



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP24-03055

File Date: 12/9/2024

Applicant:

Pyoter Charney Charney Solutions LLC
1677 Bush St.
San Francisco, CA 94109

pcharney@charneysolutions.com
(415) 691-5421

Property Owner:

The Koto Group
PO BOX 5454
Santa Barbara, CA 93150

teresa@kotogroup.com
(415) 818-5773

Project Description:

Applicant is requesting a Development Plan for a proposed new garbage enclosure in the M-29 zoning district pursuant to Section 84-26.1802. The project also includes a tree permit for work within the dripline of code-protected trees (riparian area).

Project Location: (Address: 5312 D AVILA WAY, EL SOBRANTE, CA 948033492), (APN: 433230008)

Additional APNs:

General Plan Designation(s): RMH, RC

Zoning District(s): M-29

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: NO

Specific Plan: N/A

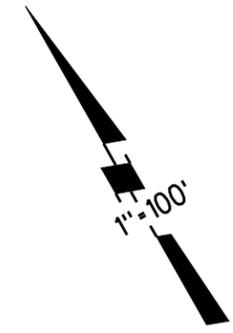
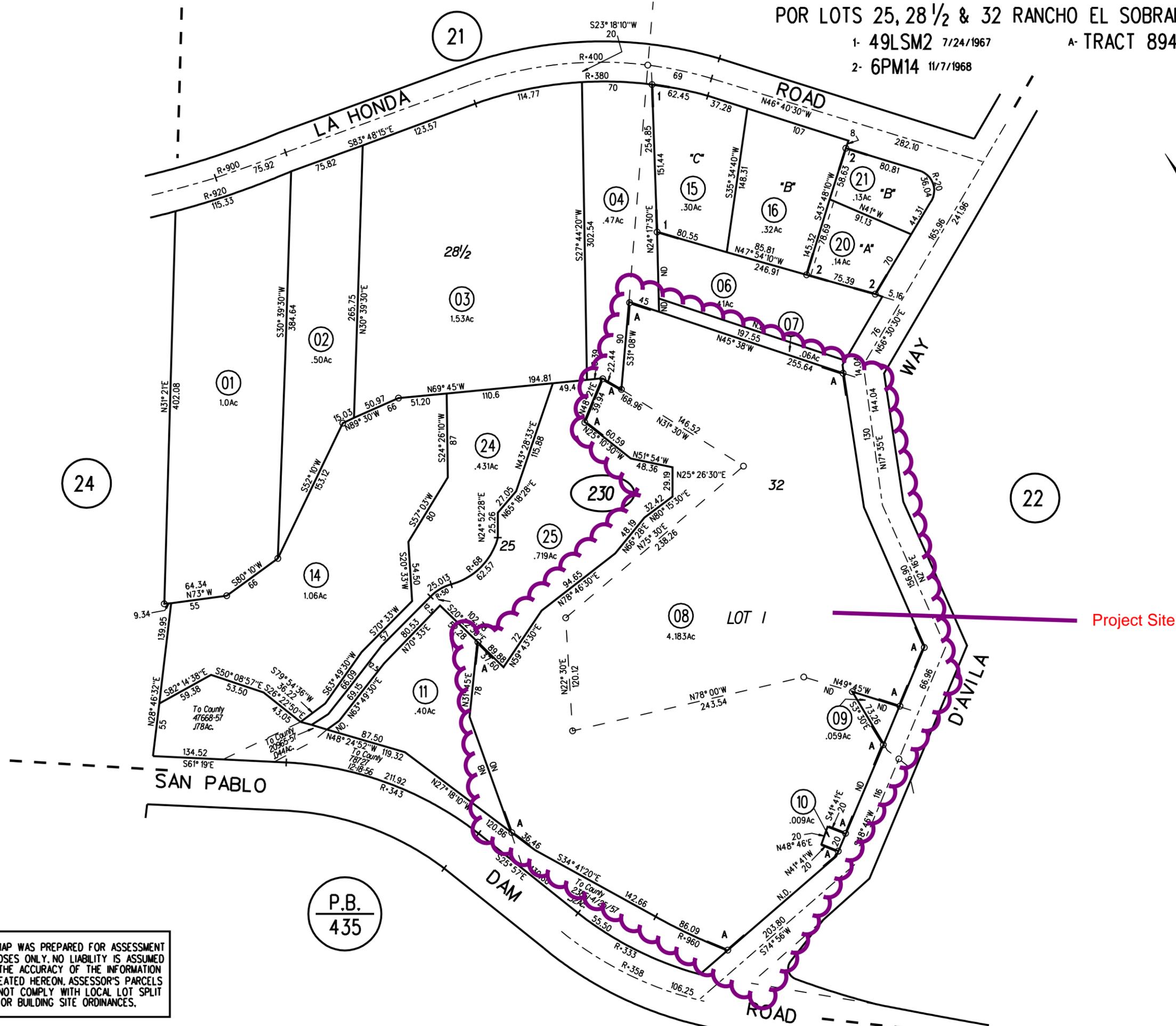
Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
CRS060CP	COA Compliance Check - PW	000651-9660-REV-000-6L060C	1000.00	1000.00
DP016A	Dev Plan Minor Modification (Administrative)	002606-9660-REV-000-5B016A	1500.00	1500.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			2587.00	2587.00

