



CONTRA COSTA COUNTY

AGENDA

El Sobrante Municipal Advisory Council

Wednesday, December 10, 2025

7:00 PM

El Sobrante Library (4191 Appian Way,
El Sobrante) | Zoom:
<https://cccouny-us.zoom.us/j/875691450>

41

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

APPROVE the 11.12.25 esMAC Meeting Minutes

[25-5194](#)

Attachments: [11.12.25 esMACMinutes](#)

4. Presentations

P.1. County Update, Supervisor John Gioia

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

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

P.4. California Highway Patrol (tentative)

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 - County File Number: CDLP25-02043 (41 CAVORETTO LN, EL SOBRANTE, CA 94803) The applicant requests approval of a land use permit to allow for four new detached tiny homes on wheels on one parcel.

DI.1 - County File Number: CDLP25-02043

[25-5168](#)

Attachments: [CDLP25-02043](#)

DI.2 - (Update) Countywide Noise Ordinance

6. **Public comment on any item under the jurisdiction of the Council and not on this agenda (speakers may be limited to two minutes).**
7. **Information Items**
8. **Subcommittee Reports – Next Clean Up, December 20, 2025**
9. **Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for January 14, 2026

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 #: 25-5194

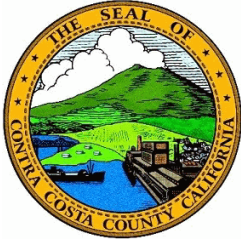
Agenda Date: 12/10/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: APPROVE the 11.12.25 esMAC Meeting Minutes

Information: APPROVE the 11.12.25 esMAC Meeting Minutes



Meeting Minutes

CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

Wednesday, November 12, 2025

7:00 PM El Sobrante Library (4191 Appian Way, 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

00:08:45

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

2. Treasurer's Report

00:09:11

the treasurer's report reflected a balance of \$3,000

3. Approval of Minutes

00:09:27

This was approved.

Motion: Cleveland

Second: McLain

Aye: Cleveland, Edlinger, Hart, Lang, Loyd, McLain, Norris, and Owens

Absent: Hermann

Result: Passed

[25-4703](#)

Attachments: [10.8.25 esMAC Minutes](#)

4. Presentations

P.1. County Update, Supervisor John Gioia

00:09:54

Ronnie Mills office provided updates on current county matters, including the permit revocation for the Smoke Depot at 3770 San Pablo Avenue due to violations involving tobacco sales to minors and unauthorized cannabis sales. The business retains the right to appeal the decision. The office also reported progress on ensuring full state-mandated food benefits for eligible residents following a recent court ruling. District 1 residents were encouraged to apply for openings on county boards and commissions. In response to questions about rabies control services, the office clarified that responsibilities previously held by SOS now fall under county operations.

An update was provided on the development of a revised county noise ordinance, currently in draft form and expected to be brought to the Board of Supervisors. Council members discussed how the community could support this effort and the importance of resident feedback. Additional clarification was provided on the Smoke Depot permit revocation process, including the business' ability to appeal.

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

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

00:18:23

Contra Costa Fire Chief Johnson presented updates on staffing levels, station operations, and call activity. The district reported a decline in residential structure fires, with only two incidents recorded in 2025 and three in 2024. Fire personnel described responses to medical calls, vehicle accidents, and public service needs. Updates were provided on fire code adoptions, the annual open house event, and ongoing work to map wildfire mitigation projects throughout the region.

P.4. California Highway Patrol (tentative)

P.5 Presentation from East Bay Regional Parks District, Wildcat Flow Trail

00:43:27

Representatives from the East Bay Regional Park District provided an overview of the proposed Wildcat Canyon Trail project. The goal of the project is to reduce environmental impacts, improve safety, and accommodate downhill mountain biking while maintaining access for hikers on existing trails, such as the Mezu Trail. The project will undergo a full Environmental Impact Report (EIR), allowing for robust public review and input. Questions addressed trail directionality, e-bike use, trail maintenance responsibilities, and volunteer opportunities. Parking concerns and school-area traffic impacts were also raised and will be incorporated into the EIR analysis.

