromme@dcd.cccounty.us<mailto:Conrad.Fromme@dcd.cccounty.us>>  
**Date:** Thursday, March 6, 2014 at 10:58 AM  
**To:** James Lyons <james.lyons@bos.cccounty.us<mailto:james.lyons@bos.cccounty.us>>  
**Subject:** Follow up on Seek Temple slide/grading issues

James,

I discussed the <sup>Sikh</sup> Seek Temple this morning with Senior Grading Inspector, Nestor. He informed me that the conditions of approval do not allow them to do grading during the winter months, therefore they will not continue any grading/slide repairs until April. He told me they have done a lot of stabilization, but a portion of the slide is within the City of Richmond, and the County is not involved in that portion. He also told me that the project planner is John Osborne, and they did have some issues of some dirt falling towards the apartments at the bottom, but it sounds like that has been taken care of.

That is about the best update I can give you, but if you need more information feel free to contact John Osborne or Nestor Baligod as needed.

**El Sobrante Valley Planning and Zoning Advisory Committee****Treasurer's Report for March 13, 2014**

<b><u>Balance</u></b> as February 28, 2014	\$768.83
<b><u>Deposits</u></b>	\$00.00
<b>Total Deposits</b>	<u>\$ 00.00</u>
<b>Expenses-</b> Eleanor Loynd- Copies	\$22.67
<b>Total Expenses</b>	<u>\$22.67</u>
<b>Balance in Bank as of 03-13-14</b>	\$746.16

Bank Statement Reconciliation: Last Statement amount was \$768.83. Difference, \$22.67 Check written on 03-13-14. P.S. \$12.00 taken out last statement for a monthly fee was credited back to our account.



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

10.2

P. O. Box 20136 El Sobrante, CA 94820

Contra Costa Fire Station # 69  
Appian Way  
El Sobrante, CA 94803

March 9, 2010  
Richmond Fire Station # 63  
Valley View Rd.  
Richmond, CA 94803

Dear Area Fire Fighters,

I was on my way to the grocery store on Sunday, March 9<sup>th</sup> when I saw the 2 Richmond Fire Trucks parked outside near the Contra Costa Fire Station on Appian Way. On my way home, I saw the firefighters walking outside the station together.

As the Co-Chair of the E.S. Valley Planning & Zoning Advisory Committee, and the new Vice Pres. of the Richmond May Valley Neighborhood Council, I was very impressed that the 2 sets of firefighters from the different areas had gotten together. That meeting means a lot to area residents. It provides a way for the fire fighters to share information and move things safely ahead.

On this same day, I talked to a neighbor who lives in Richmond adjacent to the County Sikh Temple on Hillcrest Rd. For your information, the Sikh Temple, in the County area, is expanding and adding on to their site. At the present time, there is a large section of hillside that has become a possible landslide. It is now covered by a large blue plastic sheet. We would like both Richmond and County Fire to be aware of this project and to step in, if needed, to bring additional safety details to the builders.

So, the purpose of this letter is to make sure that the fire fighters at both of our local stations, in Richmond and in El Sobrante, are aware of the Sikh Temple plans. Your help and work in our area is **VERY MUCH APPRECIATED!**

