



CONTRA COSTA COUNTY

AGENDA

El Sobrante Municipal Advisory Council

Wednesday, May 14, 2025

7:00 PM

El Sobrante Library (4300 Garden Rd.
El Sobrante), Zoom:

<https://cccouny-us.zoom.us/j/875691450>

41

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

Thomas Lang, (Chair), George Cleveland, (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

1. Roll Call and Introductions

2. Treasurer's Report

3. Approval of Minutes

approve April 9 esMAC Minutes

[25-1708](#)

Attachments: [4.9.25 esMAC Minutes](#)

4. Presentations

P.1. County Update, Supervisor John Gioia

P.2. Sheriff's Office Bay Station Update, Lt. Brian Holland

P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart

P.4. California Highway Patrol (tentative)

P.5. Presentation from Richmond City Council Member, Soheila Bana

5. Discussion Items: 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 - County File Number: CDDP25-03007 (5030 SAN PABLO DAM RD, EL SOBRANTE, CA 94803)
Request approval of a Development Plan to construct retaining walls in M-29 zoned parcel and request
approval of Tree Permit to remove one code-protected tree.*

DI.1 - County File Number: CDDP25-03007

[25-1709](#)

Attachments: [Agency Comment Packet CDDP25-03007](#)

DI.2 - (Update) Countywide Noise Ordinance

- 6. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**
- 7. Information Items**
- 8. Subcommittee Reports – Next Clean Up, May 17, 2025**
- 9. Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for June 11, 2025

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1708

Agenda Date: 5/14/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: approve April 9 esMAC Minutes

Information:

approve April 9 esMAC Minutes



Meeting Minutes

CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

Wednesday, April 9, 2025

7:00 PM El Sobrante Library (4300 Garden Rd. El
Sobrante) | Zoom:
<https://cccouny-us.zoom.us/j/87569145041>

Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain,
Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions

00:00:15

Present	George Cleveland, Teri Edlinger, Jedd Hart, James Hermann, Randy Loyd, Melinda McLain, Mikki Norris, and Tom Owens
Excused	Thomas Lang

2. Treasurer's Report

00:01:20

\$2,901.

3. Approval of Minutes

00:01:30

Owens moved to approve the minutes from the March 12, 2025, meeting, which are seconded by Lloyd.

This was approved.

[25-1269](#)

Attachments: [3.12.25_MeetingMinutes](#)

This Discussion Item was approved.

Motion: Owens

Second: Loyd

Aye: Cleveland, Hermann, Loyd, McLain, and Norris

Absent: Lang

Abstain: Edlinger, and Hart

Result: Passed

4. Presentations

00:03:06

Mills provided an update on a recent site visit to assess safety concerns along San Pablo Dam Road. The assessment focused on improving access, traffic flow, and driver awareness in the area. Several short and long term safety improvements were discussed, including updated signage, enhanced crosswalks, and signal timing changes. Mills shared that the next steps involve collecting more data, collaborating with nearby schools, and inviting a senior traffic engineer to present findings and recommendations at a future meeting. In response to a question from MAC member, Hart, Mills confirmed the need for improved crosswalks on San Pablo Dam Road.

P.1. County Update, Supervisor John Gioia

P.2. County's Urban Limit Line (ULL) and 65/35 Land Preservation Plan, Department of Conservation and Development (DCD)

John Kopchik, Director of the Department of Conservation and Development, provided an overview of the county's urban limit line, explaining its purpose in managing growth and preventing urban development beyond designated areas since its adoption in 1993. He noted that the current urban limit line measure is set to expire at the end of 2026 and that the renewal process is underway. Kopchik presented a map showing proposed expansions and contractions to the line and encouraged public input during the ongoing comment period. In response to a question about the renewal process, he explained that any extension of the urban limit line must be approved by a simple majority vote. Council members and attendees discussed how specific areas, including Bethel Island and Castro Ranch Road, might be affected by the proposed changes. The importance of community feedback was emphasized throughout the discussion.

P.3. Sheriff's Office Bay Station Update, Lt. Brian Holland

P.4. Contra Costa County Fire Protection District Update, Michelle Rinehart

Michele Rinehart, County Coordinator for Wildfire Mitigation and Grants, provided updates on the Local Responsibility Area (LRA) maps and the Community Wildfire Protection Plan (CWPP). She noted that an online mapping tool is available for residents to identify their fire hazard severity zones. Additionally, Con Fire received approval to update the CWPP and is actively involving community members and stakeholders in the process. Michele also announced that Con Fire's Wildfire Community Preparedness Day will take place on May 3, featuring educational activities focused on wildfire response and preparedness.

P.5. California Highway Patrol (tentative)

Officer Gilmore of the California Highway Patrol (CHP) reported ongoing staffing challenges that have led to the dissolution of the Community Response Team. Despite these limitations, the CHP is prioritizing attendance at community meetings and increasing public outreach. Gilmore highlighted the use of community volunteers in identifying high-speed areas, which supports the agency's ability to secure traffic enforcement grants. He urged residents to report crimes with detailed vehicle and suspect descriptions. Community members raised concerns about excessive speeding on San Pablo Dam Road and Hilltop Drive, requesting more enforcement in those areas. In response to a question about citizen crime reporting, Gilmore emphasized the importance of detail and encouraged continued engagement. When asked about immigration status checks, Gilmore clarified that the CHP does not check status unless it pertains to a criminal investigation. He also directed attendees to the CHP website for

information on public records and available grants.

P.6 Elks Club Re-Introduction

The Elks Club's reintroduction is tabled for a future meeting due to the absence of their leadership.

5. Discussion Items: 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 - County File Number: CDDP25-03007 Request approval of a Development Plan to construct retaining walls in M-29 zoned parcel and request approval of Tree Permit to remove one code-protected tree. (ADDRESS: 5030 SAN PABLO DAM RD, EL SOBRANTE, CA 94803)

00:43:55

Cleveland introduced County File CDDP 25-03007, which outlines a proposed development plan for an apartment complex on Dam Road. After brief discussion, the group agreed to table the item until further information is available to allow for a more informed decision.

[25-1270](#)

Attachments: [Agency Comment Packet_CDDP25-03007](#)

DI.2 - (Update) Countywide Noise Ordinance

6. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

01:15:15

Residents expressed concerns about RVs being used as residences on Dam Road and El Centro Avenue, emphasizing the need for consistent enforcement and the potential for setting a precedent. Some speakers called for balancing community standards with compassion for the unhoused and support for local service groups. An update was shared about the newly formed Indivisible West Contra Costa County Chapter, which holds peaceful demonstrations every Friday at San Pablo Dam Road and Afghan Way. A recent rally drew 250-400 participants, with the next event planned for April 19. Community response has been supportive, and no major issues have been reported.

7. Information Items

Information Reports by MAC members.

8. Subcommittee Reports – Next Clean Up, April 19, 2025, 930a-12p; Earth Day Community Celebration 11:45a-2p

00:44:24

Sue Boudreau, gave a presentation titled “How’s the Planet Doing?” The presentation explored the state of biodiversity and climate change both globally and locally, including the health of nature in the East Bay Hills and El Sobrante Valley. Topics included native wildlife species, such as trout, pumas, and

woodrats, as well as human impacts on ecosystems. Attendees were encouraged to reflect on their personal connection to nature and to take action through sustainable choices, like reducing meat consumption and using renewable energy. Boudreau also promoted upcoming nature engagement opportunities, including camera trap workshops for families to explore local wildlife through conservation science.

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

01:15:57

Ongoing discussion regarding the noise ordinance. It was suggested by Ronnie to involve the county Task Force and the individual handling homelessness to provide updates on their efforts. The possibility of having the Task Force member attend a future meeting to discuss issues related to RVs and homelessness was considered, with scheduling and follow-up emphasized as key for their involvement. Additionally, a proposal was made to invite the DCD back in June to address the retaining wall issue, which was not covered in the current meeting. The next meeting's agenda was confirmed, and a request for any additional agenda items was made. There was further inquiry about the status of the apartment park proposal, but there was no new update to report.

The next meeting is currently scheduled for May 14, 2025

Adjourn

01:28:45

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For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1709

Agenda Date: 5/14/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: DI.1 - County File Number: CDDP25-03007

Information:

DI.1 - County File Number: CDDP25-03007



AGENCY COMMENT REQUEST

Date 03/10/25

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

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District CONTRA COSTA

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District WEST CO WASTEWATER

☒ Water District EBMUD

☒ City of RICHMOND

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC EL SOBRANTE MAC

☒ El Sobrante Planning & Zoning Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Grant Farrington

Phone # (925) 655-2868

E-mail Grant.Farrington@dcd.cccounty.us

County File # CDDP25-03007

Prior to March 31, 2025

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

☒ Landslide Active Fault Zone (A-P)
☒ Liquefaction Flood Hazard Area
☒ 60-dBA Noise Control
CA EPA Hazardous Waste Site
☒ High or Very High FHSZ

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

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03007

File Date: 3/3/2025

Applicant:

Roberto Cortez Monarch Engineers
6518 Lonetree Boulevard, Suite 162
ROCKLIN, CA 95765

rc@monarchengineers.com
(707) 333-1371

Property Owner:

TERRACE WARD PR CREEKSIDE
5038 SAN PABLO DAM RD
EL SOBRANTE, CA 948033327

barry@kalcoproperties.com
(415) 472-0900

Project Description:

Request approval of a Development Plan to construct retaining walls in M-29 zoned parcel and request approval of Tree Permit to remove one code-protected tree.

