

# **CONTRA COSTA COUNTY**

1025 ESCOBAR STREET  
MARTINEZ, CA 94553



## **AGENDA**

**Wednesday, April 9, 2025**

**7:00 PM**

**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**

**2. Treasurer's Report**

**3. Approval of Minutes**

approve the March 12, 2025 esMAC Minutes

[25-1269](#)

**Attachments:** [3.12.25 MeetingMinutes](#)

**4. Presentations**

*P.1. County Update, Supervisor John Gioia*

*P.2. County's Urban Limit Line (ULL) and 65/35 Land Preservation Plan, Department of Conservation and Development (DCD)*

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

*P.4. Contra Costa County Fire Protection District Update, Michelle Rinehart*

*P.5. California Highway Patrol (tentative)*

*P.6 Elks Club Re-Introduction*

**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 - County File Number: CDDP25-03007 Request approval of a Development Plan to construct retaining walls in M-29 zoned parcel and request approval of Tree Permit to remove one code-protected tree. (ADDRESS: 5030 SAN PABLO DAM RD, EL SOBRANTE, CA 94803)*

County File Number: CDDP25-03007

[25-1270](#)

**Attachments:** [Agency Comment Packet\\_CDDP25-03007](#)

*DI.2 - (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).**

**7. Information Items**

*Information Reports by MAC members.*

- 8. Subcommittee Reports – Next Clean Up, April 19, 2025, 930a-12p; Earth Day Community Celebration 11:45a-2p**
- 9. Agenda Items / Speakers for Upcoming ESMAC Meetings**

The next meeting is currently scheduled for May 14, 2025

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](http://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](mailto:ronnie.mills@bos.cccounty.us), 510-942-2222



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1269

**Agenda Date:** 4/9/2025

**Agenda #:**

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Advisory Board: El Sobrante Municipal Advisory Council

Subject: approve the March 12, 2025 esMAC Minutes

Information:

approve the March 12, 2025 esMAC Minutes

# 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://cccounty-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

<b>Present</b>	George Cleveland, Teri Edlinger, Jedd Hart, Thomas Lang, Randy Loyd, Melinda McLain, and Mikki Norris
<b>Excused</b>	James Hermann
<b>Late</b>	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](#)

<b><u>Attachments:</u></b>	<a href="#"><u>2.12.25 Minutes</u></a>
<b>Motion:</b>	<b>Cleveland</b>
<b>Second:</b>	<b>Lang</b>
<b>Aye:</b>	<b>Cleveland, Lang, Loyd, McLain, and Norris</b>
<b>Abstain:</b>	<b>Edlinger, and Hart</b>
<b>Late:</b>	<b>Owens</b>

**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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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-1270

**Agenda Date:** 4/9/2025

**Agenda #:**

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Advisory Board: El Sobrante Municipal Advisory Council

Subject: **County File Number: CDDP25-03007**

Information:

**County File Number: CDDP25-03007**



## AGENCY COMMENT REQUEST

Date 03/10/25

We request your comments regarding the attached application currently under review.

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Building Inspection                      Grading Inspection</li> <li>    Advance Planning                      Housing Programs</li> <li>    Trans. Planning                      Telecom Planner</li> <li>    ALUC Staff                      HCP/NCCP Staff</li> <li>    County Geologist</li> </ul> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Environmental Health                      Hazardous Materials</li> </ul> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <ul style="list-style-type: none"> <li>    Engineering Services                      Special Districts</li> <li>    Traffic</li> <li>    Flood Control (Full-size)</li> </ul> <p><u>LOCAL</u></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Fire District <u>CONTRA COSTA</u></li> <li style="padding-left: 20px;">San Ramon Valley – (email) <a href="mailto:rwendel@srvfire.ca.gov">rwendel@srvfire.ca.gov</a></li> <li><input checked="" type="checkbox"/> Consolidated – (email) <a href="mailto:fire@cccfd.org">fire@cccfd.org</a></li> <li><input checked="" type="checkbox"/> Sanitary District <u>WEST CO WASTEWATER</u></li> <li><input checked="" type="checkbox"/> Water District <u>EBMUD</u></li> <li><input checked="" type="checkbox"/> City of <u>RICHMOND</u></li> <li>    School District(s) _____</li> <li>    LAFCO</li> <li>    Reclamation District # _____</li> <li>    East Bay Regional Park District</li> <li>    Diablo/Discovery Bay/Crockett CSD</li> <li><input checked="" type="checkbox"/> MAC/TAC <u>EL SOBRANTE MAC</u></li> <li>    El Sobrante Planning &amp; Zoning     Improvement/Community Association</li> <li><input checked="" type="checkbox"/> CC Mosquito &amp; Vector Control Dist (email)</li> </ul> <p><u>OTHERS/NON-LOCAL</u></p> <ul style="list-style-type: none"> <li>    CHRIS (email only: <a href="mailto:nwic@sonoma.edu">nwic@sonoma.edu</a>)</li> <li>    CA Fish and Wildlife, Region 3 – Bay Delta</li> <li>    Native American Tribes</li> </ul> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Grant Farrington</u></p> <p>Phone # <u>(925) 655-2868</u></p> <p>E-mail <u>Grant.Farrington@dcd.cccounty.us</u></p> <p>County File # <u>CDDP25-03007</u></p> <p>Prior to <u>March 31, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Landslide                      Active Fault Zone (A-P)</li> <li><input checked="" type="checkbox"/> Liquefaction                      Flood Hazard Area</li> <li><input checked="" type="checkbox"/> 60-dBA Noise Control</li> <li>    CA EPA Hazardous Waste Site</li> <li><input checked="" type="checkbox"/> High or Very High FHSZ</li> </ul> <p style="text-align: center;">*****</p> <p><b>AGENCIES:</b> 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.</p> <p>Comments:      None      Below      Attached</p>          <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDDP25-03007**

**File Date: 3/3/2025**

**Applicant:**

Roberto Cortez Monarch Engineers  
6518 Lonetree Boulevard, Suite 162  
ROCKLIN, CA 95765

rc@monarchengineers.com  
(707) 333-1371

**Property Owner:**

TERRACE WARD PR CREEKSIDE  
5038 SAN PABLO DAM RD  
EL SOBRANTE, CA 948033327

barry@kalcoproperties.com  
(415) 472-0900

**Project Description:**

Request approval of a Development Plan to construct retaining walls in M-29 zoned parcel and request approval of Tree Permit to remove one code-protected tree.

**Project Location: (Address: 5030 SAN PABLO DAM RD, EL SOBRANTE, CA 948033323), (APN: 435080002)**

**Additional APNs:**

**General Plan Designation(s):** RC:RMH

**Zoning District(s):** M-29

**Flood Hazard Areas:** X

**AP Fault Zone:** SHZ: Liquefaction/Landslide

**60-dBA Noise Control:** 60 dBA/X

**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
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
DP016A	Dev Plan Minor Modification (Administrative)	002606-9660-REV-000-5B016A	1500.00	1500.00
<b>Total:</b>			<b>1605.00</b>	<b>1605.00</b>

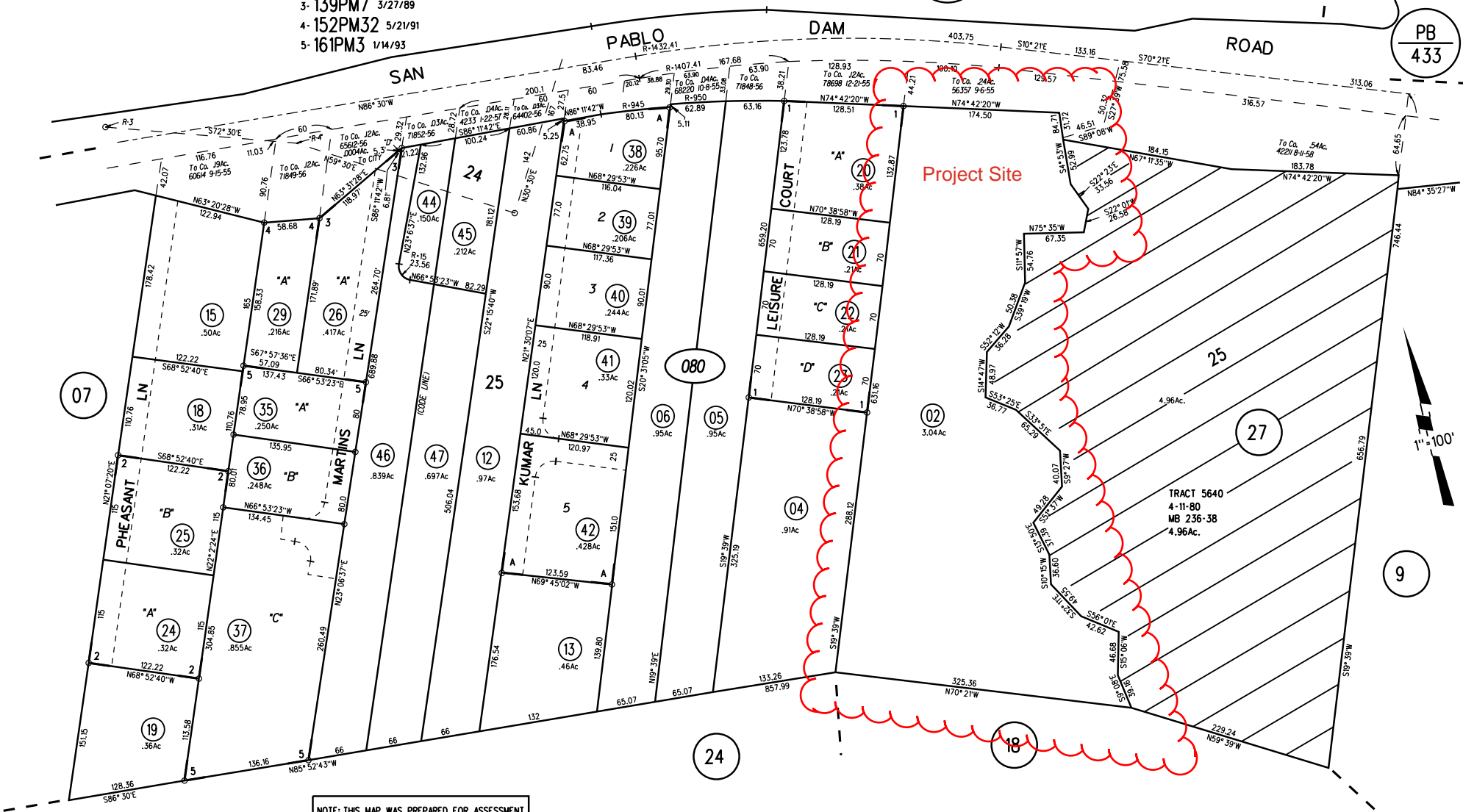
LOTS 24 & 25 RANCHO EL SOBRANTE

- 1- 38LSM28 11/23/65
- 2- 36LSM50 9/1/65
- 3- 139PM7 3/27/89
- 4- 152PM32 5/21/91
- 5- 161PM3 1/14/93

A- 2008 ROLL - TRACT 8520 MB 503-29 4/3/07

PB  
431

PB  
433



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.

080 44-47  
05/20/19










ASSESSOR'S MAP  
BOOK 435 PAGE 08  
CONTRA COSTA COUNTY, CALIF.

