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: Xina Ash Vice Chair: Thomas Lang Secretary: Tom Owens
Members at-large: Jim Hermann, Andrew Chahrour, Robin Tanner, Dr. Melinda V. McLain
Alternates: Joe Sarapochillo, Shirley Rosenthal-Winston

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 Xina Ash at least 24 hours before the meeting at: xa.esmac@gmail.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, June 12, 2019
7:00 PM

Pledge of Allegiance
Call to Order/Welcome/Roll Call
Approval of Minutes – Minutes for ESMAC 5-08-2019
Treasurer’s Report – James Lyons, District Coordinator, Office of Supervisor John Gioia

P.1 Presentation by Sheriff’s Office, Bay Station Commander, Lt. Joseph Buford
Questions – limit 2 minutes per speaker

P.2 Presentation by California Highway Patrol, Officer Sean Wilkenfeld.
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire
Questions – limit 2 minutes per speaker

P.4 Presentation by Consuelo Lara, Board Member West Contra Costa Unified School District (WCCUSD), regarding the new trustee area election process.
Questions – limit 2 minutes per speaker

P.5 Presentation by Nabila Sher – Alcohol, Marijuana, and Prescription Drug (AMPD) Coalition Coordinator with Bay Area Community Resources (BACR). Ms. Sher and youth will be presenting on marijuana and prescription drug abuse.
Questions – limit 2 minutes per speaker

P.6 Presentation by Non-profit partners, Mira Vista United Church of Christ and Planting Justice share their plans for 5166 Sobrante Avenue, the site of the former Adachi nursery.
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

Discussions Items – The Council will consider and act on the following:
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 – LP19-2018 Agency Comment Request. Land Use Permit Application. The applicant
requests approval of a Land Use Permit/Development plan and Development Plan Modification
for a new plant nursery, community coffee shop, gathering space for religious services, and
office space within an existing building.
DI.2 – DP17-3048 Revised Development Plan Application
DI.3 – MS19-0005 Minor subdivision application. Applicant wants to subdivide the property
into 4 lots.

Short Discussion Items
SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee
SDI.2 Citizens for a Greener El Sobrante (C4AGES) invites you to participate
their 4th annual clean-up event at the San Pablo Reservoir. Saturday June 22nd, 9AM to 1PM

Information Items
10.1 – County Planning Commission meeting held May 22, 2019. No items identified for El
Sobrante.
10.2 – Contra Costa County Zoning Administrator May 20, 2019. No items identified for El
Sobrante.
10.3 – SPAWNERS Volunteer Work Party. Saturday June 15th, 9:30AM to noon. Wilkie Creek
Restoration Site, 4805 Santa Rita Road in Richmond. Meet at the Wilkie Creek restoration site to
learn about native plant gardening and help us restore this beautiful creekside park! No
experience necessary. People with all levels of experience are welcome. Please wear sturdy
shoes, comfortable work clothes, and bring a water bottle. SPAWNERS will provide tools, gloves,
and snacks.

ESMAC Subcommittees
11.1 ESMAC Land Use
11.2 ESMAC Safety
11.3 ESMAC Education Programs/ Outreach

Announcements:

Agenda Items / Speakers for Upcoming ESMAC Meetings:

Adjournment:
El Sobrante Municipal Advisory Council

Present: Xina Ash, Jim Hermann, Andrew Chahrour, Tom Lang, Melinda McLain, Joe Sarapochillo, Shirley Winston

Excused Absence: Robin Tanner, Tom Owens

Absent:

Draft Minutes for Wednesday, May 8, 2019
7:00 PM

Pledge of Allegiance: Xina Ash

Call to Order/Welcome/Roll Call 7:04p

Approval of Minutes – Minutes for ESMAC 4-10-2019; Motion to accept as presented (Tom Lang, seconded)  Aye: Melinda McLain, Jim Hermann, Andrew Chahrour, Joe Sarapochillo, Shirley Winston, Xina Ash

Treasurer’s Report –$2,505

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff’s Office, Bay Station Commander, Lt. Joseph Buford: Spike in scans via impersonating government agencies. Examples – Phone call cloaking as a government agency requesting gift cards or credit cards. Public can reach out to the Sherriff to report and the Sheriff can perform additional outreach as deemed appropriate.

