



AGENCY COMMENT REQUEST

Date 12/16/2025

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

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
☒ Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
☒ Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
☒ 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
☒ Improvement/Community Association	
☒ CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	
El Sobrante P&Z, Sheriff, Ag Commissioner	
Health Services (fatima Sol) - tobacco prevention program	

Please submit your comments to:

Project Planner Everett Louie

Phone # 925-655-2873

E-mail everett.louie@dcd.cccounty.us

County File # CDLP25-02046

Prior to 01/15/2026

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: CDLP25-02046

File Date: 12/15/2025

Applicant:

Lauren Fontein The Artist Tree V LLC
4040 Vineland Ave. #204
Studio City, CA 91604

lauren@theartisttree.com
(213) 700-6858

Property Owner:

PAMELA R TRE BISHOP
701 MATSONIA DR
FOSTER CITY, CA 94404 130

ronnb@pacbell.net
(650) 200-7791

Project Description:

The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016.

Project Location: (Address: 4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803 290), (APN: 420191021)

Additional APNs:

General Plan Designation(s): MUL

Zoning District(s): P-1

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Richmond

Fire District: CONSOLIDATED FIRE

Sanitary District: WEST CO WASTEWATER

Housing Inventory Site: NO

Specific Plan:

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
ADJ0029	Fee Adjustment - DCD	002606-9660-REV-000-5B0029	1500.00	1500.00
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
Total:			7162.00	7162.00

RECEIVED on 12/15/2025 CDLP25-02046
By Contra Costa County
Department of Conservation and Development

IN THE CITY OF EL SOBRANTE, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

LAND USE PERMIT
PROPOSED TECHNICAL SITE PLAN

EXHIBIT DATE: JULY 31, 2020

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT:	THE ARTIST TREE V. LLC		
ADDRESS:	11330 VENTURA BOULEVARD STUDIO CITY, CALIFORNIA 91604		
CONTACT:	MITCH KAHAN	TELEPHONE:	(310) 447-4064

LAND OWNER:	NAOMI SOBOCINSKI C/O STEVER DOBBINS		
ADDRESS:	650 GEARY STREET SAN FRANCISCO, CALIFORNIA 94102		

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

ASSESSOR'S PARCEL NUMBER: 420-191-021

LEGAL DESCRIPTION:

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 8, 2013 AS DOCUMENT NUMBER 2013-0170503; ALSO BEING A PORTION OF LOTS 9 - 12, SANTA RITA ACRES UNIT NO. 1 (22 M 645) OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

LAND USE DESCRIPTION:	SF	ACREAGE	PERCENTAGE
EXISTING GROSS ACREAGE	±11,154 SF	±0.26 AC.	100%
EXISTING RETAIL BUILDING AREA (1ST FLOOR)	±2,190 SF	±0.05 AC.	19%
EXISTING RETAIL BUILDING AREA (2ND FLOOR)	±2,447 SF	±0.06 AC.	-
EXISTING RETAIL BUILDING AREA (TOTAL)	±4,637 SF	±0.11 AC.	-
EXISTING HARDSCAPE & PARKING	±6,900 SF	±0.16 AC.	62%
EXISTING OPEN SPACE & LANDSCAPE	±2,064 SF	±0.05 AC.	19%

ONSITE PARKING & LOADING DATA:

BUILDING USE	BUILDING USE	BUILDING AREA	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
FIRST FLOOR (1)	RETAIL CANNABIS	2,190 SF	1 STALL PER 300 SF	8 STALLS	-
SECOND FLOOR (2)	WAREHOUSE	2,447 SF	1 STALL PER 1000 SF	3 STALLS	-
TOTAL	-	4,637 SF	-	11 STALLS	12 STALLS

PARKING AND LOADING NOTES:
1. FIRST FLOOR - PER CODE 82-16.406 - RETAIL STORES AND SHOPS, EXCEPT AS OTHERWISE SPECIFIED HEREIN; ONE SPACE PER EVERY THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA.
2. SECOND FLOOR - PER CODE 82-16.406 - WAREHOUSES AND OTHER STORAGE BUILDINGS; ONE SPACE PER EVERY ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA.
3. LOADING - PER CODE 82-16.410 - IN ANY ZONING DISTRICT, EACH BUILDING OR FACILITY WITH A GROSS FLOOR AREA OF TEN THOUSAND OR MORE SQUARE FEET (THIS BUILDING IS UNDER TEN THOUSAND SQUARE FEET THEREFORE NOT REQUIRED TO HAVE DESIGNATED LOADING AREA).

