



# CONTRA COSTA COUNTY

## AGENDA

### El Sobrante Municipal Advisory Council

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Wednesday, July 9, 2025

7:00 AM

El Sobrante Library (4300 Garden Rd.  
El Sobrante), Zoom:  
<https://cccouny-us.zoom.us/j/875691450>

41

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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**

**2. Treasurer's Report**

**3. Approval of Minutes**

**4. Presentations**

*P.1. County Update, Supervisor John Gioia*

*P.2. Sheriff's Office Bay Station Update*

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

*P.4. California Highway Patrol (tentative)*

*P.5. Presentation from AC Transit External Affairs Representative, Ryan Lau*

*P.6. Presentation from Red Cross Disaster Co-Chair, Suzanne Garrett*

**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 Hearing**

*DI.1 - (Update) Countywide Noise Ordinance*

*DI.2 - County File Number: CDLP25-02013. (4150 APPIAN WAY, EL SOBRANTE, CA 94803) The applicant requests approval of a land use permit to construct a licensed group home with 40 residential beds in an HE-C District.*

County File Number: CDLP25-02013

[25-2631](#)

**Attachments:** [CDLP25-02013 Agency Comment Packet](#)

**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**

*Information Reports by MAC members.*

**8. Subcommittee Reports – Next Clean Up, July 19, 2025, 10a-12p**

*Regular litter cleanups are held on the third Saturday of each month from 10 AM to Noon. Meet at the El Sobrante Library, 4191 Appian Way, to sign in, borrow equipment (if needed), and find a designated area to clean with others in the 94803 area. Mikki Norris is the contact: mikkinorris@comcast.net*

**9. Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for August 13, 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](http://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

For Additional Information Contact: Ronnie Mills, [ronnie.mills@bos.cccounty.us](mailto:ronnie.mills@bos.cccounty.us), 510-942-2222



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-2631

**Agenda Date:** 7/9/2025

**Agenda #:**

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Advisory Board: El Sobrante Municipal Advisory Council

Subject: Review County File Number: CDLP25-02013

Information: **County File Number:** CDLP25-02013



## AGENCY COMMENT REQUEST

Date 06/16/25

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 \_\_\_\_\_

San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)

☒ Consolidated – (email) [fire@cccfdpd.org](mailto:fire@cccfdpd.org)

☒ Sanitary District \_\_\_\_\_ West County 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

☒ Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

☒ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))

CA Fish and Wildlife, Region 3 – Bay Delta

☒ Native American Tribes

ADDITIONAL RECIPIENTS

El Sobrante P&Z

Contra Costa Solid Waste

Please submit your comments to:

Project Planner Diana Lecca

Phone # (925) 655-2869

E-mail Diana.Lecca@dcd.cccounty.us

County File # CDLP25-02013

Prior to July 9, 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: CDLP25-02013**

**File Date: 6/12/2025**

**Applicant:**

HELEN MARANAN T MACATANGAY  
MACATANGAY HELEN MARANAN TRE  
40 RHETT PL  
DANVILLE, CA 945264902

chubidog@yahoo.com  
(510) 378-5167

**Property Owner:**

HELEN MARANAN T MACATANGAY  
40 RHETT PL  
DANVILLE, CA 945264902

chubidog@yahoo.com  
(510) 378-5167

**Project Description:**

The applicant requests approval of a land use permit to construct a licensed group home with 40 residential beds in an HE-C District.

**Project Location: (Address: 4150 APPIAN WAY, EL SOBRANTE, CA 948032202), (APN: 425170030)**

**Additional APNs:**

**General Plan Designation(s):** MUL:RC

**Zoning District(s):** HE-C

**Flood Hazard Areas:** A

**AP Fault Zone:** NO

**60-dBA Noise Control:** YES

**MAC/TAC:** El Sobrante MAC

**Sphere of Influence:** Richmond

**Fire District:** CONSOLIDATED FIRE

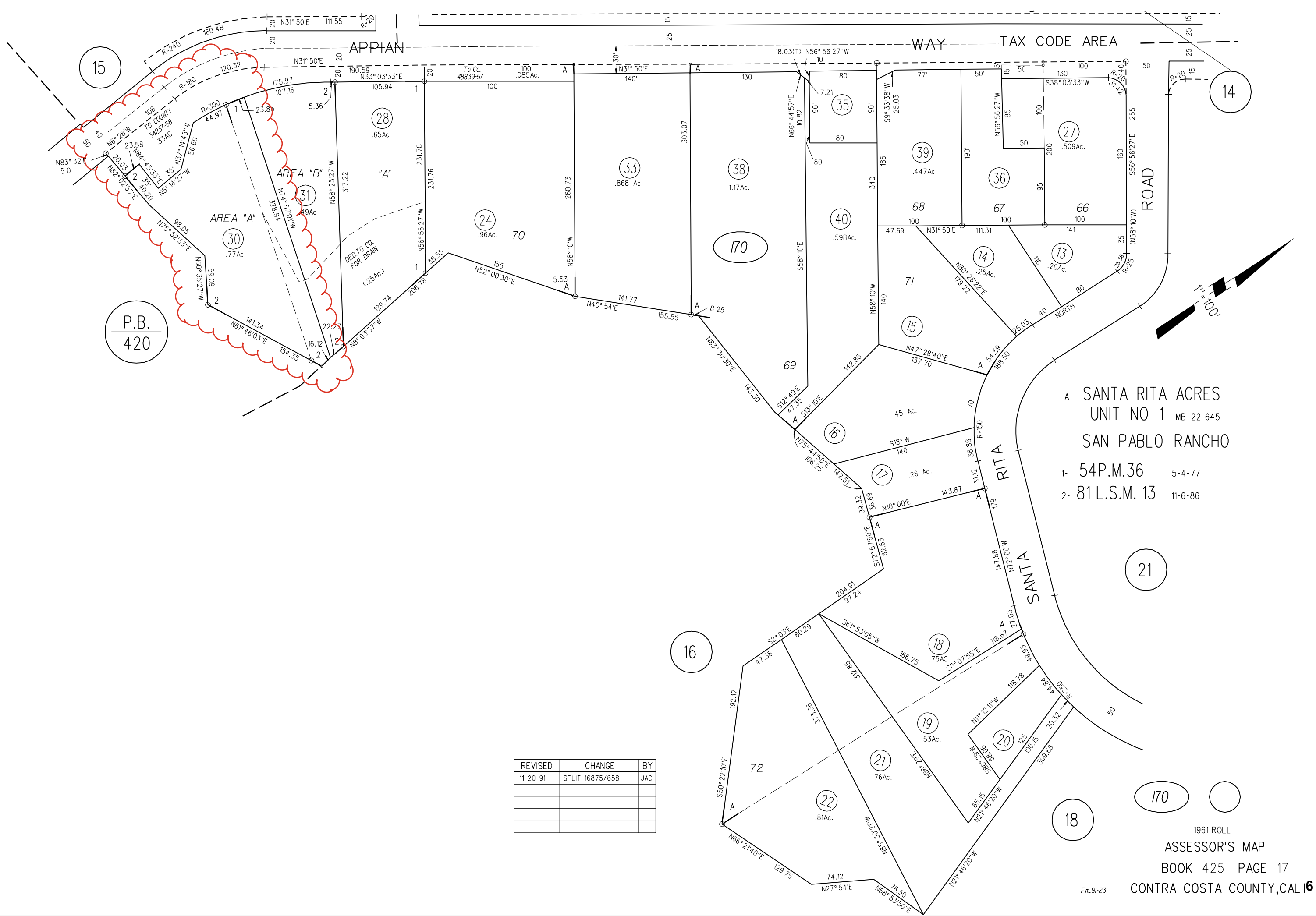
**Sanitary District:** WEST CO WASTEWATER

**Housing Inventory Site:** YES

**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          |
| HSDR          | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR <br>\$5.00 | 57.00          | 57.00          |
| LPS0029       | Land Use Permit-Other DCD       | 002606-9660-REV-000-5B0029            | 5500.00        | 5500.00        |
| LPS0029P      | Land Use Permit-Other PW        | 000651-9660-REV-000-6L0029            | 2000.00        | 2000.00        |
| <b>Total:</b> |                                 |                                       | <b>7662.00</b> | <b>7662.00</b> |



| REVISED  | CHANGE          | BY  |
|----------|-----------------|-----|
| 11-20-91 | SPLIT-16875/658 | JAC |
|          |                 |     |
|          |                 |     |
|          |                 |     |
|          |                 |     |



General Plan



Map Legend

Assessment

Parcels

General Plan

RLM

(Residential

Low-Medium

Density) (3-7

du/na)

RM (Residential

Medium

Density) (7-17

du/na)

MUL (Mixed-

Use Low) (10-30

du/na) (1.0 FAR)

PS (Public and

Semi-Public)

RC (Resource

Conservation)

Unincorporated

Board of

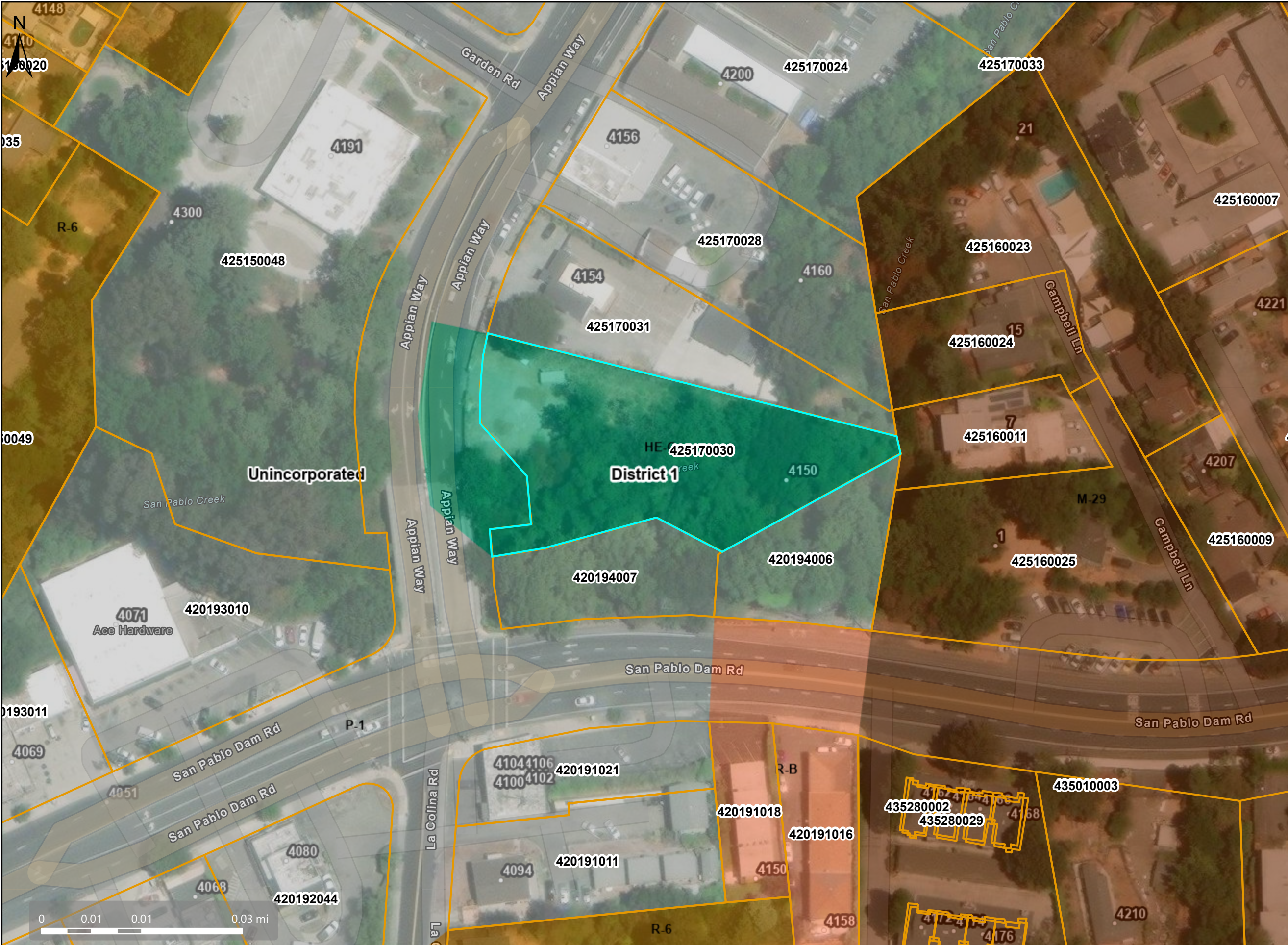
Supervisors'

Districts

Address Points



## Zoning



## Map Legend

- Assessment  
Parcels
- Zoning
- ZONE\_OVER
- R-6 (Single  
Family  
Residential)
- M-29 (Multiple  
Family  
Residential)
- R-B (Retail  
Business)
- P-1 (Planned  
Unit)
- HE-C (Housing  
Element  
Consistency)
- Unincorporated
- Board of  
Supervisors'  
Districts
- Address Points

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.