AMS 09-15-99 Sanborn Date : 28/05/1999

# General Plan: Residential Medium-High Density (RMH)



## Map Legend

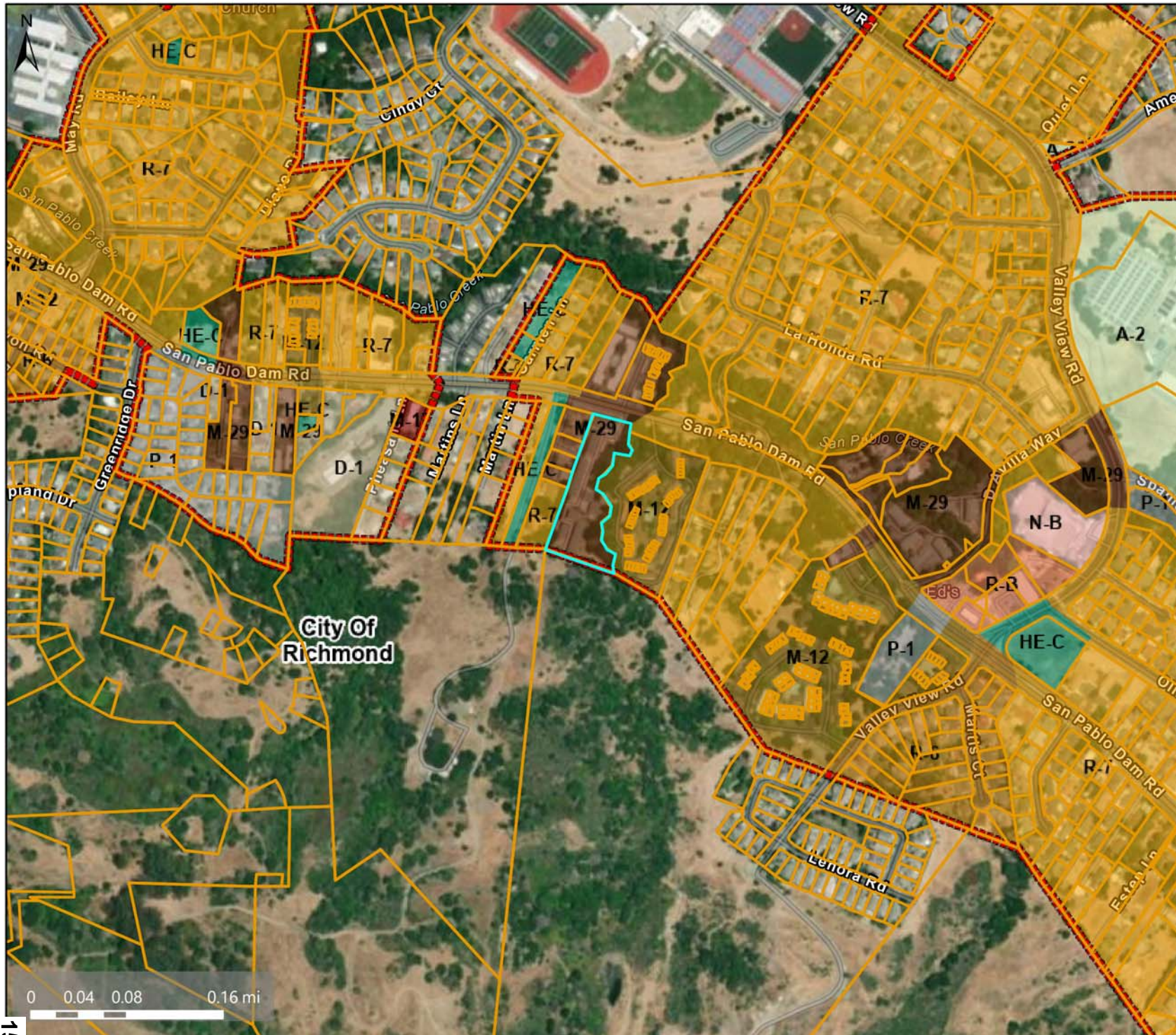
-  Assessment  
Parcels
- Planning Layers  
(DCD)**
- General Plan**
-  RL (Residential  
Low Density)  
(1-3 du/na)
-  RLM  
(Residential  
Low-Medium  
Density) (3-7  
du/na)
-  RM (Residential  
Medium  
Density) (7-17  
du/na)
-  RMH  
(Residential  
Medium-High  
Density) (17-30  
du/na)
-  MUL (Mixed-  
Use Low) (10-30  
du/na) (1.0 FAR)
-  PS (Public and  
Semi-Public)
-  RC (Resource  
Conservation)
-  City Limits

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

# Zoning: Multiple Family Residential (M-29)



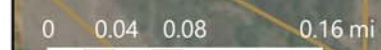
### Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE\_OVER**
- R-6 (Single Family Residential)
- R-7 (Single Family Residential)
- D-1 (Two Family Residential)
- M-12 (Multiple Family Residential)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- N-B (Neighborhood Business)
- A-2 (General Agriculture)
- P-1 (Planned Unit)
- HE-C (Housing Element Consistency)
- City Limits

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**Spatial Reference**  
 PCS: WGS 1984 Web Mercator Auxiliary Sphere  
 Datum: WGS 1984



# Aerial Map



## Map Legend

- Assessment Parcels

### Planning Layers (DCD)

- City Limits

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Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984



# DRIVEWAY REPAIR

REPLACE EXISTING RETAINING WALL  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA, 94803

RECEIVED on 03/03/2025 CDDP25-03007  
By Contra Costa County  
Department of Conservation and Development



**MONARCH ENGINEERS**

(707) 648-9571

www.monarchengineers.com

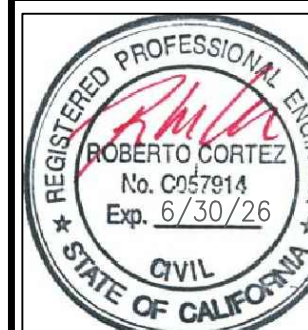
CIVIL  
STRUCTURAL  
ELECTRICAL  
MECHANICAL  
DESIGN/DEVELOPMENT  
ACCESSIBILITY

425 Virginia Street  
Suite B  
Vallejo, CA 94590

DESCRIPTION:

COVER SHEET

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp  
Checked by: R. Cortez, P.E. CASp  
Date: 07/31/24  
Drawn by: K. Perry  
Approved by: R. Cortez, P.E. CASp  
Scale: As Noted

REVISIONS

No.	Date	By
1	10/31/24	D.R.

Job No. -

**CS-1**

PROJECT REFERENCE NUMBERS

ASSESSOR'S PARCEL NUMBER (A.P.N.): 435-080-002

PERMIT SUBMITTAL NUMBER: BISUB24-03064

PROJECT SCOPE

- REMOVE AND REPLACE EXISTING CONCRETE DRIVEWAY.
- REMOVE THE REMAINS OF THE EXISTING WOOD RETAINING WALL.
- BUILD A NEW SOLDIER PILE RETAINING WALL W/ CONCRETE LAGGING PANELS.

GENERAL NOTES

- ALL DETAILS OF CONSTRUCTION SHALL CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, TEMPORARY SUPPORTS, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, FLOOR SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLDOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION MEANS AND METHODS ON THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY, OR NEGLIGENT ACTS OR OMISSIONS BY THE OWNER, GENERAL CONTRACTOR, OR THEIR SUB- CONTRACTORS ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER AND PROJECT CONSULTANTS.
- ADDITIONAL ON-SITE FIRE PROTECTION DURING CONSTRUCTION TO BE PROVIDED AS REQUIRED BY FIRE MARSHALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING AND/OR REMOVAL OF EXISTING UTILITIES.
- DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
- ANY CHANGES TO THESE DOCUMENTS OR THE DESIGN AFTER THE ISSUANCE OF A BUILDING PERMIT SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
- EXISTING HVAC SYSTEM TO REMAIN.

PROJECT DIRECTORY

CLIENT: MR. BARRY LEVY  
KALCO PROPERTIES  
77 MARK DR. STE. 20  
SAN RAFAEL, CA 94903  
TEL: 415-472-0900

CONTRACTOR: -  
-  
-  
-  
TEL: -

DESIGNER: MR. ROBERTO CORTEZ, PE, CASp  
MONARCH ENGINEERS  
425 VIRGINIA STREET SUITE B  
VALLEJO, CA 94590  
TEL: 415-448-6073 OR TEL: 707-648-9571

REVISION HISTORY

	DATE	DESCRIPTION
△	10/31/24	BUILDING DEPARTMENT COMMENTS
	-	-
	-	-
	-	-

DRAWING INDEX

- CS-1.0 COVER SHEET  
CS-1.1 ARBORIST REPORT  
CS-1.2 ARBORIST REPORT  
CS-1.3 ARBORIST REPORT
- CIVIL  
C-1.0 TOPO MAP AND CONTEXT PLAN  
C-1.1 PARCEL SITE MAP  
C-2.0 EXISTING CONDITIONS  
C-2.1 EXISTING SITE PLAN AND DEMOLITION PLAN  
C-2.2 EXISTING DRIVEWAY SECTIONS  
C-3.0 PROPOSED SITE PLAN AND RETAINING WALL LAYOUT  
C-3.1 PROPOSED DRIVEWAY SECTIONS  
C-4.0 STORMWATER POLLUTION PREVENTION PLAN  
C-4.1 DETAILS

APPROVAL STAMPS

VICINITY MAP



CODE DATA

BUILDING CODES: 2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALIFORNIA ENERGY CODE (CEnc)  
2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)

CONSTRUCTION TYPE: V-B  
OCCUPANCY: R-2  
ZONING: M-29; MULTIPLE FAMILY RESIDENTIAL DISTRICT  
BUILDING AREA: N/A  
REPAIRED AREA: 1,934 SQFT

DRAWING LEGEND

- ① A-12 DETAIL REFERENCE
- ① A-7 WALL SECTION
- ① A-7 BUILDING SECTION
- ▲ 1/A-4 EXTERIOR ELEVATION KEY
- ① 4 A-1 2 INTERIOR ELEVATION KEY
- ② CAMERA ANGLE
- ⊙ A STRUCTURAL GRID
- ① SHEET NOTE
- 101 ROOM NUMBER
- ◇ 1 WINDOW NUMBER, SEE WINDOW SCHEDULE
- ⊙ A DOOR NUMBER, SEE DOOR SCHEDULE
- P-1 FINISH/COLOR, SEE COLOR SCHEDULE
- △ REVISION NUMBER
- ⊙ AC1 A-1 EQUIPMENT, SEE EQUIPMENT SCHEDULE



January 27, 2025

Arborist Report 5030 San Pablo Dam Rd. El Sobrante, CA

Prepared for:

Monarch Engineers  
Roberto Cortez

Prepared By: Dustin Warner  
ISA Certified Arborist #WE7372A  
ISA Qualified Risk Assessor



January 27, 2025

Site: **5030 San Pablo Dam Rd. El Sobrante**

**Arborist Report**

Dear Mr. Cortez

Thank you for allowing me the opportunity to address your arboriculture needs. I have provided a health and hazard inspection, including specific preservation measures during construction of 18 specified trees located near proposed construction zone.

If you have any further questions concerning this matter, please do not hesitate to contact me.

