



December 24, 2025

Everett Louie
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Subject: CDLP25-02046
4100 San Pablo Dam Road, El Sobrante, CA 94803
APN: 420-191-021

Dear Everett,

West County Wastewater (WCW) appreciates this opportunity to comment on CDLP25-02046 located at 4100 San Pablo Dam Road, El Sobrante, California. The applicant is requesting approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016.

In order to obtain wastewater service, the Applicant must comply with all applicable WCW rules and regulations; including, but not limited to the following:

Once we've received items #1 and #2 from the customer, we will be able to make the determination regarding whether wastewater service can be provided and will provide item #3 to the customer:

1. Provide a plot plan, to scale, showing the following information:
 - a. Site Address
 - b. Assessor's Parcel Number(s) (APNs)
 - c. Easement(s), if applicable
 - d. Location(s) of the structure(s) in relation to the parcel(s)
 - e. Location(s) of the parcel(s) in relation to the street(s)
 - f. Location(s) of the sewer lateral(s) and connection(s) to the sewer main(s)
if sewer lateral construction is necessary or proposed (construction of a new sewer lateral, modification of an existing sewer lateral, etc.)



- g. Location(s) of the room(s)/area(s)/drainage fixture units in relation to the structure(s) if modification is necessary or proposed
 - h. North arrow for each plan view
 - i. Sidewalk(s)
 - j. Street name(s)
 - k. Street address(es)
 - l. Full name(s), company name(s) (if applicable), phone number(s) and email address(es) of the property owner as well as all consultants and contractors associated with the work
 - m. Current use vs. proposed use in narrative/written form in the scope of work section
 - n. Current water meter size vs. proposed water meter size in narrative/written form in the scope of work section
2. Submit the plot plan directly to: permits@wcwd.org for WCW review and approval.

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3. Separate fee estimates will be prepared upon the submission of plans meeting the criteria in item #1 (above) and in the manner described in item #2 (above).

Note: If WCW has already stamped/approved plans that match the proposed scope of work, no additional plans will be required to be submitted to WCW for approval.

If you have any questions, please contact me at (510) 222-6700, Option 3.

Sincerely,

Armondo Hodge

Armondo Hodge

Phone: (510) 222-6700, Option 3

Email: permits@wcwd.org

Attachment(s):

1. WCW Schedule of Fees
2. GIS Map

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2025

Sewer Service Charge Rates

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL			
1 Flat Rate		\$	815.00
B.) MULTI- FAMILY RESIDENTIAL			
1 Flat Rate		\$	711.00
C.) MOBILE HOME RESIDENTIAL			
1 Flat rate		\$	711.00
D.) COMMERCIAL DOMESTIC STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	8.73
4 BOD Charge			N/A
5 SS Charge			N/A
E.) COMMERCIAL HIGH STRENGTH			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	14.70
4 BOD Charge			N/A
5 SS Charge			N/A
F.) INDUSTRIAL			
1 Flat rate			N/A
2 Min Charge		\$	815.00
3 Flow Charge		\$	5.61
4 BOD Charge		\$	0.58
5 SS Charge		\$	0.68

ANNEXATION FEES

Annexation Fees (1-10 Parcels)	\$	5,801.00
Annexation Fees Greater than 10	\$	11,601.00

PLAN APPROVAL AND SEWER PERMITS- BUILDING CONSTRUCTION

USER TYPE

A.) SINGLE FAMILY RESIDENTIAL			
1 Plan Approval	(Per Building)	\$	387.00
2 Permit		\$	387.00
3 Additional Inspection		\$	193.00
B.) MULTI FAMILY, TRAILER COURTS, GUEST DWELLINGS, CONDOMINIUMS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
C.) SCHOOL BUILDINGS OR CHURCHES			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	1,934.00
3 Additional Inspection		\$	193.00
D.) COMMERCIAL INSTALLATIONS			
1 Plan Approval	(Per Building)	\$	1,547.00
2 Permit		\$	773.00
3 Additional Inspection		\$	193.00
E.) INDUSTRIAL INSTALLATIONS			
1 Contributing Domestic Flow Only - Plan Approval		\$	1,547.00
2 Contributing Domestic Flow Only - Permit		\$	387.00
3 Contributing Industrial Waste - Plan Approval		\$	2,320.00
4 Contributing Industrial Waste - Permit		\$	387.00
5 Additional Inspection		\$	193.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2025