EXISTING ZONING: P-1 (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: P-1 (PLANNED UNIT DEVELOPMENT)

EXISTING GENERAL PLAN LAND USE: M-13 (SAN PABLO DAM ROAD MIXED USE)

PROPOSED GENERAL PLAN LAND USE: M-13 (SAN PABLO DAM ROAD MIXED USE)

SURROUNDING LAND USES:

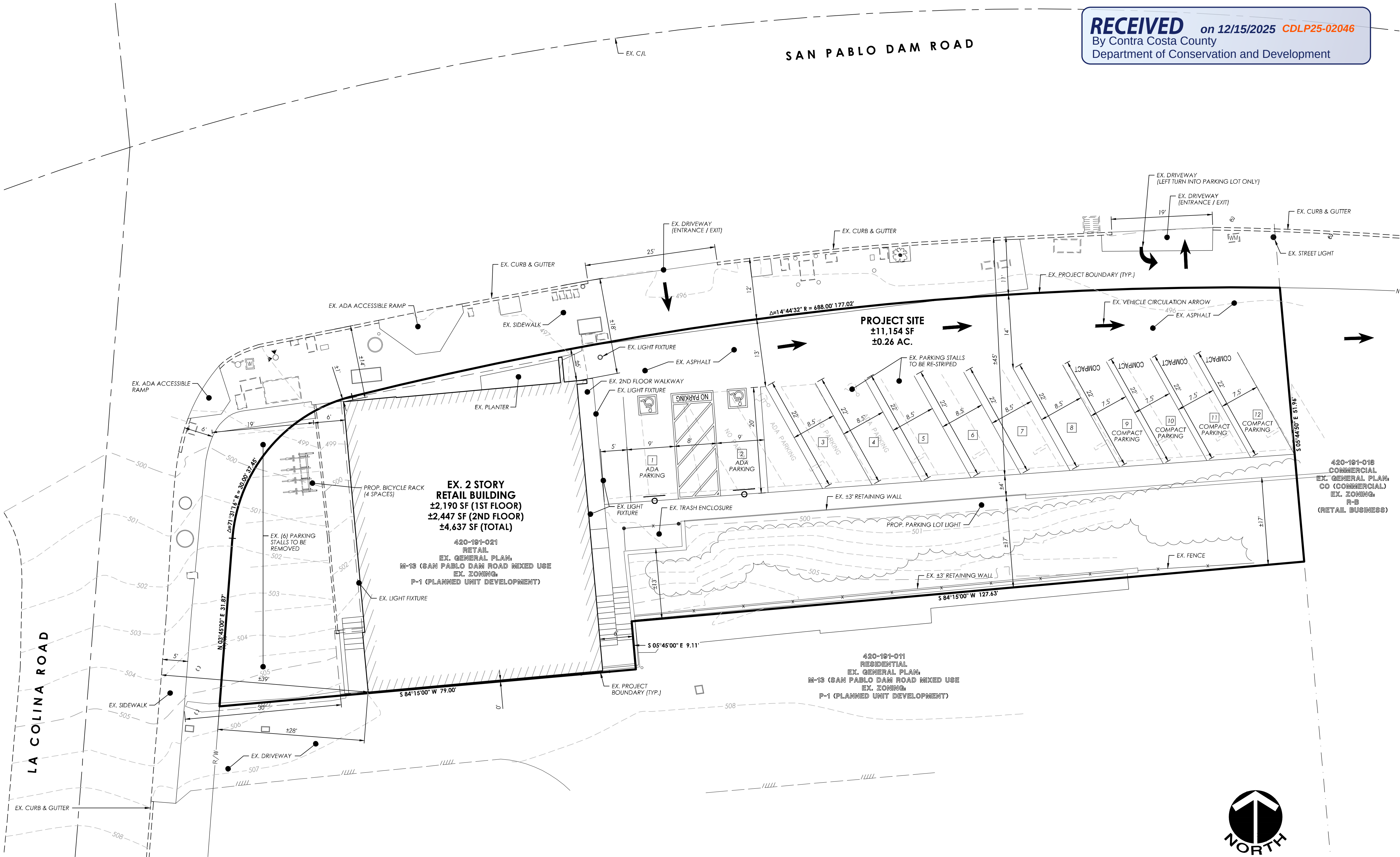
NORTH	VACANT (ZONED: P-1)
SOUTH	RESIDENTIAL (ZONED: P-1)
EAST	RESIDENTIAL (ZONED: R-8)
WEST	RESTAURANT (ZONED: P-1)

FEMA FLOOD ZONE DESIGNATION:

ZONE X: AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON CONTRA COSTA COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06013C0233G
EFFECTIVE DATE: MARCH 21, 2017

BUSINESS OPERATION NOTES:

NUMBER OF EMPLOYEES:
8 ON SITE AT ANY ONE-TIME INCLUDING SECURITY PERSONNEL.

