

El Sobrante Municipal Advisory Council

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

The ESMAC is an advisory body to the Board of Supervisors

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

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

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

AGENDA for Wednesday, August 08, 2018 7:00 PM

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes – Minutes for 08-11-2018 included

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

Introduction of Speakers/Guests/Topics

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

Questions – limit 2 minutes per speaker

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

Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire

Questions – limit 2 minutes per speaker

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda

Questions – limit 2 minutes per speaker

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

DI. Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings;

DI.1 VR18-1020 Agency Comment Request on a Variance Permit Application for a variance for rear yard of 7' 1" (where 15' is required), for a 250sf addition in order to add a bedroom, move the existing kitchen, and a small lot design review. Owner Naurilio Mevcado, 30 Hacienda Lane, El Sobrante, CA 94803. Applicant Gustevro Orozlo, 3076 Barkley Drive, Richmond, CA 94806
Questions – limit 2 minutes per speaker

D2.1 Presentation by the Department of Conservation and Development regarding permitting concerns of Somewhere Else Sports Bar and Grill located at 5216 Sobrante Avenue. The Council will also hear comments from concerned residents and the management of Somewhere Else Sports Bar.

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee
Questions – limit 2 minutes per speaker

Information Items

10.1 Announcement from the Contra Costa Health Services regarding "An Opportunity to Learn What Local Companies Are Doing to Prevent Accidents". Crockett/Rodeo Safety Audit public meeting on August 16, 2018 from 6:30 pm to 8:30 pm. Address Crockett Community Center, 850 Ponomo St. Crockett

10.2 Summary of the Urban Farms Animals Ordinance as it pertains to El Sobrante

10.3 A brochure about the California Environmental Quality Act and the steps that are taken

10.4 Contra Costa County Zoning Administrator's meeting Notice for Monday, August 6, 2018, 1:30 P.M. Location, 30 Muir Road, Martinez, Ca 94553

Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 Supervisor Gioia's and the ESMAC's Clean-up Day 2018, Moose Lodge Parking Lot

Public Comment – for items not on the agenda

Questions – limit 2 minutes per speaker

Announcements

Agenda Items / Speakers for Upcoming ESMAC Meetings

Adjournment:

Minutes July 11, 2018

**El Sobrante Municipal Advisory Committee
El Sobrante Elks Lodge, 3931 San Pablo Dam Road, El Sobrante , 7:02 p.m.**

Pledge of Allegiance
Call to Order/Welcome/Roll Call

Members Present:

Barbara Pendergrass, Chair
Tom Owens - Vice Chair
Robin S. Tanner, Secretary
Brandy Faulkner, Member at Large
Ylan Hunt, Member at Large
Xina Ash, Member at Large
Tom Lang, Member at Large

Excused Absence:

Andrew Chahrour, Member at Large
Jim Harmann, Member at Large

Guest:

James Lyons, Coordinator for Supervisor John Gioia

Approval of May 2018 and June 2018 Minutes: Approved as corrected and submitted.
Approved: Barbara Pendergrass, Tom Owens, Robin S. Tanner, Brandy Faulkner, Ylan Hunt, Xina Ash. Nay - no one.

Treasurer's Report: Not \$4,282.00 - exact figure tk. (Previous amount decreased by purchase of badges for new members.)

Presentation by Sheriff's Office. Deputy White.

Presentation by Highway Patrol. None.

Presentation by Contra Costa County Fire Department. None.

No report on library fire; no report on cause of fire.

Presentation by James Lyons District Coordinator for Supervisor John Gioia. The library will be out of commission for longer than expected because of asbestos concerns. Probably won't open this year.

Public Comment.

Discussion about development on Kirkpatrick Drive going forward without neighborhood input.
Discussion about shooting at Somewhere Else parking lot.

Discussion Items.

D1.1 Agency Comment request on a Variance Permit Application to allow a lot line adjustment on property on San Pablo Dam Road.

D2.1 The President of Greenbriar Neighborhood Council is requesting the ESMAC to request the County Public Works Department to place signs stating no parking of trailers and mobile homes on San Pablo Dam road and Castro Ranch Road. The parking of trailers and mobile homes creates a sight problem for animals and residents entering or crossing the roads. Update: City of Richmond has already made the signs. City and County need to coordinate on placement of signs.

Short Discussion Items

Information Items

10.1 Email from Supervisor John Gioia regarding Pt. Richmond's free summer music concerts.

10.2 Email for Richmond Bay Trail Network requesting community input about how to best use the land at Point Molate.

10.3 West Contra Costa Integrated Waste Management Meeting Agenda for June 14 2018. Informational only.

10.4 Urban Farm Animals (UFA) Summary and Ordinance No. 2018-06 Urban Farm Animals

10.5 Notice and Agenda for Regular Meeting of LAFCO Wednesday, June 13 and July 11, 2018. Informational only.

Public Comment

Concerns about speeding and hit-and-run accidents on San Pablo Dam Road.

Sub Committee Reports

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

Adjournment

Barbara Pendergrass, Tom Owens, Robin S. Tanner, Brandy Faulkner, Ylan Hunt, Xina Ash and Tom Lang - yes. No - no one. Meeting adjourned at 8:22 p.m.

