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: **El Sobrante Library Meeting Room** 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, one alternate position open

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

REVISED
AGENDA for Wednesday, November 08, 2017
7:00 PM

Pledge of Allegiance
Call to Order/Welcome/Roll Call
Approval of Minutes-
Treasurer's Report- James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics
P.1 Presentation by Supervisor John Gioia on options to regulate short term rentals in El Sobrante and accept ESMAC input. (attached materials)

P.2 Presentation by Nadine Robbins- Laurent, Bay Area Addiction Research and Treatment (BAART), regarding BAART's proposed Behavioral Health and Wellness Center to be located at 3563 San Pablo Dam Rd., Richmond Questions – limit 2 minutes per speaker

P.3 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England
Questions – limit 2 minutes per speaker

P.4 Presentation by Officer Jason Joiner, California Highway Patrol
Questions – limit 2 minutes per speaker

P.5 Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas

P.6 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

2017

Public Comment – for items not on the agenda
Questions – limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment:

P, 1.a

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 Muir Road
Martinez, CA 94553
Telephone: (925) 674-7205 Fax: (925) 674-7258

TO: Community Advisory Boards

FROM: Aruna Bhat, Deputy Director, Community Development Division
(by: Francisco Avila, Senior Planner) FA

DATE: October 4, 2017

SUBJECT: Short-Term Rental Ordinance Regulatory Options

Dear Advisory Board Members,

In response to concerns raised that new, state-mandated easing of restrictions on constructing accessory dwelling units could lead to an increase in unauthorized short-term rentals rather than more permanent housing, the Board of Supervisors (Board) has directed the Department of Conservation and Development (DCD) staff to initiate the process of preparing an ordinance which would specifically regulate and permit short-term rental of dwellings. Short-term rentals are defined as those stays less than 30 days in duration.

On September 19, 2017, the Board gave DCD staff initial feedback on which regulatory options should be considered when drafting the ordinance, requesting staff report back after seeking community input. Subject to future discussion following community input, the Board expressed preliminary preference for an option proposed by staff that included the following elements:

1. Consider allowing non-hosted rentals. (Non-hosted rentals do not require the property owner to be present. Hosted rentals require the property owner to occupy the property while the rental occurs.)
2. Consider requiring that the rental unit must be the property owner's principal residence (e.g., prohibit property owners from renting Accessory Dwelling Units on a short-term basis.)
3. Consider 90-day per year limit on all rental units.
4. Noticing of neighbors about ministerial approval of short-term rental activity at a particular property, including contact information of rental unit representative that is responsible for responding to nuisance complaints.
5. Limit the number of vehicles allowed according to the available number of parking spaces provided on-site.

6. The number of beds should set the occupancy limit for the specific rental unit.
7. Consider a Land Use Permit or other discretionary permit for exceptions (e.g., insufficient parking or rental activity greater than 90 days per year).
8. Consider requiring property owners to obtain a business license in order to operate short-term rental properties.
9. Consider requiring performance standards to be met or permit may be revoked.
10. No special events (e.g., parties, weddings, etc.)
11. Require the collection of a Transient Occupancy Tax on all short-term rental activity.
12. Consider requiring a permit to operate. A ministerial (rather than discretionary) permitting approach for standard short-term rentals is being considered, meaning permits would be issued if required standards are met.

As mentioned previously, Board members instructed staff to obtain community feedback on the wide range of potential regulatory options. Attached is a questionnaire which includes various regulatory options commonly found in other ordinances already adopted by other jurisdictions. Please consider the questionnaire at your next meeting and return the completed form by December 31, 2017. Staff is anticipating presenting the questionnaires and staffs findings to the Board at a February 2018, hearing date.

If you have any questions, please feel free to contact me at Francisco.Avila@dcd.cccounty.us or (925) 674-7801.

Thank you very much for your consideration of this matter.

Attachment: Short-term rental questionnaire

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Contra Costa County Short-Term Rental Regulation Questionnaire

		YES	NO	COMMENTS
1.	Require owner occupancy (e.g., hosted rental)?			
2.	Prohibit rental of Accessory Dwelling Units?			
3.	Restrict rentals to 90 days per year? More or less?			
4.	Notification to neighbors with owner information (e.g., require owner to be in close proximity during rental)?			
5.	Require additional parking?			
6.	Limit the number of guests?			
7.	Require a discretionary Land Use Permit for all exceptions (e.g., insufficient parking)?			
8.	Require a business license?			
9.	Require performance standards to be met or permit may be revoked?			
10.	Allow special events at rental?			
11.	Require a Transient Occupancy Tax on all short-term rentals?			
12.	Require a ministerial permit to operate?			
13.	Prohibit all Short Term Rentals?			

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Behavioral Health and Wellness Center
Service Provision Fact Sheet

BAART Programs is a multi-service health care organization, and brand of BayMark Health Services, providing primary care and behavioral health services for patients across the country. By combining primary care medical services and evidence-based Medication Assisted Treatment (MAT) with behavioral health services, the BAART Behavioral Health and Wellness Center offers the most convenient, viable and successful option for many patients.

BAART Community HealthCare (BCH) is a non-profit organization established to provide primary medical services through our network of community clinics. BCH clinics are distinctive in their ability to provide easily accessible integrated health care to assist all patients in addressing and treating their general health care concerns, as well as behavioral health needs if present.

The BAART Behavioral Health and Wellness Center focuses primarily on providing low cost primary care & preventative services.. We welcome patients seeking quality, affordable, easily accessible, community based primary health care.

BAART Programs and BAART Community HealthCare have been providing services for more than 40 years. Our programs are staffed with caring, licensed Physicians, Nurse Practitioners, Physician Assistants, Registered Nurses, as well as Licensed Vocational Nurses, Medical Assistants and Registered and Certified Counselors.

Our mission is to provide people with cost effective, comprehensive primary medical care, substance use disorder services, and other health care services at its clinics or through community linkages, and to make such services available to as many people as possible that seek them. By doing so, BAART programs and BCH can foster the health, happiness and longevity of those individuals and can help them achieve a healthier lifestyle and also benefit our communities.

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Behavioral Health and Wellness Center
Service Provision Fact Sheet

BCH Primary Care Services

BAART Community HealthCare provides primary care, preventive health services, and focused case management for the individuals we serve. Walk-ins, as well as appointments, are accepted during our convenient hours of operation.

Our Services Include:

- ✓ Routine Medical Care
- ✓ Physical Exams
- ✓ Immunizations
- ✓ Prescriptions
- ✓ Wound Care
- ✓ Lab Tests
- ✓ Disease management for:
- ✓ Asthma
- ✓ Diabetes
- ✓ Heart Disease
- ✓ Hypertension
- ✓ Cellulitis
- ✓ Congestive Heart Failure
- ✓ Kidney Infection
- ✓ Hepatitis C
- ✓ Pneumonia
- ✓ Blood Pressure Monitoring
- ✓ Cholesterol Screening
- ✓ Preventative Care
- ✓ Family Planning
- ✓ Women's Health Care
- ✓ Men's Health Care
- ✓ Senior Health Care
- ✓ Smoking Cessation
- ✓ Nutrition

Affordable Health Care Options:

- Medi-Cal / Medicare
- Low Cost Sliding Fee Scale
- Free Services Where Available
- Health Plans Including:
  - La Care
  - SFHP
  - **CCHP**
  - **Anthem Blue Cross**
  - Alta Med
  - Care 1st
  - Molina
  - Health Net

- Contact us to find out if your health plan is accepted.

BAART Programs
Substance Use Disorder Services

BAART Programs offer treatment on demand, accepting walk-ins for admissions Monday through Friday for persons willing to engage in Medication Assisted Treatment (MAT) for opioid use disorder.

Eligibility Requirements

- At least 18 years of age
- Have a photo ID
- Agreement to adhere to program policies and procedures
- Evidence of opiate addiction for medication assisted treatment programs

Intake & Admission Services

- ✓ Medical history
- ✓ Physical assessment
- ✓ Drug screen
- ✓ Counselor consultation
- ✓ Review of program policies and procedures

Once the full intake assessment has been completed, and you are formally admitted to the treatment program, a personalized treatment plan and appropriate medications will be determined.

BAART Programs offers a range of affordable treatment options that may vary by location.