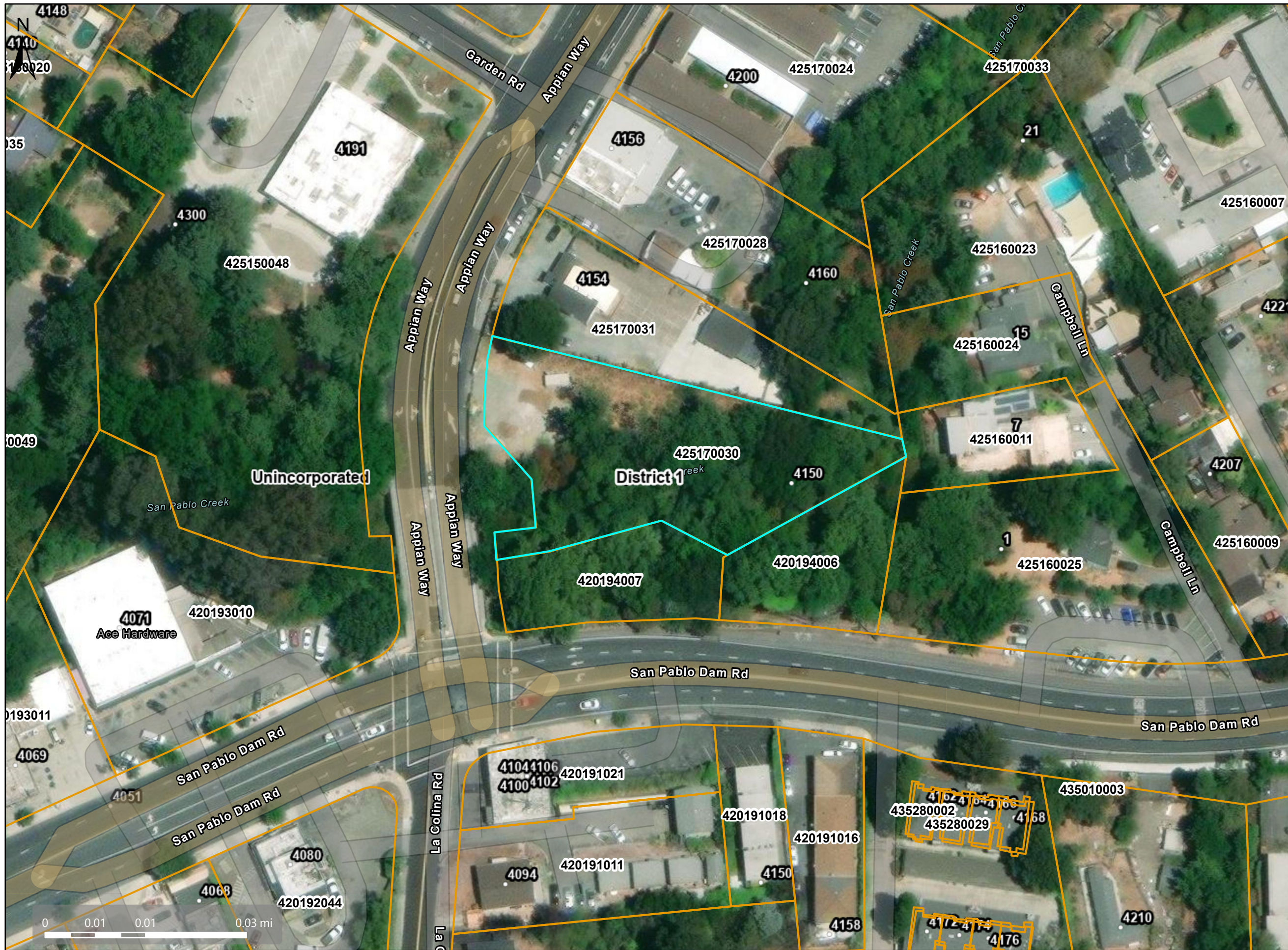
CCMap is maintained by the Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments.

Please direct all data inquiries to the appropriate department.

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



# Orthophotography



### Map Legend

-  Assessment
-  Parcels
-  Unincorporated
-  Board of
-  Supervisors'
-  Districts
-  Address Points

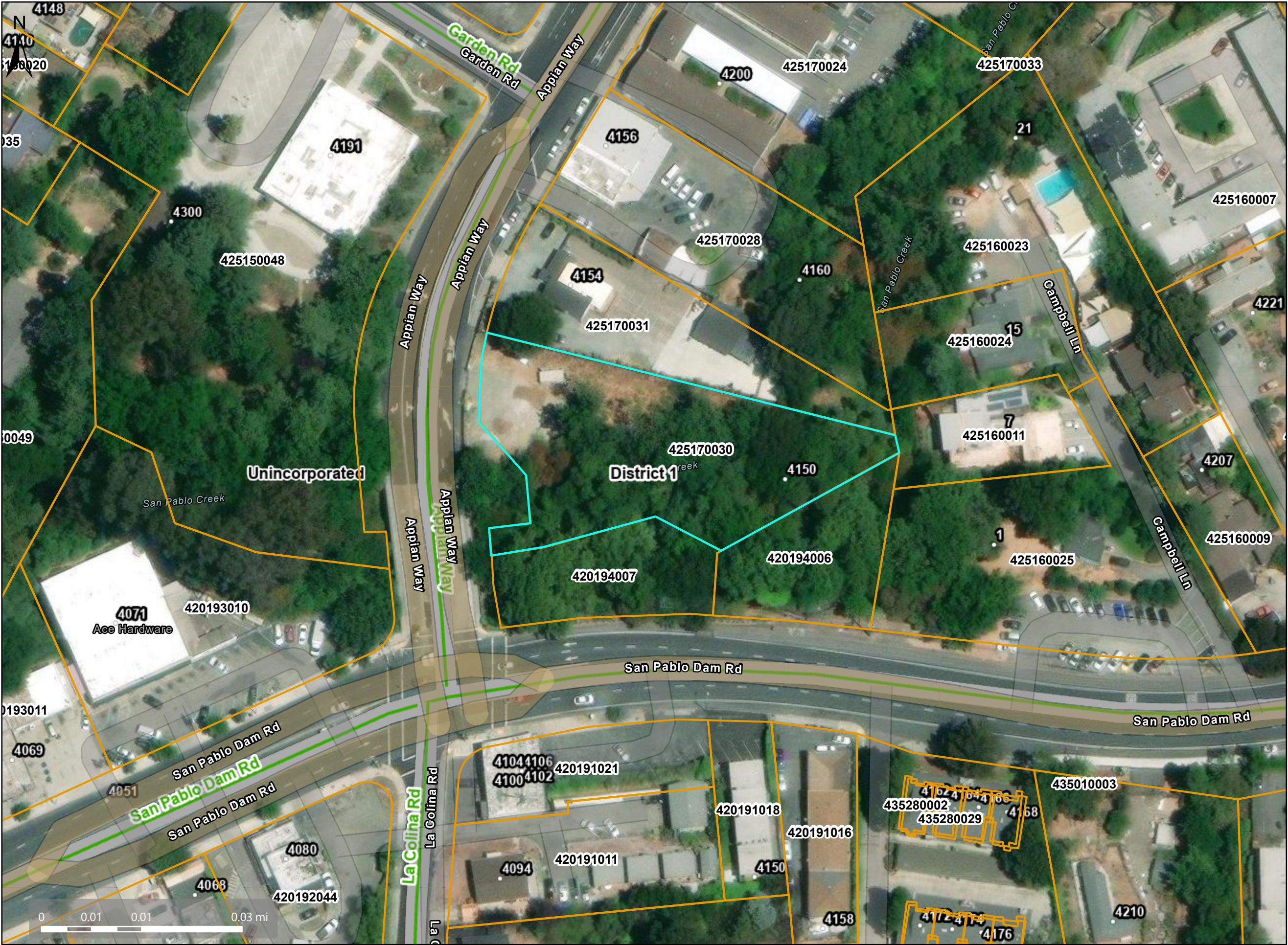
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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984

9



PWD Maintained Roads



**Map Legend**

- Assessment Parcels
- Unincorporated Board of Supervisors' Districts
- Maintained Roads
- Address Points