DI.1.6



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

CONTRA COSTA

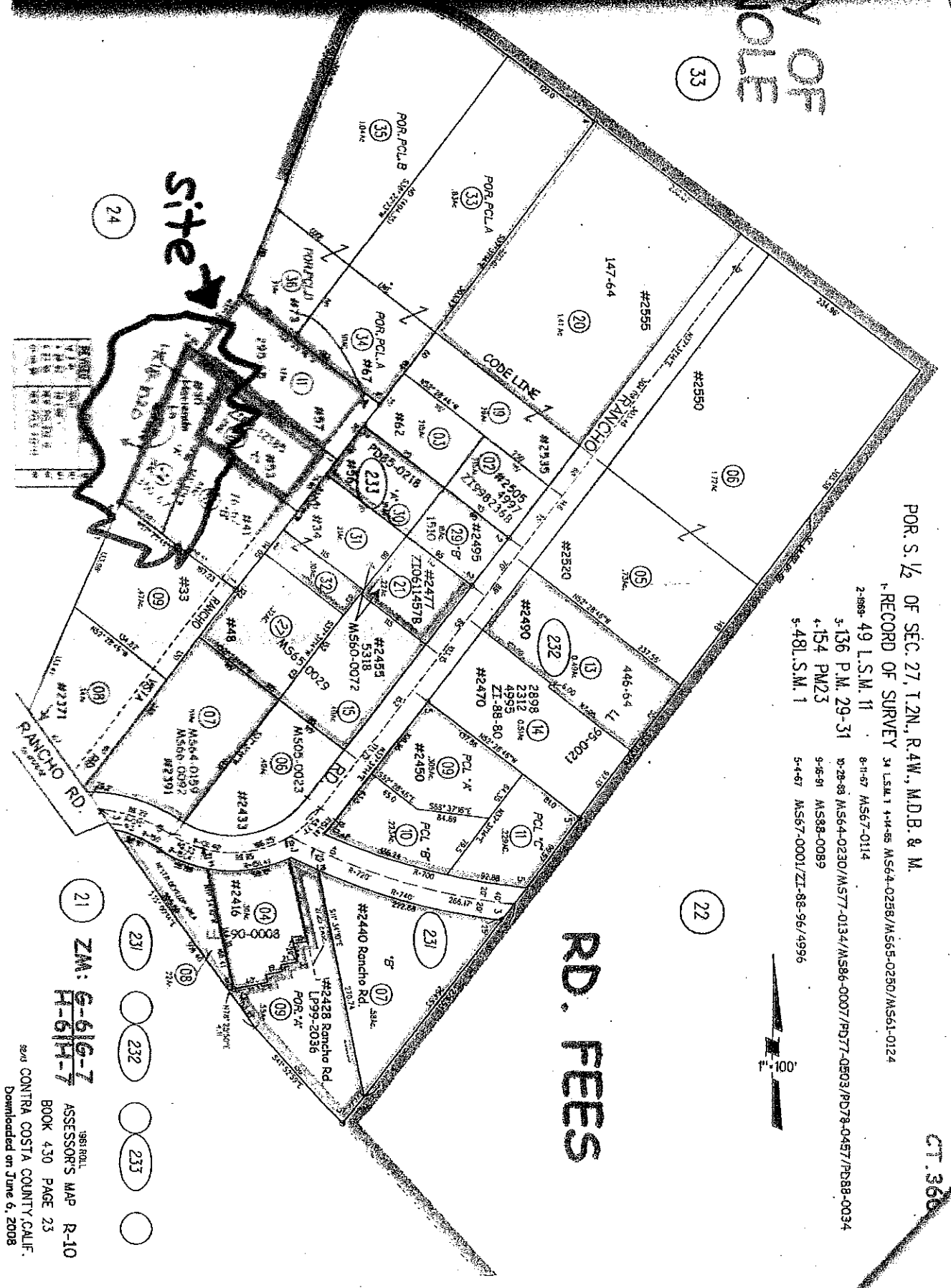
2018 JUL 13 AM 9:00

VARIANCE PERMIT APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER		APPLICANT		
Name	Maurilio Mercado	Name	Gustavo Orozco	
Address	30 Hacienda Lane	Address	3070 Barkley Dr.	
City, State/Zip	El Sobrante CA, 94803	City, State/Zip	Richmond CA 94806	
Phone	(510) 734-9235 email smmercado@gmail.com	Phone	(510) 520-2358 email gusoro@gmail.com	
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.		
Owner's Signature <i>[Signature]</i>		Applicant's Signature <i>[Signature]</i>		
CONTACT PERSON (optional)		PROJECT DATA		
Name		Total Parcel Size:	430 - 233 - 024	
Address		Estimated Project Value:		
City, State/Zip		Proposed Square Footage:	250 S.F.	
Phone	email			
Project description (attach supplemental statement if necessary): New attached Addition to main Residence (250 sf)				
↓ FOR OFFICE USE ONLY ↓ ↓ FOR OFFICE USE ONLY ↓ ↓ FOR OFFICE USE ONLY ↓				
Project description: Applicant requests approval of a variance for a rear yard of 7'1" (where 15' is required) for a 250 sf addition, in order to add a bedroom and move the existing kitchen, and a Small Lot Design Review.				
Property description: Record of Survey 34 LSM & PCL A				
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: 430-233-024
Area: El Sobrante	*Base Fee/Deposit	\$1,000	S-044	Site Address: 30 Hacienda
Fire District: Consolidated	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: R-10
Sphere of Influence: Pinole	Notification Fee	15.00 / 30.00	S-052	Census Tract: 3601.01
Flood Zone: X	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Atlas Page: G-6, G-7, H-6, H-7
Panel Number:	Environmental Health Dept.	57.00	5884	General Plan: SH
x-ref Files:	Other:			Substandard Lot: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
				Supervisory District: 1
				Received by: A. Riemer
Concurrent Files:	TOTAL	\$ 1,087		Date Filed: 7/13/18
	Receipt	# 180009095		File # VR18-1020
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

NOLE OF

33



POR. S. 1/2 OF SEC. 27, T. 2N., R. 4W., M.D.B. & M.

RECORD OF SURVEY 34 L.S.M. 1 1-4-85 MS64-0258/MS65-0250/MS61-0124

- 2-989- 49 L.S.M. 11 8-1-87 MS67-0114
- 3-136 P.M. 29-31 9-28-88 MS64-0230/MS77-0134/MS86-0007/PD77-0503/PD78-0457/PD88-0034
- 4-154 PM23 9-16-91 MS88-0089
- 5-48L.S.M. 1 5-4-87 MS67-0001/ZI-88-96/4996