Residents and council members offered extensive input on the proposed trail. Concerns included the need for pre-project data collection on existing trail use, safety issues for hikers, potential impacts on wildlife and biodiversity, and the perception that the project may disproportionately benefit a small special-interest group. Park staff described current and planned data-gathering methods, including AI tracking, Strava data, and trail counters, and reaffirmed the importance of community input in shaping the scope of the studies. Questions were raised about long-term maintenance costs, fairness of the process, and whether events or races might be held on the trail; staff clarified that no racing events are planned at this time.

Supporters of the project-including youth mountain bikers and community members-highlighted the

need for safe, legal bike routes and the positive benefits for local youth. Opponents expressed concerns about solitude, potential landslides, increased traffic, and environmental impacts.

Further comments reflected a wide range of viewpoints, including concerns regarding wildlife impacts, increased park use, parking limitations, and wildfire risk. Others spoke about the value of youth recreation opportunities and the importance of legal, managed trails as an alternative to illegal trail construction.

The council discussed how best to organize community input, suggesting a structured approach that groups feedback into pros and cons. Questions were raised about the timeline of the project and opportunities for early public engagement. Park District staff noted that the next step will be the release of the Notice of Preparation for the EIR, which will begin the formal public comment period.

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

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

00:30:18

Community members raised several issues, including speeding and heavy truck traffic along Pebble Drive, with suggestions for speed bumps and weight limits. Residents were encouraged to work with Supervisor Gioia's office for next steps. Another resident reported difficulty locating the owner of a neighboring property where a deceased deer remained unaddressed; council members recommended contacting the county assessor's office for ownership information.

7. Information Items

02:12:02

Council members discussed an coming osteoporosis discussion being held at the Good Table as well as a December Market event held by Planting Justice.

8. Subcommittee Reports – Next Clean Up, November 15, 2025

02:18:46

Council members discussed the coming third Saturday Community Clean Up and the November 29 Hometown Holiday Fair event

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

02:23:54

The meeting concluded with an emphasis on transparency, ongoing community involvement, and the importance of gathering data before final decisions are made.

The next meeting is currently scheduled for December 10

Adjourn

02:24:15

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 #: 25-5168

Agenda Date: 12/10/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: DI.1 - County File Number: CDLP25-02043

Information:

DI.1 - County File Number: CDLP25-02043



AGENCY COMMENT REQUEST

Date 11/24/2025

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
☒ Consolidated – (email) fire@cccfd.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
☒ 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
El Sobrante Planning and Zoning Agency

Please submit your comments to:

Project Planner Dominique Vogelpohl
Phone # 925-655-2880
E-mail dominique.vogelpohl@dcd.cccounty.ca.gov
County File # CDLP25-02043
Prior to 12/24/2025

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: CDLP25-02043

File Date: 11/24/2025

Applicant:

JAN DERRICK TRE DUGGER DUGGER JAN
DERRICK TRE
41 CAVORETTO LN
EL SOBRANTE, CA 94803 340

dddugger@gmail.com
(510) 815-5974

Property Owner:

JAN DERRICK TRE DUGGER
41 CAVORETTO LN
EL SOBRANTE, CA 94803 340

dddugger@gmail.com
(510) 815-5974

Project Description:

The applicant requests approval of a land use permit to allow for four new detached tiny homes on wheels on one parcel.

Project Location: (Address: 41 CAVORETTO LN, EL SOBRANTE, CA 94803 340), (APN: 435120025)

Additional APNs:

General Plan Designation(s): RLM

Zoning District(s): R-7

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

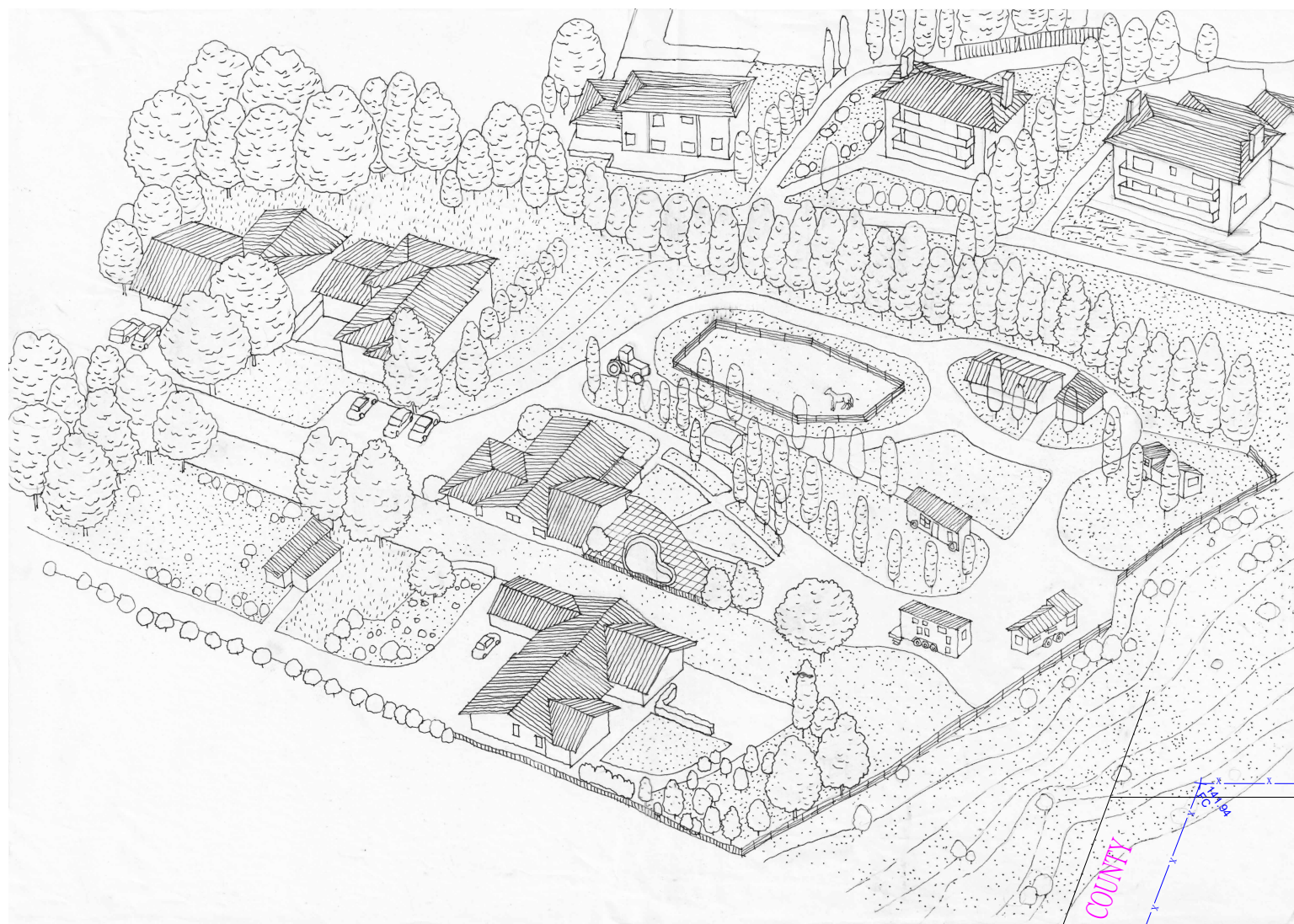
Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan:

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
83PW	Planning Application Requiring PW Review and Comment	000651-9660-REV-000-6L83PW	1000.00	1000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS027B	Land Use Permit - Other	000350-9665-REV-000-5B027B	5500.00	5500.00
Total:			6662.00	6662.00