Project Location: (Address: 5030 SAN PABLO DAM RD, EL SOBRANTE, CA 948033323), (APN: 435080002)

Additional APNs:

General Plan Designation(s): RC:RMH

Zoning District(s): M-29

Flood Hazard Areas: X

AP Fault Zone: SHZ: Liquefaction/Landslide

60-dBA Noise Control: 60 dBA/X

MAC/TAC: EL SOBRANTE MAC

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DP016A	Dev Plan Minor Modification (Administrative)	002606-9660-REV-000-5B016A	1500.00	1500.00
Total:			1605.00	1605.00

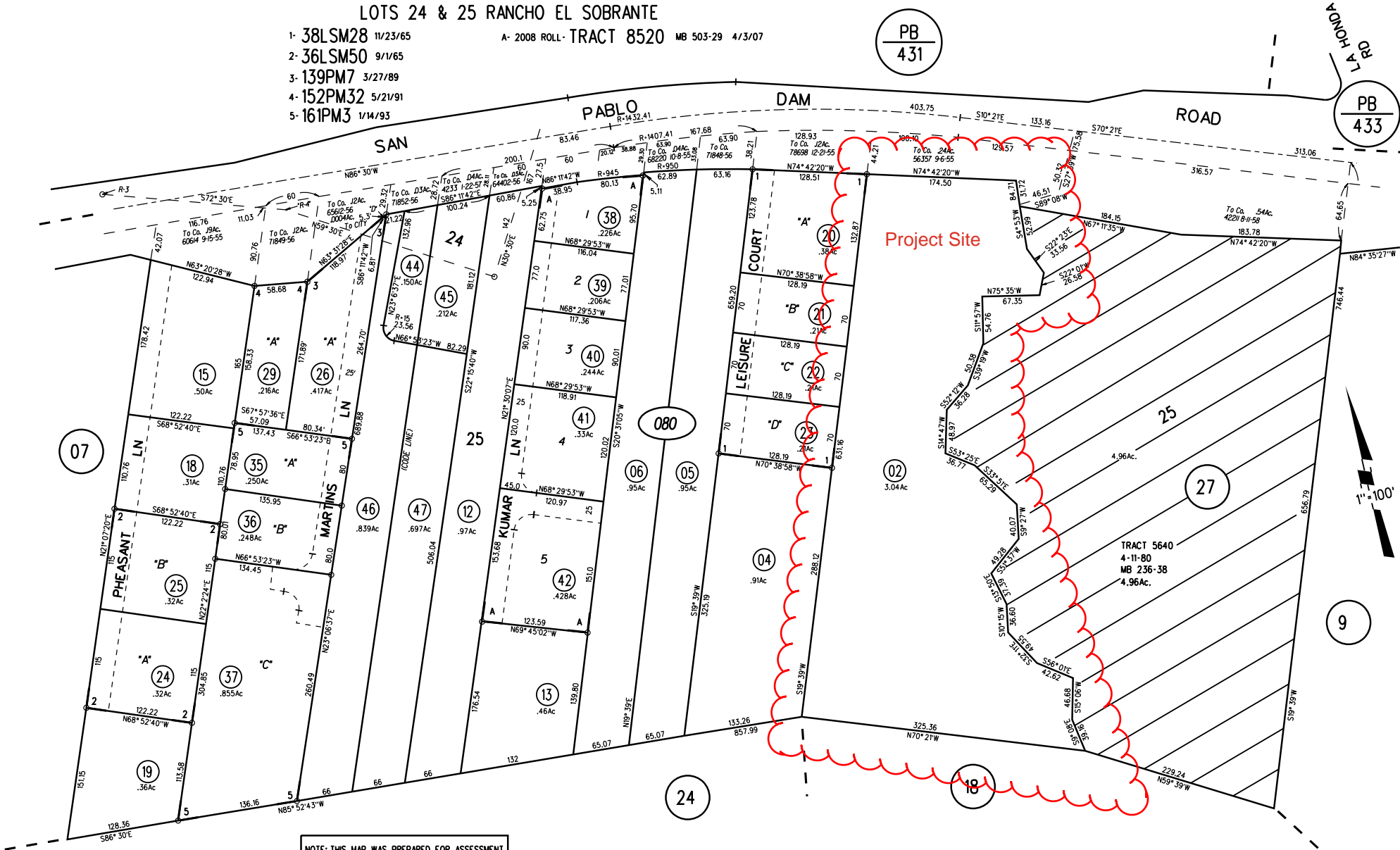
LOTS 24 & 25 RANCHO EL SOBRANTE

- 1- 38LSM28 11/23/65
- 2- 36LSM50 9/1/65
- 3- 139PM7 3/27/89
- 4- 152PM32 5/21/91
- 5- 161PM3 1/14/93

A- 2008 ROLL - TRACT 8520 MB 503-29 4/3/07

PB
431

PB
433



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

080

44-47

05/20/19

ASSESSOR'S MAP
BOOK 435 PAGE 08
CONTRA COSTA COUNTY, CALIF.

AMS 09-15-99

Sanborn Date : 28/05/1999

General Plan: Residential Medium-High Density (RMH)



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

RL (Residential
Low Density)
(1-3 du/na)

RLM
(Residential
Low-Medium
Density) (3-7
du/na)

RM (Residential
Medium
Density) (7-17
du/na)

RMH
(Residential
Medium-High
Density) (17-30
du/na)

MUL (Mixed-
Use Low) (10-30
du/na) (1.0 FAR)

PS (Public and
Semi-Public)

RC (Resource
Conservation)

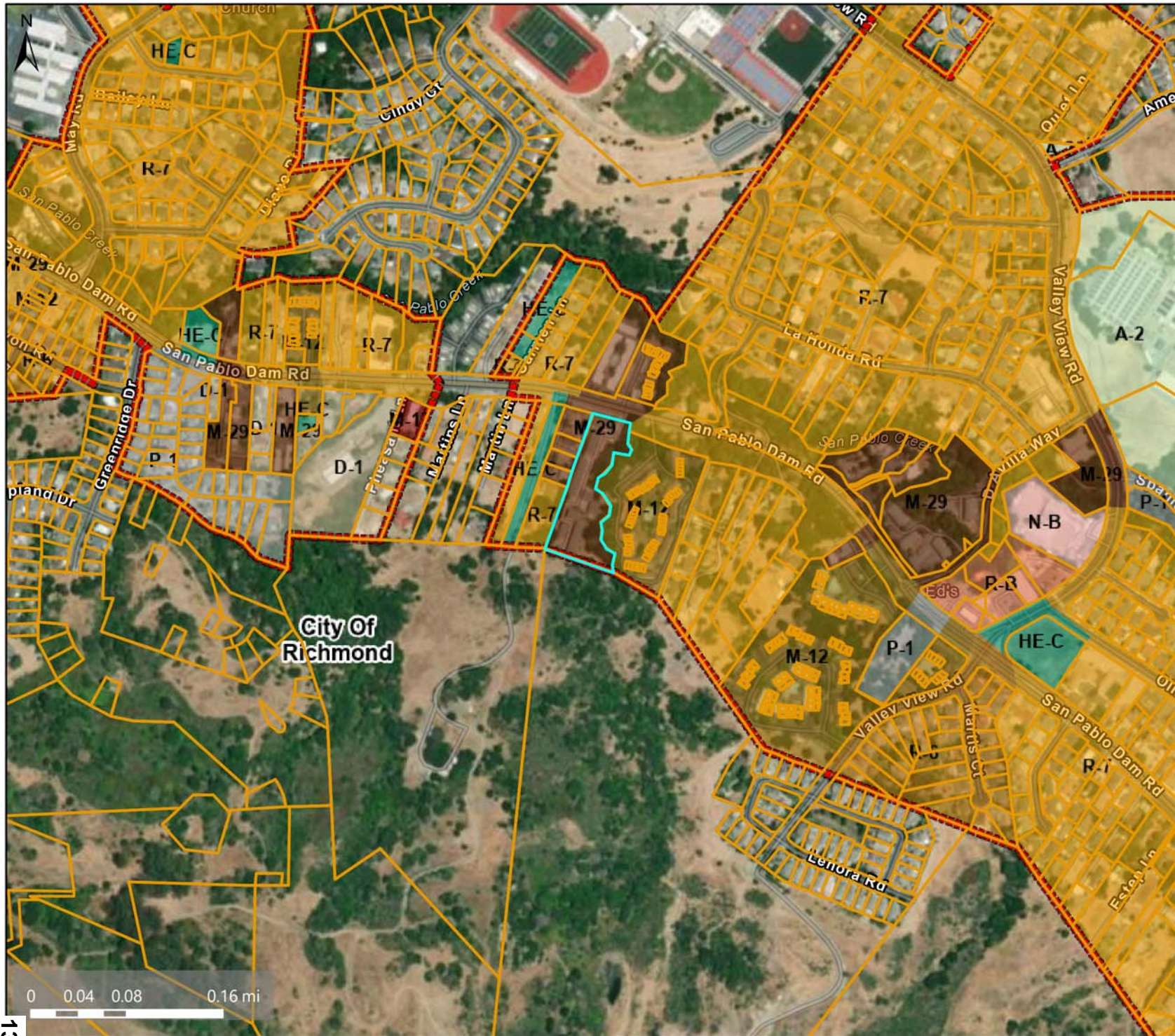
City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMAP is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMAP application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: Multiple Family Residential (M-29)



Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE_OVER
 - R-6 (Single Family Residential)
 - R-7 (Single Family Residential)
 - D-1 (Two Family Residential)
 - M-12 (Multiple Family Residential)
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - A-2 (General Agriculture)
 - N-B (Neighborhood Business)
 - R-B (Retail Business)
 - P-1 (Planned Unit)
 - HE-C (Housing Element Consistency)
 - City Limits

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Aerial Map



Map Legend

- Assessment Parcels

Planning Layers (DCD)

- City Limits

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Datum: WGS 1984



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MECHANICAL
DESIGN/DEVELOPMENT
ACCESSIBILITY

425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:
COVER SHEET

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp	Drawn by: K. Perry
Checked by: R. Cortez, P.E. CASp	Approved by: R. Cortez, P.E. CASp
Date: 07/31/24	Scale: As Noted

REVISIONS		
No.	Date	By
1	10/31/24	D.R.

