

El Sobrante Municipal Advisory Council

Mailing address: **3769-B San Pablo Dam Road, ES, 94803** We meet on: **2nd Wednesday of the Month at 7:00 P.M.** Location: **El Sobrante Library Meeting Room**
San Pablo Dam Road, **El Sobrante**

The **ESMAC** is an advisory body to the Board of Supervisors

Chair: Barbara Pendergrass **Vice Chair:** Tom Owens **Secretary:** Robin Tanner **Members at-large:** Jim Hermann, Andrew Chahrour, Brandy Faulkner, Ylan Hunt
Alternates: Xina Ash, one alternate position open

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Barbara Pendergrass at least 24 hours before the meeting at 510-223-6091 or rpender970@aol.com

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: www.cocobos.org/gioia/elsobrantemac

AGENDA for Wednesday, January 10, 2018 **7:00 PM**

Pledge of Allegiance

Call to Order/Welcome/Roll Call

Approval of Minutes-Approval of Minutes for December 13, 2017

Treasurer's Report- James Lyons, District Coordinator, Office of Supervisor John Gioia

Introduction of Speakers/Guests/Topics

P.1 Presentation by Sheriff's Office, Bay Station Commander, Lt. Trish England
Questions – limit 2 minutes per speaker

P.2 Presentation by Officer Jason Joiner, California Highway Patrol
Questions – limit 2 minutes per speaker

P.3 Presentation by Contra Costa County Fire Battalion Chief, Charles Thomas
Questions – limit 2 minutes per speaker

P.4 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda Questions
– limit 2 minutes per speaker

Discussions Items – The Council will consider and take action on the following:
DI. 1 Election of Officers for 2018

DI.2 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.2.a – Xiang Xiang Noodles application for a liquor license for beer and wine at 454D Appian Way ,El Sobrante

DI.2.b – Agency Comment Request for approval of a new sub-division to be built on a 6.4 Acre lot at (insert address). Currently zoned R6 and R7. Proposal is for 30 single family residential units ranging in lot size of 3,254 to 10,231 SF off of private road Balmore Court. Also proposed is changing the private road to a county road. The back side of the site is the back side of the shopping center off of Fitzgerald Dr. No Negative Declaration or EIR is proposed for this site.

DI.2.c – Agency Comment Request for approval to construct a new 2,858 sq. ft. convenience store, a 1,121 sq. ft. self-service drive through carwash with an attached 240 sq. ft. equipment room and a 402 sq. ft. storage space, and a new 2,741 sq. ft. fueling canopy covering 4 fuel dispensers. On the corner of El Portal and San Pablo Dam Road.

DI.3 ESMAC Year End Report for 2017 to be reviewed and approved as corrected.

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee

Information Items

10.1 Copy of letter sent to Supervisor John Gioia regarding the relocation of the Medical and Methadone Treatment Center.

10.2 Contra Costa County Planning Commission's Meeting Notice of cancellation for their December 20, 2017 meeting. 2017.

11.0 Sub Committee Reports

11.1 ESMAC Land Use

11.2 ESMAC Safety

11.3 ESMAC Education Programs/ Outreach

11.4 Supervisor Gioia's and the ESMAC's Clean up Day, Moose Lodge Parking Lot, 2017

Public Comment – for items not on the agenda

Questions – limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Upcoming ESMAC Meetings

Adjournment:

Minutes December 13, 2017

**El Sobrante Municipal Advisory Committee
El Sobrante Public Library, El Sobrante , 7:00 p.m.**

Pledge of Allegiance
Call to Order/Welcome/Roll Call

Members Present:

Barbara Pendergrass, Chair
Tom Owens, Vice Chair
Robin S. Tanner, Secretary
Andrew Chahrour, Member at Large
Brandy Faulkner, Member at Large
Ylan Hunt, Member at Large

Excused Absences:

Jim Hermann, Xina Ash

Guest:

James Lyons, Coordinator for Supervisor John Gioia

Approval of November 2017 Minutes: Yes.

Treasurer's Report: \$4,282.00

Presentation by Sheriff's Office. Jack Oakley.

Presentation by Highway Patrol. Jason Joiner.

Presentation by Contra Costa County Fire Department. None.

Presentation by James Lyons District Coordinator for Supervisor John Gioia.

Public Comment.

Discussion Items.

D.1.1 Proposed re-location of the Medical and Methadone Treatment Center to the building next door to the former Floor Dimension Building on San Pablo Dam Road.

The MAC voted unanimously not to support the clinic at the current proposed location and to write a letter to Supervisor Gioia so stating.

D.1.2. MAC as a group answered survey on questions of Short Term Rental Ordinance Regulatory Options.

D1.3. Before the MAC again - subdivision with existing house to be remodeled and five new houses. Revision formally approved by MAC. Unanimously.

Information Items

El Sobrante Clean Up on December 16.

Public Comment

Adjournment

Unanimous vote to adjourn: 9:11 p.m.

Application for Approval of Subc

Stanley Muir

Contra Costa County Planning Commission
30 Muir Rd.,
Martinez, California
(925) 674-7200

DI-2.1b

The undersigned, being the owner or agents, of the property described herein, hereby make application for your examination and approval of the tentative map and the following statements presented herewith for a subdivision as required by Ordinance 67-19 and its amendments being the Subdivision Ordinance of Contra Costa County, State of California.

SUBDIVISION NUMBER SD17-9478

GENERAL STATEMENT

1. Name of Subdivision Baltimore Court
2. Existing use property Vacant
3. Existing zoning of property R6 Single Family Residential
R7 Single Family Residential
4. Proposed use of property and the respective approximate proportion of the total area of property represented by each The entire property (6.4 AC±) will be made up of residential units, a public road extension and open space parcels. See sheets TM 01 and TM 03 of the submittal package for area breakdown.
5. Source of water supply. If the source is not a public utility, give source, quality and approximate quantity Water for the project will be served by the East Bay Municipal Utility District.
6. Method of sewage disposal proposed Sewer for the project will be served by the West County Wastewater District.
7. Other improvements proposed Extension of existing Baltimore Court.
8. Time at which improvements are proposed to be installed To be determined.
9. Description and location of existing community facilities, including schools shopping centers, parks, playgrounds, churches, public transportation lines and depots There is an existing shopping center with restaurants, grocery stores and other small shops located directly to the North of the project site, Stewart Elementary, Murphy Elementary and Pinole Middle School are all located within one mile of the project site. Interstate 80 is located within 0.5 miles of the project site and there are several small parcels in surrounding area.