RD. FEES

22

21

ZM: 6-6/6-7
H-6/H-7

1981 ROLL
ASSESSOR'S MAP R-10
BOOK 430 PAGE 23
CONTRA COSTA COUNTY CALIF.
Downloaded on June 6, 2008

CT. 360

DIUB

ATTACHED ADDITION

30 HACIENDA LANE, EL

ABBREVIATIONS

Δ	AND	C.I.	CAST IRON	E.	EAST	FRMD.	FRAMING	L.F.	LINEAR FOOT	PL.	PLATE OR	SM.	SIMILAR
∠	ANGLE	C.I.P.	CAST IN PLACE	E.A.	EACH	FL.	FOOT OR FEET	L.L.	LIGHT	P.L.M.	PROPERTY LINE	SPEC.	SPECIFICATION
□	SQUARE	C.P.	CONSTRUCTION	E.L.	ELECTRICAL	FTG.	FOOTING	MAX.	MAXIMUM	PLAS.	PLASTER	SO.	SQUARE
⊙	CENTERLINE	C.P.	CONSTRUCTION	ELEC.	ELECTRICAL	FURN.	FURNITURE	M.B.	MAXIMUM BOLD/	PR.	PAIR	S.S.	STAINLESS STEEL
∅	DIAMETER	C.O.	CEILING	ELEC.	ELECTRICAL	FURR.	FURNITURE		WOODED	P.V.C.	POLYVINYL	STD.	STANDARD
—	PLATE /	C.L.	CEILING	ELEV.	ELEVATION	GA.	GAUGE	MECH.	MECHANICAL	P.W.D.	PLYWOOD	STR.	STRUCTURE
A.D.	PROPERTY LINE	C.L.	CLEAR	EMER.	EMERGENCY	GL.	GALVANIZED	MEMB.	MEMBRANE	Q.T.	QUARRY TILE	STOR.	STORAGE
A.B.C.	ANCHOR BOLT	C.M.U.	CONCRETE	ENCL.	ENCLOSURE	G.L.B.M.	GLASS	METAL	METAL	R.	RADIUS/RISER	SUSP.	SUSPENDED
	AGGREGATE	C.M.U.	CONCRETE	EQ.	EQUIPMENT	GR.	GRADE	NIL.	NO	R.A.	RETURN AIR	SYM.	SYMMETRICAL
	BASE COURSE	C.M.U.	CONCRETE	EQ.	EQUIPMENT	GRND.	GRADE	MFR.	MANUFACTURER	R.	RADIUS/RISER	T.	TREAD
A.C.	AIR CONDITIONING	C.M.U.	CONCRETE	ENC.	ENCLOSURE	GYP. BD.	GYP. BOARD	MIR.	MIRROR	R.O.	ROUGH OPENING	TEL.	TELEPHONE
ACRUS.	ACROUSTICAL	C.C.	CLEAN OUT	EXST.	EXISTING	H.O.	HOSE HOBB	MIS.	MISCELLANEOUS	R.O.	ROUGH OPENING	T & G	TONGUE AND GROOVE
A.C.	ASPHALTIC	C.C.	CLEAN OUT	EXP.	EXPANSION	H.C.	HOLLOW CORE	MUL.	MULLION	REF.	REFRIGERATOR	TRK.	TRUCK
A.C.	PAVING	C.C.	CLEAN OUT	EXT.	EXTERIOR	H.CP.	HARDICAP	N.	NORTH	REFRIG.	REFRIGERATOR	T.O.C.	TOP OF CURB
ADJ.	ADJUSTABLE	C.C.	CLEAN OUT	F.D.	FLOOR DRAIN	CDMD.	CORNER	N.O. OR	NOT IN CONTRACT	REIN.	REINFORCED	T.O.W.	TOP OF WALL
A.F.F.	ABOVE FINISH	C.C.	CLEAN OUT	F.F.	FIBERGLASS	H.M.	HORIZONTAL	N.S.	NUMBER	RES.	RESISTANT	T.S.	TUBE STEEL
	FLOOR	C.C.	CLEAN OUT	F.F.	FIBERGLASS	H.M.	HORIZONTAL	NO. OR	NOT TO SCALE	RES.	RESISTANT	T.T.B.	TELEPHONE TERMINAL BOARD
AGOR.	AGGREGATE	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	TYP.	TYPICAL
ALUM.	ALUMINUM	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	UNL.	UNLESS OTHERWISE NOTED
AL.T.	ALTERNATE	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	URNAL.	URNAL
APPROX.	APPROXIMATE	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	V.C.T.	VERTICAL
ARCH.	ARCHITECTURAL	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
ASPH.	ASPHALT	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
	BOARD	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BD.	BOARD	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BDD.	BUILDING	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BLO.	BLOCK	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BLO.	BLOCKING	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BL.	BEAM	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
B.O.	BOTTOM	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
BO.	BOTTOM	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
B.U.	BUILT-UP	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
CAB.	CABINET	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
C.B.	CORNER BEAD	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
C.T.	CERAMIC TILE	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF
CHAN.	(C) CHANNEL	C.C.	CLEAN OUT	F.E.	FIRE	H.M.	HORIZONTAL	N.S.	NUMBER	R.O.	ROUGH OPENING	VTR	VENT-THRU ROOF

ENERGY

1. TOILETS TO BE U
2. SHOWERHEADS TO
3. MAXIMUM FLOOR
4. LAVATORIES CPC 40
5. WATER HEATER
6. OR HIGHER
7. INSULATED TO R-3
8. APPROVED WEAT
9. DOORS
10. INSTALL DAMPER
11. CHIMNEYS
12. ATTIC/ROOF INS

SHEET II

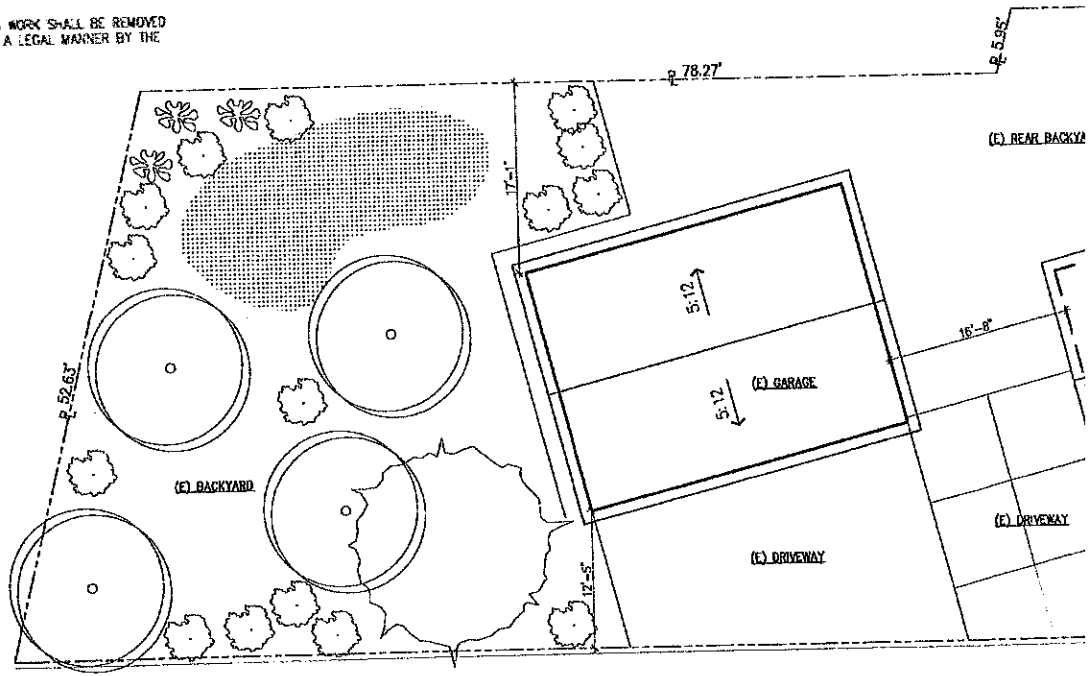
- 1.0 SITE PLAN &
- 2.0 EXISTING FLO
- 3.0 PROPOSED FL
- 4.0 EXISTING ANC
- 5.0 EXISTING ANC
- 6.0 TITLE 24 REF