Job No. -

CS-115

DRIVEWAY REPAIR

REPLACE EXISTING RETAINING WALL

5030 SAN PABLO DAM ROAD

EL SOBRANTE, CA, 94803

PROJECT REFERENCE NUMBERS		GENERAL NOTES		PROJECT DIRECTORY		DRAWING INDEX			
ASSESSOR'S PARCEL NUMBER (A.P.N.): 435-080-002		<div>1. ALL DETAILS OF CONSTRUCTION SHALL CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.</div> <div>2. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, TEMPORARY SUPPORTS, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, FLOOR SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.</div> <div>3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLDDOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION.</div> <div>4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION MEANS AND METHODS ON THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY, OR NEGLIGENT ACTS OR OMISSIONS BY THE OWNER, GENERAL CONTRACTOR, OR THEIR SUB- CONTRACTORS ON THE PROJECT.</div> <div>5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER AND PROJECT CONSULTANTS.</div> <div>6. ADDITIONAL ON-SITE FIRE PROTECTION DURING CONSTRUCTION TO BE PROVIDED AS REQUIRED BY FIRE MARSHALL.</div> <div>7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING AND/OR REMOVAL OF EXISTING UTILITIES.</div> <div>8. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.</div> <div>9. ANY CHANGES TO THESE DOCUMENTS OR THE DESIGN AFTER THE ISSUANCE OF A BUILDING PERMIT SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.</div> <div>10. EXISTING HVAC SYSTEM TO REMAIN.</div>		<div>CLIENT:MR. BARRY LEVYKALCO PROPERTIES77 MARK DR. STE. 20SAN RAFAEL, CA 94903TEL: 415-472-0900</div> <div>DESIGNER:MR. ROBERTO CORTEZ, PE, CASpMONARCH ENGINEERS425 VIRGINIA STREET SUITE BVALLEJO, CA 94590TEL: 415-448-6073 OR TEL: 707-648-9571</div>		<div>CONTRACTOR:<div>-</div><div>-</div><div>-</div><div>-</div><div>TEL: -</div></div>		<div>CS-1.0 COVER SHEET</div> <div>CS-1.1 ARBORIST REPORT</div> <div>CS-1.2 ARBORIST REPORT</div> <div>CS-1.3 ARBORIST REPORT</div> <div>CIVIL</div> <div>C-1.0 TOPO MAP AND CONTEXT PLAN</div> <div>C-1.1 PARCEL SITE MAP</div> <div>C-2.0 EXISTING CONDITIONS</div> <div>C-2.1 EXISTING SITE PLAN AND DEMOLITION PLAN</div> <div>C-2.2 EXISTING DRIVEWAY SECTIONS</div> <div>C-3.0 PROPOSED SITE PLAN AND RETAINING WALL LAYOUT</div> <div>RETAINING WALL - ELEVATION VIEW</div> <div>C-3.1 PROPOSED DRIVEWAY SECTIONS</div> <div>C-4.0 STORMWATER POLLUTION PREVENTION PLAN.</div> <div>C-4.1 DETAILS</div>	
PERMIT SUBMITTAL NUMBER: BISUB24-03064									
PROJECT SCOPE									
<div>1. REMOVE AND REPLACE EXISTING CONCRETE DRIVEWAY.</div> <div>2. REMOVE THE REMAINS OF THE EXISTING WOOD RETAINING WALL.</div> <div>3. BUILD A NEW SOLDIER PILE RETAINING WALL W/ CONCRETE LAGGING PANELS.</div>		REVISION HISTORY							



January 27, 2025

Arborist Report 5030 San Pablo Dam Rd. El Sobrante, CA

Prepared for:

Monarch Engineers
Roberto Cortez

Prepared By: Dustin Waraner
ISA Certified Arborist #WE7372A
ISA Qualified Risk Assessor



January 27, 2025

Site: 5030 San Pablo Dam Rd. El Sobrante

Arborist Report

Dear Mr. Cortez

Thank you for allowing me the opportunity to address your arboriculture needs. I have provided a health and hazard inspection, including specific preservation measures during construction of 18 specified trees located near proposed construction zone.

If you have any further questions concerning this matter, please do not hesitate to contact me.

Respectfully submitted,

Dustin Waraner
ISA Certified Arborist #WE7372A
ISA Qualified Risk Assessor



Table of Contents
Page 3

Assignment, Scope of Work, Methodology, Qualifications
Page 4

Subject Trees
Page 5-7

Recommend Specifications
Page 8

Site Map
Page 9



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MECHANICAL
DESIGN/DEVELOPMENT
ACCESSIBILITY

425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:

ARBORIST REPORT

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp	Drawn by: K. Perry
Checked by: R. Cortez, P.E. CASp	Approved by: R. Cortez, P.E. CASp
Date: 07/31/24	Scale: As Noted

REVISIONS		
No.	Date	By
△	10/31/24	D.R.

Job No. -

CS-1.1
16



Assignment

1. Perform site inspection, review plans for proposed construction of retaining wall.
2. Inspect 18 specified trees located at the property near proposed construction zone.
3. Evaluate supporting buttress and root structures to determine stability, risk of future failure, internal decay, bark inclusion and tree structures.
4. Determine trees state of health and liability to the surrounding persons and/or property.
5. Inspect canopies and make recommendation for pruning or removal based on trees condition.
6. Determine trees ability to withstand proposed construction and make recommendations of proper preservation measures during construction of proposed retaining wall.

On December 16, 2024 18 specified trees located at 5030 San Pablo Dam in El Sobrante were evaluated to determine their safety and liability to surrounding properties. Despite the conclusions and recommendations made in this report, it must be realized that trees are living organisms and their health constantly changes over time. They are not immune to changes from location conditions or variations in the weather. This tree assessment is based on my opinion, experience, and knowledge.

Methodology

These trees were evaluated with guidelines established by the International Society of Arboriculture's Tree Hazard Evaluation Form and the Tree Condition Assessment Form used for tree appraisals. The health assessments were performed without excavation or internal examination such as coring or drilling.

Qualifications

The Arborist Practitioner is an International Society of Arboriculture (ISA) Certified Arborist, must have a State of California Contractors License for tree service (C61-d49) and provide proof of workman's compensation and liability insurance.

All pruning of trees shall be in accordance with the tree pruning guidelines as established by the International Society of Arboriculture and adhere to the most recent edition of the American National Standards Institute for Tree, Shrub and Other Woody plant Maintenance (ANSI A300).



Subject Trees

Tree #1-3 Coastal Live Oak (*Quercus agrifolia*)

- **DBH (diameter at breast height):** 15-32"
- **Canopy Spread:** 10-15' to the south
- **Location:** North east side of property near sidewalk.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Trees are within 8-15' of existing retaining wall, Ivy along trunk.

Tree #4-8 California Bay (*Umbellularia californica*)

- **DBH (diameter at breast height):** 10-32"
- **Canopy Spread:** 10-15', canopy leans to the west
- **Location:** East side of property near sidewalk and driveway.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Ivy along trunks, tree #7 has multi stems with bark inclusion.

Tree #9-12 Coastal Live Oak (*Quercus agrifolia*)

- **DBH (diameter at breast height):** 10-24"
- **Canopy Spread:**
- **Location:** East side of property near railing, retaining wall and trash bin.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Tree trunks are within 4-6' of retaining wall with excess Ivy along trunks, there is trash debris below.



Subject Trees

Tree #13 California Bay (*Umbellularia californica*)

- **DBH (diameter at breast height):** 12
- **Canopy Spread:** 10' on center
- **Location:** East side below retaining wall
- **Health:** Good
- **Tree Condition:** Fair
- **Comments:** Tree trunk and canopy have Ivy.

Tree #14 Coastal Live Oak (*Quercus agrifolia*)

- **DBH (diameter at breast height):** 32" multistem
- **Canopy Spread:** 10-15' to the west
- **Location:** East side of property below retaining wall.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** The specified tree has excess weight to the west, Ivy on trunk.

Tree #15 Wild Plum (*Prunus americana*)

- **DBH (diameter at breast height):** 18"
- **Canopy Spread:** 10' to the west
- **Location:** East side below retaining wall
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Tree canopy shows decline.



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425 Virginia Street
Suite B
Vallejo, CA 94590

DESCRIPTION:

ARBORIST REPORT

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez P.E. CASp	Drawn by: K. Perry
Checked by: R. Cortez P.E. CASp	Approved by: R. Cortez P.E. CASp
Date: 07/31/24	Scale: As Noted

REVISIONS

No.	Date	By
△	10/31/24	D.R.

Job No. -

CS-1.2



Subject Trees

- Tree #16 California Bay (*Umbellularia californica*)
- **DBH (diameter at breast height):** 36"
 - **Canopy Spread:** 15-20' to south west
 - **Location:** East side below retaining wall.
 - **Health:** Fair
 - **Tree Condition:** Fair
 - **Comments:** 15' of retaining wall, Ivy along trunk.

- Tree #17 Coastal Live Oak (*Quercus agrifolia*)
- **DBH (diameter at breast height):** 24"
 - **Location:** East side below retaining wall.
 - **Health:** Dead
 - **Tree Condition:** Dead
 - **Comments:** 15' of retaining wall, previous heading cuts.

- Tree #18 California Bay (*Umbellularia californica*)
- **DBH (diameter at breast height):** 36"
 - **Location:** East side below retaining wall.
 - **Health:** Fair
 - **Tree Condition:** Fair
 - **Comments:** Ivy along trunk, heavy laterals over retaining wall, 15' of retaining wall.



Recommend Specifications

After reviewing site and proposed plans it is evident that all digging and construction will be performed outside the dripline of trees. However specific preservation measures should be performed to reduce impact of trees. All trees shall have all soil near trunk flare left to original soil grade. The proposed construction involves removal of existing retaining wall and installing new concrete retaining wall. The specified trees 1-18 are between 4 & 15' back from existing retaining wall. Tree driplines are outside of digging location. If proper preservation measures are followed, the specified trees will not be impacted.

Proper preservation measures should be as follows. No excavation shall be performed within dripline of trees. If excavation within the dripline shall be performed, hand tools and care shall be taken to preserve all trunk bark intact once project arborist determines where excavation shall occur.

