



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President - Chris Steele • Vice-President - Kevin Graves • Director - Jim Mattison • Director - Mark Simon • Director - Ray Tetreault

**NOTICE OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
TOWN OF DISCOVERY BAY CSD
Wednesday May 2, 2012**

REGULAR MEETING 7:00 P.M.

1800 Willow Lake Road, Discovery Bay, California

Website address: www.todb.ca.gov

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Call business meeting to order 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

During Public Comments, the public may address the Board on any issue within the District's jurisdiction which is not on the agenda. The public may comment on any item on the Agenda that is before the Board for consideration. Any person wishing to speak must come up and speak from the podium. There will be no dialog between the Board and the commenter. Any clarifying questions from the Board must go through the Chair.

C. PRESENTATIONS

D. AREA AGENCIES REPORTS / PRESENTATION

1. SHERIFF'S OFFICE REPORT
2. CHP REPORT
3. FIRE DISTRICT REPORT
4. EAST CONTRA COSTA FIRE PROTECTION DISTRICT REPORT
5. SUPERVISOR MARY PIEPHO, DISTRICT III REPORT

E. COMMITTEE/LIAISON REPORTS

1. Trans-Plan Report
2. County Planning Commission Report
3. Code Enforcement Report
4. Special Districts Report**

***These meetings are held Quarterly*

F. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Minutes of previous Regular meeting dated April 18, 2012
2. District Invoices

G. NEW BUSINESS AND ACTION ITEMS

1. Agency Comment Request -- Land Use Permit Application -- AT&T/Thomas (LP12-2034)
2. Agency Comment Request -- Application -- Hofmann Land Development (DP12-3009)
3. Carvalho Property discussion and give direction regarding (Northwest intersection of Bixler and Point of Timber Roads)
4. Authorize Contract Change Order Number 2 to Conco West, Inc. for the Belt Press and Dewatering Project

- H. PRESIDENT REPORT AND DIRECTORS' COMMENTS
- I. MANAGER'S REPORT
- J. GENERAL MANAGER'S REPORT
 - 1. DRAFT CCR
- K. DISTRICT LEGAL COUNSEL REPORT
- L. COMMITTEE UPDATES
- M. CORRESPONDENCE – Discussion and Possible Action
 - 1. Byron Municipal Advisory Council meeting Minutes dated March 15, 2012
- N. PUBLIC RECORD REQUESTS RECEIVED
- O. FUTURE AGENDA ITEMS
- P. ADJOURNMENT
 - 1. Adjourn to the next regular meeting on May 16, 2012 at 1800 Willow Lake Rd – Located behind the Delta Community Presbyterian Church.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925)634-1131, during regular business hours, at least twenty-four hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay CSD after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President - Chris Steele • Vice-President - Kevin Graves • Director - Jim Mattison • Director - Mark Simon • Director - Ray Tetreault

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY CSD

Wednesday April 18, 2012

REGULAR MEETING 7:00 P.M.

1800 Willow Lake Road, Discovery Bay, California

Website address: www.todb.ca.gov

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

Call business meeting to order – 7:00 p.m. by President Steele

Pledge of Allegiance – Led by President Steele

Roll Call – All Present

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

There were two (2) Public Comment Speakers

C. PRESENTATIONS

1. Lenora Clark – Presentation on Delta Related Matters

General Manager Howard – Introduced Lenora Clark – Former Commissioner for the Department of Boating and Waterways

Lenora Clark – Provided details on the Egeria Densa issues and the 2-Gates Project

There was a discussion between Lenora Clark, the General Manager, and the Board

D. PRESIDENT REPORT AND DIRECTORS' COMMENTS

Vice-President Graves – Provided the details and reports on the Contra Costa County Aviation meeting dated April 12, 2012, the Contra Costa County Independent Special District Selection Committee meeting dated April 16, 2012, and the Transplan Committee Meeting dated April 12, 2012

President Steele – Provided an update on the Byron Union School District Measure C Dedication at the Excelsior Middle School

E. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Minutes of previous Regular meeting dated April 4, 2012
2. District Invoices
3. District Financials
4. Adopt Resolution No. 2012-08 Assigning Check Signing Signature Authority
5. Approve and Send Letter of Support for AB 1884 (Buchanan)
6. Approve and Send Letter of Support for AB 1540 (Buchanan)
7. Approve and authorize letter to Governor Brown Opposing the elimination of the California Department of Boating and Waterways and transferring those responsibilities to the California Department of Parks and Recreation

Motion by: Director Simon to approve the Consent Calendar

Second: Director Tetreault

Vote: Motion Carried – AYES: 5, NOES: 0

F. NEW BUSINESS AND ACTION ITEMS

1. Appointment of Public Members to the FY 2012-13 Budget Review Committee

General Manager Howard – Provided the details of Item F-1. The three (3) nominated Public Members are Robert Graham, Judy Smith, and Rose Ann Solberg

Motion by: Director Simon to appoint the three (3) nominees Robert Graham, Judy Smith, and Rose Ann Solberg to serve on the FY2012-13 Budget Review Committee

Second: Director Tetreault

Vote: Motion Carried – AYES: 5, NOES: 0

2. Appointment of Board Members to District Representative Committee Positions

General Manager Howard – Provided the details of Item F-2. Board Members were appointed to the following District Representative Committee Positions:

<u>Committee</u>	<u>Director Appointed</u>	<u>Alternate</u>
Contra Costa County Aviation Advisory Committee	Mark Simon	Jim Mattison
LAFCO	Jim Mattison	Mark Simon
Parks/Landscaping	Mark Simon	Ray Tetreault
Police Services	Ray Tetreault	Mark Simon
Recreation AD-Hoc Committee	Jim Mattison	Kevin Graves
Transportation	Kevin Graves	Jim Mattison

3. Carvalho Property Discussion (Northwest Intersection of Bixler and Point of Timber Roads)

General Manager Howard – Item F-3 pulled to the next meeting at the request of the property owner.

G. VEOLIA REPORT

Project Manager Berney Sadler – Provided the details of the March 2012 Monthly Operations Report and also provided a video of the inside of the manholes which were part of the overflow in January. There was discussion between the Project Manager, the General Manager, and the Board

H. MANAGER'S REPORTS

None

I. GENERAL MANAGER'S REPORT

General Manager Howard – Provided information in regards to the Sanitary Sewer Overflow (SSO) event on Monday, April 16, 2012 at Village Lift Station at the Lakes, on Well 5A, and reminded everyone of the Earth Day Event on April 21, 2012

There was a discussion between the General Manager, the Project Manager, and the Board

J. DISTRICT LEGAL COUNSEL REPORT

None

K. COMMITTEE UPDATES

L. CORRESPONDENCE Discussion and Possible Action

1. East Contra Costa Fire Protection District meeting Minutes dated March 5, 2012
2. Contra Costa County Aviation Advisory Committee meeting Minutes dated February 9, 2012
3. Transplan Committee meeting Minutes dated March 8, 2012

M. PUBLIC RECORD REQUESTS RECEIVED

N. FUTURE AGENDA ITEMS

Director Simon – Update on the Large Water Users
President Steele – Office space for Town Staff

O. ADJOURNMENT

The meeting adjourned at 7:55 p.m. to next Regular meeting of May 2, 2012 starting at 7:00pm at 1800 Willow Lake Road-located behind the Delta Community Presbyterian Church.

For the Audio of this meeting please visit our Website at <http://www.todb.ca.gov/content/agenda-and-minutes/>



Town of Discovery Bay
"A Community Services District"
AGENDA REPORT

Meeting Date

May 2, 2012

Prepared By: Dina Breitstein, Finance Manager & Liz Hardy, Sr. Accounts Clerk
Submitted By: Rick Howard, General Manager

Ca

Agenda Title

District Invoices

Recommended Action

Staff recommends that the Board approve the listed invoices for payment.

Executive Summary

District invoices are paid on a regular basis, and must obtain Board authorization prior to payment. Staff recommends Board authorization in order that the District can continue to pay warrants in a timely manner.

Fiscal Impact:

Amount Requested \$286,892.20

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # See listing of invoices. Category: Operating Expenses and Capital Improvements

Previous Relevant Board Actions for This Item

Attachments

Request For Authorization to Pay Invoices for the Town of Discovery Bay CSD 2011/2012

Request For Authorization to Pay Invoices for the Discovery Bay Lighting & Landscape District # 8 2011/2012

Request For Authorization to Pay Invoices for the Discovery Bay Lighting & Landscape District # 9 2011/2012

AGENDA ITEM: F-2

Request for authorization to pay invoices (RFA)
 For the Meeting on May 02, 2012
 Town of Discovery Bay CSD
 For Fiscal Year's 7/11 - 6/12

Acct Code				
1	7011	RellaStar	Inv#JR52 457(b) Benefits for 03/16-03/30/12	\$1,428.05
	7024	RellaStar	Inv#JR52 457(b) Benefits for 03/16-03/30/12	\$313.49
			Sub-Total	\$1,741.54
2	7011	SDRMA	Inv#0011195-IN, dtd 05/01/12 Employee Ancillary Benefits	May 2012 \$409.50
	7024	SDRMA	Inv#0011195-IN, dtd 05/01/12 Employee Ancillary Benefits	May 2012 \$78.78
			Sub-Total	\$488.28
3	7101	Kevin Graves	Expense Report for April 2012	\$600.00
	7102	Kevin Graves	Expense Report for April 2012	\$116.55
			Sub-Total	\$716.55
4	7101	Jlm Mattison	Expense Report for April 2012	\$100.00
5	7101	Mark Simon	Expense Report for April 2012	\$300.00
6	7101	Chris Steele	Expense Report for April 2012	\$200.00
7	7101	Ray Tetreault	Expense Report for April 2012	\$300.00
8	7102	Executive Leadership	4/18/12 Team Leadership Dev.	\$375.00
9	7210	Luhdorff & Scalmanini	Inv# 27727, dtd 03/31/12 Room Upgrade	\$2,212.00
10	7301	Luhdorff & Scalmanini	Inv# 27728, dtd 03/31/12 Well 5A Modifications	\$2,854.00
11	1112-008	Luhdorff & Scalmanini	Inv# 27731, dtd 03/31/12 Water Level Monotoring Program	\$2,049.78
			Sub-Total	\$7,115.78
12	7210	Stantec	Inv# 579219, dtd 4/11/12 WWTP Master Plan	\$122.25
13	1112-012	Stantec	Inv# 579059, dtd 4/10/12 UV Bloassay Tests	\$5,093.62
			Sub-Total	\$5,215.87
14	7205	Neumiller & Beardslee	Inv# 247853, dtd 04/17/12 Services Performed thru 03/31/12	\$10,048.06
15	7215	Veolia Water	Inv# 00013777, dtd 04/05/12 O&M for April 2012	\$94,744.15
16	7220	SDRMA	Inv# 39166, dtd 04/10/12 Various Cert. of Ins. And an addition to liability	\$270.22
17	7301	Aeromod	Inv# SO22010-1, dtd 04/17/12 Sensor for proximity	\$453.18
18	7301	American Retrofit Systems	Inv# 213, dtd 04/12/12 L&M to replace wiring for Clarifier 4	\$927.00
19	7301	American Retrofit Systems	Inv# 214, dtd 04/12/12 L&M to install cable @ Well 5	\$387.00
20	7301	American Retrofit Systems	Inv# 216, dtd 04/20/12 Check control system LS Clarifier 1	\$100.00
21	7690	American Retrofit Systems	Inv# 217, dtd 04/20/12 Rewire control for dump trailer	\$100.00
			Sub-Total	\$1,514.00
22	7301	Corix Water Products	Inv# 1721303922, dtd 04/13/12 Flow Valve rebuild kit	\$189.60
23	7301	DC Frost Assoc.	Inv# 6698, dtd 4/09/12 Parts for UV System	\$13,740.68
24	7301	Golden State Flow Measurement	Inv# I-034410, dtd 4/04/12 Parts for meter registers	\$8,780.18
25	7301	Golden State Flow Measurement	Inv# I-034465, dtd 4/10/12 Parts for meter registers	\$1,265.01
			Sub-Total	\$10,045.19
26	7301	J.W. Backhoe & Constr.	Inv# 1665, dtd 4/11/12 Paved 2 spots on Marlin Place & Drive	\$5,656.66
27	7301	J.W. Backhoe & Constr.	Inv# 1667, dtd 4/12/12 Repairs @ 2020 Windward and 2175 Sand Pnt	\$2,479.78
28	7301	J.W. Backhoe & Constr.	Inv# 1668, dtd 4/12/12 Repair @ 1707 Dolphin Pl	\$2,260.90
			Sub-Total	\$10,397.34
29	7301	R & B Company	Inv# S1295380.001, dtd 04/09/12 Gaskets	\$52.18
30	7301	Yusen Logistics	Inv# 7440733-1, dtd 04/16/12 Shipping to Datamatic	\$325.00
31	7312	Veolia Water	Inv# 12918, dtd 03/08/12 R&M for February 2012	\$19,530.88
32	7330	Ashland	Inv# 95866229, dtd 04/18/12 Chemicals	\$3,978.47
33	7330	Univar	Inv# SJ280416, dtd 4/10/12 Chemicals for 1800 Willow Lake Rd.	\$1,403.03
34	7330	Univar	Inv# SJ280418, dtd 4/10/12 Chemicals for 1800 Newport Dr	\$1,181.83
			Sub-Total	\$2,584.86
35	7420	MallFinance	Inv# N3233740, dtd 04/17/12 Lease of postage machine	\$69.53