P.2 Presentation by California Highway Patrol: stats fairly typical

P.3 Presentation by Contra Costa County Fire: Safety reminder to sleep with bedroom doors closed to help mitigate fire travel within the home. Fire Season preparations to create defensible space around the home. June 16, 2019 is the last day to sign up for the weed abatement program. Goats R Us has been used locally and recently for some of the vegetation management.

P.4 Presentation on illegal dumping issues – 1) by Brian Balbas, Contra Costa County Public Works Director to discuss the efforts of the County’s Illegal Dumping Taskforce and: The Board of Supervisors has set up a Task Force to address the Illegal Dumping with focus on Education and outreach, Prevention, Agreements with Haulers and other related issues. 2) by Mikki Norris on neighborhood strategies: Provided overview of the 2/2/19 mtg initiated on Next Door where community members have brought forth ideas to work together to address Illegal Dumping. Some ideas surrounded working to get more neighborhood clean ups throughout the year, more competition for trash services, contract negotiations with Republic Services. John Astin was recognized as a local hero for using his trailer to pick up large items dumped on the roadsides over the years where the community had also lightly supported him with donations.

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report: The El Sobrante Library has embraced the community’s concerns for after hour access and have modified their design to include an additional restroom that can be accessed by authorized groups for meetings after hours.

Public Comment –
**Discussions Items** – The Council will consider and act 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 and Notices of Public Hearings. (No applications were received this month)

DI.2 - VR19-1004 – Letter sent to Planner. No update to determination.

**Short Discussion Items**

SD1.1 – Report from El Sobrante Valley Planning and Zoning Advisory Committee

SD1.2 – ESMAC Land Use may be useful for 2020 General Plan Update. Town Hall Meeting to be held at the Elk’s Lodge May 30, 2019 at 6pm.

**Subcommittee Reports**

11.1 ESMAC Land Use

11.2 ESMAC Safety - Andrew Chahrour expressed interest in Safety Committee

11.3 ESMAC Education Programs/Outreach

**Announcements:** Community Clean up tentative the 1st Sat in October 2019

**Adjournment:** 9:25p Motion to adjourn (Tom Lang, seconded)- Aye: Melinda McLain, Jim Hermann, Andrew Chahrour, Joe Sarapochillo, Shirley Winston, Xina Ash

Submitted by Madam Chair Xina Ash
AGENCY COMMENT REQUEST

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

**DISTRIBUTION**

Internal

- Building Inspection
- Advance Planning
- Trans. Planning
- ALUC Staff
- APC Floodplain Tech
- Health Services Department
- Environmental Health
- Public Works Department
- Engineering Services (Full-size)
- Flood Control (Full-size)
- Local
- Fire District
- Consolidated – (email) fire@cccfd.org
- Sanitary District West O Wastewater
- Water District East Bay MUD
- City of Richmond
- School District(s)
- LAFCO
- Reclamation District #
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- MAC/TAC El Sobrante
- Improvement/Community Association
- CC Mosquito & Vector Control Dist (email)

Others/Non-local

- CHRIS – Sonoma State
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

Additional Recipients

El Sobrante Planning

Please submit your comments to:

Project Planner, Stanley Muraoka
Phone # 925-674-7181
E-mail: Stanley.Muraoka@dc.dccc.gov
County File # LPI9-2019

Prior to June 13, 2019

******

We have found the following special programs apply to this application:

No Active Fault Zone (Alquist-Priolo)
X Flood Hazard Area, Panel #
Yes 60-dBA Noise Control
CA EPA Hazardous Waste Site

******

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

[Signature]

Agency phone #
# LAND USE PERMIT APPLICATION

## TO BE COMPLETED BY OWNER OR APPLICANT

### OWNER
Name: The GOOD Table LLC  
Address: 780 Ashbury Avenue  
City, State/Zip: El Cerrito, CA 94530  
Phone: 415-378-3193  
email: melinda@miravistaucc.org

### APPLICANT
Name: Colleen Rodger  
Address: 5838 Robin Hood Drive  
City, State/Zip: El Sobrante, CA 94803  
Phone: 415-816-1492  
email: cmstudio@me.com

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs.

☐ Check here if billings are to be sent to applicant rather than owner.

Owner's Signature: [Signature]

**CONTACT PERSON (optional)**
Name: [Name]  
Address:  
City, State/Zip:  
Phone:  
email: 

**PROJECT DATA**
Total Parcel Size: 57981 sf
Proposed Number of Units: 0
Proposed Square Footage: 3
Estimated Project Value: 

Project description (attach supplemental statement if necessary): see supplemental sheet

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**FOR OFFICE USE ONLY**

Project description: The applicant requests approval of a Land Use Permit/Development Plan and Development Plan Modification for a new plant nursery, community coffee shop, gathering space for religious services, and office space within an existing building.