Tree protection fencing should be installed to protect CRZ (critical root zone) and drip line. Tree protection fencing will be constructed of 4ft. orange fencing with steel posts driven 12 inches below grade every 10ft. (see site map). It would be advised to remove deadwood from tree tops and canopies, elevate and reduce lower limbs to prevent damage during construction. Moreover, trees #12 & 13 with codominant leaders should be removed to one stem. All Ivy should be removed from tree canopies and trunks. Tree #17 is dead and should be removed.

All pruning shall be performed by ISA certified personal only and under the direction of the protect Arborist. If proper preservation measures are followed, these trees have a moderate to high survival rate. Certain construction activities should be limited within the tree protection zone as follows:

No equipment, storage, dumping, grading or excavation should be permitted within the designated tree protection zones without the prior written approval of the consulting arborist.

Tree fencing shall not be moved, and left in place at all times.



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DESCRIPTION:
ARBORIST REPORT

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp
Checked by: R. Cortez, P.E. CASp
Date: 07/31/24
Drawn by: K. Perry
Approved by: R. Cortez, P.E. CASp
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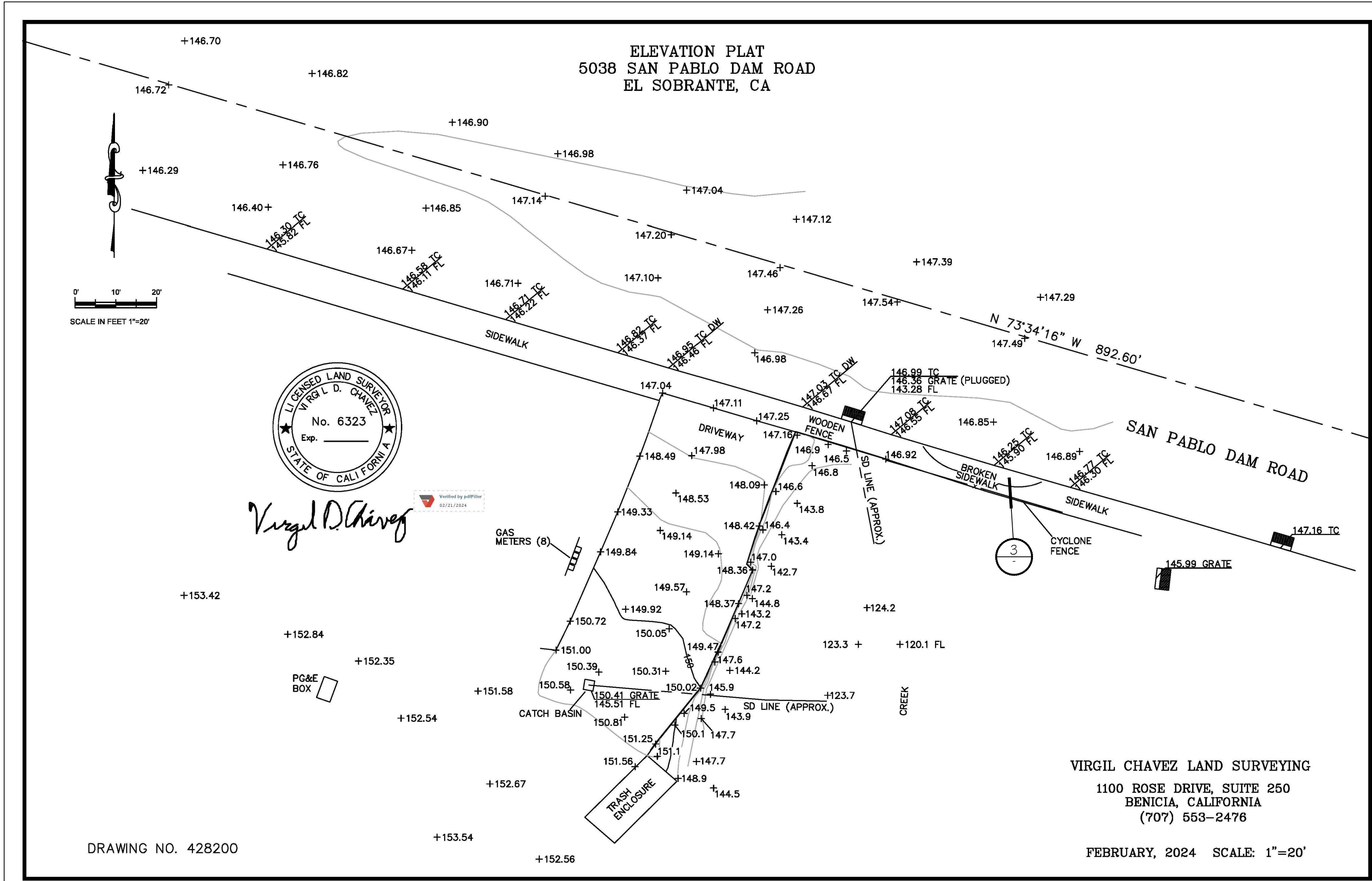
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CS-1.3.18

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2 SITE MAP
SCALE: NTS



NOTE:
PICTURES OF THE SECTION OF THE SIDEWALK THAT IS BROKEN AND SHOWING SIGNS OF SINKING.
THIS SERVES AS A RECORD TO SHOW THAT ANY WORK UNDER THIS PERMIT DID NOT CAUSE THE
DAMAGE TO THE EXISTING SIDEWALK

3 DAMAGED SIDEWALK
SCALE: NTS

1 SURVEY AND TOPO MAP
SCALE: 1"=20'



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DESCRIPTION:
SURVEY AND TOPO MAP
SITE MAP

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by:
R. Cortez, P.E. CASp
Checked by:
R. Cortez, P.E. CASp
Date:
07/31/24
Drawn by:
K. Perry
Approved by:
R. Cortez, P.E. CASp
Scale:
As Noted

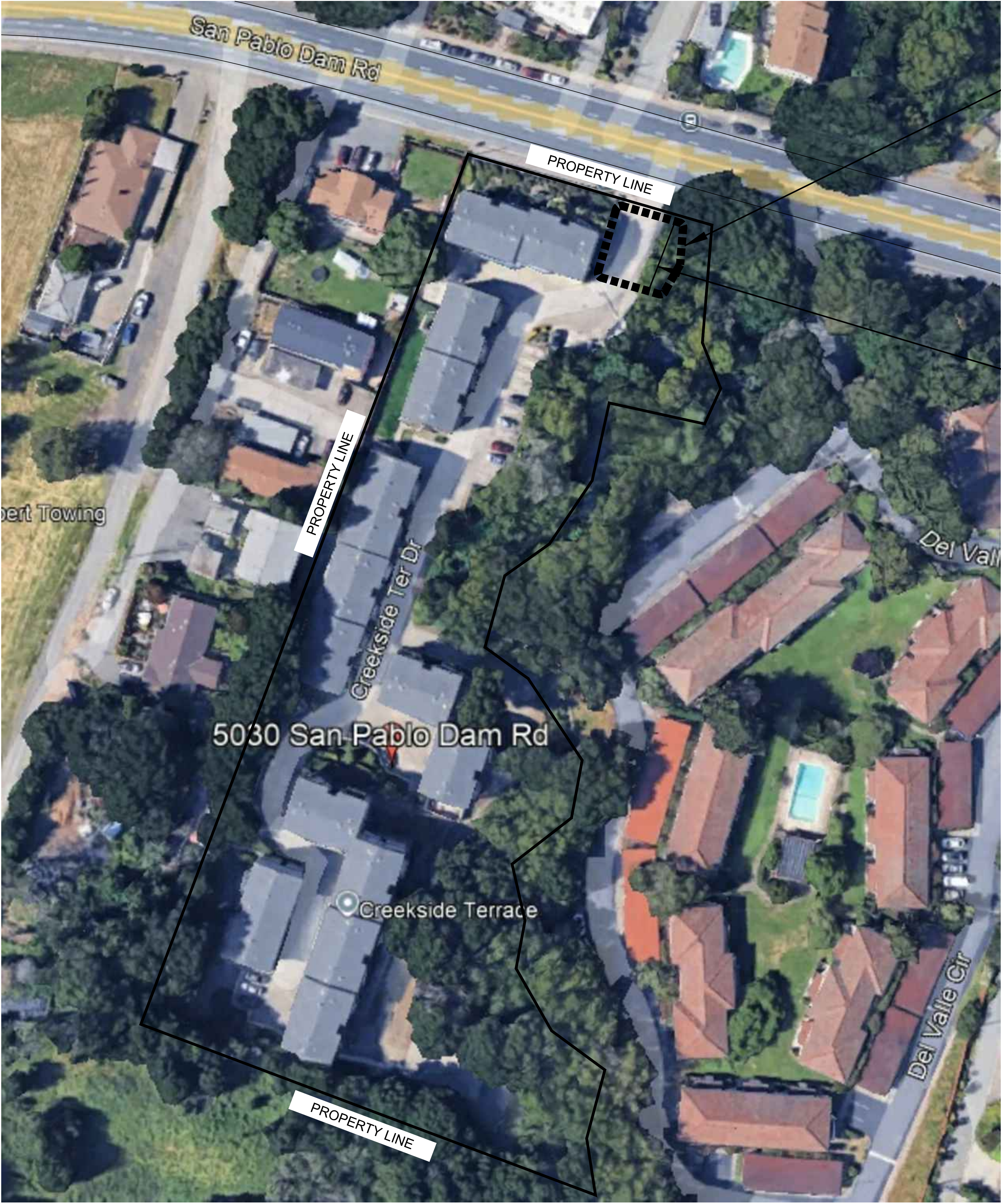
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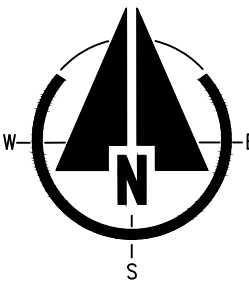
C-1.0

