

El Sobrante Municipal Advisory Council

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

The ESMAC is an advisory body to the Board of Supervisors

Chair: Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner
Members at-large: Jim Hermann, Andrew Chahrour, Brandy Faulkner, Ylan Hunt
Alternates: Xina Ash, Tom Lang

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510-223-6091 or rpender970@aol.com

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

AGENDA for Wednesday, October 10, 2018 **7:00 PM**

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for 09-12-2018 included

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

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford

Questions – limit 2 minutes per speaker

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

Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire

Questions – limit 2 minutes per speaker

P.4 Presentation by Marcus E. Walton, Director of Communications, West Contra Costa Unified School District will be doing a presentation on the School District's transition to trustee area elections

Questions – limit 2 minutes per speaker

P.5 Presentation by East Bay Regional Park District regarding Measure FF on this November's ballot.

Questions – limit 2 minutes per speaker

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

Questions – limit 2 minutes per speaker

Public Comment – for items not on the agenda

Questions – limit 2 minutes per speaker

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

DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

DI.1 VR18-1020 – Notice of Intent to Render an Administrative Decision. Applicant, Gustavo Orozco and Owner, Maurilio Mercado. The applicant requests approval of a variance to allow a rear yard setback of 7 feet (where 15-feet is required) for a 250-square-foot addition, as well as to legalize an existing covered front porch with an approximate 5-foot front yard setback (where a 20-foot front yard setback is required and where a 10-foot setback is required along public roads) and to legalize an existing garage conversion. Property is located at 30 Hacienda Lane in the El Sobrante area.

Questions – limit 2 minutes per speaker

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Questions – limit 2 minutes per speaker

Information Items

10.1 Sustainable Contra Costa Community announced a celebration of their 10th Annual Awards Gala on September 20th, 2018. Informational only

10.2 West County Waste Water District Meeting and Agenda for September 20, 2018. Time 6:30 P.M. Informational only

10.3 Notice and Agenda for Regular Meeting of LAFCO Wednesday, September 12, 2018 at 1:30 P.M. Location, 651 Pine Street, Martinez, Ca 94553. Informational only

10.4 Notice of the County Planning Commission Meeting for September 12, 2018. Time 7:00 P.M. Location, 30 Muir Road, Martinez, Ca 94553. Notice of Cancellation of Meeting on September 26, 2018. Informational only

10.5 Notice of Meeting of the Contra Costa County Zoning Administrator for Wednesday September 5, 2018 September 17, 2018 and October 1, 2018, 1:30 P.M. Location, 30 Muir Road, Martinez, Ca 94553. Informational only

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 Supervisor Gioia's and the ESMAC's Clean-up Day on October 6, 2018, 8:30 A.M. to Noon. Volunteers 8:00 A.M. Location Moose Lodge parking lot on Appian Way

Public Comment – for items not on the agenda

Questions – limit 2 minutes per speaker

Announcements

Agenda Items / Speakers for Upcoming ESMAC MeetingsAdjournment:

Minutes September 12, 2018

**El Sobrante Municipal Advisory Committee
El Sobrante Elks Lodge, 3931 San Pablo Dam Road, El Sobrante , 7:04 p.m.**

Pledge of Allegiance
Call to Order/Welcome/Roll Call

Members Present:

Barbara Pendergrass, Chair
Tom Owens, Vice Chair
Robin S. Tanner, Secretary
Andrew Chahrour, Member at Large
Ylan Hunt, Member at Large
Tom Lang, Member at Large

Excused Absences:

Jim Hermann, Member at Large
Brandy Faulkner, Member at Large
Xina Ash, Member at Large

Guest:

James Lyons, Coordinator for Supervisor John Gioia

Approval of August 2018 Minutes: Approved: Barbara Pendergrass, Tom Owens, Robin S. Tanner, Andrew Chahrour; Ylan Hunt, Tom Lang. Nay - no one.

Treasurer's Report: \$4,231.68

Presentation by Sheriff's Office. Lt. Buford.

Presentation by Highway Patrol. None.

Presentation by Contra Costa County Fire Department. None.

Presentation by Sarah Dunham, a representative from "Not in Our Town El Sobrante."
Bay Area Stands United Against Hate Week will be November 11-18, 2018. See "Not in Our Town El Sobrante" Facebook page.

Presentation by East Bay Mud

Discussion of EBMUD Trench Soils Removal Project. Project is on schedule to be complete in October. Contact Kathryn Horn at kathryn.horn@ebmud.com or 510/287-2053.

Presentation by James Lyons District Coordinator for Supervisor John Gioia. Coastal Cleanup will be September 15; El Sobrante Stroll, September 16; and El Sobrante Clean Up will be the first Saturday in October at the Moose parking lot.

Public Comment.

Discussion Items.

D1.1 Agency Comment request for a Land Use Permit Application for the establishment of a new Verizon cell site upon an existing PG&E lattice tower. No comments.

Short Discussion Items

Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

10.1 Announcement from the Contra Costa Health Services regarding "Contra Costa County Homeless Court Frequently Asked Questions and an email on how to refer clients to Contra Costa Homeless Court

10.2 Email from East Bay Regional Park District on "Extreme Fire Danger."

10.3 An email from "Friends of the Bay Trail in Richmond" regarding upland coming events and a map showing the "San Francisco Bay Trail Project."

10.4 Notice and Agenda for Regular Meeting of IAFCO Wednesday, August 8, 2018

10.5 Notice of Cancellation of the County Planning Commission Meeting for August 8, 2018.

10.6 Notice of Meeting of the Contra Costa County Zoning Administrator for Monday, August 5, 2018 and August 20, 2018.

Sub Committee Reports

Supervisor Gioia's and the ESMAC's Clean-up Day 2018 will be on October 6 at the Moose Lodge Parking Lot.

Public Comment

- * There is an Adachi email list. Possibly there will be a community weeding effort at the site.
- * An update from a community member about the Elsewhere Sports Bar. There has been no meeting between the bar and the community. There has been no contact from the bar's owner.
- * Report about a recent upsetting event involving a household with a long-standing history of drugs and public nuisance problems. A meeting will be arranged between the community and sheriff.
- * A petition is circulating on Next Door to do something about dangerous driving on San Pablo Dam Road.
- * Apps like Waze are sending traffic onto streets not built to contain it.

- * A new park has been proposed for the site of a former Town Garage. Questions about what would the park be like and suggestions on how to best promote the idea.
- * Late arrival of someone who identified himself as Mike Peavy?, owner of Somewhere Else, who disputed accuracy of complaints against the bar.

Adjournment

Barbara Pendergrass, Tom Owens, Robin S. Tanner, Andrew Chahrour, Ylan Hunt, and Tom Lang - yes. No - no one. Meeting adjourned at 9:15 p.m.