Request for authorization to pay invoices (RFA)
 For the Meeting on May 02, 2012
 Town of Discovery Bay CSD
 For Fiscal Year's 7/11 - 6/12

Acct Code			
36	7420	Neopost Acct# xxxx-xxxx-xxxx-4658, dtd 04/06/12	Postage \$22.99
37	7430	Office Depot Inv# 604623233001, dtd 04/12/12	Office Supplies \$58.01
38	7430	Office Depot Inv# 604623279001, dtd 04/08/12	Office Supplies \$5.61
39	7430	Office Depot Inv# 605366106001, dtd 04/13/12	Office Supplies \$23.06
40	7430	Office Depot Inv# 604628034001, dtd 04/11/12	Office Supplies \$10.97
41	7430	Office Depot Inv# 604900736001, dtd 04/10/12	Office Supplies \$9.22
42	7430	Office Depot Inv# 604687195001, dtd 04/09/12	Office Supplies <u>\$14.90</u>
			Sub-Total \$121.77
43	7490	CA Dept of Public Health	Distribution Certification Fee \$70.00
44	7510	CCC Dept of IT Inv# 7440, dtd 4/12/12	IT Service for our County GL's \$39.15
45	7520	Aaron Goldsworthy	Expense Report Reimb for phone usage \$36.24
<u>WATER</u>			
46	7535	PG&E / Acct# 2943721807-5	Newport WTP 03/13/12-04/10/12 \$5,666.37
47	7535	PG&E / Acct# 2990602600-9	Willow Lake WTP 03/10/12-04/09/12 \$5,233.49
48	7535	PG&E / Acct# 3349549227-5	Well #3 DB Blvd & Edgeview 03/10/12-04/09/12 \$25.89
49	7535	PG&E / Acct# 6760524303-8	Irr. Controller (Newport @ Well 4A) 03/13/12-04/10/12 \$15.34
50	7535	PG&E / Acct# 7068319849-6	Well #5 03/09/12-04/08/12 \$4,379.63
51	7535	PG&E / Acct# 8351173112-3	Well #2 03/10/12-04/09/12 \$400.02
52	7535	PG&E / Acct# 8609981202-5	Well #1 (Gas) 03/10/12-04/09/12 \$26.53
53	7535	PG&E / Acct# 8651647866-5	Well #1 03/10/12-04/09/12 <u>\$2,485.53</u>
			Sub-Total \$18,232.80
<u>SEWER</u>			
54	7537	PG&E / Acct# 0631986334-3	Newport Lift Station 03/13/12-04/10/12 \$2,074.00
55	7537	PG&E / Acct# 1182741894-5	Pump Station D 03/10/12-04/09/12 \$105.44
56	7537	PG&E / Acct# 1318320217-8	Pump Station A 03/10/12-04/09/12 \$44.31
57	7537	PG&E / Acct# 2068717691-5	Pump Station G 03/13/12-04/10/12 \$26.37
58	7537	PG&E / Acct# 2172798825-1	Pump Station R 03/13/12-04/10/12 \$45.11
59	7537	PG&E / Acct# 2527523613-8	Pump Station S 03/14/12-04/11/12 \$261.28
60	7537	PG&E / Acct# 3016215915-3	Pump Station F 03/09/12-04/08/12 \$477.03
61	7537	PG&E / Acct# 3101013157-6	Lakes 4 Lift Station 03/10/12-04/09/12 \$95.59
62	7537	PG&E / Acct# 3497478293-9	Lakeshore Lift Station 03/09/12-04/08/12 \$440.94
63	7537	PG&E / Acct# 3881134135-3	WWTP #1 03/13/12-04/10/12 \$4,906.29
64	7537	PG&E / Acct# 4193709211-6	Pump Station C 03/14/12-04/11/12 \$47.73
65	7537	PG&E / Acct# 4201000159-4	Golf Course Valve Station 03/14/12-04/11/12 \$306.79
66	7537	PG&E / Acct# 4225081240-3	Disc WWTP & Pump Station W 03/13/12-04/10/12 \$31.28
67	7537	PG&E / Acct# 4516230421-1	Pump Station H 03/10/12-04/09/12 \$19.04
68	7537	PG&E / Acct# 7234986505-4	Pump Station J 03/10/12-04/09/12 \$217.41
69	7537	PG&E / Acct# 7312115758-7	SS/HWY 4 E/Disco Bay Blvd W/O Bridge 03/13/12-04/10/12 \$17,449.59
70	7537	PG&E / Acct# 7630923070-4	Pump Station E 03/09/12-04/08/12 \$218.11
71	7537	PG&E / Acct# 8343916134-6	Fern Rldge Circle/Hofmann 03/08/12-04/05/12 \$599.94
72	7537	PG&E / Acct# 8440118997-5	Knightsen School Pump Station 03/10/12-04/09/12 <u>\$27.17</u>
			Sub-Total \$27,393.42
73	7620	Vermeer Pacific Inv# R02127, dtd 04/13/12	Brush Chipper Rental \$752.34
74	7630	Delta Fence Co. Inv# 23331, dtd 04/16/12	Fence repair at WWTP2 \$1,480.00
75	7630	Brut Force Janitorial Inv# 4, dtd 4/10/12	Service for April 2011 \$250.00
	7952	Brut Force Janitorial Inv# 4, dtd 4/10/12	Service for April 2011 (Z-8 #2281) \$360.00
	7952	Brut Force Janitorial Inv# 4, dtd 4/10/12	Service for April 2011 (Z-9 #2282) \$25.00
	7952	Brut Force Janitorial Inv# 4, dtd 4/10/12	Service for April 2011 (Z-57 #2282) \$25.00
	7952	Brut Force Janitorial Inv# 4, dtd 4/10/12	Service for April 2011 (Z-61 #2282) \$25.00
			Sub-Total \$685.00
76	7630	Brut Force Janitorial Inv# 5, dtd 4/18/12	Service for May 2011 \$250.00
	7952	Brut Force Janitorial Inv# 5, dtd 4/18/12	Service for May 2011 (Z-8 #2281) \$360.00
	7952	Brut Force Janitorial Inv# 5, dtd 4/18/12	Service for May 2011 (Z-9 #2282) \$25.00
	7952	Brut Force Janitorial Inv# 5, dtd 4/18/12	Service for May 2011 (Z-57 #2282) \$25.00
	7952	Brut Force Janitorial Inv# 5, dtd 4/18/12	Service for May 2011 (Z-61 #2282) <u>\$25.00</u>
			Sub-Total \$685.00
77	7630	Watersavers Irrigation Inc. Inv# I1149419, dtd 4/09/12	Chemicals for weeds \$870.14
	7952	Watersavers Irrigation Inc. Inv# I1149419, dtd 4/09/12	Chemicals for weeds (Z-61 #2282) <u>\$56.29</u>
			Sub-Total \$926.43

Request for authorization to pay invoices (RFA)
 For the Meeting on May 02, 2012
 Town of Discovery Bay CSD
 For Fiscal Year's 7/11 - 6/12

<u>Acct Code</u>					
78	7670	Caselle, Inc.	Inv# 42032, dtd 04/11/12	Software and training for Service Orders	\$3,575.00
79	7690	Brentwood Tire Co.	Inv.25059, dtd 04/11/12	Oil Change for Bobs Colorado '08	\$40.83
80	7690	W.J. Kirk Welding	Inv# 43910, dtd 04/11/12	Work on Bio-Solids truck #107	\$475.00
81	7950	Cash for Earth Day Event (Cashbox) to be returned to bank after event			\$600.00
82	7950	Express Employment	Inv# 10884185-9, dtd 04/11/12		\$287.84
83	7950	Shred-It	Inv# 9400201181, dtd 4/05/12	Recycling service	\$65.21
84	7950	Sue Heini	Expense Report for kite Tails - Earth Day		\$17.22
85	7950	Star Awards	Inv# 12-030, dtd 04/13/12	Director Badges and plates for plaque	\$31.07
86	7952	AllFired Up Mobile Art Studio	Inv# 5601, dtd 04/18/12	Cornell Park Tile Firing	\$300.00
87	7952	County Clerk	Notice of Exemption for HWY 4 East		\$50.00
88	7952	Odyssey Landscape Co., Inc.	Inv# 36036909, dtd 03/20/12	Monthly Landscape (Z-9 #2282)	\$2,725.00
	7952	Odyssey Landscape Co., Inc.	Inv# 36036909, dtd 03/20/12	Monthly Landscape (Z-35 #2282)	\$215.00
	7952	Odyssey Landscape Co., Inc.	Inv# 36036909, dtd 03/20/12	Monthly Landscape (Z-57 #2282)	\$2,635.00
	7952	Odyssey Landscape Co., Inc.	Inv# 36036909, dtd 03/20/12	Monthly Landscape (Z-61 #2282)	\$4,280.00
				Sub-Total	\$9,855.00
89	7952	Vintage Contractors, Inc.	Inv# 4488, dtd 03/23/12	Regatta BB Court (Z-57 #2282)	\$10,280.00
Total TODB					\$260,518.67
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		<u>Caselle Utility Account</u>			
1	7951	Refund of Overpay due to error in meter reading			\$753.89
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TODB GRAND TOTAL					\$261,272.56
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		<u>Community Center Acct</u>			
1		Cash for Earth Day Event (Cashbox) to be returned to bank after event			\$700.00
COMMUNITY CENTER TOTAL					\$700.00

Request For Authorization To Pay Invoices (RFA)
 For the Meeting on May 02, 2012
 Town of Discovery Bay, D.Bay L&L Park #8
 For Fiscal Year's 7/11 - 6/12

Acct Code					
1	2110	Town of Discovery Bay	Inv# 3386, dtd 4/11/12	Reimb for Cell phones	\$119.56
2	2120	American Retrofit Systems	Inv# 218, dtd 4/20/12	Trac electrical for pole lights @ Cornell	\$150.00
3	2120	PG&E / Acct# 0869258994-1	(Sprink Contr) DB Blvd. & Willow Lake	03/10/12-04/09/12	\$15.99
4	2120	PG&E / Acct# 2068897992-9	DB Blvd across from 510	03/13/12-04/10/12	\$108.14
5	2120	PG&E / Acct# 2249446019-3	(Sprinkler) Disco Point, Tr #4077, Lot 71	03/10/12-04/09/12	\$16.57
6	2120	PG&E / Acct# 2800977208-9	(Irri Contr) 9295Beacon Pl @ Str Lite	03/13/12-04/10/12	\$16.06
7	2120	PG&E / Acct# 3736907925-8	(Sprink Contr) E/S Edgview Dr N/O DB Blvd	03/10/12-04/09/12	\$15.99
8	2120	PG&E / Acct# 4111412785-9	(Sprink Contr) DB Blvd & Seal Way	03/10/12-04/09/12	\$15.99
9	2120	PG&E / Acct# 4455555569-5	(Sprinkler) Disco Point, Tr #3653, Lot 17	03/10/12-04/09/12	\$16.57
10	2120	PG&E / Acct# 5465914049-2	(Sprinkler) DB Blvd. & Spinnaker	03/10/12-04/09/12	\$15.99
11	2120	PG&E / Acct# 5939734421-5	PG&E Owned Street & Highway Lighting	03/17/12-04/16/12	\$6,279.29
12	2120	PG&E / Acct# 7135420365-6	(Sprinkler) Disco Point, Tr# 4077, Lot 65	03/10/12-04/09/12	\$16.57
13	2120	PG&E / Acct# 7452668975-3	(Sprink Contr) S/E cnr DB Blvd & Willow Lk	03/10/12-04/09/12	\$15.99
14	2120	PG&E / Acct# 7696548482-7	(Sprinkler) DB Blvd, Tr# 4178, Lot 5	03/10/12-04/09/12	\$16.57
15	2120	PG&E / Acct# 8009270258-0	@ Clipper Dr w/o Cove Ct 7723 Marina Dr	03/10/12-04/09/12	\$31.98
16	2120	PG&E / Acct# 8101346815-2	(Irri Contr) Newport Dr. w/o Pier Ct	03/10/12-04/09/12	\$15.99
17	2120	PG&E / Acct# 8163719795-5	(Irri Contr) 9271 Newport Dr @ Str. Lite	03/13/12-04/10/12	\$16.06
18	2120	PG&E / Acct# 8167536097-8	(Irri Contr) @ Clipper Dr	03/10/12-04/09/12	\$15.24
19	2120	PG&E / Acct# 8399010651-6	(Sprink Contr) Willow Lake Ct, Lot 31	03/13/12-04/10/12	\$15.92
20	2120	PG&E / Acct# 8400813429-2	(Sprinkler) Laguna Ct, Tr# 4076, Lot 18	03/10/12-04/09/12	\$16.57
21	2120	PG&E / Acct# 8545920147-2	(Lites & Sprinklers) 2489 'A' DB Blvd.	03/10/12-04/09/12	<u>\$83.18</u>
				Sub-Total	\$6,744.66
22	2250	Vermeer Pacific	Inv# R02127, dtd 04/13/12	Brush Chopper Rental	\$376.17
23	2270	Brentwood Tire Co.	Inv# 25060, dtd 04/11/12	Landscape Mower Tires	\$63.94
24	2310	Express Employment	Inv# 10884185-9, dtd 04/11/12	Laborer	\$310.33
25	4829	Brentwood Reprographics	Inv# 2012-1359, dtd 04/17/12	Bond Copies for Hwy 4 East	\$106.00
26	4829	Brentwood Reprographics	Inv# 2012-1359, dtd 04/17/12	Bond Copies for Hwy 4 East	<u>\$90.93</u>
				Sub-Total	\$196.93
27	4834	Ross Recreation Equipment, Inc.	Inv# 91496, dtd 4/10/12	Cornell Park Benches	\$1,773.44
28	4834	Valley Crest	Inv# 3965254, dtd 03/29/12	Tot lot removal at Cornell Park	\$6,720.00
29	4834	Vintage Contractors, Inc.	Inv#@ 4497, dtd 04/09/12	Cornell Tennis Court Fence	\$7,800.00
				TOTAL	\$24,255.03

