

# **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: Tom Owens, Vice Chair: George Cleveland, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Members at-Large: James Hermann, Kylan Patterson Sr., Barbara Pendergrass, Alternates: Mike Daley

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 subcommittee meetings who contact the chair, Tom Owens at least 24 hours before the meeting. Phone Number 510 758-2889.

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, December 10, 2014**

### **Pledge of Allegiance**

### **Call to Order/Welcome**

### **Approval of Minutes and Agenda \* items have minutes included**

**\*Draft minutes for November 12, 2014**

### **Treasurer's Report**

### **Introductions of Speakers/ Guests/ Topics(P)**

**P.1** Presentation by Helen Dickson, Living Shoreline Assistant at The Watershed Project. Water quality in El Sobrante Creeks

Questions- limit 2 minutes per speaker

**P.2** Presentation by Lt. D.J. Watt, Bay Station Commander.

Questions- limit 2 minutes per speaker

**P.3** Presentation by Officer John Pruitt, California Highway Patrol  
Questions- limit 2 minutes per speaker

**P.4** Presentation by Sharla Sullivan, East Bay Municipal Utility District, projects affecting El Sobrante  
Questions- limit 2 minutes per speaker

**P.5** Presentation by Contra Costa County Fire Battalion Chief, Bob Atlas  
Questions- limit 2 minutes per speaker

**P.6** Presentation by Nancy Wein, Senior Civil Engineer Public Works. Appian Way project  
Questions- limit 2 minutes per speaker

**P.7** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report  
Questions – limit 2 minutes per speaker

**Public Comment** - for items not on the agenda: limit 2 minutes per speaker

**Consent Calendar(CC):** The Council will consider this item approved unless requested to be discussed:

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

**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department  
Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**SDI.1** Report from El Sobrante Valley Planning and Zoning Advisory Committee Member-Barbara Pendergrass

Questions – Limit 2 minutes per speaker

**Information Items-**

**10.1** Public hearing 12/2/2014 (GP#14-0001)

**10.2** Negative Declaration 12/1/2014 (MS14-0003)

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## **Sub Committee Reports**

**11.1** ESMAC Land Use- (?), Tom, George

**11.2** ESMAC Safety- James, (?)

**11.3** ESMAC Education Programs/ Out Reach- Sharon, Mark, El Sobrante Cleanup Day,

**11.4** ESMAC By Laws- Chair Tom, member Joseph

## **New Business**

**12.1**

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

limit 2 minutes per speaker

## **Announcements:**

ESMAC officer elections Januaury 14, 2015

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

## **Adjournment**

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**El Sobrante Municipal Advisory Council**  
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**7:00 P.M., El Sobrante Library, 4191 Appian Way, El Sobrante**

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

**Draft Minutes for Wednesday, November 12, 2014**

**Pledge of Allegiance** – led by Kylan Patterson Sr.

**Call to Order/Welcome** – by Tom Owens

**Roll Call** – by Sharon Thygesen

Present: Chair: Tom Owens, Vice Chair: George Cleveland, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Member at-Large: Barbara Pendergrass, James Hermann, Kylan Patterson Sr.

Absence: Alternate: Mike Daley

**Approval of Minutes and Agenda**

**June 11, 2014**

Motion – Barbara Pendergrass, Second – Tom Owens

Yes: Sharon Thygesen, Barbara Pendergrass, George Cleveland, Tom Owens, Kylan Patterson Sr.

No: None

Abstain: James Hermann

Carried

**September 10, 2014**

Motion – Mark Porter, Second – George Cleveland

Yes: Sharon Thygesen, George Cleveland, Tom Owens, Mark Porter

No: None

Abstain: James Hermann, Barbara Pendergrass, Kylan Patterson Sr

Carried

**October 9, 2014**

Motion – Barbara Pendergrass, Second – George Cleveland

Yes: Sharon Thygesen, George Cleveland, Tom Owens, Barbara Pendergrass

No: None

Abstain: James Hermann, Kylan Patterson Sr, Mark Porter

Carried

**Treasurer's Report** – by James Lyons – balance \$4327

**P.1** Presentation by Lt. D.J. Watt, Bay Station Commander.

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

**P.5** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

**Public Comment** – 3 speakers

**Consent Calendar(CC):**

**CC.1** Reimburse Barbara Pendergrass \$209.93 for expenses from the El Sobrante Chamber of Commerce Mixer that the ESMAC hosted. (See 10.8)

Motion – Sharon Thygesen, Second – Kylan Patterson Sr.

Yes: Sharon Thygesen, George Cleveland, Tom Owens, Mark Porter, James Hermann, Barbara Pendergrass, Kylan Patterson Sr.