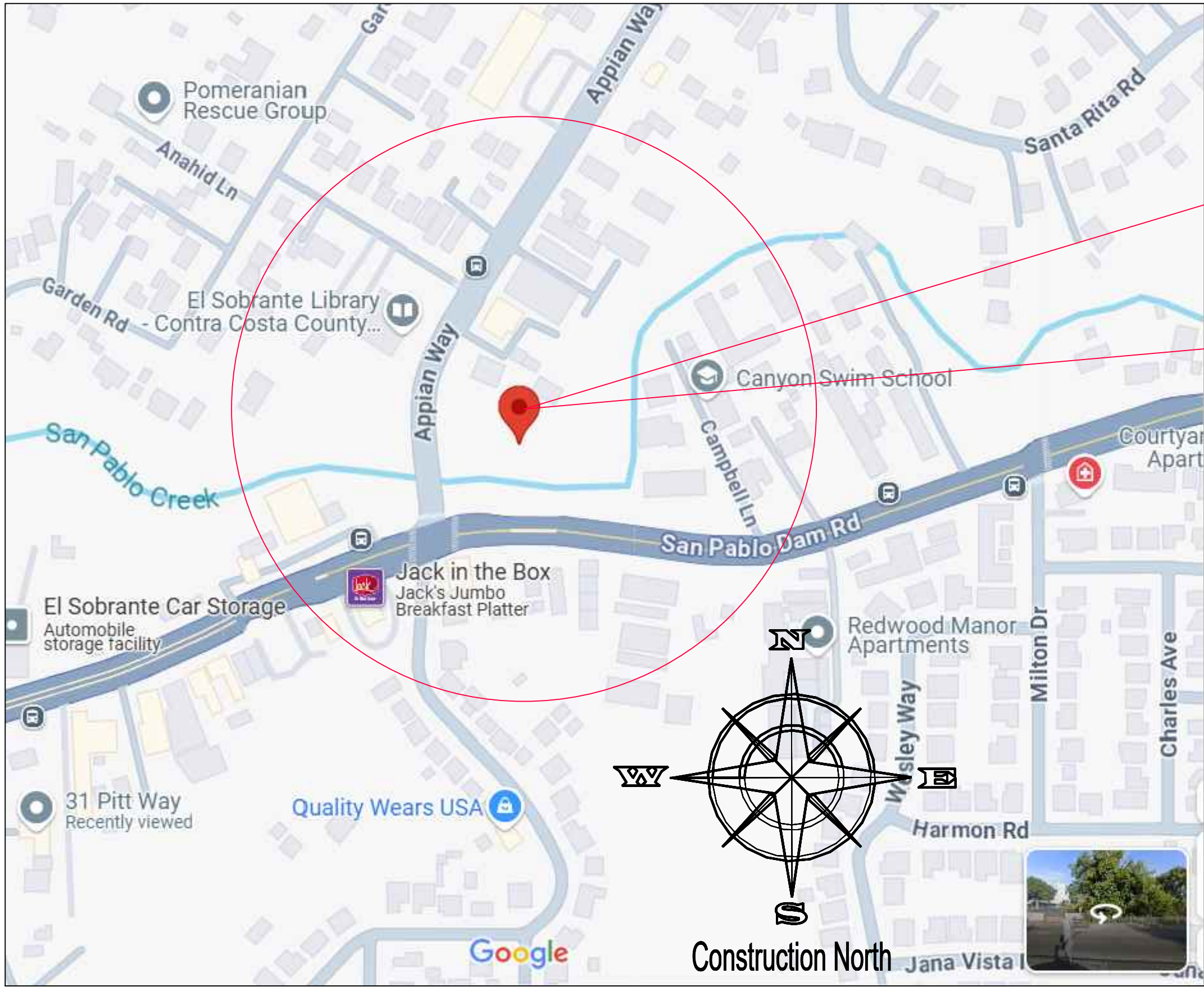




*NEW 3 STORY GROUP HOME FACILITY  
to the Existing Vacant Lot  
4150 Appian Way, El Sobrante, California*

**A0**

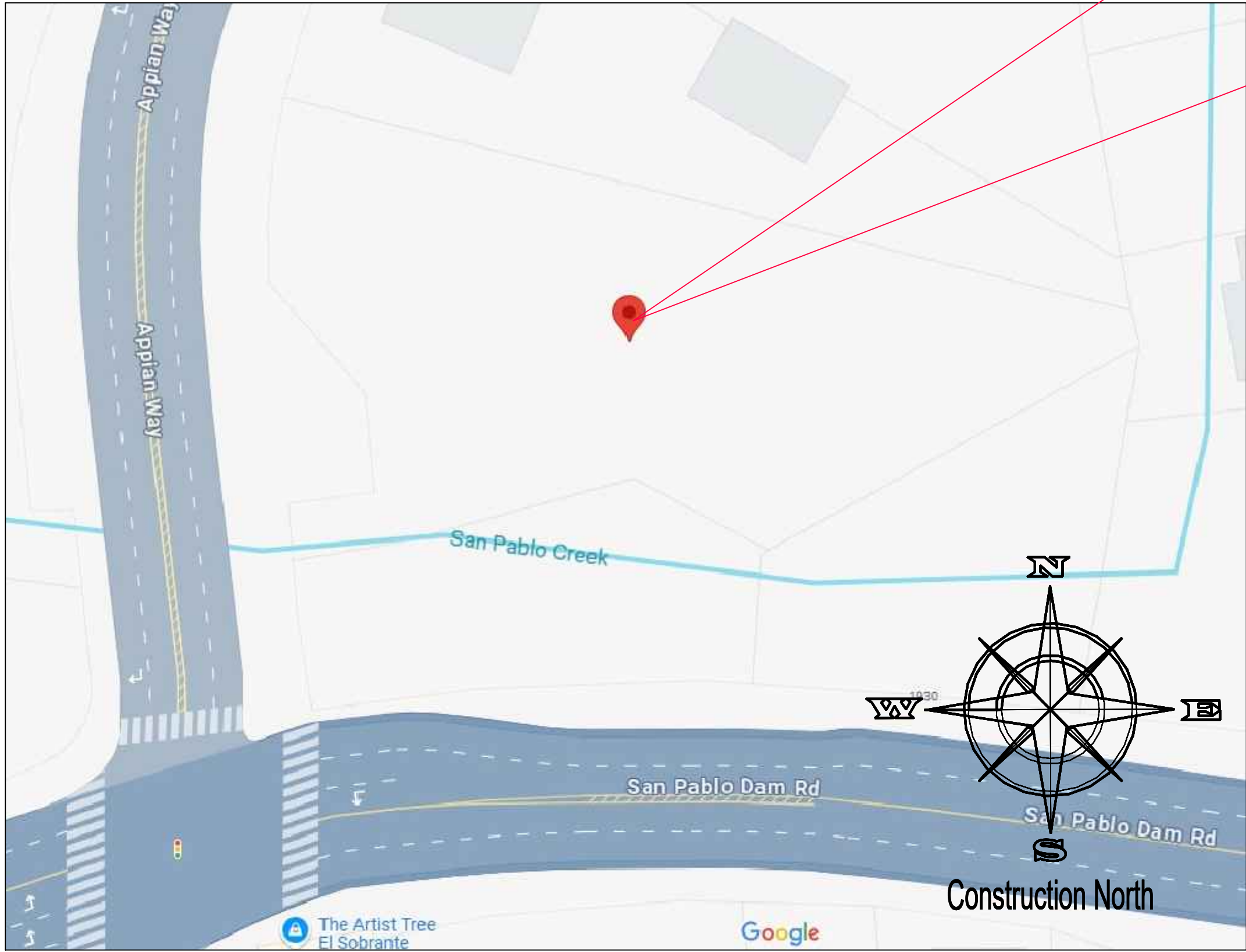




PROJECT SITE  
4150 Appian Way,  
El Sobrante, CA  
APN: 425-170-030

VICINITY MAP

SCALE: NTS



AREA OF WORK  
4150 Appian Way,  
El Sobrante, CA  
APN: 425-170-030

PARKING:

MEDICAL SERVICE: 1 SPACE PER 3 BEDS  
PARKING REQUIRED: 40 X 1/3 = 13.33 = 14 STALLS

PARKING PROVIDED:  
STANDARD STALL: 10 STALLS  
ACCESSIBLE STALL: 2 STALLS  
EV STALL / EV CHARGING SPACE: 4 STALLS  
ADDITIONAL STANDARD STALL- USING CAR ELEVATOR LIFT : 10 STALLS  
NOTE: GARAGE PARKING TO BE UTILIZED AS VALET PARKING

TOTAL PARKING PROVIDED: 26 STALLS

DRAWING INDEX:

|      |                                            |
|------|--------------------------------------------|
| A0   | COVER SHEET / PERSPECTIVE RENDERING        |
| A0.1 | PROJECT DATA / VICINITY MAP / LOCATION MAP |
| A1   | SITE PLAN / GROUND FLOOR PLAN              |
| A2   | FIRST FLOOR PLAN                           |
| A3   | SECOND FLOOR PLAN                          |
| A4   | BUILDING COLOR ELEVATIONS                  |
| A5   | BUILDING ELEVATIONS                        |
| A6   | BUILDING ELEVATIONS                        |
| A7   | GROUND FLOOR EXITING PLAN                  |
| A8   | FIRST FLOOR EXITING PLAN                   |
| A9   | SECOND FLOOR EXITING PLAN                  |

PROJECT INFORMATION

SCOPE OF WORKS:

A NEW 3 STORY BUILDING (1 HR CONSTRUCTION AND FULLY AUTOMATIC SPRINKLER THROUGHOUT) TO HOUSE A LICENSED GROUP HOME WITH 40 RESIDENT BEDS, WITH THE BUILDING GROSS FLOOR AREA OF 16,432 SF. THE STRUCTURE WILL CONSIST OF PARKING GARAGE @ FIRST FLOOR, NON AMBULATORY AND FRONT OFFICES @ SECOND FLOOR AND AMBULATORY AND OFFICES @ THIRD FLOOR.

PROJECT DATA:

|                    |                                    |
|--------------------|------------------------------------|
| APN:               | 425-170-030                        |
| LOT AREA:          | 33,542 S.F (0.77 ACRES).           |
| BUILDING AREA:     | 16,432 S.F.                        |
| CONSTRUCTION TYPE: | II-A                               |
| SPRINKLER:         | YES, THROUGHOUT                    |
| STORY:             | 3 STOREY (3 STORY PER TABLE 504.4) |
| HEIGHT:            | 40'-6" (65' MAX PER TABLE 504.3)   |
| ZONING:            | RB (RETAIL BUSINESS)               |
| OCCUPANCY:         | MIXED OCCUPANCIES= B/R2.1/S2       |

CODE ANALYSIS:

|                  |                                  |
|------------------|----------------------------------|
| AREA TABULATION: |                                  |
| LOT AREA:        | 33,542 S.F (0.77 ACRES).         |
| BUILDING AREA:   | 16,432 S.F.                      |
|                  | -GROUND FLOOR (B/S2) 6,436 S.F.  |
|                  | -FIRST FLOOR (B/R2.1) 4,998 S.F. |
|                  | -SECOND FLOOR(B/R2.1) 4,998 S.F. |

BUILDING/LOT RATIO: LOT COVERAGE = 19% S.F. & FLOOR AREA RATIO = 49%

OCCUPANCY: MIXED OCCUPANCIES= B/R2.1/S2

R2.1 OCCUPANCY AND B OCCUPANCY WILL BE SEPARATED BY 1 HR RATED WALL SEPARATION PER TABLE 508.4.  
S2 OCCUPANCY AND B OCCUPANCY WILL BE SEPARATED BY 1 HR RATED WALL SEPARATION PER TABLE 508.4.  
S2 OCCUPANCY AND R2.1 OCCUPANCY WILL BE SEPARATED BY 1 HR RATED WALL SEPARATION PER TABLE 508.4.  
SEPARATION WALLS -DWELLING UNITS (SLEEPING UNITS): 1HR FIRE PARTITION (SECTION 420.1)  
HORIZONTAL SEPARATION -DWELLING UNITS (SLEEPING UNITS): 1HR FIRE FLOOR ASSEMBLY (SECTION 420.3)  
ELEVATOR LOBBY-NOT REQUIRED PER EXCEPTION 713.14.1.3 (HOISTWAY DOOR TO EQUIPPED W/ SMOKE & DRAFT CONTROL DOOR ASSEMBLY)

ACTUAL AREAS:

B OCCUPANCY: 4,393 SF  
S2 OCCUPANCY: 6,083 SF  
R2.1 OCCUPANCY:5,956 SF

BUILDING AREA: 16,432 S.F.