Sincerely,

*Eleanor Loynd*

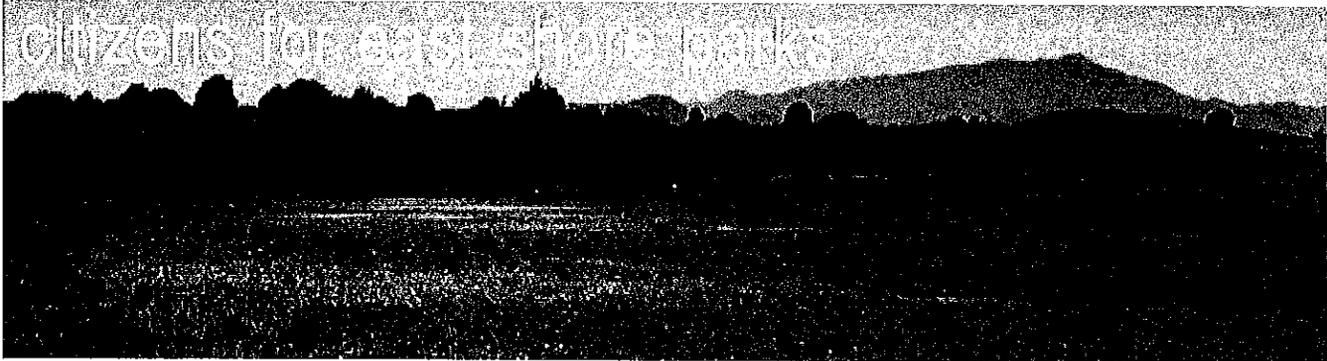
Eleanor Loynd,  
Co-Chair ESVP&ZAC

cc: E.S. Municipal Advisory Committee  
El Sobrante Chamber of Commerce  
Sup. John Gioia

May Valley N.C.  
Quail Hill/E.S. HOA  
R. City Mgr. Bill Lindsay

10.3a

Subj: **Join CESP on the shoreline this spring, Saturday, April 12 and 19**  
Date: 3/20/2014 5:30:38 P.M. Pacific Daylight Time  
From: [eastshorepark@hotmail.com](mailto:eastshorepark@hotmail.com)  
To: [rpender970@aol.com](mailto:rpender970@aol.com)



**Dear Barbara,**

Spring is a wonderful time to get out on the shoreline and explore. Take part in one of our regular shoreline events this April. CESP will have a booth at the Berkeley Bay Festival, Albany Earth Day shoreline clean-up and Point Molate Beach Park Grand Reopening.

## **Upcoming Events**

**Berkeley Bay Festival - Saturday, April 12**

**Albany Earth Day Clean-up - Saturday, April 19**

**Point Molate Beach Park Grand Reopening - Saturday, April 19**

**Berkeley Bay Festival**  
**Saturday, April 12 - 11 am - 4 pm**  
**Shorebird Park, 160 University Ave., Berkeley**  
**[Click here for directions.](#)**

Join CESP on the Berkeley shoreline for a day of outreach and activities at the Berkeley Bay Festival.

Listen to jazz and rock and roll music.  
There will be food for sale.  
Take a sailboat ride or paddle a Dragon Boat.  
Build with recycled materials in Adventure Playground.  
All ages welcome.

10.3.6

Accessible by AC Transit 51B bus. For more information: call 510-981-6720, or visit: [www.ci.berkeley.ca.us/BayFestival/](http://www.ci.berkeley.ca.us/BayFestival/)

### Volunteer with CESP at the festival!

Volunteers are needed at the CESP booth where we will have a fun activity for kids and information about McLaughlin Eastshore State Park including Berkeley Brickyard, Albany Bulb and the Richmond Shoreline. Be a part of our outreach team, contact Cameron for more information, [510-524-5000](tel:510-524-5000) / [cespintern2@gmail.com](mailto:cespintern2@gmail.com).



**Albany Earth Day Clean-up**  
**Saturday, April 19 - 9 am - 12:30 pm**  
**Albany Shoreline - Buchanan Street Extension**  
**Enter west of roundabout, continue toward bay**  
**[Click here for directions.](#)**



Celebrate Earth Day on the Albany Waterfront with CESP and The Watershed Project. Help pick up debris and recycling at Albany Beach, neck and plateau. Refreshments, tools and gloves provided. Last year we had a total of 50 participants, picked up 588 pounds of debris and 36 pounds of recycling.

Refreshments, tools and gloves provided.

If you have your own gloves and bucket please bring them. Bring a reusable water bottle, layers, a hat and wear closed-toe shoes.

### Volunteer at the CESP booth!

Volunteers are needed at the CESP booth where we will have goodies and information about McLaughlin Eastshore State Park including Berkeley Brickyard, Albany Bulb and the Richmond Shoreline. Be a part of our outreach team, contact Marika to get involved, [510-524-5000](tel:510-524-5000) / [cespintern@gmail.com](mailto:cespintern@gmail.com).

**Point Molate Beach Park Grand Reopening**  
**Saturday, April 19 - 10 am - 2 pm**  
**Point Molate Beach Park, Richmond**  
**[Click here for directions.](#)**

Celebrate the reopening of Point Molate Beach Park in Richmond and the many hands that helped bring this park back to the public. Enjoy views of Mt. Tamalpais, San Francisco and the Richmond-San Rafael Bridge. View the video invitation here: <http://youtu.be/koojWLqEk4o>

**[Click here to view the Spring 2014 Shoreline Event Calendar](#)**



**Help us continue to protect open space in one of the nation's most densely populated urban areas.**

Visit **[www.eastshorepark.org](http://www.eastshorepark.org)** and click 'donate' to make a tax deductible contribution.