Request For Authorization To Pay Invoices (RFA)
 For the Meeting on May 2, 2012
 Town of Discovery Bay, D.Bay L&L Park #9 (Ravenswood)
 For Fiscal Year's 7/11 - 6/12

Acct Code					
1	2110	Town of Discovery Bay	Inv# 3387, dtd 4/11/12	reimb for Verizon billing	\$39.85
2	2120	PG&E / Acct# 0403377952-3	1445 Cullen Dr (Irrig Ctrlr)	03/10/12-04/08/12	\$32.47
3	2120	PG&E / Acct# 1066166716-1	829 Poe Dr. (Irrig Ctrlr)	03/10/12-04/09/12	\$11.77
4	2120	PG&E / Acct# 7705163630-4	1738 Wilde Dr. (Irrig Ctrlr)	03/10/12-04/09/12	<u>\$11.92</u>
				Sub-Total	\$56.16
5	2282	Watersavers Irrigation Inc.	Inv# 11149419, dtd 04/09/12		\$56.30
6	2130	Watersavers Irrigation Inc.	Inv# 11153207, dtd 04/19/12		<u>\$28.19</u>
				Sub-Total	\$84.49
7	2250	Vermeer Pacific	Inv# R02127, dtd 04/13/12	Brush Chipper Rental	\$376.17
8	2310	Express Employment	Inv# 10884185-9, dtd 004/11/12	Laborer	\$107.94
Total					\$664.61



Town of Discovery Bay
"A Community Services District"
AGENDA REPORT

Meeting Date

May 2, 2012

Prepared By: Rick Howard, General Manager
Submitted By: Rick Howard, General Manager

Agenda Title

Agency Comment Request -- Land Use Permit Application -- AT&T/Thomas (LP12-2034)

Recommended Action

As necessary

Executive Summary

The Contra Costa County Department of Conservation and Development has requested Board input into a proposed Land Use Permit Application from AT&T/Thomas for consideration to modify County file #LP01-2140 to replace three (3) panel antennas and add one (1) equipment rack, six (6) remote radio units (RRUs), and one (1) surge suppressor to an existing monopole which is located in Contra Costa County at 4475 Kellogg Creek Road. This site is outside the Town of Discovery Bay CSD boundary.

The Contra Costa County Department of Conservation and Development is seeking Board input into this proposed modification.

Fiscal Impact:

Amount Requested \$N/A

Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)

Prog/Fund # Category: Pers. Optg. Cap. -or- CIP# Fund#

Previous Relevant Board Actions for This Item

N/A

Attachments

Agency Comment Request -- LP12-2034

AGENDA ITEM: G-1

CONTRA COSTA COUNTY
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 30 Muir Road
 Martinez, CA 94553-4601
 Phone: 925-674-7205
 Fax: 925-674-7258

Town of Discovery Bay CSD
 Received
 APR 18 2012



SEM
4-17-12
(13)

AGENCY COMMENT REQUEST

Date _____

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

<p>DISTRIBUTION</p> <p><input checked="" type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection</p> <p><input checked="" type="checkbox"/> HSD, Environmental Health, Concord</p> <p><input type="checkbox"/> HSD, Hazardous Materials</p> <p><input checked="" type="checkbox"/> P/W - Flood Control (Full Size)</p> <p><input type="checkbox"/> "A" - Engineering Svcs (Full Size)</p> <p>Date Forwarded _____</p> <p><input type="checkbox"/> P/W Traffic (Reduced)</p> <p><input type="checkbox"/> P/W Special Districts (Reduced)</p> <p><input checked="" type="checkbox"/> P/W—APC Floodplain Tech (2nd Floor)</p> <p><input type="checkbox"/> Advance Planning</p> <p><input type="checkbox"/> Redevelopment Agency/Housing</p> <p><input type="checkbox"/> Historical Resources Information System</p> <p><input type="checkbox"/> CA Native American Heritage Comm.</p> <p><input type="checkbox"/> CA Fish & Game, Region # _____</p> <p><input type="checkbox"/> U.S. Fish & Wildlife Service <i>and consolidated</i></p> <p><input checked="" type="checkbox"/> Fire District <u>EAST COUNTY FIRE</u></p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input checked="" type="checkbox"/> MACITAC <u>BYRON MAC</u></p> <p><input checked="" type="checkbox"/> Diablo <u>Discovery Bay CSD</u></p> <p><input checked="" type="checkbox"/> DOIT - Deputy Director, Communications</p> <p><input type="checkbox"/> CDD-GIS</p> <p><input type="checkbox"/> LAFCO</p> <p><input checked="" type="checkbox"/> East CCC Habitat Conservancy (HCP/NCCP) <i>att: Crystal Hinojosa</i></p> <p><input type="checkbox"/> County Geologist</p> <p><input type="checkbox"/> Airport Land Use Commission Staff (ALUC)</p> <p>Community Organizations:</p> <p><input checked="" type="checkbox"/> RECLAMATION DISTRICT 800</p> <p><input checked="" type="checkbox"/> BYRON - BETHANY IRRIGATION DISTRICT</p> <p><input checked="" type="checkbox"/> Heather Trent (DCD)</p>	<p>Please submit your comments as follows:</p> <p>Project Planner <u>GARY KUPP</u></p> <p>Phone # <u>(925) 674-7299</u></p> <p>E-mail <u>Gary.Kupp@dcd.cccounty.us</u></p> <p>County File # <u>LP12-2034</u></p> <p>Prior to <u>May 11, 2012</u></p> <p>*****</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> No Redevelopment Area</p> <p><input type="checkbox"/> No Active Fault Zone</p> <p><input type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input checked="" type="checkbox"/> Yes 60 dBA Noise Control</p> <p><input type="checkbox"/> No CA EPA Hazardous Waste Site</p> <p>Mineral Rights Holder: _____</p> <p>*****</p> <p>AGENCY: Please indicate the code section of recommendations required by law or ordinance. Send copies of your response to the Applicant & Owner.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>_____</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
--	---

CCL04453

PLANNER ASSIGNED

CONTRA COSTA COUNTY
 Department of Conservation & Development
 Community Development Division

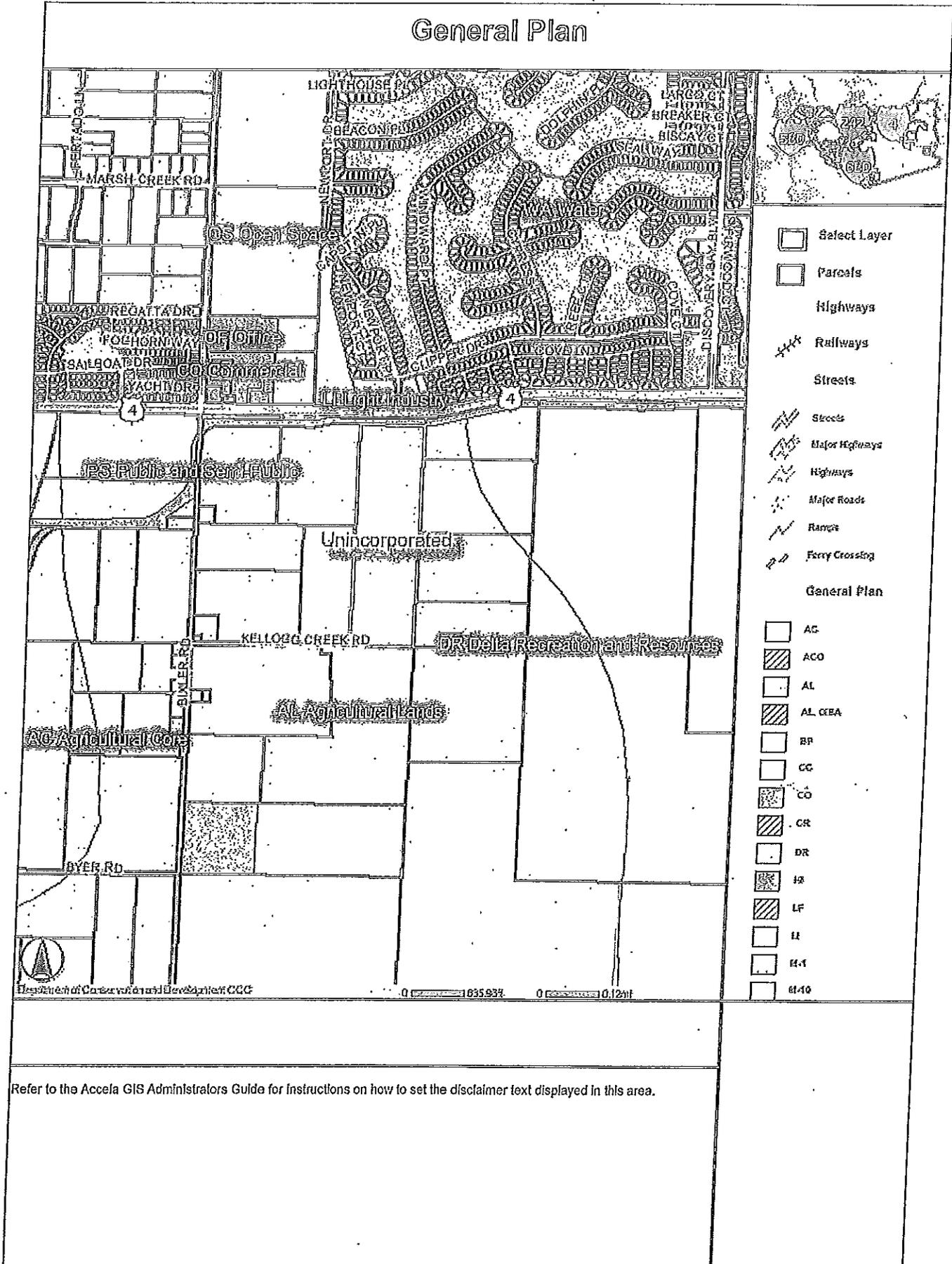
Gary Kupp



LAND USE PERMIT APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
OWNER		APPLICANT		COSTA PH 2:29 ERMIT CENTER 94588
Name <u>Vernon & Vera Thomas</u>		Name <u>AT&T</u>		
Address <u>5561 Riverlake Pl.</u>		Address <u>4430 Rosewood Dr</u>		
City, State/Zip <u>Byron, CA 94514</u>		City, State/Zip <u>Pleasanton, CA 94588</u>		
Phone _____ email _____		Phone _____ email _____		
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. Owner's Signature <u>See attached LOA</u>		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. Applicant's Signature <u>[Signature]</u>		
CONTACT PERSON (optional)		PROJECT DATA		
Name <u>Jake Wooten</u>		Total Parcel Size:		
Address <u>7901 Stoneridge Dr, STE 503</u>		Proposed Number of Units:		
City, State/Zip <u>Pleasanton, CA 94588</u>		Proposed Square Footage:		
Phone <u>714-717-6113</u> email <u>Wooten@williams.com</u>		Estimated Project Value:		
Project description (attach supplemental statement if necessary): <u>Site modifications to an existing wireless facility. Including the replacement of 3 panel antennas. Addition of 1 equipment rack, 6 RRU's & 1 Surge Suppressor.</u>				
FOR OFFICE USE ONLY				
Project description: <u>REQUEST TO MODIFY COUNTY FEE # LP01-2140 TO REPLACE 3 PANEL ANTENNAS AND ADD 1 EQUIPMENT RACK, 6 RRU'S, AND 1 SURGE SUPPRESSOR</u>				
Property description:				
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <u>011-210-013</u>
Area: <u>B/R011</u>	*Base Fee/Deposit	<u>\$ 2700</u>	S-	Site Address: <u>4475 Kelloff Creek Rd</u>
Fire District: <u>EAST CO. FIRE</u>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <u>A-3, -BS</u>
Sphere of Influence: _____	1/2% est. value over \$100,000		S-029	Census Tract: <u>3040.00</u>
Flood Zone: <u>A</u>	#Units _____ x \$195.00		S-014	Atlas Page: <u>P-28</u>
	Sq. Ft. x \$0.20			
Panel Number:	Notification Fee	<u>15.00 / 30.00</u>	S-052	General Plan: <u>AL</u>
x-ref Files: <u>LP01-2140</u>	Fish & Game Posting (if not CEQA exempt)	<u>75.00</u>	S-048	LP/DP Combination: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Environmental Health Dept.	<u>47.00</u>	5884	Supervisory District: <u>3</u>
	Other:			Received by: <u>MATT K</u>
Concurrent Files:	TOTAL	<u>\$ 2,852.00</u>		Date Filed: <u>4/13/12</u>
	Receipt #	<u>CD12-002600</u>		File # <u>LP12-2034</u>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