10. Description of proposed subdivision including number of lots, average and minimum size of lots, kind of development, and total acreage of development _____

The proposed subdivision will include 30 single family detached lots ranging in size from 3,254 SF to 10,231 SF.

The project totals 6.4 AC± and will include the extension of public Balmore Court.

11. If the sub divider or his agent does not submit the improvement plans for this subdivision at this time, he does hereby expressly consent to an indefinite extension of the time limit for acting and reporting on the tentative maps, as specified in Article 5, Chapter 2, Part 2, Division 4, of the Business and Professions Code of the State of California. Signed by owner agent.

APPLICANT	OWNER
Name <u>1486 Investors, LLC</u>	Name <u>Same as Applicant</u>
Address <u>15700 Winchester Blvd.</u>	Address _____
City, State <u>Los Gatos, CA 95030</u>	City, State _____
Phone <u>(408) 354-9777</u> 1486 Investors, LLC, by LG Servicing, LLC Mgr., By Daniel J. Shaw, Vice Pres.	Phone _____
Applicant's Signature <u><i>Daniel J. Shaw</i></u>	Owner's Signature <u><i>Daniel J. Shaw</i></u>

FOR OFFICE USE ONLY

X-Ref. PR17-0003 / SD04-8920

Parcel Number 426-030-070, -071

Census Tract 363000.4008

Area EL SOBRANTE

Received By SAW MURADFA

Atlas Page No. G-6

Receipt No. 170016251

Date Issued DECEMBER 1, 2017

Fee Paid \$10,092.00

TO ALL PERSONS FILING FOR APPLICATIONS REQUIRING PUBLIC HEARING REVIEW:

The following APPLIES DOES NOT APPLY

Please submit a list of names, addresses and assessor's parcel numbers for all properties within 300 feet of your property. Also supply 2 sets of legal sized stamped envelopes addressed to each individual property owner but do not include a return address.

The required parcel numbers can be determined from the parcel maps available in the Assessor's Office at (415) 646-2252.

The list of corresponding property owners can also be obtained from the Assessor's Office at 834 Court Street, Martinez, California.

CT. 3630.00

A- EL SOBRIANTE MANOR UNIT NO 5 MB 35-10
POR LOT 248 SAN PABLO RANCHO
POR SE 1/4 SEC 28 T2N R4W MDBM

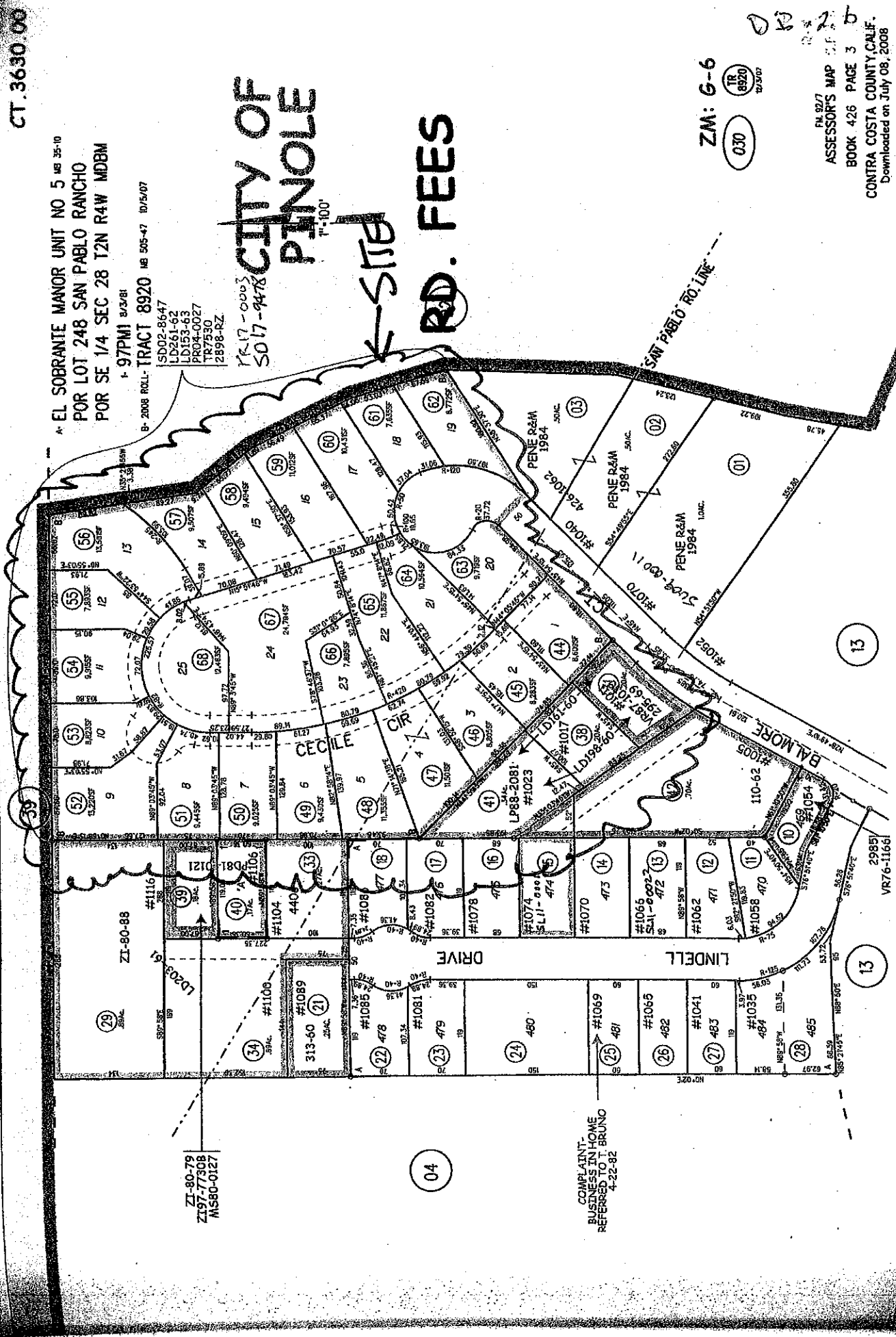
1-97PMI 8/3/81
B- 2008 ROLL- TRACT 8920 MB 505-47 10/5/07