No: None

Abstain: None

Carried

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

**DI. - No Applications received this month**

**Short Discussion Items-**

**SDI.1** Report from El Sobrante Valley Planning and Zoning Advisory Committee Member - Barbara Pendergrass

**SDI.2** Decide on Business Cards and Name tags design and costs, approve money to purchase them.

Motion to spend up to \$50 to purchase name tags for the MAC members

Motion: George Cleveland, Second – Mark Porter

Yes: Sharon Thygesen, George Cleveland, Tom Owens, Mark Porter, James Hermann, Barbara Pendergrass, Kylan Patterson Sr.

No: None

Abstain: None

Carried

Motion to spend up to \$700 on business cards / Friendly amendment to lower amount to \$300.

Motion: Mark Porter

Amendment: Barbara Pendergrass

Second: George Cleveland

Yes: Sharon Thygesen, George Cleveland, Tom Owens, Mark Porter, James Hermann, Barbara Pendergrass, Kylan Patterson Sr.

No: None

Abstain: None

Carried

Note: Jim Hermann declined business cards for himself

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

Helen Dickson to speak Dec. 10, 2014 re: Health of our creeks

### **Adjournment**

#### **Adjournment - 8:47**

Motion – Barbara Pendergrass, Second – George Cleveland

Yes: Tom Owens, Sharon Thygesen, Barbara Pendergrass, George Cleveland.

No: None

Carried

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

# **El Sobrante Municipal Advisory Council (ESMAC)**

**Meetings are on the 2<sup>nd</sup> Wednesday of every month at 7:00 p.m. at the El Sobrante Library 4191 Appian Way, El Sobrante**

**Mailing Address – 3769 B San Pablo Dam Road, El Sobrante, 94803**

**The ESMAC is an advisory body to the Board of Supervisors**

**Chair – *Vacant*, Vice-Chair – Tom Owens, Secretary – Sharon Thygesen, Treasurer – George Cleveland, At-Large Members – James Hermann, Joseph Camacho, Mark Porter**

**Minutes for Wednesday, June 11, 2014**

**Approved November 12, 2014**

Pledge of Allegiance led by Sharon Thygesen

Call to Order (Roll Call)

Present: Tom Owens, Sharon Thygesen, George Cleveland and Mark Porter

Excused: Joseph Camacho

Not Excused: James Hermann

## **Welcome**

Treasurer's Report - None

Introduction of speakers/ guests/ topics

Presentations

**P.1** Presentation by Lt. D.J. Watt, Bay Station Commander, Crime Report

**P.2** Presentation by Officer John Pruitt, California Highway Patrol

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

**P.5** Presentation by Rob Ham, Contra Costa Red Cross External Relations Team

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

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

**DI.1 – Review revised plans submitted by Wild and Radish LLC to the Department of**

## Conservation and Development.

Tom to write letter to Contra Costa County regarding issues identified with Wild and Radish project.

Sharon Thygesen (M), George Cleveland (S)

Yes: Mark Porter, Tom Owens, George Cleveland and Sharon Thygesen

No: None

Carried

**DI.2** – Review request to modify existing land use permit of an existing telecommunications facility approve under LP08-2018, to add a hydrogen fuel cell backup system and associated equipment.

## 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 agenda from May 8, 2014

10.2 – Letter from Sheriff Livingston to ESMAC Chair.

10.3 – Spawners April 2014 newsletter

10.4 – El Sobrante parklet community stakeholder meeting notes

## Sub Committee Reports

**11.1** – ESMAC Land Use – Tom Owens, George Cleveland

**11.2** – ESMAC Safety – Joseph Camacho

**11.3** – ESMAC Education Programs/ Outreach – Sharon Thygesen and Mark Porter

## New Business

Elect new Chair of the ESMAC

Sharon Thygesen nominated Tom Owens, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None



Carried

Elect new Vice Chair of the ESMAC

George Cleveland nominated George Cleveland, second by Mark Porter

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Elect new Treasurer of the ESMAC

Sharon Thygesen nominated Mark Porter, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

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

None

Motion to adjourn made by Sharon Thygesen, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Adjourned at 9:07

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

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

Present: Chair: Tom Owens, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Member at-Large: Kylan Patterson Sr.