Respectfully submitted,

Dustin Warner  
ISA Certified Arborist #WE7372A  
ISA Qualified Risk Assessor



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Page 3

Assignment, Scope of Work, Methodology, Qualifications  
Page 4

Subject Trees  
Page 5-7

Recommend Specifications  
Page 8

Site Map  
Page 9



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ACCESSIBILITY

425 Virginia Street  
Suite B  
Vallejo, CA 94590

DESCRIPTION:

ARBORIST REPORT

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp  
Checked by: R. Cortez, P.E. CASp  
Date: 07/31/24  
Drawn by: K. Perry  
Approved by: R. Cortez, P.E. CASp  
Scale: As Noted

REVISIONS

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△	10/31/24	D.R.

Job No. -

**CS-1.1**



**Assignment**

1. Perform site inspection, review plans for proposed construction of retaining wall.
2. Inspect 18 specified trees located at the property near proposed construction zone.
3. Evaluate supporting buttress and root structures to determine stability, risk of future failure, internal decay, bark inclusion and tree structures.
4. Determine trees state of health and liability to the surrounding persons and/or property.
5. Inspect canopies and make recommendation for pruning or removal based on trees condition.
6. Determine trees ability to withstand proposed construction and make recommendations of proper preservation measures during construction of proposed retaining wall.

On December 16, 2024 18 specified trees located at 5030 San Pablo Dam in El Sobrante were evaluated to determine their safety and liability to surrounding properties. Despite the conclusions and recommendations made in this report, it must be realized that trees are living organisms and their health constantly changes over time. They are not immune to changes from location conditions or variations in the weather. This tree assessment is based on my opinion, experience, and knowledge.

**Methodology**

These trees were evaluated with guidelines established by the International Society of Arboriculture's Tree Hazard Evaluation Form and the Tree Condition Assessment Form used for tree appraisals. The health assessments were performed without excavation or internal examination such as coring or drilling.

**Qualifications**

The Arborist Practitioner is an International Society of Arboriculture (ISA) Certified Arborist, must have a State of California Contractors License for tree service (C61-d49) and provide proof of workman's compensation and liability insurance.

All pruning of trees shall be in accordance with the tree pruning guidelines as established by the International Society of Arboriculture and adhere to the most recent edition of the American National Standards Institute for Tree, Shrub and Other Woody plant Maintenance (ANSI A300).



**Subject Trees**

**Tree #1-3 Coastal Live Oak (*Quercus agrifolia*)**

- **DBH (diameter at breast height):** 15-32"
- **Canopy Spread:** 10-15' to the south
- **Location:** North east side of property near sidewalk.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Trees are within 8-15' of existing retaining wall, Ivy along trunk.

**Tree #4-8 California Bay (*Umbellularia californica*)**

- **DBH (diameter at breast height):** 10-32"
- **Canopy Spread:** 10-15', canopy leans to the west
- **Location:** East side of property near sidewalk and driveway.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Ivy along trunks, tree #7 has multi stems with bark inclusion.

**Tree #9-12 Coastal Live Oak (*Quercus agrifolia*)**

- **DBH (diameter at breast height):** 10-24"
- **Canopy Spread:**
- **Location:** East side of property near railing, retaining wall and trash bin.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Tree trunks are within 4-6' of retaining wall with excess Ivy along trunks, there is trash debris below.



**Subject Trees**

**Tree #13 California Bay (*Umbellularia californica*)**

- **DBH (diameter at breast height):** 12
- **Canopy Spread:** 10' on center
- **Location:** East side below retaining wall
- **Health:** Good
- **Tree Condition:** Fair
- **Comments:** Tree trunk and canopy have Ivy.

**Tree #14 Coastal Live Oak (*Quercus agrifolia*)**

- **DBH (diameter at breast height):** 32" multistem
- **Canopy Spread:** 10-15' to the west
- **Location:** East side of property below retaining wall.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** The specified tree has excess weight to the west, Ivy on trunk.

**Tree #15 Wild Plum (*Prunus americana*)**

- **DBH (diameter at breast height):** 18"
- **Canopy Spread:** 10' to the west
- **Location:** East side below retaining wall
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Tree canopy shows decline.



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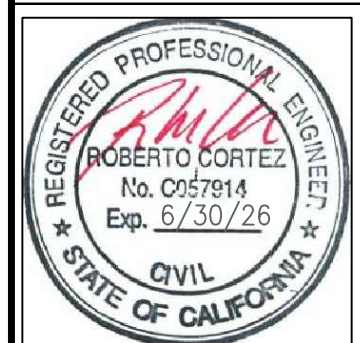
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ARBORIST REPORT

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
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Scale: As Noted

REVISIONS

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**Subject Trees**

**Tree #16 California Bay (*Umbellularia californica*)**

- **DBH (diameter at breast height):** 36"
- **Canopy Spread:** 15-20' to south west
- **Location:** East side below retaining wall.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** 15' of retaining wall, Ivy along trunk.

**Tree #17 Coastal Live Oak (*Quercus agrifolia*)**

- **DBH (diameter at breast height):** 24"
- **Location:** East side below retaining wall.
- **Health:** Dead
- **Tree Condition:** Dead
- **Comments:** 15' of retaining wall, previous heading cuts.

**Tree #18 California Bay (*Umbellularia californica*)**

- **DBH (diameter at breast height):** 36"
- **Location:** East side below retaining wall.
- **Health:** Fair
- **Tree Condition:** Fair
- **Comments:** Ivy along trunk, heavy laterals over retaining wall, 15' of retaining wall.



**Recommend Specifications**

After reviewing site and proposed plans it is evident that all digging and construction will be performed outside the dripline of trees. However specific preservation measures should be performed to reduce impact of trees. All trees shall have all soil near trunk flare left to original soil grade. The proposed construction involves removal of existing retaining wall and installing new concrete retaining wall. The specified trees 1-18 are between 4 & 15' back from existing retaining wall. Tree driplines are outside of digging location. If proper preservation measures are followed, the specified trees will not be impacted.

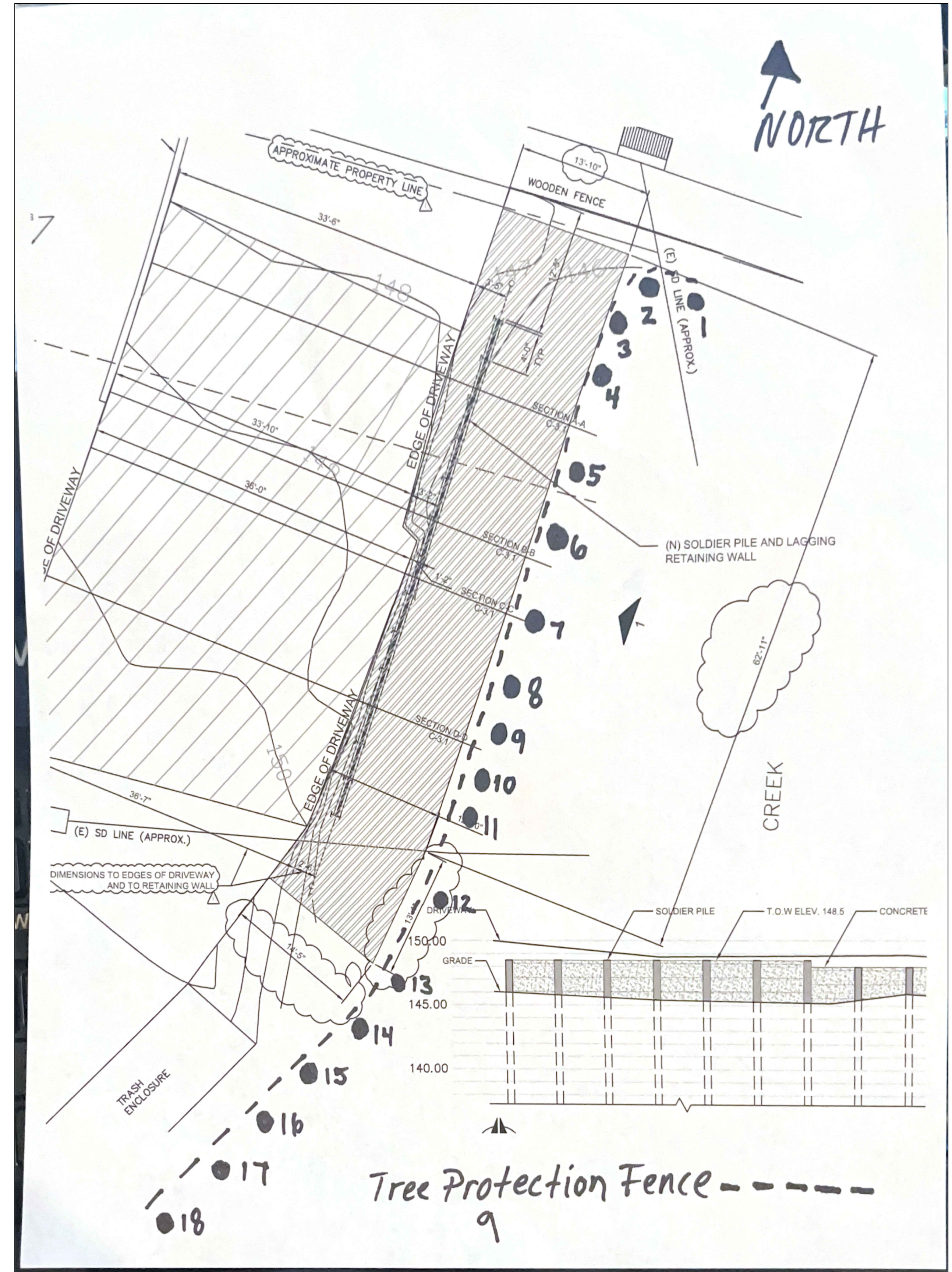
Proper preservation measures should be as follows. No excavation shall be performed within dripline of trees. If excavation within the dripline shall be performed, hand tools and care shall be taken to preserve all trunk bark intact once project arborist determines where excavation shall occur.

Tree protection fencing should be installed to protect CRZ (critical root zone) and drip line. Tree protection fencing will be constructed of 4ft. orange fencing with steel posts driven 12 inches below grade every 10ft. (see site map). It would be advised to remove deadwood from tree tops and canopies, elevate and reduce lower limbs to prevent damage during construction. Moreover, trees #12 & 13 with codominant leaders should be removed to one stem. All Ivy should be removed from tree canopies and trunks. Tree #17 is dead and should be removed.

All pruning shall be performed by ISA certified personal only and under the direction of the protect Arborist. If proper preservation measures are followed, these trees have a moderate to high survival rate. Certain construction activities should be limited within the tree protection zone as follows:

No equipment, storage, dumping, grading or excavation should be permitted within the designated tree protection zones without the prior written approval of the consulting arborist.

Tree fencing shall not be moved, and left in place at all times.



