



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
☒ Consolidated – (email) 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)
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

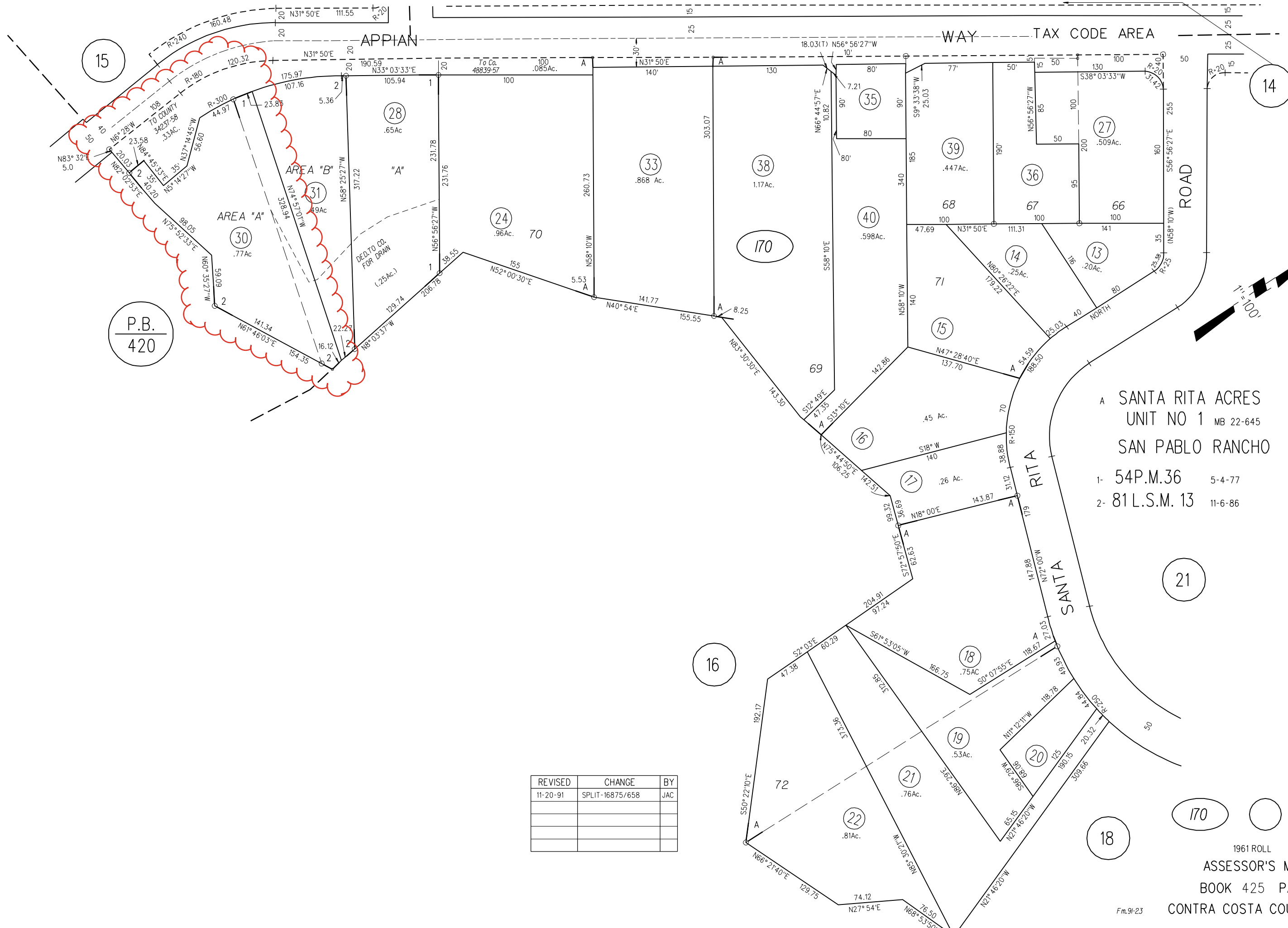
Sanitary District: WEST CO WASTEWATER

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 \$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
Total:			7662.00	7662.00



P.B.
420

AREA "B"

AREA "A"

DED. TO CO.
FOR DRAIN
(.25Ac.)

A SANTA RITA ACRES
UNIT NO 1 MB 22-645
SAN PABLO RANCHO
1- 54P.M.36 5-4-77
2- 81L.S.M. 13 11-6-86

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

170

21

18

170

Fm.91-23

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

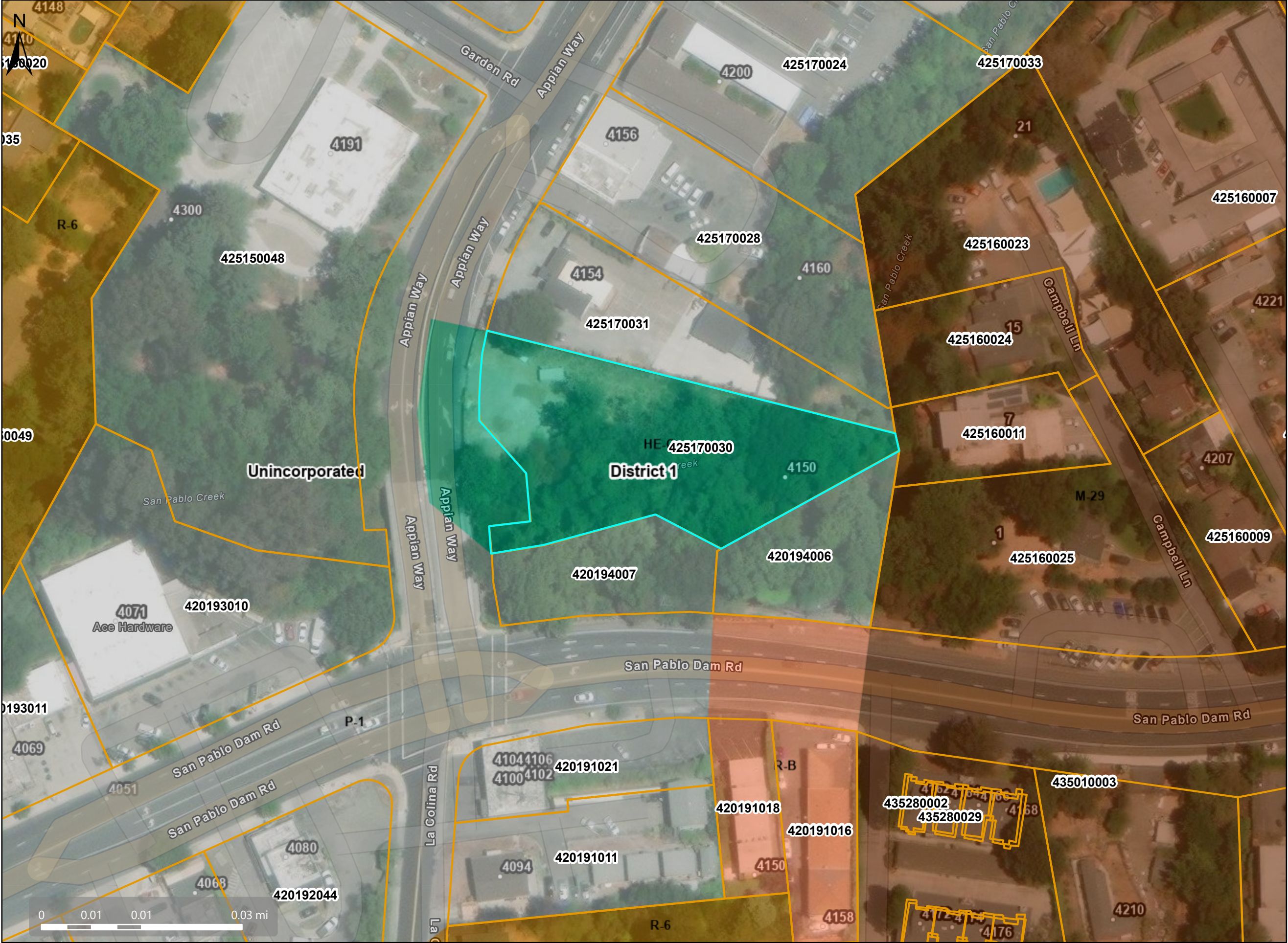
Supervisors'

Districts

Address Points

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



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)