--SEE STRUCTURAL

VICINITY

GENERAL NOTES

1. THE DESIGN PRESENTED IN THESE DRAWINGS ESTABLISHES THE GENERAL ARCHITECTURAL REQUIREMENTS FOR THE PROJECT. IT DOES NOT PRESENT ALL DETAILS REQUIRED FOR CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO EXERCISE SOUND JUDGMENT IN ACCORDANCE WITH CODE REQUIREMENTS.
2. THE DRAWINGS INDICATE LOCATION AND DIMENSIONS, BUT THEY DO NOT ILLUSTRATE EVERY CONDITION. IN THE EVENT THAT CERTAIN FEATURES ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE IN ACCORDANCE WITH CONVENTIONAL PRACTICES OF THE UNIFORM BUILDING CODE.
3. ALL CONDITIONS AFFECTING WORK PROGRESS AND CONFORMANCE TO PLANS AND SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
4. ANY SITE AND BUILDING AREAS UNAFFECTED BY THIS WORK SHALL BE PROTECTED FROM ANY DAMAGE CAUSED BY THIS WORK. ANY DAMAGE TO EXISTING STRUCTURES AND BUILDING ELEMENTS SO CALLED, SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
5. ANY WASTE AND REFUSE, CAUSED BY THIS WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.



HACIENDA

DI. 1. e

MAIN RESIDENCE

BRANTE CA 94803

VR18-1020
CONTRA COSTA
2018 JUL 13 AM 10:37

SERVATION NOTES

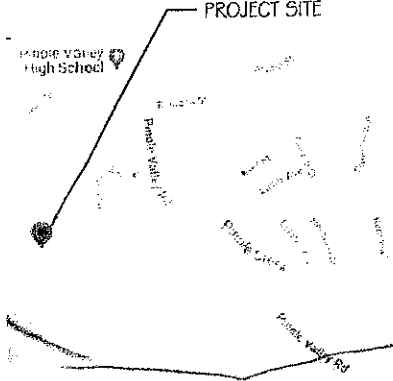
- 1.2 GPM GAL/FLUSH OR LESS
- 1 GAL/MIN OR LESS
- 2 GPM AT 60 psi FOR THE
- ISULATION WRAP OF VALUE R-12
- TO HAVE FIRST TWO FEET
- ING INSTALLED ON ALL EXTERIOR
- JRNACE DUCK TO R-3 OR HIGHER
- OR CLOSURES IN ALL FIREPLACE
- R-30

INFO

ELEVATIONS

ROOF PLAN AND SECTION

FOR STRUCTURAL SHEET INDEX



PROJECT INFORMATION

APN# 430-233-024
 LOT SIZE: 11,250 SF
 CONSTRUCTION: TYPE 5 UNPROTECTED WOOD FRAME
 BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE R-3/1
 SPRINKLER: NO

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

PROPOSED ADDITION: 250 SF
 PROPOSED TOTAL LIVING AREA: 1,432 SF
 PROPOSED FOOTPRINT AREA: 2,532 SF

PROPOSED LOT COVERAGE: 22.5%

DESCRIPTION OF WORK

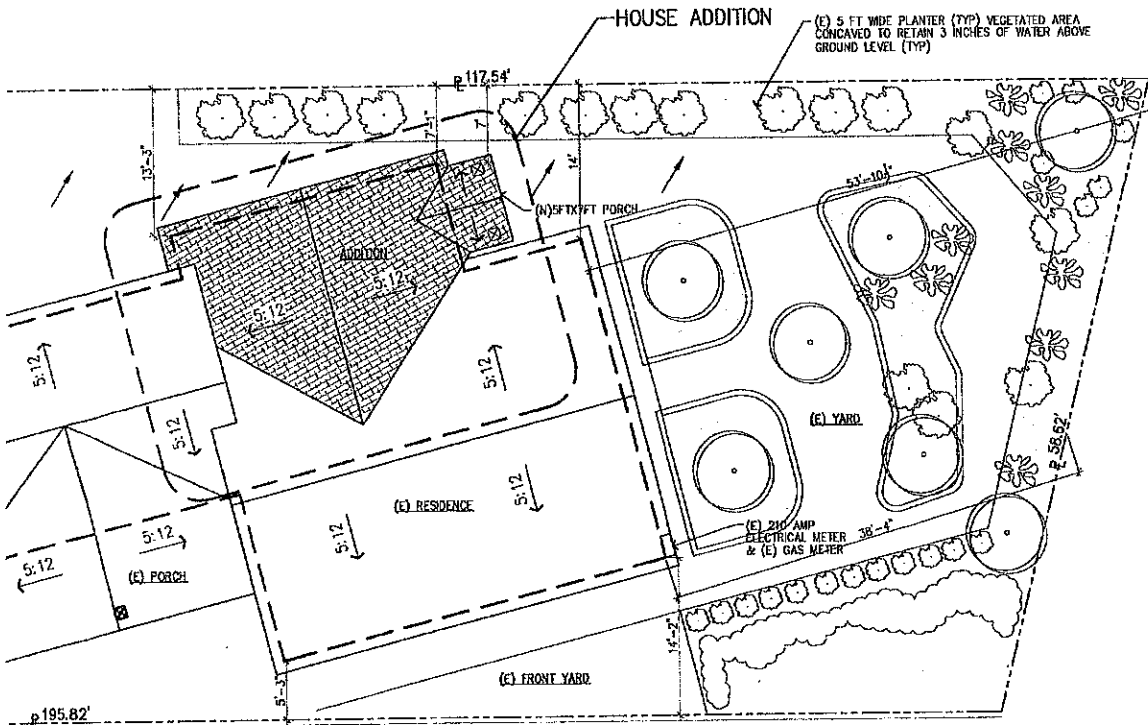
1. NEW (250SF) ADDITION TO EXISTING RESIDENCE. CONSIST IN RELOCATING EXISTING KITCHEN TO NEW ADDITION AREA. EXISTING KITCHEN AREA TO BE CONVERTED TO BEDROOM. SEE PLANS FOR PROPOSED LAYOUT.

CODE COMPLIANCE

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

SYMBOL LEGEND

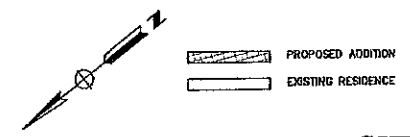
- HEIGHT:
- SECTION:
- ELEVATION:
- DETAIL:
- GRID LINE:
- DOOR:
- WINDOW:
- NOTE:



1X (TYP) EXISTING DIRECTION OF FLOW (ALL SLOPES LESS THAN 1%)

NOTES:

- ALL EXISTING PLANTERS & VEGETATED AREA TO RETAIN 3IN OF WATER ABOVE THE GROUND LEVEL
- STORM DRAINS MUST BE PROTECTED FROM CONSTRUCTION DEBRIS AND MATERIALS.