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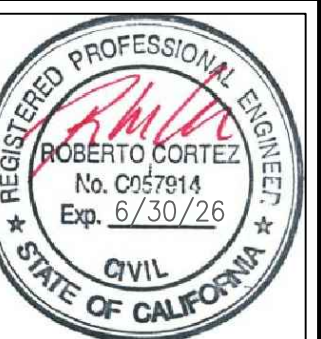
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DESCRIPTION:  
SURVEY AND TOPO MAP  
SITE MAP

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



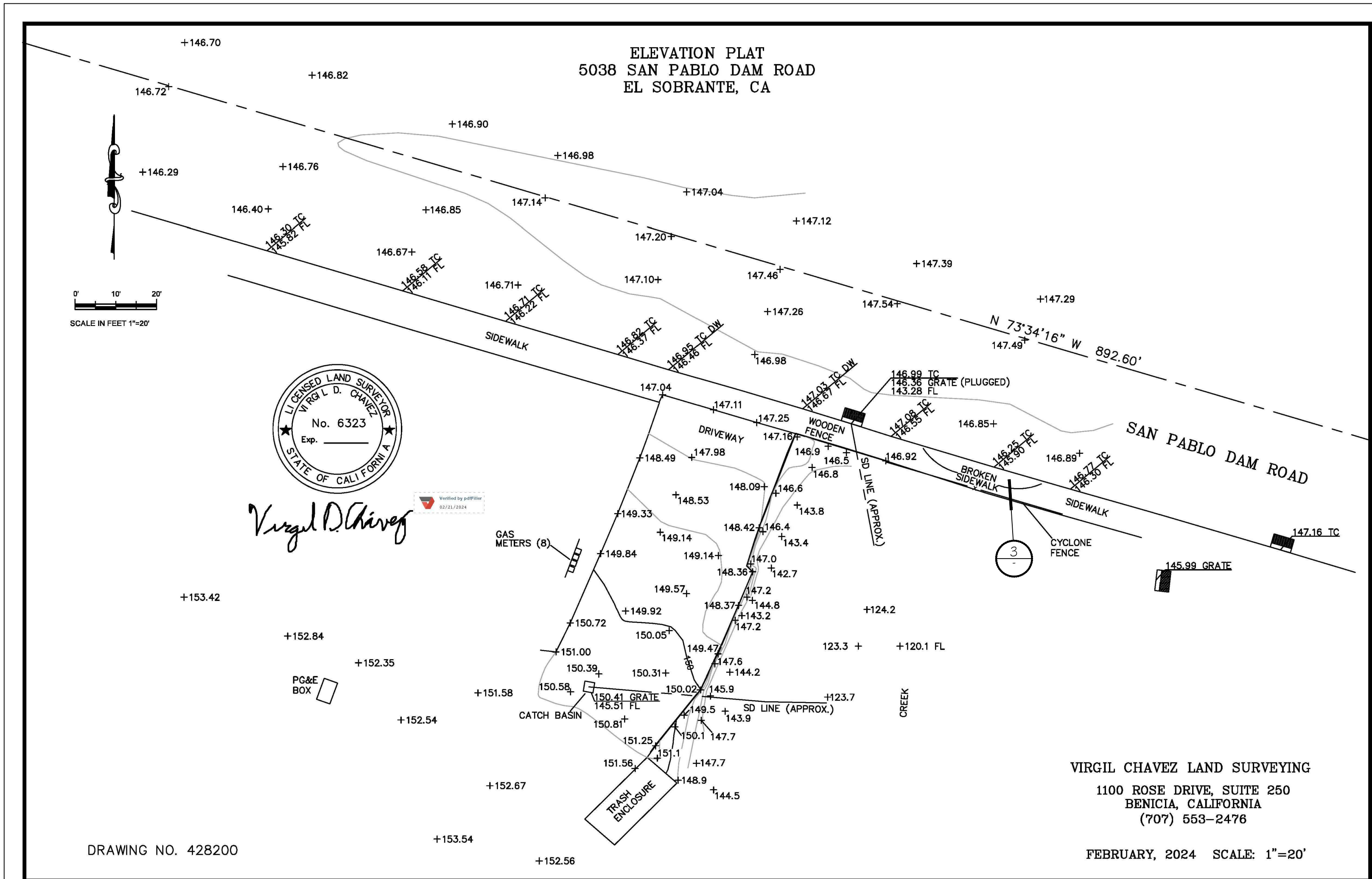
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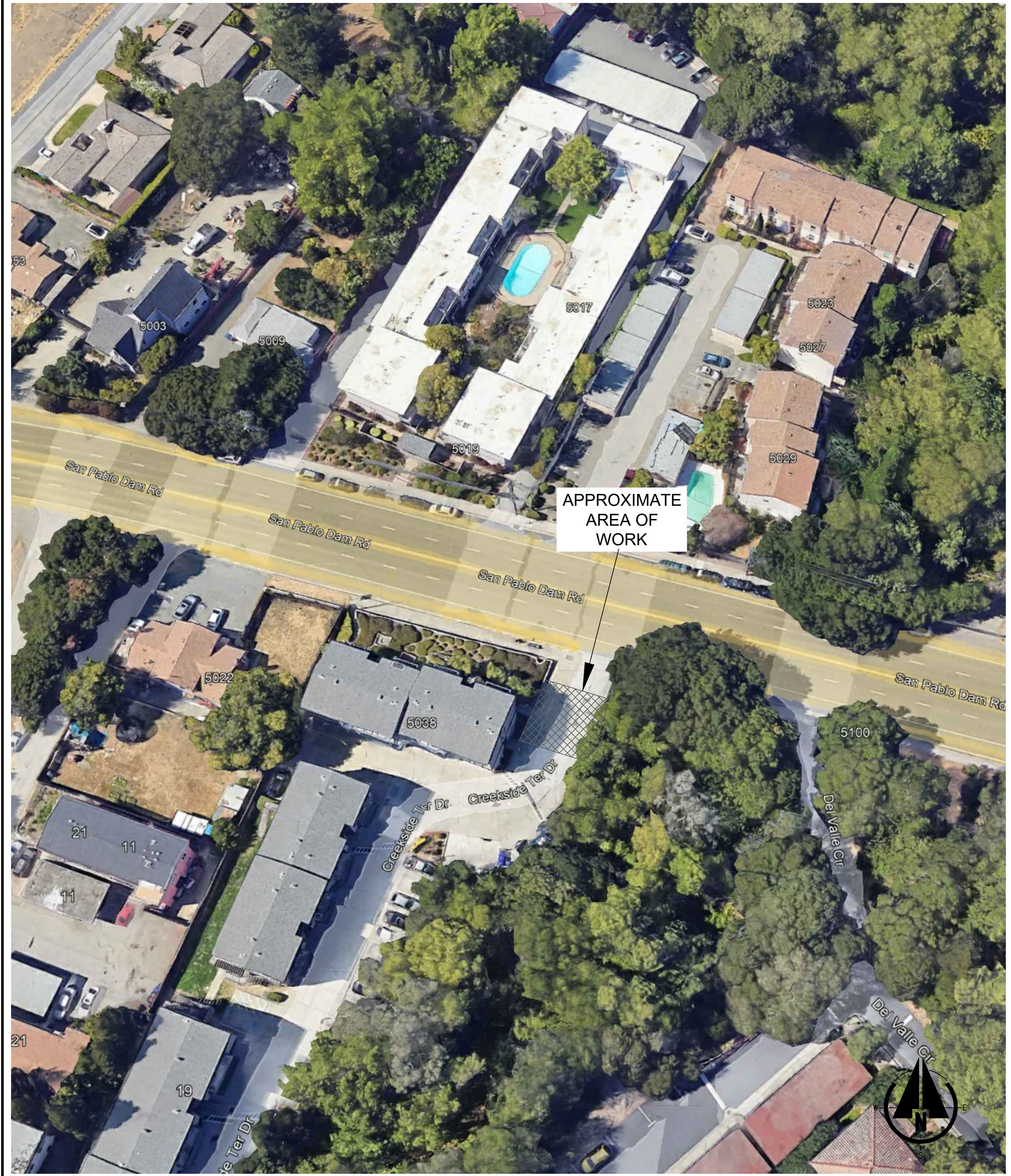
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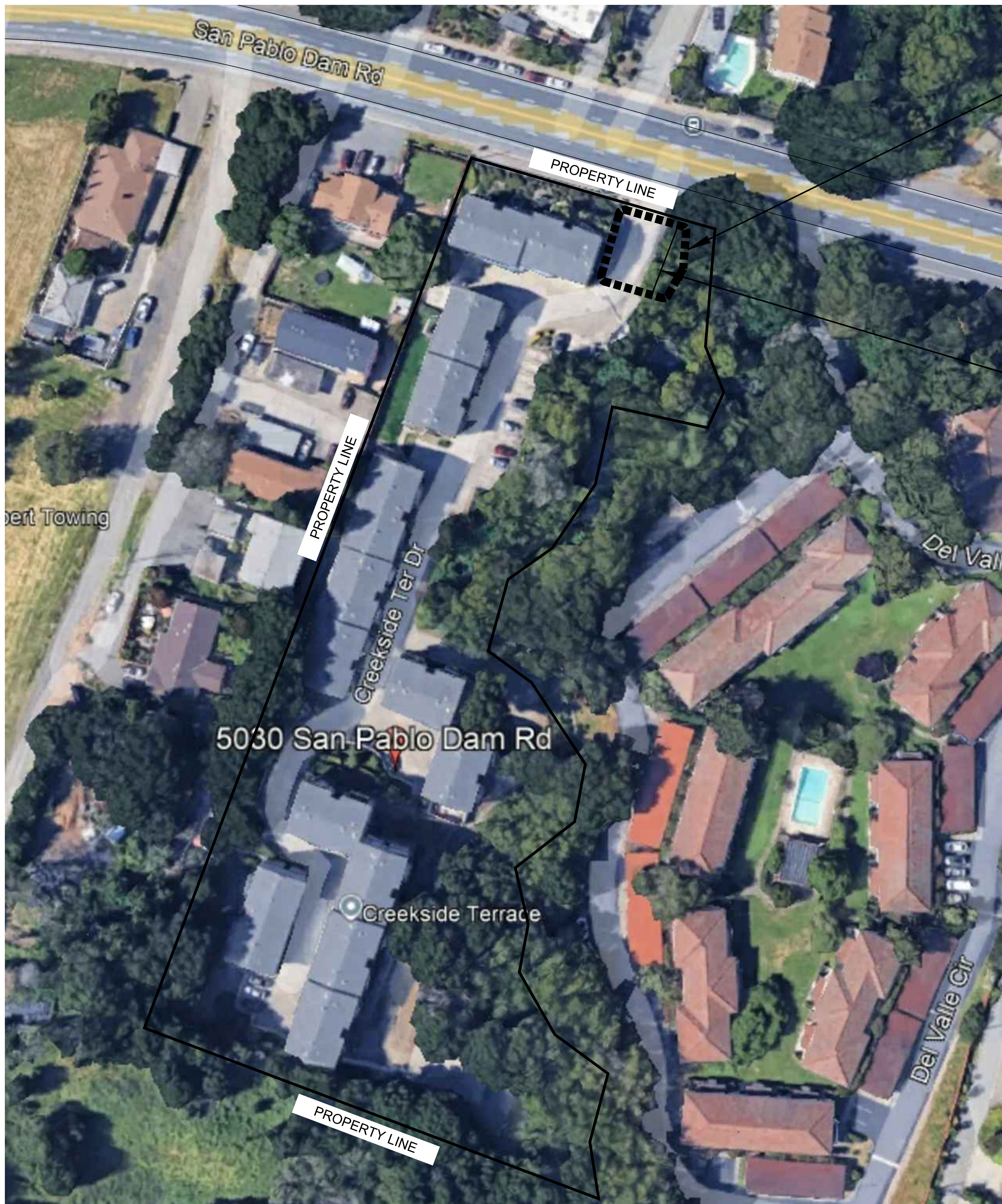
NOTE:  
PICTURES OF THE SECTION OF THE SIDEWALK THAT IS BROKEN AND SHOWING SIGNS OF SINKING.  
THIS SERVES AS A RECORD TO SHOW THAT ANY WORK UNDER THIS PERMIT DID NOT CAUSE THE  
DAMAGE TO THE EXISTING SIDEWALK

