



CONTRA COSTA COUNTY

AGENDA

El Sobrante Municipal Advisory Council

Wednesday, February 12, 2025

7:00 PM

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

41

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. Approval of Minutes

approve the January 8, 2025 esMAC minutes

[25-457](#)

Attachments: [1.8.25 esMAC Minutes](#)

3. Presentations

P.1. County Update, Supervisor John Gioia

P.2. Contra Costa County Fire Protection District Update

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

P.4. California Highway Patrol (tentative)

P.5. Home Match Contra Costa, Logan Robertson

4. 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.

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)

County File: CDDP24-03055

[25-458](#)

Attachments: [CDDP24-03055 Agency Comment Packet](#)

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

6. Information Items

Information Reports by MAC members.

7. Subcommittee Reports – Next Clean Up, February 15, 2024, 10a-12p

8. Agenda Items / Speakers for Upcoming ESMAC Meetings

The next meeting is currently scheduled for March 12, 2025

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee 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 Committee 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 committee 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 #: 25-457

Agenda Date: 2/12/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: approve the January 8, 2025 esMAC minutes

Information:

January 8, 2025 esMAC minutes

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Wednesday, January 8, 2025

7:00 PM

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

El Sobrante Municipal Advisory Council

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

0:30:00

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

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

00:51:11

3. Approval of Minutes

[25-27](#)

Attachments: [esMAC Minutes 12.11.24](#)

00:01:11

This Discussion Item was approved.

Motion: Cleveland

Second: Hart

4. Presentations

00:03:47

P.1. County Update, Supervisor John Gioia

* Ronnie stated the Supervisor's Office is working on issues raised at the December 2024 meeting. Presented an update regarding Animal Services dispatch services, and updates on next steps for the County-Wide Noise Ordinance

P.2. Contra Costa County Fire Protection District Update

*Michelle presented updates regarding the notifications from the Community Warning System, Evacuation Zones, and projects for the Contra Coast Wildfire Mitigation Program

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

*Lt. Holland presented a report on calls for El Sobrante. He also introduced a new Bay Station Sergeant and announced the reinstallation of the Citizens Academy

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.

6. Subcommittee Reports – Next Clean Up, January 18, 2024, 10a-12p

1:26:39

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

Informational Items -MAC members vote on office nominations

00:02:08

Thomas Lang for Chair

- Motion:** Cleveland
- Second:** Norris
- Aye:** Cleveland, Edlinger, Hart, Hermann, Lloyd, McLain, and Norris
- Abstain:** Lang
- Result:** Passed

George Cleveland for Vice Chair

- Motion:** Lang
- Second:** McLain
- Aye:** Edlinger, Hart, Hermann, Lang, Lloyd, McLain, and Norris
- Abstain:** Cleveland
- Result:** Passed

Discussion of the 2024 Annual Report

2025 MAC Goal Setting

MAC members discussed potential goals for the 2025 year

The next meeting is currently scheduled for February 12, 2025

Adjourn

1:39:33

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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 #: 25-458

Agenda Date: 2/12/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: County File: CDDP24-03055

Information:

County File: **CDDP24-03055**



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

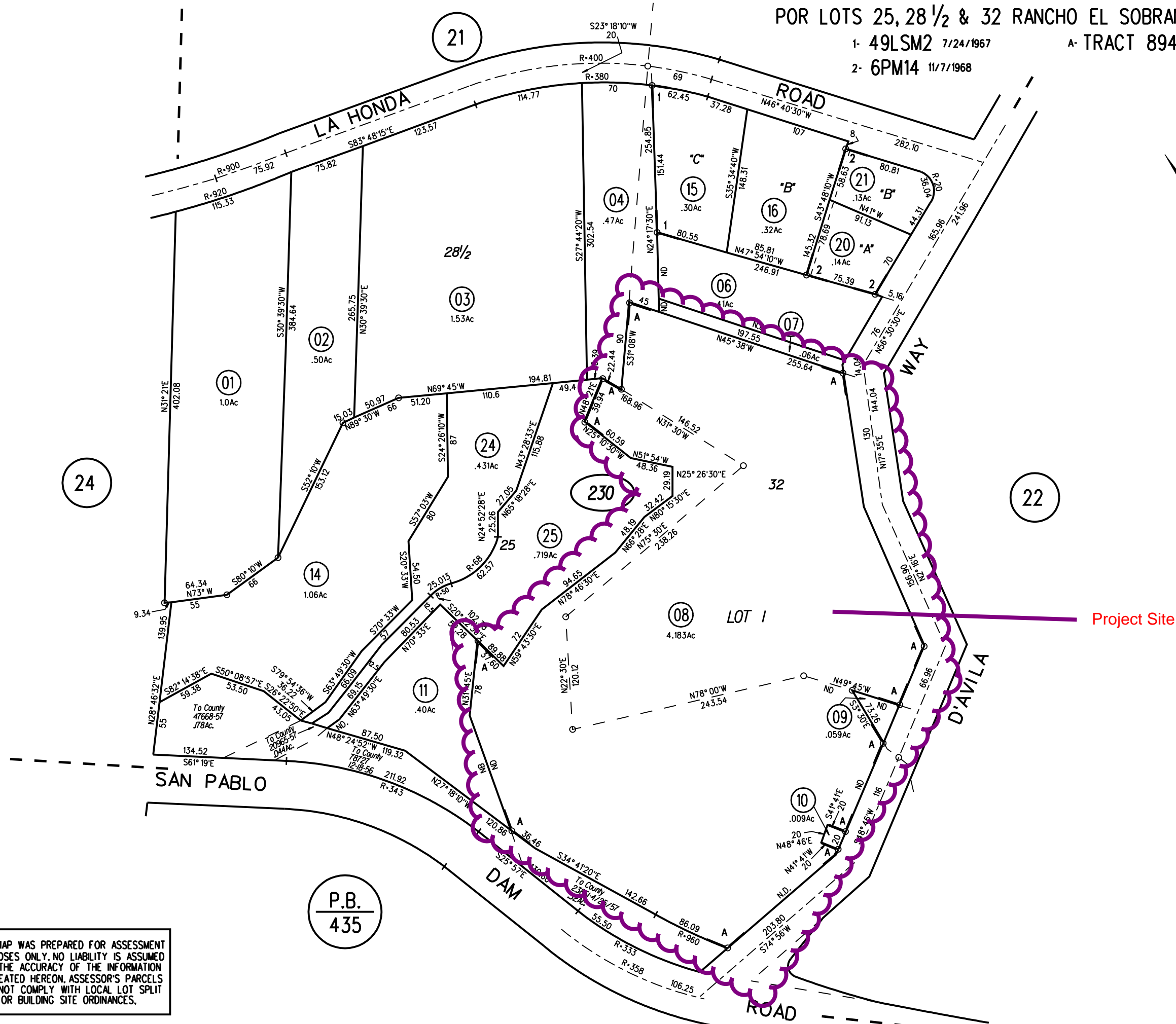
Fees:

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



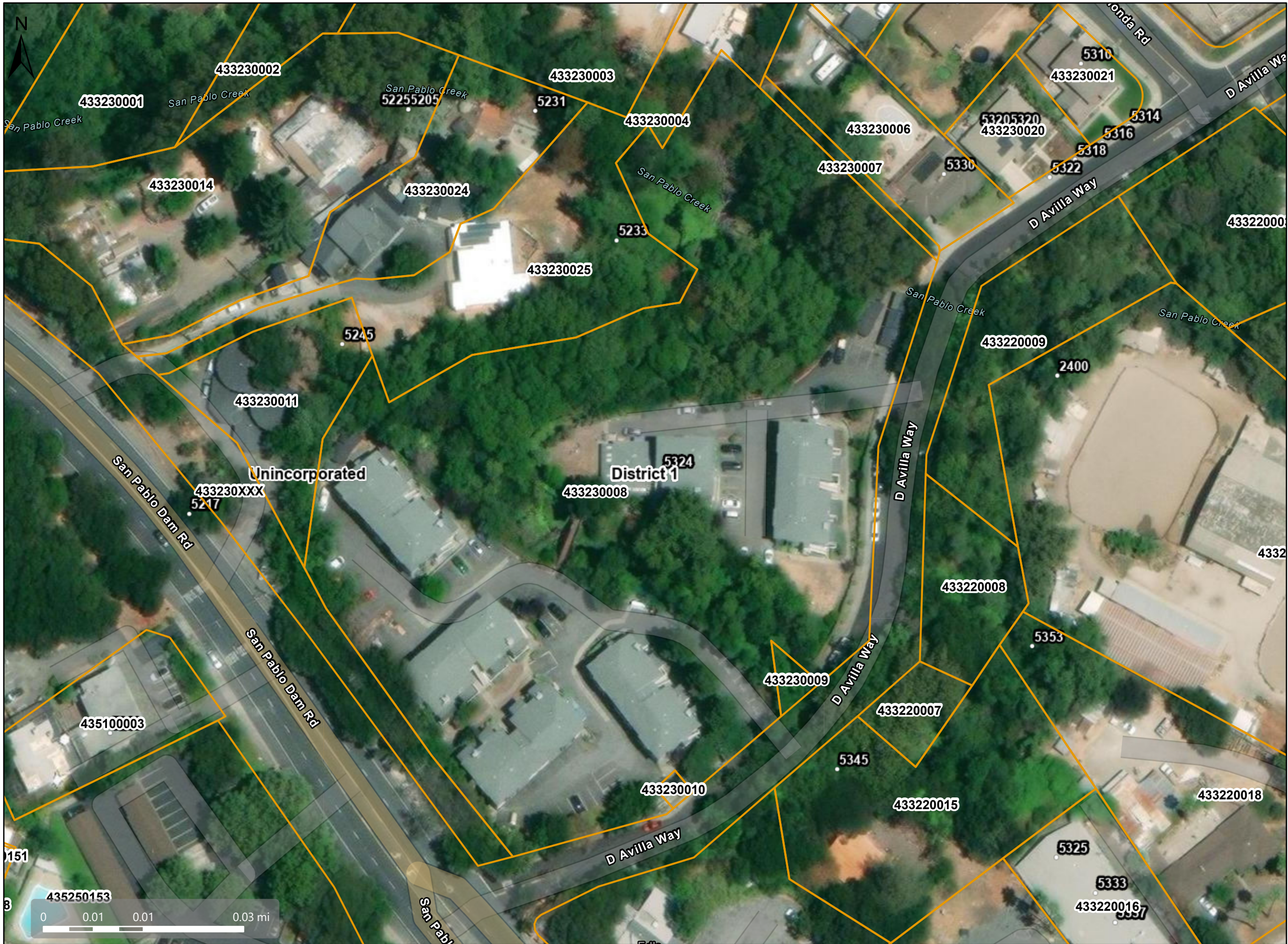
Project Site

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

Orthophotography



Map Legend

- Assessment Parcels
- 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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