SD02-8647
LD261-62
LD153-63
PR04-0027
TR7530
2898-RZ

CITY OF
PINOLE
1"-100'

SITE

RD. FEES



ZM: 6-6
0.30
18 8920 723007

FM 92/7
ASSESSOR'S MAP OF
BOOK 426 PAGE 3 b
CONTRA COSTA COUNTY, CALIF.
Downloaded on July 08, 2008

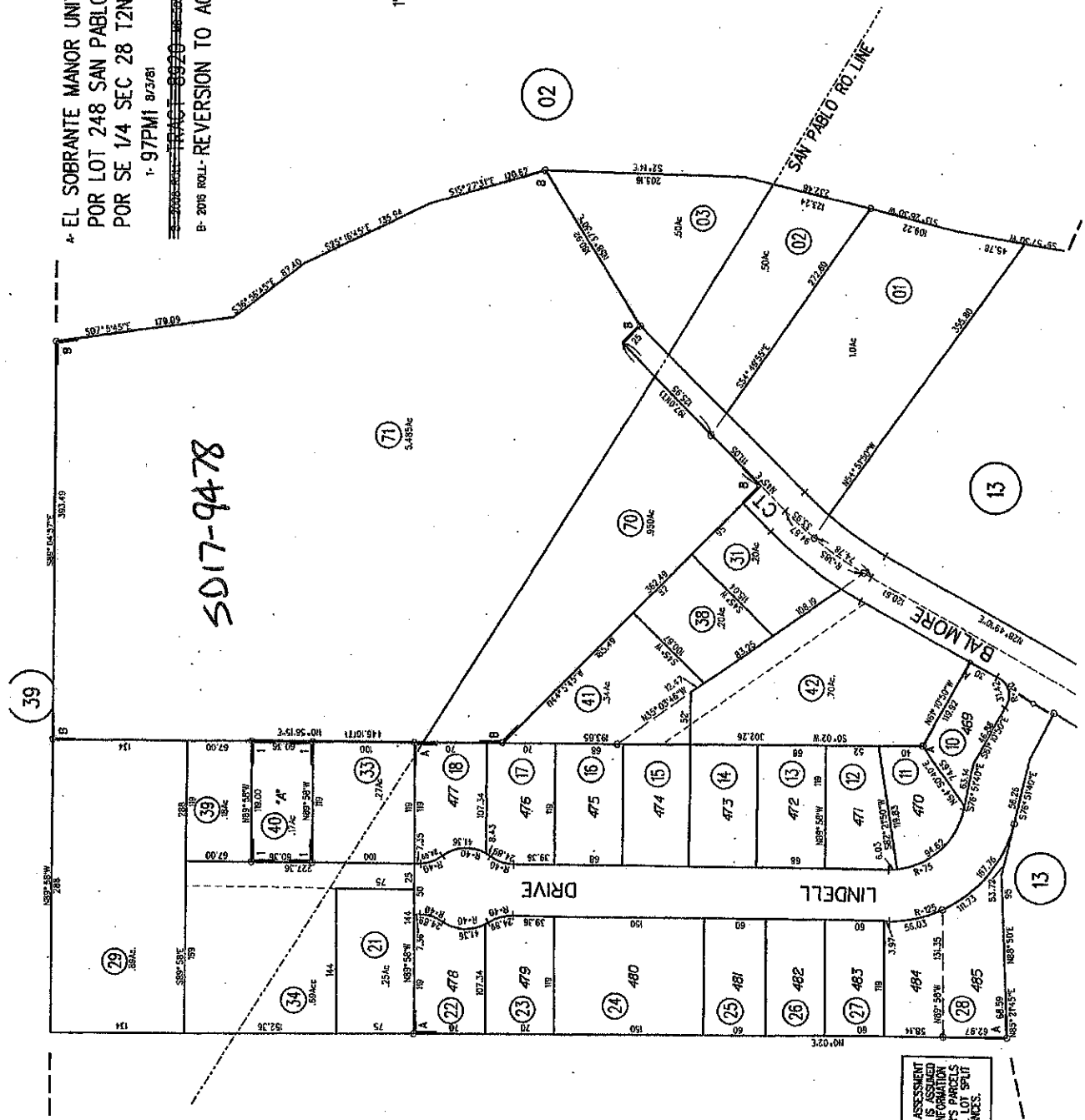
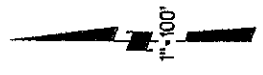
A- EL SOBRANTE MANOR UNIT NO 5 MB 35-10
 POR LOT 248 SAN PABLO RANCHO
 POR SE 1/4 SEC 28 T2N R4W MDBM