D.I.S.A

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

August 31, 2018

NOTICE OF INTENT TO RENDER AN 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 **5:00 PM, Monday, September 10, 2018** to:

Department of Conservation and Development
Community Development Division
Attention: Margaret Mitchell
30 Muir Road
Martinez, CA 94553

The application is described as follows:

GUSTAVO OROZCO (APPLICANT) AND MAURILIO MERCADO (OWNER), COUNTY FILE #VR18-1020: The applicant requests approval of a variance to allow a rear yard setback of 7-foot (where 15-foot is required) for a 250-square-foot addition, as well as to legalize an existing covered front porch with an approximate 5-foot front yard setback (where a 20-foot front yard setback is required and where a 10-foot setback is required along public roads) and to legalize an existing garage conversion. The subject property is located at 30 Hacienda Lane in the El Sobrante area of Contra Costa County (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 430-233-024).

DIMB

Following the public comment period, the Zoning Administrator will (1) schedule 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, feel free to contact me at (925) 674-7804 or by email at Margaret.Mitchell@dcd.cccounty.us so that I can be of further assistance.

Sincerely,



Margaret Mitchell, Planner

Attachments: Site Plan and Elevations

DR 1.0

TO MAIN RESIDENCE

SOBRANTE CA 94803

CONSERVATION NOTES

FLOW 1.2 GPM GAL/FLUSH OR LESS
2.0 GAL/MIN OR LESS
OF 1.2 GPM AT 60 PSI FOR THE
AVE INSULATION WRAP OF VALUE R-12
PIPING TO HAVE FIRST TWO FEET
HIGHER
STRIPPING INSTALLED ON ALL EXTERIOR
ALL FURNACE DUCK TO R-3 OR HIGHER
DOORS OR CLOSURES IN ALL FIREPLACE

EX
AP

PROJECT INFORMATION

APN#: 430-233-024
LOT SIZE: 11,250 SF
CONSTRUCTION: TYPE 5 UNPROTECTED WOOD FRAME
BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE R-3/U
SPRINKLER: NO

EXISTING LIVING AREA: 1,182 SF
EXISTING DETACHED GARAGE AREA: 665 SF
EXISTING LIVING AREA: 1,182 SF
EXISTING STORAGE AREA (UTILITY ROOM/STORAGE ROOM): 435 SF

PROPOSED ADDITION: 250 SF
PROPOSED TOTAL LIVING AREA: 1,432 SF
PROPOSED FOOTPRINT AREA: 2,532 SF
PROPOSED LOT COVERAGE: 22.5%

SYMBOL LEGEND

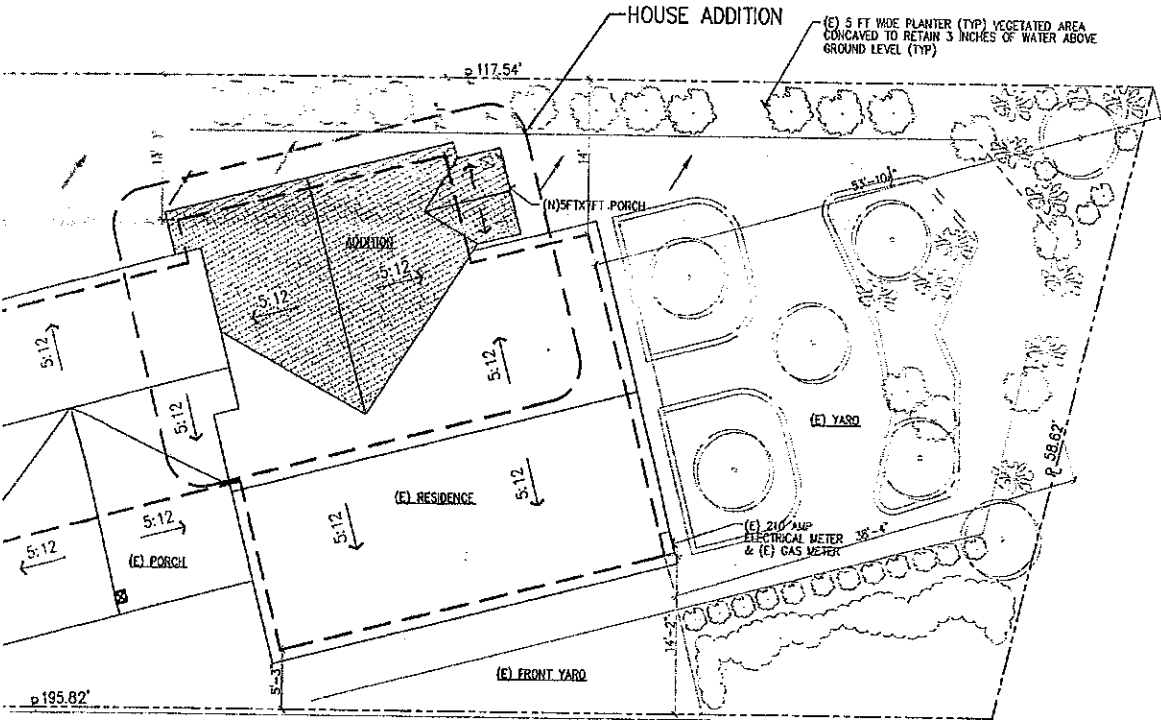
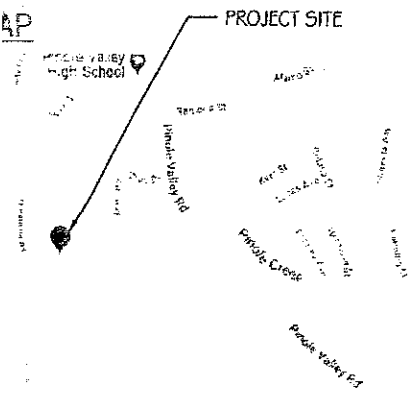
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- ELEVATION: [Symbol]
- DETAIL: [Symbol]
- GRID LINE: [Symbol]
- DOOR: [Symbol]
- WINDOW: [Symbol]
- NOTE: [Symbol]

DESCRIPTION OF WORK

1. NEW (250SF) ADDITION TO EXISTING RESIDENCE. CONSIST IN RELOCATING EXISTING KITCHEN TO NEW ADDITION AREA. EXISTING KITCHEN AREA TO BE CONVERTED TO BEDROOM. SEE PLANS FOR PROPOSED LAYOUT.