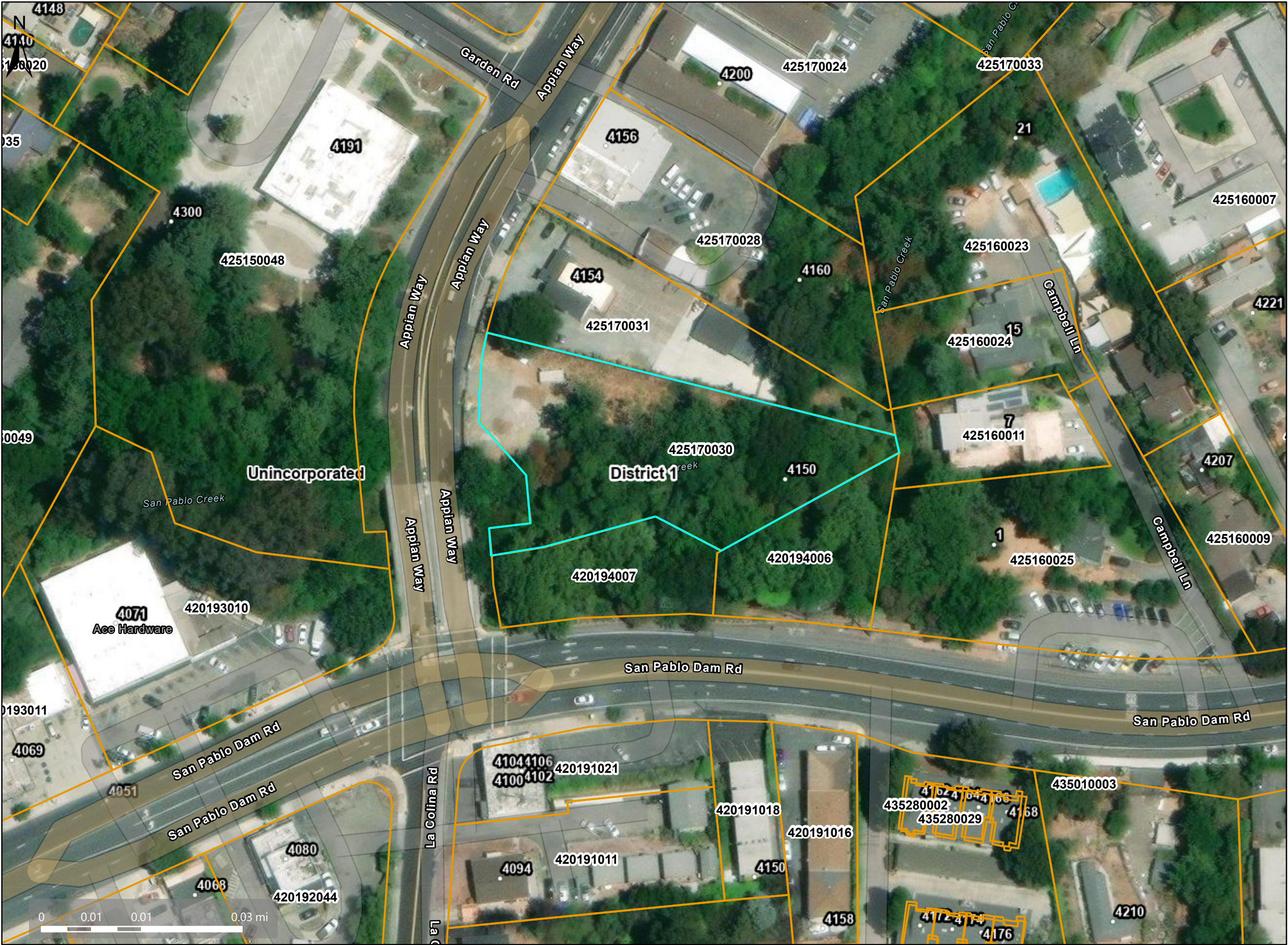
HE-C (Housing Element Consistency)