**3** DAMAGED SIDEWALK  
SCALE: NTS

**1** SURVEY AND TOPO MAP  
SCALE: 1"=20'



**2** SITE MAP  
SCALE: NTS



APPROXIMATE AREA OF WORK

PROPOSED RETAINING WALL



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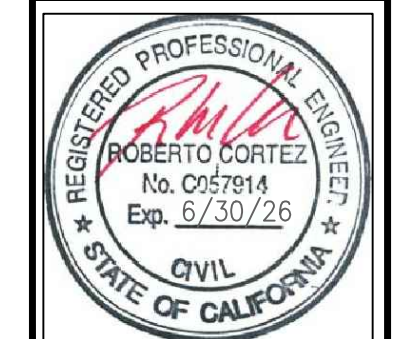
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DESCRIPTION:  
PARCEL SITE MAP

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803

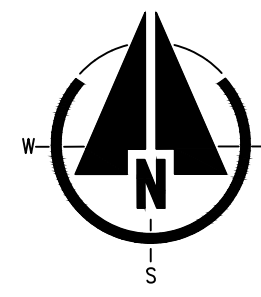


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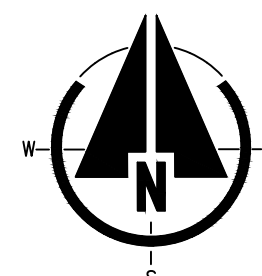
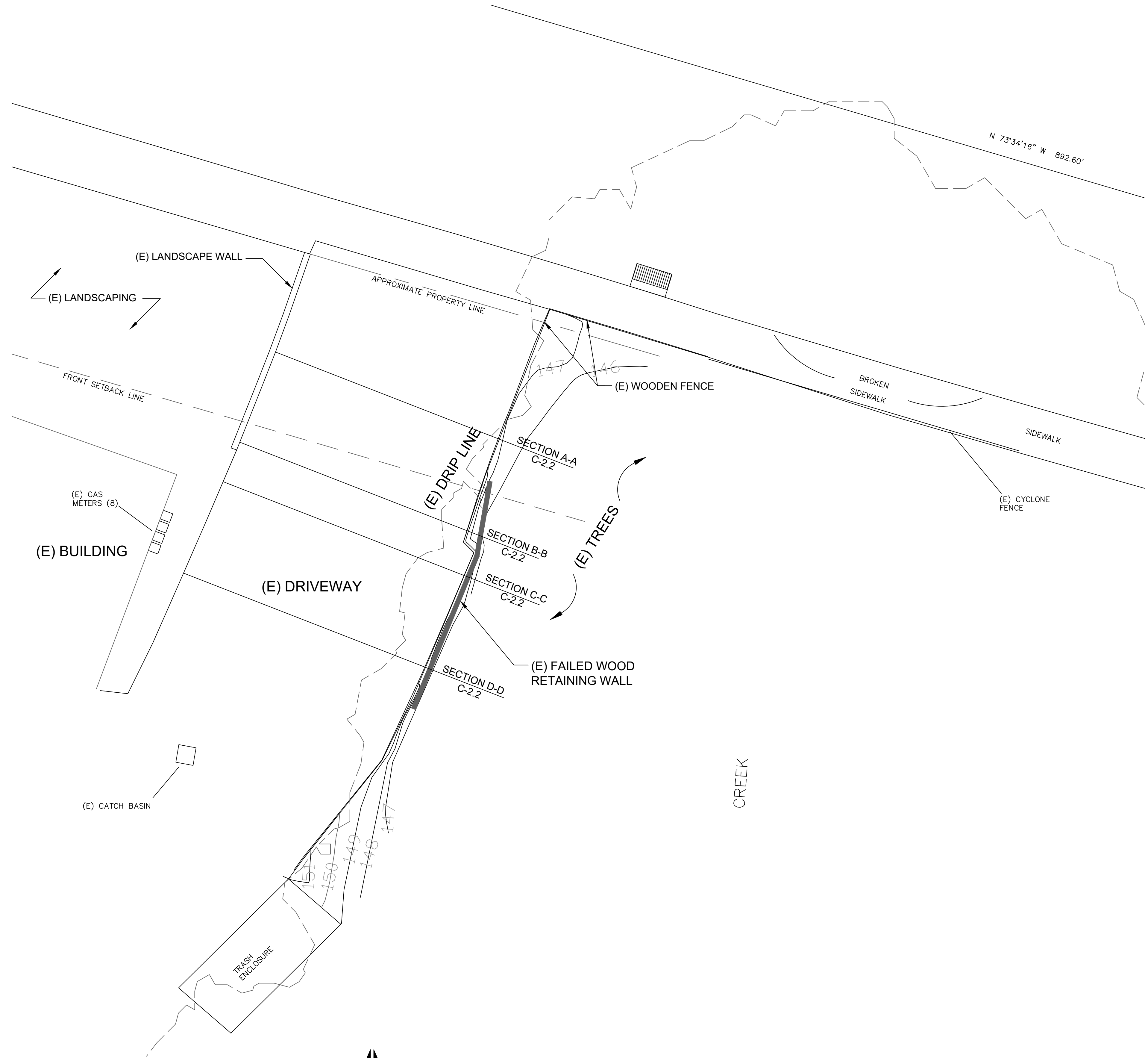


**2** PARCEL SITE MAP

SCALE: 1" = 40'-0"



**1** PICTURES OF TREES ALONG DRIVEWAY  
SCALE: NTS



**EXISTING CONDITIONS**  
SCALE: 1/8" = 1'-0"



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DESCRIPTION:  
EXISTING CONDITIONS

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
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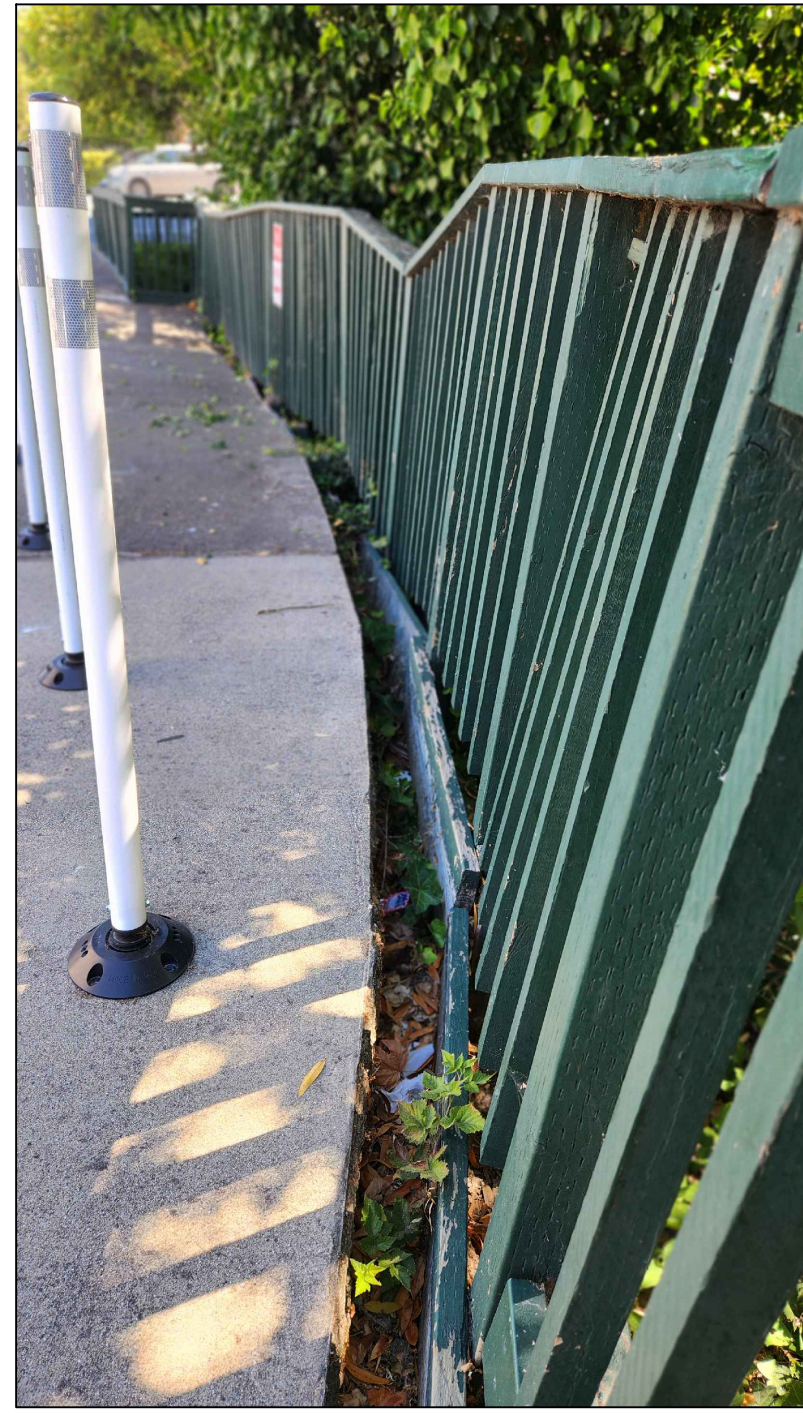
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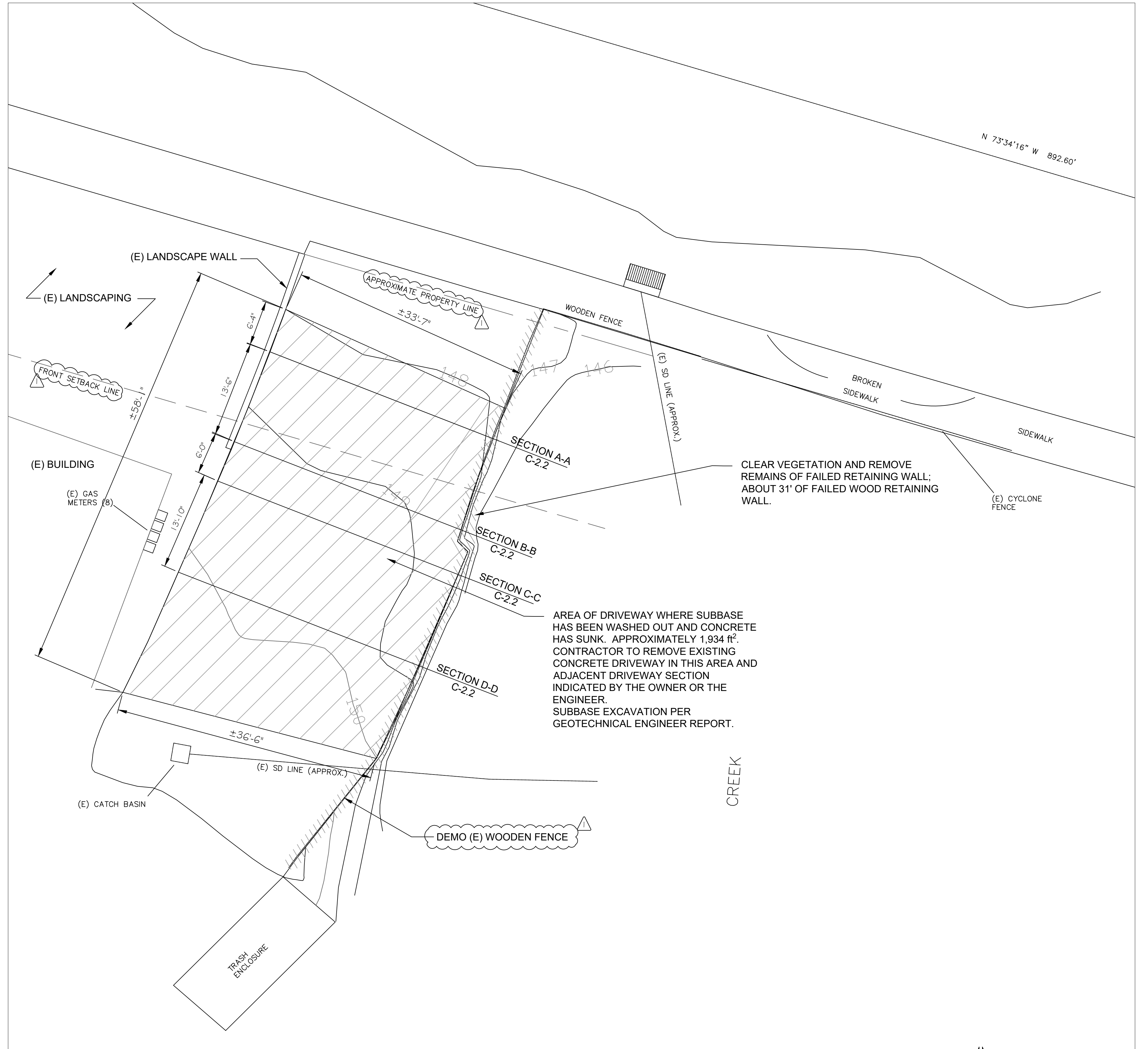
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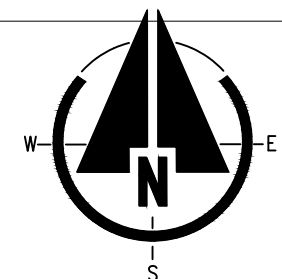
**1 GENERAL PICTURES OF THE DRIVEWAY**  
SCALE: NTS