CODE COMPLIANCE

- 2016 CALIFORNIA BUILDING CODE (C.B.C.)
- 2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- 2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
- 2016 CALIFORNIA PLUMBING CODE (C.P.C.)
- 2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
- 2016 CALIFORNIA ENERGY CODE (CALENERGY)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)



1% (TYP) EXISTING DIRECTION OF FLOW (ALL SLOPES LESS THAN 1%)
NOTES:
1. ALL EXISTING PLANTERS & VEGETATED AREA TO RETAIN 3 IN OF WATER ABOVE THE GROUND LEVEL
2. STORM DRAINS MUST BE PROTECTED FROM CONSTRUCTION DEBRIS AND MATERIALS.

DATE	MARK	DESCRIPTION

Designer
Gustavo Orozco
P. 510-520-2358
gusoro@gmail.com

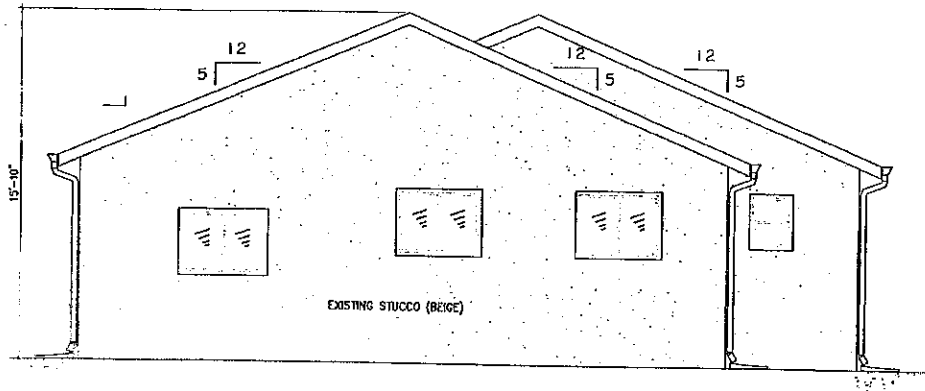
Applicant
MAURILIO MERCADO
510-734-9235

30 HACIENDA LANE
EL SOBRANTE CA, 94803
HOUSE ADDITION

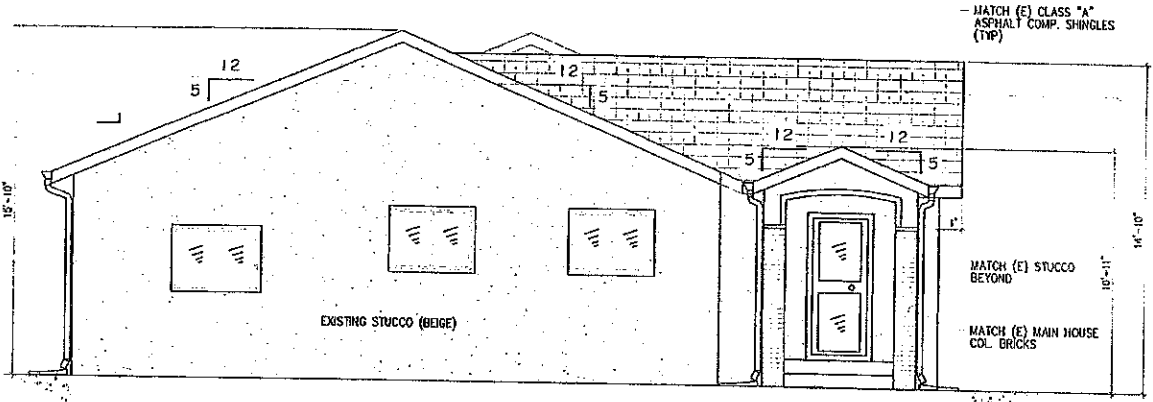
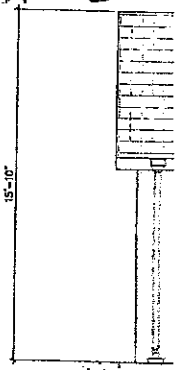
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HORIZAS SHOWN
VERT: AS SHOWN

SHEET
A1.0

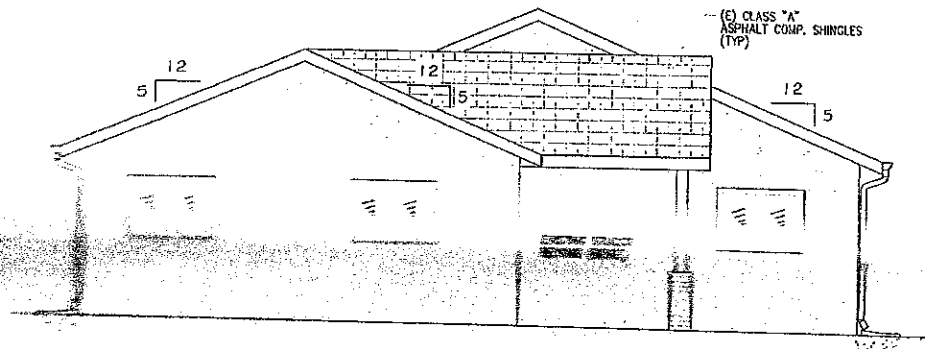
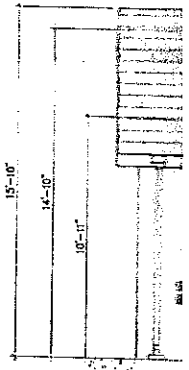
D.I. 1.e



3 (E) SIDE (SOUTH) ELEVATION
1/4"=1'-0"

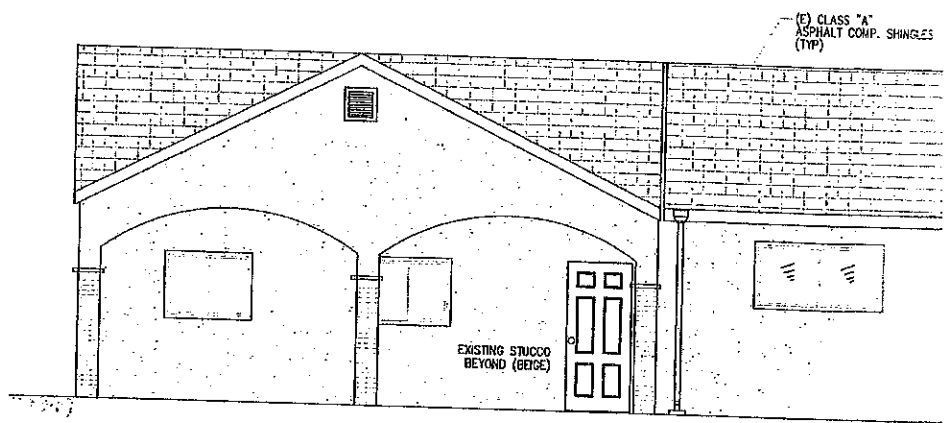


3 (N) SIDE (SOUTH) ELEVATION
1/4"=1'-0"