Unincorporated

Board of Supervisors' Districts

Address Points

Orthophotography

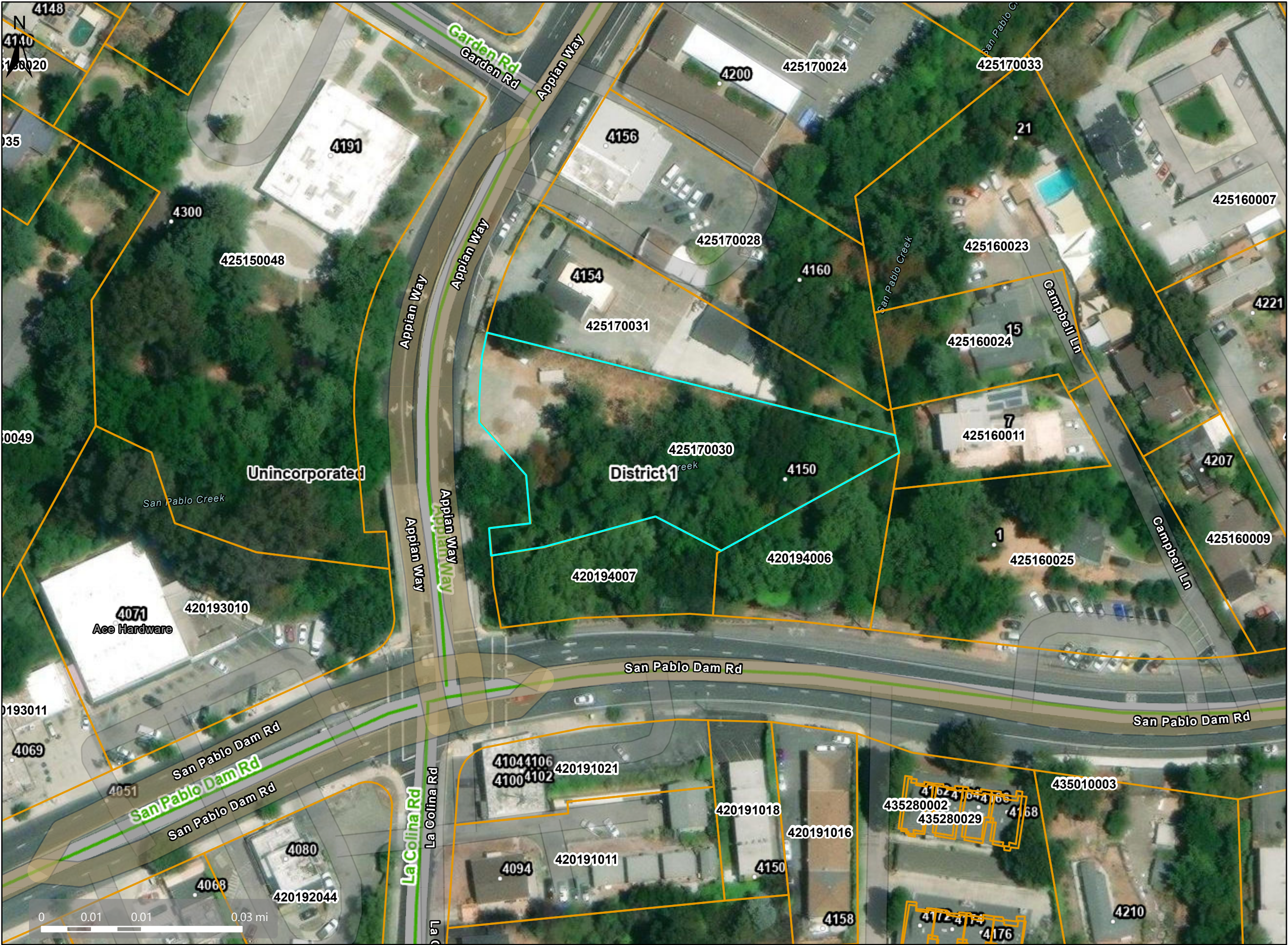


Map Legend

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

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PWD Maintained Roads



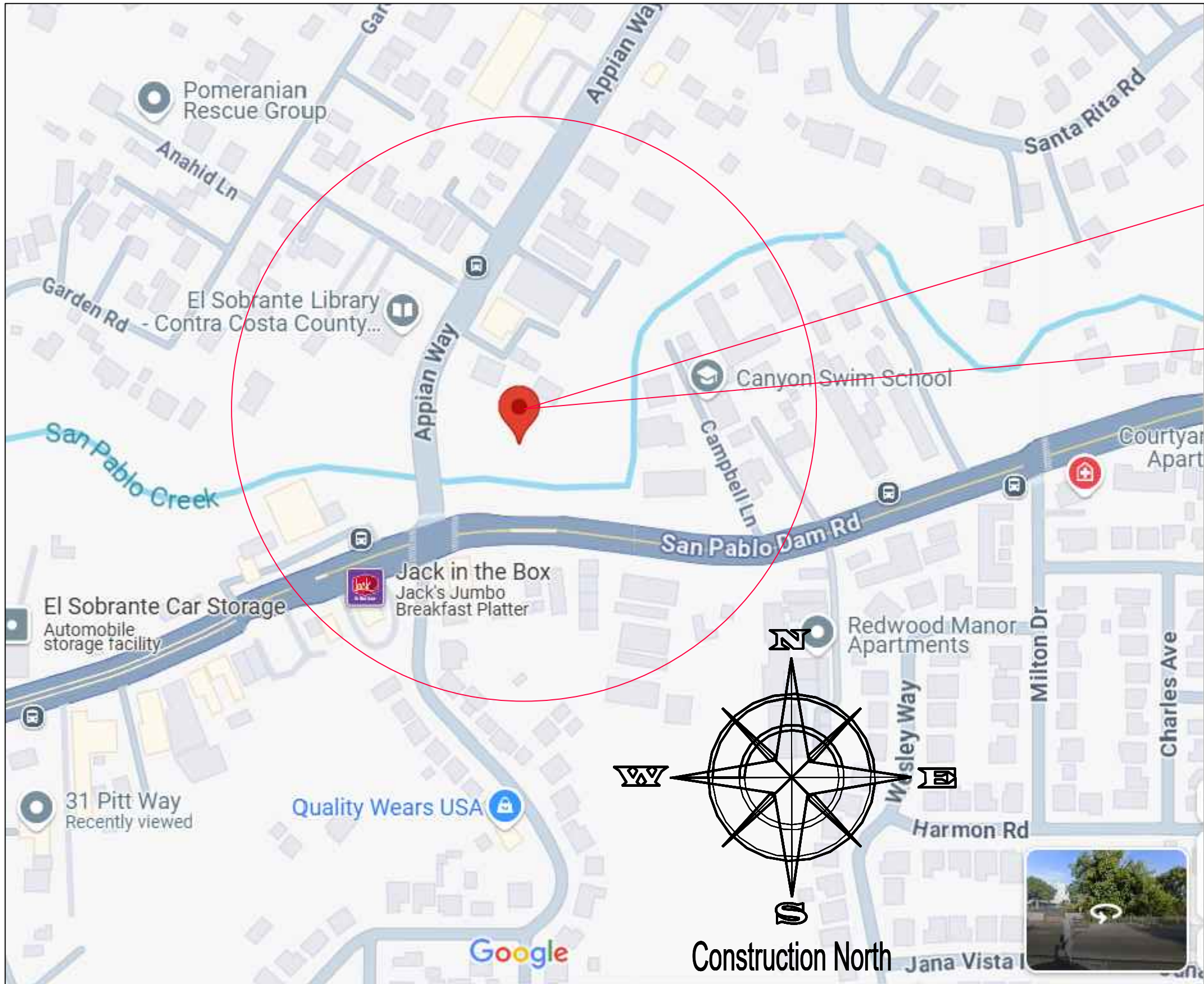
Map Legend

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



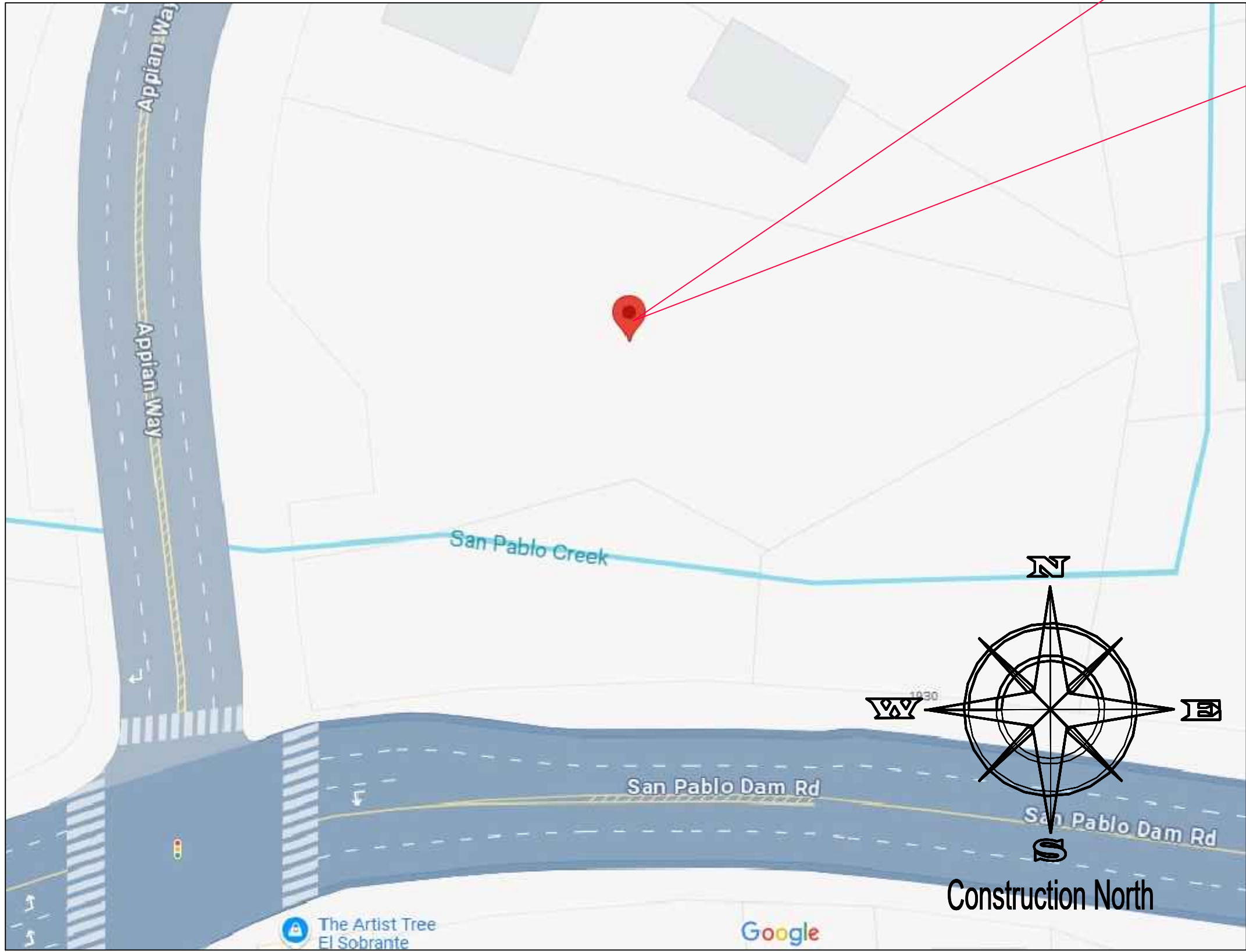
*NEW 3 STORY GROUP HOME FACILITY
to the Existing Vacant Lot
4150 Appian Way, El Sobrante, California*

A0



VICINITY MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS

PROJECT SITE

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

AREA OF WORK

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

PARKING:

MEDICAL SERVICE: 1 SPACE PER 3 BEDS

PARKING REQUIRED: $40 \times 1/3 = 13.33 = 14$ 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

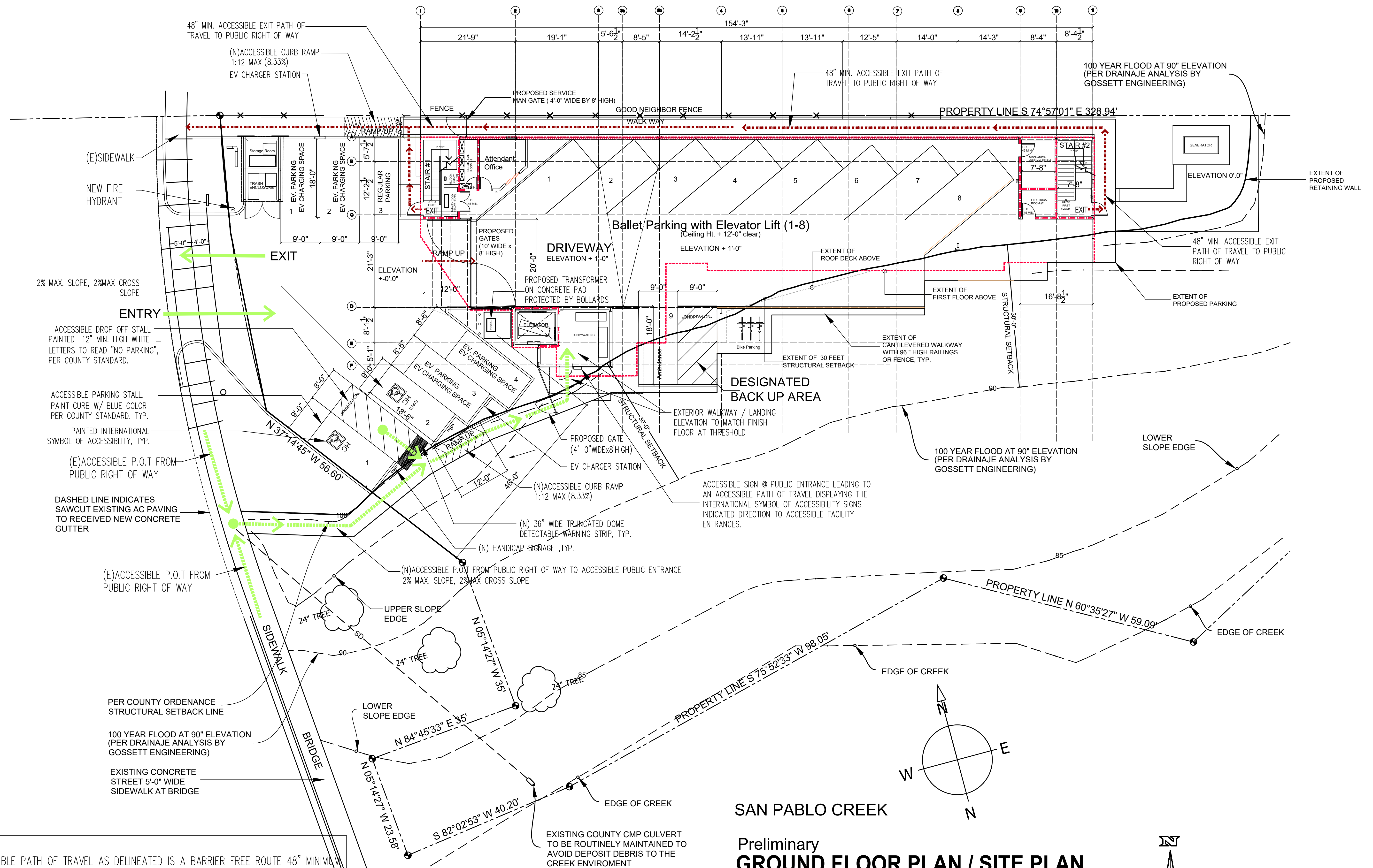
DRAFSTOPPING: NOT REQUIRED, BUILDING IS FULLY SPRINKLER THROUGHOUT

SMOKE BARRIER: NOT REQUIRED, 1ST AND 2ND FLOOR AREAS IS LESS THAN 6,000 SF.