We hope to see you out on the shoreline this spring!

Citizens for East Shore Parks  
P.O. Box 6087 Albany, CA 94706  
(510) 524 - 5000 (office)  
(510) 524 - 5008 (fax)  
**[www.eastshorepark.org](http://www.eastshorepark.org)**  
**[www.facebook.com/citizensforeastshoreparks](https://www.facebook.com/citizensforeastshoreparks)**  
**[www.twitter.com/eastshorepark](https://www.twitter.com/eastshorepark)**

**[Forward email](#)**

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Tuesday, March 25, 2014 AOL: RPender970

February 18, 2014

Ms. Barbara Pendergrass  
Chair  
El Sobrante MAC  
11780 San Pablo Ave Ste D  
El Cerrito, CA 94530

Dear Ms. Pendergrass:

California is in a drought, and although EBMUD's water supplies are in better shape than other parts of the state, we need to save our water as a precautionary measure for our continued resilience. If we don't get more storms, we could face a severe water shortage.

On February 11, 2014, EBMUD's Board of Directors unanimously approved a preliminary dry year response plan to protect the water supplies of 1.3 million East Bay residents and businesses.

The Board is calling on customers to voluntarily cut water use 10 percent, and has directed staff to monitor water supply and water use and to be ready to acquire supplemental water supplies if needed.

We need your help to get the message out. Your EBMUD Board representative and EBMUD staff would welcome an invitation to one of your meetings to discuss:

- The seriousness of the threat to the water supply that we all share,
- Ways each type of customer (residential, industrial, institutional, irrigation-only or commercial business) can save 10 percent,
- How EBMUD is helping customers achieve water savings, and
- How EBMUD is meeting the drought challenges in its own operations.

Conservation is a way of life for many EBMUD customers, but in this shortage we need a concerted effort from everyone to stretch our supply. A lot of water can be saved by fixing leaks and by managing irrigation and indoor water use. We can help with information, rebates on water-efficient customer appliances, and more.

EBMUD is stepping up too. We are allocating more resources to look for system leaks and repair leaky pipes quickly, and we have set goals to cut water use 20 percent at our facilities.

10.4.4

February 18, 2014  
Water Shortage February 2014  
Page 2 of 2

Please join us in conserving and in encouraging others to conserve. If we each act, together we can protect our water supply. Feel free to reach me if you have any questions or comments at (510) 287-0404 or [akatz@ebmud.com](mailto:akatz@ebmud.com). To schedule a speaker, please contact Senior Community Affairs Representative, Greg Chan, in our Public Affairs Office at (510) 287-0135 or [gchan@ebmud.com](mailto:gchan@ebmud.com).

Sincerely,



Andy Katz  
President  
EBMUD Board of Directors

P.S. If mandatory rationing becomes necessary, we guarantee that customer allocations would not be based on use during this voluntary cutback period. Current water use reductions will help the East Bay's water supply and we thank customers who conserve every day, and who are taking extra steps now to conserve.

Contra Costa Transportation Authority  
 c/o Circlepoint  
 1814 Franklin Street, Suite 1000  
 Oakland, CA 94612

To: *ESVP & SAC*  
 Members

10.5a

**NOTICE OF PUBLIC INFORMATION MEETING ON PRE-CONSTRUCTION ACTIVITIES FOR THE SAN PABLO DAM ROAD INTERCHANGE IMPROVEMENT PROJECT - PHASE 1**

**PUBLIC MEETING INFORMATION**

**Tuesday, March 25, 2014**  
**6:30 p.m. - 8:30 p.m.**

**Location: Rollingwood Recreation Center**  
 2395 Greenwood Drive, San Pablo, CA 94806

The public is invited to attend a pre-construction meeting to learn about the purpose and benefits of the project and receive information on upcoming pre-construction activities, including several utility relocations and the upcoming temporary closure of El Portal Drive in San Pablo. The meeting will begin with an Open House, to provide the public with an opportunity to review detailed project exhibits and informational materials, followed by a brief presentation and question and answer period.