5 (E) SIDE (NORTH) ELEVATION
1/4"=1'-0"

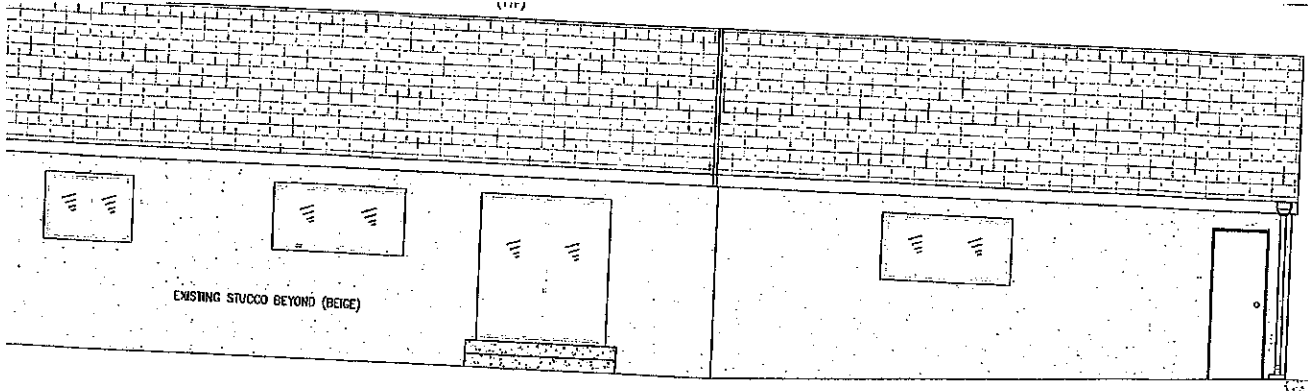
MATCH (E) S BI



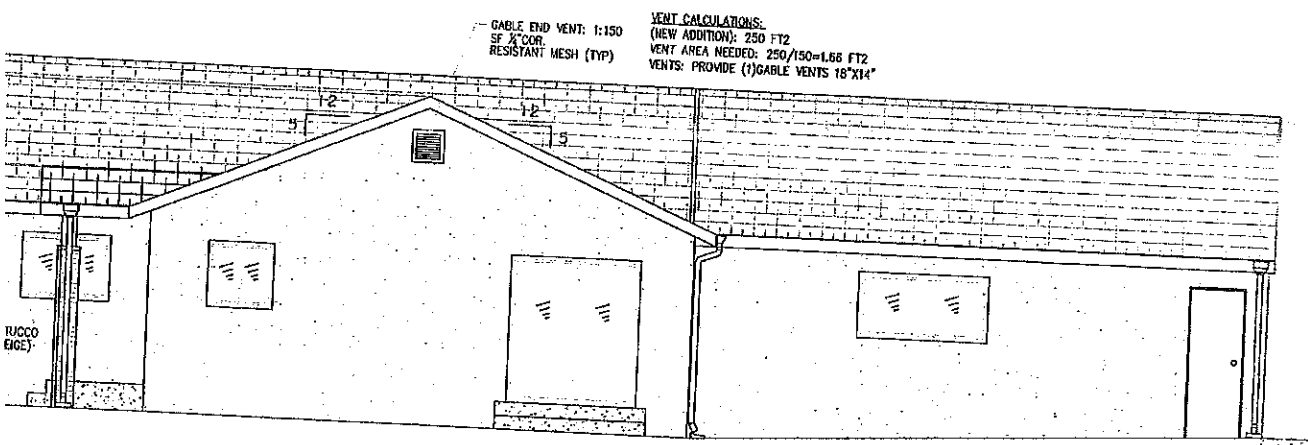
7 (E) FRONT (WEST) ELEVATION
1/4"=1'-0"

(E) CLASS \"A\" ASPHALT COMP. SHINGLES (TYP)

D.C.H.P.



2 (E) REAR (EAST) ELEVATION
1/4"=1'-0"

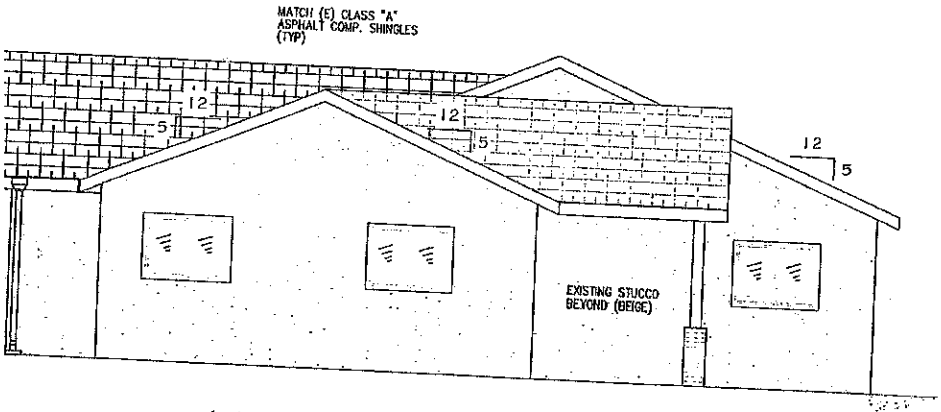


GABLE END VENT: 1:150
SF FLOOR
RESISTANT MESH (TYP)

VENT CALCULATIONS:
(NEW ADDITION): 250 FT²
VENT AREA NEEDED: 250/150=1.66 FT²
VENTS: PROVIDE (1) GABLE VENTS 18"x14"

- MATCH (E) STUCCO & COLOR

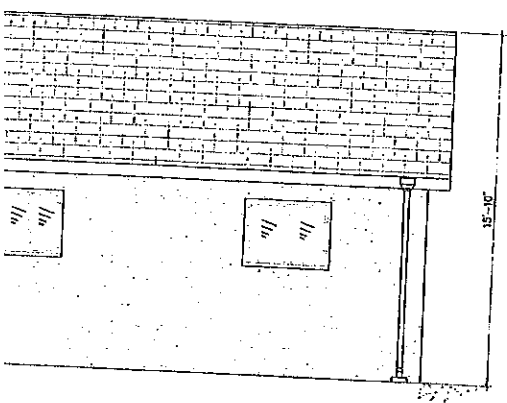
4 (N) REAR (EAST) ELEVATION
1/4"=1'-0"



MATCH (E) CLASS "A"
ASPHALT COMP. SHINGLES
(TYP)

EXISTING STUCCO
BEYOND (BEIGE)