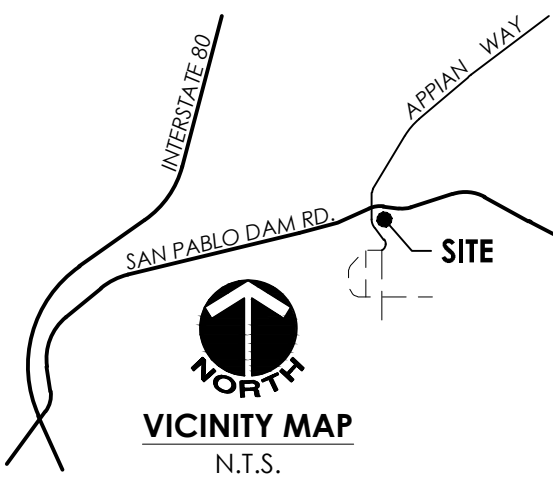
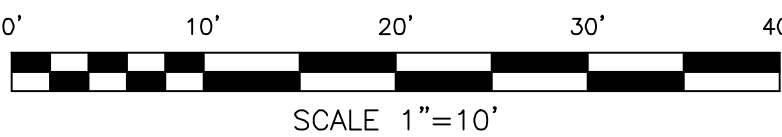


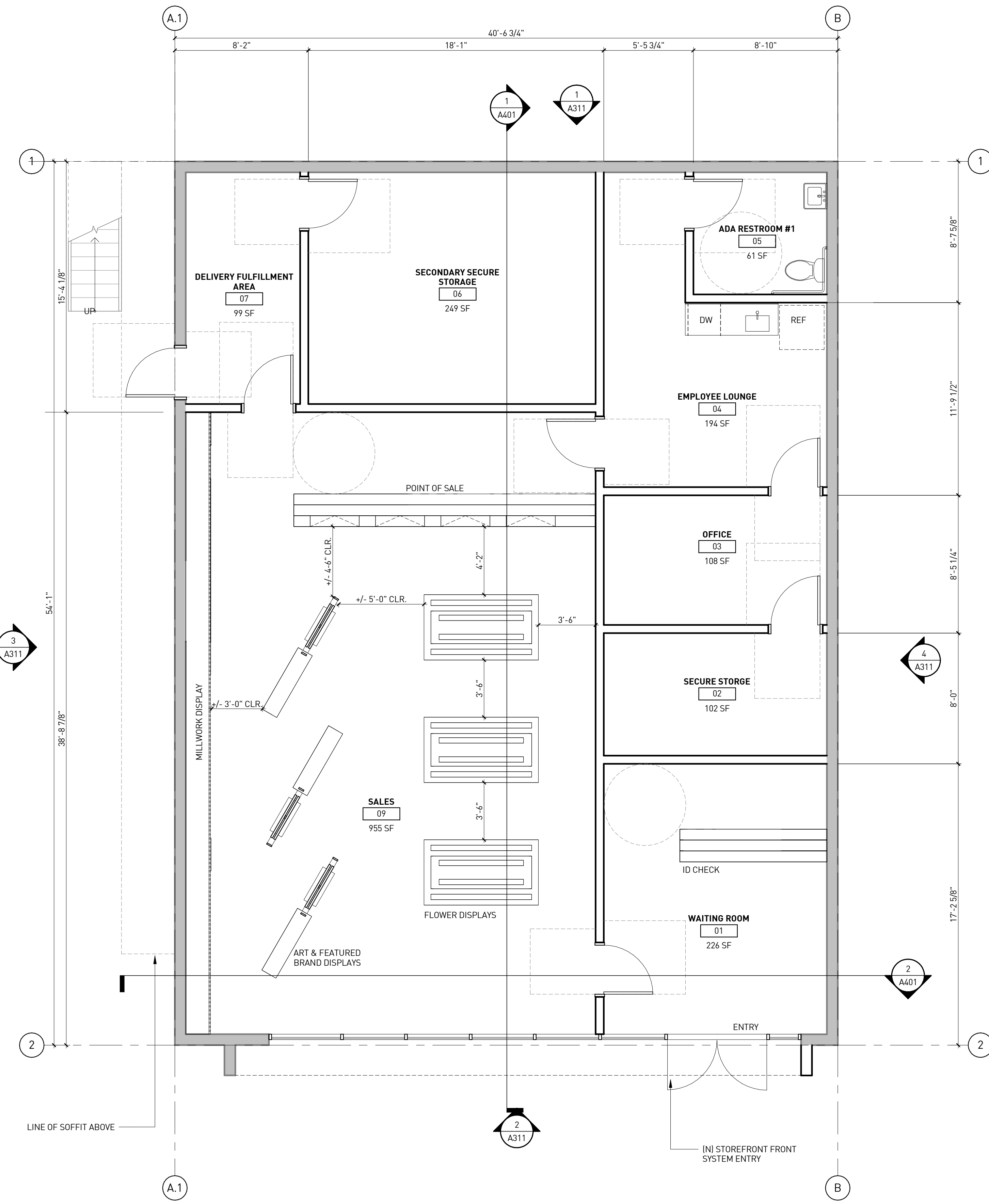