ALLOWABLE AREA INCREASE PER TABLE 506.2

ALLOWABLE AREA INCREASE FOR B OCCUPANCY: 112,500 SF  
ALLOWABLE AREA INCREASE FOR S2 OCCUPANCY: 152,000 SF  
ALLOWABLE AREA INCREASE FOR R2.1 OCCUPANCY: 76,000 SF

NO AREA INCREASE USED AS ACTUAL AREA WELL WITHIN ALLOWABLE LIMIT

SUM OF THE RATIO PER MIXED OCCUPANCIES PER TABLE 508.4.2:

|                          | S2 OCCUPANCY | B OCCUPANCY | R2.1 OCCUPANCY                        |
|--------------------------|--------------|-------------|---------------------------------------|
| ACTUAL SQUARE FOOTAGE    | = 6,083 SF   | + 4,393 SF  | + 5,956 SF                            |
| ALLOWABLE SQUARE FOOTAGE | 152,000 SF   | 112,500 SF  | 76,000 SF                             |
| ACTUAL SQUARE FOOTAGE    | = 0.04       | + 0.39      | + 0.08                                |
| ALLOWABLE SQUARE FOOTAGE |              |             |                                       |
| ACTUAL SQUARE FOOTAGE    | = 0.16       | < 1         | THEREFORE MIXED OCCUPANCY AREAS IS OK |
| ALLOWABLE SQUARE FOOTAGE |              |             |                                       |

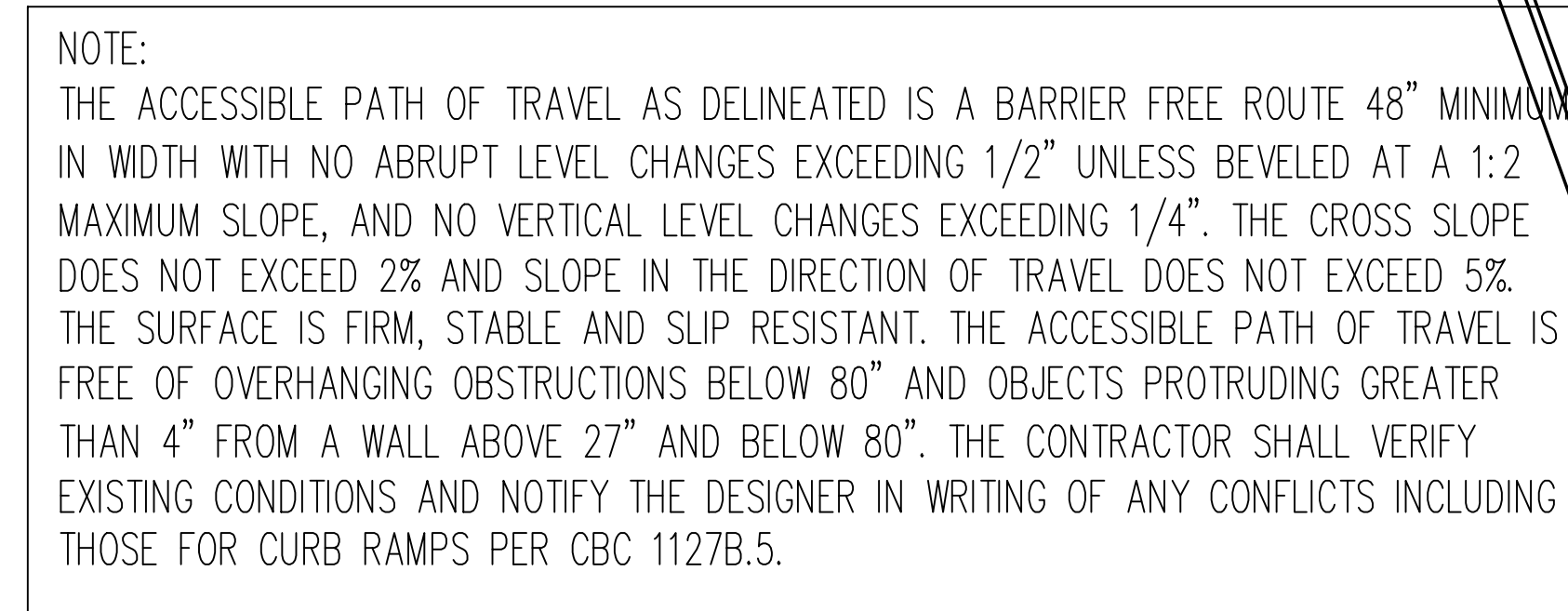
REQUIRED FIRE RATINGS PER TABLE 601: CONSTRUCTION TYPE II-A

PRIMARY STRUCTURAL FRAME: 1HR  
EXTERIOR WALL (BEARING WALL): 1 HR  
INTERIOR WALL (BEARING WALL): 1 HR  
EXTERIOR WALL (NON BEARING WALL): 0 HR  
INTERIOR WALL (NON BEARING WALL): 0 HR  
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBER: 1 HR  
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBER: 1 HR  
DRAFSTOPPING: NOT REQUIRED, BUILDING IS FULLY SPRINKLER THROUGHOUT  
SMOKE BARRIER: NOT REQUIRED, 1ST AND 2ND FLOOR AREAS IS LESS THAN 6,000 SF.  
GROUND FLOOR - OPEN GARAGE

A0.1





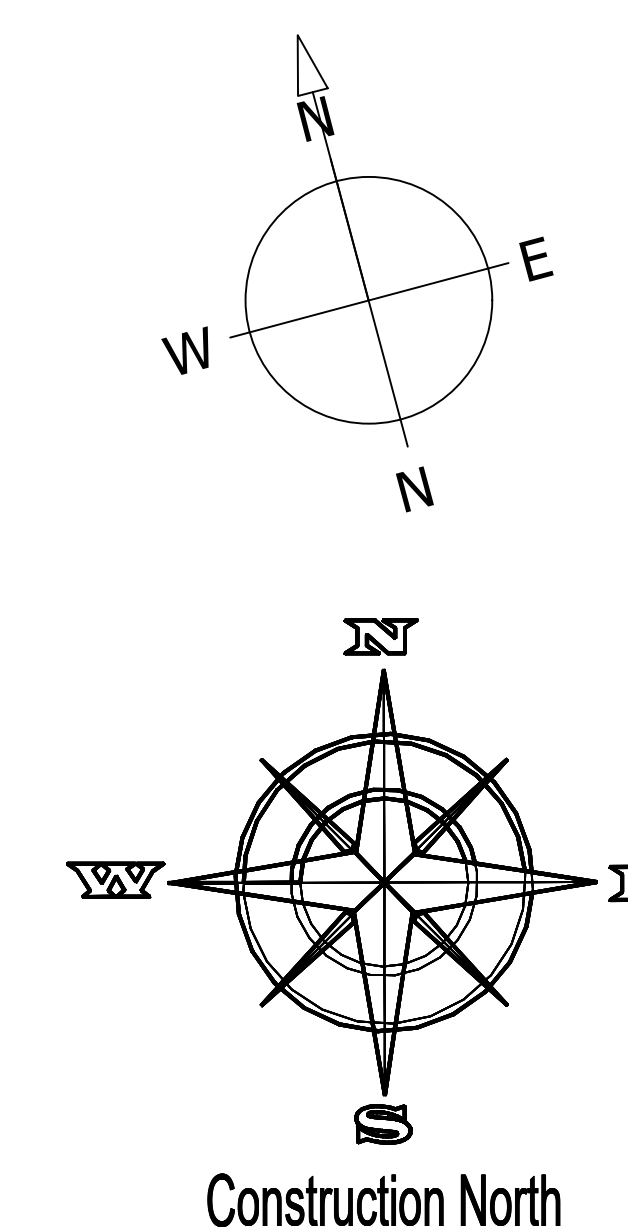




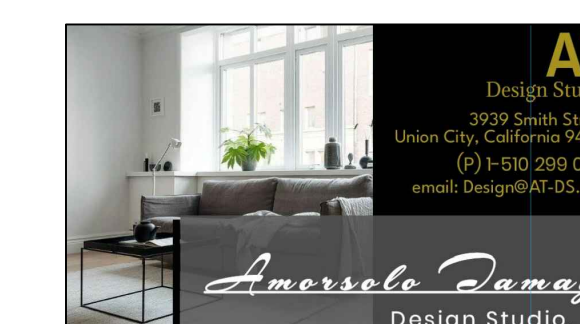
Preliminary

**FIRST FLOOR PLAN**  
**AREA: 4,998 SF**

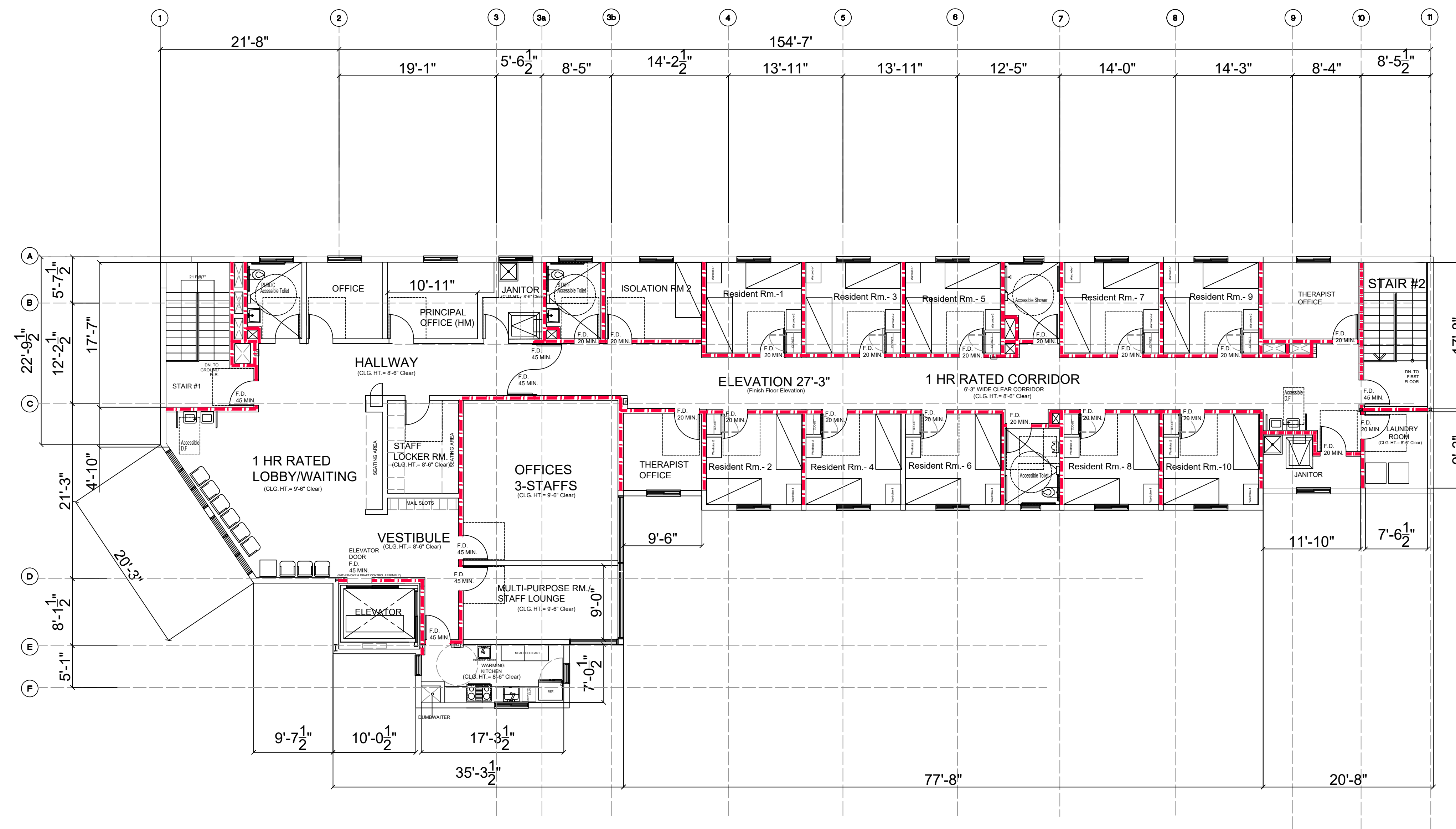
***NEW 3 STORY GROUP HOME FACILITY  
to the Existing Vacant Lot  
4150 Appian Way, El Sobrante, California***