POR LOTS 25, 28 1/2 & 32 RANCHO EL SOBRANTE

1- 49LSM2 7/24/1967
2- 6PM14 11/7/1968

A- TRACT 8940 MB 508-39 (CONDOS) 12/26/2008



Project Site

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.

P.B.
435

230 TR 8940 4/29/09

FM 68/10
ASSESSOR'S MAP
BOOK 433 PAGE 23
CONTRA COSTA COUNTY, CALIF.

Zoning

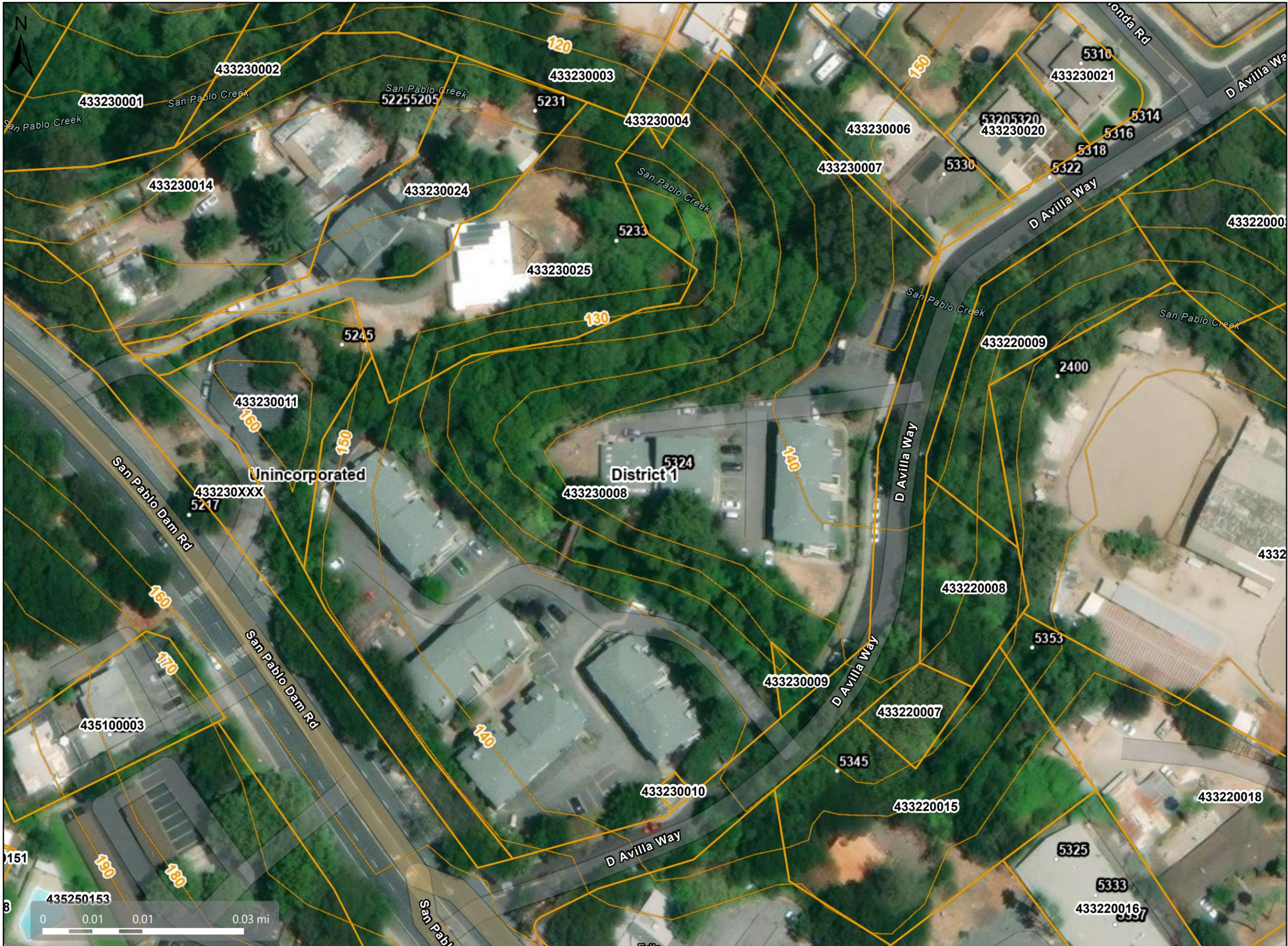


Map Legend

- Assessment
Parcels
- Zoning**
- ZONE_OVER**
- R-7 (Single
Family
Residential)
- M-12 (Multiple
Family
Residential)
- M-29 (Multiple
Family
Residential)
- N-B
(Neighborhood
Business)
- R-B (Retail
Business)
- P-1 (Planned
Unit)
- Unincorporated
- Board of
Supervisors'
Districts
- o 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 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 inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Contours