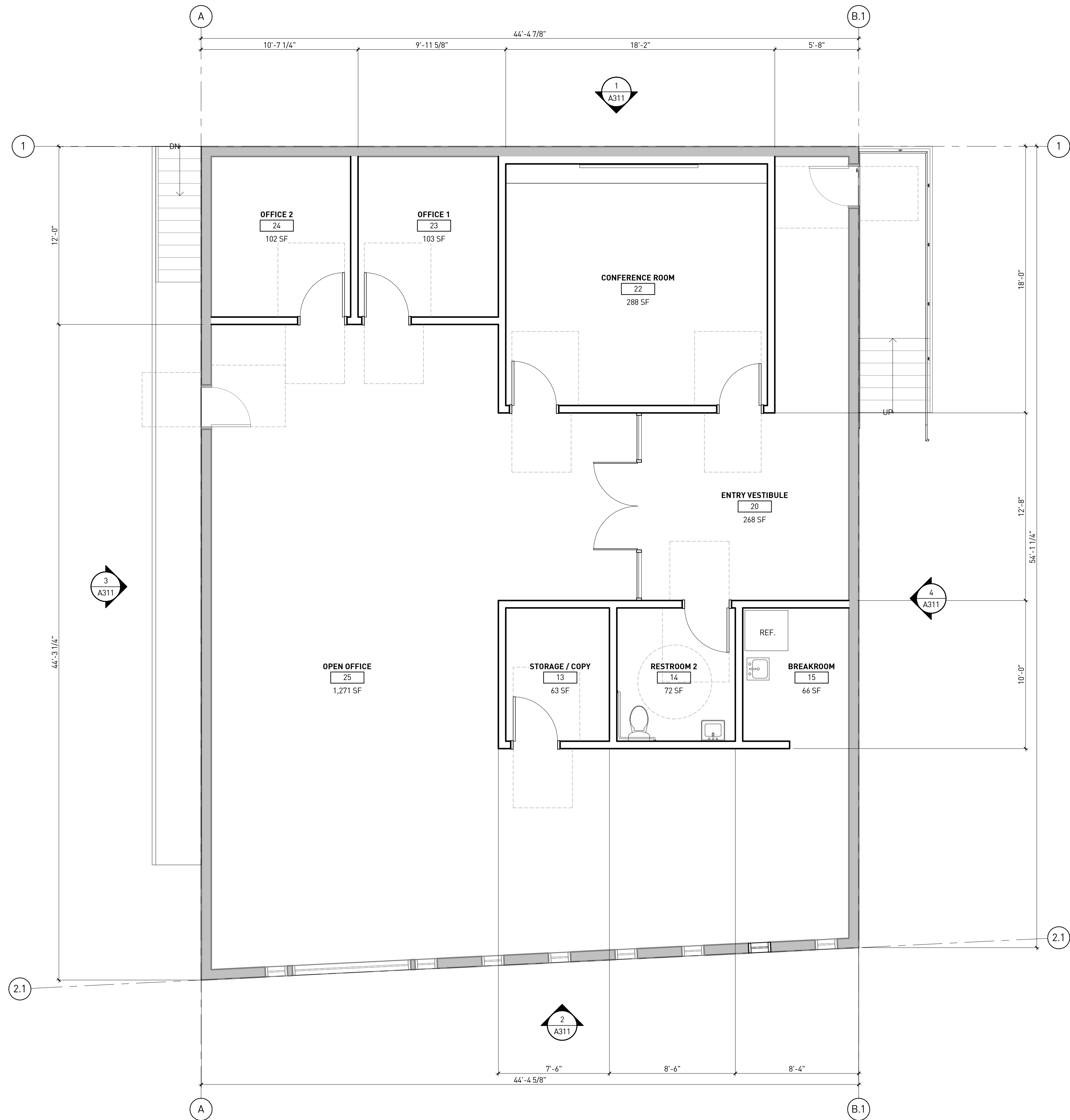
ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R-L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

