

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Wednesday, March 12, 2025

7:00 PM

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

El Sobrante Municipal Advisory Council

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

00:00:33

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

2. Treasurer's Report

00:00:49

\$2,901. Ronnie mentions following up on badges and waiting for a response

3. Approval of Minutes

00:01:07

Approval of the February minutes was discussed, with corrections suggested by Jedd Hart and George Cleveland and a motion to approve the minutes with corrections.

approve the February 12, 2025 esMAC minutes

[25-874](#)

<u>Attachments:</u>	<u>2.12.25 Minutes</u>
Motion:	Cleveland
Second:	Lang
Aye:	Cleveland, Lang, Loyd, McLain, and Norris
Abstain:	Edlinger, and Hart
Late:	Owens

Result: **Passed**

4. Presentations

00:3:50

P.1. County Update, Supervisor John Gioia

Ronnie providing an update on the San Pablo dam road rehabilitation. Ronnie explained that the road slope southeast of La Honda will be covered by 80% federal funding and 20% local funding, with projected completion in summer 2026. Ronnie also mentioned current vacancies on various advisory boards and ways to get involved in community service.

Additional discussion including the noise ordinance on the agenda to ensure it is not forgotten, the possibility of federal funding for road improvements, with Ronnie expressing confidence in securing some funding, and inquires about the impact of budget cuts on the county, with Ronnie stating no significant impact has been noted yet.

P.2. Contra Costa County Fire Protection District Update, Chief Dominic Ciotola

Chief Ciolota outlined recent fire district upgrades, including more staff, six new fire engines, two ladder trucks, and a new fire and wildland fire center with helicopters and canine support. He also introduced a nurse navigator program to reduce 911 calls and ER visits. He urged residents to maintain defensible space, keep emergency supplies, and use the Genesis app for real-time updates. A county pre-planning meeting for wildfire season was announced for April. Thomas Lang raised concerns about miscommunication during a previous wildfire, suggesting direct contact between the neighborhood and the fire department. Chief Ciolota agreed to address the issue.

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

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 Hearings.

DI.1 - The applicant requests a Land Use Permit to amend CDLP91-02036 to legalize an existing 960-square-foot modular building at an existing childcare facility, an existing 4-foot-tall retaining wall, and landscaping improvements. The project includes a Tree Permit to allow dripline encroachment of at least one code-protected tree on a further subdividable lot. The application does not include an MWELo review. (See Code Enforcement case CECF24-01048 for more information on prior unauthorized construction.)

01:17:09

A second land use permit was introduced for a modular building and landscaping improvements near the post office. The discussion included concerns about existing unpermitted construction, such as a childcare facility and a retaining wall. The council emphasized the need for compliance with county regulations and suggested landscaping the retaining wall to enhance the property's appearance. Committee members provided various suggestions, including landscape improvements, the importance

of clear addresses, and a new approach to crafting agendas. A county-wide meeting register was also discussed.

[25-767](#)

Attachments: [\(County File Number, CDLP25-02006\)](#)

***UPDATE** DI.2 - The applicant is moving towards a development that has less parking and is higher in height for the proposed reconfiguration of 3 lots into 2 lots (Lot A & B). The scope includes doing an addition to the existing car wash and an increase of vacuum stations. The scope also includes demolishing the adjacent existing building to construct a multi-story apartment building on Lot A. Lot A will also include a new park area.*

00:34:44

Scott Galka, the project architect, presented a plan to expand the car wash, add vacuum stations, and build a multi-story apartment complex. The project aimed to balance the car wash, community park, and housing, but concerns were raised about parking and noise. Dr. McLain suggested reducing the number of vacuum stations to create more parking. Mikki Norris emphasized the park's importance and urged the car wash to be a responsible neighbor, addressing noise and chemical issues. Tom Owens recommended reconfiguring the vacuum stations to provide more parking for two-bedroom apartments. The council supported the project in principle but requested further adjustments, including additional parking and better communication with the car wash owners.

[25-768](#)

Attachments: [County File Number, CDPR24-00009](#)

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

01:25:12

Lang opened the floor for public comment, with discussions on weekly sign-waving events, the 'Indivisible' El Sobrante movement, the importance of public explanations of community efforts, Citizens for a Greener El Sobrante, park entrance concerns, and the need to repaint and restripe a dangerous intersection. Jurisdiction issues were raised regarding a section of Dam Road maintained by Richmond, its heavy use by El Sobrante residents, the Swim Club's location, and clarifications about El Cerrito's city status. A suggestion was made to notify the city about dangerous intersections and parking concerns. Community safety discussions highlighted the need for accurate location reporting, Caltrans' ownership of traffic cameras, and their potential use for law enforcement. Updates were shared on a church's 70th anniversary, the Good Table Cafe opening, and a district project grant application through Buffy Wicks' office.

7. Information Items

Information Reports by MAC members.

8. Subcommittee Reports – Next Clean Up, March 15, 2025, 10a-12p

01:37:15

The community shed will be open on Saturdays, and volunteers are needed. Norris shared details about the Earth Day event on April 19, which will feature cleanup activities and entertainment in partnership

with SOS Richmond Green Team and the Chamber of Commerce. She is seeking suggestions for entertainment and informational tables and encourages community organizations to participate by setting up their own tables.

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

01:42:32

Lang requested suggestions for speakers for upcoming meetings. Participants discussed the impact of Medicaid cuts on the county hospital, with interest in adding it to a future agenda. In honor of Earth Day, a local ecosystem presentation was proposed and supported. Additional agenda topics included school district funding, traffic concerns, and environmental issues. There was also interest in hearing from local clubs like the Elks and Moose about their community efforts. A report on Richmond's District 4, which includes part of El Sobrante, was requested, and a presentation on the park's impact on mental health was discussed. The meeting concluded with thanks for the discussions.

The next meeting is currently scheduled for April 9, 2025

Adjourn

01:47:31

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