Property description: Lot 127 of San Pablo Rancho

### Ordinance Ref.
Area: El Sobrante  
Fire District: Consolidated  
Sphere of Influence: Richmond  
Flood Zone: X  
Panel Number:  

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### TOTAL
$5,087

**Receipt:** #190005507

*Additional fees based on time and materials will be charged if staff costs exceed base fee.

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**INSTRUCTIONS ON REVERSE**

File #: LP19-2018

Date Filed: 5-13-2019

Received by: M. Mitchell

LP/DP Combination: YES □ NO □

Supervisory District: 1

General Plan: M-12

Zoning District: P-1

Census Tract: 36012

Atlas Page: H-6

Assessor's #: 425-252-064

Site Address: 51665 Sobrante Ave
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
We request your comments regarding the attached application currently under review.

DISTRIBUTION

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<td>CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</td>
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<td>CA Fish and Wildlife, Region 3 – Bay Delta</td>
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<td>Native American Tribes</td>
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Please submit your comments to:

- Project Planner: STAN MUROKA
- Phone: 925-674-7781
- E-mail: stanley.muroka@dod.cccounty.us
- County File #: DP17-3048

Prior to May 31, 2019

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel #
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name

Signature DATE

Agency phone #
May 1, 2019

To: Agency Reviewers

Subject: Revised Development Plan Application
Development Plan (County File DP17-3028)
APN: 420-034-004

Dear Agency Reviewers:

The original November 8, 2017 DP17-3048 Development Plan application was a result of a request for a public hearing of a September 26, 2017 Small Lot Design Review application for an addition to the existing single-family residence at 3518 Carfield Street in the El Sobrante area in unincorporated Contra Costa County. The original residence includes a living room, a kitchen, a dining room, one bedroom, one bathroom, and a one-car garage that has been converted into two bedrooms. There are no County records of the garage conversion.

The September 2017 Small Lot Design Review application was to: demolish an existing, unpermitted addition to the rear of the original residence that includes three bedrooms, two bathrooms, a family room, a kitchen, and a dining room; construct a new addition that would include three bedrooms, two bathrooms, and a family room; restore the garage space to a garage; and remove the existing shed at the rear of the original residence near the western property line.

On April 29, 2019, the owner and the owner’s architects submitted revised plans for the Development Plan application. The owner has stated that there was no kitchen in the unpermitted addition and that that area was a laundry room. The owner has also restored the garage and removed the two bedrooms. Accordingly, the April 2019 plans show the existing residence to include a living room, a kitchen, a dining room, one bedroom, one bathroom, and a one-car garage; and, the existing unpermitted addition to include three bedrooms, two bathrooms, a family room, and a laundry room.

The owner proposes to keep and legalize the addition. Based on a survey map that the owner submitted on April 25, 2019, the addition is located between 13.21 and 13.25 feet of the southern property line, and is within the secondary setback of the property that is the frontage of San Pablo Dam Road. Consequently, a Variance permit will be processed as part of the
Development Plan application to allow a minimum setback of 13.21 feet where 15 feet is required. The owner also proposes to reduce the size of the shed located at the rear of the original residence. The shed is 50 feet from the primary frontage of Carfield Street, and currently within the required 3-foot side yard along the western property line. With the modification to the size of the shed, it will be outside of the required 3-foot side yard.

If you have any questions or need further assistance, please do not hesitate to contact me by phone at (925) 674-7781 or by email at Stanley.Muraoka@dcd.cccounty.us.

Sincerely,

Stan Muraoka, AICP
Senior Planner

cc  Owner
    File DP17-3028
General Plan: Single-Family High Density
Zoning: R-6

http://agisprod.bicd.ds.contra-costa.org/agis/PrintView.aspx

11/8/2017
AGENCY COMMENT REQUEST

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

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**Health Services Department**

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**Public Works Department**

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**Local**

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<td>Richmond</td>
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**Others/Non-local**

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<td>CA Fish and Wildlife, Region 3 – Bay Delta</td>
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**Additional Recipients**

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<td>Zoning</td>
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**Please submit your comments to:**