DATE	REVISION	DESCRIPTION

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

Applicant
MAURILIO MERCADO
510-734-9235

30 HACIENDA LANE
EL SOBRANTE CA, 94803
HOUSE ADDITION

DESIGN BY
DRAWN BY
CHECKED BY
DATE

SCALE
HORIZONTALS SHOWN
VERTICALS SHOWN
1"=10'

A1.0

OF SHEETS

Your Opportunity to Learn What Local Companies Are Doing to Prevent Accidents

The California Accidental Release Prevention (CalARP) Program, Contra Costa County's Industrial Safety Ordinance (ISO) and the City of Richmond's Industrial Safety Ordinance (RISO) require companies with regulated chemicals to submit a Risk Management Plan (RMP) and Safety Plan (SP). Plans include:

- A description of the hazardous materials present,
- The accident prevention programs in place,
- The facility's emergency response program, and
- The management systems in place to implement the overall program.

The CalARP Program requires the Contra Costa Health Services Hazardous Materials Programs (CCHMP) to perform document reviews and audits to ensure companies are in compliance with the CalARP/ISO/RISO regulations, and are following the programs listed in their RMPs and SPs. A forty-five day public comment period for the Preliminary Audit Findings and RMPs listed below begins on **July 5, 2018** and will end on **August 19, 2018**. These documents and other CalARP/ISO/RISO documents for regulated facilities may be reviewed at the CCHMP Office located at 4585 Pacheco Blvd., Suite 100 in Martinez. Please call (925) 335-3200 to schedule an appointment. They are also available for review at the libraries listed below.

Air Liquide Large Industries - Preliminary Audit Findings, Risk Management Plan & Safety Plan	Rodeo and Crockett Libraries
Phillips 66 Refinery - Preliminary Audit Findings, Risk Management Plan & Safety Plan	Rodeo and Crockett Libraries
Dreisbach - Preliminary Audit Findings	Richmond Libraries
Tesoro Refinery - Preliminary Audit Findings	Martinez Library
Shell Chemical -Preliminary Audit Findings	Martinez Library
Calpine RVEC - Preliminary Audit Findings	Antioch Library
Randal Bold Water Treatment Plant Preliminary Audit Findings	Oakley Library
City of Brentwood Water Treatment Plant Preliminary Audit Findings	Oakley Library
Calpine DEC - Preliminary Audit Findings	Pittsburg Library

Under the ISO, CCHMP is required to meet with the public on Safety Plans and Safety Audits associated with facilities regulated under ISO requirements. CCHMP will have a booth at the events listed below, for the review of the preliminary audit findings, Risk Management Plans and Safety Plans for **Phillips 66 Refinery, Air Liquide Large Industries:**

- **Sugartown Festival & Street Fair**, Rolph Avenue at Pomona Street in Crockett, CA on:
July 15, 2018 from 11:00 am to 6:00 pm
- **Crockett/Rodeo Safety Audit public meeting**, Crockett Community Center, 850 Pomona St, Crockett on:
August 16, 2018 from 6:30 pm to 8:30 pm

For Tesoro Refinery:

- **National Night Out**, Alhambra Christmas Tree Farm 2467 Reliez Valley Rd. Martinez, CA on:
August 7, 2018 from 6:00 pm to 9:00 pm

Your written comments postmarked no later than August 19, 2018, should be sent via email to ARPTeam@hsd.cccounty.us or to the following address:

Contra Costa Health Services
Hazardous Materials Programs
c/o Randy Sawyer
4585 Pacheco Blvd., Suite 100
Martinez, CA 94553



CCHMP will respond to all written comments. CCHMP will hold public meetings to discuss Preliminary Audit Findings if there is sufficient public interest. CCHMP will incorporate all written comments into the Safety Plan reviews or Final Audit Findings as appropriate.

URBAN FARM ANIMALS IN EL SOBRANTE

July 23, 2018

The Urban Farm Animals (UFA) Ordinance (*County Code Chapter 82-50*) allows the keeping of farm animals as a permitted use in the R-6, R-7, R-10, R-15, and R-40 Single-Family Residential District, the D-1 Two-Family Residential District, and on single-family residential lots in the P-1 Planned Unit District. Because the R-B Retail Business District allows all uses permitted in single-family and two-family residential districts, the keeping of farm animals is also allowed in the R-B District. In addition, the keeping of farm animals is a permitted use in the A-2 General Agricultural District.

FARM ANIMALS PERMITTED

Farm animals may be kept on lots in the A-2 District with no restrictions on the number allowed. Residents on lots in the R-6, R-7, R-10, R-15, R-40, D-1, and R-B Districts, and on single-family residential lots in the P-1 District, can keep the following farm animals (*County Code Sections 82-50.404, 406, 408*):

Farm Animal	Lot Size	Number Allowed
Female Domesticated Chicken (Hen)	1,000 sq. ft. or more	1 per 1,000 sq. ft. of lot area, up to 20 hens
Fowl (Hens, Ducks, Geese, Turkeys), Rabbits* and Other Grain-fed Rodents	20,000 sq. ft. or more	20 total farm animals
Honeybees	At least 6,000 sq. ft.	4 beehives
	At least 20,000 sq. ft.	6 beehives
	40,000 sq. ft. or more	8 beehives
Honeybees (Nucleus Hives)	At least 6,000 sq. ft.	1 nucleus hive per 1 regular beehive
Livestock	40,000 sq. ft. or more	2 per 40,000 sq. ft. of lot area

*Rabbits may be kept as pets on lots less than 20,000 sq. ft.

MINIMUM DISTANCES FROM PROPERTY LINES – SMALL ANIMAL AND BEEHIVE STRUCTURES

The UFA Ordinance sets minimum distances from property lines for small animal structures (e.g., chicken coops, rabbit hutches) and beehive structures in the R-6, R-7, R-10, R-15, R-40, D-1, and R-B Districts, and on single-family residential lots in the P-1 District (*County Code Sections 82-50.404, 406*):

Average Lot Width	Minimum Distance From		
	Front Property Line	Side Property Line	Rear Property Line
Less than 80 feet	50 feet/animal structures and beehives	10 feet/animal structures 15 feet/beehives**	10 feet/animal structures 15 feet/beehives**
80 feet or more, but less than 120 feet	50 feet/animal structures and beehives	25 feet/animal structures and beehives	25 feet/animal structures and beehives
120 feet or more	60 feet/animal structures and beehives	40 feet/animal structures and beehives	40 feet/animal structures and beehives

**If the beehive structure is located less than 25 feet from any property line, the structure must be enclosed by a six-foot tall solid barrier located 10 feet or less from the structure in all directions.