INSTRUCTIONS ON REVERSE

General Plan

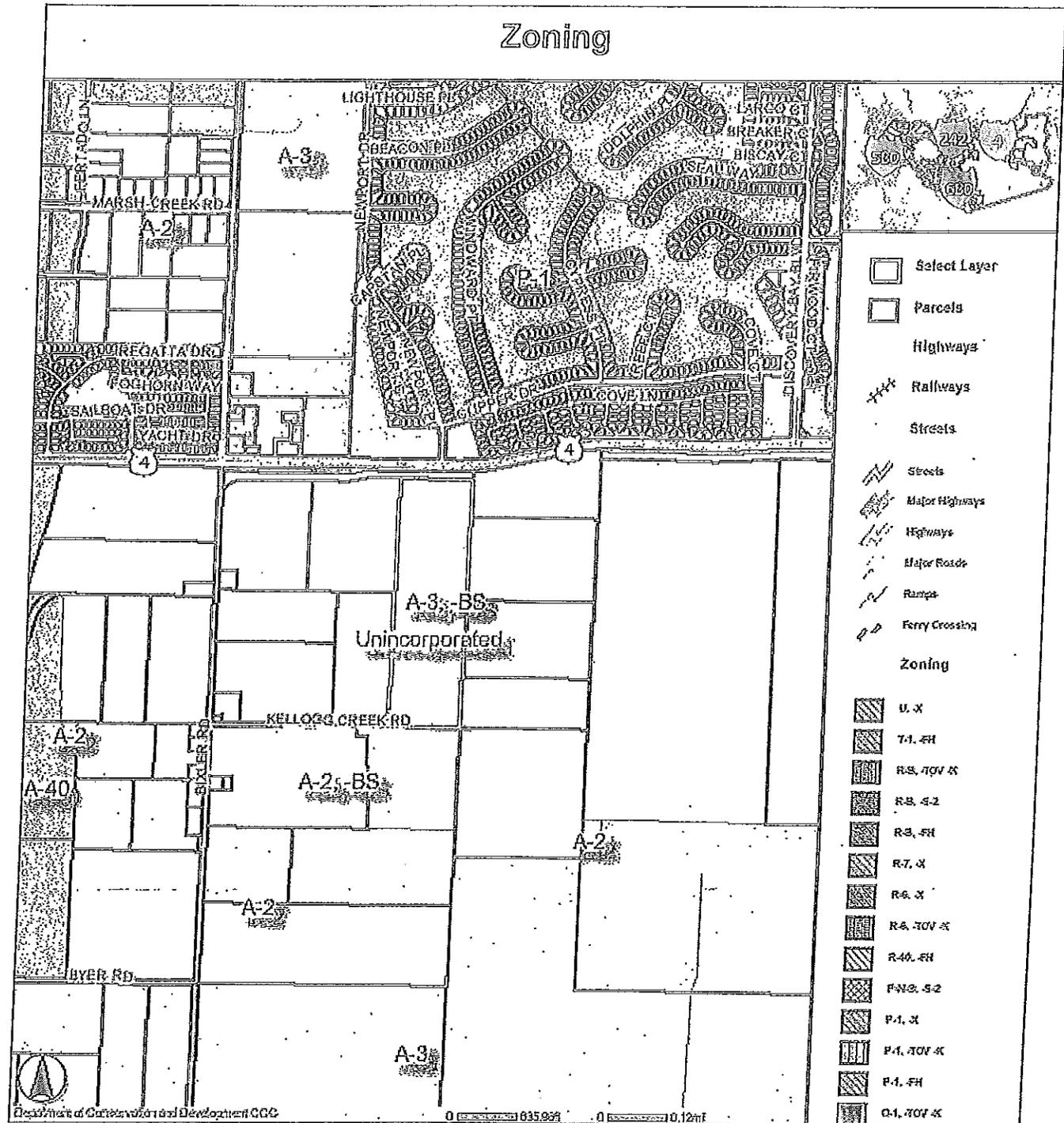


Department of Conservation and Development CCC

0 1635.937 0 10.1211

Refer to the Accela GIS Administrators Guide for instructions on how to set the disclaimer text displayed in this area.

Zoning



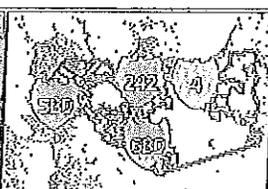
Department of Conservation and Development CGC

0 635,934

0 10,124

Refer to the Accela GIS Administrators Guide for instructions on how to set the disclaimer text displayed in this area.

Aerial



- Select Layer
- Parcels
- Highways
- Railways
- Streets
- Streets
- Major Highways
- Highways
- Major Roads
- Range
- Ferry Crossing
- Orthophotography 2008
- County Boundaries
- Water Bodies

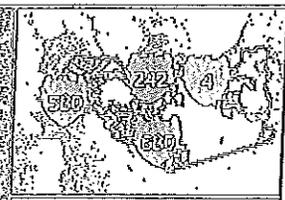
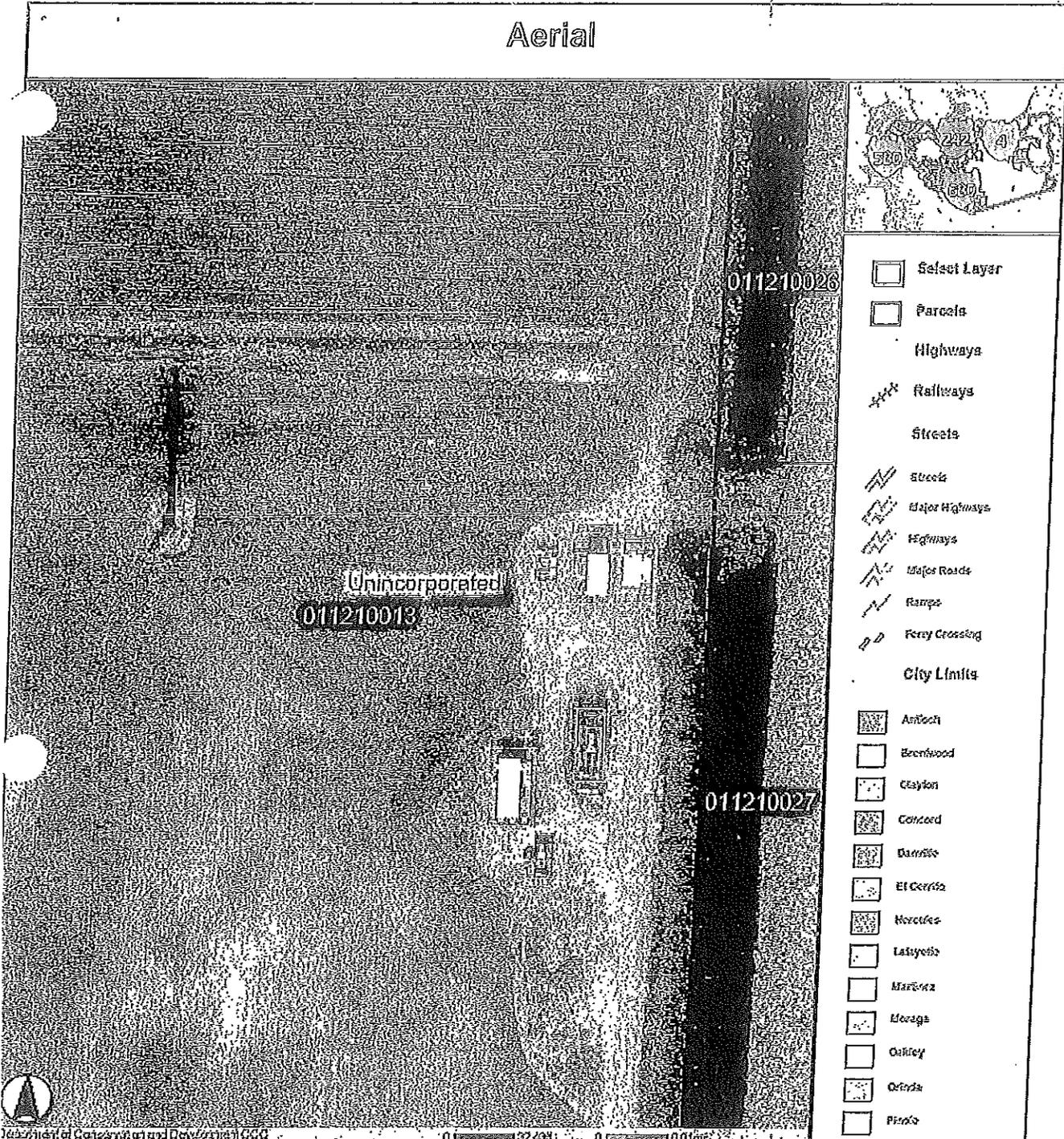


KELLOGG CREEK RD

Department of Conservation and Forestry
0 187.5m 0 001m

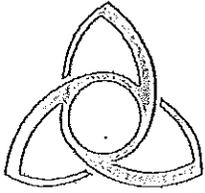
Refer to the Accela GIS Administrators Guide for Instructions on how to set the disclaimer text displayed in this area.

Aerial



- Select Layer
- Parcels
- Highways
- xxxxx Railways
- Streets
- Streets
- Major Highways
- Highways
- Major Roads
- Ramps
- Ferry Crossing
- City Limits
- Anthon
- Brentwood
- Clayton
- Concord
- Danville
- El Cerrito
- Hercules
- Lafayette
- Martinez
- Moraga
- Oakley
- Orinda
- Pinole

Refer to the ArcGIS Administrators Guide for Instructions on how to set the disclaimer text displayed in this area.



Trillium Consulting

Planning Department
Contra Costa County
30 Muir Road
Martinez, CA 94533

Re: Proposed AT&T LTE Modification at 4475 Kellogg Creek Rd.
Site Address: 4475 Kellogg Creek Rd., Byron, CA 94514
AT&T Site ID: CCL04453
APN: 011-210-013-6

CONTRA COSTA
2012 APR 13 PM 3:28
APPLICATION & PERMIT CENTER

LP12-2034

Dear Planning Department,

This letter and attached materials are to apply for the appropriate planning/zoning permits(s) to accomplish the above referenced and below-described modification to the existing AT&T telecommunications site on a monopole. The following is an explanation of the existing site, a project description of the modifications, the project purpose and justifications in support of this proposal.

A. Project Description:

The existing site consists of # panel antennas mounted at a 131-foot centerline on a 133-foot monopole at 4475 Kellogg Creek Rd. The equipment is supported by equipment cabinets near the monopole in an approximate 115-square foot lease area surrounded by landscaping.

AT&T proposes to replace 3 existing antennas with 3 new LTE panel antennas to the existing monopole (one antenna per sector) along with adding six remote radio units ("RRUs") and one surge suppressor. These items will be painted to match the surrounding environment, and will be supported by additional equipment installed behind the existing equipment, shielded from view by surrounding landscaping.

B. Project Purpose

The purpose of this project is to upgrade AT&T's existing site to incorporate the latest fourth generation ("4G") technology which will be implemented by AT&T's Long Term Evolution ("LTE") system. The new technology will allow for faster wireless data transfers and overall improved wireless services to the area. These wireless services include mobile telephone service, emergency 911 services, data transfer, electronic mail, internet and web browsing, as well as video streaming. The area is already covered by AT&T voice and data service via its third generation (3G) wireless network, but there is

currently no 4G/LTE service is in place. In other words, the proposed site modification will provide entirely new LTE wireless service in this area.

C. Project Justification, Design and Placement

This site is located in Contra Costa County. This area contains an existing wireless installation for AT&T as well as other wireless carrier equipment. The proposed modifications are to provide LTE service to the surrounding coverage area. The site modification is designed to mirror the existing AT&T equipment and will have very limited visual impacts on the surrounding area as shown in the photo simulations (enclosed).