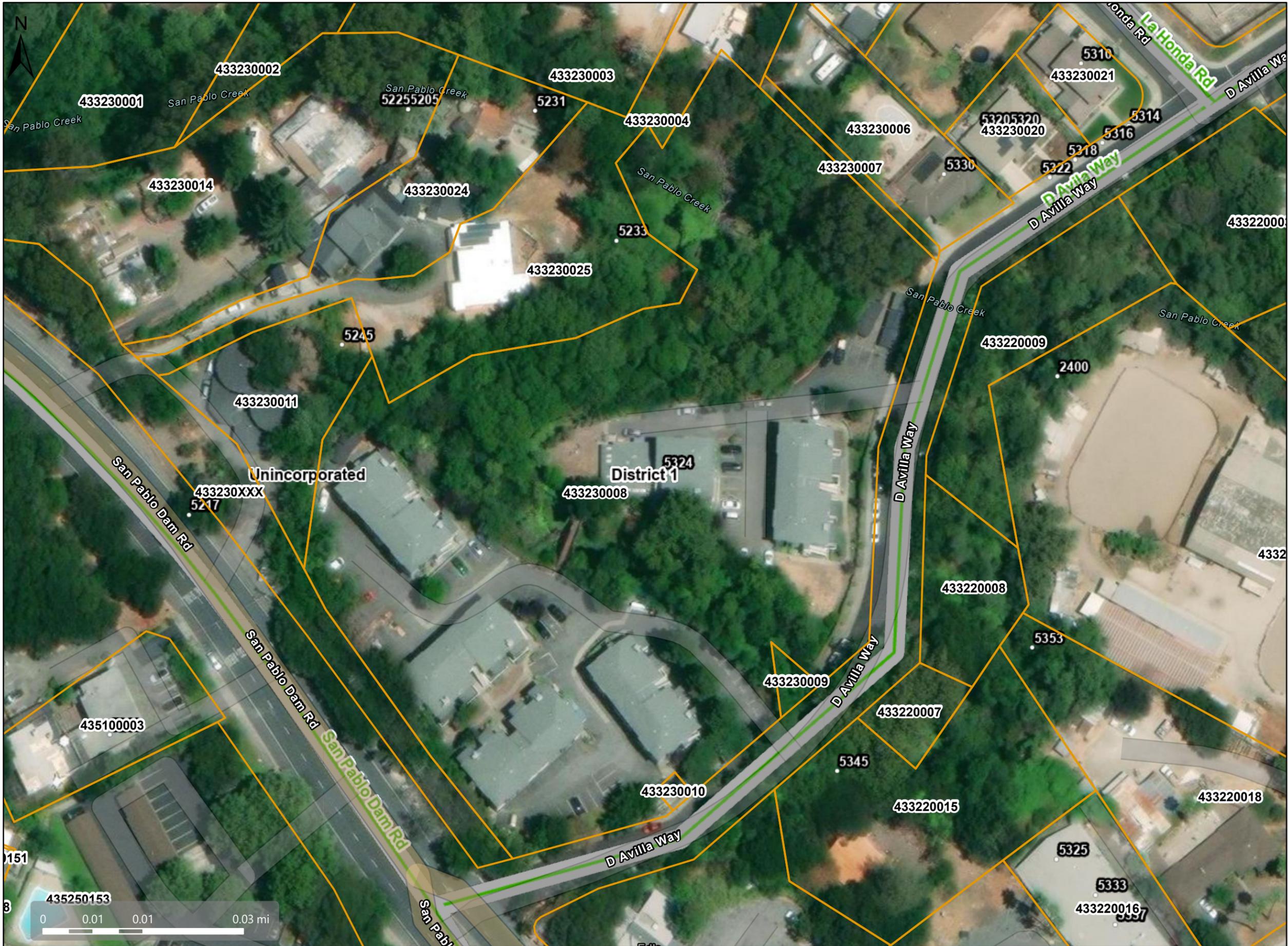


Map Legend

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

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Public Works Maintained Roads