6 (N) SIDE (NORTH) ELEVATION
1/4"=1'-0"



DATE	MARK	DESCRIPTION

Designer
Gustavo Orozco
P. 510-520-3344
gusoro@gmail.com

Applicant
MAURILIO MERCADO
510-734-9235

30 HACIENDA LANE
EL SOBRANTE CA, 94803
HOUSE ADDITION

DESIGN BY
DRAWN BY
CHECKED BY
DATE
SCALE
HORIZALS SHOWN
VERT AS SHOWN

A4.0

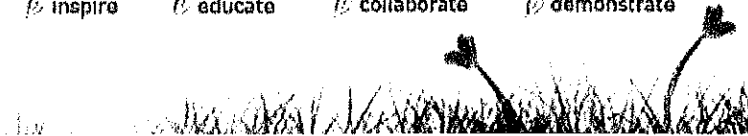
10.1.02

Subject: **Don't miss it! Sustainability Awards Gala is next week!**
Date: 9/13/2018 12:55:26 PM Pacific Standard Time
From: tina@sustainablecoco.org
Reply To: info@sustainablecoco.org
To: rpender970@aol.com

Having trouble viewing this email? [Click here](#)



inspire educate collaborate demonstrate



Celebrate the Sustainability Community at the 10th Annual Awards Gala

Come to connect and be inspired!



The Leadership In Sustainability Awards will be celebrating 10 years with the most fabulous awards gala yet! **On September 20th, our community will come together at the beautiful Pleasant Hill Community Center** to honor those who have made an outstanding commitment to sustainability in our county. Congressman Mark DeSaulnier (invited) and Contra Costa County Supervisors will present SCOCO's Sustainability Awards, Central San will

10.16.16

present their Pollution Prevention Awards, and County Supervisors will recognize our local Certified Green Businesses.

Connect with elected officials, business and community leaders at the opening reception, where we'll enjoy delicious food and drink from our local, sustainable partners such as **Sunrise Bistro** and **Mt. Diablo HS Hospitality Academy**, **Jacks Restaurant & Bar**, **Heritage Eats**, **Captain, Viano**, and **Rodney Strong Vineyards**, as well as live music, a silent auction and a fantastic wine raffle. Take home some amazing local goods and services, while supporting SCOCO's work engaging and growing sustainable communities.

Tickets will go fast, don't miss your chance! **Take advantage of our "Bring A Friend" special: four tickets for the price of three.**



This year's gala theme is "Together We Thrive, showcasing intergenerational efforts to build sustainable communities. Local groups will be on hand to share their efforts and inspire you to become an active "solutionary".

TOGETHER WE THRIVE

Building a sustainable world across generations

2018 Award Winners

Congratulations to all the individuals and organizations nominated for this year's awards. Your work inspires us!

Come to the gala to celebrate this year's winners:



2017 Award Winners

Sustainable Communities
North Richmond Watershed Connections Project

Food System Innovation

The Bounty Garden

Sustainable Resource Management
Diablo Valley College

Sustainable Resource Management
County Connection's Downtown Trolley

Lifetime Achievement
Judith Adler

Rising Stars
Alhambra High School's Public Health Academy

Sustainable Economics
MCE

Sustainable Economics
Pierre Barlier/KeepCool Bags



Donate Goods, Services, and Wine!



YOU can support Sustainable Contra Costa's efforts by donating or soliciting items for our fabulous silent auction and wine raffle. Do you own or know of a business that has goods or services which would make excellent auction items? Do you have a bottle or two of quality wine you could donate? Everything helps!

Contact [Batya](#) for all the details -- we are deeply grateful for your support!

Become a SCOCO Partner and Support Our Work!

In addition to the joy of supporting Sustainable Contra Costa's work building ecologically sustainable, economically vibrant, and socially just communities for all, **SCOCO Partners receive tickets to the awards gala, and other exciting benefits!**



Greywater installation workshop

[Check out the details and benefits of Partnership](#)

10-1, d

Sustainable Contra Costa, Walnut Creek, Walnut Creek, CA 94596

[SafeUnsubscribe™ rpende970@aol.com](#)

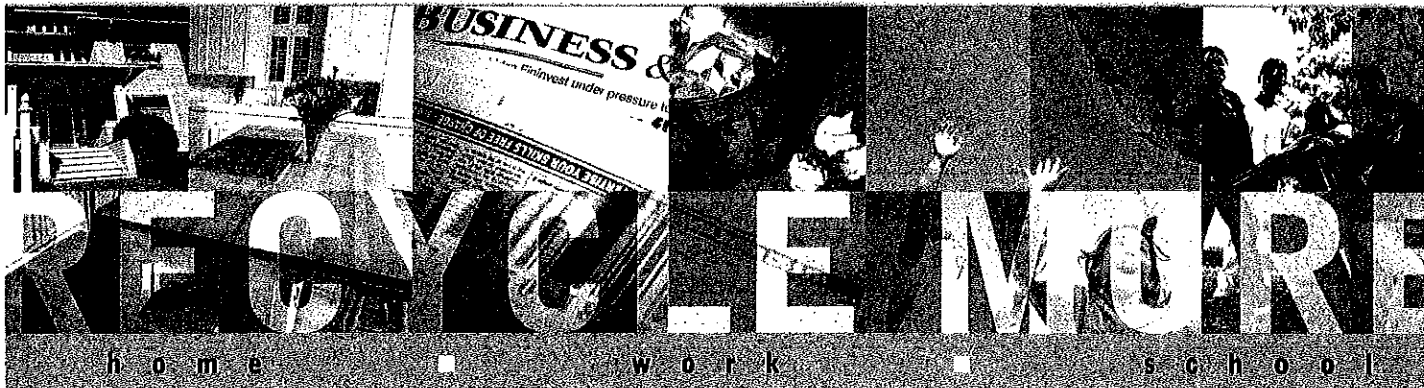
[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by tina@sustainablecoco.org in collaboration with

Constant Contact 

Try it free today

10.2.18



**Board of Directors Special Meeting Agenda
September 20, 2018
6:30 p.m.**

** Please Note Early Start Time **

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

Americans with Disabilities Act

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

Public Comment

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

1. CALL TO ORDER AND ROLL CALL

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

2. CLOSED SESSION-

- 1. Conference with Legal Counsel – Anticipated Litigation:** Initiation of litigation pursuant to subdivision (c) of Section 54956.9: (one potential case).
- 2. Report Out of Closed Session:** Provide a report to the Public in open session of reportable action(s) taken by the Board during closed session.



recycle more
WEST CONTRA COSTA INTEGRATED
WASTE MANAGEMENT AUTHORITY

One Alvarado Square
San Pablo, CA 94806

510-215-3125
510-236-1636

info@recyclemore.com
www.recyclemore.com



3. PLEDGE OF ALLEGIANCE

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

4. EX PARTE COMMUNICATIONS DISCLOSURES

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

5. PUBLIC COMMENT

Receipt of public comment on non-agenda matters.