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APPROXIMATE AREA OF WORK

PROPOSED RETAINING WALL



2

PARCEL SITE MAP

SCALE: 1" = 40'-0"



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PARCEL SITE MAP

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp	Drawn by: K. Perry
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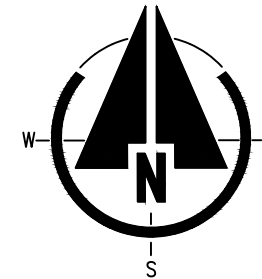
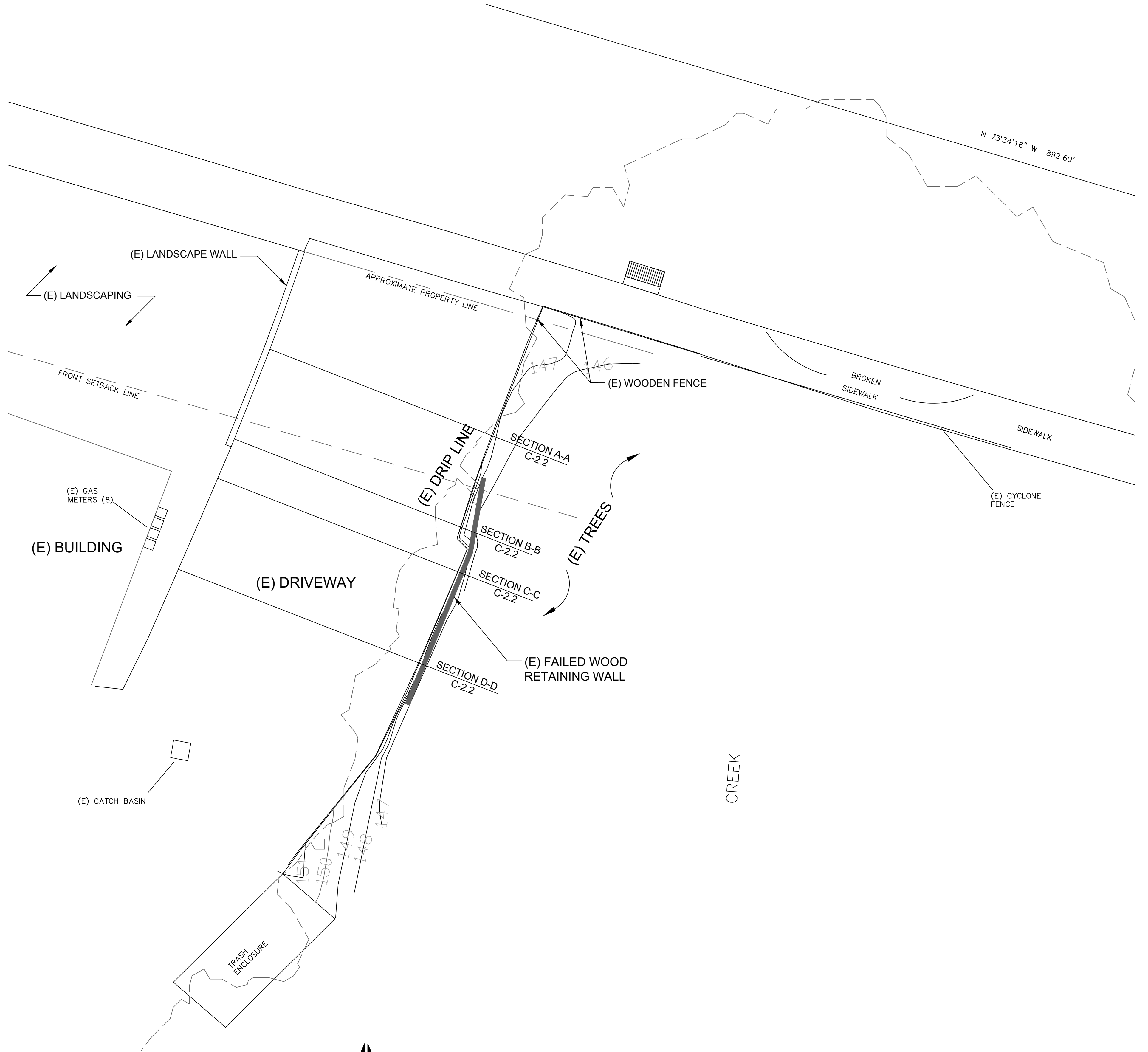
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20



1 PICTURES OF TREES ALONG DRIVEWAY
SCALE: NTS



EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



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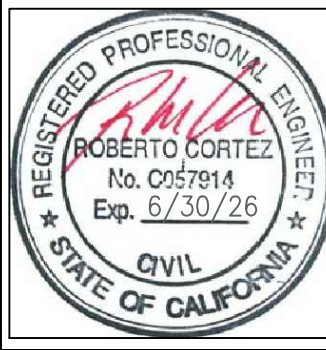
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DESCRIPTION:

EXISTING CONDITIONS

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



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Checked by: R. Cortez, P.E. CASp
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Drawn by: K. Perry
Approved by: R. Cortez, P.E. CASp
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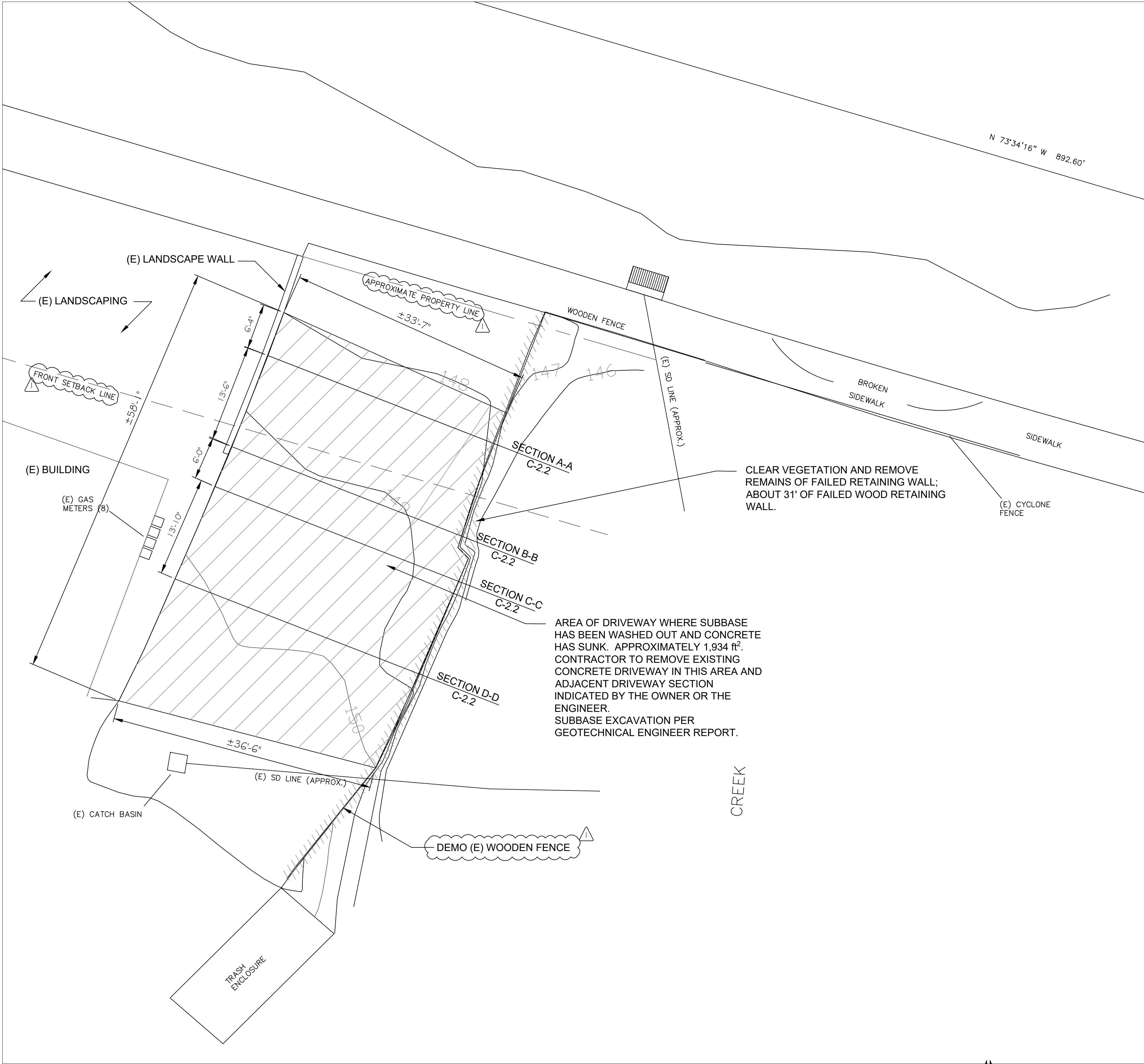


1 GENERAL PICTURES OF THE DRIVEWAY

SCALE: NTS

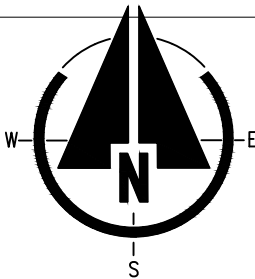


NOTE:
CONTRACTOR SHALL FOLLOW 811 PROCEDURES.