1- 97PM1 8/3/81

2016-08-20

B- 2016 ROLL- REVERSION TO ACREAGE MB 526-1 9/17/15

SD17-9478

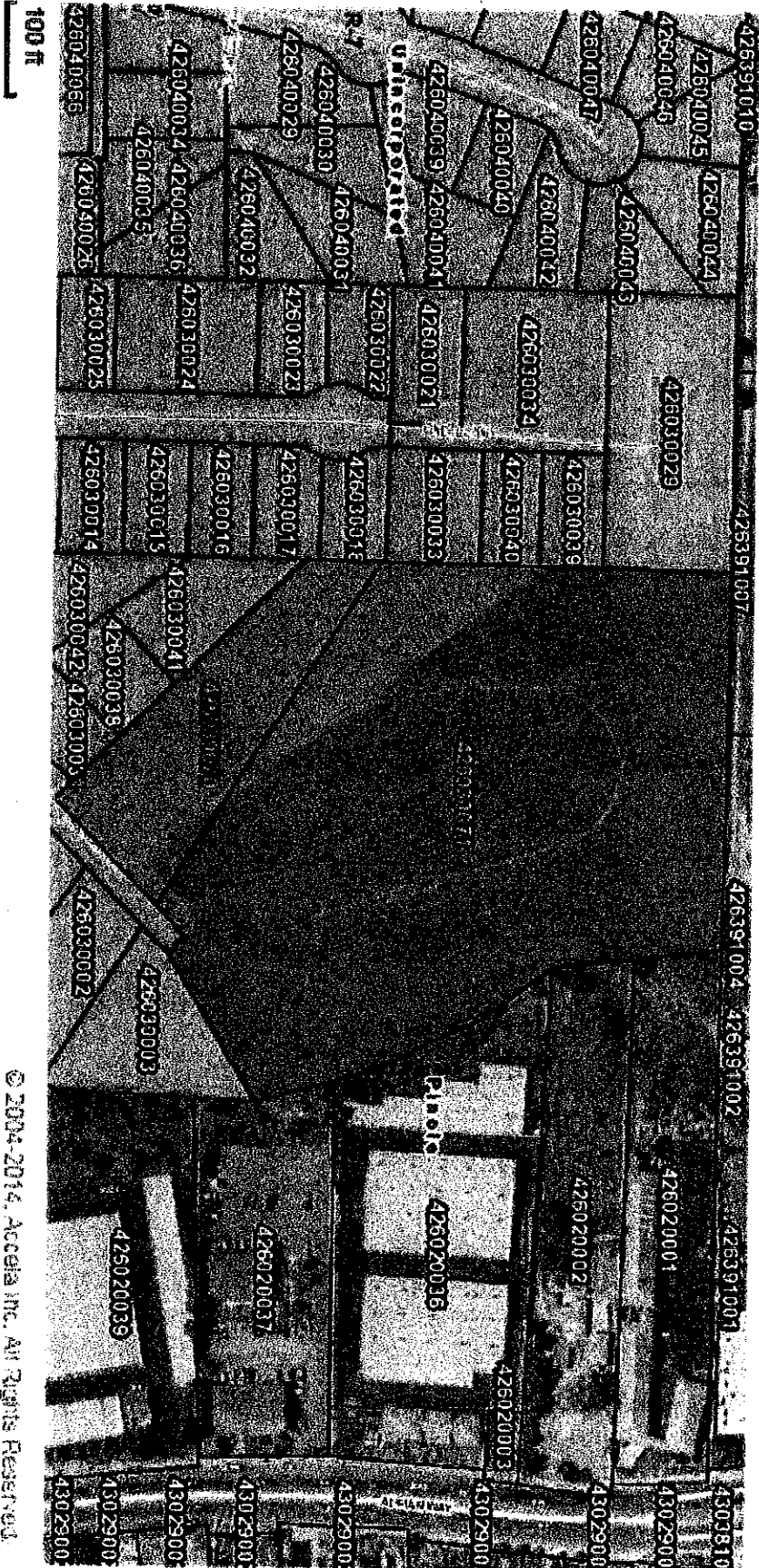


030
 70.71
 REVERSION
 TO ACREAGE
 11/9/15

PL 97/7
 ASSESSOR'S MAP
 BOOK 426 PAGE 3
 CONTRA COSTA COUNTY, CA

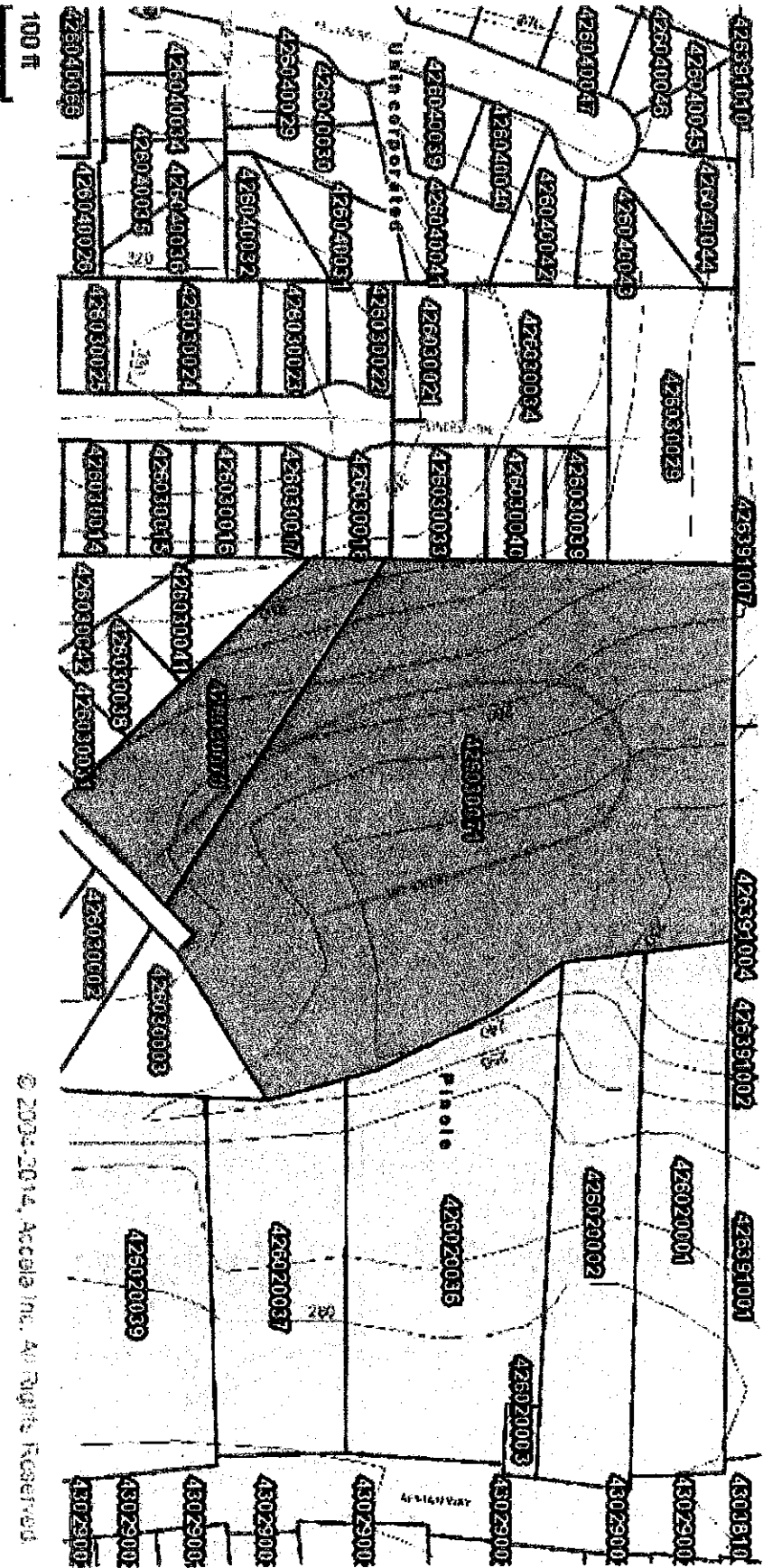
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