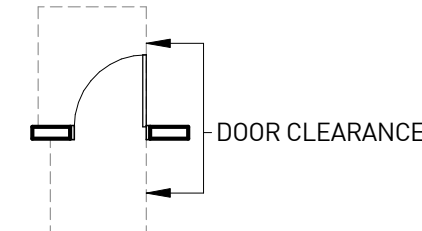
LEGEND

679.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
X	EXISTING EASEMENT DELTA
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED RIGHT OF WAY
7	PROPOSED PARKING STALLS (NUMBERS)





GRAPHICS LEGEND



DOOR CLEARANCE

rdc.

245 East Third Street
Long Beach, Ca 90802
t 562.628.8000
rdcollaborative.com

THE
ARTIST
TREE



THE ARTIST TREE
EL SOBRANTE CANNABIS RETAIL

4100 SAN PABLO DAM ROAD,
EL SOBRANTE, CALIFORNIA 94803

REVISIONS		
NO.	ISSUE	DATE

PROJECT NUMBER: 19147
FLOOR PLANS -
LEVEL 1 & 2

A101

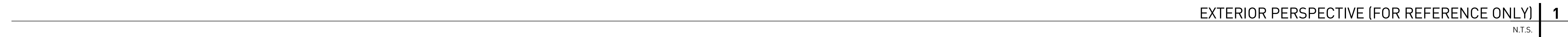
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DESCRIPTION OF SIGNAGE

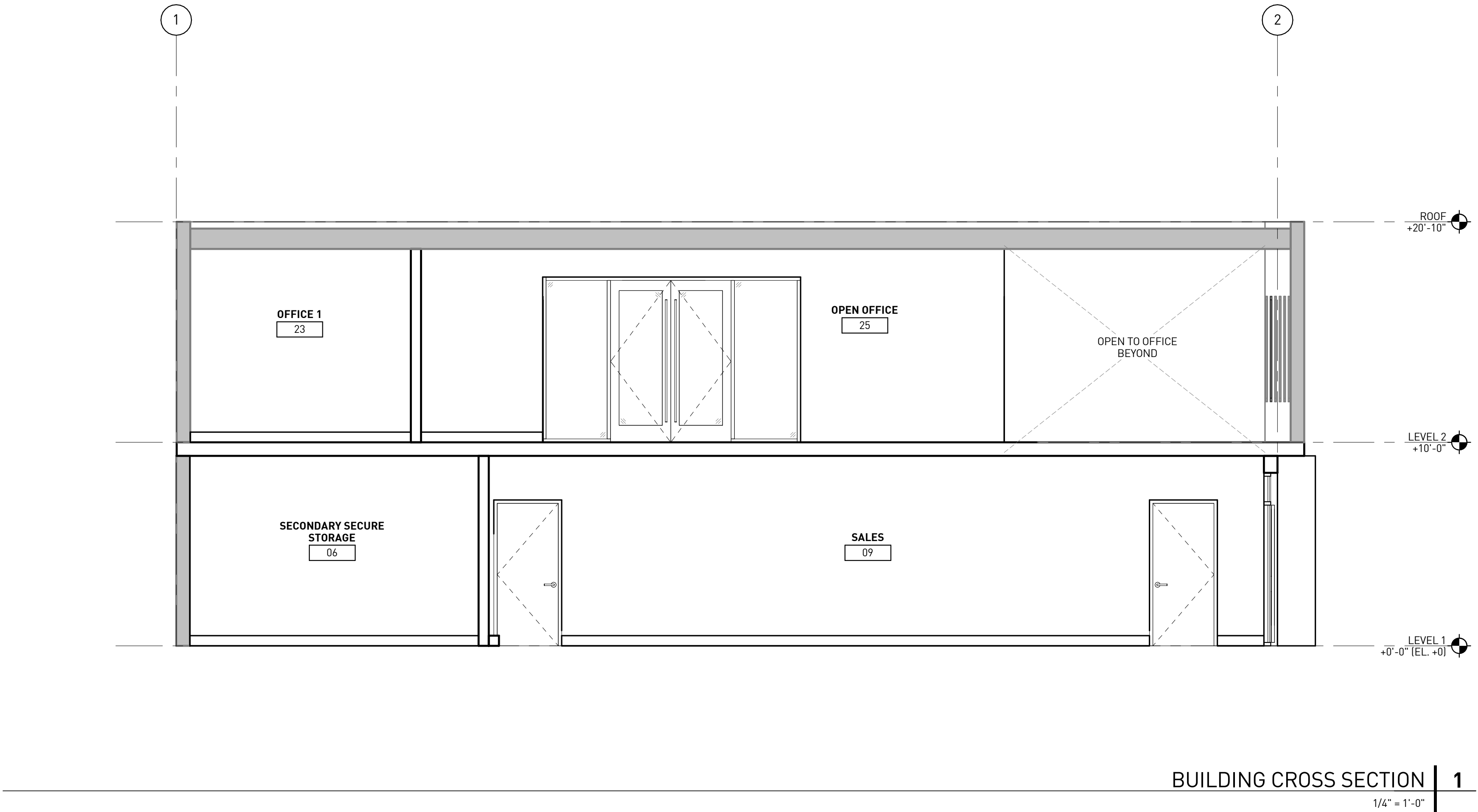
(1) ILLUMINATED STOREFRONT SIGN
DIMENSIONS: 2'-0"H X 19'-7"W, 39 SF
FINISH: BLACK