**Project Planner: Sean Tully**

**Phone #: (925) 674-7800**

**E-mail: Tully.S@cdccounty.us**

**County File #: MS19-0005**

**Prior to: June 22, 2019**

**Agencies:**

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel #
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site

**Agencies:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

**Comments:** None Below Attached

**Signature**

**DATE**

**Agency phone #**
# MINOR SUBDIVISION APPLICATION

TO BE COMPLETED BY APPLICANT/OWNER

**OWNER**

<table>
<thead>
<tr>
<th>Name</th>
<th>C. GABRIEL FOLEY</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>P.O. Box 9435</td>
</tr>
<tr>
<td>City, State</td>
<td>Berkeley, CA 94704</td>
</tr>
<tr>
<td>Phone</td>
<td>510-459-9494</td>
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Owner agrees to pay all costs, including any accrued interest, if costs not paid within 30 days of invoicing.

**CONTACT PERSON (optional)**

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<td>Phone</td>
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**APPLICANT**

<table>
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<tr>
<th>Name</th>
<th>Gabriel Foley</th>
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<tr>
<td>Address</td>
<td>P.O. Box 9435</td>
</tr>
<tr>
<td>City, State</td>
<td>Berkeley, CA</td>
</tr>
<tr>
<td>Phone</td>
<td>510-459-9494</td>
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Applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.

**PROJECT DATA**

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**Nature of Request:** Minor Subdivision into 4 lots

**Application Description:**

The applicant requests approval of a four-lot tentative parcel map.

**Property Description:** Lot 7 & 8 of Tract 53.55

**Ordinance Ref.:** El Sobrante

**Area:** El Sobrante

**Fire Dist.:** Consolidated

**Sphere of Influence:** Richmond

**Flood Zone:** X

**Panel No.:**

**x-ref Files:**

**Concurrent Files:**

**Fee Schedule:**

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<td>Other</td>
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<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$6,162.00</td>
<td></td>
</tr>
</tbody>
</table>

**Receipt #:** 1960 05963

**Other:**

**Assessor’s No.:** 433-290-005-006

**Site Address:** Abbie Lane/Hillside Dr

**Zoning District:** R-15

**Census Tract:** 3560.02

**Atlas Page:** D-73

**General Plan:** SL

**Supervisory Dist.:** 1

**Receiv’d by:** J. Lawlor

**Date Filed:** 5/22/19

**File Number:** MS19-0005

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**INSTRUCTIONS ON REVERSE SIDE**

*ADDITIONAL FEES BASED ON TIME AND MATERIALS WILL BE CHARGED AFTER STAFF COSTS EXCEED BASE FEE*
RD. FEES

*Note: This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the information. Delinquent payment of taxes on parcels may result in the local tax sale or building site ordinances.*
Saturday, June 22
9 AM - 1PM
Kayak Clean-up 2019

Sign-up by June 15: citizens@greenerelsobrante.org

- Free use of boats, parking and a quick training on use of kayaks.
- Sign up soon - A limited number of kayaks are available. Okay to bring personal kayak or canoe.
- Non-kayakers are welcome! We will also use a motor boat to shuttle to the opposite shore.
- Potluck lunch in a beautiful setting. C4AGES will supply drinks.

Citizens for a Greener El Sobrante invites YOU to participate in our 4th Annual Clean-up Event at the San Pablo Reservoir
COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, MAY 22, 2019
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. LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. KELLER CANYON LANDFILL COMPANY (Applicant and Owner), County File #LP89-2020: This is a public hearing for the County Planning Commission to review the conditions of approval for the KellerCanyon Landfill's existing land use permit. As a result of this third permit review, staff has not identified the need to recommend further modifications to the conditions of approval, which the Board of Supervisors approved on September 22, 2015, pursuant to condition of approval #1.1. These conditions are available online at http://www.cccounty.us/kcl. Existing project permits and conditions of approval govern what landfill operations and site development is allowed and this would not change as a result of this permit review. The facility is located at 991 Bailey Road, in the Pittsburg – Bay Point area. (Zoning: Heavy Agricultural, A-3 and Agricultural Preserve, A-4) (Assessor Parcel Numbers: 094-360-008, 018, 019 & 020) (Continued from 02/13/19) DB Staff Report