Zoning: R-6, R-7



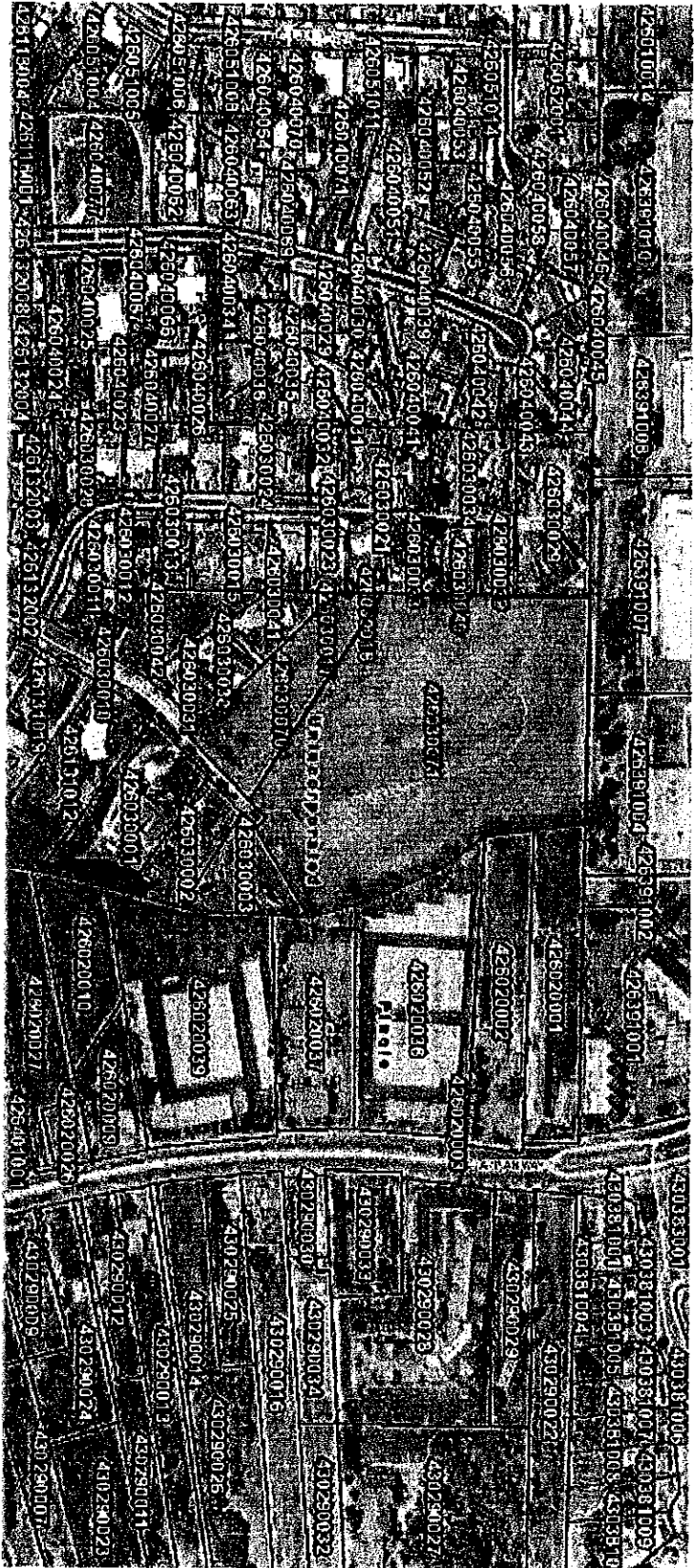
Notes: APN: 426-030-070, 426-030-071

Topography



Notes: APN: 426-030-070, 426-030-071

Aerial Photo (Accela 2008)