A2

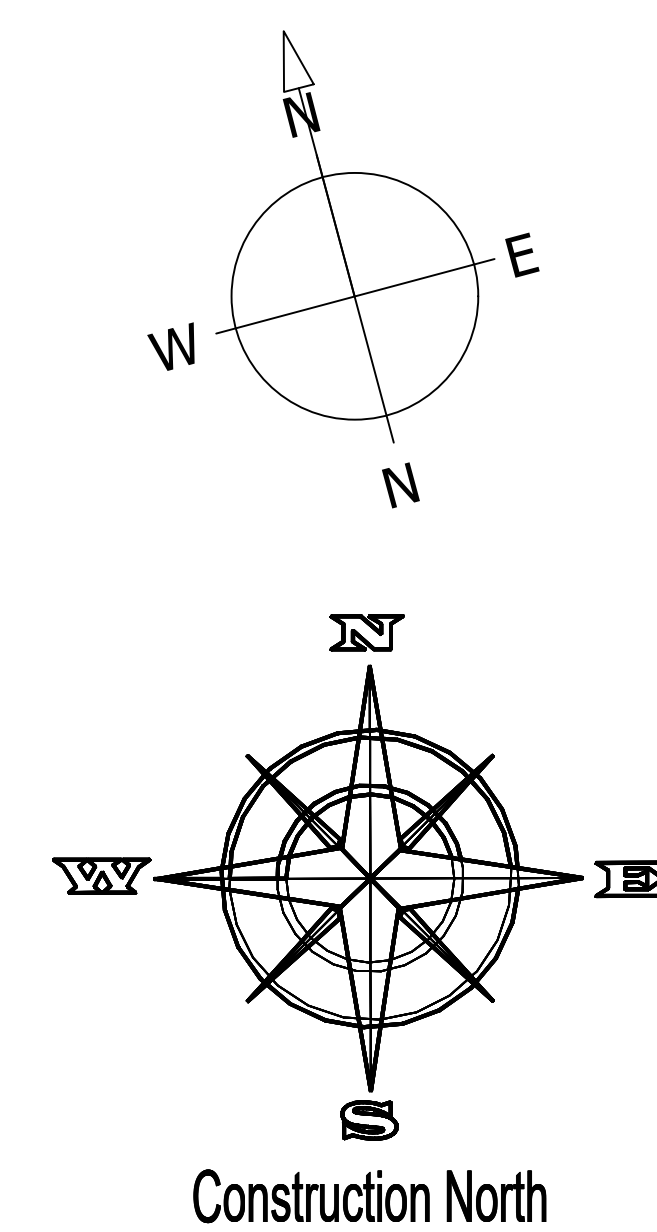






Preliminary  
**SECOND FLOOR PLAN**  
 AREA: 4,998 SF

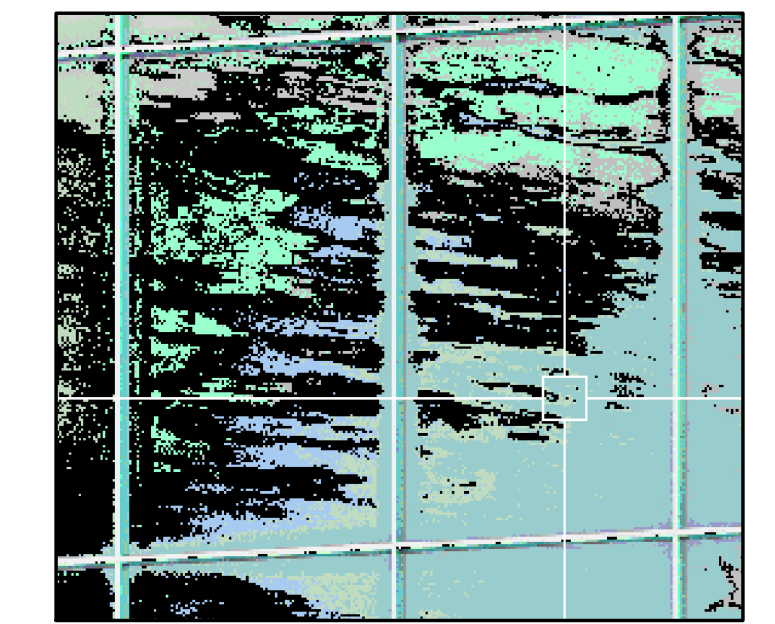
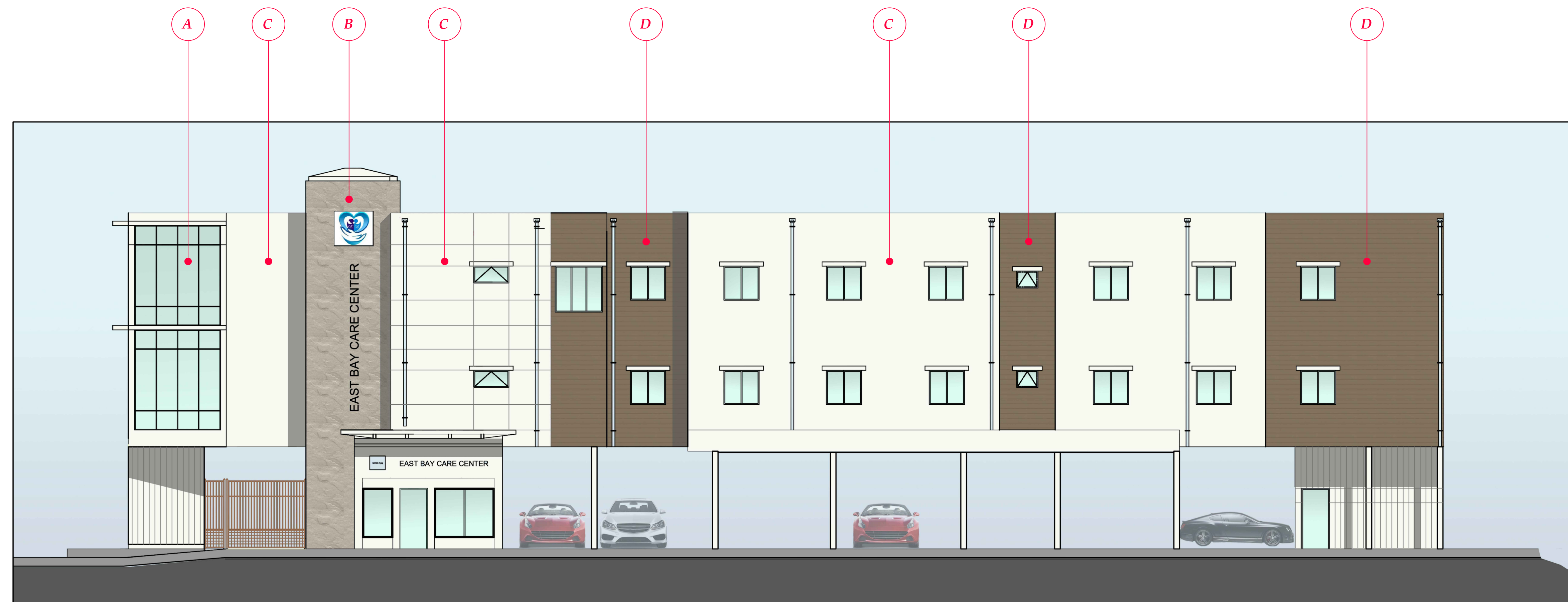
**NEW 3 STORY GROUP HOME FACILITY**  
*to the Existing Vacant Lot*  
**4150 Appian Way, El Sobrante, California**



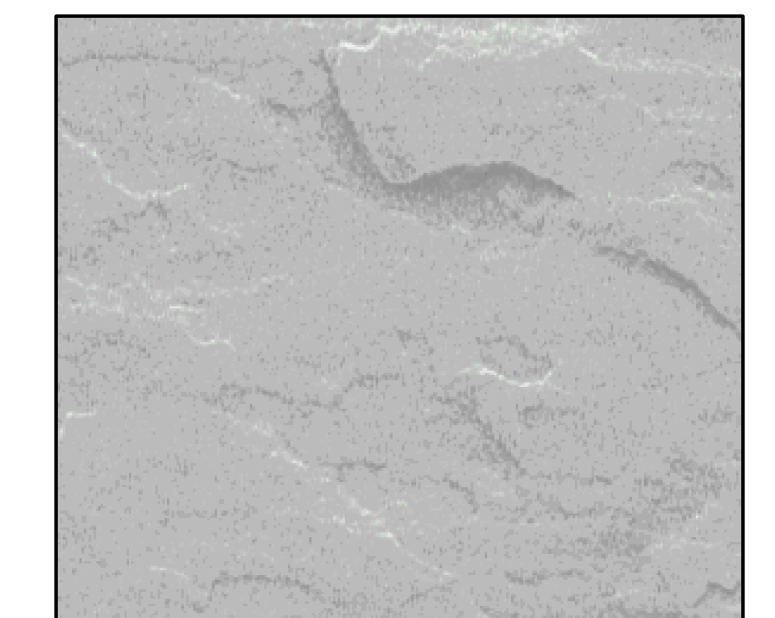
**A3**







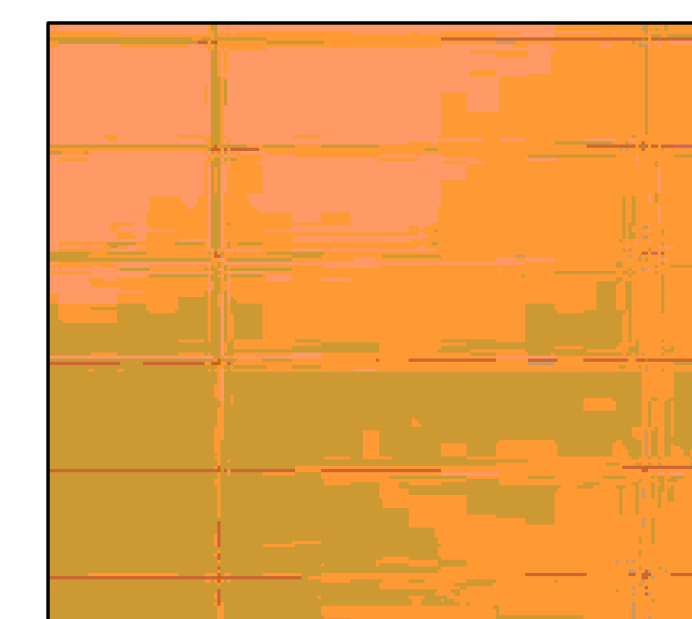
**A** Curtain Wall w/  
Reflective Glazing-  
Double Pane w/ Low E