Ongoing MAT Services

- ✓ Medical Assessment for appropriate type of medication and medication dosage level
- ✓ Monitoring and routine physical exams by licensed medical providers
- ✓ Individual and group counseling and case management
- ✓ Appropriate referral services for other identified treatment needs
- ✓ Treatment and discharge planning and aftercare planning

Affordable Payment Options

- Medi-Cal
- Low Cost Sliding Fee Scale
- Private Insurance

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Behavioral Health and Wellness Center
Service Provision Fact Sheet

Hours of operation:

Monday – Friday: 6:00am to 2:00pm

Saturday & Sunday: 7:00am to 10:00am

Average Patients at the Center per day: 237

Sat and Sundays: **Before 9:30 am – 96%**

Monday - Friday: **Before 9:30 am – 61%**

How do our patients get to the Center:

How many drive there?	64%
How many take the bus?	14%
How many carpool with others?	12%
How many walk or bike to the clinic?	10%

Homeless Patients Receiving Treatment: 19

Size of Space and Waiting Room Size:
Current location accommodates: 10 seated people
Proposed location accommodates: 42 seated people

Current Building size: 6,500 sq ft.
Proposed Building Space: 9,600 sq ft.

Safety and Security:
We employ a full time Security Guard. This BAART representative is identified by a uniform with a BAART logo. This security guard has undergone training and holds a valid CA Guard Card. We have provided training in de-escalation techniques, and will continue to provide enhanced training and refreshers for these techniques.

1. No. of calls the Center has made for assistance from the police in the past 6 months? 2
2. No. of calls the Center has made for ambulance service in past 6 months? 0
3. No. of complaints received from neighbors in past 6 months about patients loitering or any other patient or clinic problems? 0

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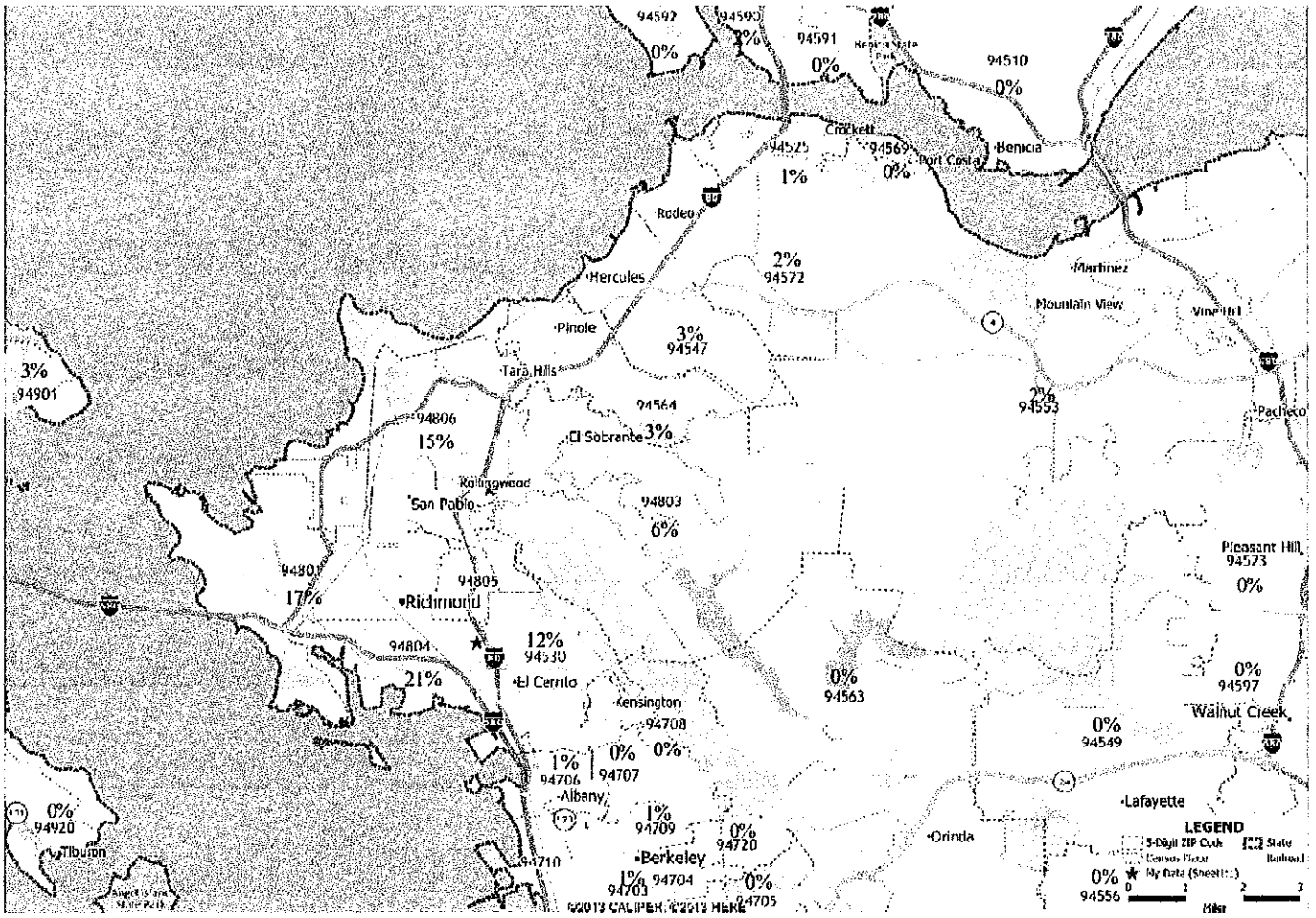
Behavioral Health and Wellness Center
Service Provision Fact Sheet

Where our patients are from



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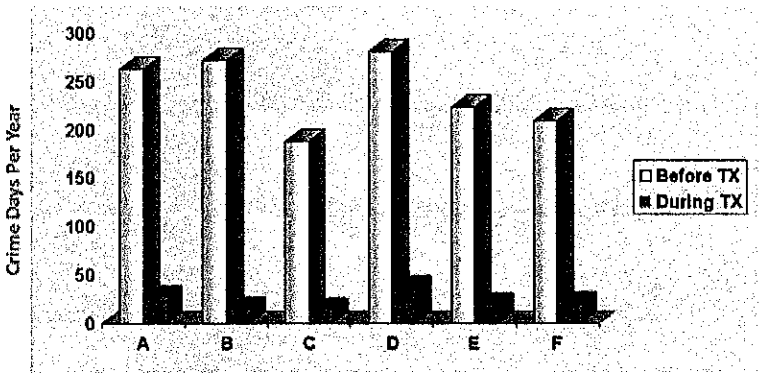
Behavioral Health and Wellness Center
Service Provision Fact Sheet

Crime Among 491 Patients Before and During MMT at 6 Programs
Baltimore – Philadelphia – New York City



Source: Adapted from Ball & Ross - The Effectiveness of Methadone Maintenance Treatment, 1991

Some Of Our Other Locations

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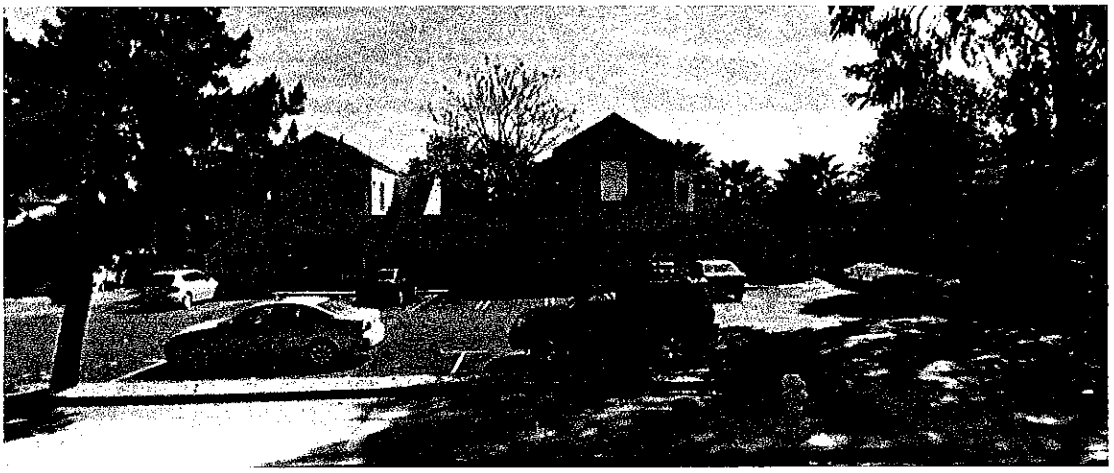