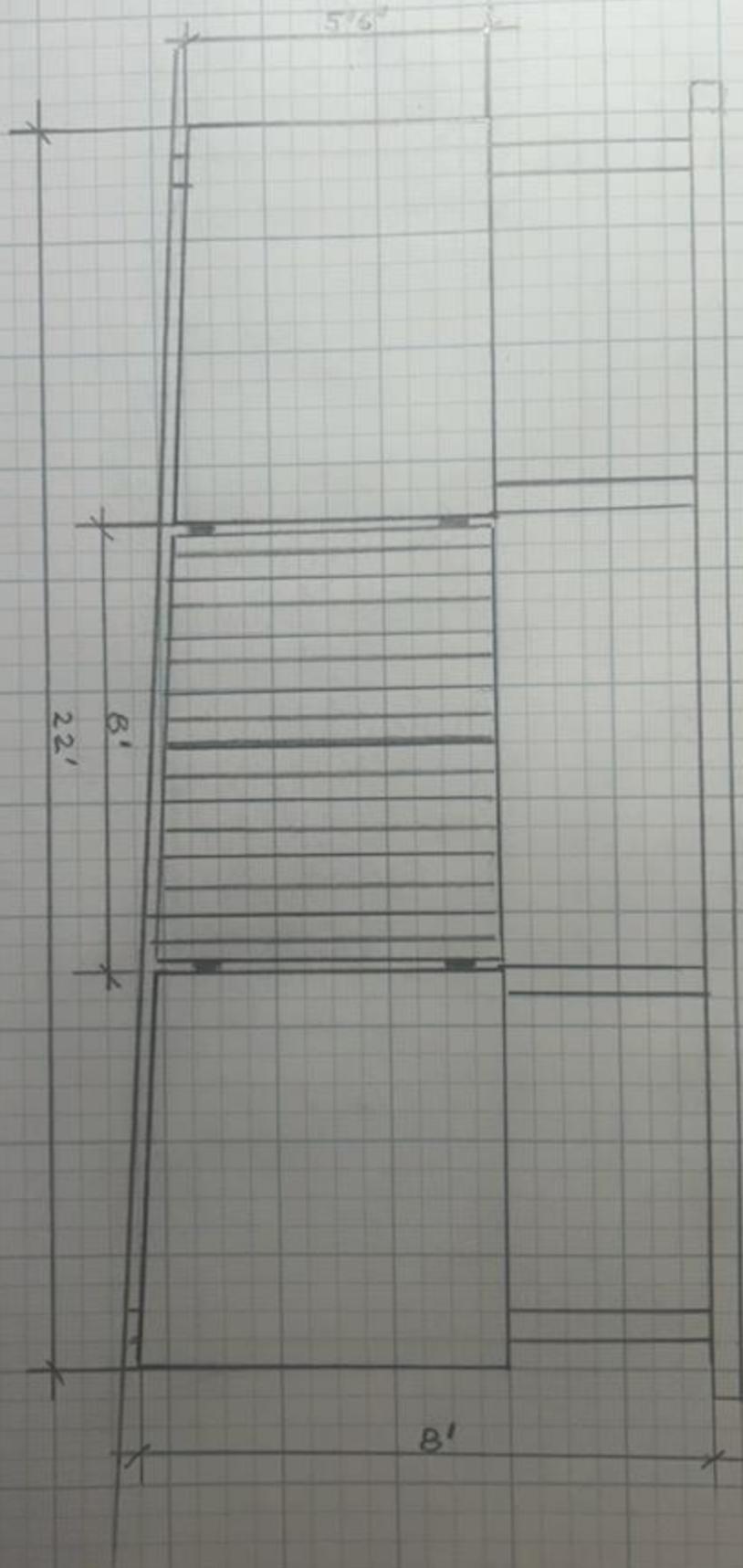
Map Legend

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

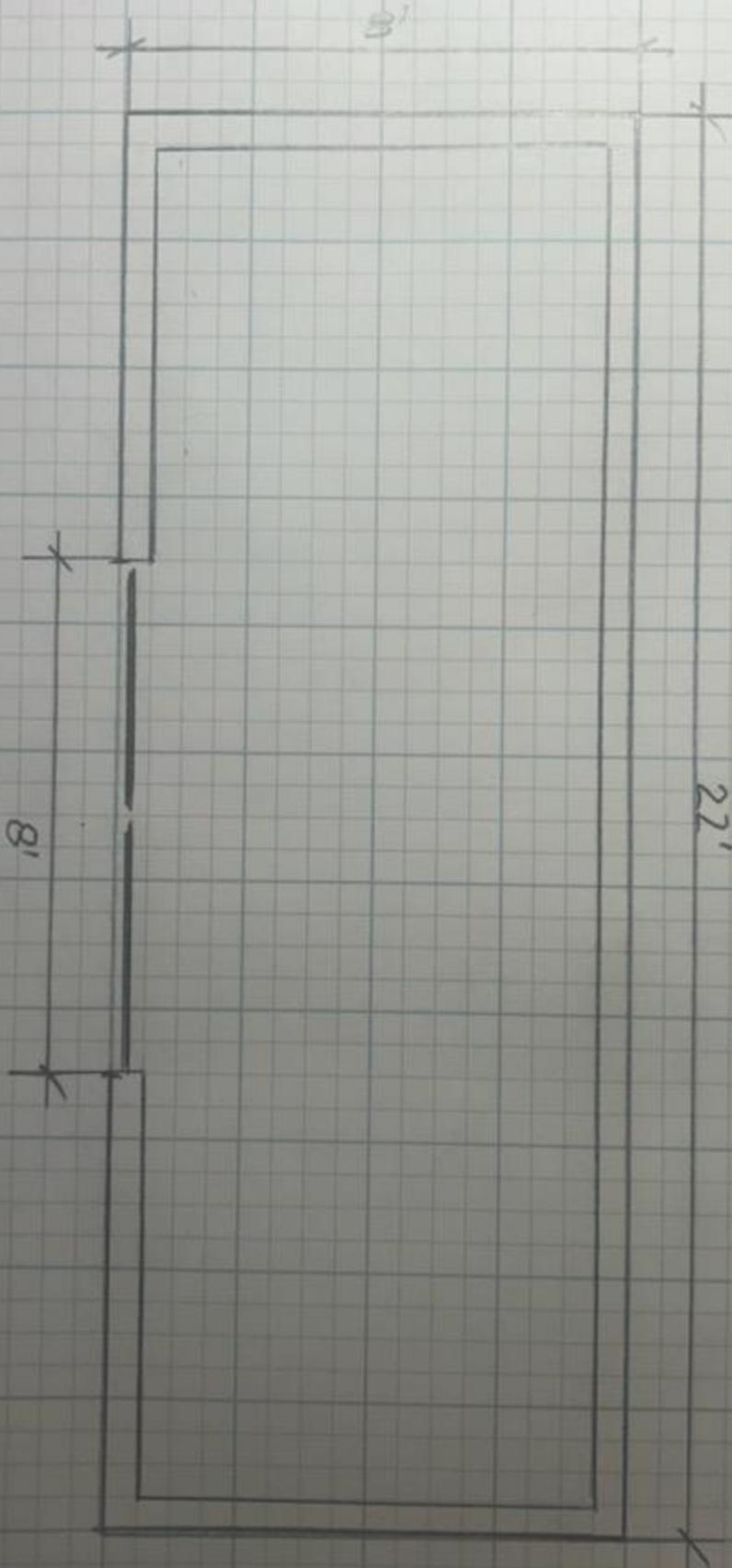
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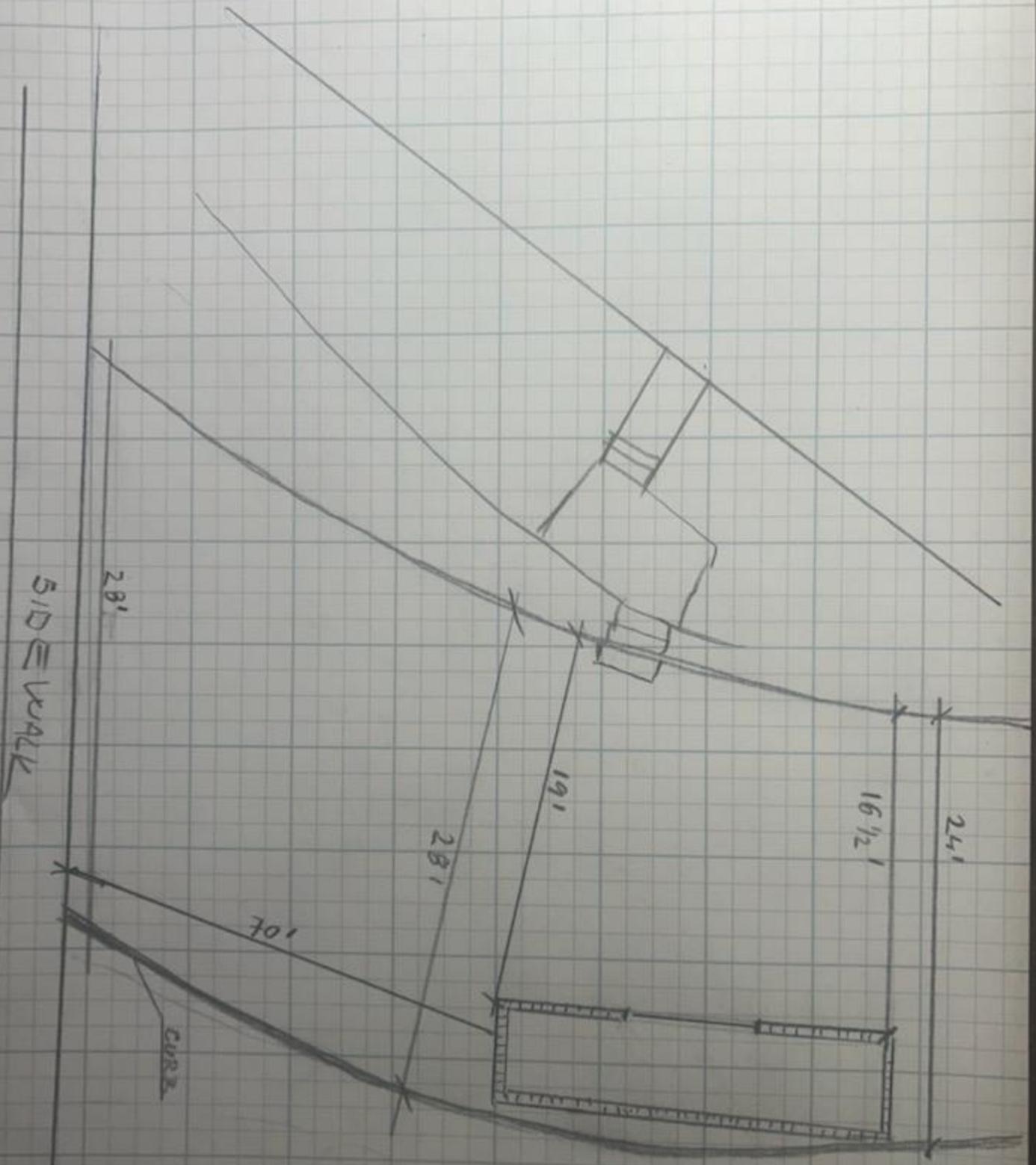




REDWOOD CREEK VILAS GARBAGE
ENCLOSURE



REDWOOD CREEK GARBAGE
ENCLOSURE



RECEIVED on 12/07/2024 CDDP24-03055
By Contra Costa County
Department of Conservation and Development

GARBAGE ONLY
NO FURNITURE
OR MATTRESSES







DO NOT PARK OR BLOCK
NO HAZARDOUS WASTES ACCEPTED

CAUTION KEEP OFF

NO PUBLIC DUMPING \$500.00 FINE

TRASH ONLY
BASURA SOLAMENTE

CAUTION WARNING

2



REPUBLIC SERVICES
510-262-7100
RepublicServices.com





46TH St. END

DO NOT PARK OR BLOCK
UNLAWFUL WASTE ACCEPTED

CAUTION CAUTION
NO FLAMMABLES
NO LIQUIDS

TRUCK ONLY
Blowup SOLID WASTE

CAUTION
KEEP OFF
NO OPEN FLAMES

WARNING
LOAD STEADILY
NO OVERLOADING



REPUBLIC
SERVICES
510-262-7100
RepublicServices.com

2

someone
attention cake?