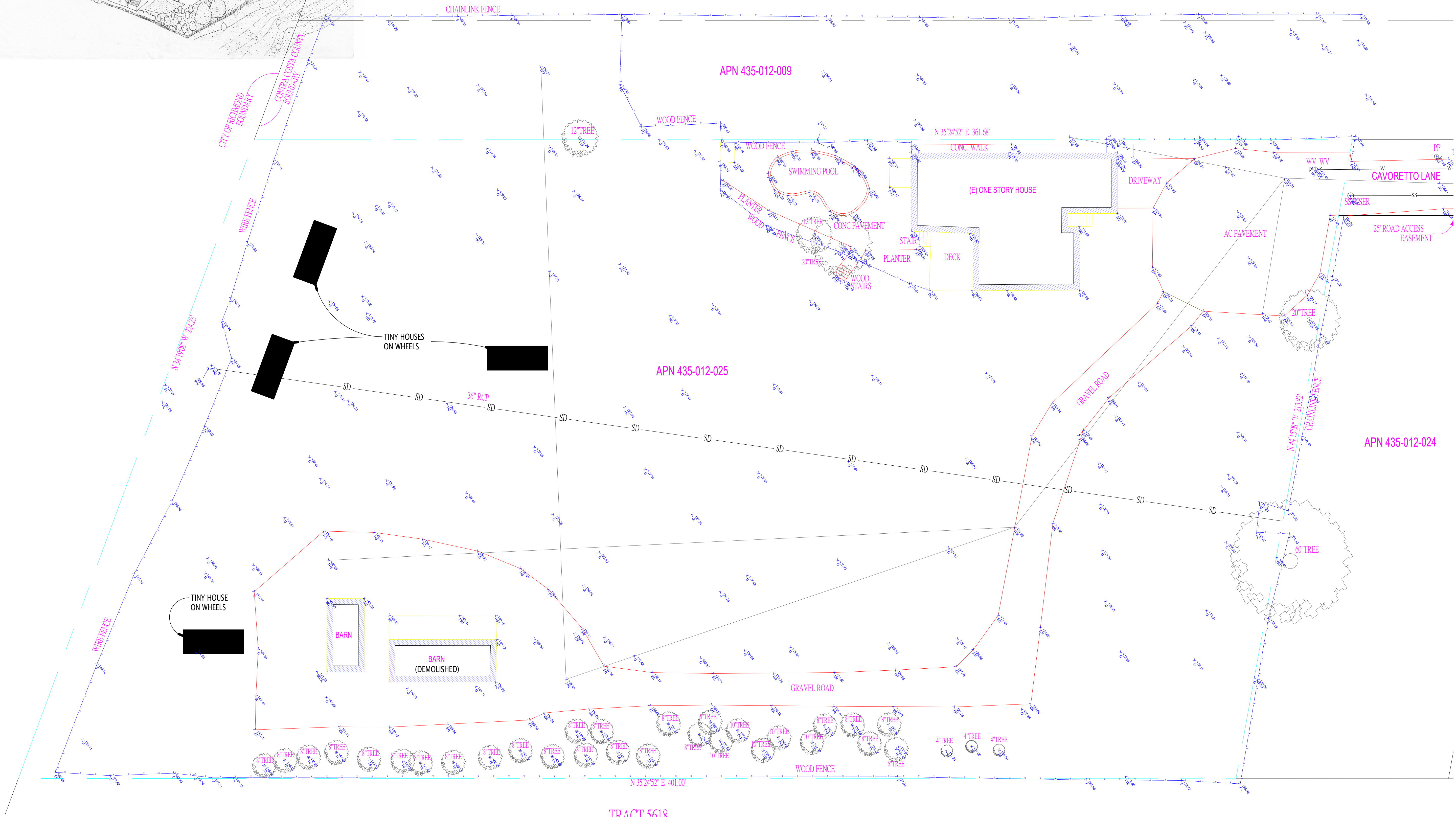


RECEIVED on 11/24/2025 **CDLP25-02043**
By Contra Costa County
Department of Conservation and Development

41 CAVORETTO LN, EL SOBRANTE, CA94803
OWNER: JAN D DUGGER, PHONE: 5108155974

PARCEL NUMBER: 435-120-025
ZONING: R-7
GENERAL PLAN: SH
LOT SIZE: 80,940 SQ FT
TYPE OF CONSTRUCTION (MAIN RESIDENCE):
V-8
OF STORIES: (E) = 1 (NO CHANGE)
HEIGHT: (E) = ~18'-3" (NO CHANGE)
EXISTING LIVABLE SPACE MAIN RESIDENCE:
1,956 SQ FT
EXISTING LOT COVERAGE: 2,403 SQ FT /
80,940 SQ FT = 3%

SCOPE OF WORK:
THE PROJECT SCOPE INCLUDES
CONDITIONAL USE PERMIT TO ALLOW TINY
HOUSES ON WHEELS.