(2) NON-ILLUMINATED BLADE SIGNS -
DIMENSIONS: 2'-0"H X 2'-7", 5 SF
FINISH: CEDAR WITH BLACK DETAILING

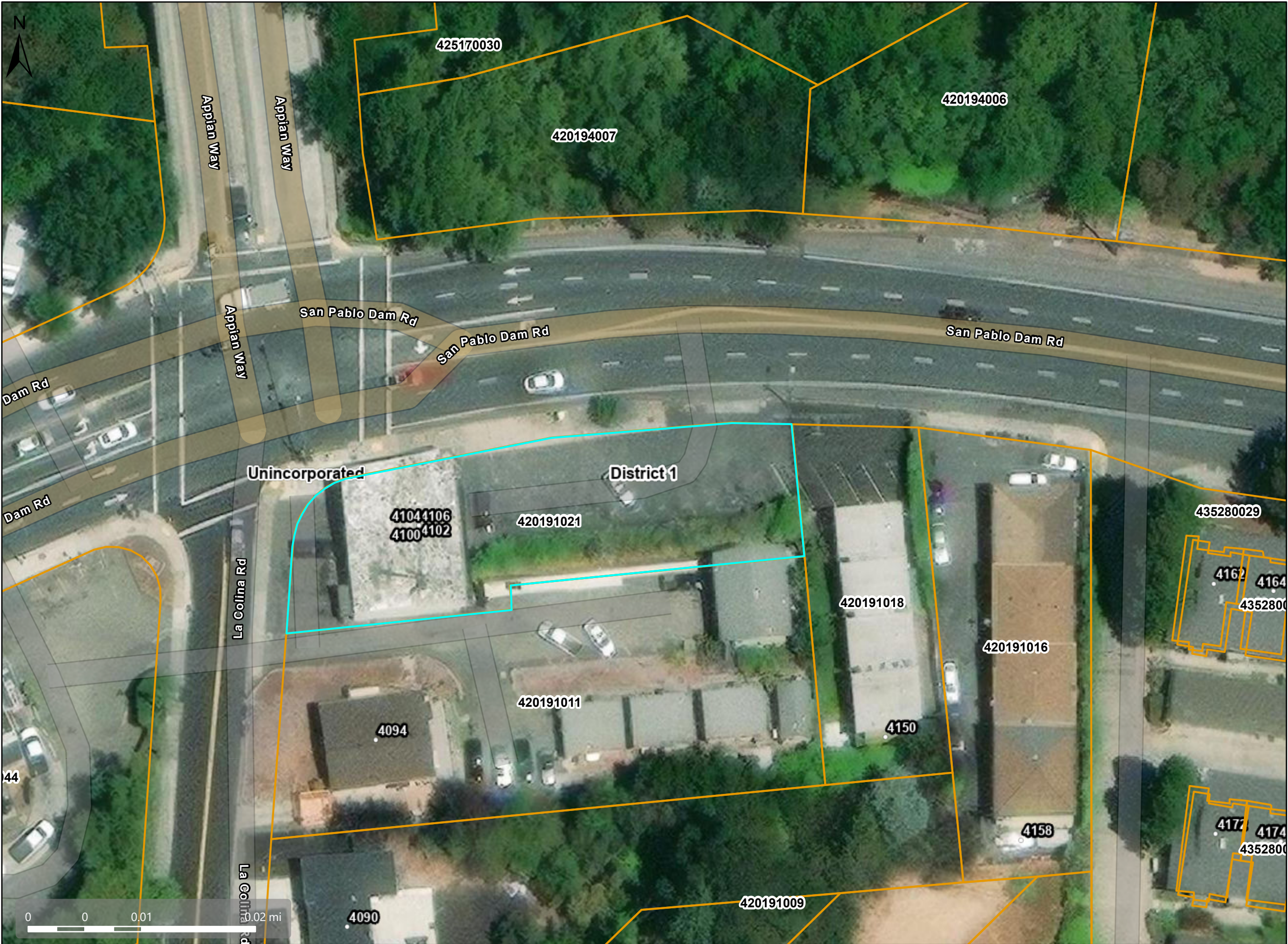




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REVISIONS		
NO.	ISSUE	DATE

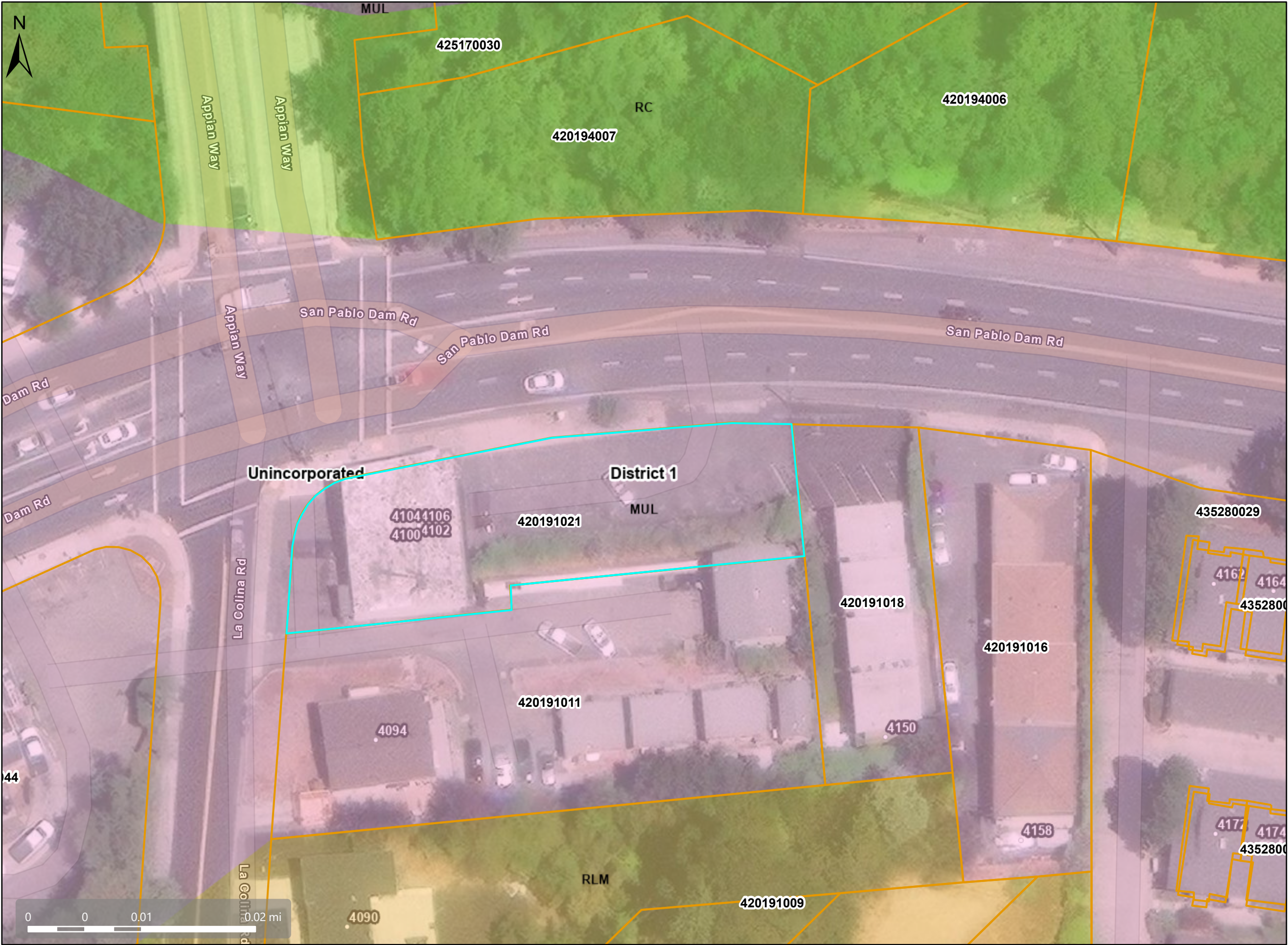


Map Legend

- County Border
- 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. 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

General Plan - MUL



Map Legend

- County Border
- Assessment Parcels
- General Plan
 - RLM (Residential Low-Medium Density) (3-7 du/na)
 - MUL (Mixed-Use Low) (10-30 du/na) (1.0 FAR)
 - RC (Resource Conservation)
- Unincorporated
- Board of Supervisors' Districts
- Address Points

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

A- SANTA RITA ACRES UNIT NO. 1 MB 22-645

B- LA COLINA MB 25-805

SAN PABLO RANCHO

P.B.
425

1"=100'

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.