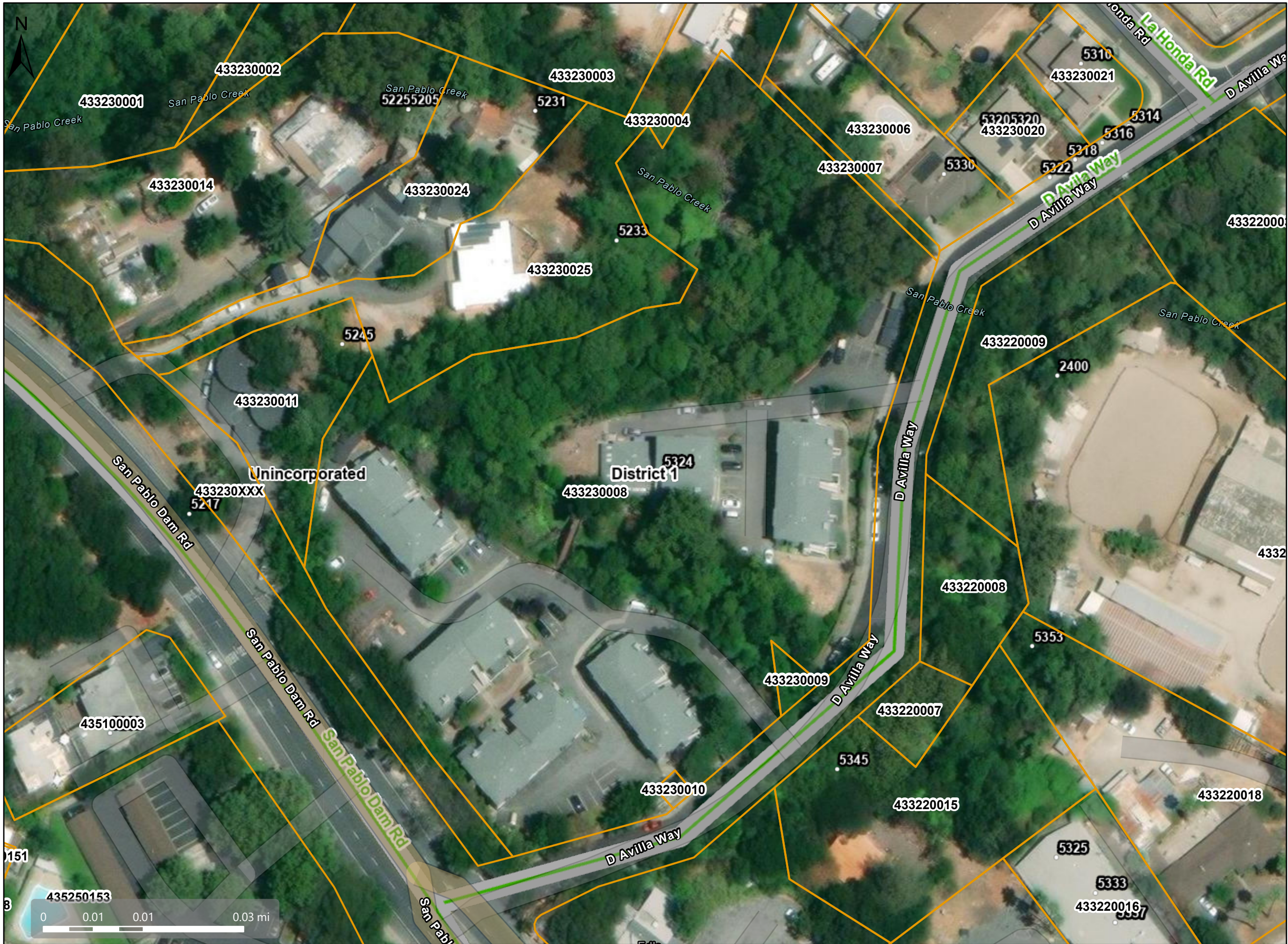
Map Legend

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

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Public Works Maintained Roads