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BAART PROGRAMS

Behavioral Health and Wellness Center
Service Provision Fact Sheet

Fairfield Center

La Puente Center

St. Johnsbury, VT Center

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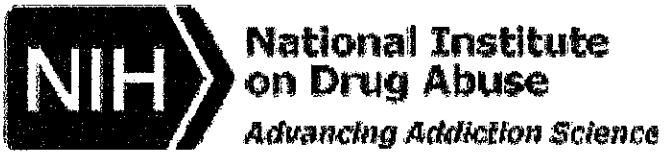
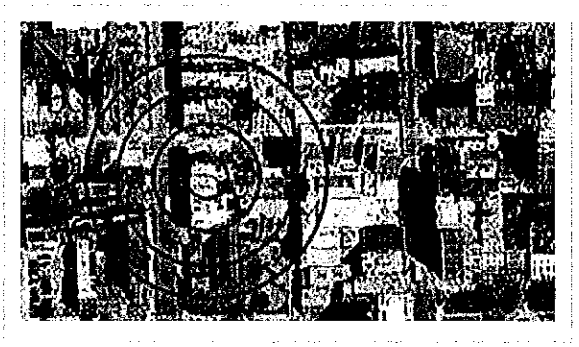


Crime Does Not Increase Around Methadone Clinics in Baltimore

January 04, 2013

Citizens' concerns that methadone treatment centers (MTCs) might be focal points for serious crime are unwarranted, a recent NIDA-supported study suggests. Dr. Susan Boyd and colleagues at the University of Maryland School of Medicine in Baltimore found that crime rates in the immediate vicinities of that city's MTCs were level with the rates in the surrounding neighborhoods.



The researchers used Baltimore City Police Department records from 1999–2001 and global positioning data to plot the distribution of FBI Part I crimes (homicide, forcible rape, robbery, aggravated assault, burglary, larceny theft, motor vehicle theft, and arson) within a 100-meter (328-foot) radius of 15 MTCs. A statistical analysis of the plots showed that the crimes were no more frequent within 25 meters of the MTCs than they were 75 to 100 meters away.

In contrast to the case with MTCs, the likelihood of Part I crimes rose with closer proximity to convenience stores. The researchers suggest that the high volume of foot traffic around these stores provides opportunities for criminals to find victims. Consistent with this surmise, the frequency of crime declined near mid-block residences, where foot traffic is relatively sparse.

The study MTCs included all but one of the 16 centers located in Baltimore. They were situated in diverse communities, including inner-city, working-class, and middle-class neighborhoods, according to Dr. Boyd. The convenience stores and residences were located

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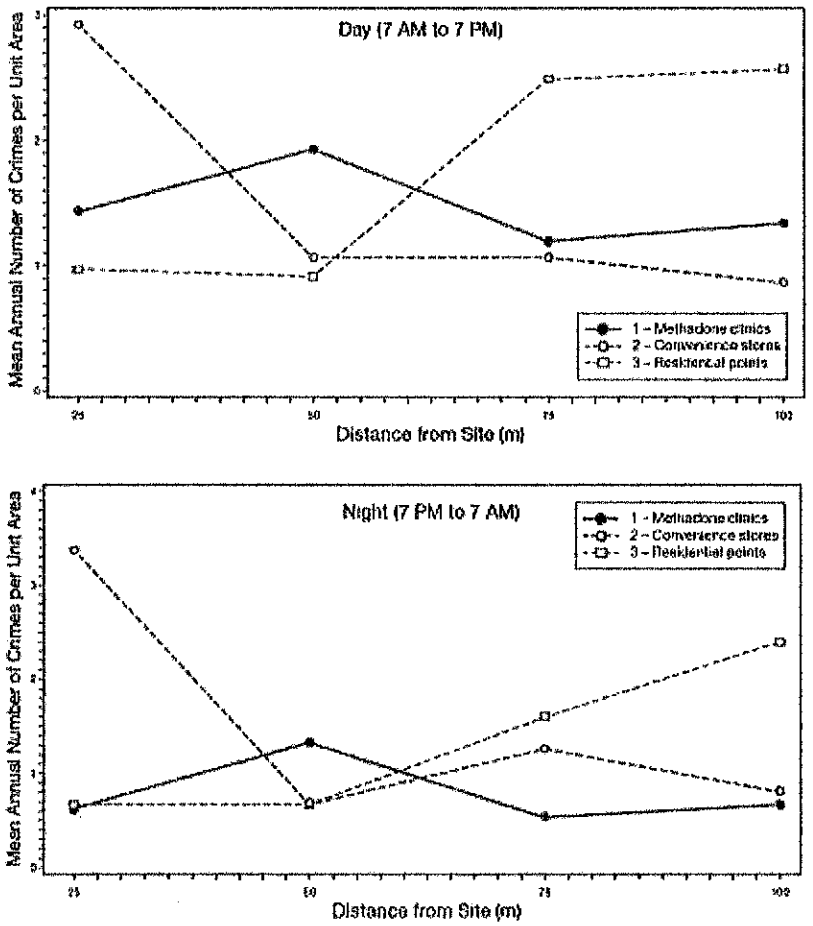
in neighborhoods that closely resembled those of the MTCs in demographic and social features that influence crime rates.

"There's no evidence from our study of increased reports of crime around the methadone clinics," says Dr. Boyd. She and colleagues are now analyzing data on actual arrests around the study sites to see whether drug sales and possession increase with proximity to methadone treatment centers. The researchers hope that demonstrating that MTCs are not hot spots for crime will reduce public resistance to the building of new centers, and thus remove an impediment to making methadone treatment more widely available.



Crime Rates Around 15 Methadone Treatment Facilities, and Matched Convenience Stores and Residential Neighborhoods in Baltimore, 1999–2001 The annual rate of FBI Part I crimes* per unit area (1692 m^2) was not significantly associated with proximity to methadone clinics. In contrast, crime increased with proximity to convenience stores and decreased with proximity to points within residential neighborhoods. *Homicide, forcible rape, robbery, aggravated assault, burglary, larceny theft,

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motor vehicle theft, and arson.
Text Description of Crime Rates Around Methadone Treatment Facilities, Hospitals, Convenience Stores, and Residential Neighborhoods in Baltimore, 1999–2001 Graphic

Source: Boyd, S.J., et al. Use of a "microecological technique" to study crime incidents around methadone maintenance treatment centers. *Addiction* 107(9):1632–1638, 2012.
Abstract Available

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This page was last updated January 2013

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P. 2.5

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January 28, 2016

Violent Crime Lower Near Drug Treatment Centers Than Other Commercial Areas

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BALTIMORE FINDINGS OFFER EMPIRICAL EVIDENCE TO COUNTER CLAIMS THAT METHADONE AND OTHER OUTPATIENT CLINICS ATTRACT CRIMINAL ELEMENT

Despite conventional wisdom that outpatient drug treatment centers such as methadone clinics bring violent crime into the neighborhoods where they sit, new Johns Hopkins Bloomberg School of Public Health research suggests there may actually be less serious crime near clinics than other community businesses.

The researchers, publishing in the January issue of the Journal of Studies on Alcohol and Drugs, compared 2011 violent crime statistics near 53 publicly funded treatment centers in Baltimore and found that the areas around 53 comparable liquor stores and corner stores saw significantly more homicides, rapes, aggravated assaults and robberies per business than the areas around drug treatment centers.

The researchers say these findings strike a blow to the argument many use to keep new treatment centers from being opened in their neighborhoods, that the coming and going of drug addicts receiving daily methadone and other treatment brings with it a dangerous element.

"Our findings show that drug treatment centers pose no additional risk of violence above and beyond any traditional business in the community," says study leader C. Debra M. Furr-Holden, PhD, an associate professor in the Department of Mental Health at the Bloomberg School. "They have gotten a reputation as magnets for crime, but the data just don't support that. By contrast, communities often solicit other types of businesses to locate in their neighborhoods, even though they appear to have a more profound effect on attracting crime."

For the study, the researchers mapped businesses in Baltimore and violent crime in those locations. They also looked at the socioeconomic status of the areas surrounding each business. They considered liquor stores, corner stores (defined as small mom-and-pop type stores and very common throughout the city) and convenience stores (larger, more corporate establishments). All business areas have more crime than residential neighborhoods, the researchers say, because there tends to be greater foot and vehicle traffic and routine activity, which creates both cover and opportunity for crime.