SAN PABLO DAM ROAD

APPIAN WAY

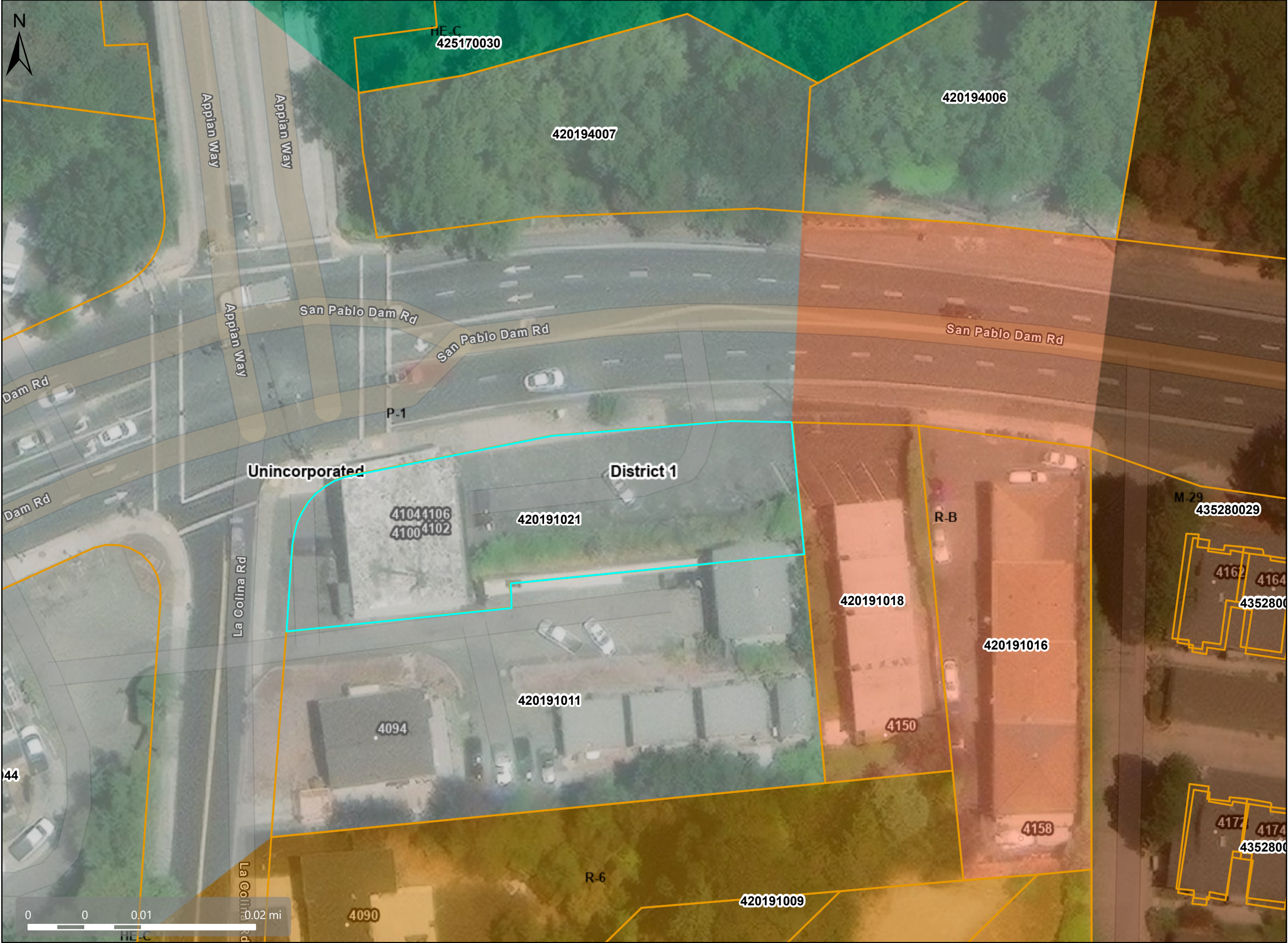
LA COLINA

ROAD

P.B.
435

191	21
192	51
193	09-12
194	

Zoning - P-1



Map Legend

County Border

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

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