**ABOUT THE PROJECT:**

The project is located within the City of San Pablo and unincorporated Contra Costa County and borders the City of Richmond. Proposed improvements are intended

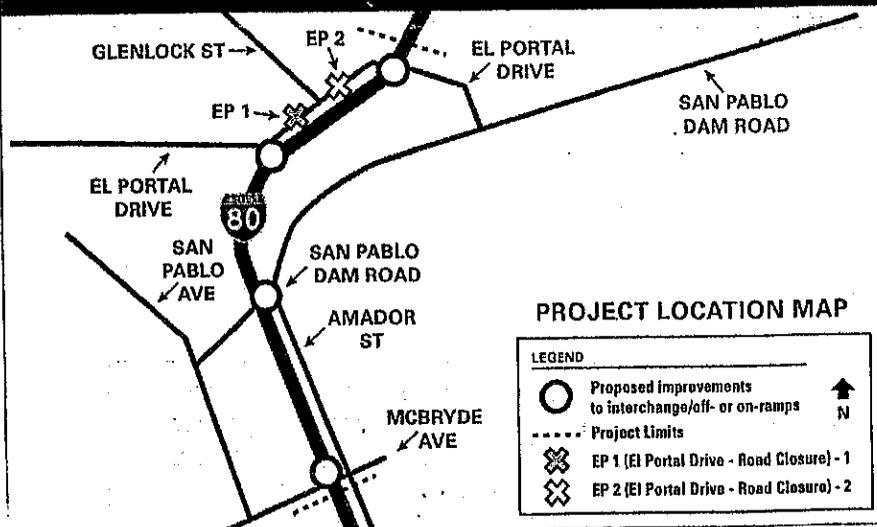
to ease congestion and improve safety for traffic on I-80 and at the three interchanges of San Pablo Dam Road, McBryde Avenue, and El Portal Drive.

The Contra Costa Transportation Authority, the City of San Pablo, the City of Richmond, Contra Costa County and Caltrans are the lead agencies on the project. The advanced utility relocation work, scheduled to begin in May 2014, is a critical part of the pre-construction activities for the project and will require temporary closures of El Portal Drive, near Glenlock Street in the City of San Pablo.

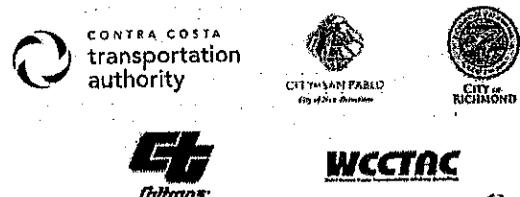
The I-80 San Pablo Dam Road Interchange Improvement Project will be completed in two phases. Phase 1 will relocate existing El Portal Drive on-ramp to westbound I-80, realign El Portal Drive and reconstruct the Rivers Avenue Pedestrian Overcrossing that serves Riverside Elementary School. Phase 2 will reconstruct the San Pablo Dam Road Interchange and other improvements.

**Schedule:** Construction activities on Phase 1 of the project are expected to start in Summer 2015.

**MAJOR INTERCHANGE IMPROVEMENTS ON THE WAY**



The project is sponsored by the following partners:



*(over)*

# ~ CANCELLED ~

10/6

COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
TUESDAY, MARCH 25, 2014  
30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, APRIL 8, 2014.

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

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

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

10.7.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, MARCH 17, 2014  
30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

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

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

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

2. EXTENET SYSTEMS, INC. (Applicant) - WILLIAM EVERETT GALVIN AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2116: The applicant is requesting approval of a Land Use Permit to install a new wireless telecommunications facility onto an existing utility pole for use by ExteNet Systems. The project includes adding an extension to an existing 37-foot, 4-inch utility pole (for a total height of 47-foot, 4-inches) and the addition of two panel antennas, two remote radio units, one battery backup unit, and associated equipment at various heights along the pole. The subject pole is located 11 feet northeast of a non-exclusive private roadway and utility easement near the southwest property line of APN 078-260-019, approximately 200 feet northwest of the intersection with Marsh Creek Road, in Clayton. (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 078-260-019) (Continued from 02/19/14 LC) SXG Staff Report