6. CONSENT CALENDAR

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

Consideration of a motion to approve the following actions:

6.0 June 14, 2018 Authority Board Meeting Minutes

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

6.1 Republic Second Quarter 2018 Post-Collection Agreement Report

Receive and file Post-Collection Agreement Second Quarter 2018 Report as submitted by Republic Services.

END OF CONSENT CALENDAR

7. STAFF REPORT

7.0 Household Hazardous Waste Draft 2019 Budget

Receive report on Republic Services submitted draft 2019 Household Hazardous Waste Budget.

7.1 Decrease in Recycling Rebate

Receive update report on a significant decrease in Recycling Rebate.

Staff also will provide updates on recent and upcoming activities.

Process for Addressing Agenda Items Before the Board of Directors

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

REGULAR AGENDA

8.0 Joint Exercise of Powers Agreement (JEPA) Update

1. Receive and file Joint Exercise of Powers Agreement (JEPA) update report from staff on City Managers JEPA progress, and comments from member agency representatives.
2. Provide direction to staff and Legal Counsel.
3. Review Potential JEPA Schedule and provide direction to staff and Legal Counsel.

8.1 CalPERS Unfunded Accrued Liability and Other Post-Employment Benefits

1. Receive and file reports and hear an oral presentation on CalPERS Unfunded Accrued Liability (UAL) and Other Post-Employment Benefit (OPEB) liabilities.

Consideration of a motion to:

2. Appoint a limited term Board committee to review staff and consultant research and provide recommendations to the Board on potential actions to address CalPERS UAL and OPEB liabilities, potential approval a Special Fund and appropriation of funds to account for CalPERS UAL and OPEB liabilities.

8.2 Recruitment for New Executive Director

Consideration of a motion to:

1. Approve and authorize staff to solicit proposals from six (6) companies (Avery and Associates, Bob Murray and Associates, CPS Consulting, Mercer Group, Peckham and McKenney, Teri Black and Company) for Executive Director recruitment, coordination of interviews, selection and contract negotiations.
2. Approve the appropriation of Operating Reserve funds in the amount of \$25,000 to pay for Executive Director recruitment and related services.
3. Appoint a limited term Board Committee to make recommendations to the Board on Executive Director recruitment issues.

10.2.d

END OF REGULAR AGENDA

9. BOARD MEMBER AND STAFF ANNOUNCEMENTS

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

10. ADJOURNMENT

Consideration of a motion to adjourn. The next regular Board of Directors' Meeting is scheduled for October 11, 2018.



NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, September 12, 2018, 1:30 PM

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

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

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

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

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

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

Campaign Contribution Disclosure

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

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

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

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

September 12, 2018 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the August 8, 2018 regular LAFCO meeting

CHANGES OF ORGANIZATION/REORGANIZATIONS

6. ***LAFCO 18-06 – Chang Property Reorganization – Annexations to City of San Ramon, Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) and Corresponding Detachment from County Service Area (CSA) P-6*** – on August 8, 2018, the Commission approved the Chang Property Reorganization which includes annexation of 63.5± acres (APNs 208-240-039/038/009) to the City of San Ramon, CCCSD and EBMUD and corresponding detachment from CSA P-6. The area is located at the intersection of Bollinger Canyon Road and Crow Canyon Road. The proposal has less than 100% landowner consent and is subject to a protest hearing. On September 12th, the Commission will receive the results of the September 10th protest hearing.
7. ***LAFCO 18-08 – Dissolution of Rollingwood Wilart Park Recreation & Park District (RWPRPD)*** – on August 8, 2018, the Commission approved dissolution of the RWPRPD located in unincorporated San Pablo. The proposal was initiated by LAFCO and the Commission’s approval is subject to a protest hearing. On September 12th, the Commission will receive the results of the September 11th protest hearing.
8. ***LAFCO 17-13 - Dissolution of Los Medanos Community Healthcare District (LMCHD)*** – consider approving a proposal submitted by Contra Costa County to dissolve the LMCHD and associated actions including a potential sphere of influence update; and consider related actions under the California Environmental Quality Act. The District comprises 90.5± square miles and serves a population of over 97,000 primarily in the Bay Point/Pittsburg area. ***Public Hearing***

BUSINESS ITEMS

9. ***Legislative Report – Update and Position Letters*** – receive a legislative update

CORRESPONDENCE

10. Correspondence from Contra Costa County Employees’ Retirement Association (CCCERA)

INFORMATIONAL ITEMS

11. Commissioner Comments and Announcements
12. Staff Announcements
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting – October 10, 2018 at 1:30 pm

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

10-4-2

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 12, 2018
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

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

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

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

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

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

1. PUBLIC COMMENTS:

2. APPROVAL OF TENTATIVE MAP EXTENSION

- 2a. ROBERT A. KARN (Applicant) - INTEREST INCOME PARTNERS (Owner), County Files #SD12-9312, #DP12-3002, #RZ12-3220 and #GP09-0002. The applicant requests to extend the period for filing a final map to July 28, 2024, for the vesting tentative map for the Rolph Park Preserve in the Crockett area, consisting of nine residential lots and one remaining open space lot approved under subdivision #SD12-9312. The project is located at Rolph Park Drive and Pomona Street in the Crockett area. (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 354-202-005) SW Staff Report

3. ZONING TEXT AMENDMENT AND REZONING: PUBLIC HEARING

- 3a. COUNTY FILES #ZT18-0003 and RZ18-3246: A hearing on adoption of revisions to the County Cannabis Ordinance as adopted by the Board of Supervisors on June 26, 2018. The revisions or "clean-up" of the adopted Cannabis Ordinance involves amending Chapter 84-86 of the Ordinance Code to rezone the unincorporated Knightsen area in the Cannabis Exclusion (-CE) Combining District. The revisions also amend Chapter 88-28 of the Ordinance Code to provide that a land use permit issued for a vertically-integrated business that includes both *storefront* retail and commercial cultivation will not count towards the 10-permit limit for commercial cultivation. The revisions also requires cannabis delivery businesses located outside of unincorporated Contra Costa County to possess a current County health permit. RH Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 26, 2018.

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 (*).

10.4.18

September 12, 2018

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 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

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

10.4.C

~ CANCELLED ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, SEPTEMBER 26, 2018

30 MUIR ROAD, MARTINEZ, CA 94553

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

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

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

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

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

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

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 10, 2018.

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 (*).