GROUND FLOOR - OPEN GARAGE

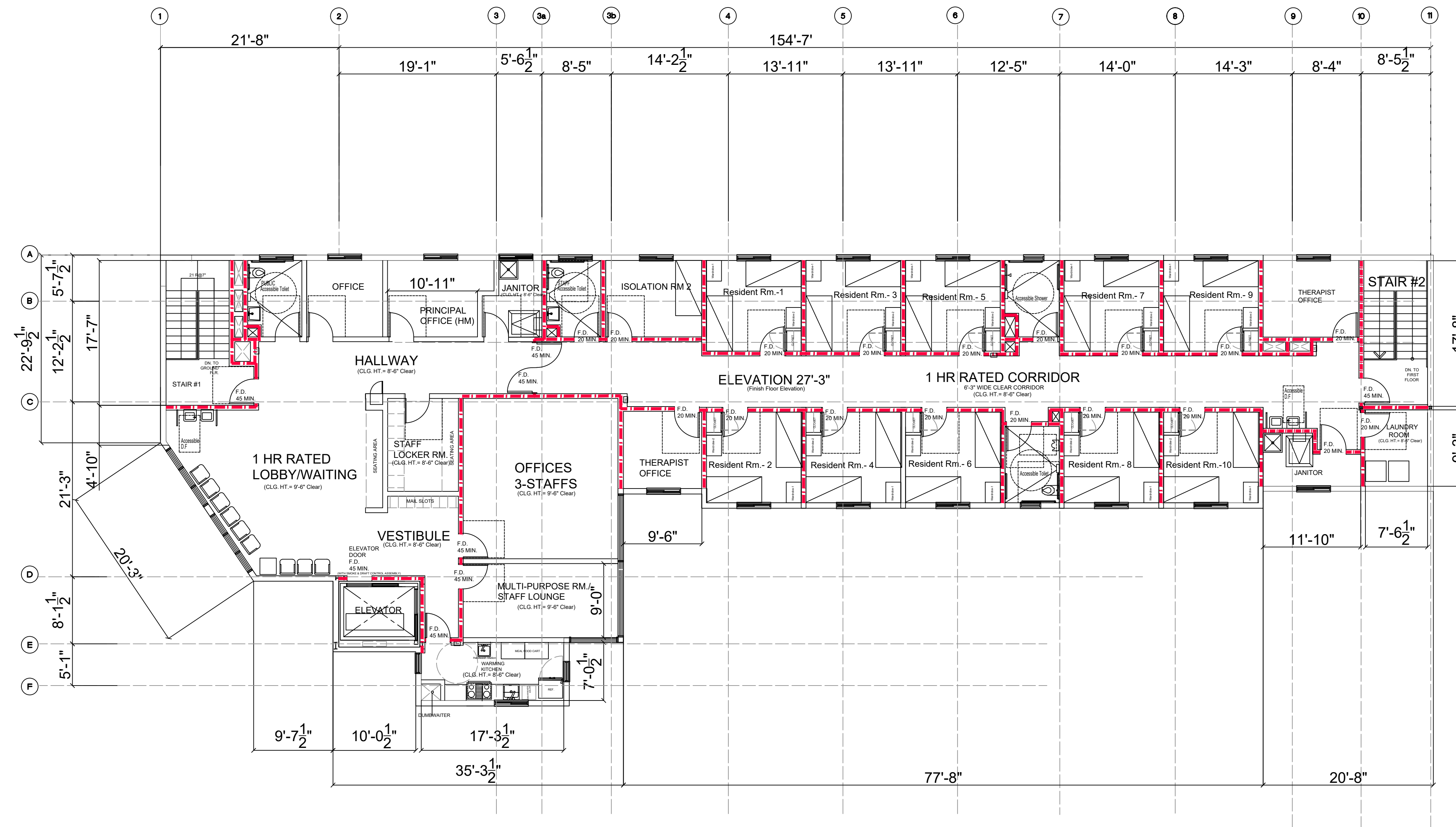
A0.1





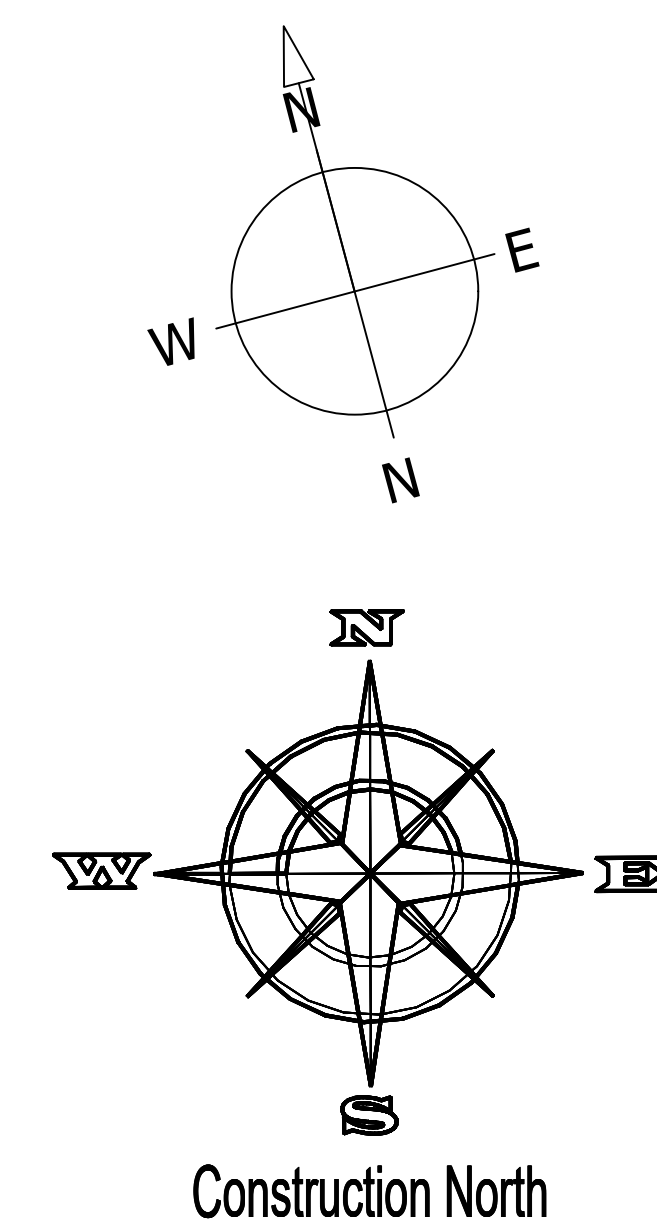
A1





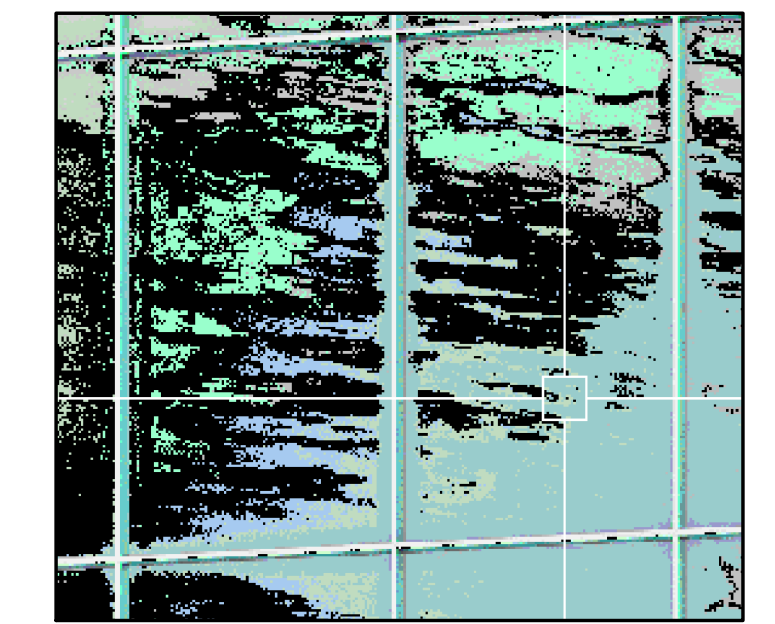
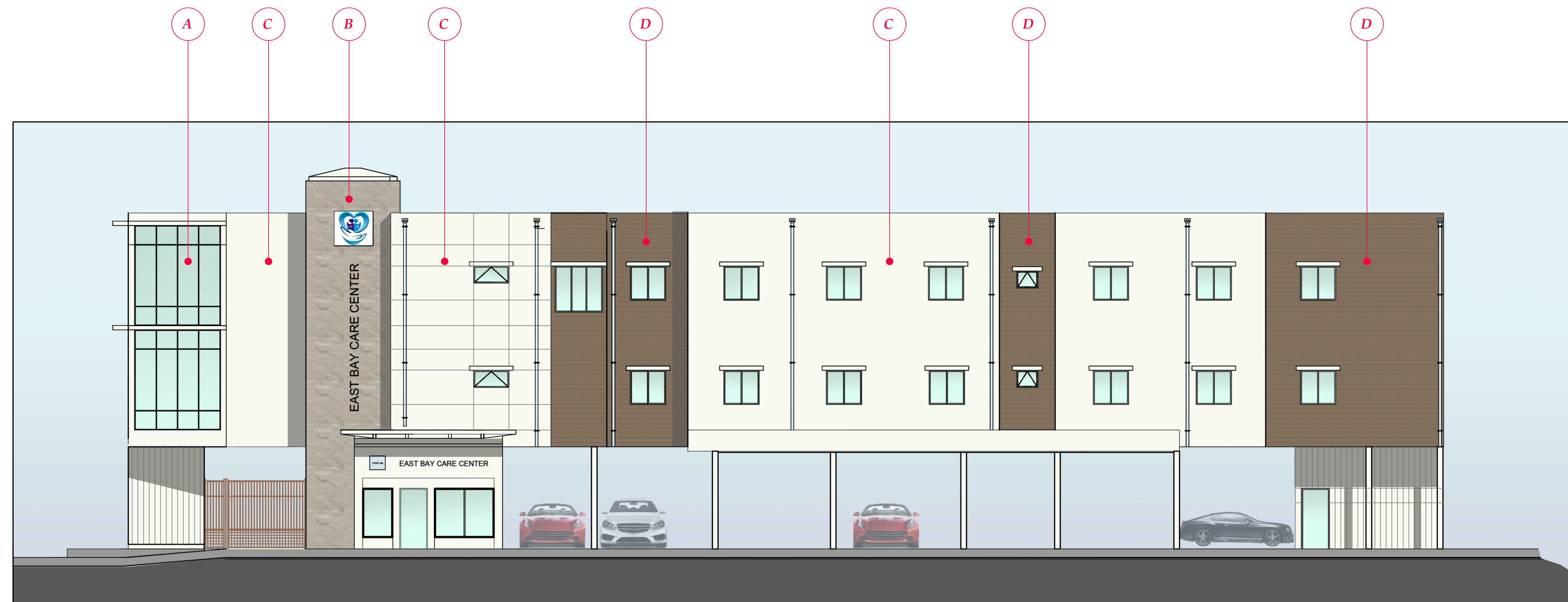
Preliminary
SECOND FLOOR PLAN
 AREA: 4,998 SF

