

# **El Sobrante Municipal Advisory Council**

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

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

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

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC sub committee meetings who contact the chair, Tom Owens at least 24 hours before the meeting. Phone Number 510-758-2889.

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

## **AGENDA for Wednesday, August 13, 2014**

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

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

### **7:00 P.M. Approval of Minutes and Agenda \* items have minutes included**

**\*May 14, 2014**

**June 11, 2014**

**\*July 2014 Meeting cancelled – no quorum**

### **7:05 P.M. Treasurer's Report**

### **Introductions of Speakers/ Guests/ Topics**

#### **7:10 P.M. to 7:20 P.M.**

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

**7:20 P.M. to 7:30 P.M.** Questions- limit 2 minutes per speaker

#### **7:30 P.M. to 7:35 P.M.**

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

**7:35 to 7:45 P.M.** Questions- limit 2 minutes per speaker

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

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

**7:50 P.M. to 8:00 P.M.** Questions- limit 2 minutes per speaker

**8:00 P.M. to 8:10 P.M.**

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

**8:10 P.M. to 8:20 P.M.** Questions- limit 2 minutes per speaker

**8:20 P.M. to 8:30 P.M.**

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

**8:30 P.M. to 8:40 P.M.** Questions – limit 2 minutes per speaker

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

**8:40 P.M. to 8:50 P.M.** limit 2 minutes per speaker

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

**8:50 P.M. to 9:00 P.M.**

**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department - **No Applications received this month**

**9:00 P.M. to 9:10 P.M.** Questions – limit 2 minutes per speaker

**9:10 P.M. to 9:20 P.M.**

**DI.2** ESMAC to discuss using up to \$250 out of the MAC account for food for the El Sobrante Clean Up Day

**9:20 P.M. to 9:30 P.M.** Questions – limit 2 minutes per speaker

**Short Discussion Items-**

**9:30 P.M. to 9:40 P.M**

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

**9:40 P.M. to 9:50 P.M.** Questions – Limit 2 minutes per speaker

**Information Items-**

**9:50 P.M. to 10:00 P.M.**

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

**10.2** CCC Zoning **CCC Zoning Agendas for July**

**Sub Committee Reports**

**10:00 P.M. to 10:05 P.M.**

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

**11.2** ESMAC Safety- James, Joseph

**11.3** ESMAC Education Programs/ Out Reach- Sharon, Mark, El Sobrante Cleanup Day, October 4, 2014

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

**New Business**

**Public Comment -for items not on the agenda**  
**10:05 P.M. to 10:10 P.M. -limit 2 minutes per speaker**

**Announcements**

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

**Adjournment**

**10:10 P.M.**

# **El Sobrante Municipal Advisory Council**

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

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

Present Barbara Pendergrass, Secretary, Sharon Thygesen, Treasurer, George Cleveland,  
at-Large Members: James Hermann, Mark Porter  
Absent Tom Owens(excused), Joseph Camacho

## **Draft Minutes for Wednesday, May 14, 2014**

**7:00 P.M.** Pledge of Allegiance – Lead by Sharon Thygesen

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

Treasurer's Report – None  
Introductions of Speakers/ Guests/ Topics

### **Consider Consent Items**

**CCI.** El Sobrante Chamber has requested the ESMAC purchase clear window mount folders to hold the agenda's for mounting on the window of the Annex in place of the scotch tape currently used. Each clear window mount is \$8.79 plus tax with the suction cups needed to hold the clear window mounts costing \$5.49 each plus tax. Need four of each for total of \$57.12 and 9.5% tax of \$5.43. Total required approximately \$63.00

**No Action**

### **Presentations**

**P.1** Presentation by Lt. Jon Moreland, Bay Station Commander, Crime Report. Lt. Moreland will no longer be our Bay Station Commander. Our thanks to Lt. Moreland for his support of the El Sobrante Community. Lt. Moreland will be missed by all of us in the El Sobrante Community. New Lt. DJ Watts will take Lt. Moreland place in El Sobrante.