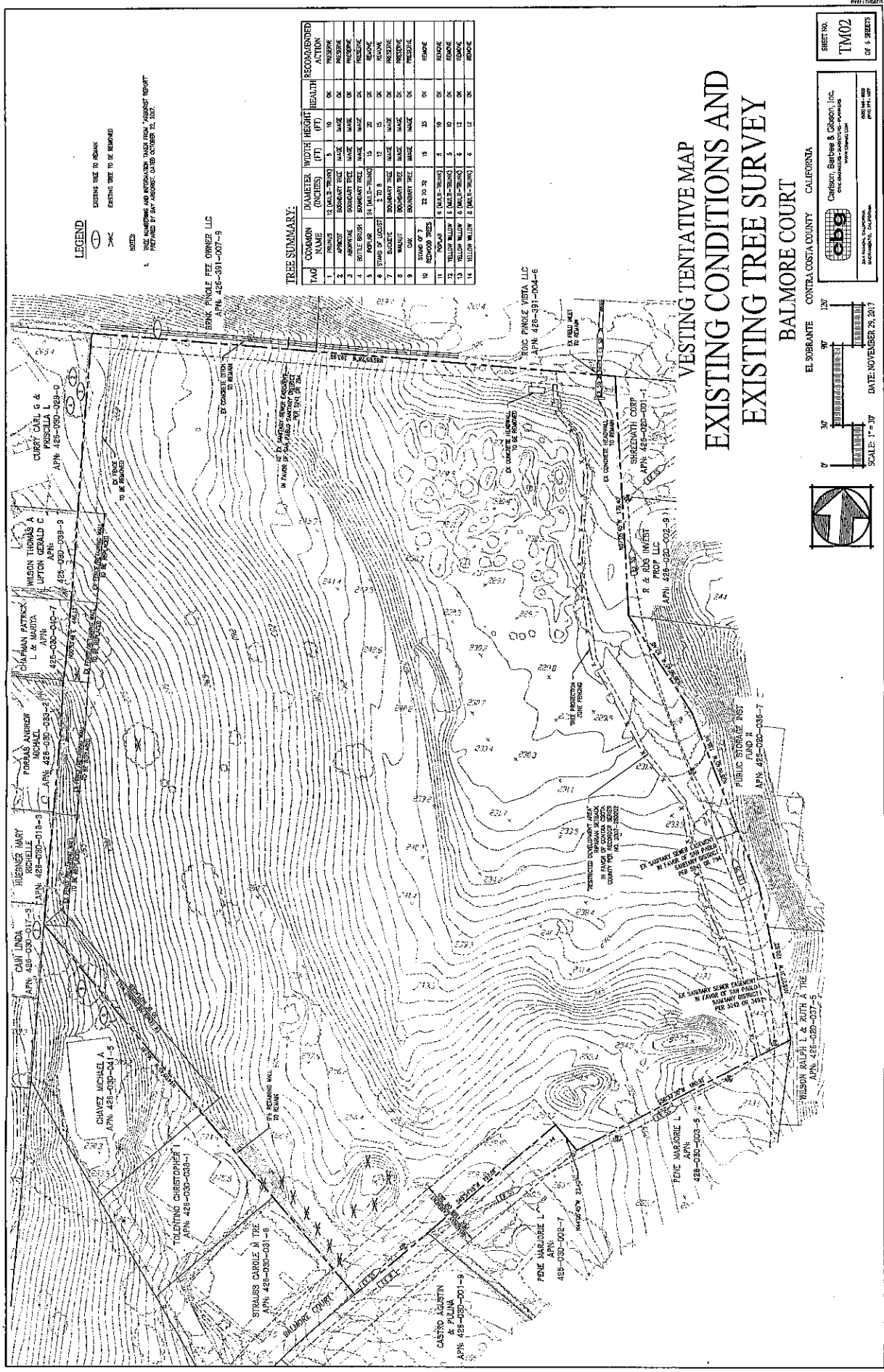


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Notes: APN: 426-030-070, 426-030-071

100 ft

DT.2.6



TREE SUMMARY:

TAG	COMMON NAME	DIAMETER (INCHES)	WIDTH (FT)	HEIGHT (FT)	HEALTH	RECOMMENDED ACTION
1	FRUIT	12 (DUAL-TRUNK)	5	10	OK	PRESERVE
2	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
3	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
4	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
5	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
6	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
7	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
8	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
9	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
10	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
11	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
12	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
13	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE
14	ADONIS	8 (DUAL-TRUNK)	4	10	OK	PRESERVE

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTES

1. THE SHADING AND HATCHING UNDER THIS VESTING TENTATIVE MAP WAS PREPARED BY BAY AREA SURVEYING AND DESIGN, INC. ON OCTOBER 22, 2017.

**VESTING TENTATIVE MAP
EXISTING CONDITIONS AND
EXISTING TREE SURVEY**

BALMORE COURT

EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA

CONTRACOSTA COUNTY CALIFORNIA

DATE: NOVEMBER 2, 2017

SCALE: 1" = 30'