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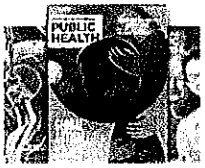

HOPKINS BLOOMBERG PUBLIC HEALTH MAGAZINE

Summer Issue 2017

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The researchers found a 25 percent increase in violent crime around liquor stores and corner stores as compared to drug treatment centers. Crime around the city's convenience stores was comparable to crime around the treatment centers.

They also didn't include crimes that actually occurred in the individual business types, as liquor, corner and convenience stores are known to be robbed more often than drug treatment centers.

Furr-Holden says it has been a struggle to get drug treatment centers opened in areas with the largest unmet need for addiction services, primarily because of a not-in-my-backyard mentality associated with these clinics. There is a lot of stigma associated with drug addicts, a feeling that they are criminals who brought their troubles on themselves, she says, when addiction is a medical condition requiring treatment.

"There's a lot of bias and bigotry against people with addiction problems," says study co-author Adam J. Milam, PhD, MHS, an associate in the Department of Mental Health at the Bloomberg School. "Addiction is preventable and it's treatable. We need to provide treatment centers in the communities where people addicted to drugs live, not say treatment centers aren't welcome here."

Over the years, regulations, community opposition and other factors have made it difficult to open treatment centers in many parts of Baltimore where they are most needed, the researchers say.

"If people don't want these services in their neighborhoods, we need to have an open, honest dialogue about why, given that their concerns about violent crime aren't founded," Furr-Holden says. "If you're unwilling to allow drug treatment centers to locate in places where we have needs, what is the solution? Drug treatment centers aren't going to make your neighborhood any less safe and neighborhoods could actually become even safer if you actually can treat people with addiction."

"Not In My Back Yard: A Comparative Analysis of Crime Around Publicly Funded Drug Treatment Centers, Liquor Stores, Convenience Stores, and Corner Stores in One Mid-Atlantic City" was written by C. Debra M. Furr-Holden; Adam J. Milam; Elizabeth Nesoff; Renee Johnson; David O. Fakunle; Jacky M. Jennings; and Roland J. Thorpe.

The research was supported by a grant from the National Institute on Drug Abuse (T32DA007292-23); the National Institute on Minority Health and Health Disparities (5P60MD000214-14) and the Centers for Disease Control and Prevention.

###

Media contacts for the Johns Hopkins Bloomberg School of Public Health: Barbara Benham at 410-614-6029 or bbenham1@jhu.edu and Stephanie Desmon at 410-955-7619 or sdesmon1@jhu.edu.

Johns Hopkins Bloomberg School of Public Health
615 N. Wolfe Street, Baltimore, MD 21205

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10.1.a

NOTICE OF A PUBLIC HEARING BEFORE THE CONTRA COSTA COUNTY BOARD OF SUPERVISORS ZONING TEXT AMENDMENT

NOTICE is hereby given that on Tuesday, October 17 2017, at 9:30 a.m. in the County Administration Building, 651 Pine Street, (Corner of Pine and Escobar Streets), Martinez, California, the Contra Costa County Board of Supervisors will hold a public hearing to consider the following matter:

ZONING TEXT AMENDMENT (COUNTY FILE #ZT16-0004) AMEND EXISTING CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS: This is a County initiated zoning text amendment to amend Chapter 82-24 of the County Ordinance Code, relating to Accessory Dwelling Units. Proposed modifications would permit larger ADUs to be established on larger lots and also amend the ADU permit review procedures in Chapter 84-74 of the Contra Costa County Ordinance Code relating to the Kensington (-K) combining district.

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), staff has determined that the proposed text amendment to the County Ordinance Code is statutorily exempt under CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regulating residential second units, and it is also exempt under the general rule of applicability, CEQA Guidelines Section 15061(b)(3), that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

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 this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Prior to the hearing, the Department of Conservation and Development staff will be available on Tuesday, October 17, 2017, at 9:00 a.m. in the Administration Building, 651 Pine Street, Room 108, Martinez, to meet with any interested parties 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) 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 Telma B. Moreira at 925-674-7783, Community Development Division, by 3:00 pm on Monday, October 16, 2017, to confirm your participation.

Date: October 4, 2017

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

By June McHuen
June McHuen, Deputy Clerk

10.1.6

NOTICE OF A PUBLIC HEARING

You are hereby notified that on WEDNESDAY, SEPTEMBER 27, 2017, at 7:00 p.m. at 30 Muir Road, Martinez, California, the County Planning Commission will consider a ZONING TEXT AMENDMENT as described as follows:

ZONING TEXT AMENDMENT (COUNTY FILE #ZT16-0004) TO AMEND CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS (ADUs): This is a County initiated zoning text amendment to amend Chapter 82-24 of the County Ordinance Code, relating to Accessory Dwelling Units. Proposed modifications would permit larger ADUs to be established on larger lots and also amend the ADU permit review procedures in Chapter 84-74 of the Contra Costa County Ordinance Code relating to the Kensington (-K) combining district.

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

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or Telma B. Moreira at 925-674-7783.

John Kopchik, Director
Department of Conservation and Development

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Contra Costa County
Public Works
Department

Brian M. Balbas, Interim Director
Deputy Directors
Mike Carlson
Stephen Kowalewski
Carrie Ricci
Joe Yee

October 5, 2017

Barbara A. Pendergrass, Chair ESMAC
3769 B San Pablo Dam Road
El Sobrante, CA 94803

RE: Traffic on Hillcrest Rd. and San Pablo Dam Rd.
Road #'s 0964A & 0961D

Dear Barbara:

I received your letter dated August 11, 2017, regarding a concern expressed at an El Sobrante Municipal Advisory Council (ESMAC) meeting about vehicles using a retail parking lot to cut through from San Pablo Road and Hillcrest Road "to beat the signal lights".

We have been asked to analyze the signal operations "hoping to avoid cars using the retail parking lot as a bypass during commute hours." We subsequently observed the traffic signal operations during both commute and non-commute hours and consider the signal operations to be optimized. A check of the signal timing showed the wait time on Hillcrest Road as not exceeding 60 seconds, while we observed all queued vehicles clearing the intersection in one cycle. San Pablo Dam Road's green time is maxed to 60 seconds in an effort to maximize throughput considering the heavy volumes (recently measured as over 30,000 daily vehicles) travelling on the roadway. We have decreased the gap time, or time by which the movement will terminate if no vehicle is detected, from six seconds to three seconds so that the green time will not be extended if cars are more than three seconds apart. This should help reduce wait times on the minor road (Hillcrest Road) during non-commute hours, as the gap time between vehicles is typically longer than during commute times.

We have no way of preventing or restricting access to the retail parking lots, which are outside the public road right of way. The retail owners may consider restricting access to one of their driveways should the problem persist.

11.2.6

It should be noted that any privately initiated work within the public road right of way would require an encroachment permit from our Applications and Permit Center.

Should you have any questions, please contact me at (925) 313-2187.

Sincerely,

Monish Sen
Senior Traffic Engineer
Transportation Engineering

MM:dw
G:\transeng\2017\Correspondence\Barbara Pendergrass letter MS - Final Revision 10.3.17.docx
C: S. Bustamante
J. Lyons
J.Fahy
F. Valdez

10.3.a

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 13, 2017
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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. BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

2a. TIM PELLATON (APPLICANT) - KARL & KAREN KOSTER (OWNERS), COUNTY FILE #LP16-2048: This is a hearing for the appeal of the Zoning Administrator's June 19, 2017 decision to deny the application. The application is a request to modify Land Use Permit #LP10-2023 to remove or modify Public Works-administered conditions of approval #'s 25, 32, 33, 35, 36, and 46, and condition of approval #5, citing reasons of infeasibility, financial hardship, and deprivation of property rights. The purpose of Land Use Permit #LP10-2023 was to legalize an existing recreational vehicle and boat storage facility. The subject site is located at 3510 Bixler Road in Byron. (Zoning: (A-3) Heavy Agricultural District and (-BS) Boat Storage Combining District) (APN: 011-200-050) (Continued from 08/23/17) GK Staff Report

3. BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING

3a. BRIAN D. THIESSEN (Appellant) - ALAMO SPRINGS OA (Applicants) - SID CORRIE JR. and ALAMO SPRINGS OA (Owners), County File #DP16-3045: This is a hearing on an appeal of the Zoning Administrator's decision to approve a modification to the Final Development Plan (County File #DP95-3043) for the Alamo Springs subdivision by way of eliminating Condition of Approval #9. The modification would allow for the construction of a proposed automatic entry gate at the southern end of Alamo Springs Drive. The project is located at the intersection of Alamo Springs Drive and La Gonda Way in the Alamo/Danville area. (Zoning: Alamo Springs Planned Unit Development, P-1) (Assessor's Parcel Number: 197-050-029, -030, & 197-440-021) SFT Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

10.3.b

~CANCELLED~

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 13, 2017
30 MUIR ROAD, MARTINEZ, CA 94553

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

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. BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING:

CONTINUED TO OCTOBER 11, 2017

2a. TIM PELLATON (APPLICANT) - KARL & KAREN KOSTER (OWNERS), COUNTY FILE #LP16-2048: This is a hearing for the appeal of the Zoning Administrator's June 19, 2017 decision to deny the application. The application is a request to modify Land Use Permit #LP10-2023 to remove or modify Public Works-administered conditions of approval #'s 25, 32, 33, 35, 36, and 46, and condition of approval #5, citing reasons of infeasibility, financial hardship, and deprivation of property rights. The purpose of Land Use Permit #LP10-2023 was to legalize an existing recreational vehicle and boat storage facility. The subject site is located at 3510 Bixler Road in Byron. (Zoning: (A-3) Heavy Agricultural District and (-BS) Boat Storage Combining District) (APN: 011-200-050) (Continued from 08/23/17) GK Staff Report

3. BOARD OF APPEALS: DEVELOPMENT PLAN: PUBLIC HEARING:

CONTINUED TO DECEMBER 6, 2017

3a. BRIAN D. THIESSEN (Appellant) - ALAMO SPRINGS OA (Applicants) - SID CORRIE JR. and ALAMO SPRINGS OA (Owners), County File #DP16-3045: This is a hearing on an appeal of the Zoning Administrator's decision to approve a modification to the Final Development Plan (County File #DP95-3043) for the Alamo Springs subdivision by way of eliminating Condition of Approval #9. The modification would allow for the construction of a proposed automatic entry gate at the southern end of Alamo Springs Drive. The project is located at the intersection of Alamo Springs Drive and La Gonda Way in the Alamo area. (Zoning: Alamo Springs Planned Unit Development, P-1) (Assessor's Parcel Number: 197-050-029, -030, & 197-440-021) ST Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

10.3.c

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 27, 2017
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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. BOARD OF APPEALS: LAND USE PERMIT: PUBLIC HEARING

2a. BRYAN WENTER, ON BEHALF OF DENOVA HOMES, INC. (Appellant) - WARE MALCOMB (Applicant) - CP LOGISTICS WILLOW PASS, LLC (Owner), County File #LP16-2031: This is an appeal of the Zoning Administrator's decision to approve a Land Use Permit for a 225,950 square foot warehouse to be constructed on two adjoining vacant parcels located northwest of Evora Court at the western terminus of Evora Road. The property is located at 4000 Evora Road (approximate address) in the Bay Point area of unincorporated Contra Costa County. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: L-I Light Industrial) (Assessor's Parcel Numbers: 099-160-026, 099-160-027) SM Staff Report

3. GENERAL PLAN AMENDMENT: PUBLIC HEARING

3a. ATRI MACHERLA (Applicant) - SILICON VALLEY HOME BUILDERS, LLC. (Owner), County File #GP15-0002: A request for a General Plan Amendment to change the designation of the subject property from Single-Family Residential-Medium Density (SM) to Single-Family Residential-High Density (SH). The subject property is located at 2424 Olympic Blvd. in the unincorporated area of Walnut Creek. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 185-220-023). JRC Staff Report

4. REZONING: PUBLIC HEARING

4a. ATRI MACHERLA (Applicant) - SILICON VALLEY HOME BUILDERS, LLC. (Owner), County File #RZ16-3231: A request to rezone the subject property from Single-Family Residential (R-10) to a Planned Unit District (P-1). The subject property is located at 2424 Olympic Blvd. in the unincorporated area of Walnut Creek. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 185-220-023). JRC Staff Report

5. SUBDIVISION: PUBLIC HEARING

5a. ATRI MACHERLA (Applicant) - SILICON VALLEY HOME BUILDERS, LLC. (Owner), County File #SD16-9432: A request to subdivide the 0.96-acre property into six residential lots and two common parcels. The residential lots range in size from 3,196 - 9,660 square feet. The existing residence will be demolished to allow construction of six new residences (ranging in size from 1,677 - 2,419 square feet of living area). CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 185-220-023). JRC Staff Report

6. DEVELOPMENT PLAN: PUBLIC HEARING

6a. ATRI MACHERLA (Applicant) - SILICON VALLEY HOME BUILDERS, LLC. (Owner), County File #DP16-3018: A request to establish a Final Development Plan for the development of six residential lots and two common parcels. The final development plan will involve the construction of six new single-family residences, a new private roadway, six guest parking spaces, frontage improvements along Olympic Boulevard and storm drain improvements. The applicant requests a variance to allow the rezoning of a 0.96-acre property to P-1 (where 5 acres is the minimum for residential uses), and an exception to the creek structure setback requirements of the County Subdivision Ordinance. Removal of 13 code-protected trees from the property, and work within the drip line of 18 trees located on the property are included in the project. The project will also include 510 cubic yards of grading. CEQA: The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 185-220-023). JRC Staff Report

7. ZONING TEXT AMENDMENT: PUBLIC HEARING

7a. ZONING TEXT AMENDMENT (COUNTY FILE #ZT16-0004) TO AMEND CHAPTER 82-24 OF THE COUNTY ORDINANCE CODE RELATED TO ACCESSORY DWELLING UNITS (ADUs): This is a County initiated zoning text amendment to amend Chapter 82-24 of the County Ordinance Code, relating to Accessory Dwelling Units. Proposed modifications would permit larger ADUs to be established on larger lots and also amend the ADU permit review procedures in Chapter 84-74 of the Contra Costa County Ordinance Code relating to the Kensington (-K) combining district. For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), staff has determined that the proposed text amendment to the County Ordinance Code is statutorily exempt under CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regulating residential second units, and it is also exempt under the general rule of applicability, CEQA Guidelines Section 15061(b)(3), that CEQA only applies to projects which have the potential for causing a significant effect on the environment. TM Staff Report

8. STAFF REPORT:

9. COMMISSIONERS' COMMENTS:

10. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 11, 2017.

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 (*).

10.3.e

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, OCTOBER 11, 2017
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

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

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. BOARD OF APPEALS: LAND USE PERMIT: CONTINUED PUBLIC HEARING

STAFF RECOMMENDS CONTINUANCE TO OCTOBER 25, 2017

2a. TIM PELLATON (APPLICANT) - KARL & KAREN KOSTER (OWNERS), COUNTY FILE #LP16-2048: This is a hearing for the appeal of the Zoning Administrator's June 19, 2017 decision to deny a request to modify Land Use Permit #LP10-2023 to remove or modify Public Works administered conditions of approval #'s 25, 32, 33, 35, 36, and 46, and condition of approval #5, citing reasons of infeasibility, financial hardship, and deprivation of property rights. The purpose of Land Use Permit #LP10-2023 was to legalize an existing recreational vehicle and boat storage facility. The subject site is located at 3510 Bixler Road in Byron. (Zoning: (A-3) Heavy Agricultural District and (-BS) Boat Storage Combining District) (APN: 011-200-050) (Continued from 9/13/17) GK Staff Report

3. ZONING TEXT AMENDMENT: PUBLIC HEARING

3a. PROPOSED ZONING TEXT AMENDMENT PROHIBITNG CANNABIS CULTIVATION AND COMMERCIAL CANNABIS USES (COUNTY FILE #ZT16-0001) A hearing on a proposed zoning text amendment prohibiting the cultivation of cannabis, and the commercial cultivation, distribution, transport, storage, manufacturing, processing, and sale of medical cannabis and medical cannabis products, and of adult-use cannabis and adult-use cannabis products, as authorized by the Control, Regulate, and Tax Adult Use of Marijuana Act, and by the Medicinal and Adult Use Cannabis Regulation and Safety Act. RLH Staff Report

4. STAFF REPORT: Farmworker Housing Ordinance No. 2017-14 was approved by Board of Supervisors on September 19, 2017.

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 25, 2017.