In the A-2 District, an animal structure must be a minimum of 50 feet from the boundary line of a single-family residential district.

MINIMUM DISTANCES FROM PROPERTY LINES – LIVESTOCK STRUCTURES AND ENCLOSED AREAS

The UFA Ordinance sets minimum distances from property lines for livestock structures (e.g., barns, stables) and enclosed livestock areas (e.g., fenced pastures) in the R-6, R-7, R-10, R-15, R-40, D-1, and R-B Districts, and on single-family residential lots in the P-1 District (*County Code Section 82-50.408*):

Average Lot Width	Minimum Distance From		
	Front Property Line	Side Property Line	Rear Property Line
Any width	100 feet/animal structures	50 feet/animal structures	50 feet/animal structures
Any width	10 feet/enclosed areas	10 feet/enclosed areas	10 feet/enclosed areas

MAXIMUM HEIGHT OF SMALL ANIMAL AND BEEHIVE STRUCTURES

The UFA Ordinance sets a maximum height of 12 feet for small animal structures (e.g., chicken coops) and beehive structures in the R-6, R-7, R-10, R-15, R-40, D-1, and R-B Districts, and on single-family residential lots in the P-1 District (*County Code Sections 82-50.404, 406*). Except for barns, animal structures have maximum height limit of 15 feet in the A-2 District.

ADDITIONAL BEEKEEPING REQUIREMENTS

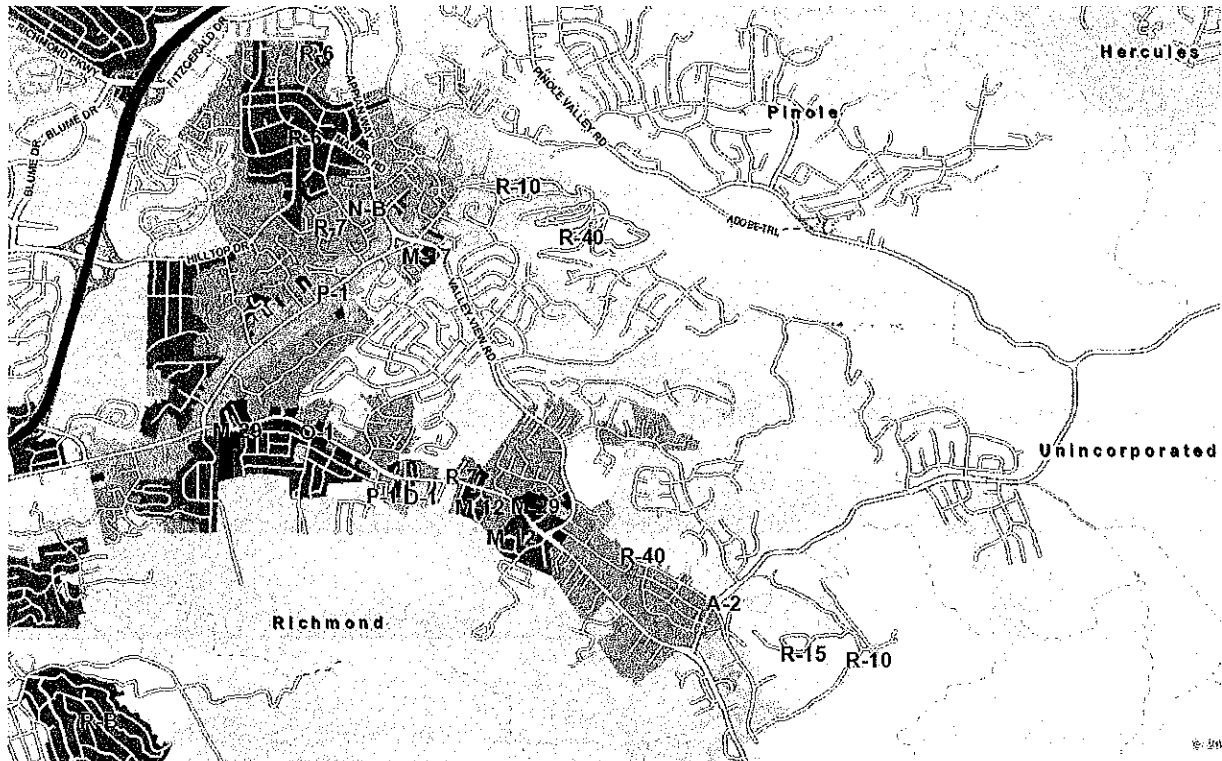
The UFA Ordinance sets the following additional beekeeping requirements in the R-6, R-7, R-10, R-15, R-40, D-1, and R-B Districts, and on single-family residential lots in the P-1 District (*County Code Section 82-50.406*):

- (1) An apiary must be registered and identified in accordance with Article 4 of Chapter 1 of Division 13 of the Food and Agricultural Code (FAC). *The FAC requires annual registration of an apiary with the County Agricultural Commissioner.*
- (2) A fresh water source for bees must be provided at all times on a lot on which an apiary is located.

REGULATION OF ROOSTER KEEPING

The UFA Ordinance limits the keeping of roosters to 2 roosters on lots of 5 acres or more in the A-2 District (*County Code Articles 84-38.14*). No roosters are allowed on agricultural lots of less than 5 acres or in any other zoning district.

Exceptions to the 2-Rooster Limit. Exceptions to the 2-rooster limit may be granted on a case-by-case basis to commercial poultry ranches, schools registered with the California Department of Education, youth agricultural projects (e.g., 4H and Future Farmers of America projects), and legitimate poultry hobbyists approved in writing by the Animal Services Director.