**B** 5/8" Fiber Cement  
Composite Cladding  
Panel . "Desert Beige"  
Nichiha Masonry Series



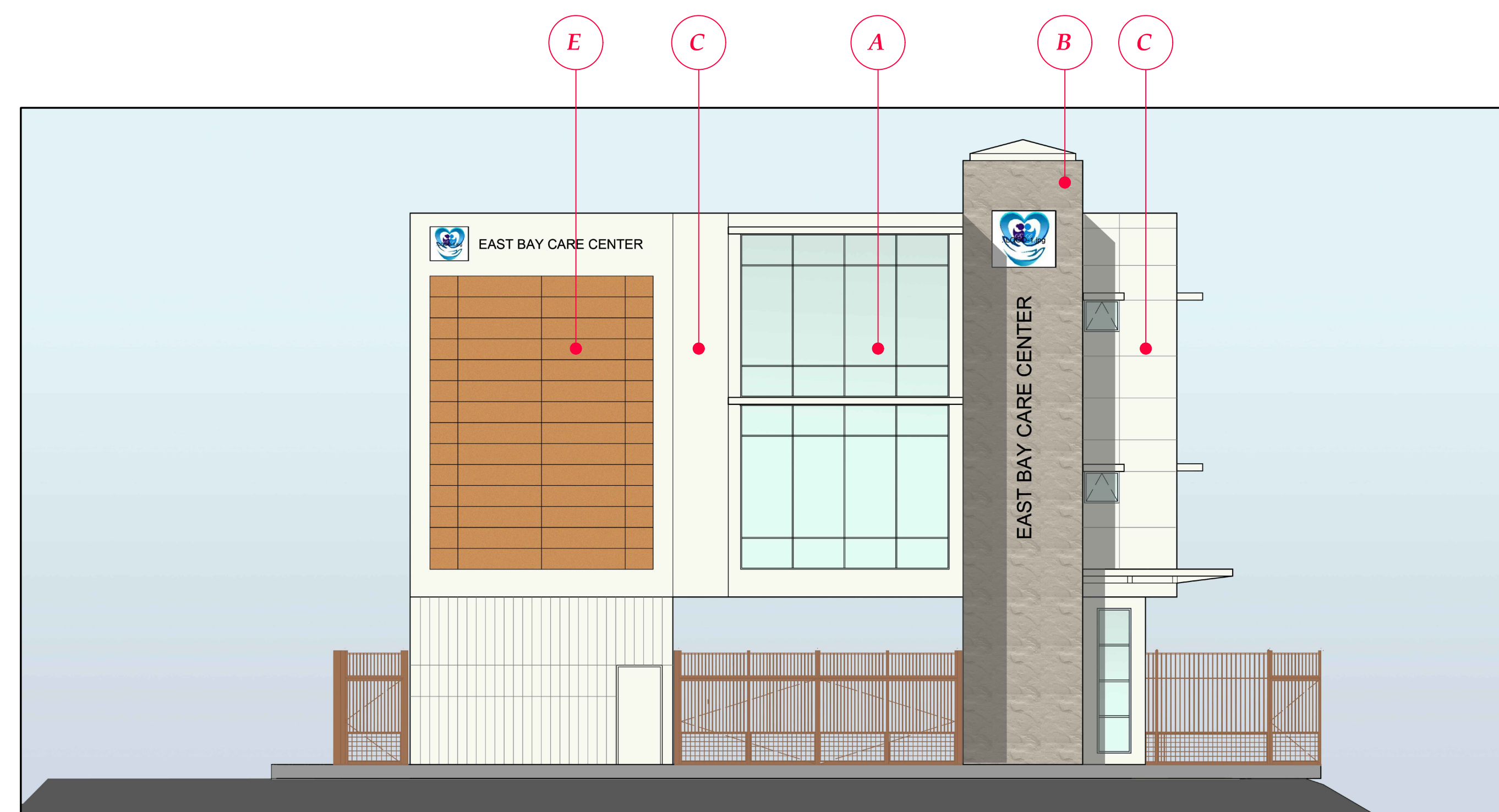
**C** Stucco Paint Color  
"Whitest White"  
KMW43- Kelly Moore  
Paint