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

10.4.a

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 18, 2017

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. CLIFTON SCHOFIELD (Applicant and Owner), County File #DP17-3015: The applicant requests design review approval to construct a new two-story, 1,640 square-foot single-family residence, with an attached 280 square-foot garage, with two new retaining walls, and a tree permit to allow work within the dripline of one Oak tree (17-inches in trunk diameter). The applicant is also seeking annexation to extend water service to the property that is outside of the City limits. The subject property is located at a vacant lot on Birch Street, adjacent to 2484 Birch Street in the unincorporated Martinez area. (Zoning: Single-Family Residential District (R-6); APN: 375-192-009) (Continued from 09/06/17 LC) DV Staff Report

3. LAND USE PERMIT: CONTINUED PUBLIC HEARING

3a. MARIA ROBLES (Applicant) - PHILIP WELTIN (Owner), County File #LP17-2010: The applicant is requesting approval of a Land Use Permit to operate a take-out food establishment (taco truck) in the parking lot of the Aloha Club. Hours of operation will be Sunday through Thursday: 12:00 pm to 12:00 am, and Friday and Saturday: 12:00 pm to 1:30 am. No expansion of alcohol sales is part of this Land Use Permit proposal. The project is located at 3045 Taylor Lane in the Byron area. (Zoning: Retail Business District and Exclusive Agricultural District, R-B/A-40) (Assessor's Parcel Number: 011-190-027) (Continued from 09/06/17 TM) FA Staff Report

4. MINOR SUBDIVISION/DEVELOPMENT PLAN: PUBLIC HEARING

4a. NINH LE (Applicant) - 1ST DESIGN FORSALE INC. (Owner), County File #MS16-0003/DP16-3016: The applicant requests approval of a condominium conversion tentative map to divide an existing commercial building into three condominium units and a common parcel. The proposed subdivision includes the merging of two parcels into one 17,242 square-foot common parcel and the subdivision of an existing commercial building into three new commercial condominium units. This application also includes a development plan to construct exterior modifications to the existing building and redevelop the common area parcel with a redesigned parking lot, seating area and landscaping. The subject property is located at 640 Parker Avenue in the Rodeo area. (Zoning: Rodeo Planned Unit District (P-1); APN: 357-111-029 & -031) DB Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

5a. KEN QUICK (Applicant) - NEW COVENANT CHURCH (Owner), County File #LP17-2013: The applicant requests approval of a Land Use Permit/Development Plan combination to allow a new 4-foot by 12-foot WELCOME SIGN to the area of Bethel Island that will be visible from Bethel Island Road. The new sign is not related to the New Covenant Church even though it will be located on their property. The project site is located at the southwest corner 6130 Bethel Island Road, in the Bethel Island area. (Zoning: Retail-Business (R-B), Flood Hazard Combining District (-FH); APNs: 031-093-033, -035, & -044) DV Staff Report

6. COMPLIANCE REVIEW: PUBLIC HEARING

6a. PAUL ENEA (Applicant) - MARK CHERNO (Owner), County File #CV17-0036: The applicant requests approval of a modification to Condition of Approval #10 B(1) of Minor Subdivision #MS96-0016 to allow an exterior renovation of the northern portion of the residence that will have flat rooflines where pitched roofs are required. The project includes a new terrace, minor exterior remodeling of the entire building, and new landscaping for the property. The subject property is located at 1021 Via Del Gato, in the Alamo area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: General Agricultural (A-2); APN: 197-020-024) DV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 2, 2017.

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.C

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 2, 2017
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: CONTINUED CLOSED PUBLIC HEARING

2a. MARIA ROBLES (Applicant) - PHILIP WELTIN (Owner), County File #LP17-2010: The applicant is requesting approval of a Land Use Permit to operate a take-out food establishment (taco truck) in the parking lot of the Aloha Club. Hours of operation will be Sunday through Thursday: 12:00 pm to 12:00 am, and Friday and Saturday: 12:00 pm to 1:30 am. No expansion of alcohol sales is part of this Land Use Permit proposal. The project is located at 3045 Taylor Lane in the Byron area. (Zoning: Retail Business District and Exclusive Agricultural District, R-B/A-40) (Assessor's Parcel Number: 011-190-027) (Continued from 09/18/17 TM) FA Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

3a. THOMAS REINSTEIN (Applicant & Owner), County File #LP16-2022: The applicant requests approval of a Land Use Permit for a grain alcohol distillery and the establishment of a new Alcoholic Beverage Sales Commercial Activity. The project proposes to repurpose an existing 2,000-square-foot agricultural building to be used as a grain alcohol distillery to produce distilled spirits from wheat grains grown on the property. The project also proposes to conduct up to twenty (20) private tasting events per year on the property. The special events will be conducted outside; no event-center or building construction is proposed. The majority of the alcohol sales will be wholesale to distributors, with limited onsite retail sales only during tasting events. The applicant also requests a Variance Permit to have four (4) unpaved off-street parking spaces where paved spaces are required by the Off-Street Parking Ordinance, and an exception to the drainage requirements of Division 914 of the County Code. The subject property is located at 8201 Highland Road in the unincorporated Livermore area. (Zoning: A-80—Exclusive Agricultural District) (Assessor Parcel Number: 006-180-029) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 16, 2017.

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 (*).

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10.4.d

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 16, 2017

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. JIM DAVIS (Applicant)- MOOSE LODGE #550 (Owner), County File LP16-2045: The applicant requests approval of a Land Use Permit/Development Plan combination to redevelop an existing building for the purpose of establishing a Moose Lodge on the subject property. The project also includes a request to allow alcohol sales for consumption within the Moose Lodge facility, and a request for a tree permit to allow work within the driplines of seven code-protected trees. Three additional buildings exist on site that will be leased for use as Office and Storage spaces. The project site consists of 4660, 4674, and 4700 Appian Way in El Sobrante. (Zoning: El Sobrante Planned Unit District (P-1) (Assessor's Parcel Numbers: 425-230-001, 425-220-038, and 425-220-027) AV Staff Report

3. DEVELOPMENT PLAN: PUBLIC HEARING

3a. BETTY YEE (Applicant & Owner), County File DP17-3030: The applicant is requesting design review approval for the construction of a 407 square-foot accessory building located behind the existing single-family residence on a substandard lot. The project is located at 2043 Strand Road in the unincorporated Walnut Creek area. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 183-233-004). SJ Staff Report

3b. STEVEN KUBITSCHEK (Applicant), JOSEPH AND MARY PAYYAPPILLY (Owners), County File DP17-3007: The applicant requests approval of a Development Plan to allow the construction of a new single-family residence on a vacant parcel within the North Gate Specific Plan area. The project also includes a request for approval of an exception to allow a maximum height of 29 feet-7 inches for a residence fronting on Castle Rock Road (maximum height of 20 feet allowed), and a request for approval of a tree permit to allow the removal of 11 trees (8 of which are code protected). The subject property is located at 747 Castle Rock Road in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential, R-40) (Parcel Number: 139-290-008) SFT Staff Report

4. COMPLIANCE REVIEW: PUBLIC HEARING

4a. COMMUNITY HOUSING & DEVELOPMENT CORP. (Applicant) - CONTRA COSTA COUNTY (Owner) (County File No. CV17-0063) – Applicant of Heritage Point project requests an exception to Collect and Convey Ordinance Code 914-2.004 by constructing an onsite detention system to reduce storm water flows to less than pre-project levels (Condition of Approval # 46 of MS14-0007 & DP14-3026). The project site is located at the northeast corner of Chesley Ave. and Fred Jackson Way in the unincorporated North Richmond Area Mixed-Use (MU) / Planned Unit Development (P-1). (Assessor's Parcel Numbers: 409-080-001, 013, 014, 015, 016, 020 & 021). For the Purposes of compliance with the California Environmental Quality Act a Mitigated Negative Declaration (MND) was adopted with the original approval of the Heritage Point Project (County File No's MS14-0007 & DP14-3026). The requested exception does not change the conclusions of the adopted MND. JO Staff Report

5. MANDATORY REFERRAL: PUBLIC HEARING

5a. EAST BAY REGIONAL PARK DISTRICT (APPLICANT), ROBERT F. CASEY (OWNER); COUNTY FILE #CP17-0038: This is a public hearing to consider whether a proposed property acquisition by East Bay Regional Park District conforms to the Contra Costa County General Plan. The subject property is a

320-acre parcel located on Byron Hot Springs Road, immediately south of Byron Airport, in the Byron area. [Parcel No. 001-021-003] WRN Staff Report

3:30 P.M.