**P.4** Presentation by Contra Costa County Fire Battalion Chief, Jeff Carman

**P.5** Presentation by Sharon Thygesen candidate for the West County Waste Water District

**P.6** Presentation by Rich Kinney, candidate for the 15th Assembly District

**P.7** Presentation by Eugene Ruyle candidate for the 15th Assembly District

**P.8** Presentation by Sam King candidate for the 15th Assembly District

**P.9** Presentation by Tony Thurmond candidate for the 15th Assembly District

**P.10** Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

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

No Speakers

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

**DI.1** Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department - **No Applications received this month**

**No Action**

**DI.2** Discuss and adoption of the El Sobrante By-Laws and Ethics Statement George Cleveland / M, Mark Porter / S

Yes: George Cleveland, Mark Porter, Barbara Pendergrass, and Sharon Thygesen

**Short Discussion Items-**

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

**Information Items-**

**9:45 P.M. to 9:50 P.M.**

**10.1** El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC)  
Agenda and Packet of Information for April 10, 2014

**10.2** News Letter from the East Bay Regional Park District

**10.3** West Contra Costa County Integrated Waste Management Authority, Board of Director's, Regular Meeting Agenda for April 18, 2014, 7:00 P.M., and an Internal Operations Committee Meeting Agenda for April 30th, 2014, 8:00 A.M.. Location, San Pablo City Hall, City Council Chambers, 1 Alvarado Square, 13831 San Pablo Avenue, San Pablo, Ca, 94806

**10.4** Contra Costa County Planning Commission's Meeting Notice and Agenda for May 13, 2014 , 7:00 P.M., 30 Muir Road, Martinez, Ca

**10.5** Contra Costa County Zoning Administrator's Meeting Notices and Agendas for April 7, 2014,

and April 21, 2014, 1:30 P.M. 30 Muir Road, Martinez, Ca

**10.6** Contra Costa County Local Agency Formation Commission Notice and Agenda for the Regular Meeting, March 12, 2014, 1:30 P.M., Board of Supervisors Chambers, 651 Pine Street, Martinez, Ca.

### **Sub Committee Reports**

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

**11.2** ESMAC Safety- James, Joseph

**11.3** ESMAC Education Programs/ Out Reach- Sharon, Mark, El Sobrante Cleanup Day, October 4, 2014

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

### **New Business**

**12.1 - None**

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

### **Announcements**

Barbara Pendergrass resigned as Chair of ESMAC

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

Alcohol and Beverage Control

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

**Adjournment** in the Memory of Ruby Molinari a former long term Chair of the ESMAC and a former Vice President of the El Sobrante Valley Planning and Zoning Advisory Committee. Ruby passed away Tuesday Morning, April 29, 2014

George Cleveland / M, Sharon Thygesen / S

Yes: George Cleveland, Mark Porter, Barbara Pendergrass, and Sharon Thygesen



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

## NOTICE AND AGENDA FOR REGULAR MEETING

**DATE/TIME:** Wednesday, August 13, 2014, 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.**



AUGUST 13, 2014 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. **Seating of LAFCO Special District Member**
3. Roll Call
4. Adoption of Agenda
5. **Selection of Chair**
6. 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.
7. Approval of Minutes for the June 11, 2014 regular LAFCO meeting

**OUT OF AGENCY SERVICE REQUESTS**

8. ***LAFCO 14-03 – Ashley Place*** – consider a request by City of Martinez to provide municipal water service outside its jurisdictional boundary to a two lots totaling 0.24+ acres (APN 375-221-025/026) located on Ashley Place in the unincorporated Alhambra Valley in order to serve a proposed single family home; and consider related actions under the California Environmental Quality Act (CEQA)

**MUNICIPAL SERVICE REVIEWS (MSRs)/SPHERE OF INFLUENCE (SOI) UPDATES**

9. ***Second Round Municipal Services Reviews (MSRs)*** – receive an update on second round MSRs and provide direction.