NOTE:  
CONTRACTOR SHALL FOLLOW 811 PROCEDURES.



**EXISTING SITE PLAN & DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"



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DESCRIPTION:  
EXISTING SITE PLAN  
DEMOLITION PLAN

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



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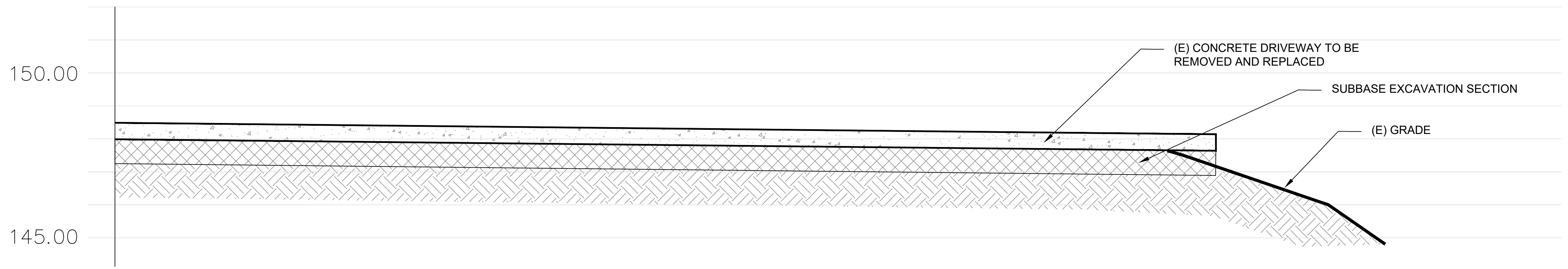
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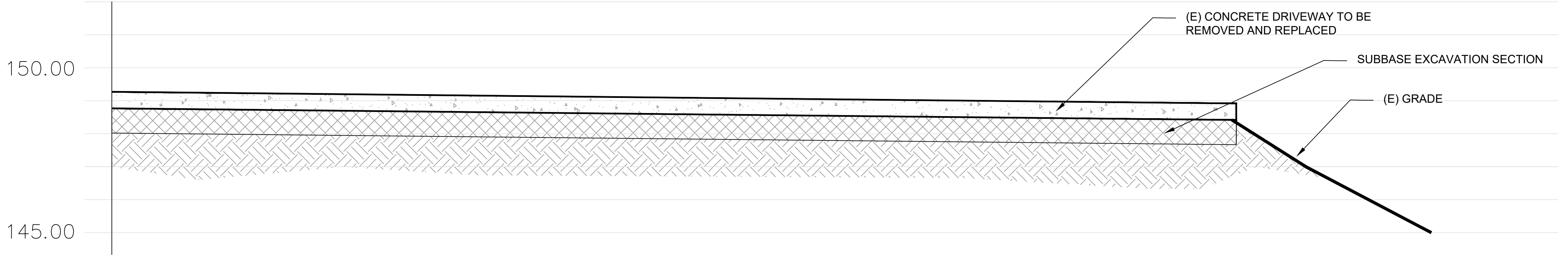
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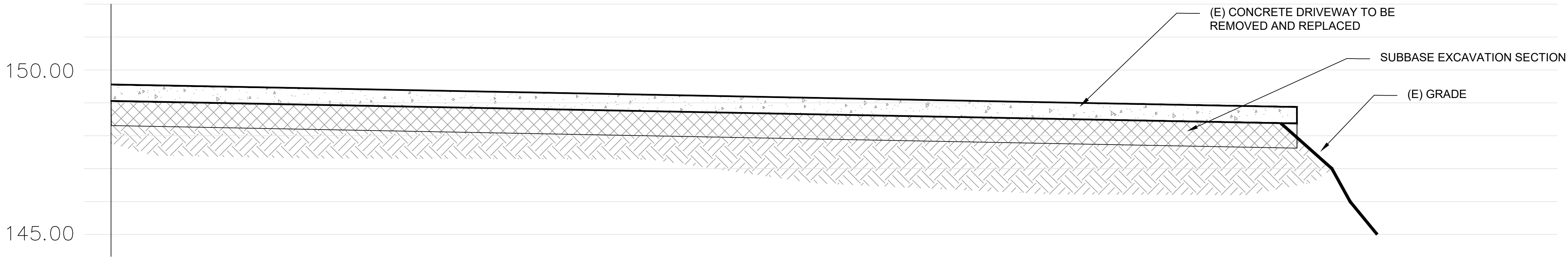




**EXISTING SECTION A-A**  
SCALE: 1/2" = 1'-0"



**EXISTING SECTION B-B**  
SCALE: 1/2" = 1'-0"



**EXISTING SECTION C-C**  
SCALE: 1/2" = 1'-0"



**EXISTING SECTION D-D**  
SCALE: 1/2" = 1'-0"



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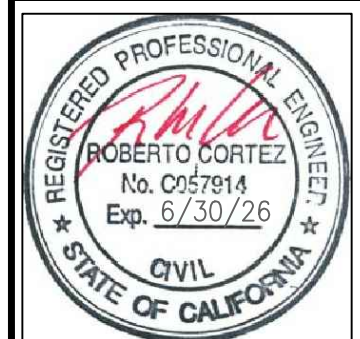
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EXISTING SITE SECTIONS

DRIVEWAY REPAIR  
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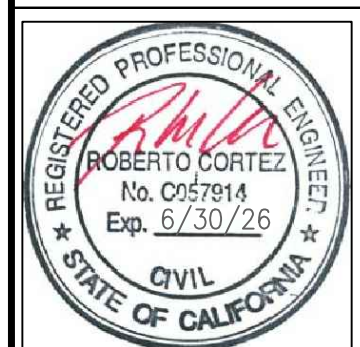
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ACCESSIBILITY