Included with this zoning submittal are the following materials:

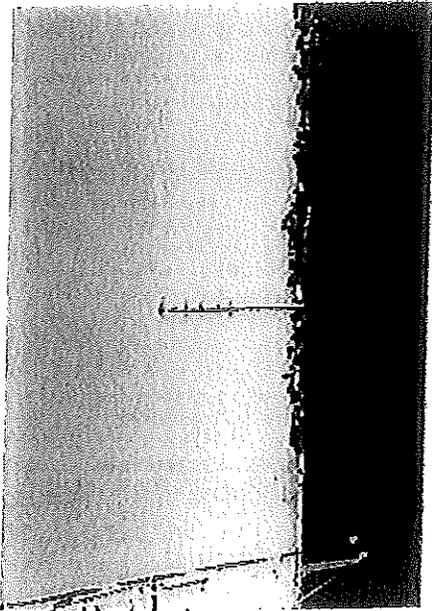
1. Completed permit application
2. Letter of Authorization from the Property Owner
3. Filing fee
4. (3) full sized and (12) reduced plan sets.
5. Photo simulations
6. A radio-frequency report explaining the impact of the proposed modifications.

Please feel free to contact me if you have any questions.

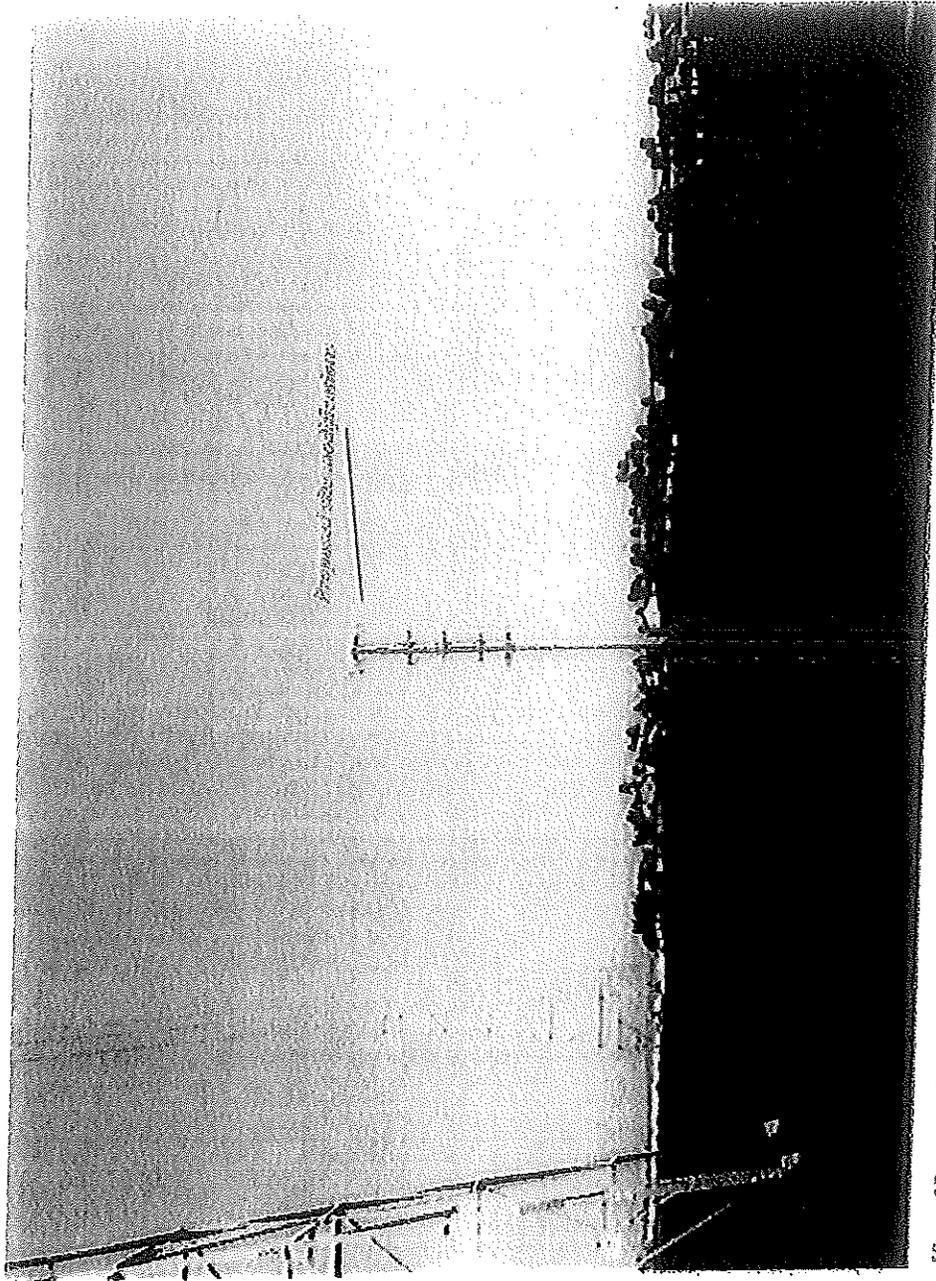
Regards,

Jake Wooten

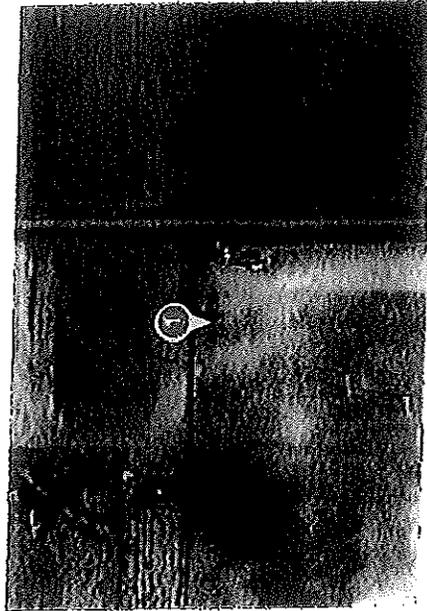
Jake Wooten
Site Acquisition Representative
Trillium Consulting Services
Authorized AT&T Mobility Representative



Existing View



View of Proposed Design



Map of Site Location

View I



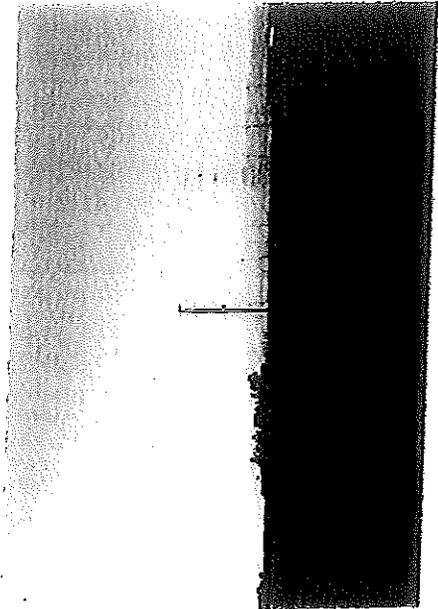
APPLICATION & PERMIT CENTER

AT&T Site: CCL04453

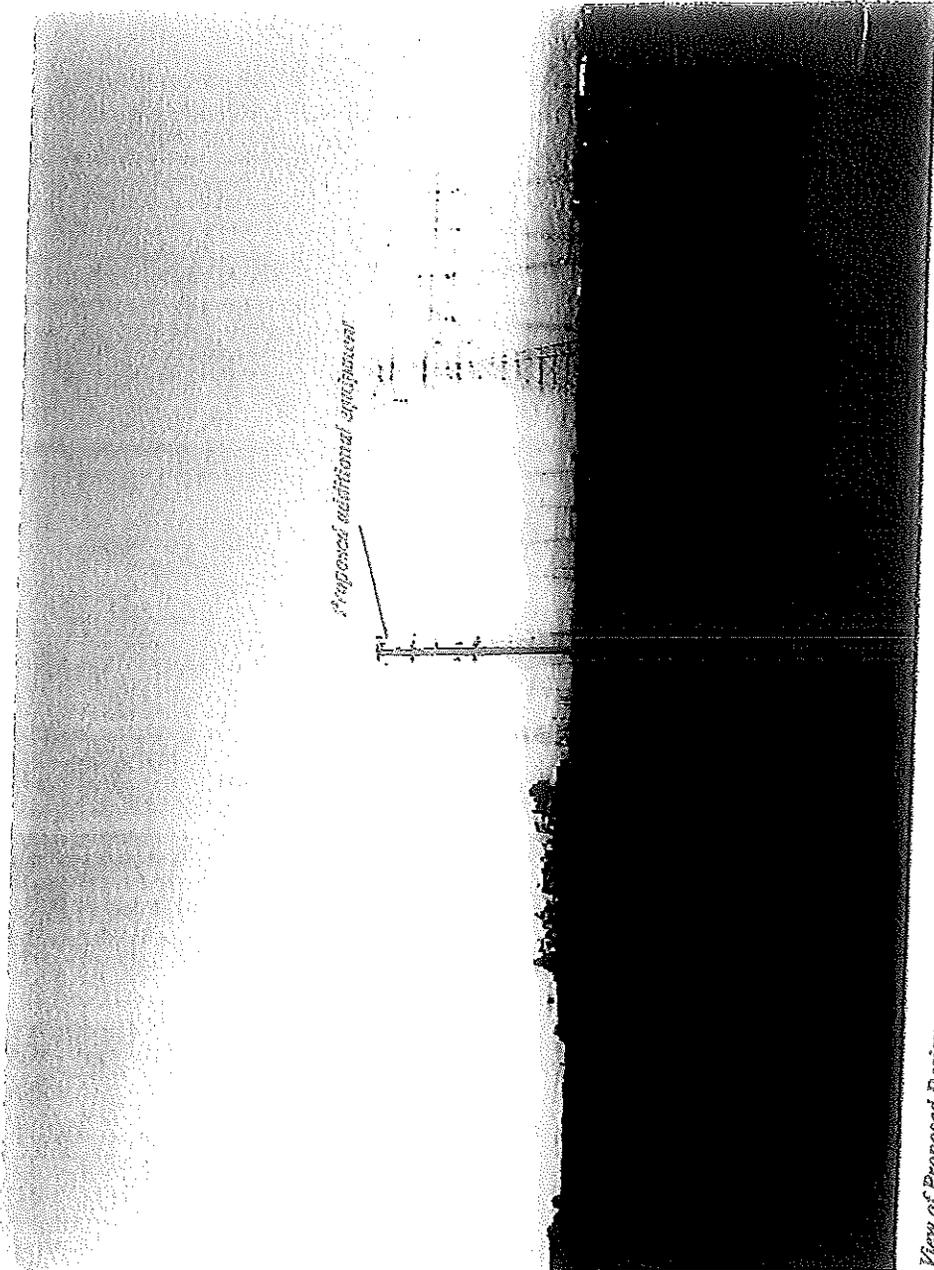
Address: 4475 Kellogg Creek Road
Byron, CA. 94514

APR 13 PM 3:28 TSM Group

CONTRACT NO. 1500 VRLN00
1502-2024

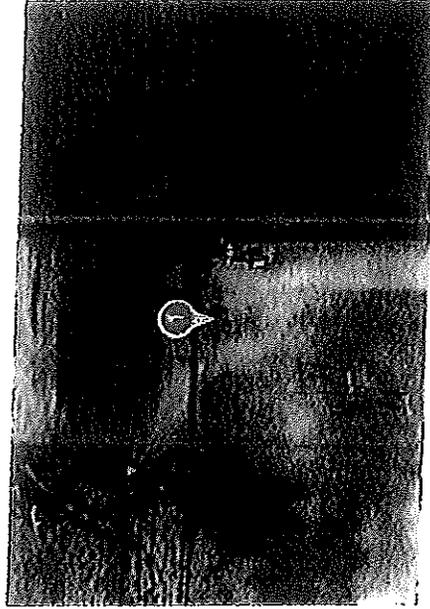


Existing View

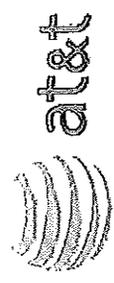


View of Proposed Design

View 2

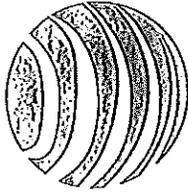
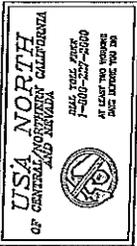


Map of Site Location



*AT&T Site: CCL04453
Address: 4475 Kellogg Creek Road
Byron, CA. 94514*

TSM Group



at&t

SITE NUMBER: CCL04453/CNU4453/FA#10087740
CANDIDATE NAME: DISCOVERY BAY
 4475 KELLOGG CREEK RD, BYRON, CA 94514

BECHTEL		JOB NO.
SUPERIOR DOCUMENT REVIEW STATUS		
STATUS NO.	WORK MAY PROCEED.	
1/9	REVISE AND REZUMIT WORK MAY PROCEED SUBJECT TO RESOLUTION OF INDICATED COMMENTS.	
2/7	REVISE AND REZUMIT WORK MAY NOT PROCEED.	
3/0	REVISIONS NOT REQUIRED. WORK MAY PROCEED.	
PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OF APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TESTING OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER AND DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.		
BY (RESPONSIBLE ENGINEER)		DATE:

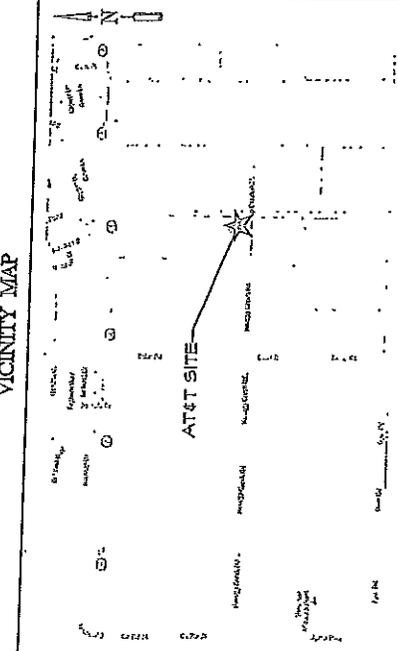
CONTRACT NO. 149
DATE 2012 APR 13 PM 3:27
APPLICATION & PERMIT NUMBER 12-054

PROJECT DESCRIPTION
 PERFORM SITE MODIFICATIONS TO AN EXISTING WIRELESS COMMUNICATIONS FACILITY, INCLUDING THE REPLACEMENT OF (3) PANEL ANTENNAS, ADDITION OF (1) EQUIPMENT RACK, (6) RISERS AND (1) DC POWER OVER VOLTAGE PROTECTOR (DOVP)

PROJECT INFORMATION
 SITE ADDRESS: 4475 KELLOGG CREEK ROAD, BYRON, CA 94514
 EMBLEMMENT OWNER: VERNON & VERA THOMAS, 5561 RIVERLAKE RD, BYRON, CA 94514
 APPLICANT ADDRESS: AT&T MOBILITY, 4430 ROSEWOOD DRIVE BUILDING 3, PLEASANTON, CA 94508
 CONTACT PERSON: KELLY MANGHOLS, PHONE: 415-402-0255
 JURISDICTION: CONTRA COSTA COUNTY
 PROPERTY TAX ID: 01-010-01-0
 ZONING DISTRICT: A, AGRICULTURAL
 LAND USE: 310854 (MAP 03)
 LEGNITUDE: 1210146 (MAP 03)
 ELEVATION: 611 ANGL
 CURRENT USE: TELECOMMUNICATION FACILITY
 PROPOSED USE: TELECOMMUNICATION FACILITY

SITE QUALIFICATION PARTICIPANTS

NAME	COMPANY	NUMBER
AVE RANDY MARSH	TRC ENGINEERING	1-877-249-4043
SAC JAKE MOOTEN	TRILLIUM CONSULTING	714-874-6110
RF JAKE MOOTEN	TRILLIUM CONSULTING	714-874-6110
ZONING LANDLORD		
CONSTRUCTION		



DIRECTIONS
 FROM: AT&T'S PLEASANTON OFFICE, 4430 ROSEWOOD DRIVE BUILDING 3, PLEASANTON, CA 94508
 TO: DISCOVERY BAY, 4475 KELLOGG CREEK RD, BYRON, CA 94514
 DISTANCE: 5.4 MILES

- HEAD EAST ON ROSEWOOD DR TOWARD OLD SANTA RITA RD 0.8 MI
- TURN LEFT ON ROSEWOOD DR TOWARD ELY RITA RD 0.5 MI
- TURN RIGHT ON ELY RITA RD 0.5 MI
- TURN LEFT AT THE FORK, FOLLOW SIGNS FOR VASCO RD 1.2 MI
- TURN LEFT ONTO LAVING DIABLO RD 1.2 MI
- CONTINUE STRAIGHT ONTO 200 RD 0.4 MI
- TURN RIGHT ONTO BYRON RD 1.0 MI
- TURN LEFT ONTO DIABLO RD 0.5 MI
- TURN RIGHT ONTO 4475 KELLOGG CREEK RD 0.5 MI
- ARRIVE AT 4475 KELLOGG CREEK RD, BYRON, CA 94514

REVISION INDEX

25471-630-TL-CCL04453-Z01	TITLE SHEET
25471-630-TL-CCL04453-Z02	ALL SITE PLAN
25471-630-TL-CCL04453-Z03	EQUIPMENT LAYOUT
25471-630-TL-CCL04453-Z04	ELEVATION LAYOUT
25471-630-TL-CCL04453-Z05	EQUIPMENT DETAILS II

DRAWING BASED ON RFDs REVISION V101, DATED 01/19/12

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PRESERVED AND INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE CODES AND REGULATIONS AUTHORITY. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERTAIN WORK NOT CONFORMING TO THE LOCAL CODES.

2010 CALIFORNIA BUILDING CODE (NO CBS)
 2010 CALIFORNIA PLUMBING CODE (NO CPC)
 2010 CALIFORNIA ELECTRICAL CODE (NO CEC)
 2010 CALIFORNIA FIRE CODE (NO CFC)

TRK ENGINEERING

DISCOVERY BAY
 CCL04453
 4475 KELLOGG CREEK RD
 BYRON, CA 94514

PROJECT NO. CCL04453-01
 CAD FILE: CCL04453-01

400 ROSEWOOD DRIVE BUILDING 3
 PLEASANTON, CA 94508

at&t

TITLE SHEET

PROJECT NO. CCL04453-01
 SHEET NO. 201



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

May 2, 2012

Prepared By: Rick Howard, General Manager
Submitted By: Rick Howard, General Manager

Agenda Title

Agency Comment Request – Application – Hofmann Land Development (DP12-3009)

Recommended Action

As necessary

Executive Summary

The Contra Costa County Department of Conservation and Development has requested Board input into a proposed Application from Hofmann Land Development for modification of County File #DP04-3019 to modify the "Z" lot line configuration for multiple lots within the Discovery Bay West – Lakes Unit ten (10) (Tract 8828) development.

The Contra Costa County Department of Conservation and Development is seeking Board input into this proposed modification.

Fiscal Impact:

Amount Requested \$N/A

Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)

Prog/Fund # Category: Pers. Optg. Cap. -or- CIP# Fund#

Previous Relevant Board Actions for This Item

N/A

Attachments

Agency Comment Request – DP12-3009

AGENDA ITEM: G-2



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

APPLICATION

TO BE COMPLETED BY OWNER OR APPLICANT

OWNER
 Name *Hofmann Land Development Co*
 Address *3000 Oak Road, Suite 360*
 City, State/Zip *Walnut Creek, CA 94597*
 Phone *925/478-2020* email *d.lennon@hofmann.com*

APPLICANT
 Name *Same.*
 Address
 City, State/Zip
 Phone email

By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. *1d.com*
 Check here if billings are to be sent to applicant rather than owner.
 Owner's Signature *[Signature]*

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.
 Applicant's Signature

CONTACT PERSON (Optional)
 Name *DAVID LENNON*
 Address
 City, State/Zip
 Phone email

PROJECT DATA
 Total Parcel Size:
 Proposed Number of Units: *88*
 Proposed Square Footage: *n/a*
 Estimated Project Value: *n/a*

Project description (attach supplemental statement if necessary): *Modification of DP 3019 to modify 'Z' lot configuration to conventional rectangular lotting*

FOR OFFICE USE ONLY

Project description: *MODIFICATION OF COUNTY FILE #DPO4-3019 TO MODIFY THE "Z" LOT LINE CONFIGURATION FOR MULTIPLE LOTS WITHIN THE DISCOVERY BAY WEST-LAKES UNIT 10 (TRACT 8828) DEVELOPMENT.*

Property description: *MULTIPLE LOTS WITHIN TRACT 8828*

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
Area: <i>DISCOVERY BAY EAST</i>	*Base Fee/Deposit	\$ <i>3,000</i>	S-	<i>011-630-001</i>
Fire District: <i>CONTRA COSTA</i>	Late Filing Penalty (+50% of above if applicable)		S-066	Site Address: <i>NORTH LAKEFRONT LOOP</i>
Sphere of Influence: <i>NONE</i>	#Units _____ x \$195.00		S-014	Zoning District: <i>P-1</i>
Flood Zone: <i>X</i>	Sq. Ft. x \$0.20			Census Tract: <i>3040.00</i>
Panel Number:	Notification Fee	<i>15.00 / 30.00</i>	S-052	Atlas Page: <i>L-28</i>
x-ref Files: <i>DPO4-3019</i>	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	General Plan: <i>SH</i>
	Environmental Health Dept.	47.00	5884	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Other:			Supervisorial District: <i>3-PIEPHD</i>
Concurrent Files:	TOTAL	\$ <i>3,030</i>		Received by: <i>TUNY</i>
	Receipt # <i>CD12-2667, 2666</i>			Date Filed: <i>4/16/12</i>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			File # <i>DPI2-3009</i>

INSTRUCTIONS ON REVERSE

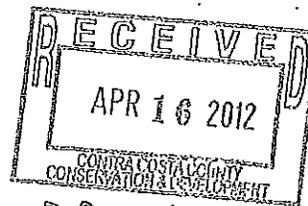
This is an application for a Modification to a Final Development Plan on a portion of the lots approved under Permit Applications SD048828, DP043019 x-ref RZ043142 approved July 26, 2005 (Discovery Bay West Village 5). The Subject of this request for Modification covers lots 1 through 4 and 8 through 92 of Subdivision 8828. This area of the development was shown as Lots 1 through 93 in the approved Development Plan.

The subject Lots were Final Mapped and Recorded in 200_. All grading and lot improvements have been completed and accepted by the County, utilities and other agencies having jurisdiction.

The Property owners' goal is to make minor modifications only to the configuration of the lot lines which are the subject of this application. The "Z" configuration of the lots will be eliminated and replaced with conventional straight line segments. The typical lot will have a rectangular configuration as shown on the project exhibits. Most lot lines will remain unchanged.

No modifications in utilities, streets or other improvements are contemplated or proposed as part of this request for Modification of the Final Development Plan.

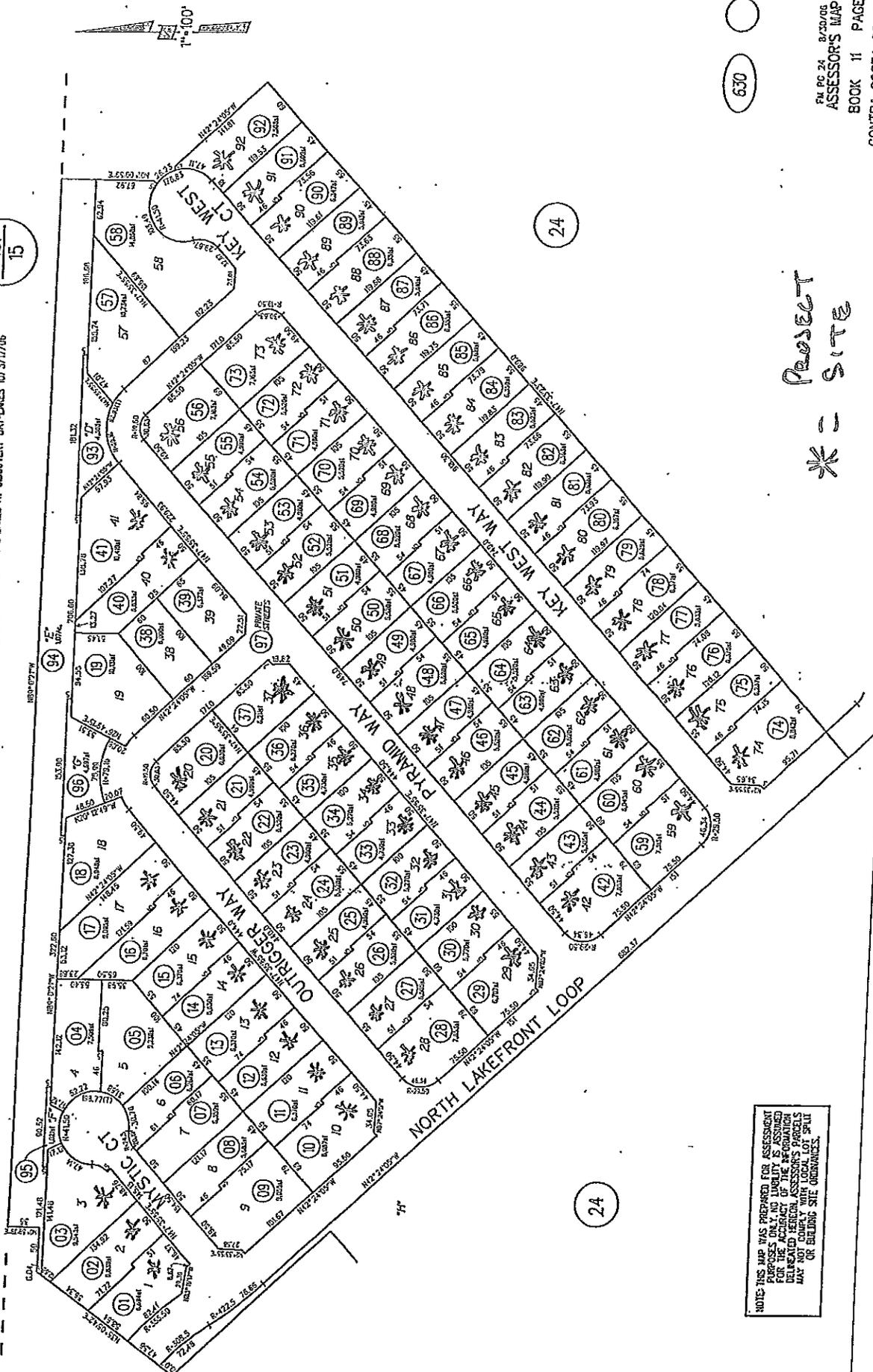
The applicant understands that all of the permit requirements of the above noted approvals remain in force and a revised Final Map will need to be recorded to



DP12-3009

2007 ROLL - POR TRACT 8828 NB 489-1 THE LAKES AT DISCOVERY BAY LAKES 10/3/17/06

P.B. 15



630

FM PG 24 8/20/05
ASSESSOR'S MAP
BOOK 11 PAGE 63
CONTRA COSTA COUNTY, CALIF.