NEW 3 STORY GROUP HOME FACILITY
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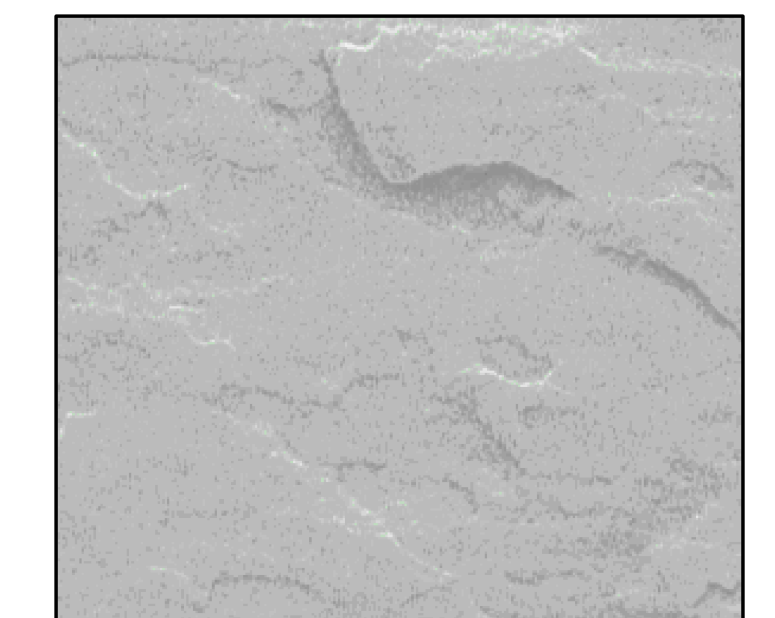


A3





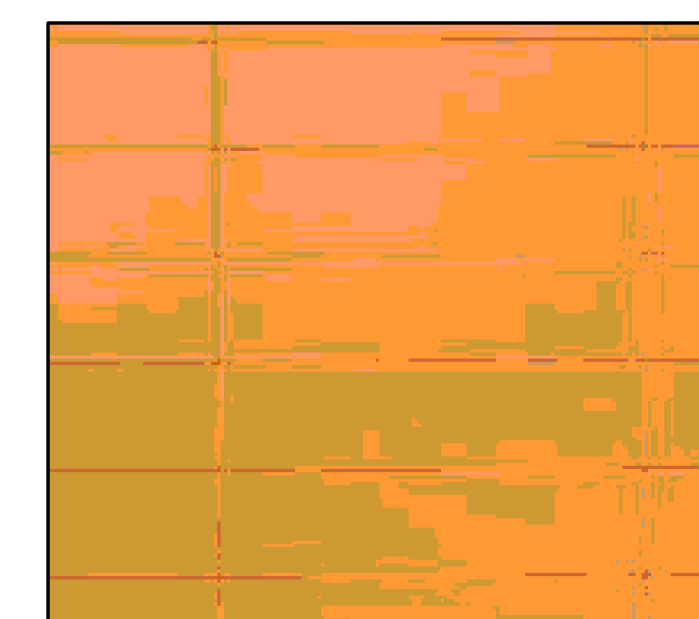
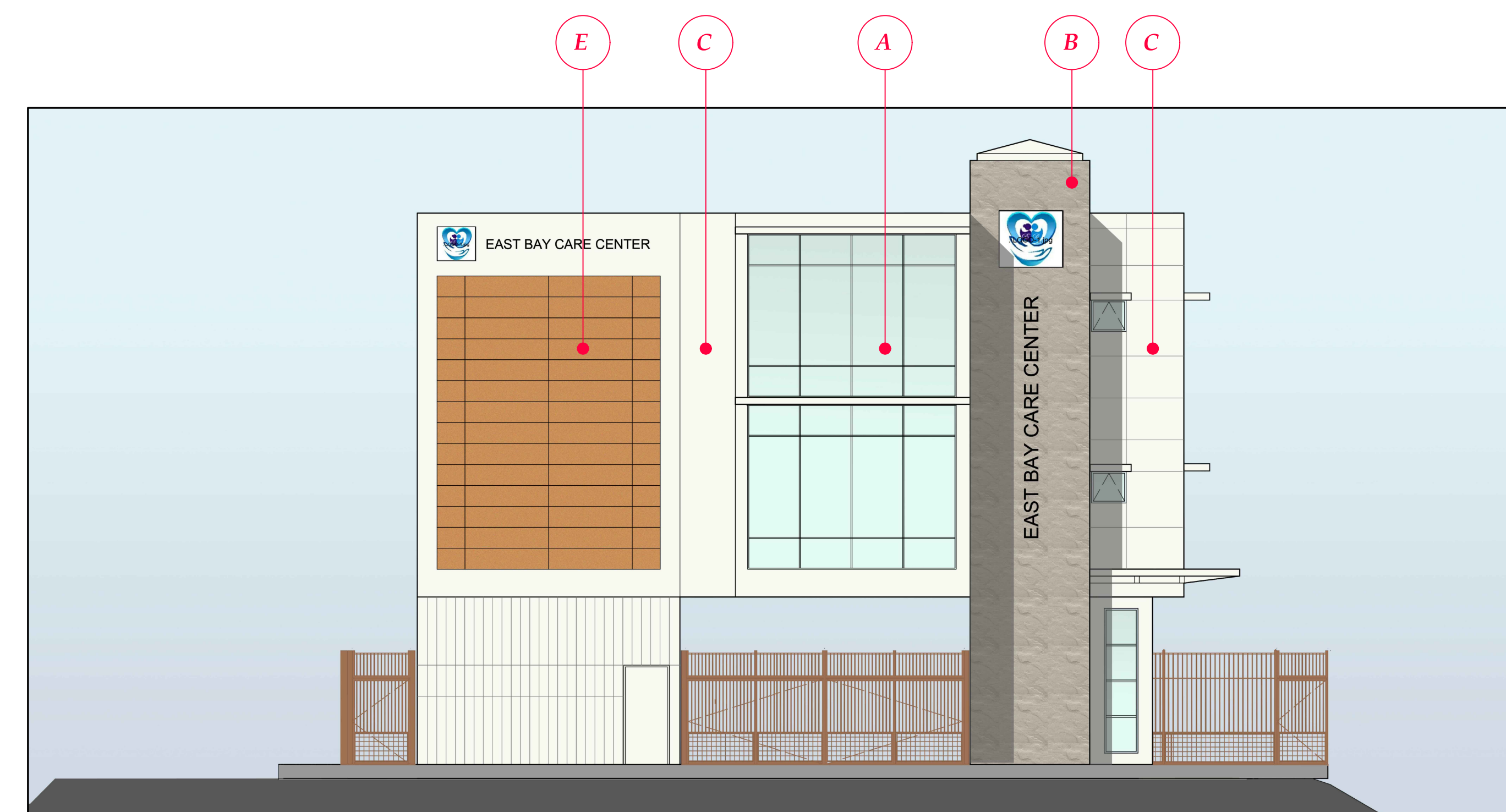
(A) Curtain Wall w/
Reflective Glazing-
Double Pane w/ Low E