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DESCRIPTION:  
PROPOSED SITE PLAN  
RETAINING WALL - ELEVATION VIEW

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



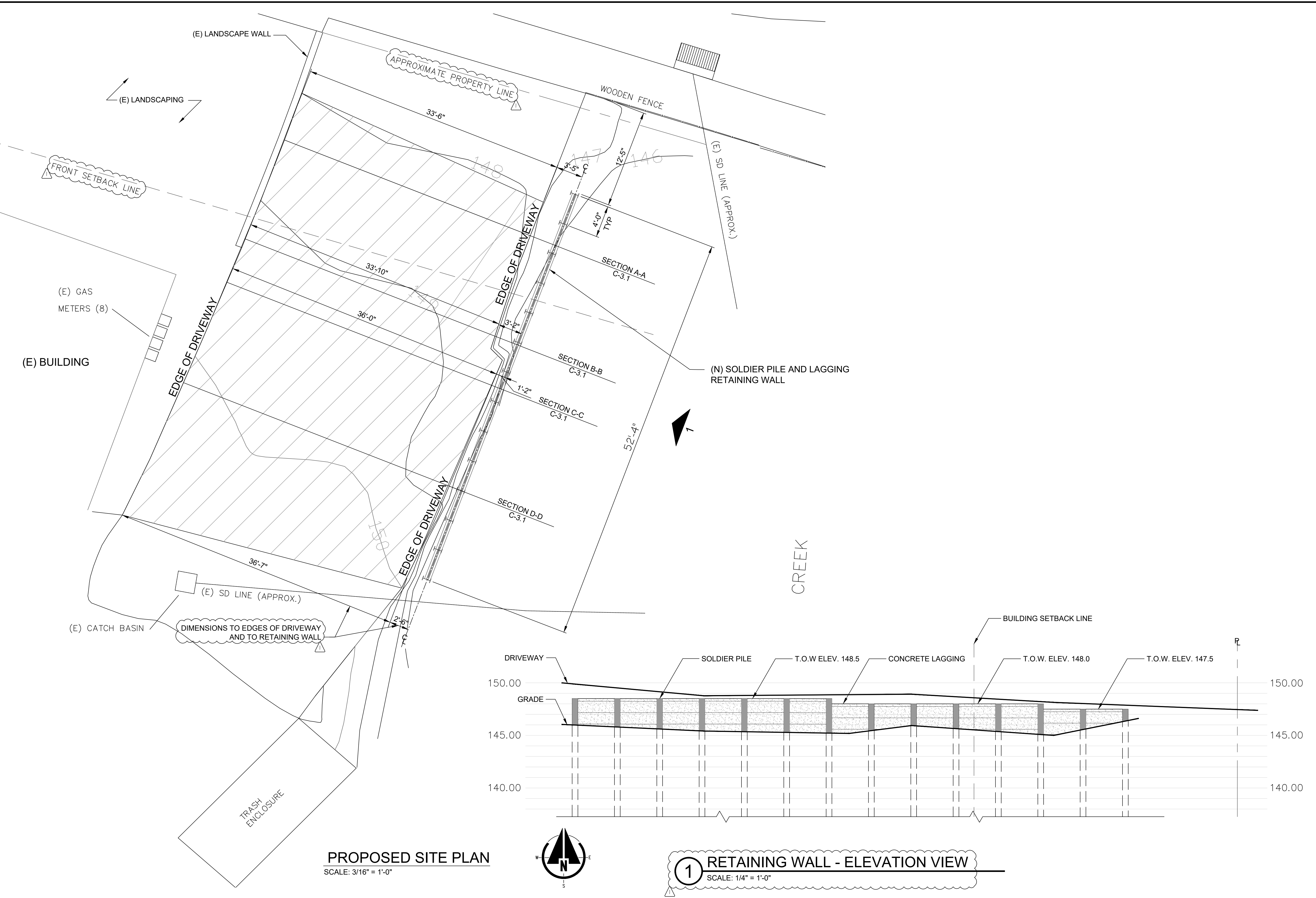
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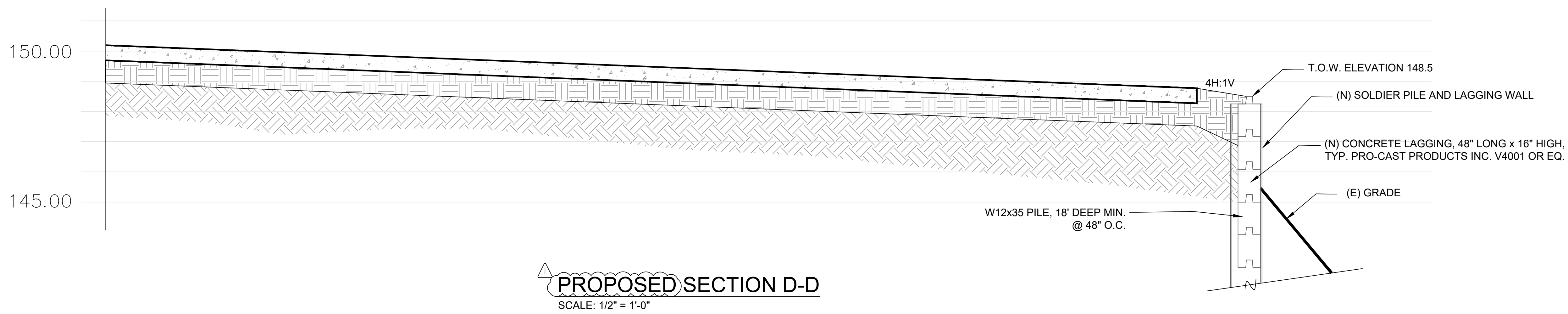
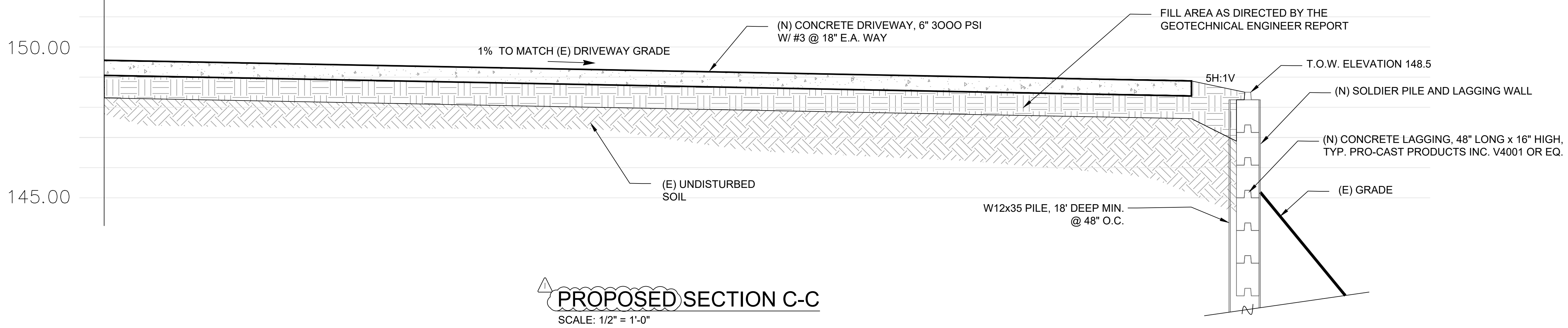
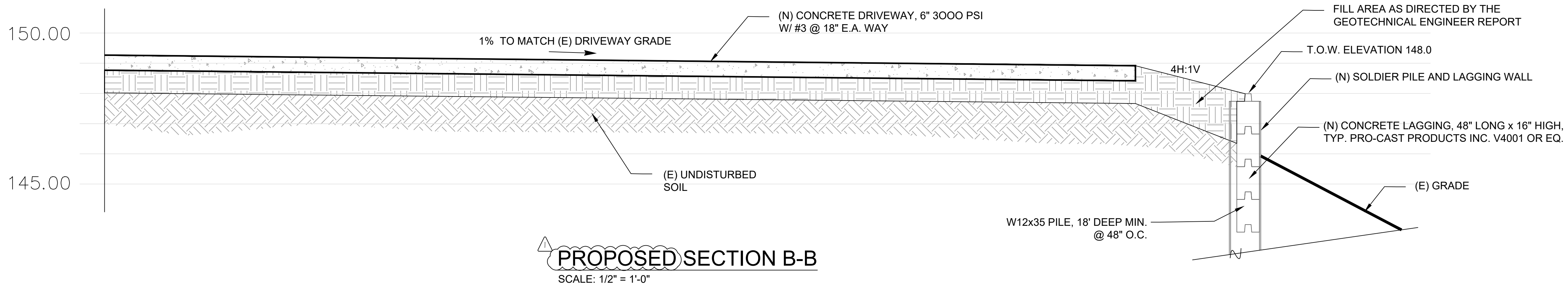
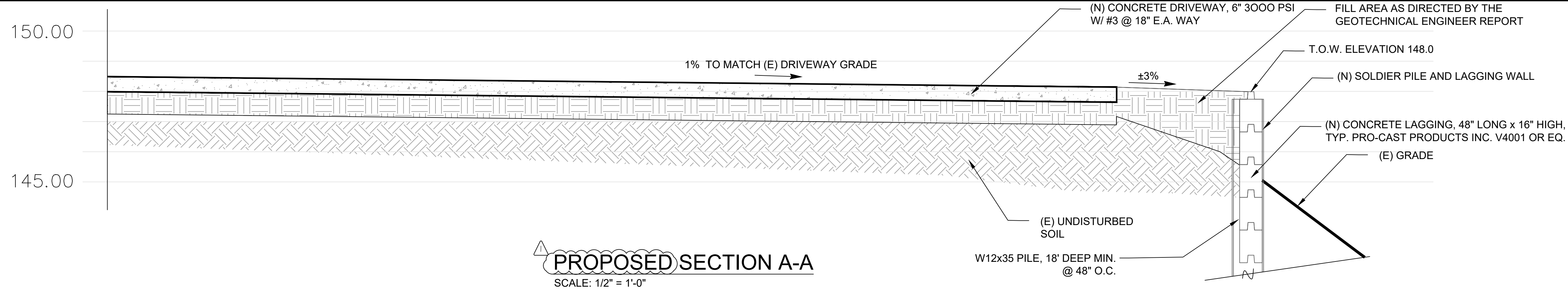
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**C-3.0**

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PROPOSED SITE SECTIONS

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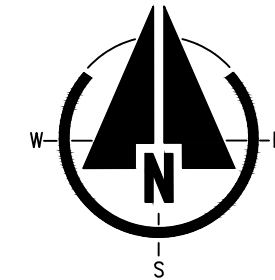
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**C-3.1**



**STORMWATER POLLUTION PREVENTION PLAN**  
 SCALE: 1/8" = 1'-0"



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DESCRIPTION:  
 EXISTING SITE PLAN  
 DEMOLITION PLAN

DRIVEWAY REPAIR  
 5030 SAN PABLO DAM ROAD  
 EL SOBRANTE, CA 94803

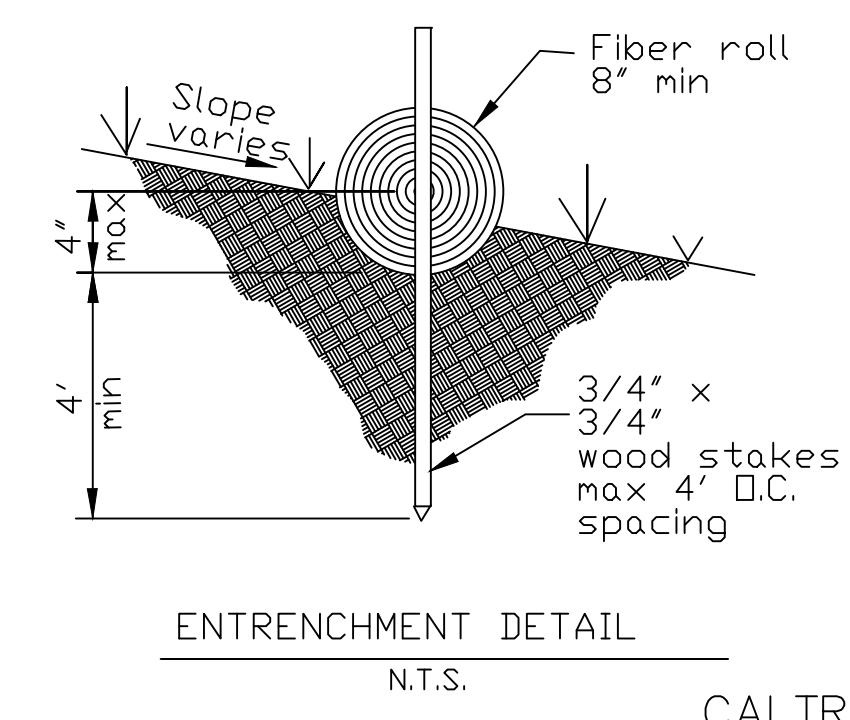
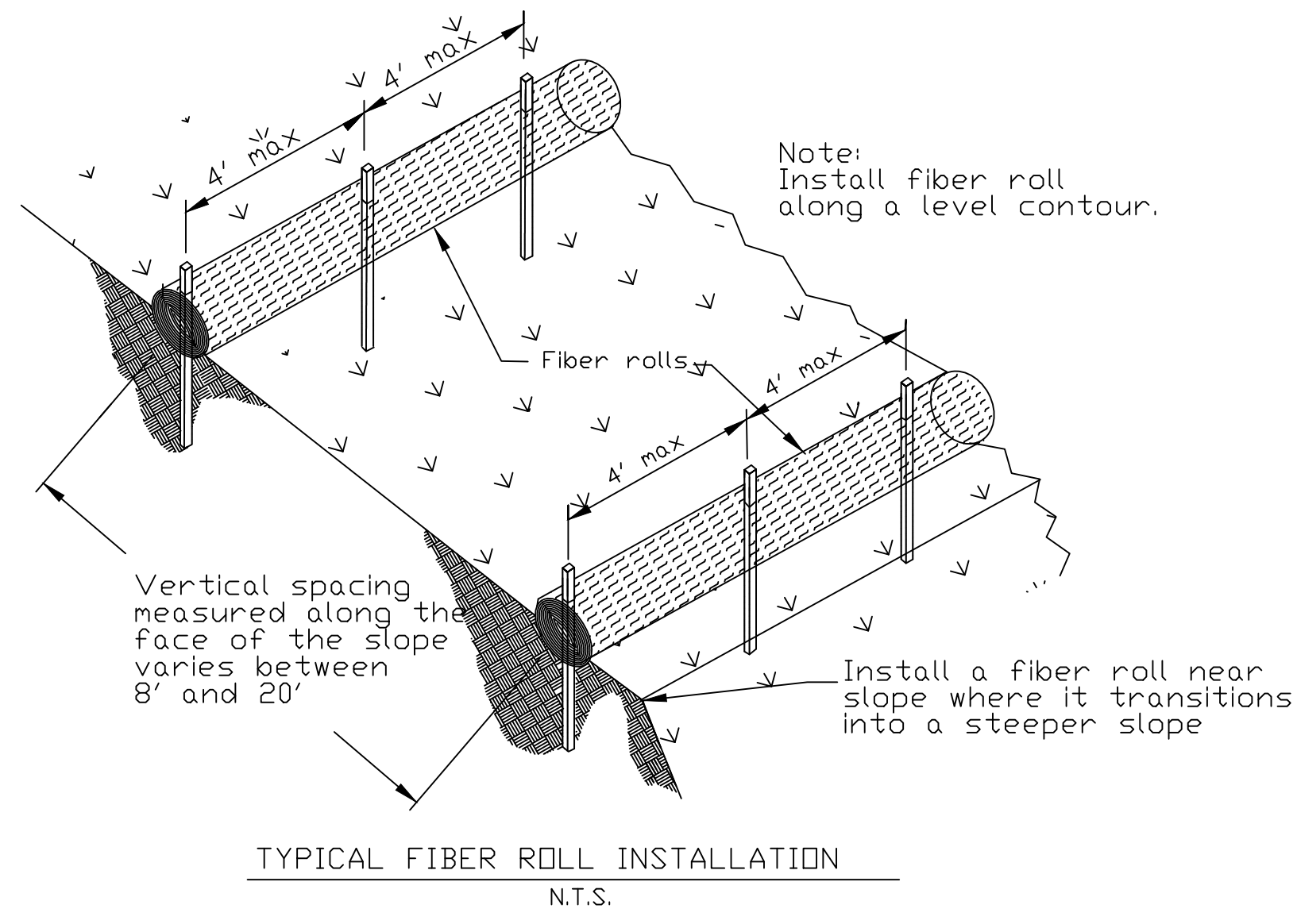