F.) MISCELLANEOUS INSTALLATIONS		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
G.) CLEANOUT, CHECK VALVE, OR BACKWATER OVERFLOW DEVICE INSTALLATION		
1 Permit	\$	387.00
2 Additional Inspection	\$	193.00
H.) MINOR REPAIRS, ALTERATIONS AND DEMOLITION		
1 Plan Approval	\$	387.00
2 Permit	\$	387.00
3 Additional Inspection	\$	193.00
TENTATIVE MAP REVIEW (Based on the number of parcels in the Subdivision)		
1 20 lots and Under	\$	1,934.00
2 21 + lots	\$	3,094.00
SEWER MAIN CONSTRUCTION PERMIT FEES		
1 Permit - District Maintained (per 1,500 l.f. or fraction thereof)	\$	7,734.00
2 Permit - Privately Maintained (per 1,000 l.f. or fraction thereof)	\$	5,801.00
3 Per Manhole (applies to all SME projects): Manhole Cover	Actual Costs	
4 Per Manhole (applies to all SME projects): Installation and Inspection	\$	387.00
5 Per Manhole (applies to all SME projects): Pump Inspection for Installation or Modification	\$	773.00
6 Per Manhole (applies to all SME projects): Additional Inspection	\$	193.00
OTHER FEES		
1 Sphere of Influence Adjustment	\$	1,934.00
2 Video Inspection Review	\$	290.00
CAPACITY CHARGES		
A.) Single Family Residential		
1 Water meter size: 5/8"	\$	2,381.00
2 Water meter size: 3/4"	\$	3,572.00
3 Water meter size: 1"	\$	5,953.00
4 Water meter size: 1.5"	\$	11,905.00
5 Water meter size: 2"	\$	19,048.00
6 Meters above 2" are individually assessed		
B.) Multi Family per unit		
	\$	2,381.00
C.) Commercial Domestic Strength		
1 Water meter size: 5/8"	\$	2,344.00
2 Water meter size: 3/4"	\$	3,517.00
3 Water meter size: 1"	\$	5,861.00
4 Water meter size: 1.5"	\$	11,722.00
5 Water meter size: 2"	\$	18,755.00
6 Meters above 2" are individually assessed		
D.) Commercial High Strength		
1 Water meter size: 5/8"	\$	5,506.00
2 Water meter size: 3/4"	\$	8,259.00
3 Water meter size: 1"	\$	13,756.00
4 Water meter size: 1.5"	\$	27,531.00
5 Water meter size: 2"	\$	44,049.00
6 Meters above 2" are individually assessed		
ENVIRONMENTAL COMPLIANCE INSPECTIONS		
Business Type		
1 Class 1: Food Service Establishment With Grease Control Device	\$	309.00
2 Class 2: Food Service Establishment Without Grease Control Device	\$	464.00
3 Dental Facility Inspection (Per Inspection)	\$	309.00
Dental Facility Compliance Report (Per Report)	\$	155.00
4 Vehicle Service Facility Sampling: Labor Costs	\$	550.00
5 Vehicle Service Facility Sampling: Laboratory Costs (Per Sample Event) Per Sample Event	Actual Costs	
6 Permit Application Review and Initial Inspection: New Facility	\$	5,567.00
7 Permit Application Review and Initial Inspection: Existing Facility	\$	3,712.00