Excused Absence: Vice Chair: George Cleveland, Member at-Large: James Hermann,

## **Minutes for Wednesday, September 10, 2014 Approved November 12, 2014**

Pledge of Allegiance led by Sharon Thygesen

7:02 P.M. Call to Order/Welcome by Chair Tom Owens

Roll Call by Secretary Sharon Thygesen

### **Approval of Minutes**

May 14, 2014 Draft Minutes

Motion – Tom Owens, Second – Sharon Thygesen

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

Treasurer's Report – Balance \$4327.00

**P.1** Presentation by Lt. D. J. Watt, Bay Station Commander.

**P.2** Presentation by Officer John Pruitt, California Highway Patrol

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

**P.4** Presentation by Contra Costa County Fire Battalion Chief, Bob Atlas

**P.5** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

**P.6** Presentation by Valerie Cuevas, Candidate for WCCUSD board

Public Comment - 2 speakers

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

**DI.1 - No Applications received this month**

**DI.2** Motion for Chair to write letter to in support of the study of the county ordinance regarding allowing chickens in areas zoned residential.

Motion – Sharon Thygesen, Second – Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

**DI.3** ESMAC to discuss using up to \$250 out of the MAC account for food for the El Sobrante Clean Up Day on Oct 4, 2014.

Motion – Sharon Thygesen, Second – Tom Owens

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

**DI.4** ESMAC to discuss using up to \$350 out of the MAC account for food for the hosting of Chamber mixer in Oct. 2014

Motion – Sharon Thygesen, Second –Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

**Short Discussion Items-**

None

**Information Items-**

**10.1 LAFCO Agenda, August 13,2014**

**10.2 Letter from Melinda Thomas**

**Sub Committee Reports**

None

**New Business**

None

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

None

**Adjournment - 9:57**

Motion – Sharon Thygesen, Second –Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

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

Present: Chair: Tom Owens, Vice Chair: George Cleveland, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Member at-Large: Barbara Pendergrass

Excused Absence: Members at-Large: James Hermann, Kylan Patterson Sr.,

## **Minutes for Wednesday, October 8, 2014 Approved November 12, 2014**

Pledge of Allegiance led by George Cleveland

Call to Order/Welcome by Tom Owens

Roll Call by Sharon Thygesen

**P.1** Presentation by Lt. D.J. Watt, Bay Station Commander

**P.5** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

### **Public Comment**

6 speakers

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

**DI. - No Applications received this month**

### **Short Discussion Items-**

**SDI.1** – Eleanor Loynd will be moving and resigned from the committees. Election will be held on 10/9/14 for her replacement.

### **Information Items-**

**10.1** LAFCO Agenda, October 8, 2014

**10.2** Notice of WCCIWM October 9, 2014

**10.3** CCCDCD proposed negative declaration September 15, 2014

**10.4** CDDDCD ZONING agenda September 23, 2014

**10.5** CDDDCD ZONING agenda September 23, 2014

## **Sub Committee Reports**

**11.3** ESMAC Education Programs/ Out Reach- Report on El Sobrante Day Clean Up. The Clean up day was very successful. We filled 2 bins with garbage, almost filled the green waste bin and collected quite a bit of metal. The MAC recognized the hard work by all the volunteers, and especially of Eddy Guerra. He took his truck around El Sobrante and picked up large pieces of furniture that had been illegally dumped. The Clean Up day next year will be the 1<sup>st</sup> Saturday in October (10/3/15)

## **New Business**

James Lyons is provided sample badges for the MAC member to choose what style of badge they would like. The MAC selected the black background with white lettering

## **Public Comment** -1 speaker

## **Announcements**

None

## **Adjournment - 8:47**

Motion – Barbara Pendergrass, Second – George Cleveland

Yes: Tom Owens, Sharon Thygesen, Barbara Pendergrass, George Cleveland.

No: None

Carried

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

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**NOTICE OF PUBLIC HEARING BEFORE THE CONTRA COSTA COUNTY BOARD OF  
SUPERVISORS ON PLANNING MATTERS**

**COUNTYWIDE**

NOTICE is hereby given that on Tuesday, December 2, 2014, at 9:00 a.m., in the County Administration Building, Board Chambers, 651 Pine Street (Corner of Pine and Escobar Streets), Martinez, California, the Contra Costa County Board of Supervisors will conduct a public hearing to consider the following planning matter:

**2014 HOUSING ELEMENT UPDATE (2015-2023), CONTRA COSTA COUNTY  
GENERAL PLAN, 2005-2020 (County File: GP#14-0001)**

Pursuant to Senate Bill 375 (Statutes of 2008, Chapter 728) Contra Costa County has prepared a draft update to the Housing Element in the Contra Costa County General Plan (2005-2020), for an 8-year planning period from 2015 to 2023. The current Housing Element was adopted by the Board of Supervisors on July 21, 2009. The 2014 Housing Element Update identifies and analyzes the existing and projected housing needs for population groups within the unincorporated area of Contra Costa County based on a new Regional Housing Needs Allocation (RHNA) issued by the Association of Bay Area Governments in accordance with Senate Bill 375. It provides a statement of goals, policies, and quantified objectives for the 8-year planning period covered by the update, and it documents programs for the preservation, improvement, and development of housing within the unincorporated area in order to meet the County's fair share of regional housing needs (or RHNA) for the 8-year planning period. The 2014 Housing Element Update (County File: GP#14-0001) would amend the Contra Costa County General Plan (2005-2020) by superseding and replacing text, maps, and related appendices for Chapter 6. Housing Element. The geographic area covered by the 2014 Housing Element Update is the unincorporated portion of Contra Costa County. The Housing Element is mandated under California Government Code Section 65580 and it is subject to the review and certification for compliance with State housing element law by the California Department of Housing and Community Development.