**BUSINESS ITEMS**

10. ***Policies & Procedures Updates*** — consider approving a new policy and revised procedures relating to out of agency service.
11. ***Proposed Amendment to LAFCO Employee Benefit Plan*** - consider approving a proposed amendment to add a deferred compensation loan program at the County's request.
12. ***CALAFCO 2014 Conference Material and Call for Board of Directors Candidates and Achievement Award Nominations*** – receive the annual CALAFCO conference packet, appoint voting delegate(s), and provide direction regarding nominations and other matters as desired.

**CORRESPONDENCE**

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

**INFORMATIONAL ITEMS**

14. Commissioner Comments and Announcements

15. Staff Announcements

- CALAFCO Updates
- Pending Projects
- Newspaper Articles

ADJOURNMENT

*Next regular LAFCO meeting – September 10, 2014 at 1:30 p.m.*

LAFCO STAFF REPORTS AVAILABLE AT

[http://www.contracostalafco.org/meeting\\_archive.htm](http://www.contracostalafco.org/meeting_archive.htm)

## 10.2

CONTRA COSTA COUNTY ZONING ADMINISTRATOR  
MONDAY, JULY 21, 2014  
30 MUIR ROAD  
MARTINEZ, CA 94553  
\*\*\*1:30 P.M.\*\*\*

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

### 1. PUBLIC COMMENTS:

#### MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

2. NORM DYER (Applicant) - BRIAN ALLEN (Owner), County File #MS13-0007: The applicant is requesting approval of a tentative map to subdivide a 23,239 square foot parcel into two parcels - Parcel "A" at 12,524 square feet, and Parcel "B" at 10,211 square feet. The project also includes a request for approval of a tree permit to allow the removal of twelve (12) code-protected trees, (8 inches to 30 inches in diameter) and to work within the drip line of four (4) code-protected trees (24 inches to 36 inches in diameter). The applicant proposes to construct a 16-foot-wide paved private roadway on Parcel "A", and new residence on Parcel "B". The subject property is located at 632 Center Street in the unincorporated area of Walnut Creek. (General Plan Designation: Single-Family Residential, Medium) (Zoning: Single-Family Residential, R-10) (Assessor's Parcel Number: 184-140-024 WRN) SXG Staff Report

#### MINOR SUBDIVISION: PUBLIC HEARING

3. BILL WONG (Applicant) - RONG WANG (Owner), County File #MSJ3-0003: This is a request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a 16,988-square-foot residential property into two parcels of 6,884 square feet (Parcel A) and 9,050 square feet in area (Parcel B). A new single-family residence is under construction on Parcel A, and a new single-family residence will ultimately be built on Parcel B. The applicant also requests a variance to allow a zero-foot front yard setback (where a minimum of 20 feet is required) for retaining walls to be constructed that will support the proposed driveway on Parcel B. A Tree Permit is also requested to work within the driplines of three Code-protected trees for the future development on Parcel B. The subject site is located at the intersection of Kendall Avenue and Merchant Street in the Crockett area (Zoning: Single Family Residential District, R-6) (Assessor Parcel Number: 355-100-010) DAB Staff Report

#### LAND USE PERMIT: PUBLIC HEARING

4. PAUL & LEE BARPER (Applicants) - ROBERT BRUNHAM (Owner), County File #LP12-2053: The applicant requests approval of a Land Use Permit that would modify existing Land Use Permit #LP80-2008 for an outdoor dry boat storage facility at 6751 Piper Road, in the unincorporated Bethel Island area. The Bethel Island Boat and Trailer Storage to include covered and enclosed dry boat storage, RV storage, and enclosed incidental storage. Accessory to the storage facility uses would be the sales of abandoned boats and RVs and a caretaker's mobile home. (Zoning: General Agricultural District A-2) (Parcel Number: 029-060-019) SM Staff Report