WEST COUNTY WASTEWATER DISTRICT
Schedule of User Fees
Effective July 1, 2025

8 Permit Application Review and Issuance: Class 1: Categorical Industrial Users	\$	2,784.00
9 Permit Application Review and Issuance: Class 2: Significant Industrial Users	\$	2,784.00
10 Permit Application Review and Issuance: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	1,237.00
11 Permit Application Review and Issuance: Class 4: Other Industrial Users	\$	1,546.00
12 Permit Application Review and Issuance: Class 5: Trucked Waste Haulers	\$	619.00
13 Permit Amendment	\$	619.00
14 Permit Application Review and Renewal: Class 1: Categorical Industrial Users	\$	773.00
15 Permit Application Review and Renewal: Class 2: Significant Industrial Users	\$	464.00
Permit Application Review and Renewal: Class 3: Non-Significant Industrial Users (including zero discharge CIU's)	\$	309.00
17 Permit Application Review and Renewal: Class 4: Other Industrial Users	\$	309.00
18 Permit Application Review and Renewal: Class 5: Trucked Waste Haulers	\$	464.00
19 Routine Inspection: Class 1: Categorical Industrial Users	\$	1,856.00
20 Routine Inspection: Class 2: Significant Industrial Users	\$	1,546.00
21 Routine Inspection: Class 3: Other Industrial Users	\$	1,237.00
22 Routine Inspection: Routine Follow-Up Inspection	\$	619.00
23 Enforcement Follow-Up Inspection: Class 1: Categorical Industrial Users	\$	928.00
24 Enforcement Follow-Up Inspection: Class 2: Significant Industrial Users	\$	928.00
25 Enforcement Follow-Up Inspection: Class 3: Other Industrial Users	\$	619.00
26 Enforcement Follow-Up Sample: Composite Sample: Labor Costs	\$	1,856.00
27 Enforcement Follow-Up Sample: Composite Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)	Actual Costs	
28 Enforcement Follow-Up Sample: Grab Sample: Labor Costs	\$	928.00
29 Enforcement Follow-Up Sample: Grab Sample: Laboratory Costs (Per Sample Event) (Per Sample Event)	Actual Costs	
30 Violation Notice: Verbal (Per Enforcement Action)	\$	155.00
31 Violation Notice: Formal (Per Enforcement Action)	\$	309.00
32 Sampling: Class 1: Categorical Industrial Users: Labor Costs	\$	3,712.00
33 Sampling: Class 1: Categorical Industrial Users: Laboratory Costs (Per Sample Event)	Actual Costs	
34 Sampling: Class 2: Significant Industrial Users: Labor Costs	\$	2,784.00
35 Sampling: Class 2: Significant Industrial Users: Laboratory Costs (Per Sample Event)	Actual Costs	
36 Sampling: Class 3: Other Industrial Users: Labor Costs	\$	2,784.00
37 Sampling: Class 3: Other Industrial Users: Laboratory Costs (Per Sample Event)	Actual Costs	
38 Compliance Meeting	\$	1,237.00
39 Show Cause Hearing	Actual Costs	

TEMPORARY DISCHARGE PERMIT & OTHER FEES

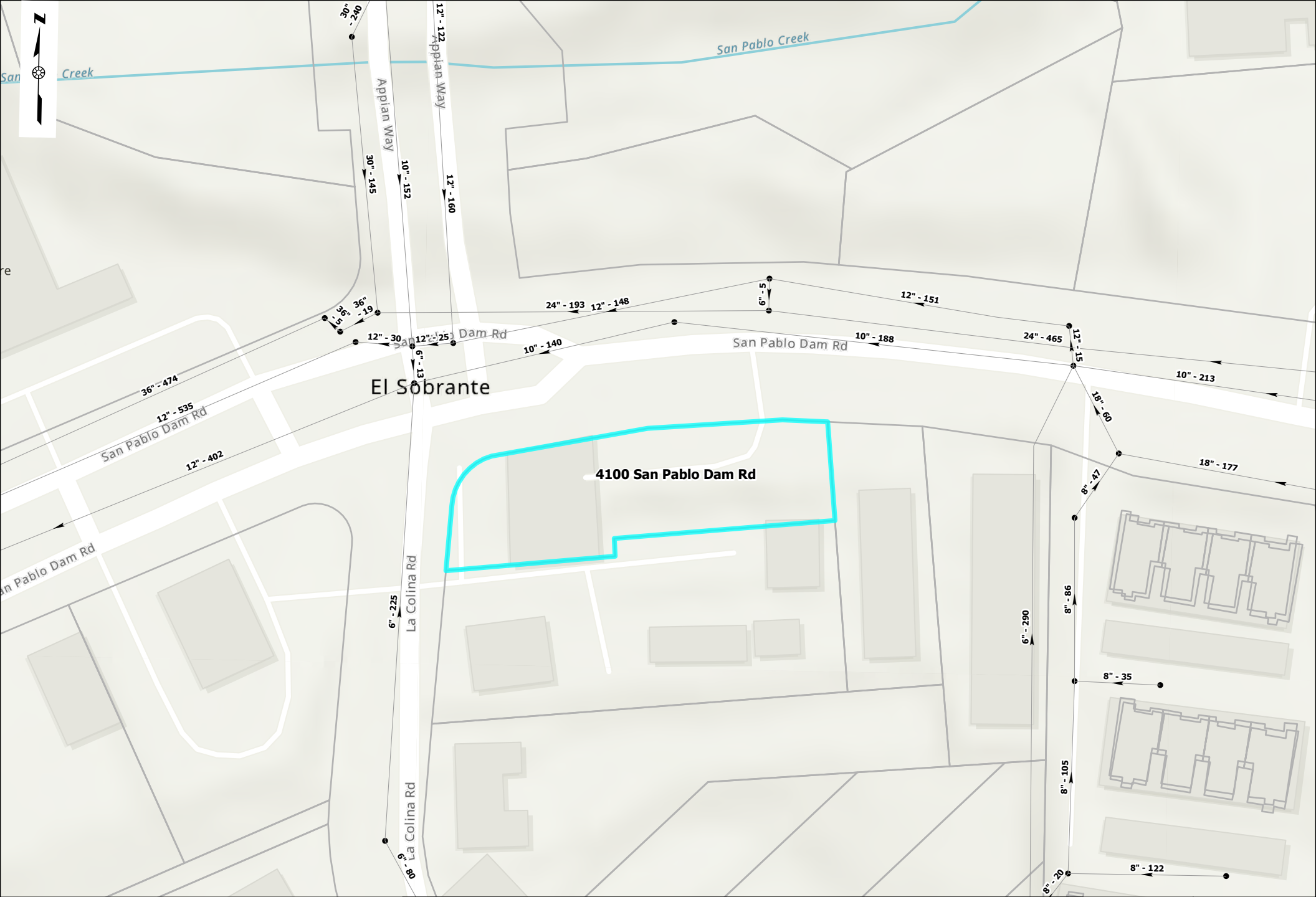
Temporary Discharge Permit	\$	773.00
Dishonored Check Fee (First)	\$	25.00
Dishonored Check Fee (Each Additional)	\$	35.00
Agreement (Per agreement)	\$	5,801.00
Collection Fee	\$	1,160.00
Variances (Per Application)	\$	9,668.00
Credit Card Processing Fee	Actual Costs (-3.5%)	
Sewer GIS Map Request	\$	2,900.00
For Services Otherwise Not Listed: Environmental Programs Staff	\$	309.00
For Services Otherwise Not Listed: Planning and Support Services Staff	\$	387.00