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



(C) Stucco Paint Color
"Whitest White"
KMW43- Kelly Moore
Paint



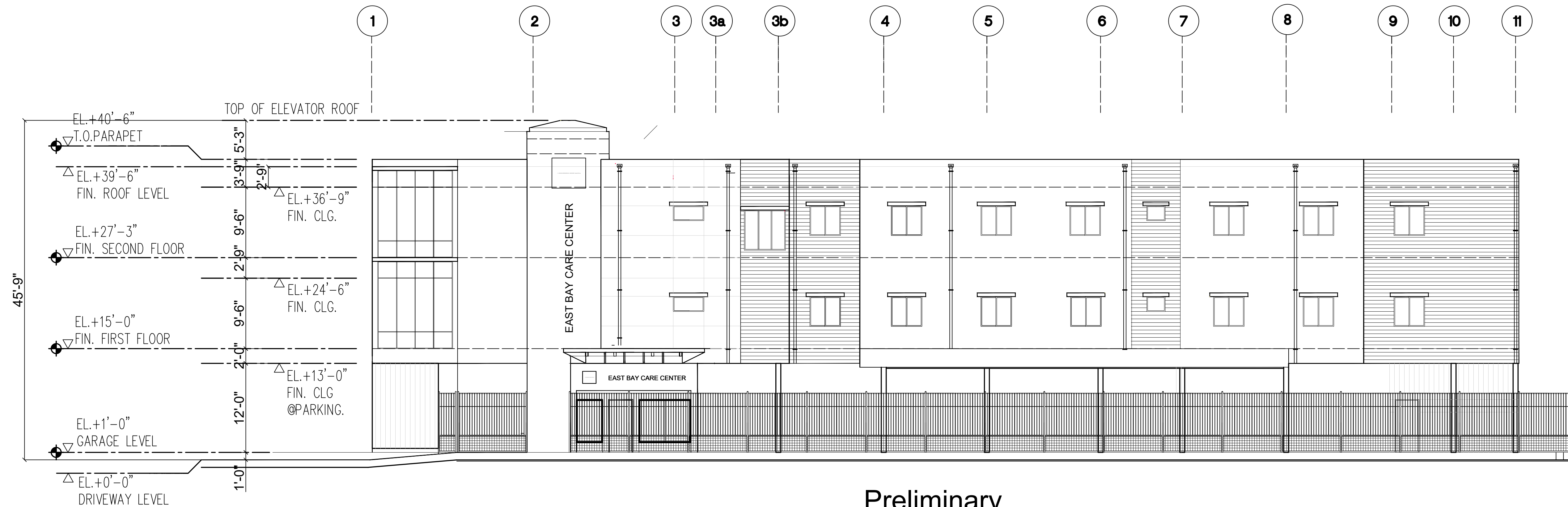
(E) 5/8" Fiber Cement
Composite Cladding
Panel . "Custome
Ochre"
Nichiha Illumination
Series



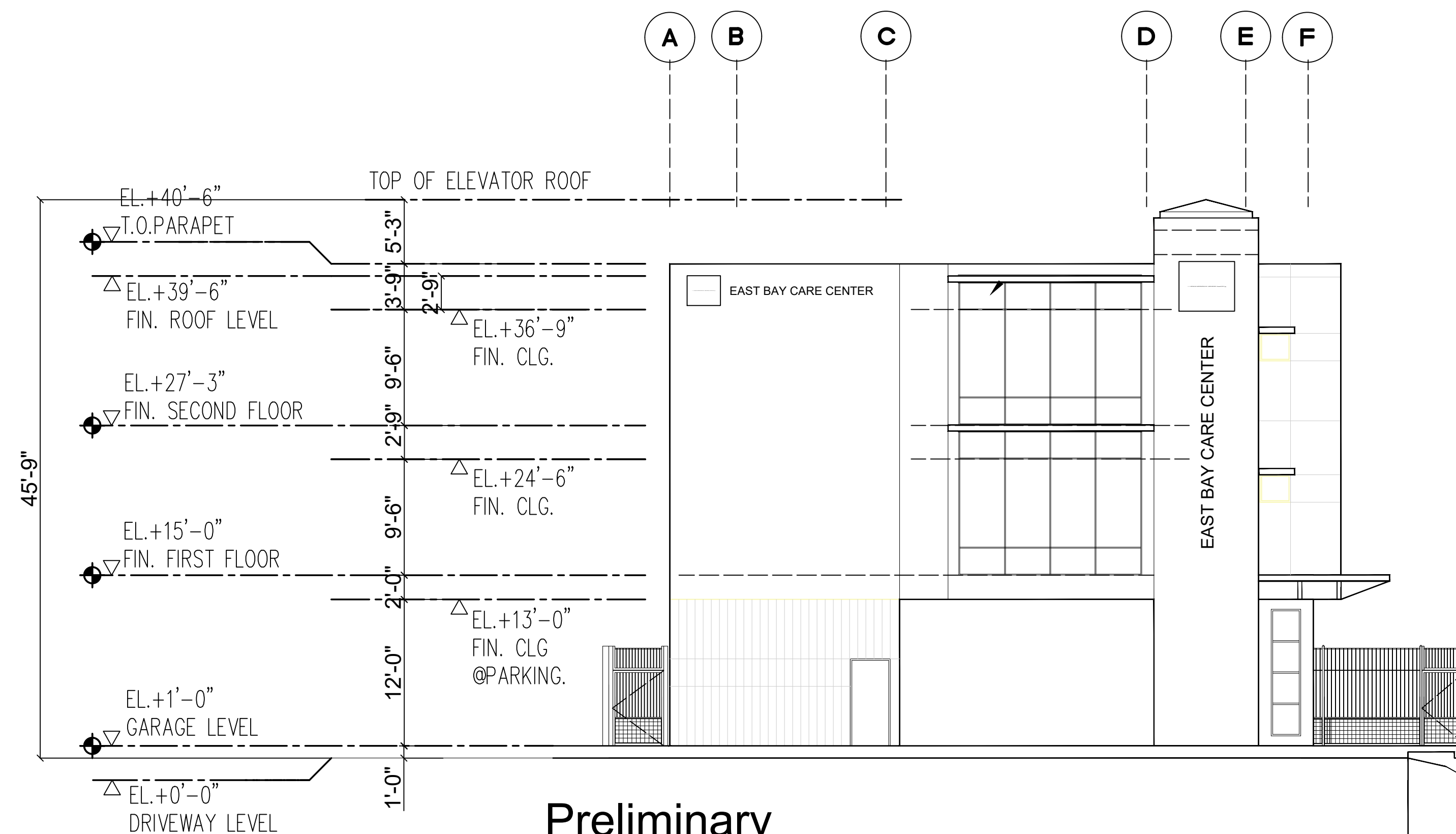
(D) 5/8" Fiber Cement
Composite Cladding
Panel . "Cedar"
Nichiha Vintage Wood
Series

**NEW 3 STORY GROUP HOME FACILITY
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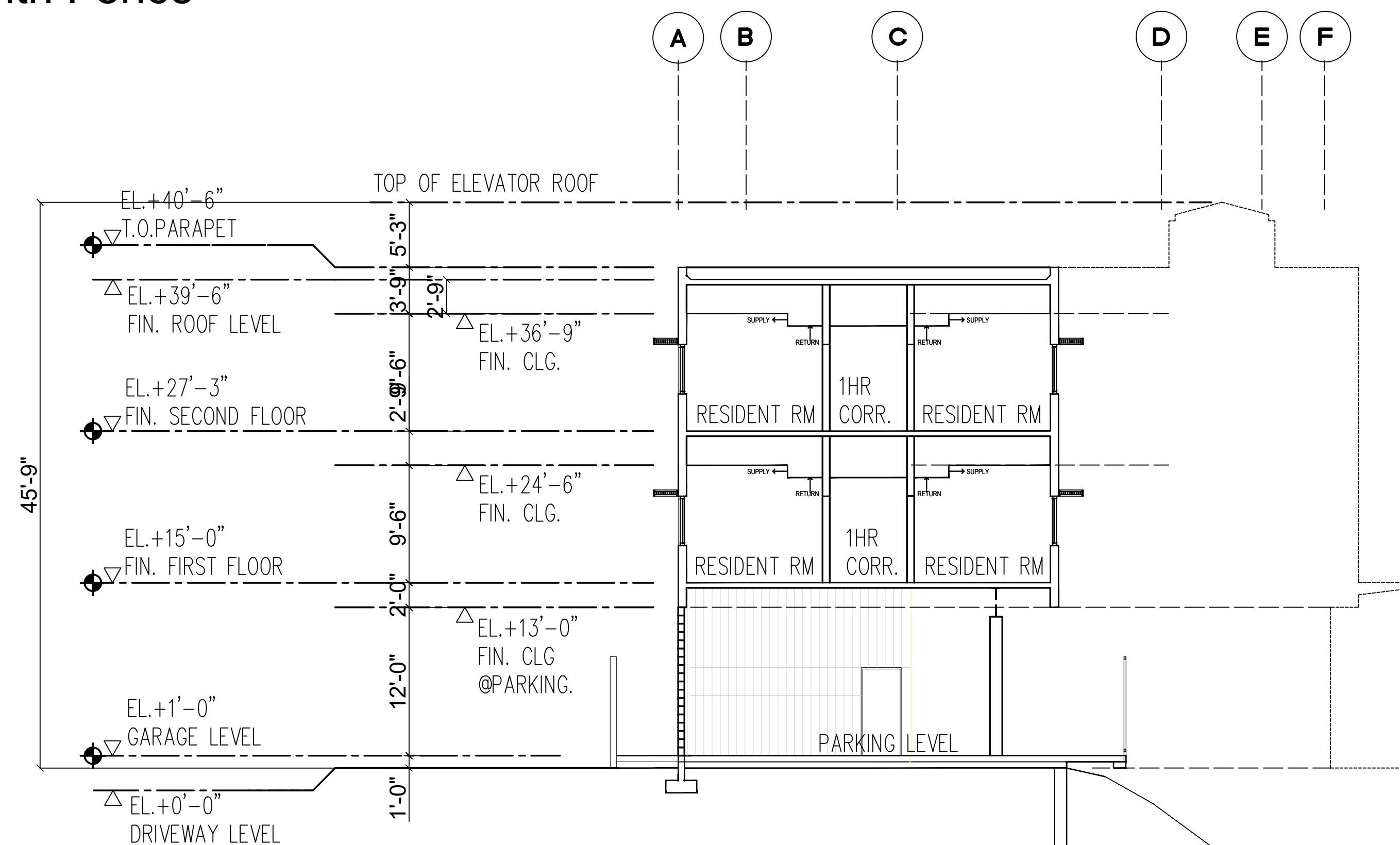
A4