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

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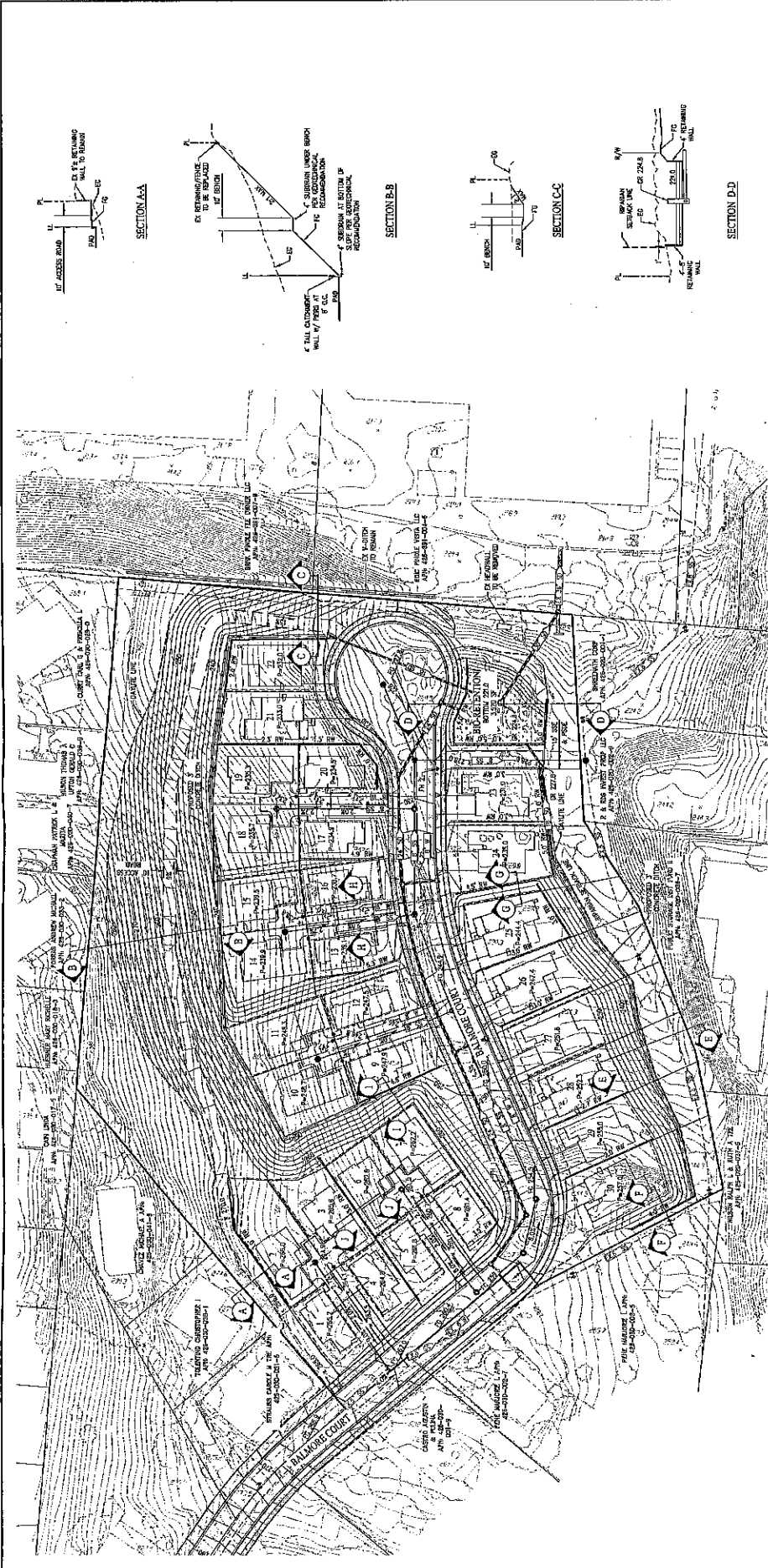
DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

DATE: NOVEMBER 2, 2017

SHEET NO. TMO2 OF 5 SHEETS

California Barbas & Gibson, Inc.
1000 MARSHALL STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94102
PH: 415.442.4822
WWW.CBGI.COM

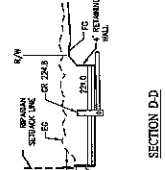
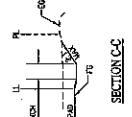
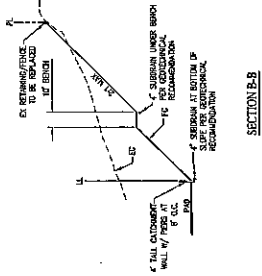
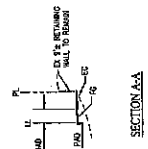
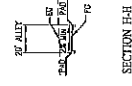
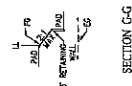
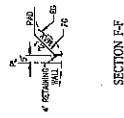


VESTING TENTATIVE MAP
 PRELIMINARY GRADING,
 DRAINAGE, & UTILITY PLAN
 BALMORE COURT

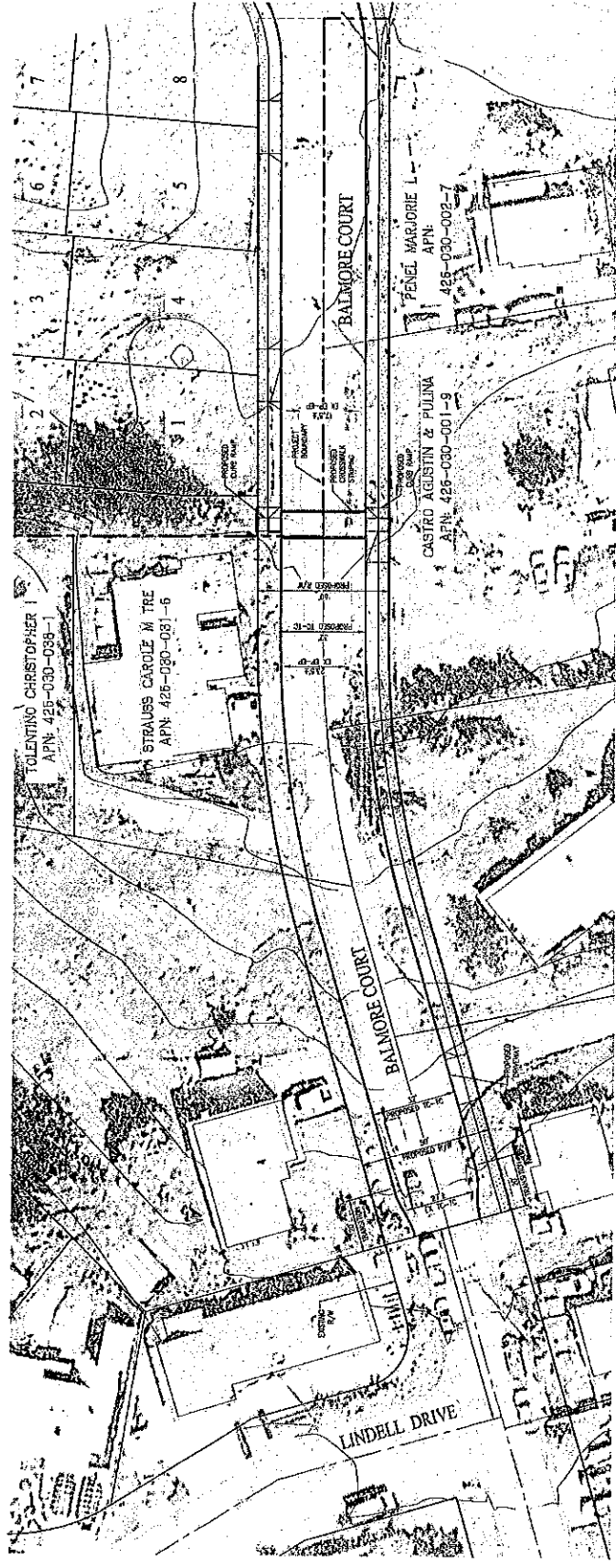
EL SOBRANTE CONTRA COSTA COUNTY CALIFORNIA