1. PUBLIC COMMENTS:

2. SCOPING SESSION: PUBLIC HEARING

2a. CONTRA COSTA COUNTY (Applicant and Owner); County File Nos. GP12-0003 and DP14-3008: This is a scoping meeting for the draft environmental impact report (DEIR) for the Byron Airport Development Program Project. The County intends to amend its Airport Land Use Compatibility Plan, General Plan, and Planned Unit District zoning to broaden the range of uses allowed by-right at Byron Airport. This will include a variety of aviation uses (terminal, hangers, aviation-supporting businesses, etc.) and airport-compatible uses (light industry, warehousing, general commercial, offices, etc.) Approximately 835,000 square feet of new development is planned. The project site is approximately 73 acres within the Byron Airport property, which is located at 550 Eagle Court, in the Byron area. [Zoning: Planned Unit District (P-1)] [Parcel Nos: 001-011-013, 001-011-033, 001-011-037, 001-031-023] WRN Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 6, 2017.

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 (*).

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Subj: **Emergency preparedness resources and information**
Date: 10/17/2017 2:16:00 P.M. Pacific Daylight Time
From: john_gioia@bos.cccounty.us
To: rpender970@aol.com

Like

11780 San Pablo Ave., El Cerrito CA 94530 510-231-8686

eUpdate - October 17, 2017

Resources to Help Prepare for a Disaster

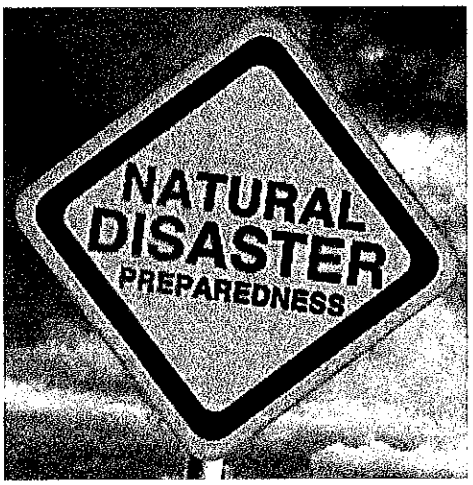
North Bay fires remind us of the importance of preparation.

As we send heartfelt best wishes and condolences to those affected by the North Bay fires, and honor all first responders for their amazing work, this is also a time for us to do all we can to prepare for a disaster.

The devastating fires are a tragic reminder of how vulnerable most places are to disaster, including here in Contra Costa County. Fire season isn't over, and, as we know, earthquakes can hit at anytime.

I've long advocated for emergency preparedness to help protect our families and homes, since a few steps might make a big difference, saving lives. I also know how easy it is to feel too busy to stay prepared.

Fortunately, there are many great resources with helpful emergency preparedness information. I've compiled a list below, including some new tips worth reviewing.



This is also a good time to make sure we're registered with the Contra Costa County Emergency Warning System, which sends voice, text and email alerts for natural disasters as well as industrial or refinery incidents.

To register click **HERE:** and follow the prompts.

Emergency alert telephone calls automatically go out on **landline phones** in an affected area, without the need to register. Register to receive alerts on your cell phone or via email.

Some new preparedness resources are available via smart phone apps. Here's a link to a recent San Jose Mercury News review of some of them.

Useful web links for emergency preparedness.

- Governor's Office of Emergency Services (Cal OES)
- FEMA/Ready.gov
- Ready.gov fire prevention
- SF72
- Contra Costa Office of Emergency Services
- American Red Cross
- National Fire Prevention Association
- Earthquake Country Alliance Bay Area

Contra Costa also has a **community warning siren system** (Community Awareness and Emergency Response or CAER) that's activated during emergencies in affected areas, and designed to operate even when phone lines or cell towers are down.

We also have has an extensive **CERT program, or community emergency response teams**, where volunteer residents are trained to assist in emergencies. There are CERT teams throughout Contra Costa in cities and

unincorporated communities. Check with your city for more, or look at the County's CERT website.

Sincerely,

John

John Gioia
Supervisor, District One
Contra Costa County
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530
510-231-8686 Phone
510-374-3429 Fax
John_Gioia@bos.cccounty.us
www.cocobos.org/gioia

Stay Connected

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Supervisor District 1, 11780 San Pablo Avenue, Suite D, El Cerrito, CA 94530

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Sent by john_gioia@bos.cccounty.us in collaboration with

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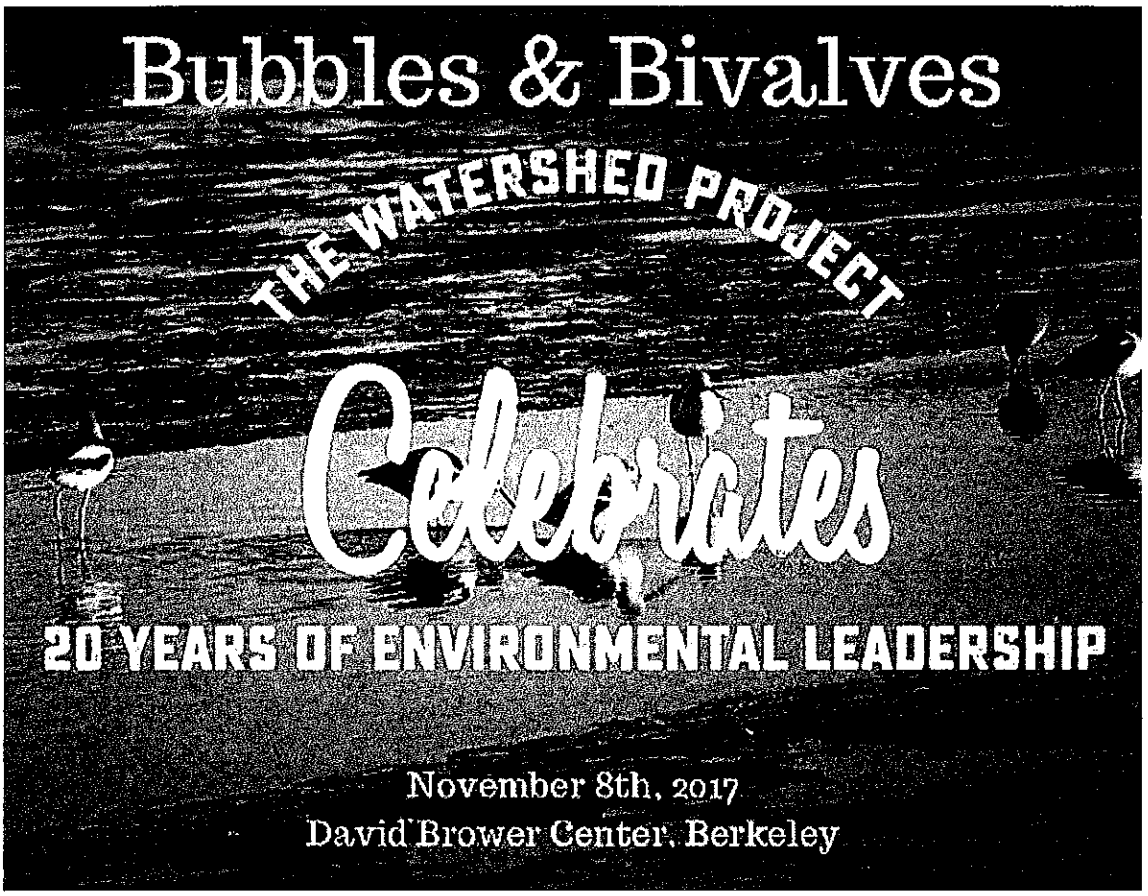
Subj: **Celebrate 20 years with Bubbles & Bivalves!**
Date: 10/20/2017 1:06:22 P.M. Pacific Daylight Time
From: The_Watershed_Project@mail.vresp.com
Reply-to: reply-1567806791-2f26760a48-f919@u.cts.vresp.com
To: rpender970@aol.com

Click to view this email in a browser

Celebrate 20 years of environmental leadership with Bubbles & Bivalves!

the watershed project



Join The Watershed Project for a night of festivity and celebration at Bubbles & Bivalves! Enjoy an evening of live music, engaging speakers, silent auction, oysters, wine tasting and food from top Bay Area sustainable restaurants.