**E** 5/8" Fiber Cement  
Composite Cladding  
Panel . "Custome  
Ochre"  
Nichiha Illumination  
Series

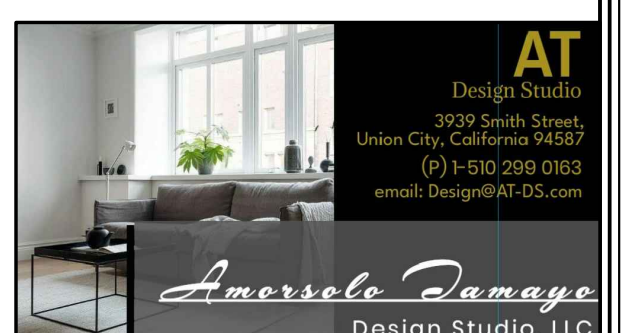


**D** 5/8" Fiber Cement  
Composite Cladding  
Panel . "Cedar"  
Nichiha Vintage Wood  
Series

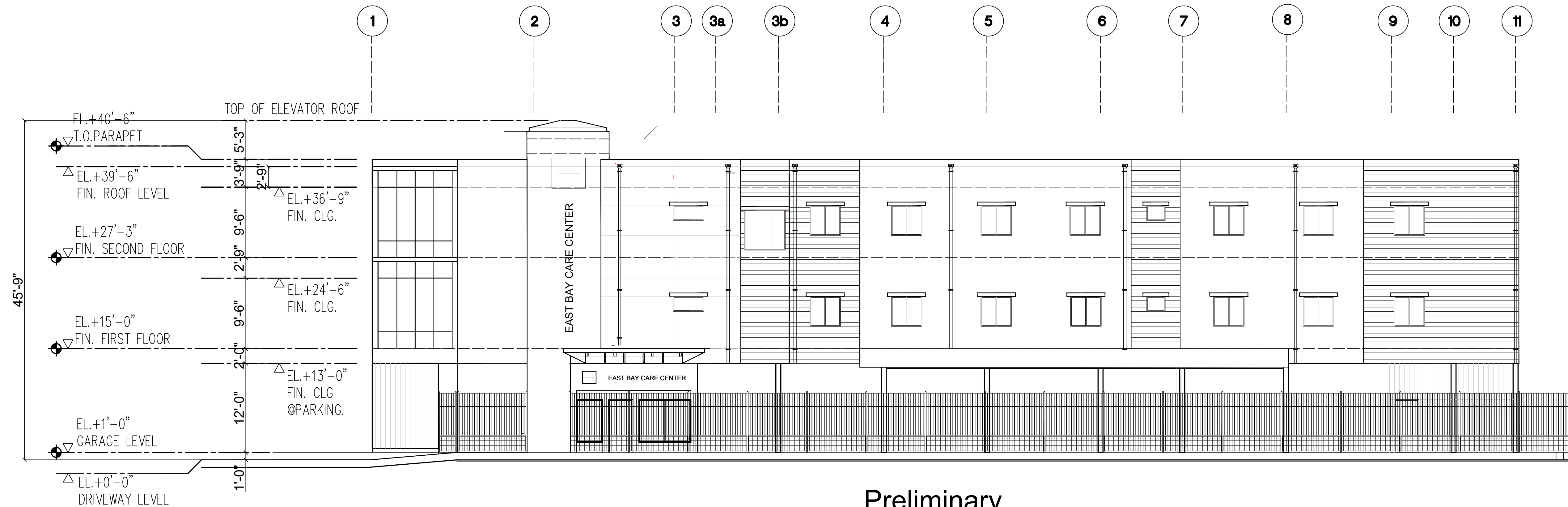


**NEW 3 STORY GROUP HOME FACILITY  
to the Existing Vacant Lot  
4150 Appian Way, El Sobrante, California**

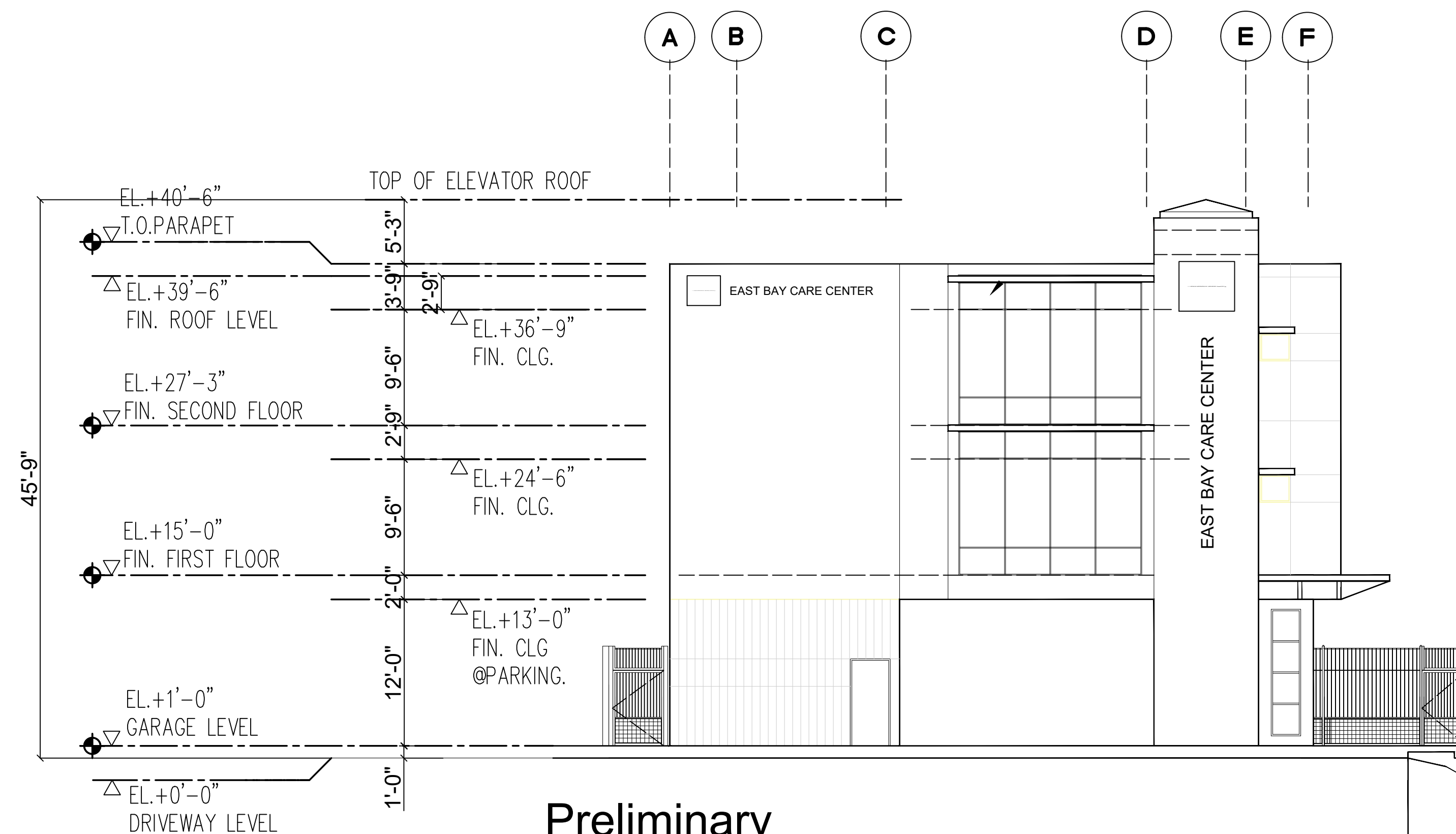
**A4**



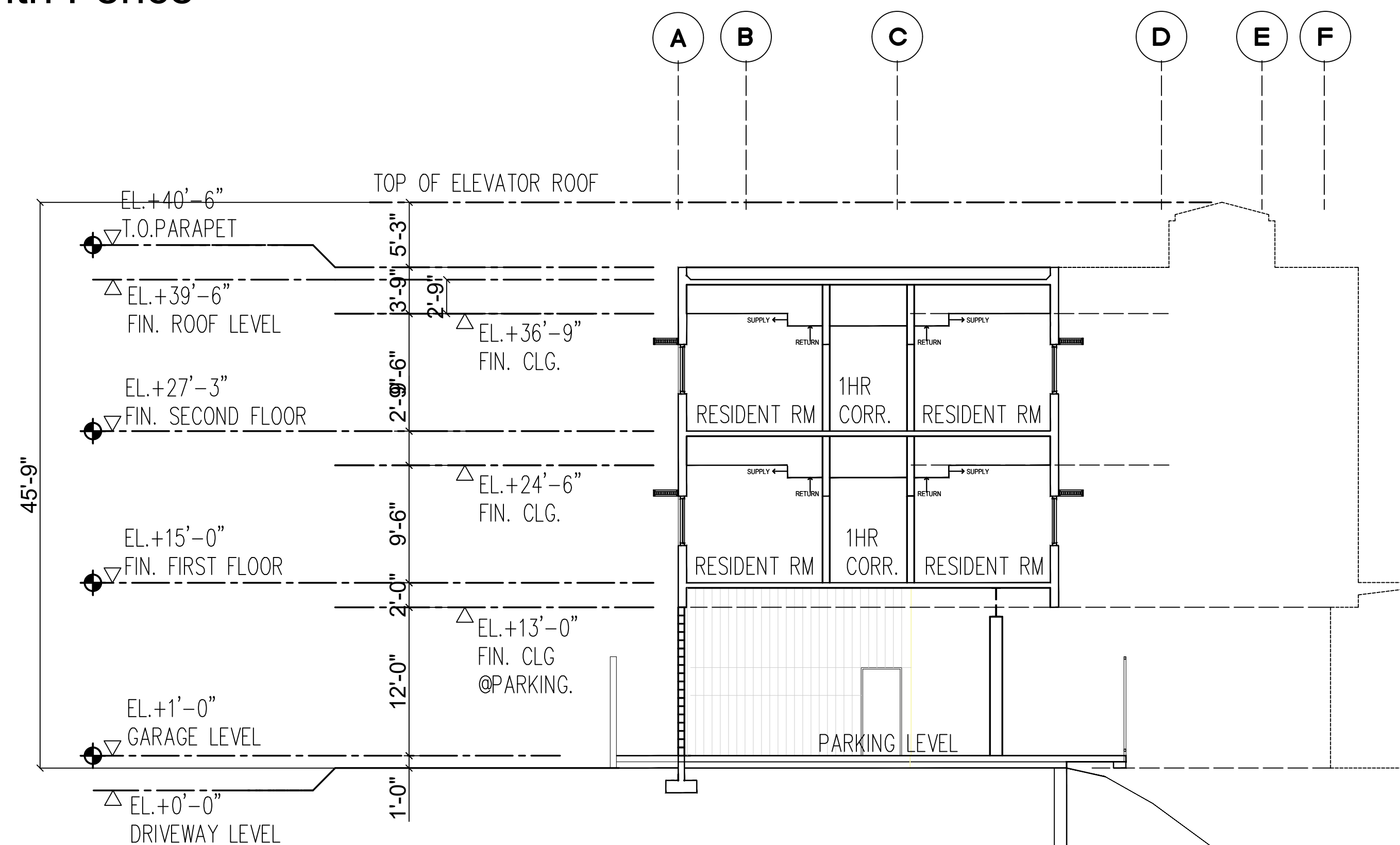




Preliminary  
**NORTH ELEVATION**  
With Fence



Preliminary  
**WEST ELEVATION**

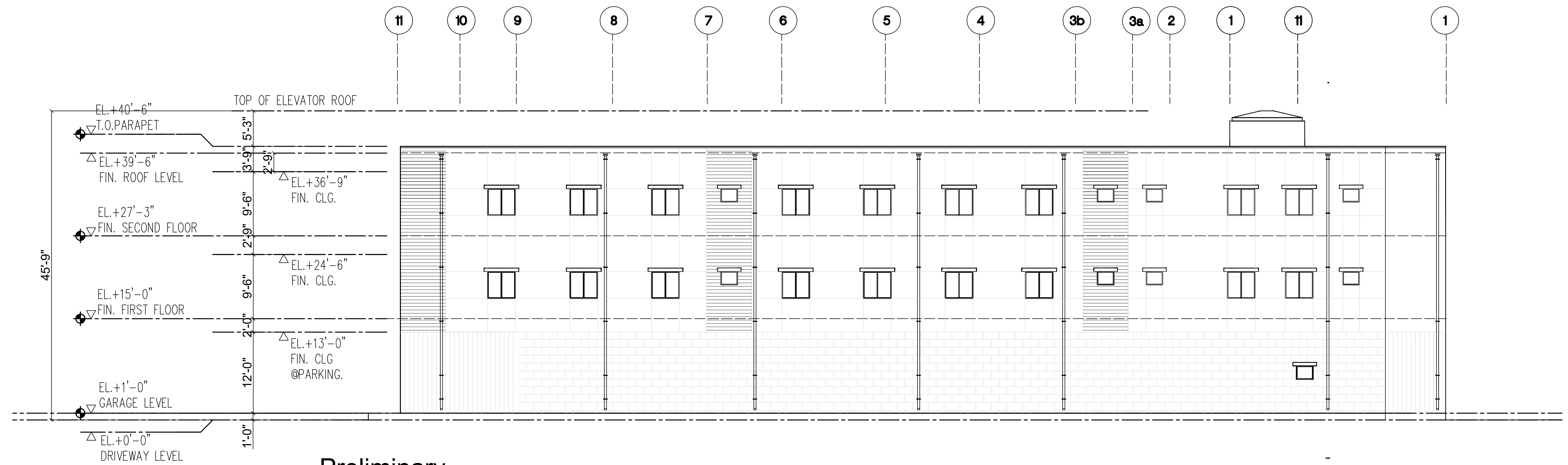


**SECTION along Resident Room**

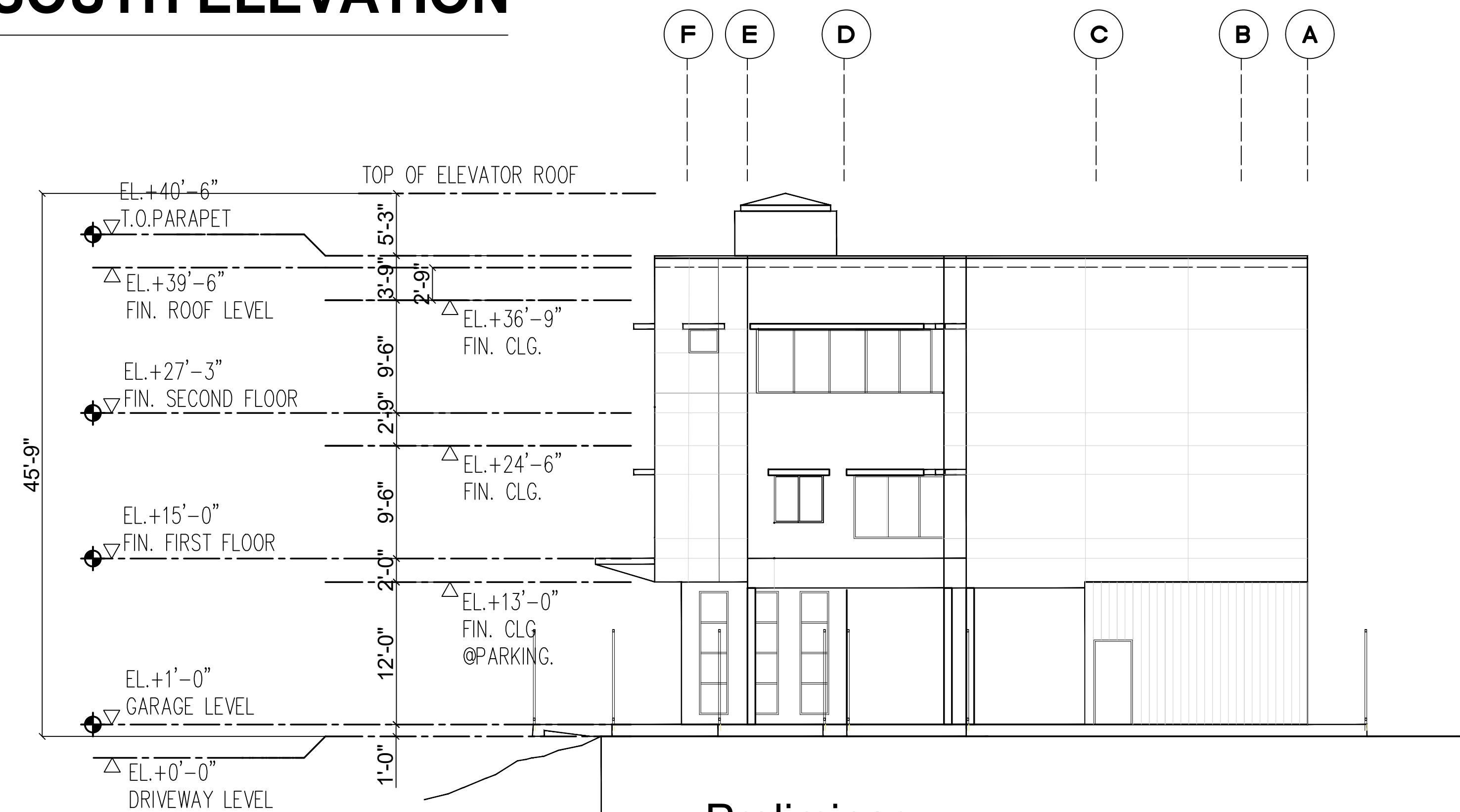
**NEW 3 STORY GROUP HOME FACILITY**  
*to the Existing Vacant Lot*  
**4150 Appian Way, El Sobrante, California**