2b. AMY MAJORS AND TIM NYKOLUK (Appellants) – GREGORY BRAVERMAN (Applicant) – NATIONAL WALNUT CREEK, LLC (Owner), County File #LP18-2020: This is an appeal of the Zoning Administrator’s approval of Land Use Permit #LP18-2020 to modify current Land Use Permit #LP01-2045 to allow the conversion of an existing elderly care facility to a Social Rehabilitation Facility operating a Short-Term Crisis Residential Treatment Program for adults, ages 18-59. 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) (Continued from 04/10/19) MH Staff Report

3. STAFF REPORT:

4. COMMISSIONERS’ COMMENTS:

5. COMMUNICATIONS:


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 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-cost.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.
CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, MAY 20, 2019
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. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

2a. JOHN AND LORI RAMIREZ (Applicants and Owners), County File #CV17-0068: This is an interim hearing for a compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned for the park operators to submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The site is located at 50 Camino Diablo Road in Brentwood, CA. (Zoning: A-3 Heavy Agricultural District) (APN 003-020-048) (Continued from 02/04/19 R.I.H.). [Staff Report]

2b. JAMES TAYLOR (Owner), County File #CV18-0023: This is an enforcement hearing in response to continued violations of the County Junkyard Ordinance and failure of the property owner to diligently pursue actions that might correct the violations at the subject property located at 700 Seventh Street, Richmond, CA 94801. (Zoning: Rodeo P-1 Planned Unit District) (Assessor's Parcel Numbers: 357-120-002, 357-120-003, and 357-111-010) (Continued from 04/15/19 LC). [Staff Report]

3. SUBDIVISION: PUBLIC HEARING

3a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #SD18-9491: A request for approval of a vesting tentative map to subdivide a 2.78-acre property into 35 new residential parcels and two common space parcels in order to develop a townhome project on the site. The project also includes requests for exceptions to Title 9 of the County Ordinance related to constructing a turnaround at the terminus of streets, restrictions on street gradients near intersections, creek structure setbacks, and undergrounding of utilities. The subject property is located at the southwest corner of San Pablo Avenue & O’Hatch Drive in the Unincorporated San Pablo area. [CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 463-202-011)]. [Staff Report]

4. DEVELOPMENT PLAN: PUBLIC HEARING

4a. JASON BERNSTEIN – CITY VENTURES (Applicant) - DAVID AND ROSIE WONG (Owners), County File #DP18-3022: A request for approval of a development plan to construct a new 35 unit townhome project which will include associated site improvements for the entire development. The proposed project also includes requests for deviations to the Montalvin Manor Planned Unit District (P-1) regarding front setback minimums from O’Hatch Drive and maximum building heights. Building 2 includes a proposed front setback of 6 feet, 11 inches from O’Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O’Hatch Drive, where 10 feet is required. Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed. Buildings 5 and 6 include a maximum height of 37 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district, and off-street guest parking spaces #4 and #8 include a five-foot setback from O’Hatch Drive, where 10 feet is required. A variance is also included to allow these two front, highway setbacks to O’Hatch Drive, where 10 feet is required pursuant to Section 82-12.402(a), as well as a request for a tree permit to remove one code-protected tree. The subject property is located at the southwest corner of San Pablo Avenue & O’Hatch Drive in the Unincorporated San Pablo area. [CEQA: The Zoning Administrator will consider the
adoption of a Mitigated Negative Declaration and related findings for this project (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011) DB  Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

5a. T-MOBILE (Applicant) - EAST BAY REGIONAL PARKS DISTRICT (Owner), County File #LP19-2004. The applicant requests approval of a Land Use Permit to allow the renewal of County File #LP06-2017 for the continued operation of an existing T-Mobile telecommunications facility. The request includes proposed modifications to remove and replace two antennas and one equipment cabinet. The project is located approximately 3-miles south of the intersection of Camino Diablo and Vasco Road in Bayview (Zoning: Heavy Agricultural District, A-3) (Assessor’s Parcel Number: 001-011-047) MH  Staff Report

5b. T-MOBILE (Applicant) - EAST BAY REGIONAL PARKS DISTRICT (Owner), County File #LP19-2005. The applicant requests approval of a Land Use Permit to allow the renewal of County File #LP06-2015 for the continued operation of an existing T-Mobile telecommunications facility. The request includes proposed modifications to remove and replace two antennas and one equipment cabinet. The project is located approximately 5-miles south of the intersection of Camino Diablo and Vasco Road in Bayview (Zoning: General Agricultural District, A-2) (Assessor’s Parcel Number: 005-180-010) MH  Staff Report


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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.

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