EXISTING SITE PLAN & DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



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DESCRIPTION:
EXISTING SITE PLAN
DEMOLITION PLAN

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by:
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Drawn by:
K. Perry

Checked by:
R. Cortez, P.E. CASp

Approved by:
R. Cortez, P.E. CASp

Date:
07/31/24

Scale:
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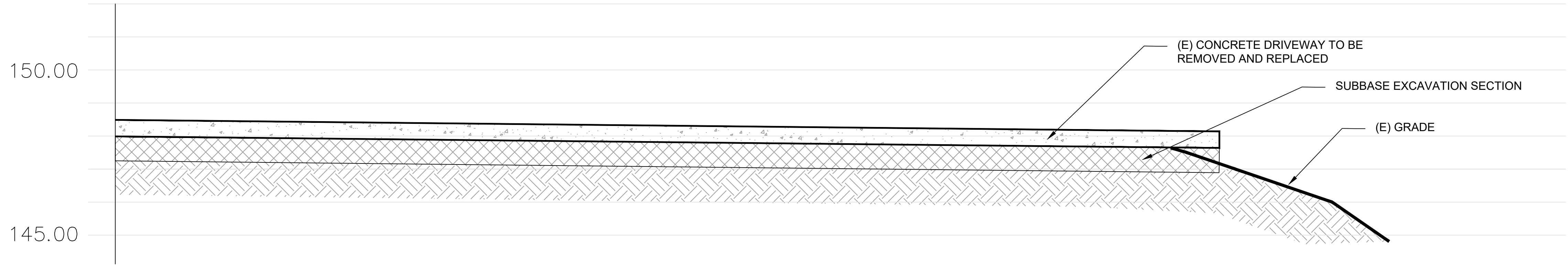
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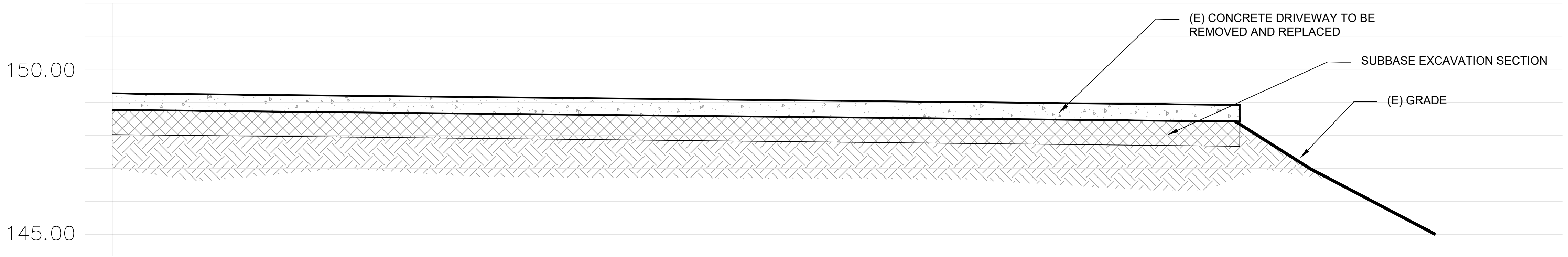
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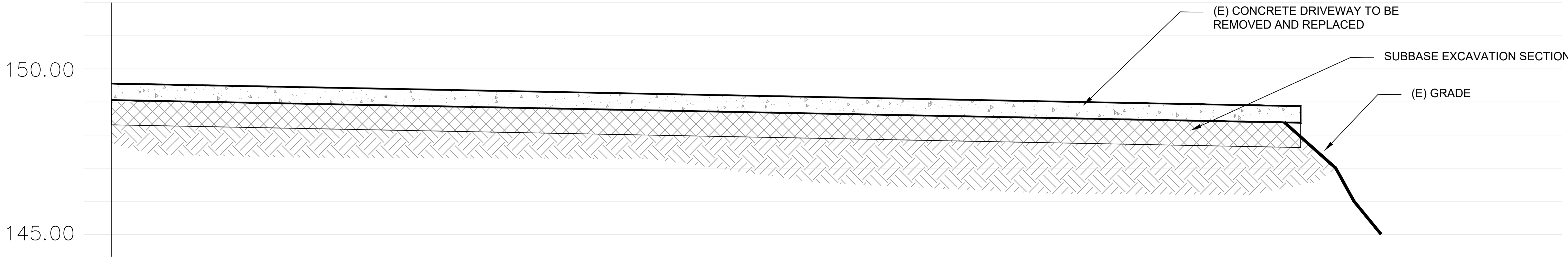
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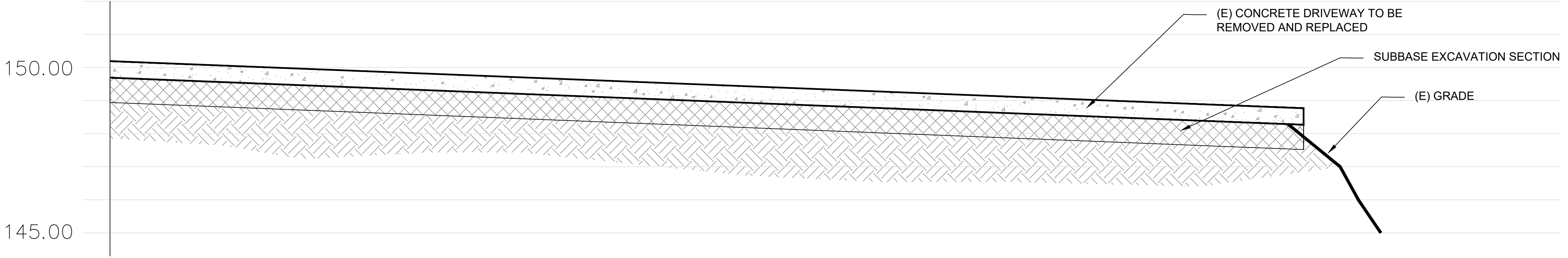
EXISTING SECTION A-A
SCALE: 1/2" = 1'-0"



EXISTING SECTION B-B
SCALE: 1/2" = 1'-0"



EXISTING SECTION C-C
SCALE: 1/2" = 1'-0"



EXISTING SECTION D-D
SCALE: 1/2" = 1'-0"



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DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