This year, we are excited to dance the night away at the David Brower Center in Berkeley with local musicians and Bay Area restoration and education leaders. All proceeds of the event go to free STEM and nature-based education programs and field trips for over 1,000 disadvantaged community students.

Wednesday, November 8th, 2017
6pm-9:30pm
David Brower Center
2150 Allston Way
Berkeley, CA 94704

Come celebrate! **Purchase your ticket today on our website** or for more information, email **juilana@thewatershedproject.org**.

Thank you to our sponsors!

Waterbar

EPIC STEAK

Fish.

7°52'5"N/122°29'52"

FARALLON

RECURRENT ENERGY
A subsidiary of Canadian Solar

18.6.c

WOODHOUSE FISH CO.

Balance Hydrologics, Inc.

Interested in sponsoring the event? Learn more with our Sponsorship Package, and sign up online.

www.thewatershedproject.org

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The Watershed Project
1327 South 46th Street
Building 155
Richmond, California 94804
US

Network for Good.

Subj: **Urban Farm Animals Ordinance at the County Planning Commission Meeting on October 25, 2017**
Date: 10/12/2017 11:53:03 A.M. Pacific Daylight Time
From: Stanley.Muraoka@dcd.cccounty.us
To: RPender970@aol.com

The Department will be presenting the draft Urban Farm Animals Ordinance to the County Planning Commission on October 25, 2017. The meeting will start at 7:00 p.m. and will be held at 30 Muir Road, Martinez.

Under the Urban Farm Animals Ordinance, raising and keeping of certain farm animals would be allowed on any lot in any single-family residential district (R-6, R-7, R-10, R-12, R-15, R-20, R-40, R-65, and R-100 Districts), a planned unit (P-1) district that includes single-family residences, or the two-family residential (D-1) district. The Ordinance also would regulate setbacks and heights for animal structures, and fencing and fresh water requirements for honeybees. The following would be permitted uses in these zoning districts.

1. Keeping domesticated female chickens (hens) a rate of one hen per 1,000 square feet of lot area.
2. Keeping other fowl and rabbits or other grain-fed rodents would be allowed on lots that are 20,000 square feet or greater.
3. Keeping up to an aggregate total of 20 fowl and rabbits or other grain-fed rodents on a lot.
4. Keeping bees on lots that are 5,000 square feet or greater.
5. Keeping bees at a rate of one bee hive per 5,000 square feet of lot area, up to a total of two bee hives on a lot.
6. Keeping livestock on lots that are 40,000 square feet or greater.
7. Keeping livestock at a rate of two head of livestock per 40,000 square feet of lot area.

At the direction of the Board of Supervisors, the Ordinance would also regulate rooster keeping in agricultural districts. Keeping of up to two roosters would be allowed on lots of five or more acres in any agricultural district (A-2, A-3, A-4, A-20, A-40-and A-80 Districts). Keeping of more than two roosters would be allowed for:

1. Commercial poultry ranches registered with the California Department of Food and Agriculture.
2. Public or private schools registered with the California Department of Education.
3. FFA or 4-H sponsored projects.
4. Legitimate poultry hobbyists as approved in writing by the Animal Services Director.

Other provisions for rooster keeping would be created in the Animal Services Code, including a prohibition on using a tether on a rooster, and requirements for the provision of water, shelter, sufficient room, and clean and sanitary premises.

10.2.b

Subj: **Urban Farm Animals Ordinance continued to the November 8, 2017 County Planning Commission Meeting**
Date: 10/31/2017 4:55:18 P.M. Pacific Daylight Time
From: Stanley.Muraoka@dcd.cccounty.us
To: RPender970@aol.com

On October 25, 2017, the County Planning Commission conducted a public hearing on the draft Urban Farm Animals Ordinance. The Commission heard from eight persons, including six El Sobrante residents, one El Sobrante business owner, and an Animal Services Department staff person. The Commission then continued the item to its November 8, 2017 meeting. The meeting will start at 7:00 p.m. and will be held at 30 Muir Road, Martinez. You are encouraged to attend the meeting if you support or oppose the proposed Ordinance.

Stan Muraoka, AICP
Senior Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
----------o----------
Phone: 925-674-7781
Email: stanley.muraoka@dcd.cccounty.us

10.9.a

Contra Costa County
Public Works
Department

Brian M. Balbas, Interim Director
Deputy Directors
Mike Carlson
Stephen Kowalewski
Carrie Ricci
Joe Yee

PRESS RELEASE

CONTACT: Slava Gospodchikov, Project Manager **DATE:** November 1, 2017

PHONE NUMBER: (925) 313-2316

Alhambra Valley Road to reopen by November 3, 2017

The new bridge to repair Alhambra Valley Road near Castro Ranch Road and Pinole Valley Road intersection is scheduled to reopen by Friday, November 3, 2017. The road was washed out during the 2017 winter storms. The new bridge over Pinole Creek replaces the 1930's era 9-foot steel pipe culvert and will allow for unimpeded fish passage, specifically steelhead. The bridge is 60 feet long and includes shoulders for bicycles and pedestrians.

####

10.9a

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
e-mail: LTexe@lafco.cccounty.us
(925) 335-1094 • (925) 646-1228 FAX

NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, November 8, 2017, 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.

7 D. 9. b

NOVEMBER 8, 2017 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 October 11, 2017 regular LAFCO meetings

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. ***LAFCO 17-07 – City of Antioch and City of Pittsburg Sphere of Influence (SOI) Amendments*** – consider proposal to reduce the City of Antioch's SOI and expand the City of Pittsburg's SOI by 193.48± acres located south of Buchanan Road (Assessor Parcel Numbers 089-150-015 and -016) and consider related actions under the California Environmental Quality Act. ***Public Hearing***

BUSINESS ITEMS

7. ***Fire & Emergency Medical Services Update*** – receive an update on fire & emergency medical services in conjunction with the 2016 LAFCO Municipal Services Review/Sphere of Influence updates; provide input and direction – ***Continued from October 11, 2017 LAFCO meeting***

CORRESPONDENCE

8. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)

INFORMATIONAL ITEMS

9. Commissioner Comments and Announcements
10. Staff Announcements
    - CALAFCO Updates
      - 2017 Annual Conference Highlights
      - 2017 Legislation Wrap-up
    - Pending Projects
    - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting November 8, 2017 at 1:30 pm.

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

Contra Costa Watershed Forum

Meeting Agenda

Wednesday, November 8, 2017
9:00 a.m. – 11:30 a.m.

Location:
Pittsburg City Council Chambers
3rd Floor
65 Civic Avenue, Pittsburg

9:00 Bagels and coffee will be provided. Donations to cover food costs are appreciated.

9:30 Introduction and Welcoming Remarks

9:35 Committee and Project Updates

- Watershed Roundtable news & updates (all)
- Contra Costa County Clean Water Program Stormwater Resource Management Plan
- Executive Committee Report
- Creek Monitoring Subcommittee

10:10 Concord Hills Regional Park

Brian Holt, Principal Planner, East Bay Regional Park District

East Bay Regional Park District is working with the City of Concord and the National Park Service to open up over 2,540 Acres of the former Concord Naval Weapons Station to public access. This will be the single largest open space acquisition by the East Bay Regional Park District in Contra Costa County. Brian Holt will discuss the planning process for this much open space, the partnerships with the City of Concord and National Park Service, and discuss what future visitors can expect to find at the Concord Hills Regional Park.

10:40 Land Conservation, Restoration and Economic Growth: 10 year review of the East Contra Costa County Habitat Conservancy

In 2007, Contra Costa County and the cities of Brentwood, Clayton, Oakley and Pittsburg adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan. The Plan was designed to streamline permits related to impacts to habitat for endangered species while also providing a strategic regional mitigation strategy and species recovery program. Since adoption and implementation of the Plan, the Conservancy has made progress toward all of these goals and will be discussing work to date, and what we should expect for the next decade of Plan implementation.

The CCWF will provide reasonable accommodations for people with disabilities planning to attend CCWF meetings who contact Elissa Robinson at least 72 hours before the meeting at erobinson@ccrcd.org or 925-672-4577 x 4150. Agenda items for the CCWF meetings are discussed by the Executive Committee prior to the meetings. There will be no executive committee meeting in September. The next Watershed Forum meeting will be held on January 10, 2017. For more information on the Contra Costa Watershed Forum go to www.cocowaterweb.org