El Sobrante, Zoning districts

Source: Accela, accessed July 23, 2018

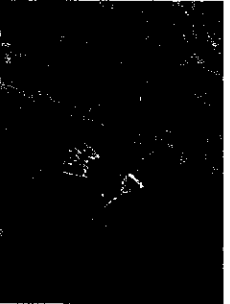
Zoning	Urban Farm Animals
R-6, R-7, R-10, R-15, R-40, D-1	Allowed
M-12, M-17, M-29	Not allowed
R-B	Allowed - R-B allows all permitted R-6 uses
N-B	Not allowed
O-1	Not allowed
P-1 - single-family residential	Allowed
P-1 - other	Not allowed
A-2	Ordinance Does Not Apply - Farming is Allowed

CEQA

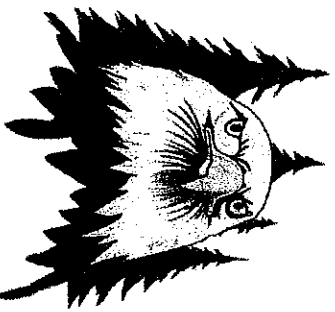
California Environmental Quality Act

<<<>>>

- The primary environmental protection law in the state
- Makes public involvement a REQUIRED part of the land development process
- Purpose:
 - Inform governmental decision-makers and the public about potential significant environmental effects of proposed activities
 - Identify the ways that environmental damage can be avoided or significantly reduced
 - Prevent significant, avoidable damage to the environment through project alternatives or mitigation measures
 - Disclose to the public the reasons for project approval if significant environmental effects are involved
- Enforcement:
 - Review by other (often understaffed) governmental agencies
 - Public review by YOU



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Friends of Fawnskin

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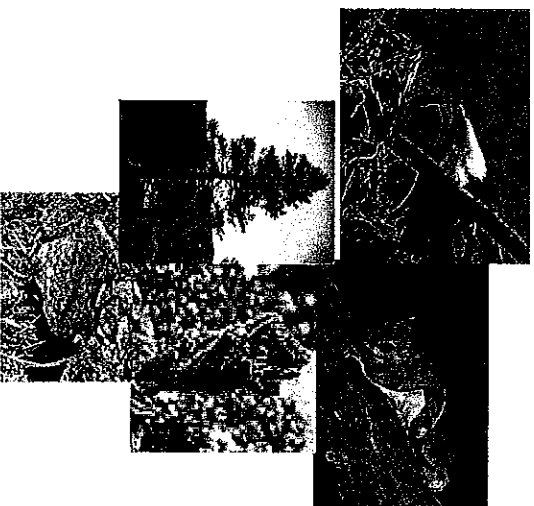
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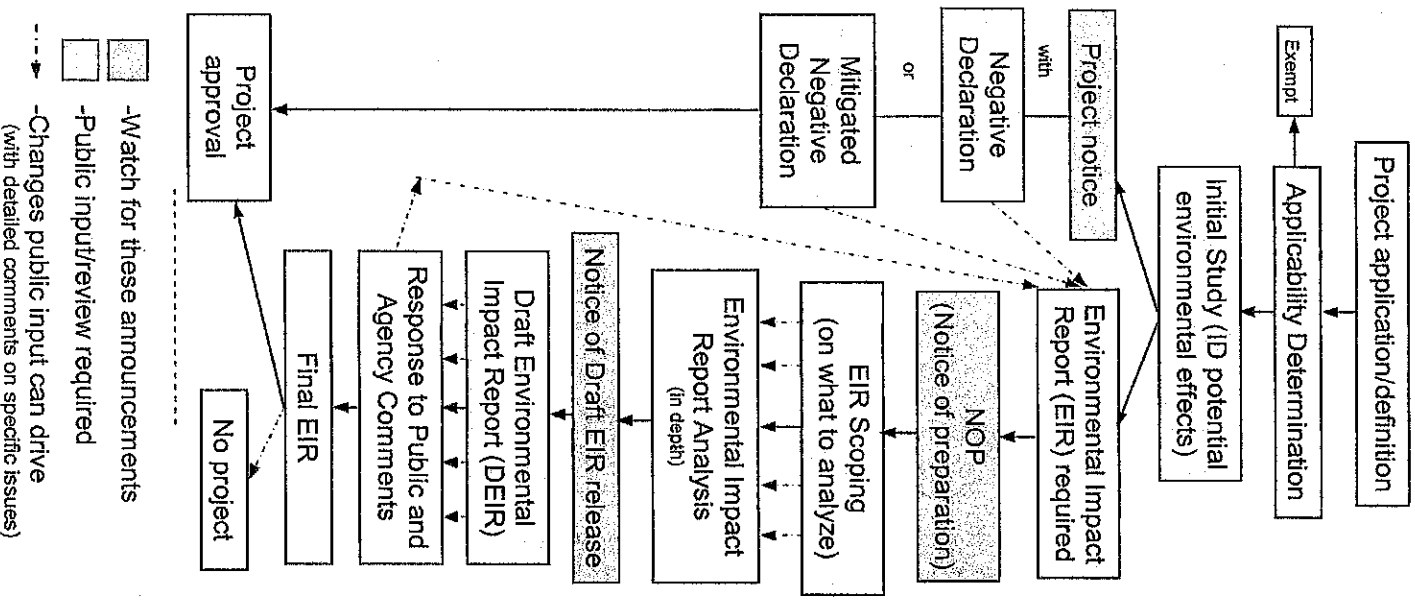
Your 'Two Cents' is worth a Million!

To all of these:



As well as to...
**Your children
And YOU**

The CEQA Process



- Watch for these announcements
- Public input/review required
- Changes public input can drive (with detailed comments on specific issues)

Environmental Impact Evaluation Areas:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

Mandatory Findings of Significance



Moon Camp in Fawnskin, CA today...
your public input can help to preserve this beautiful area..

Current Projects

Project: Moon Camp
Status: Final EIR being drafted/County

- Current condition:*
- 64 acres in Fawnskin
 - Natural habitat adjacent to national forest
 - Zoned rural—1 house/40 acres
- Proposal Description:*
- Change minimum lot size to 20,000 sq. ft.
 - 50 homes
 - Marina + 55 boat slips

- Priority concerns:*
- fire safety and evacuation issues
 - eagle and pebble plain habitat impacts
 - increases in zoning density
 - infrastructure and water availability
 - change to character of the 'north shore'
 - obstruction of public lake access & views
 - public safety issues; emergency services availability
 - deterioration of local quality of life
 - number & density of units proposed
 - traffic issues
 - air pollution; lake water pollution
 - numbers of trees to be removed
 - light and noise pollution
 - decreased open space impacts

Project: Morgan Pines—Talmadge/Mill Creek
Status: EIR analysis/City of Big Bear Lake

- Current condition:*
- 6.69 acres in Big Bear Lake
 - Natural habitat adjacent to national forest
- Proposal Description:*
- 26 homes
 - Close Talmadge exit to Highway 18

- Priority concerns:*
- fire safety and evacuation issues—especially with proposed road closure
 - pebble plain habitat impacts—both on the proposed project site and critical habitat on adjacent forest
 - flying squirrel, southern rubber boa habitat
 - Infrastructure, water and traffic issues
 - Hydrology change of entire area
 - Number & density of units proposed

For guidance (free of charge):
Contact Friends of Fawnskin

909-878-3091
friendsoffawnskin@gmail.com
Development proposal watch list—
Marina Point, High Timber Ranch II, Sawmill Creek, Deer Trail, BB Blvd. Condos