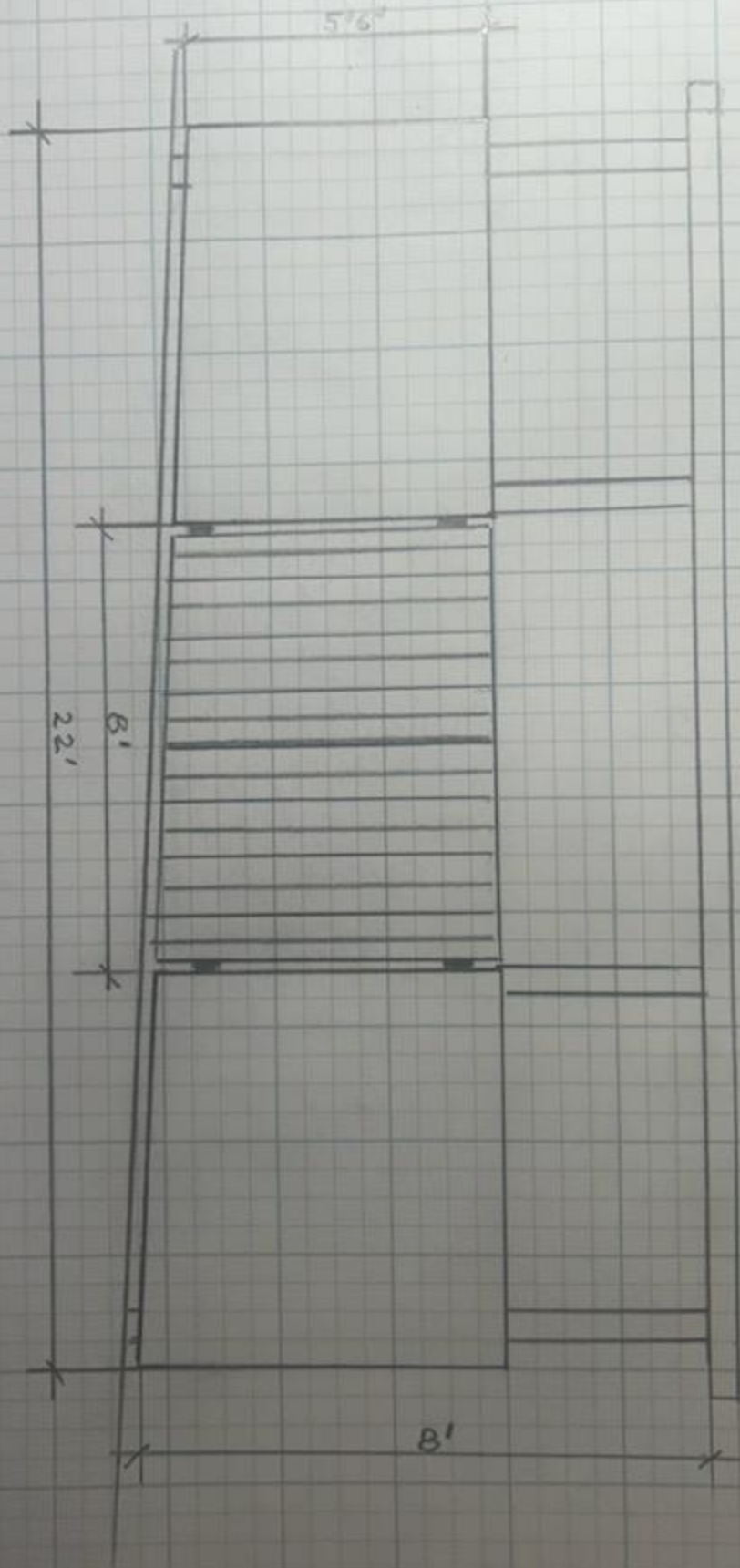
Map Legend

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

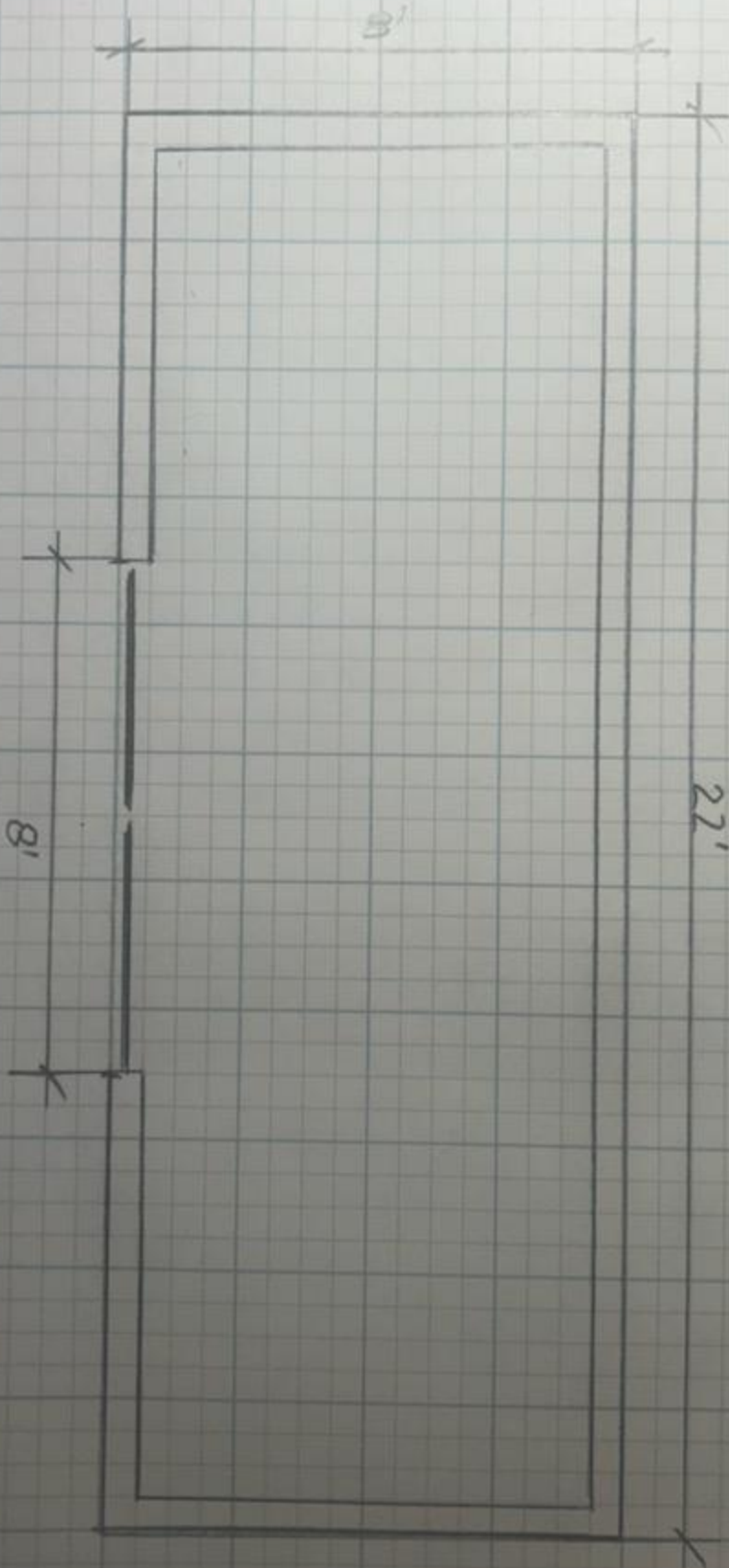
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