1 SITE PLAN WITH TINY HOUSES ON WHEELS
1/16" = 1'-0"

No.	Description	Date

SITE PLAN	
Project number	41 Cavoretto Ln
Date	11/21/2025
Drawn by	—
Checked by	—
A1	
Scale	1/16" = 1'-0"



Map Legend

- County Border
- Assessment
Parcels
- Unincorporated
- City Limits
- Board of
Supervisors'
Districts



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

General Plan - Residential Medium Density

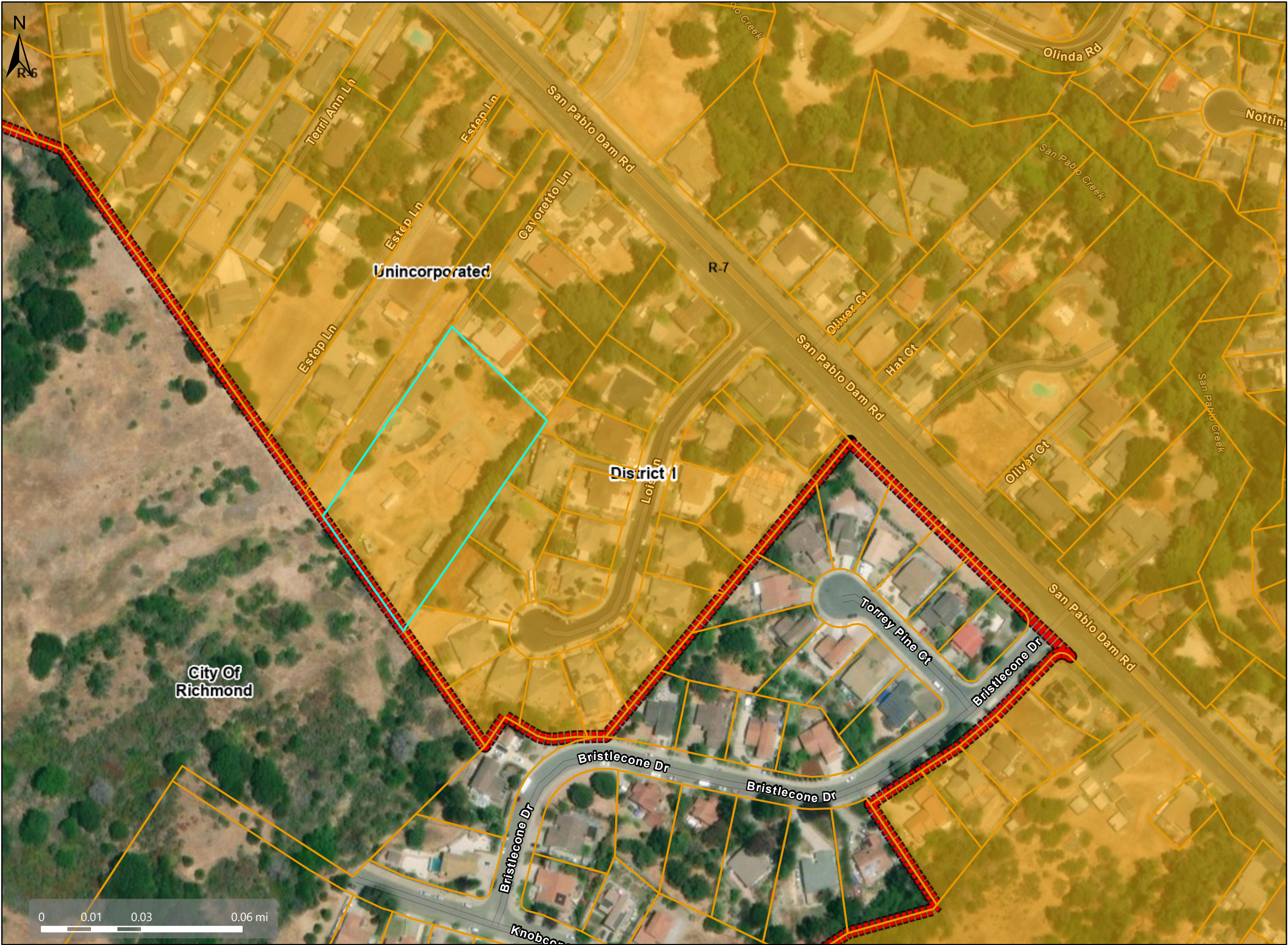


Map Legend

- County Border
- Assessment Parcels
- General Plan
 - RL (Residential Low Density) (1-3 du/na)
 - RLM (Residential Low-Medium Density) (3-7 du/na)
 - RC (Resource Conservation)
 - Unincorporated
- City Limits
- Board of Supervisors' Districts

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 - R-7



Map Legend

- County Border
- Assessment Parcels
- Zoning
- ZONE_OVER
 - R-6 (Single Family Residential)
 - R-7 (Single Family Residential)
 - Unincorporated
- City Limits
- Board of Supervisors' Districts

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