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
MONDAY, AUGUST 6, 2018
30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

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

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



1. PUBLIC COMMENTS:

2. SUBDIVISION: CLOSED PUBLIC HEARING

2a. JIT S. PANDHER (Applicant) - JIT, SUKMIT, SATWANT, AND GURMIL PANDHER (Owners), County File #SD17-9465: The applicant is requesting approval of a 5-lot Vesting Tentative Map. The proposed tentative map identifies 5 lots ranging in size from 8,250 to 12,346 square feet in area. The project includes a variance request for a 0-foot setback where 20 feet is required for the purposes of constructing a 5-foot tall retaining wall on/between lots #4 and #5. 1,050 total cubic yards of soil will be graded and balanced on-site in order to create the building pads, roadway and related subdivision improvements. The removal of 14 trees and work within the dripline of 7 other trees will be necessary to construct the project. The project also includes an exemption request from County Ordinance Code, Division 914, Chapter 914-2.004 to be relieved of the off-site collect and convey requirements. The subject property is located at 39 Kirkpatrick Drive in the El Sobrante area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-7 Single-Family Residential District) (Parcel Numbers: 430-161-020 and 021) (Closed for decision 07/16/18 LC) FA Staff Report

3. LAND USE PERMIT: CLOSED PUBLIC HEARING

3a. MIKE McCOY (Applicant) - JOHN AND ALYCE TRAVERSO (Owners), County File #LP17-2025. The applicant seeks approval of a Land Use Permit to modify County File #LP11-2008 for the alteration of an existing billboard sign. The project consists of increasing the height of the structure to 72 feet (increase of 12 feet), upgrading the advertising faces to digital LED displays, and increasing the operation of the billboard structure to a 24-hour cycle. The project is located at 4080 Cabrilho Drive in the Martinez area. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Heavy Industrial, H-1) (Assessor's Parcel Number: 380-010-003)(Closed for decision 07/06/18 LC) ST Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

4a. NUSTAR ENERGY (Applicant) - CALIFORNIA STATE LANDS COMMISSION (Owner), County File #LP18-2001: The applicant requests approval of a Land Use Permit for the construction of a 40-foot-tall hose rack/storage tower structure to be constructed on the existing Selby marine terminal wharf. The hose rack/storage tower is needed for the organization and storage of flexible marine transfer hoses. The tower structure will have a footprint of approximately 896 square feet. The structure is required to bring the dock into compliance with the California Code of Regulations Section 24 CCR §3101F known as the Marine Oil Terminal Engineering and Maintenance Standards, or "MOTEMS", which requires new and existing marine oil terminals to be constructed or upgraded to meet current engineering standards in order to prevent oil spills and to protect the public health, safety, and the environment. The Selby marine terminal is part of an existing petroleum-products storage facility. The marine terminal currently loads and unloads refined petroleum and bio-fuel products onto and off ships with two flexible transfer hoses, and has one additional flexible transfer hose that is used for recovering vapors displaced during vessel loading. The hoses are attached to pipes that run to and from twenty-three existing, above-ground storage tanks that are used for storing a variety of refined petroleum and bio-fuel fuel products. The hose rack structure will: 1) minimize spill hazards during loading and unloading of product, 2) eliminate the manual positioning of the transfer hoses to provide greater worker safety, and 3) allows for better organization and safe storage of the hoses. The existing storage facility is approved for storage of finished petroleum products and bio-fuels only; no crude oil deliveries or petroleum refining takes place at the facility, nor are any such activities proposed. The project site is located at 90 San Pablo Avenue in Selby, California. (Assessor Parcel Numbers 355-020-001 & 355-040-012) (Zoning: (U) Unrestricted District and (H-1) Heavy Industrial District) GK Staff Report

- 4b. MARK DAWSON (Applicant) – COLLIER CANYON MITIGATION LAND, LLC (Owner), County File #LP18-2015: The applicant is requesting approval of a Land Use Permit for the purpose of establishing the Collier Canyon Mitigation Bank (CCMB) upon three contiguous parcels straddling the Alameda/Contra Costa County line just north of the City of Livermore. The proposed 188.8-acre CCMB involves the creation and rehabilitation of habitats for various special-status plant and wildlife species. The proposed CCMB would provide mitigation credits to offset both permanent and temporary impacts to waters of the U.S. and State of California. In addition, the bank would offset environmental losses resulting from impacts associated with riparian habitat, will replace conservation values of habitats used by special-status plant and wildlife species and may be used to offset environmental losses resulting from impacts to special status species. The proposed grading activities to establish the CCMB consist of an estimated 23,027 cubic-yards of cut and 18,804 cubic-yards of fill. Planting, irrigation, and access improvements are also proposed with this project. The subject property is located at 8540 Manning Road in Livermore. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Contra Costa County A-80 Exclusive Agricultural District; Alameda County Agricultural District) (Assessor's Parcel Number: Contra Costa County 006-200-006; Alameda County 903-2-4, 905-5-7) AV Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. TIMOTHY BURNS (Applicant) - HENKEL AEROSPACE (Owner), County File #DP18-3009: The applicant requests approval of a Development Plan to demolish the existing 1,055-square-foot Cooler building, construct a 4,508-square-foot addition to the Freezer building, and construct a 1,260-square-foot fire water storage tank. The project also includes extending an existing onsite roadway, adding a truck dock to the existing Hazardous Waste Containment building, and placing temporary storage containers on permanent foundations. The project is located on Willow Pass Road at the intersection with Clearland Drive in the Bay Point area. (Zoning: Bay Point P-1 Planned Unit District, P-1) (Assessor's Parcel Numbers: 098-240-027, 098-240-028, 098-240-029, 098-240-034, 098-240-053, and 098-240-54) SW Staff Report
- 5b. ORIN WAKEFIELD (Applicant) - BENJAMIN HULSE (Owner), County File #DP17-3051. The applicant requests design review approval for the construction of a new 390-square-foot, 2nd story uncovered deck for a single-family residence on a substandard lot. The project is located at 2649 Mira Vista Drive in the unincorporated Richmond area. (Zoning: Single-Family Residential, R-6) (Assessor's Parcel Number: 521-240-016) SW Staff Report
6. COMPLIANCE REVIEW: PUBLIC HEARING
- 6a. JOHN & LORI RAMIREZ (Applicants & Owners), County File #CV17-0068: This is the first compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. Land User Permit #LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned so that the park operators submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The subject site is located at 50 Camino Diablo Road in unincorporated Brentwood, California. (Assessor Parcel Number 003-020-048) (Zoning: (A-3) Heavy Agricultural District) GK Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 20, 2018.

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

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.