Preliminary
NORTH ELEVATION
With Fence



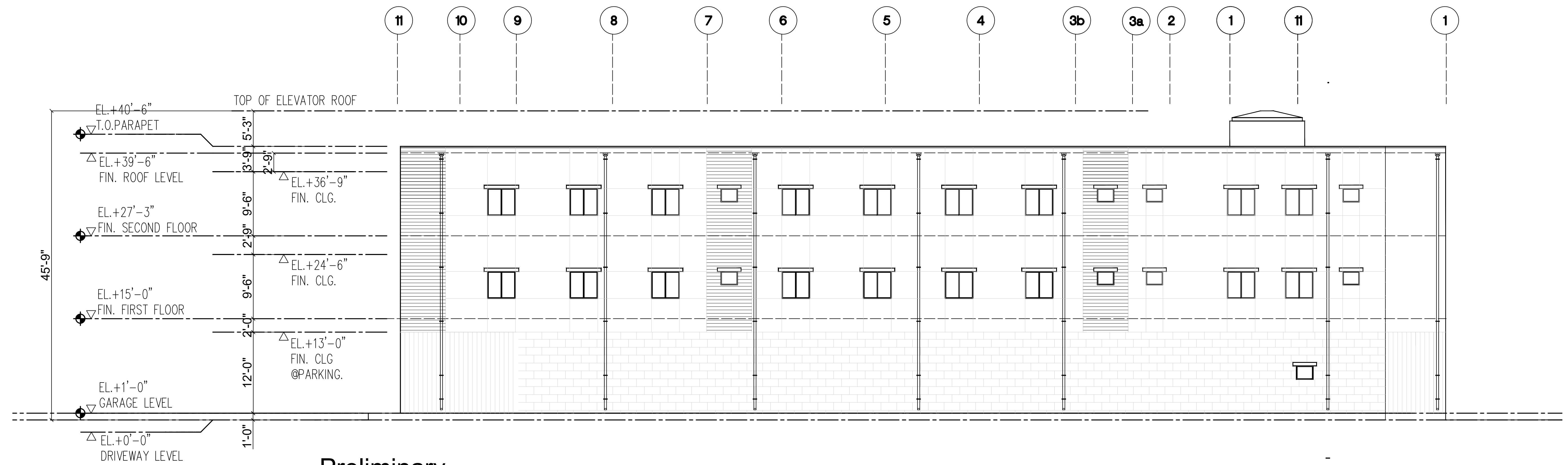
Preliminary
WEST ELEVATION



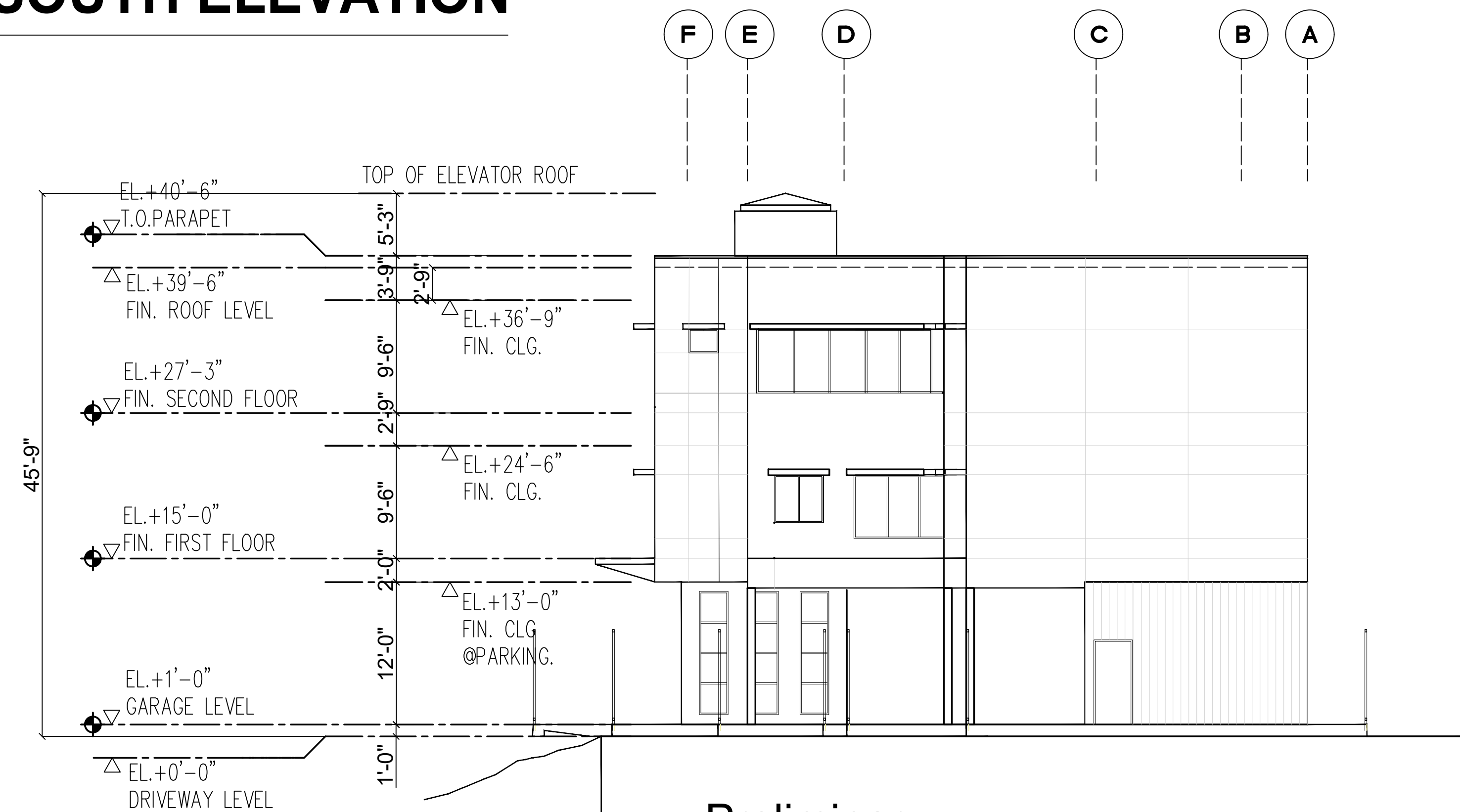
SECTION along Resident Room

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

A5



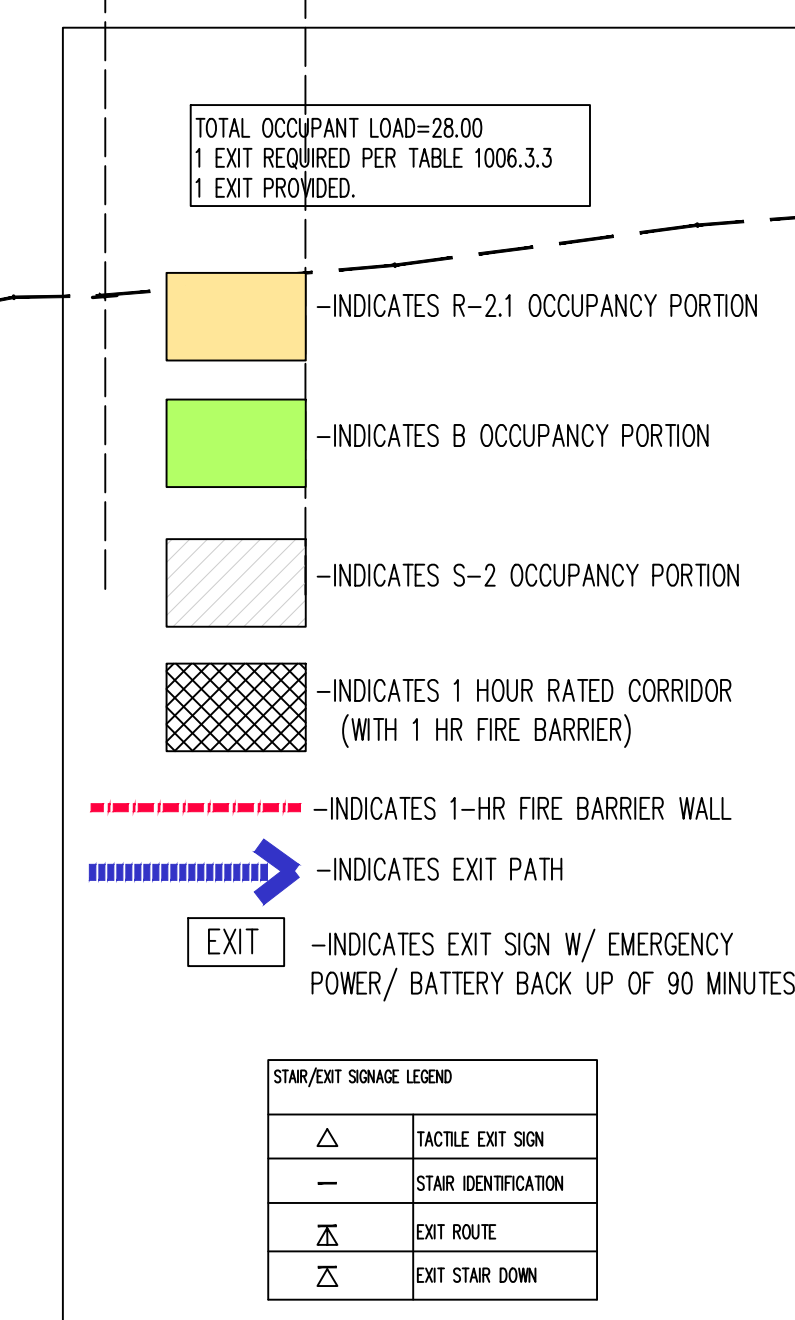
Preliminary
SOUTH ELEVATION