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**C-4.0** 28

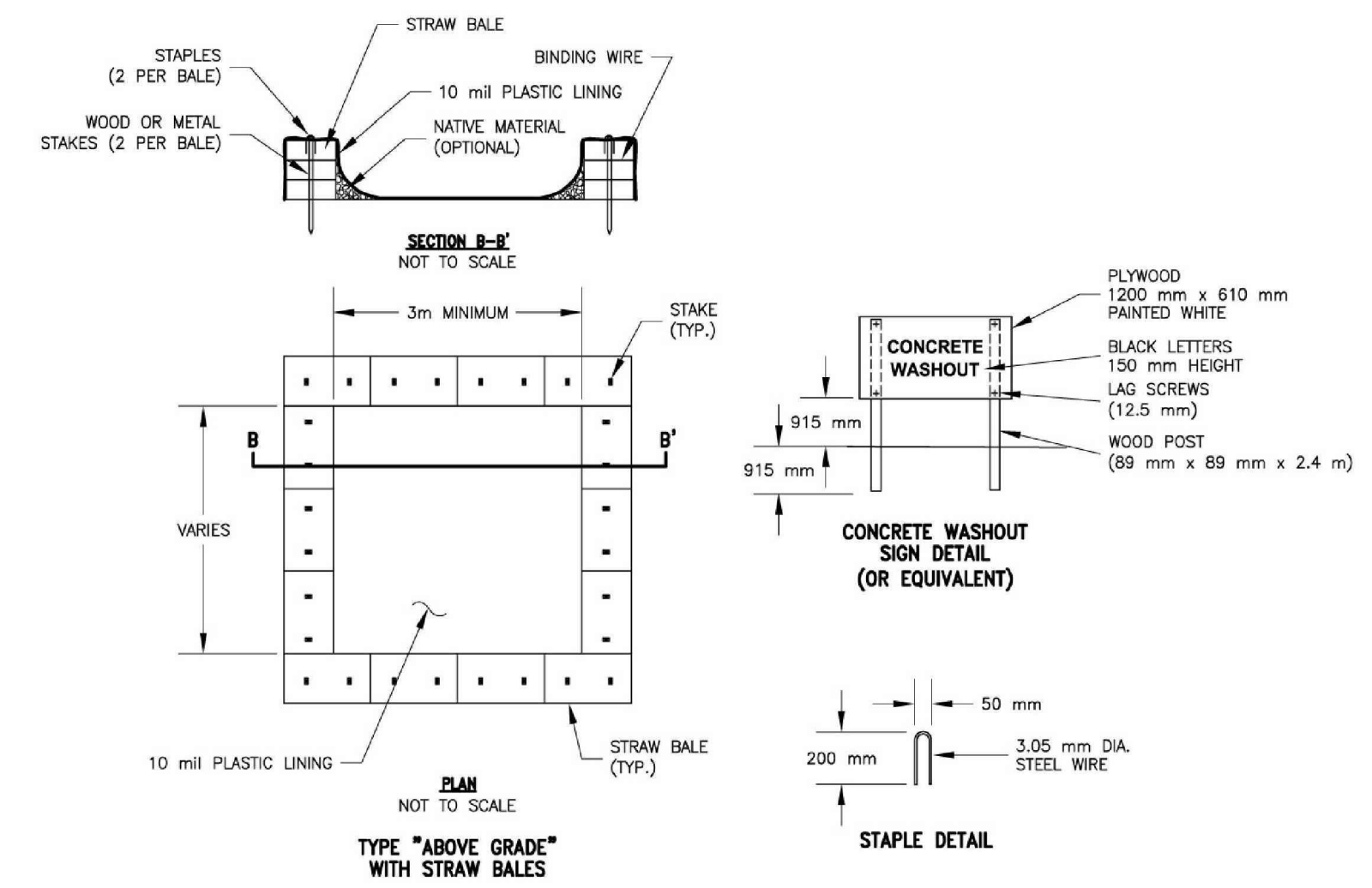


CALTRANS DETAIL SC-5

**1** FIBER ROLL DET.  
SCALE: NTS

### Concrete Waste Management

**WM-8**

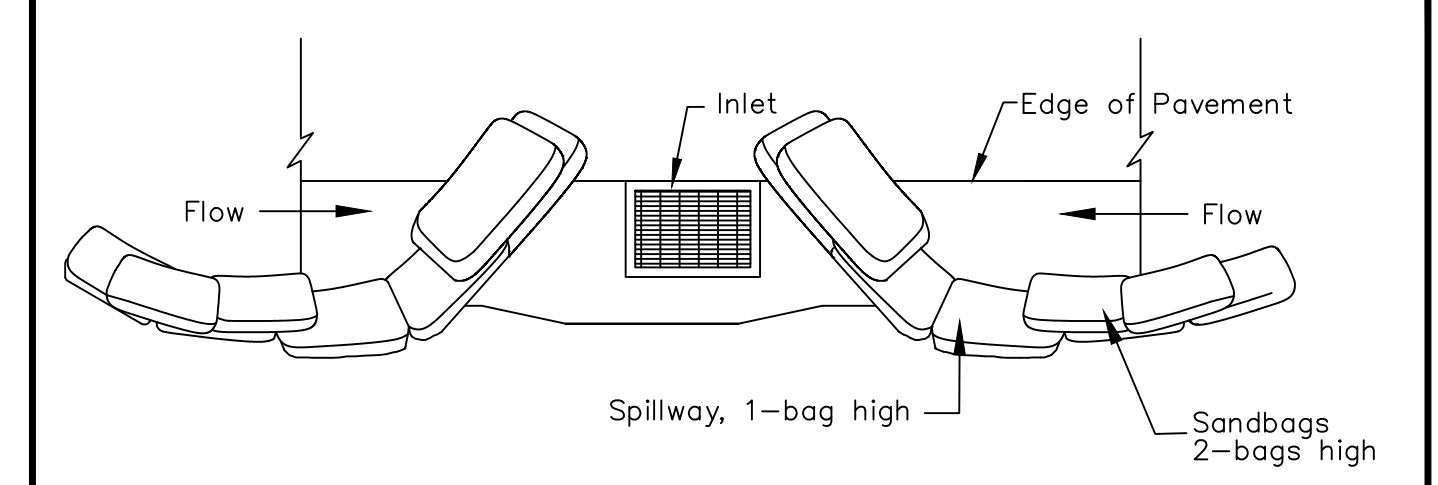


- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
  2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

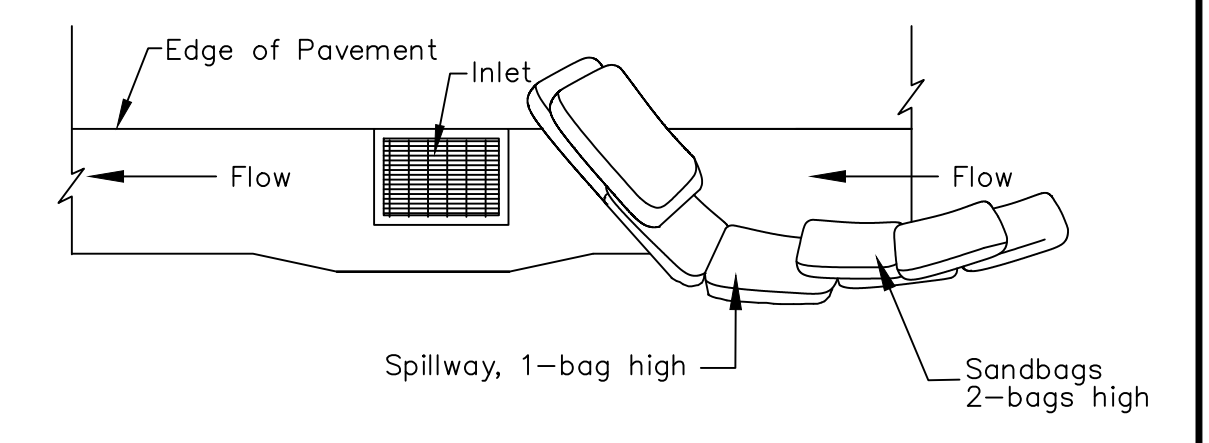
Caltrans Storm Water Quality Handbooks  
Construction Site Best Management Practices Manual  
March 1, 2003

Section 8  
Concrete Waste Management WM-8  
7 of 7

**2** CONCRETE WASH DET.  
SCALE: NTS



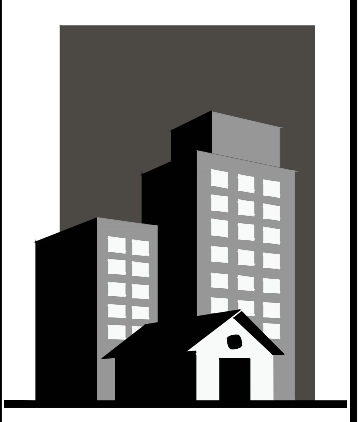
TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
  2. Use to inhibit non-storm water flow.
  3. Allow for proper maintenance and cleanup.
  4. Bags must be removed after adjacent operation is completed
  5. Not applicable in areas with high silts and clays without filter fabric.

**3** INLET PROTECTION, TYP.  
SCALE: NTS



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CIVIL  
STRUCTURAL  
ELECTRICAL  
MECHANICAL  
DESIGN/DEVELOPMENT  
ACCESSIBILITY

425 Virginia Street  
Suite B  
Vallejo, CA 94590

DESCRIPTION:  
DETAILS

DRIVEWAY REPAIR  
5030 SAN PABLO DAM ROAD  
EL SOBRANTE, CA 94803



Design by: R. Cortez, P.E. CASp  
Drawn by: K. Perry  
Checked by: R. Cortez, P.E. CASp  
Approved by: R. Cortez, P.E. CASp  
Date: 07/31/24  
Scale: As Noted

REVISIONS		
No.	Date	By
△	10/31/24	D.R.

Job No. -  
**C-4.1**  
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