Note:

AUTHORITY: FEES AND CHARGES ORDINANCE OF WEST COUNTY WASTEWATER DISTRICT 4.10, 4.20, 4.25 of WCW ordinance

See Title 4 Fees & Charges: <https://www.codepublishing.com/CA/WCWD/#!/westcowastewater04/westcowastewater0410.html#4.10>

The District shall refund sewer services fees or capacity charges only as provided in the District's Fees and Charges Ordinance.





12/23/2025

CCC DCD

Attn: EVERETT LOUIE

30 MUIR RD

MARTINEZ, CA94553

RE: CDLP25-02046
4100 SAN PABLO DAM RD
APN: 420 191 021
Service Request #: SR0025512

Dear EVERETT LOUIE :

Contra Costa Environmental Health (CCEH) has received a request for agency comment regarding the above referenced project. See below for our comments grouped by environmental health program:

- The proposed tenancy of a cannabis facility falls under CCEH's jurisdiction if it is located in unincorporated areas of Contra Costa County. Within the boundaries of incorporated cities, the city's local ordinances would apply. If located in unincorporated Contra Costa County, the applicant should contact CCEH for requirements regarding obtaining a valid health permit.
- Proposed cannabis facilities should abide by all state and local laws and regulations as related to cannabis production and sales.
- Proposed cannabis facilities must not sell or offer for sale vaping products and devices. The Contra Costa County Board of Supervisors approved an ordinance banning the sale of all vaping products and devices in the unincorporated areas of the County on November 12, 2019.

These comments do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

Sincerely,

Kristian Lucas, REHS
Director of Environmental Health

Everett Louie

From: Planning.review <planning.review@ebmud.com>
Sent: Wednesday, December 17, 2025 8:35 AM
To: Everett Louie
Cc: Planning.review; Cherie Adriano
Subject: CDLP25-02046 - 4100 SAN PABLO DAM RD, EL SOBRANTE

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Dear Everett,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division



Everett Louie

From: Thomas Lang <tlangesmac.cc@gmail.com>
Sent: Wednesday, January 14, 2026 9:29 PM
To: Everett Louie
Subject: CDLP25-02046

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Dear Mr Louie,

The El Sobrante Municipal Advisory Council discussed the above-referenced matter at its January 14, 2026 meeting. The ESMAC had no objections to the land-use permit renewal for the Artist Tree.

Best regards,

--

Thomas Lang

Chair, El Sobrante Municipal Advisory Council

Co-Chair, El Sobrante Stroll Committee, El Sobrante Chamber of Commerce

Member at Large, Contra Costa Advisory Council on Aging

email: tlangesmac.cc@gmail.com

mobile: 510-364-5131