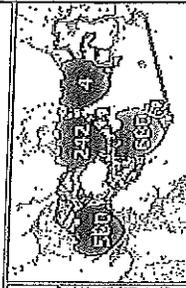
* = PROJECT SITE

NOTES: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE INFORMATION DELIVERED HEREON IS THE ASSessor'S PARCELS MAP AND DOES NOT CONVEY TITLE OR BUILDING SITE ORDINANCES.

24

24

ZONING: PLANNED UNIT DEVELOPMENT (P-1)



- Select Layer

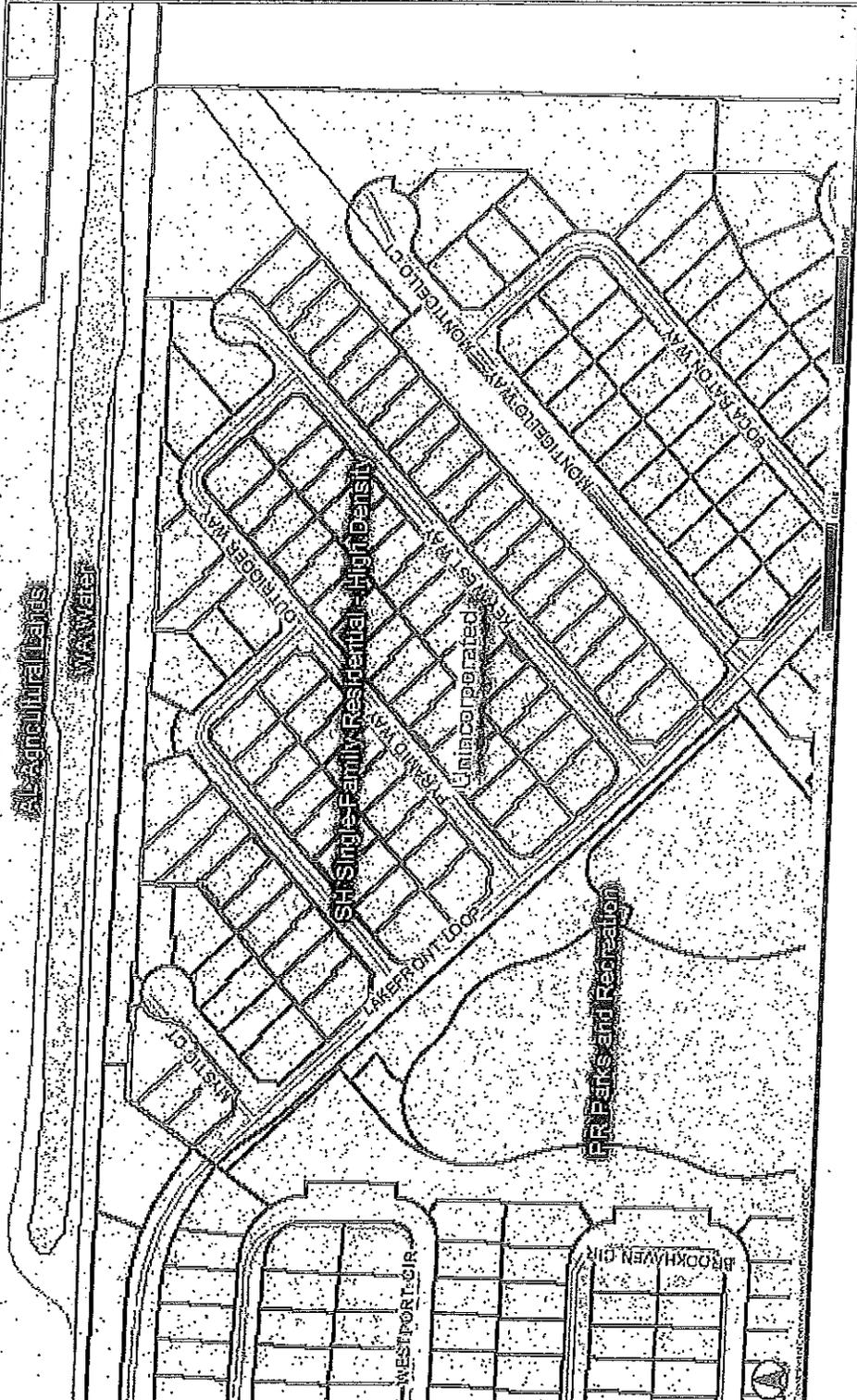


Refer to the Arcata GIS Administration Guide for instructions on how to set the display text displayed in this area.

GENERAL PLAN: SINGLE-FAM. RES., HIGH-DENSITY (SH)

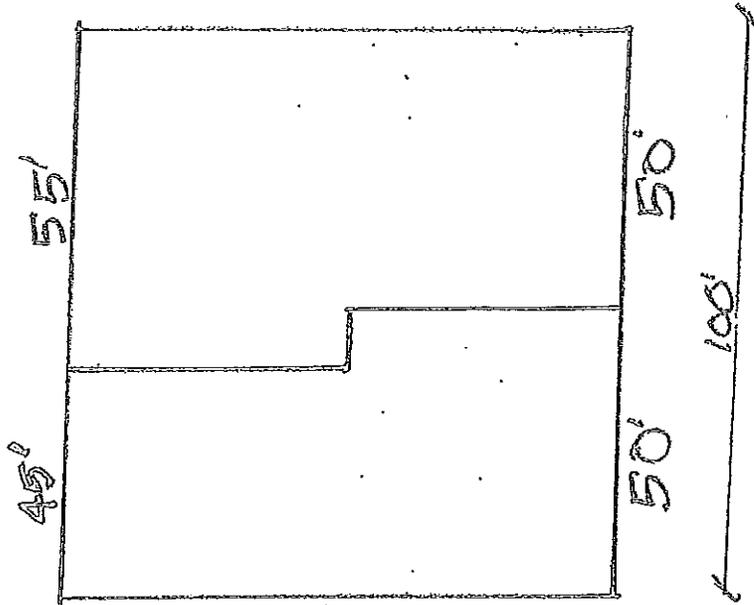


- Select Layer



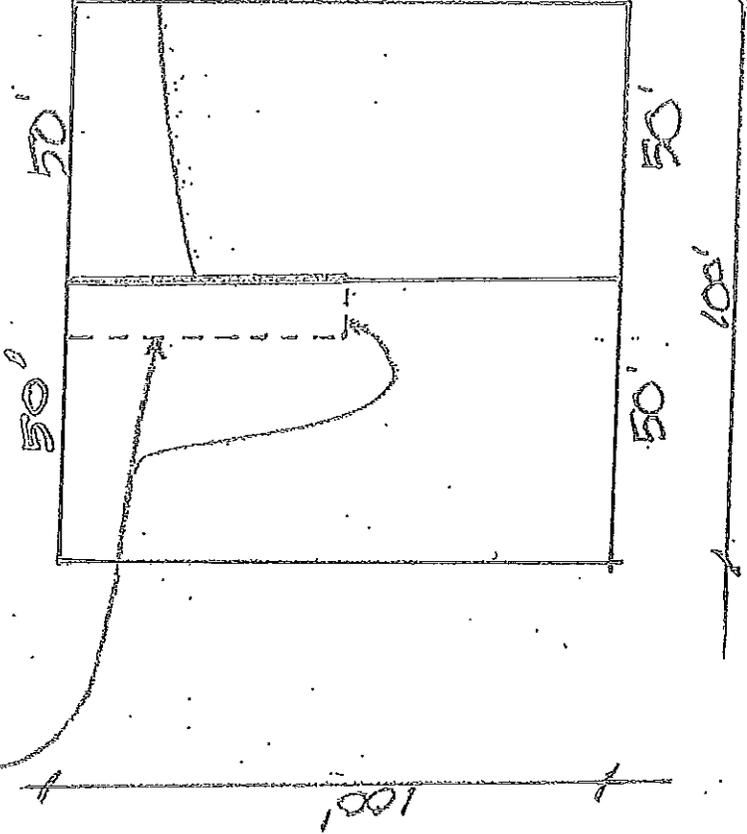
Refer to the Arcadia GIS Administrators Guide for instructions on how to set the disclaimer text displayed in this area.

EXISTING CONDITION

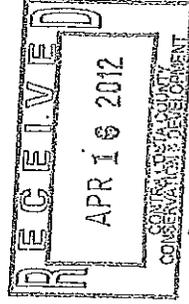


PROPOSED

① This lot line is eliminated...



② and replaced by this one.



DP12-3009



Town of Discovery Bay

"A Community Services District"
AGENDA REPORT

Meeting Date

May 2, 2012

Prepared By: Rick Howard, General Manager

Submitted By: Rick Howard, General Manager *RH*

Agenda Title

Carvalho Property discussion and give direction regarding (Northwest intersection of Bixler and Point of Timber Roads)

Recommended Action

Provide Staff Direction pertaining to the Carvalho Property (Northwest intersection of Bixler and Point of Timber Roads)

Executive Summary

On March 30, 2011 the District received a letter (attached) from the Hofmann Company seeking determination as to the future use of two (2) agriculturally zoned parcels owned by the Hofmann Company and located at the northwest intersection of Bixler and Point of Timber Roads. The parcels are outside of the CSD's sphere of influence.

Pursuant to the Conditions of Approval for the parcels, the County conditioned that development may not commence should the TODBCSD choose to select the site(s) as a potential community center location.

The Community Center Committee considered these parcels as a potential Community Center location. However, the Committee recommended a location other than these parcels for a number of reasons; one (1), they are outside the CSD boundary and would require annexation into the District; two (2), it is zoned agriculture and no water or sewer services could be brought to serve the site; and three (3), these parcels were not the preferred location based upon results of the Community Center Needs Assessment Survey.

At this time, staff is seeking Board direction on the following issue - Does the construction of homes in the manner shown preclude or constitute an obstruction to the development of a Community Center in Discovery Bay?

Fiscal Impact:

Amount Requested \$

Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)

Prog/Fund # Category: Pers. Optg. Cap. -or- CIP# Fund#

Previous Relevant Board Actions for This Item

Attachments

Letter from Hofmann Development Company and Site Map

AGENDA ITEM: G-3

H O F M A N N
L I M I T E D
C O M P A N Y

March 30, 2011

Town of Discovery Bay
Attn Rick Howard
1800 Discovery Bay Blvd.
Discovery Bay, CA 94514

RE: Carvalho Property, Community Center C.O.A.

Gentlemen,

We have prepared plans to build 2 homes on agriculturally zoned parcels we own north-west of the intersection of Bixler and Point of Timber Roads, just outside the Town boundary. There is a condition of approval for the Discovery Bay West subdivision which applies to these parcels (copy of the condition and a site plan are attached). We have sought confirmation from Contra Costa County Conservation and Development Department that building homes in the manner shown on these 2 vacant lots is not in conflict with the attached Condition of Approval.

County Conservation and Development department staff has requested that we seek The Town of Discovery Bay's opinion on the applicability of the subject condition: does the construction of homes in the manner shown preclude or constitute an obstruction to the development of a community center? Yes or no? Additionally, if your Board has made a determination that the subject property is presently being considered, or alternatively, is out of the running for a future Community Center site, all parties would appreciate you communicating that status to County staff.

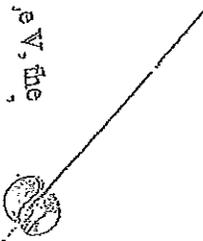
Thank you for your consideration of this matter.