#### DEVELOPMENT PLAN: PUBLIC HEARING

5. LAURA NATKINS (Applicant)- JENNIFER TREUTING and TONY SOKOLOWSKI (Owners), County File #DP 14-3016: The applicant is requesting approval of a Kensington Design Review Development Plan which includes a two-story addition to a single family residence that exceeds the gross floor area threshold (2,288-square-feet proposed, 1,475-square-foot threshold) with the following variances: 1) a 7 feet side yard aggregate, where 15 feet is the required minimum; and 2) 3 feet 11 inches and 3 feet 1 inch side yards for a proposed two-story addition. The subject site is located at 416 Berkeley Park Boulevard in the Kensington area. (Zoning: R-6, -TOV, -K) (Parcel #571-332-003) FA Staff Report

Contra Costa County  
Zoning Administrator  
Page 2 July 21, 2014

6. DAVID NEWITI (Applicant and Owner), County File #DP 14-3023: The applicant requests approval of a Development Plan pursuant to Development Plan DP01-3061 for construction of a 7,407 square-foot single family residence and retaining walls at 446 Legacy Drive on a 3.19 acre lot in the unincorporated Alamo area. Construction will involve work within the drip line of a code-protected tree. The application is subject to the CC&R Mandatory Design Guidelines for Subdivision 93-7744. (Zoning: P-1, Planned Unit District) (Parcel Number: 193-010-031) SM Staff Report

\*\*\*3:30 P.M.\*\*\*

1. PUBLIC COMMENTS:

LAND USE PERMIT: CONTINUED PUBLIC HEARING

2. PHILLIPS 66 COMP ANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File #LP05-2048: This is the second of three annual post-construction compliance hearings required for the Clean Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial; Parcel Numbers: 357-010-001,357-300-005,357-310-001,358-030-034 TM) WRN Staff Report  
PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COST A COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 4, 2014. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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

Any disclosable public records related to an Open Session item on the 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 7:30a.m. to 5:00p.m. Monday through Thursday and 7:30a.m. to 4:00p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

CHAIR:

COUNTY PLANNING COMMISSION  
CONTRA COST A COUNTY  
TUESDAY, JULY 22, 2014  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553

VICE-CHAIR:

Marvin Terrell  
Don Snyder

COMMISSIONERS: Richard Clark, Duane Steele, Doug Stewart, Jeffrey Wright, Rand Swenson

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

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless

specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless

there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in

County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

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

1. PUBLIC COMMENTS:

ELECTION OF OFFICERS

2. The Commission will consider and may elect the offices of Chair and Vice Chair.

SB2 (2007) ZONING TEXT AMENDMENTS: STUDY SESSION

3. FARMWORKER HOUSING, TRANSITIONAL AND SUPPORTIVE HOUSING ZONING CODE AMENDMENT (County File #ZI09-0003) - Study Session. Proposed Zoning Code Amendment to Address Zoning for Farmworker Housing, Transitional and Supportive Housing in Accordance with Chapter 633, Statutes 2007 (SB 2) and the Five-Year Objectives as Described in the 2009 Housing Element Update. RLH

4. EMERGENCY SHELTER AND SINGLE ROOM OCCUPANCY (SRO) FACILITIES ZONING CODE AMENDMENT (County File #ZI09-0004) - Study Session. Proposed Zoning Code Amendment to Address Zoning for Emergency Shelters and Single Room Occupancy (SRO) Facilities in Accordance with Chapter 633, Statutes 2007 (SB 2) and the Five-Year Objectives as Described in the 2009 Housing Element Update. RLH

HOUSING ELEMENT UPDATE: STUDY SESSION

5. 2015-2023 HOUSING ELEMENT UPDATE (County File: GP#14-0001) - Study Session #2: To provide the County Planning Commission with a progress report and presentation on the proposed 1st Draft Housing Element (2015-2023) for submittal to the California Department of Housing and Community Development pursuant to State Housing Element Law. PR

6. STAFF REPORT:

7. COMMISSIONERS' COMMENTS:

8. COMMUNICATIONS:

Contra Costa County  
Planning Commission

July 22, 2014

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PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, AUGUST 12, 2014.