**A5**





## Preliminary SOUTH ELEVATION



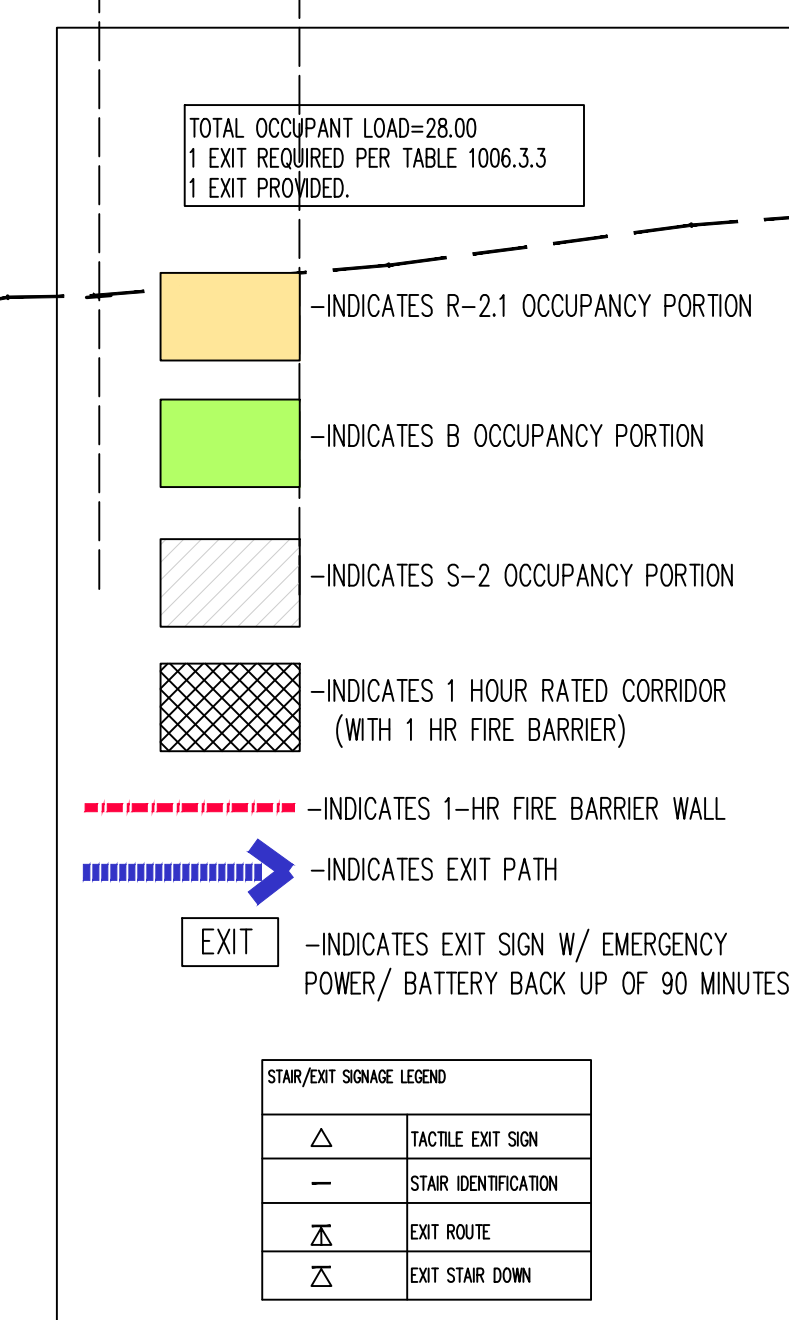
## Preliminary EAST ELEVATION

**NEW 3 STORY GROUP HOME FACILITY  
to the Existing Vacant Lot  
4150 Appian Way, El Sobrante, California**

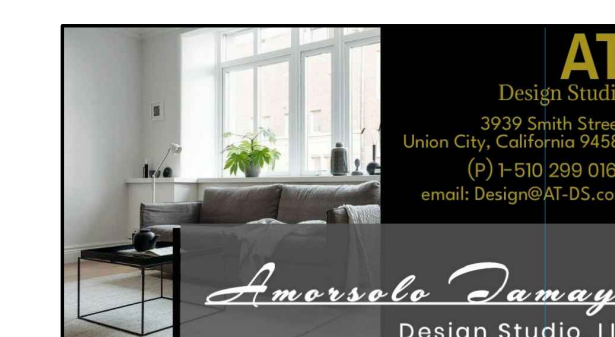
# A6



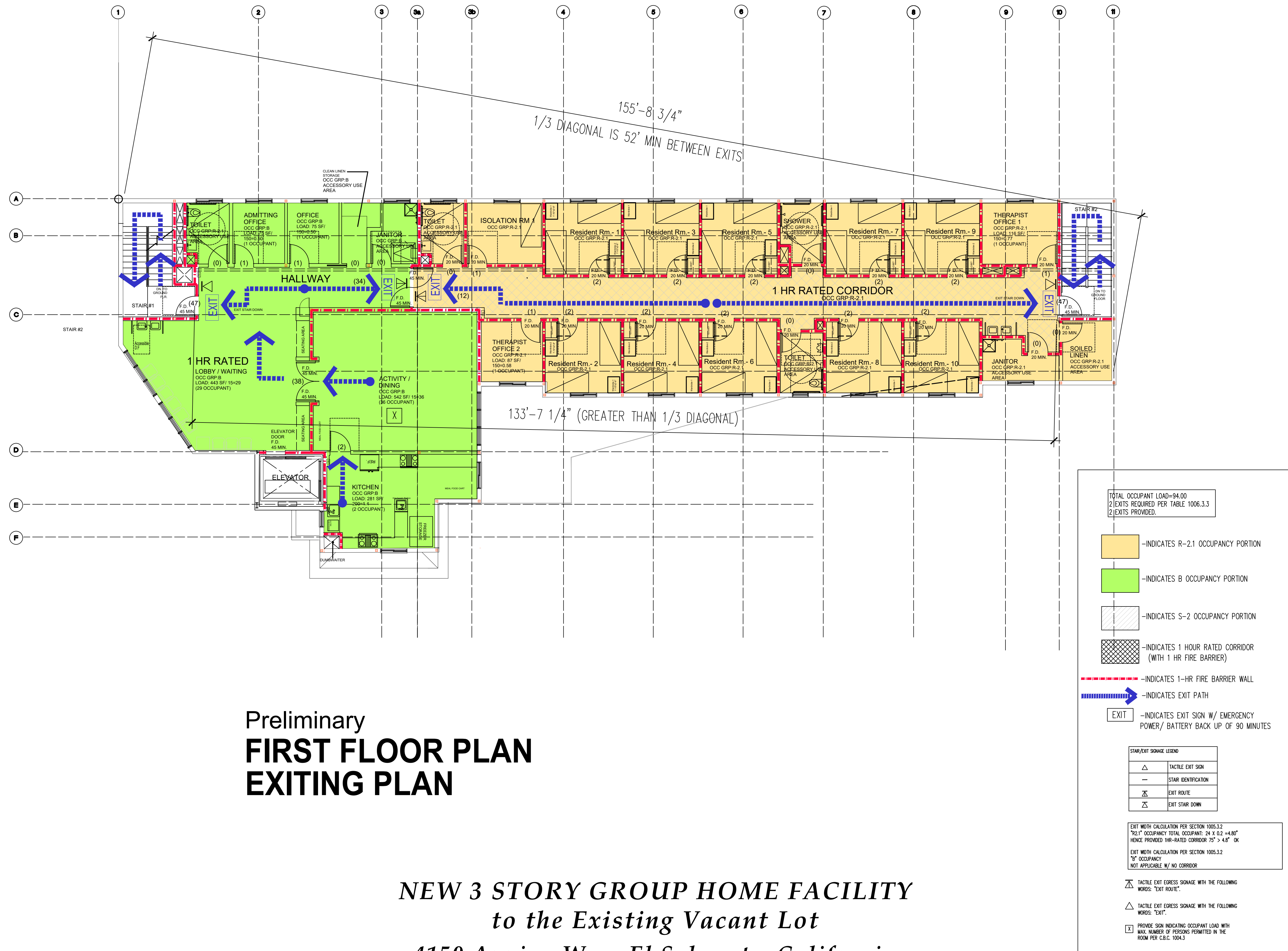




A7



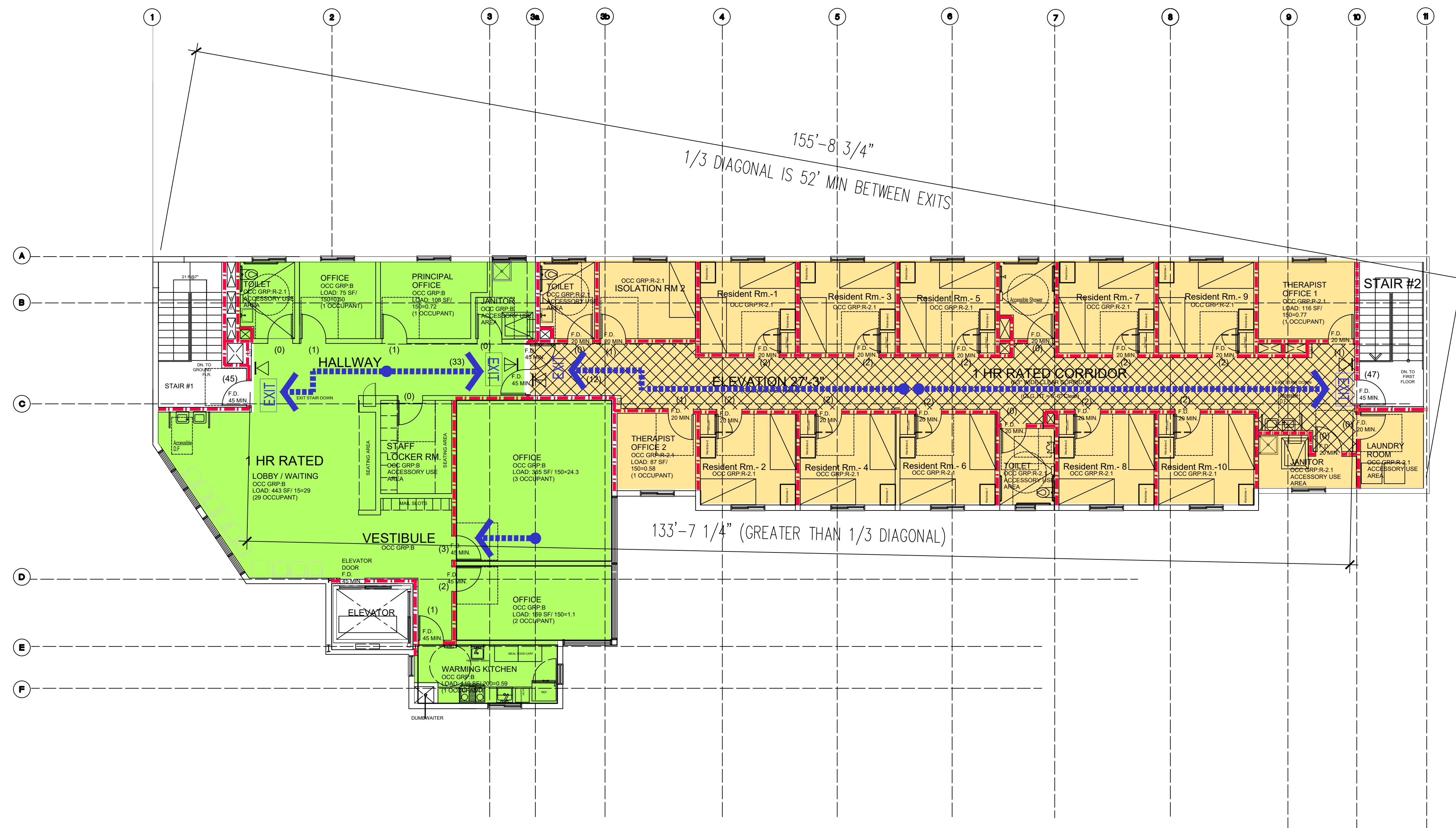




A8







## Preliminary SECOND FLOOR PLAN

**NEW 3 STORY GROUP HOME FACILITY  
to the Existing Vacant Lot  
4150 Appian Way, El Sobrante, California**

TOTAL OCCUPANT LOAD=94.00  
2 EXITS REQUIRED PER TABLE 1006.3.3  
2 EXITS PROVIDED.

—INDICATES R-2.1 OCCUPANCY PORTION  
—INDICATES B OCCUPANCY PORTION  
—INDICATES S-2 OCCUPANCY PORTION  
—INDICATES 1 HOUR RATED CORRIDOR (WITH 1 HR FIRE BARRIER)  
—INDICATES 1-HR FIRE BARRIER WALL  
—INDICATES EXIT PATH  
EXIT —INDICATES EXIT SIGN W/ EMERGENCY POWER/ BATTERY BACK UP OF 90 MINUTES

| STAIR/EXIT SIGNAGE LEGEND |                      |
|---------------------------|----------------------|
| △                         | TACTILE EXIT SIGN    |
| —                         | STAIR IDENTIFICATION |
| ⌘                         | EXIT ROUTE           |
| ⌘                         | EXIT STAIR DOWN      |

EXIT WIDTH CALCULATION PER SECTION 1005.3.2  
"R2.1" OCCUPANCY TOTAL OCCUPANTS: 24 X 0.2 = 4.80  
HENCE PROVIDED 1HR-RATED CORRIDOR 75' > 4.80' OK  
EXIT WIDTH CALCULATION PER SECTION 1005.3.2  
"B" OCCUPANCY  
NOT APPLICABLE W/ NO CORRIDOR

△ TACTILE EXIT EGRESS SIGNAGE WITH THE FOLLOWING WORDS: "EXIT ROUTE".  
△ TACTILE EXIT EGRESS SIGNAGE WITH THE FOLLOWING WORDS: "EXIT".  
[X] PROVIDE SIGN INDICATING OCCUPANT LOAD WITH MAX. NUMBER OF PERSONS PERMITTED IN THE ROOM PER C.B.C. 1004.3

# A9