Sincerely,
Hofmann Land Development Company



David T. Lennon
President
DTL
Cc: Will Nelson

MAILING ADDRESS: P.O. BOX 907 • CONCORD, CA 94522 • PHONE 925/478-2020 • FAX 925/977-1689
PHYSICAL ADDRESS: 3000 OAK ROAD • SUITE 360 • WALNUT CREEK, CA 94597

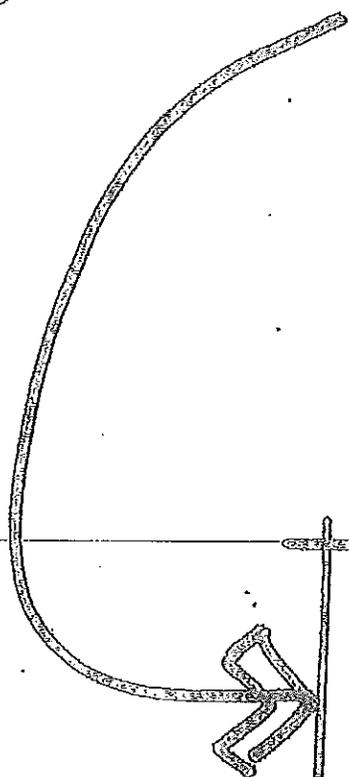


mitigate impacts to school facilities in a manner consistent with state law, as determined by the Byron Union School District.

Valuable Consideration for the County's Relinquishment of Development Rights over a Portion of Fallman Ranch Property

20. _____ Prior to recording the Final Map for any phase of Village V, the applicant shall complete the following actions:

- a. The seven parcels identified as APNs 011-160-013, 011-160-014, 011-160-015, 011-160-016, 011-160-017, 011-160-018 and 011-160-019, which together encompass approximately 71.6 acres, shall be reconfigured as approved by the County into two parcels, with one being 40 acres and the other constituting the remaining acreage.
- b. Upon completion of the reconfiguration, all development rights to the two parcels shall be grant deeded to the County. The language of the Grant Deed of Development Rights shall be subject to the review and approval of the Zoning Administrator prior to recordation. The language shall be written in such a way as to ensure that the grant deed provides for the adequate protection of agricultural uses on each of the parcels.
- c. The grant deed shall specify that development of each parcel may occur only in the following manner:
 - i. Upon submittal of an application for a residential building permit on each parcel, a one-acre building envelope shall be designated. This envelope shall be located within the 25% of the parcel that is closest to Bixler Road as measured in linear feet (an area approximately 260 feet deep). Within this building envelope a residence and its appurtenances such as sheds, swimming pools, pool houses, garages, tennis courts, basketball courts, etc. may be constructed. Only the driveway may be located outside of the building envelope.
 - ii. The remainder of the front 25% of each parcel may be developed with buildings and structures related to agricultural uses.
 - iii. The rear 75% of each parcel shall be reserved exclusively for agriculture.
 - iv. Development of permanent buildings and structures that the County determines may preclude or constitute an obstruction to the development of a community center shall not occur prior to January 1, 2015 unless an alternative site for a community center is dedicated elsewhere and accepted by the Town of Discovery Bay Community Services District.





Town of Discovery Bay
"A Community Services District"
AGENDA REPORT

Meeting Date

May 2, 2012

Prepared By: Virgil Koehne, Water and Wastewater Manager
Submitted By: Rick Howard, General Manager

Agenda Title

Authorize Contract Change Order Number 2 to Conco West, Inc. for the Belt Press and Dewatering Project

Recommended Action

Authorize Contract Change Order Number 2 to Conco West, Inc. in the amount of \$250,768.00 for the Belt Press and Dewatering Project

Executive Summary

On February 15, 2012, the Board awarded a contract to Conco West Inc. the amount of \$899,800.00 for the construction of facilities necessary for the District's Belt Press and Dewatering biosolids process.

As the project has progressed, staff and the project's engineer have determined that the best time to finish the solar slab (the concrete base of a completed solar drying shed) is during this phase of the construction. In order to connect the future solar slab(s) to the existing project, a considerable investment is going into the underground portions of the future solar slab.

This phase of the project was originally a "bid alternate" to the initial project and was not awarded. Conco West has maintained their initial bid pricing from the initial bid to the proposed Change Order #002.

Once complete, the solar drying bed will provide staging for biosolids improving overall production during the prime summer/fall drying season.

This contract change order is consistent with the initial set of plans and specifications. Adequate project funding exists to award this change order. After award of this change order, there is a remaining unencumbered project balance of \$67,741.00.

Fiscal Impact:

Amount Requested \$250,768.00

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # Category: Capital Improvements

Previous Relevant Board Actions for This Item

November 16, 2011 – Belt Press Authorization; July 20, 2011 Award of Design Contract; Acceptance of Wastewater Master Plan
February 15, 2012 Construction Bid Awarded to Conco West Inc.

Attachments

Contract Change Order No. 002
February 15, 2012 Award of Bid Agenda Report

AGENDA ITEM: G-4

CONCO-WEST, INC.

PO BOX 1360

MANTECA, CA 95336

Phone: (209) 239-2110

Fax: (209) 239-2384

PROPOSED CHANGE ORDER

No. 00002

TITLE: REMAINDER ON SOLAR DRYBR NO. 3

DATE: 4/10/2012

PROJECT: DISCOVERY BAY DEWATERING FACILITY

JOB: 312040

TO: Attn: VIRGIL KOEHNE
TOWN OF DISCOVERY BAY
1800 WILLOW LAKE ROAD
DISCOVERY BAY, CA 94514
Phone: 925-634-1131 Fax: 925-513-2705

CONTRACT NO: 1000

RE:

To:

From:

Number:

DESCRIPTION OF PROPOSAL

PER PCO-06 DATED 04/06/12 TO PROVIDE THE CONCRETE SLAB FOR SOLAR DRYBR NO. 3. PLEASE NOTE, THAT THIS PRICE IS GOOD UNTIL THE END OF JUNE, WHERE WE WILL HAVE LABOR AND MATERIAL INCREASES.

IF YOU HAVE ANY QUBSTIONS PLEASE CALL ME.

THANKS.

Item	Description	Stock #	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	BALANCE OF SOLAR DRY NO. 3.		1.000		\$250,768.00	0.00%	\$0.00	\$250,768.00

Unit Cost: \$250,768.00
Unit Tax: \$0.00
Total: \$250,768.00

APPROVAL:

By: _____
VIRGIL KOEHNE

By: _____
DEREK SCALISE

Date: _____

Date: _____



Town of Discovery Bay
"A Community Services District"
AGENDA REPORT

Meeting Date

February 15, 2012

Prepared By: Virgil Koehne, Water and Wastewater Manager
Submitted By: Rick Howard, General Manager

Agenda Title

Award Base Bid to the Lowest Responsive Bidder, Conco West, for Dewatering Project in the amount of \$899,800

Recommended Action

Award Contract with Conco West Inc. in the amount of \$899,800 for the Dewatering Project; authorize staff to issue contract change orders of up to ten percent (10%) of the bid amount; and authorize the General Manager to execute all contract documents

Executive Summary

As described at various times during previous CSD Board meetings and as identified in the District's Wastewater Master Plan, the District is experiencing a backlog in the process of bio-solids at our wastewater facility. On July 20, 2011, the Board authorized HERWIT Engineering to design the "Bio Solids Dewatering Project and Solar Slab project. The overall project budget is \$1.6 million.

This phase of the project was broken into two (2) separate bid packages; 1) the Base Bid for the Dewatering Project; and 2) the alternate bid for the construction of the solar slab. The purchase of the belt press itself was authorized by the Board on November 16, 2011.

In early January 2012 the District advertised the project for bid. There was a mandatory Pre-Bid meeting held on January 18, 2012. Fourteen (14) contractors attended the pre-bid meeting for this project.

Construction bids were due no later than 2:00 p.m. on Wednesday, February 8, 2012. The District received seven (7) bids, (see attached bidders list). The lowest responsible bidder for the Base Bid was Conco West Inc., with a total bid price of \$899,800. Included in the base bid price is an allowance in the amount of \$200,000 that the District included as a requirement of the base bid. Conco West provided a Bid Alternate cost of \$377,820 for the construction of the third solar dryer foundation.

Given that the total cost of the base bid project and the bid alternate for the third solar dryer foundation exceeds funds available in this fiscal budget year, staff recommends the District only award the base bid project to Conco West in the amount of \$899,800. Since this amount includes the allowance of \$200,000 for underground work for the third solar dryer slab, this work will be done now as part of the base bid project.

Staff recommends that the Board authorizes staff to approve contract change orders not to exceed an aggregate amount of ten percent (10%) of the base bid amount, or \$89,980. Once staff authorized contract change orders exceed the authorized amount Board authorization will be required. This action will facilitate the project's schedule and allow the project to move forward with fewer delays.

It is not recommended that the Board award the Alternate bid at this time. Staff and the District's engineer will reevaluate the project and make project recommendations at a later date.

Fiscal Impact:

Amount Requested \$699,800

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # See listing of Invoices. Category: Operating Expenses and Capital Improvements

Previous Relevant Board Actions for This Item

November 16, 2011 – Belt Press Authorization; July 20, 2011 Award of Design Contract; Acceptance of Wastewater Master Plan

Attachments
Bid Documents

COPY

AGENDA ITEM: F-4

NO BACK UP
DOCUMENTATION
FOR THIS AGENDA
ITEM # H

NO BACK UP
DOCUMENTATION
FOR THIS AGENDA
ITEM # I

NO BACK UP
DOCUMENTATION
FOR THIS AGENDA
ITEM # J

NO BACK UP
DOCUMENTATION
FOR THIS AGENDA
ITEM # K

NO BACK UP
DOCUMENTATION
FOR THIS AGENDA
ITEM # L

Byron
Municipal
Advisory
Council



Office of Supervisor Mary N. Piepho
Contact: Karyn Cornell
3361 Walnut Blvd. Suite 140
Brentwood, CA 94513
925-240-7260

Respectfully submitted by: _____

TownOfDiscoveryKey CSD
Received

APR 13 2012

DRAFT

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Record of Actions

Meeting start time: 6:08 p.m.

Thursday, March 15, 2012

- 1.) Meeting called to order by Vice Chair Schmit at 6:08p.m. Council members Lopez and Beltran present, Chair Juarez arrived at 6:20p.m.
- 2.) Public Comment: No Public Comment Received.
- 3.) Review of Record of Actions of 10-13-11 meeting: Councilmember Lopez made a motion to accept the Record of Actions as prepared. Second made by Councilmember Beltran. Motion carried 3-0.
- 4.) Agency Reports
 - a.) East Contra Costa Fire Protection District: Field Representative Cornell distributed the "Calls for Service; for the month of February as well as the previously requested call response overview, prepared by Battalion Chief Helmick.
 - b.) Contra Costa County Sheriff's Department: Lt. Johnson presented an overview of recent calls. The Byron MAC and Lt. Johnson discussed
 - c.) California Highway Patrol: Officer Godman provided the recent stats for J-4.
 - d.) Office of Supervisor Mary N. Piepho: Field Representative Cornell reported on the following items: Supervisor Piepho continues to advocate for the Delta and is scheduled to travel to Washington D.C. to meet with various representatives regarding Delta related matters in March; Cesar Chavez celebration at the Board of Supervisor's meeting scheduled for March 27, 2012; the East Contra Costa Habitat Conservancy Board is seeking a suburban or rural resident of Eastern Contra Costa County to serve on the Public Advisory Committee; reminder to submit their Form 700's by April 2; Brown Act Training date scheduled for Monday, April 2, 2012 from 4:30-6:00p.m.; there are no new updates regarding sidewalks in the downtown area, although Public Works staff continue to research possible funding avenues and lastly provided a brief overview of a meeting Supervisor Piepho had with representatives from G-3, who have recently purchased the sand plant off Camino Diablo.
- 5.) Items for Discussion and/or Action
 - a.) Receive update and Discuss Byron area Park Dedication Funds: Field Representative Cornell and Councilmember Beltran provided the group with an overview of a recent meeting with Superintendent Jacopetti and Bob Calkins, staff from the Department of Conservation and Development. Superintendent Jacopetti was receptive to possible use of the funds on the Excelsior campus and will be discussing the matter with this school board and reporting their decision. Discussions are currently taking place with regards to improvements to the baseball fields at the front of the campus.
 - b.) Discuss 2012 Byron Clean-Up Day: The Byron MAC selected August 25 for their 2012 Clean-up Day.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

c.) Discuss drafting a letter of support for the Sacramento – San Joaquin Delta Regional Flood Response Project: Motion made by Councilmember Lopez to send the prepared letter of support. Second made by Vice Chair Schmit. Motion carried 4-0.

6.) Correspondence Key: R= Received S= Sent

- a.) R-2/28/12 Contra Costa County Planning Commission Meeting Cancellation Notice for Tuesday, February 28, 2012
- b.) R-3/5/12 Contra Costa County Zoning Administrator Agenda for Monday, March 5, 2012
- c.) R-3/13/12 Contra Costa County Planning Commission Meeting Agenda for Tuesday, March 13, 2012

7.) Councilmember Comment/Future Agenda Items

Councilmember Lopez provided an overview of the recent FEMA risk mapping meeting he attended on behalf of the Byron MAC.

8.) Adjourned at 6:47 to next meeting scheduled for April 19, 2012 at 6:00p.m.