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DESCRIPTION:
PROPOSED SITE PLAN
RETAINING WALL - ELEVATION VIEW

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



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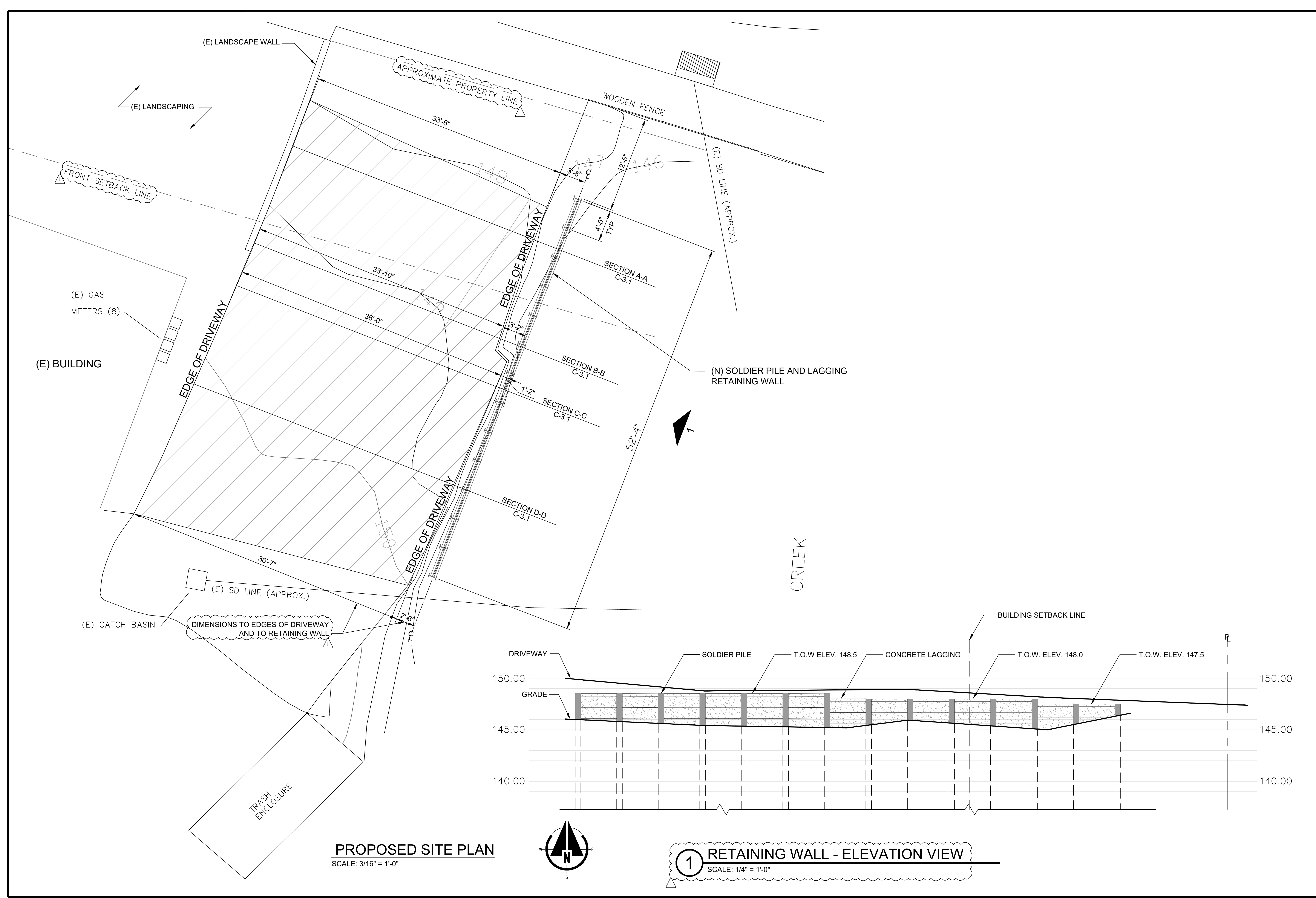
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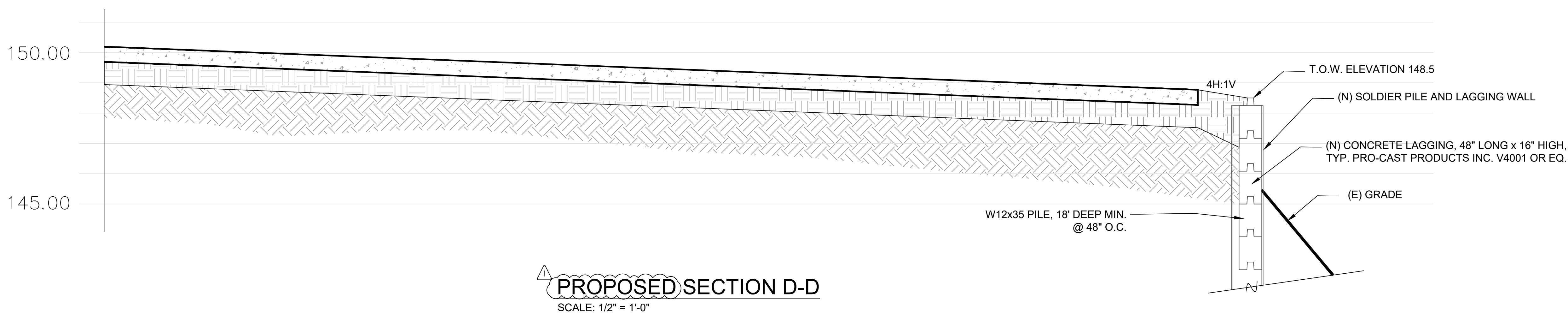
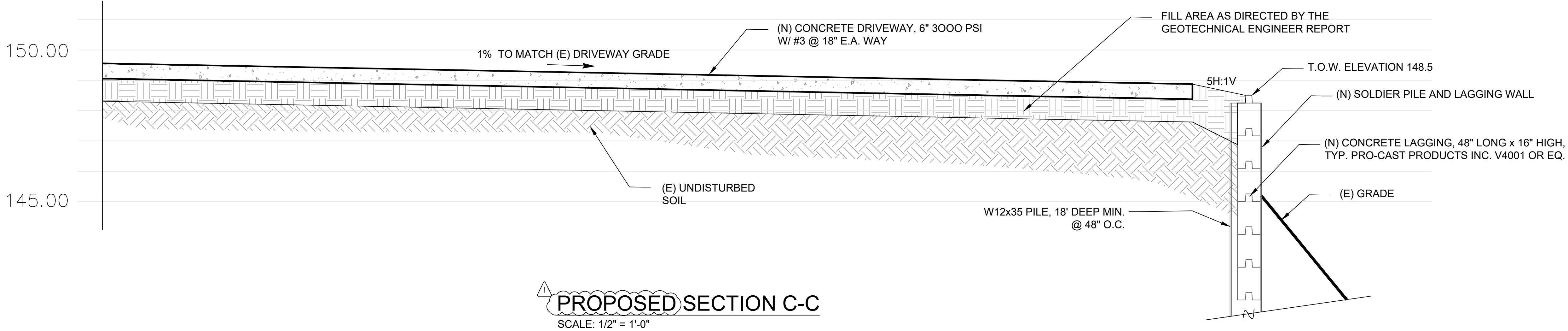
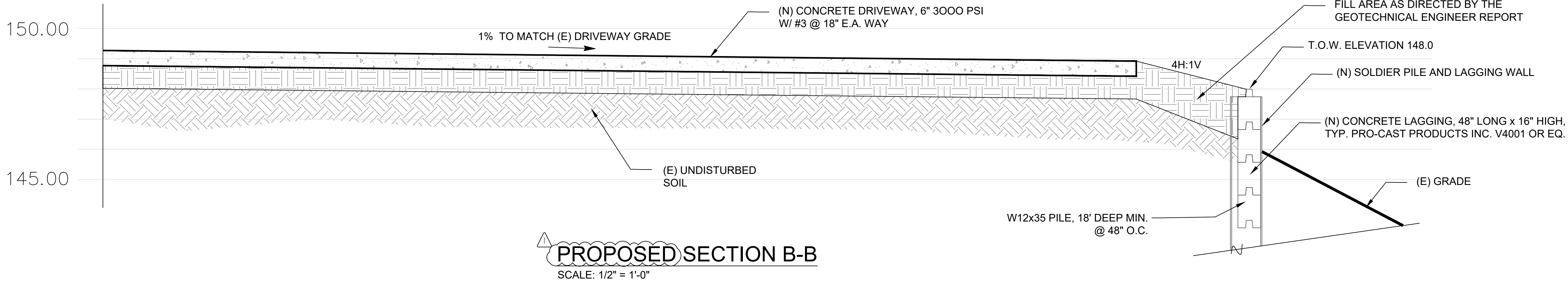
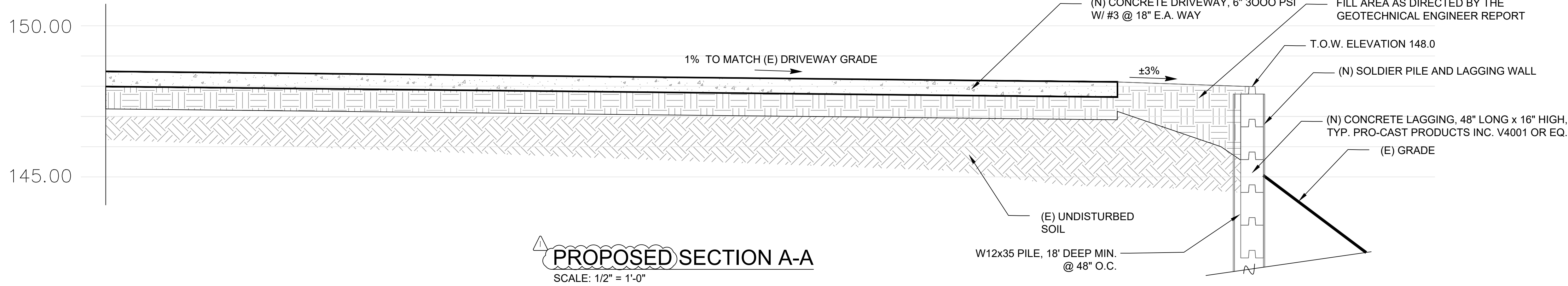
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PROPOSED SITE SECTIONS

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp	Drawn by: K. Perry
Checked by: R. Cortez, P.E. CASp	Approved by: R. Cortez, P.E. CASp
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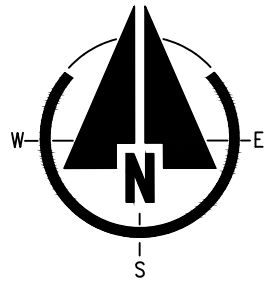
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STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1/8" = 1'-0"



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EXISTING SITE PLAN
DEMOLITION PLAN