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

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 4, 2014

30 MUIR ROAD

MARTINEZ, CA 94553

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

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1. PUBLIC COMMENTS:

MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

2. ALBERT RUBEY (Applicant and Owner), County Files #MSII-0006 and DP12-3029: Applicant requests approval of a Minor Subdivision, a Development Plan, and a Tree Permit as follows:

A. MINOR SUBDIVISION - County File #MSII-0006: This is a request for approval of a vesting tentative map for a Minor Subdivision application which proposes to subdivide a developed 58,326-square-foot parcel into two commercial parcels of 51,651 and 6,675 square feet in area.

B. DEVELOPMENT PLAN - County File #DP12-3029: This is a request for approval of a Development Plan for the construction of a new approximately 3,000-square-foot, two-story commercial building for mixed professional office and retail uses, and to modify the site's off-street parking configuration. The applicant also requests approval of a Tree Permit to work within the driplines of five (5) code-protected Valley Oak trees for the construction of the proposed commercial building. The subject property is located at 3189 Danville Boulevard in the Alamo area. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: R-B/S2, Retail Business District/Sign Control Combining District) (Parcel Number: 191-093--048) (Continued from

07/07/14 WRN) GK StaffReport

LAND USE PERMIT: CONTINUED PUBLIC HEARING

3. PAUL and LEE RARPER (Applicants)- ROBERT BRUNHAM (Owner), County File #LP12-2053: The applicant requests approval of a Land Use Permit that would modify existing Land Use Permit #LP80-2008 for an outdoor dry boat storage facility at 6751 Piper Road, in the unincorporated Bethel Island area. The Bethel Island Boat and Trailer Storage to include covered and enclosed dry boat storage, RV storage, and enclosed incidental storage. Accessory to the storage facility uses would be lien sales of abandoned boats and RVs and a caretaker's mobile home. (Zoning: General Agricultural District A-2) (Parcel Number: 029-060-019) (Continued from 07/21/14 WRN) SM StaffReport

LAND USE PERMIT: PUBLIC HEARING

4. VERIZON WIRELESS (Applicant), FRANK MAGGIORE et al (Owners), County File #LP14-2015: The applicant requests approval of a modification to County File #LP06-2007 to allow the modification of an existing Verizon wireless telecommunications facility. The proposed project consists of 1) replacing three existing antennas with upgraded models; 2) the addition of three new tower mounted amplifiers (TMAs); and 3) the installation of twelve new coaxial cable lines. The subject property is identified as 2251 Camino Diablo in the Byron area. (Zoning: General Agricultural District, A-2/ Exclusive Agricultural District, A-40) (Assessor's Parcel Number: 003 -130-001) SFT StaffReport

5. AT&T c/o WESTOWER COMMUNICATIONS (Applicant) - EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP14-2025: The applicant requests approval of a land use permit to renew and upgrade an existing wireless telecommunications facility that was previously approved under County File #LPOS-2018. The applicant is proposing to upgrade the wireless telecommunication facility by installing a new hydrogen fuel cell emergency back up power system that will be mounted on a 6-foot by 10-foot concrete pad, which will be connected to the existing wireless facility's electrical equipment. The proposed hydrogen fuel cell back up system will be located at the terminus of Coach Drive, southwest of Pinole Valley Road in EI Sobrante. (Zoning: General Agriculture, A-2) (Assessor's Parcel Number: 432-020-002) DAB StaffReport

Contra Costa County

Zoning Administrator

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PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 18, 2014. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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