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10.5.18

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
WEDNESDAY, SEPTEMBER 5, 2018
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

- 1. PUBLIC COMMENTS:

- 2. LAND USE PERMIT: PUBLIC HEARING

 - 2a. FARAH IBRIHMI (Applicant) - SHOJAEF MIRWALS (Owner), County File #LP17-2029 The applicant is requesting approval of a land use permit modification to County File #LP95-2061 to allow the addition of an automotive detailing business to an existing used car dealership. The subject property is located at 3212 Danville Boulevard in the Alamo area. (Zoning: Retail Business District (R-B), Sign Control Combining District (S-2); APN: 197-010-008) DB Staff Report

- 3. DEVELOPMENT PLAN: PUBLIC HEARING

 - 3a. D RANDALL YOUNG (Applicant and Owner), County File #DP18-3019: The applicant requests approval of a Kensington Design Review Development Plan for an existing pergola on a back yard deck in the ~~southwest corner of the property~~, an existing rear deck with stairs on the west side of the single-family residence on the property, and an existing sliding door that leads to this deck. The property is located at 52 Anson Way in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District, TOV, Tree Obstruction of Views Combining District, K, Kensington Combining District) (Assessor's Parcel Number: 572-233-015) SM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 17, 2018.

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.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, SEPTEMBER 17, 2018
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

1. PUBLIC COMMENTS:

2. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2a. DERRICK WU (Applicant) - SEBASTIAN ONG (Owner), County File #DP18-3015: The applicant requests approval of a Development Plan/Kensington Design Review to allow the construction of residential improvements to an existing single-family residence, including the interior conversion of 34 square feet of unconditioned crawl space area at the garage level, a new 95-square-foot covered walkway from the garage to a new front porch, a 165-square-foot addition to the existing 1st floor at the front of the residence, and a new 490-square-foot 2nd floor addition, resulting in a gross floor area of 2,262 square feet which does not exceed the 2,600-square-foot gross floor area threshold for the lot. The project is located at 29 Windsor Road in the Kensington area. (Zoning: Single-Family Residential, R-6; -K, Kensington Combining District; and -TOV, Tree Obstruction of Views Combining District) (Assessor's Parcel Number: 572-110-019)(Continued from 08/20/18 RLH) SW Staff Report

3. MINOR SUBDIVISION: PUBLIC HEARING

3a. SCOTT CLARE (Applicant & Owner), County File #MS12-0009. The applicant is requesting approval of a Vesting Tentative Map to subdivide two parcels totaling 48.46 acres, into three parcels and one designated remainder parcel. The project also includes a request for exceptions to frontage improvements, undergrounding utilities, and on-site collect and convey drainage requirements. No development or removal of trees is proposed at this time. The subject property is located at 3777 Bixler Road in the Byron area. CEOA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Heavy Agricultural [A-3], Boat Storage Combining District [-BS]) (Assessor's Parcel Numbers: 011-210-022, -023) ST Staff Report

4. WIRELESS ACCESS: PUBLIC HEARING

4a. BYERS ENGINEERING C/O VERIZON WIRELESS (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA17-0004: This is an application for a wireless access permit to establish a new Verizon cell site in the public right-of-way, including one 4 ft. antenna located on the top of a replacement wooden utility pole and an electrical meter, 2 RRUs-32 units, 1 emergency shutdown switch, and a fiber demarcation box mounted on the side of the utility pole. The existing wooden utility pole is 37 feet above grade and the new replacement wooden utility pole is 47 feet above grade and located in the same location. The side mounted equipment will be 8 feet above grade at the lowest point. The subject property is located in the County right-of-way near 3160 Walnut Boulevard in the Walnut Creek area. (Zoning: Single-Family Residential R-20) (APN: ROW 180-240-003). GF Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 1, 2018.

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.

10.4.4

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 1, 2018
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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

1. PUBLIC COMMENTS:

2. SUBDIVISION: PUBLIC HEARING

2a. MSH GROUP (Applicant and Owner), County File #SD15-9423: The applicant requests approval of a vesting tentative map for a subdivision application to subdivide a 5.82-acre industrial lot with two existing, adjoining industrial structures into ten parcels. The two existing structures are configured into multiple tenant spaces, including three units in Building 1 and two units in Building 2. The subdivision would include a Condominium Conversion of the five units. The remainder of the industrial lot would be divided into four parcels and a "common area" parcel. The subdivision includes right-of-way dedication to the County along the project frontages on Central Street and Pittsburg Avenue. The property is located at 2200 Central Street in the North Richmond area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: P-1, North Richmond Planned Unit District) (Assessor's Parcel Number: 408-190-004) SM Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. MSH GROUP (Applicant and Owner), County Files #DP15-3044: The applicant requests approval of a final development plan for the subdivision, including construction of two small accessory structures for refuse/recycling bins, along with installation of paving over some undeveloped portions of the lot, installation of landscaping and storm drainage facilities, installation of frontage improvements (curbs, gutters, sidewalks), and installation of signage. The property is located at 2200 Central Street in the North Richmond area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: P-1, North Richmond Planned Unit District) (Assessor's Parcel Number: 408-190-004) SM Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

4a. GREGORY BRAVERMAN (Applicant) - HANNAM HOMES, INC. (Owner), County File #LP18-2020: The applicant requests approval of a Land Use Permit to amend land use permit #LP01-2045 to allow the conversion of an existing elderly care facility to a residential ambulatory care facility for 16 adults with no proposed improvements to the existing facility. The subject property is located at 2181 Tice Valley Boulevard in the Walnut Creek area of Unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: 188-040-001) MH Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

5a. TODD WEINBERG (Applicant) - WEINBERG PROPERTIES LLC (Owner), County File #DP17-3026: The applicant requests approval of a Development Plan to allow construction of a three-unit multi-family residential building. The application includes requests for variances to lot coverage as well as front setback standards for the proposed building and associated off-street parking. The application also includes a request for a Tree Permit for the removal of four code-protected trees and workwithin the dripline of two additional code-protected trees to accommodate development of the multi-family building. Lastly, an exception to Collect and Convey Drainage requirements is being considered with this application. The subject property is located at 30 Casa Maria Court in the Alamo Area. (Zoning: M-17 Multiple-Family Residential) (APN 197-010-029) AV Staff Report