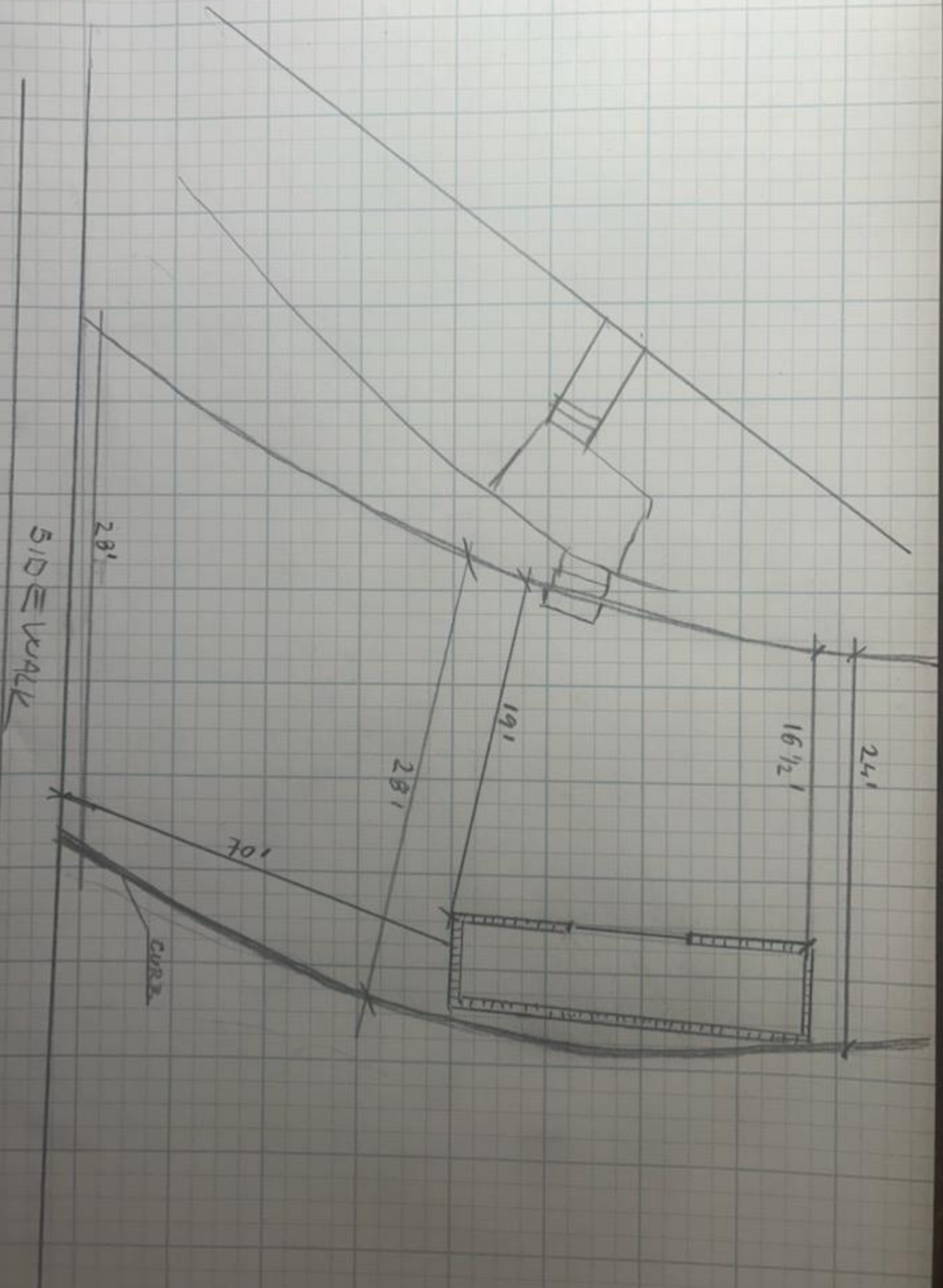




REDWOOD CREEK VILAS GARBAGE
ENCLOSURE



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
WASTEWATER RECEIVING

CAUTION CAUTION
NO FLAMMABLES OR TOXICS

TRUCK ONLY
Blowup Golf Holes

CAUTION
KEEP OFF
NO OPEN FLAMES

WARNING
LOAD STEADILY
NO OVERLOADING

2



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46TH St. END

someone
attention cake?