DRIVEWAY REPAIR
5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803

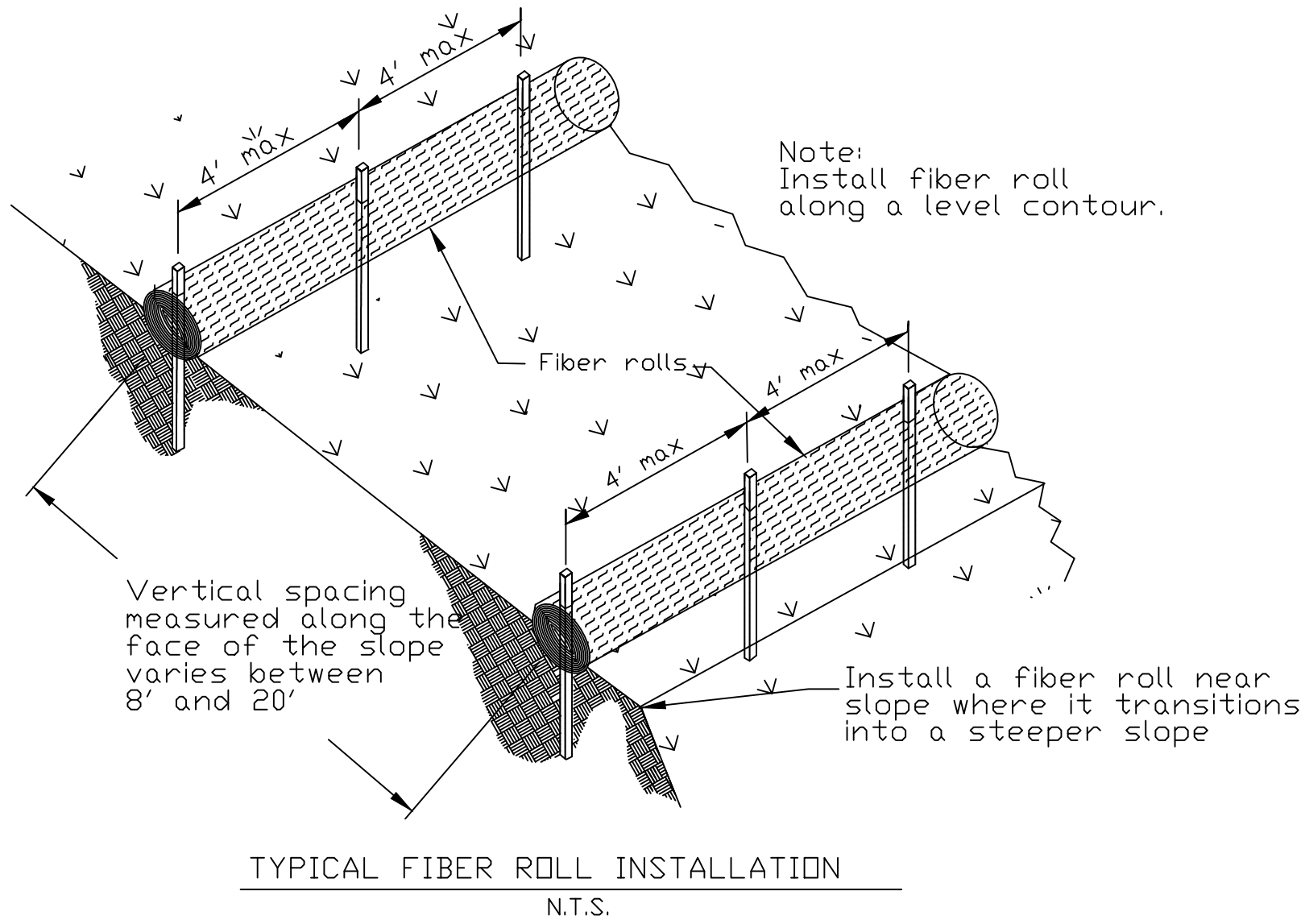


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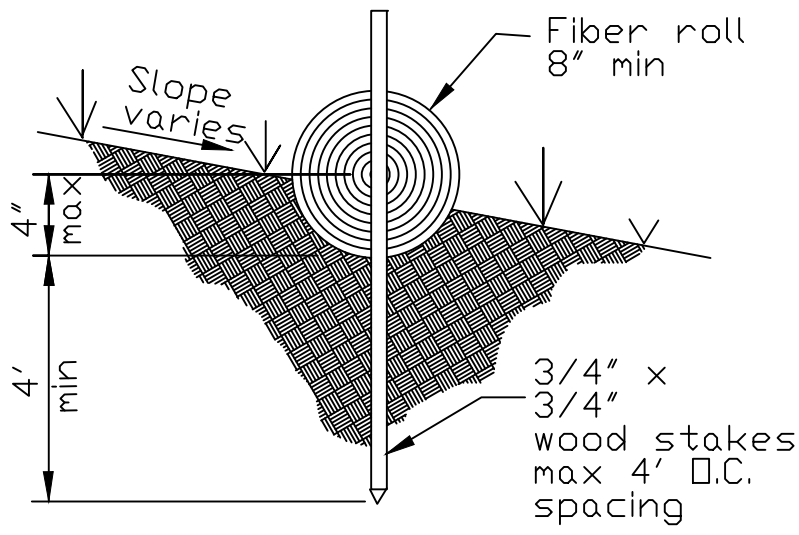
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No.	Date	By
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Job No. -

C-4.0



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

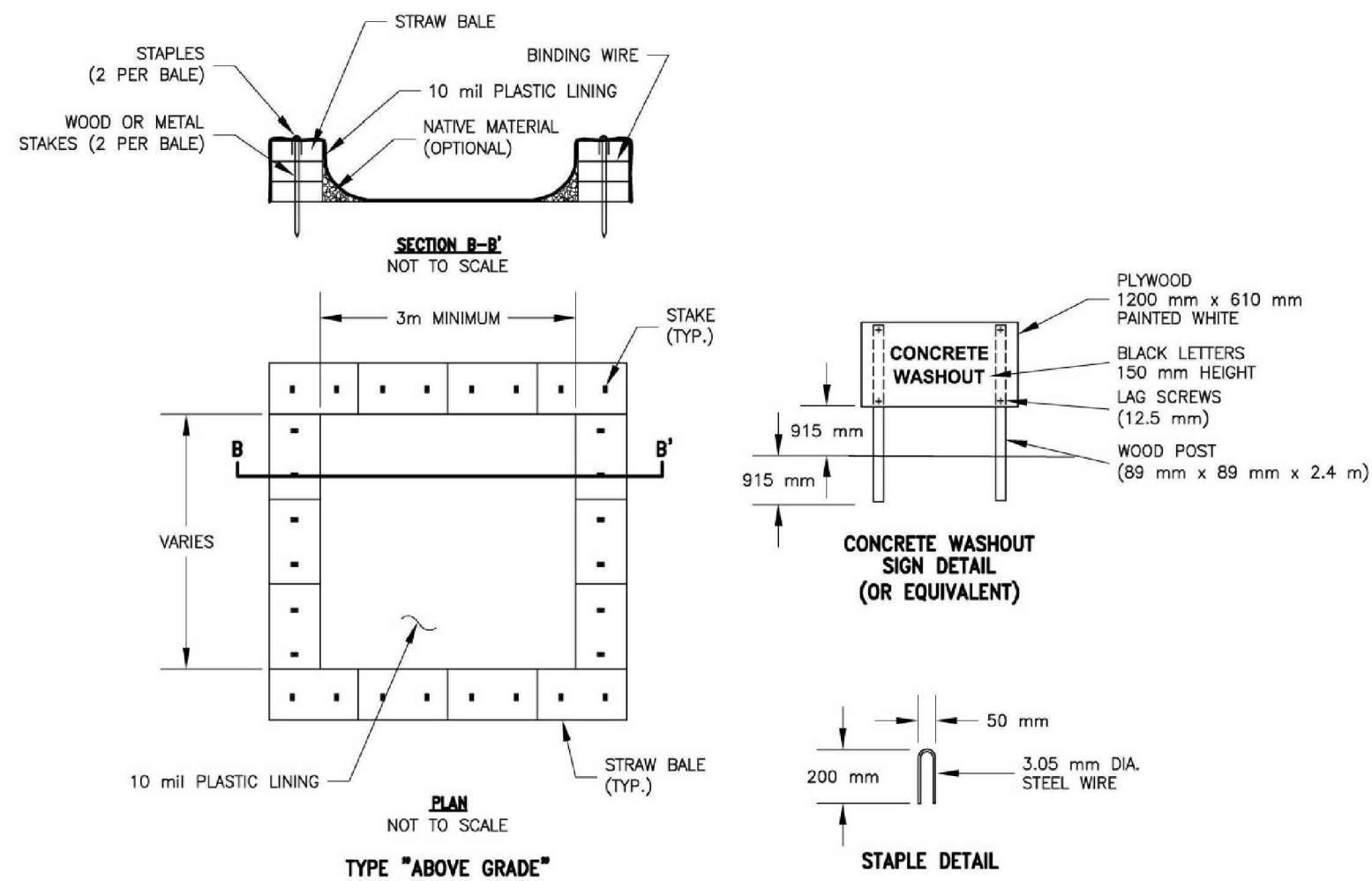
CALTRANS DETAIL SC-5

1 FIBER ROLL DET.

SCALE: NTS

Concrete Waste Management

WM-8



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

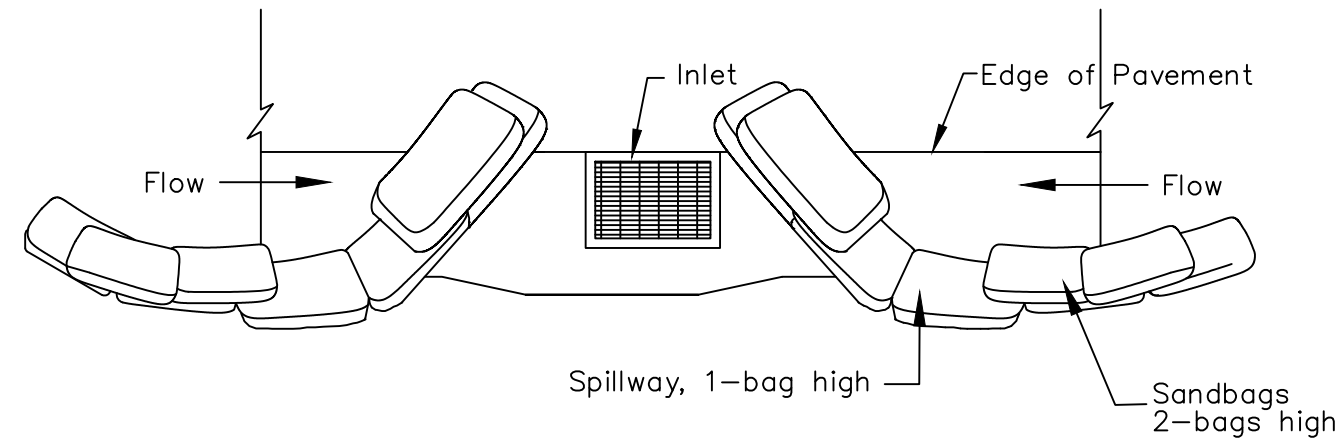
CALTRANS/7104-14.DWG S&C 8-14-02

Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

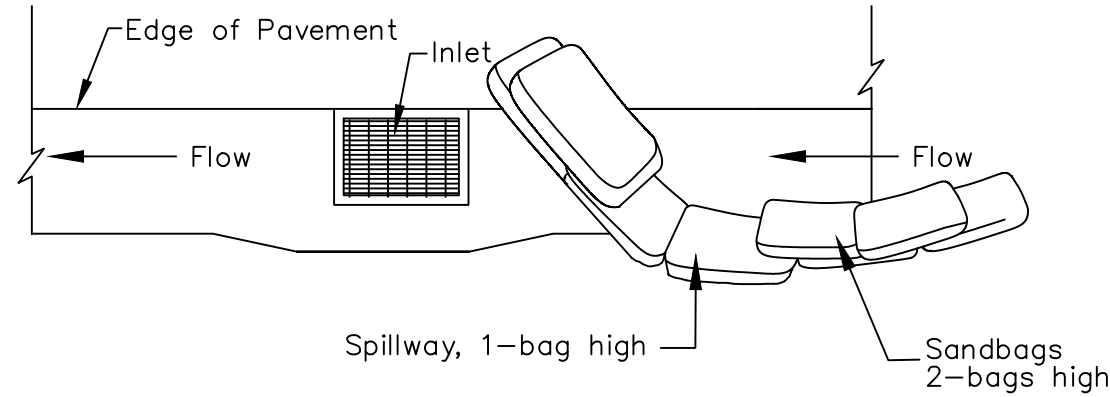
Section 8
Concrete Waste Management WM-8
7 of 7

2 CONCRETE WASH DET.

SCALE: NTS



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.

3 INLET PROTECTION, TYP.

SCALE: NTS



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DESCRIPTION:
DETAILS

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5030 SAN PABLO DAM ROAD
EL SOBRANTE, CA 94803



Design by:
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Checked by:
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07/31/24
Drawn by:
K. Perry
Approved by:
R. Cortez, P.E. CASp
Scale:
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