For the purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration of Environmental Significance (no Environmental Impact Report) has been prepared for this project (SCH#2014092050).

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

Prior to the hearing, staff from the Department of Conservation and Development will be available on Tuesday, December 2, 2014, at 8:00 a.m. in Room 108, Administration Building, 651 Pine Street, Martinez, CA, to meet with any interested persons in order to (1) answer questions; (2) review the hearing procedures used by the Board; (3) clarify the issues being considered by the Board; and, (4) if necessary, provide an opportunity to identify, resolve, or narrow any differences which remain in dispute. If you wish to attend this meeting with staff, please call Patrick Roche, Principal Planner, Department of Conservation and Development, at (925) 674-7807 by 3:00 p.m. on Monday, December 1, 2014 to confirm your participation.

Date: November 21, 2014

David Twa, Clerk of the Board of the Board of Supervisors  
and County Administrator

BY:  Jane McHuen, Deputy Clerk

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

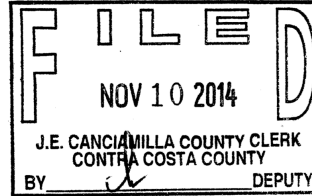
**Contra  
Costa  
County**



John Kopchik  
Interim Director

Aruna Bhat  
Deputy Director

Jason Crapo  
Deputy Director



November 10, 2014

**NOTICE OF PUBLIC REVIEW AND INTENT  
TO ADOPT A PROPOSED NEGATIVE DECLARATION  
FOR  
A VESTING TENTATIVE MAP, MINOR SUBDIVISION,  
EL SOBRANTE**

**County File Number: MS14-0003**

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 and Development, Contra Costa County has prepared an initial study on the following project:

JACK WANG (Applicant and Owner): County File #MS14-0003: This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a 24,974-square foot residential parcel into two parcels of 10,658 and 14,316 square feet in area. There are two existing single-family residences and a detached garage on site. The proposed new parcels will each retain one residence and the detached garage will remain on Parcel B. The Applicant proposes to construct an off-street parking pad and driveway to provide off-street parking spaces for Parcel A. In addition, the applicant is requesting several variances to allow a 13-foot front setback (minimum of 20-feet is required) for the existing residence on Parcel A, an eight-foot front setback (minimum 20-feet is required) for the existing residence, and a 19-foot front setback (minimum 20-feet is required) for the existing garage on Parcel B. The subject property is located on the southeast corner of the intersection between San Pablo Dam Road and Cavoretto Lane in El Sobrante, California. (Zoning: Single-Family Residential, R-7) (Assessor's Parcel Number: 435-120-068).



**DETERMINATION:** The County has determined that the proposed project will not result in significant environmental impacts and has therefore prepared a Negative Declaration pursuant to California Code of Regulations Section 15070. Prior to adoption of the Negative Declaration, the County will be accepting comments on the negative declaration/initial study during a 20-day public comment period.

A copy of the Negative Declaration and all documents referenced in the Negative Declaration may be reviewed in the offices of the Department of Conservation and Development, at 30 Muir Road, Martinez, during normal business hours.

**Public Comment Period** - The period for accepting comments on the adequacy of the environmental documents extends to ***5:00 PM, Monday, December 1, 2014.*** Any comments should be in writing and submitted to the following address:

Attention: Jennifer Cruz  
Department of Conservation and Development  
Contra Costa County  
30 Muir Road  
Martinez, CA 94553

The County File Number indicated near the top of this notice should be included on all correspondence. It is anticipated that the proposed Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. While a date for this hearing has not yet been set, it is anticipated to occur in December of 2014. The hearing will be held at 30 Muir Road, Martinez.

**ADDITIONAL INFORMATION:** For additional information on the Negative Declaration and the proposed project, please contact Jennifer Cruz of the Department of Conservation and Development by telephone at (925) 674-7790, by fax at (925) 674-7794 or e-mail at [Jennifer.Cruz@dcd.cccounty.us](mailto:Jennifer.Cruz@dcd.cccounty.us).



Jennifer Cruz  
Project Planner

cc: County Clerk's Office (2 copies)