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

3. SHUJAUL BARI (Applicant) - BLACKHAWK CENTER CAL LLC (Owner), County File #DP12-3033: Application for approval of a non-substantial modification to a Final Development Plan (County File #DP85-3009) to allow for the removal of five (5) off-street parking spaces to allow for the establishment of a 2,800-square-foot enclosed play area and a new Montessori pre-school. The Montessori school will be located at Blackhawk Plaza, which is at 3380 Blackhawk Plaza Circle in the unincorporated Danville area. (Zoning: P-1, Planned Unit District) (Parcel Number 203-780-011) (Continued from 03/03/14 TM) EL Staff Report

LAND USE PERMIT: PUBLIC HEARING

4. EXTENET SYSTEMS, INC. (Applicant) - CONTRA COSTA COUNTY/ NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #LP13-2087: The applicant is requesting approval of a land use permit to replace an existing 24-foot tall utility pole with a 31-foot 11-inch pole and attach a new wireless telecommunications facility. The project also includes the addition of two panel antennas, two remote radio units, one battery back-up unit cabinet and associated equipment at various heights along the pole. The subject utility pole is located within the public right-of-way on the northeast side of Marsh Creek Road, approximately 1800 feet northwest from the intersection of Deer Valley Road and Marsh Creek Road. The adjacent private property is addressed 17601 Marsh Creek Road, in the Brentwood area. (Zoning: A-2, General Agriculture District; Parcel: ROW 007-030-047) DAB Staff Report
5. AT&T MOBILITY (Applicant) - JOHN AND HELEN TORRES (Owners), County File #LP13-2098: The applicant requests approval of a land use permit to establish a new unmanned wireless telecommunications facility. The proposed project includes building a redwood fenced enclosure within the footprint of a PG&E power transmission tower that will contain the equipment cabinets, two pipe mounted Global Positioning (GPS) antennas, and a back-up diesel generator. Nine panel antennas will be attached to a 12-foot tall "top hat" extension structure that will be mounted on top of the transmission tower. Fifteen remote radio units (RRUs) will also be installed, nine near the equipment enclosure and six near the panel antennas. The project area is located near the northern property line of 1351 Eureka Avenue in the Brentwood area of the County. (Zoning: A-4, Agricultural Preserve District) (Parcel Numbers: 010-180-003 & 004) DAB Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, APRIL 7, 2014. PLEASE BE AWARE OF THE NEW MEETING LOCATION. 30 MUIR ROAD, MARTINEZ, CA.

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

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

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.8

 **SIMS METAL MANAGEMENT**  
600 South 4th Street  
Richmond, CA 94804  
(510) 412-5300

EL SOBRANTE MUNICIPAL ADVISORY

Date: 03/13/14  
Check No: 12627364

TICKET#	SHIP DATE	COMMODITY	GROSS	TARE	NET	ADJ REASON	RD CT/WT	RD EXT	PRICE UM	FRT EXT	TOTAL AMT
MZDPMZ	03/13/14	C.O.S. Ferrous	1	1	0	0			350.00 *	.00	350.00
VENDOR CP012P TOTALS (POUNDS):			1	1	0		TOTAL AMOUNT DUE SUPPLIER:				350.00

THIS CHECK CONTAINS AN ARTIFICIAL WATERMARK. HOLD AT ANGLE TO VIEW. BORDER CONTAINS MICROPRINTING.

 **SIMS METAL MANAGEMENT**  
600 South 4th Street  
Richmond, CA 94804  
(510) 412-5300

Controlled Disbursement  
Bank of America, N.A.  
Northbrook, Illinois

No. **12627364**

70-2328  
719 IL

DATE  
03/13/14 02:25pm

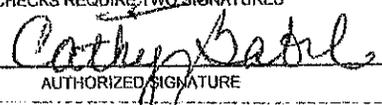
CHECK AMOUNT  
\*\*\*\*\*350.00

**PAY EXACTLY Three Hundred Fifty and 00/100 Dollars**

VOID AFTER 90 DAYS

PAY TO THE ORDER OF

EL SOBRANTE MUNICIPAL ADVISORY  
11780 SAN PABLO AVE.  
EL CERRITO, CA 94530

  
\_\_\_\_\_  
CHECKS REQUIRE TWO SIGNATURES  
  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈ 12627364 ⑆ 071923284 ⑆ A7653 ⑆ 15969 ⑆