- 5b. MARIA CAMPOS (Applicant) – PREMILLA BANWAIT AND AARON MANI (Owners), County File #DP18-3024: The applicant requests approval of a Kensington Development Plan to add 148 square feet of gross floor area, including a cantilevered hallway at the 2nd floor and to raise the existing roof above a closet on the south side of the residence without a change in overall height, and make other interior improvements to the existing single-family residence to increase the total floor area to 3,466 square feet where 2,700 square feet is the threshold. The subject property is located at 130 Norwood Court in the Kensington area of Unincorporated Contra Costa County. (Zoning: Single-Family Residential District, Kensington Combining District, and Tree Obstruction of Views Combining District R-6 -K -TOV) (Assessor's Parcel Number: 572-204-003) MH Staff Report
6. VARIANCE: PUBLIC HEARING
- 6a. EDITH MOLINIER (Applicant & Owner), County File #VR18-1004: The applicant requests approval of a Variance to allow a 5-foot rear yard (where 15 feet is required) and an aggregate side yard of 8 feet, 8.5 inches (where 15 feet is required) in order to construct an approximately 170-square-foot addition to an existing one-story, 638-square-foot single-family residence. The project also includes a request for approval of a Small Lot Design Review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The project is located at 6430 Arlington Boulevard in the unincorporated Richmond area. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 521-160-003) SW Staff Report
7. WIRELESS ACCESS: PUBLIC HEARING
- 7a. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0005: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Stone Valley Road public right-of-way. The proposal involves installing a six-foot wooden pole extension atop the existing utility pole. A four-foot canister antenna would be mounted above the pole extension, resulting in an approximately 10-foot increase in overall pole height. A pole-mounted standoff bracket with disconnect switch and ground buss bar is proposed between eight to ten feet above ground level. Additional associated equipment including RRU units (2), diplexers (2), power supply units (2), hybrid combiners (6), and a power meter would be located within a 32 square-foot fenced equipment area located at ground level adjacent to the utility pole. The subject utility pole is located in the Stone Valley Road right of way, opposite the northern boundary of the property addressed 2372 Hagen Oaks Drive, in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN ROW 193-262-022) AV Staff Report
- 7b. VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC (Applicant) - NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0008: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 38.3-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna and ancillary equipment. The subject site is located adjacent to 20 Francesca Way, Alamo. (Zoning: R-20 Single-Family Residential) (Parcel Number: R.O.W. 191-030-014) JL Staff Report
- 7c. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0009: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Green Valley Road public right-of-way. The proposal involves installing a wooden pole extension atop the existing utility pole. A two-foot canister antenna would be mounted above the pole extension, resulting in an approximate 9.25-foot increase in overall pole height. Additional associated equipment is proposed to be mounted to the utility pole between 8 to 18 feet above ground level. The pole mounted equipment includes RRUS32 units (2), diplexers (2) which would be concealed by proposed equipment shrouds painted to match the pole. Unshrouded pole-mounted equipment includes a standoff bracket with disconnect switch and ground buss bar, power supply units (2), distribution panel and a PG&E smart meter. The subject utility pole is located in the Green Valley Road right of way, near 1951 Green Valley Road, in the Alamo area. (Zoning: R-20 Single-Family Residential) (APN ROW 193-770-001) AV Staff Report

- 7d. VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC (Applicant) - NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0011: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 24-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna, and ground and pole mounted ancillary equipment. The subject site is located adjacent to 61 Pleasant Knoll Court, Alamo. (Zoning: R-40 Single-Family Residential) (Parcel Number: R.O.W. 192-230-026) JL Staff Report
- 7e. VERIZON WIRELESS C/O PETER HILLIARD, ON AIR, LLC (Applicant) - NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0012: The applicant is requesting approval of a Wireless Facilities Access Permit to establish a new Verizon Wireless cell site attached to an existing 37.3-foot-tall utility pole with a new 5-foot-tall extension in the public right-of-way, including one four-foot-tall antenna and ancillary equipment. The subject site is located adjacent to 2501 Danville Blvd., Alamo. (Zoning: R-20 Single-Family Residential) (Parcel Number: R.O.W. 188-330-029) JL Staff Report
- 7f. VERIZON WIRELESS C/O ON AIR LLC (Applicant) - PG&E/NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owner), County File #WA17-0013: The applicant requests approval of a Wireless Access permit to establish a new Verizon telecommunications facility within the Creekdale Road public right-of-way. The proposal involves installing a seven-foot wooden pole extension atop the existing utility pole. A two-foot canister antenna would be mounted above the pole extension, resulting in a nine-foot increase in overall pole height. A pole-mounted standoff bracket with disconnect switch and ground buss bar is proposed between eight to ten feet above ground level. Additional associated equipment including RRU units (2), diplexers (2), power supply units (2), hybrid combiners (6), and a power meter would be located within a 32 square-foot fenced equipment area located at ground level adjacent to the utility pole. The subject property is located in the Creekdale Road right of way near 184 Creekdale Road, in unincorporated Walnut Creek. (Zoning: R-20 Single-Family Residential) (APN ROW 188-132-005) AV Staff Report
- 7g. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0002: The applicant requests approval of a wireless access permit to establish a new Verizon cell site in the public right-of-way, which includes the installation of a 4-foot canister antenna (on top of a 5-foot pole extension) that will be placed on top of an existing utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, two (2) power supply units, and one (1) power meter on the existing utility pole. This request also includes the installation of two bollards adjacent to the utility pole within the public right-of-way. The subject property is located in the public right-of-way near 401 Horsetrail Court in the Alamo area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 188-252-021) SJ Staff Report
- 7h. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0003: The applicant requests approval of a wireless access permit to establish a new Verizon cell site in the public right-of-way, which includes the installation of a 4-foot canister antenna (on top of a 6-foot pole extension) that will be placed on top of an existing utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, two (2) power supply units, and one (1) power meter on the existing utility pole. The subject property is located in the public right-of-way near 1955 Meadow Road in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 188-112-017) SJ Staff Report
- 7i. VERIZON WIRELESS C/O PETER HILLIARD WITH ON AIR, LLC (Applicant) - PG&E AND NORTHERN CALIFORNIA JOINT POLE ASSOCIATION (Owners), County File #WA18-0004: The applicant requests approval of a wireless access permit to establish a new cell site in the public right-of-way, which includes replacing an existing utility pole (with a new utility pole that will measure 10 feet taller) and the installation of a 2-foot canister antenna that will be placed on top of the new utility pole. This project also includes the installation of two (2) RRUS32 and two (2) diplexers inside two (2) RRU shrouds, one (1) fiber demarc box, one (1) disconnect switch, one (1) distribution panel, two (2) power supply units, and one (1) power meter on the new utility pole. In addition, this request also includes the installation of two bollards adjacent to the utility pole within the public right-of-way. The subject property is located in the public right-of-way near 1524 Alamo Way in the Alamo area of unincorporated Contra Costa County. (Zoning: Single-Family Residential, R-20) (Assessor's Parcel Number: Right-of-Way 191-080-001) SJ Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 15, 2018.

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.