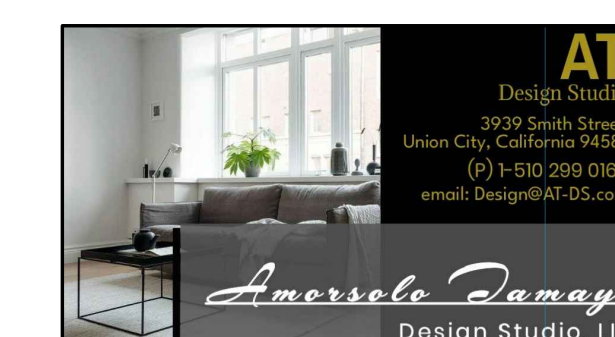
Preliminary
EAST ELEVATION

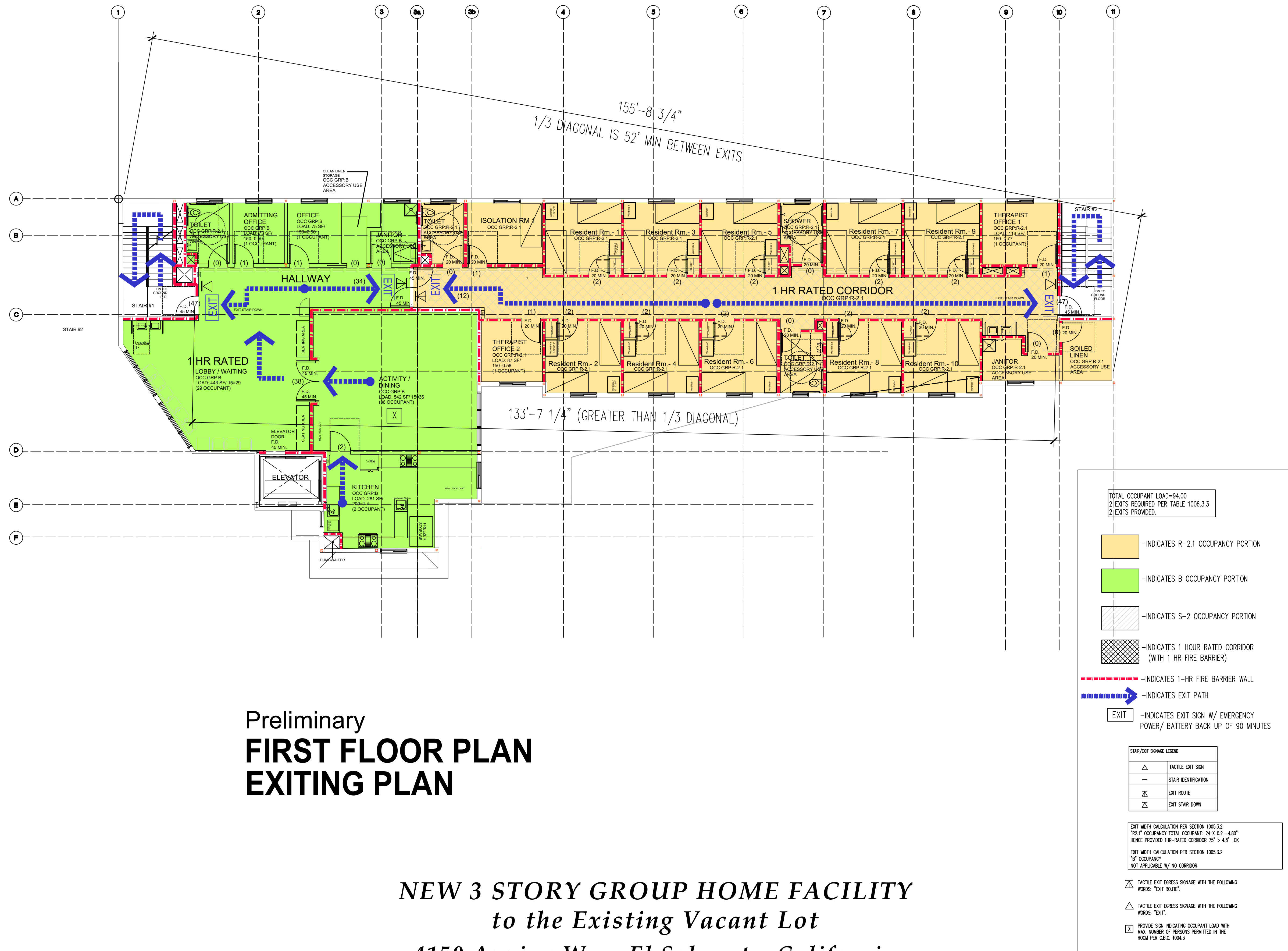
NEW 3 STORY GROUP HOME FACILITY
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A6



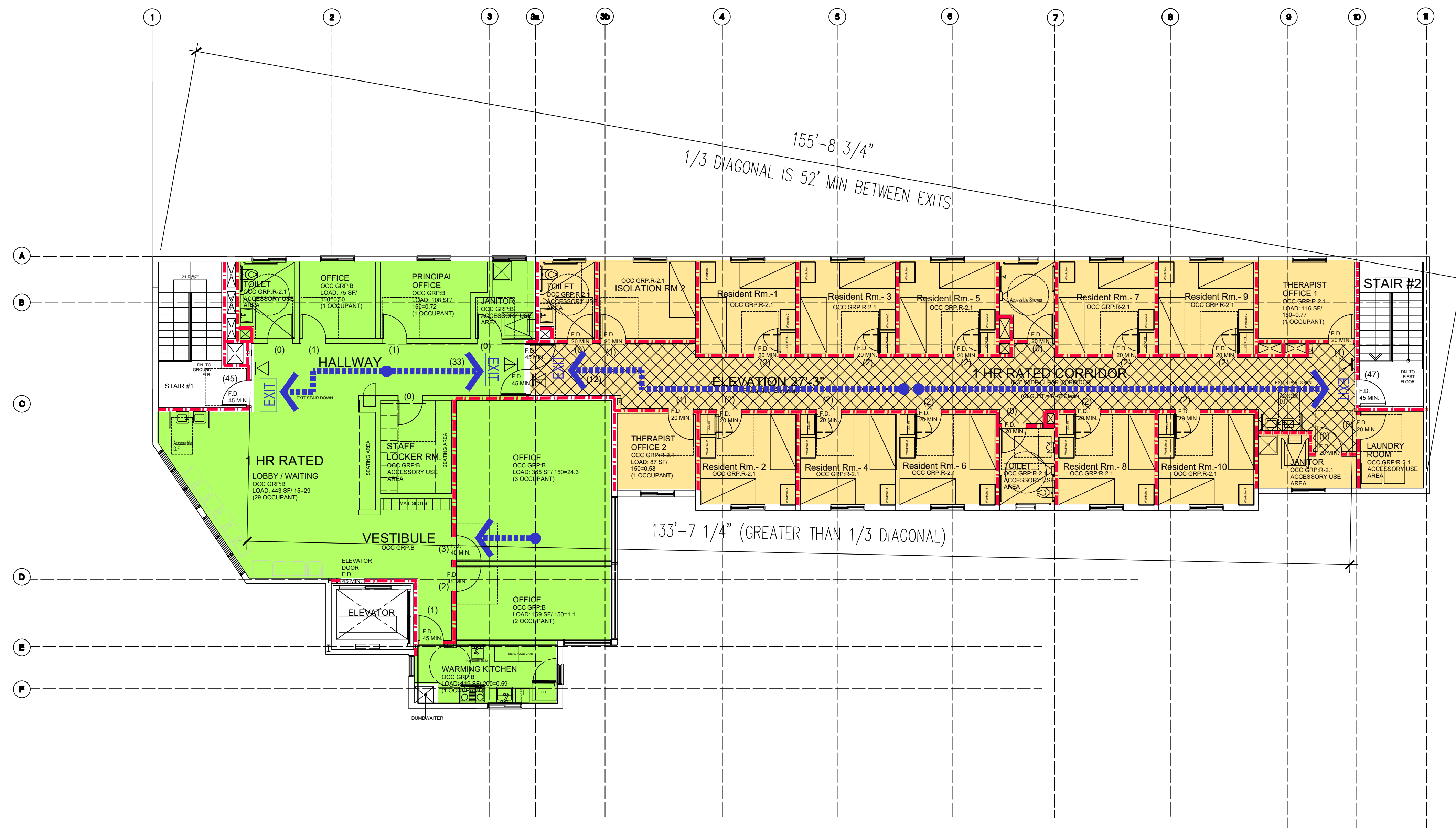
A7





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