cbg
 CONSULTING ENGINEERS
 1000 UNIVERSITY AVENUE
 SUITE 100
 BERKELEY, CALIFORNIA 94702
 (415) 841-1000
 FAX (415) 841-1001
 WWW.CBG-ENGINEERS.COM

SHEET NO.
TM04
 OF 8 SHEETS



DF.2.6



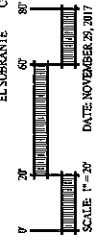
VESTING TENTATIVE MAP
BALMORE COURT
RIGHT-OF-WAY DEDICATION
BALMORE COURT

LEGEND:
 PROPOSED RIGHT-OF-WAY (R/W)

EL SOBRIANTE CONTRA COSTA COUNTY CALIFORNIA



Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 10000 UNIVERSITY AVENUE
 SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 WWW.CBSINC.COM



DATE: NOVEMBER 2, 2017



SHEET NO.
TM06
 OF 8 SHEETS

*See
12/4/17
10*



D.F. 2, C

AGENCY COMMENT REQUEST

Date 11/30/17

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

DISTRIBUTION	
<u>Internal</u>	<i>Please submit your comments to:</i>
<input checked="" type="checkbox"/> Building Inspection ___ Grading Inspection	Project Planner <u>Daniel Barrios</u>
___ Advance Planning ___ Housing Programs	Phone # <u>925-674-7788</u>
___ Trans. Planning ___ Telecom Planner	E-mail <u>Daniel Barrios @dcd.cccounty.us</u>
___ ALUC Staff ___ HCP/NCCP Staff	County File # <u>LP17-2030</u>
___ APC Floodplain Tech ___ County Geologist	Prior to <u>December 16, 2017</u>
<u>Health Services Department</u>	*****
<input checked="" type="checkbox"/> Environmental Health ___ Hazardous Materials	We have found the following special programs apply to this application:
<u>Public Works Department</u>	<u>NO</u> Active Fault Zone (Alquist-Priolo)
<input checked="" type="checkbox"/> Engineering Services (Full-size) ___ Traffic	<input checked="" type="checkbox"/> Flood Hazard Area, Panel # _____
___ Flood Control (Full-size) ___ Special Districts	<input checked="" type="checkbox"/> 60-dBA Noise Control
<u>Local</u>	<u>NO</u> CA EPA Hazardous Waste Site
<input checked="" type="checkbox"/> Fire District _____	*****
___ Consolidated - (email) fire@ccofpd.org	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.
<input checked="" type="checkbox"/> Sanitary District <u>WEST CO WASTEWATER</u>	Comments: ___ None ___ Below ___ Attached
<input checked="" type="checkbox"/> Water District <u>EBMUD</u>	_____
<input checked="" type="checkbox"/> City of <u>RICHMOND</u>	_____
___ School District(s) _____	_____
___ LAFCO _____	_____
___ Reclamation District # _____	_____
___ East Bay Regional Park District	_____
___ Diablo/Discovery Bay/Crockett CSD	_____
<input checked="" type="checkbox"/> MAC/TAC <u>EL SOBRANTE MAC</u>	_____
___ Improvement/Community Association	_____
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	_____
<u>Others/Non-local</u>	_____
___ CHRIS - Sonoma State	_____
___ CA Fish and Wildlife, Region 3 - Bay Delta	_____
___ Native American Tribes	_____
<u>Additional Recipients</u>	Print Name _____
<u>EL SOBRANTE PLANNING & ZONING COMMITTEE</u>	Signature _____ DATE _____
_____	Agency phone # _____



CONTRA COSTA COUNTY
Department of Conservation & Development
Community Development Division

DP. 2. 4

LAND USE PERMIT APPLICATION 6 PM 1:39

TO BE COMPLETED BY OWNER OR APPLICANT

PROPERTY OWNER(S) Name <i>A U Energy, LLC / Mr. Nick Goyal</i> Address <i>41805 Albrae St. 2nd Flr.</i> City, State/Zip <i>Fremont, CA 94538</i> Phone <i>650-868-7454</i> email	APPLICANT Name <i>A U Energy, LLC / Mr. Nick Goyal</i> Address <i>41805 Albrae St. 2nd Flr</i> City, State/Zip <i>Fremont, CA 94538</i> Phone <i>(650) 868-7454</i> email <i>nick@vintnersdist.com</i>
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner. Owner's Signature <i>[Signature]</i>	By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing. Applicant's Signature <i>[Signature]</i>
CONTACT PERSON (optional) Name <i>MI Architects, Inc. / Mr. Muthana Ibrahim</i> Address <i>2221 Olympic Blvd, ste 100</i> City, State/Zip <i>Walnut Creek, CA 94595</i> Phone <i>925-287-1174 x1</i> email <i>muthana@miarchitect.com</i>	PROJECT DATA Total Parcel Size: <i>26,005 s.f.</i> Proposed Number of Units: <i>N/A</i> Proposed Square Footage: <i>7,362 s.f.</i> Estimated Project Value: _____
Project description (attach supplemental statement if necessary): <i>See attached project description</i>	

↓ **FOR OFFICE USE ONLY** ↓

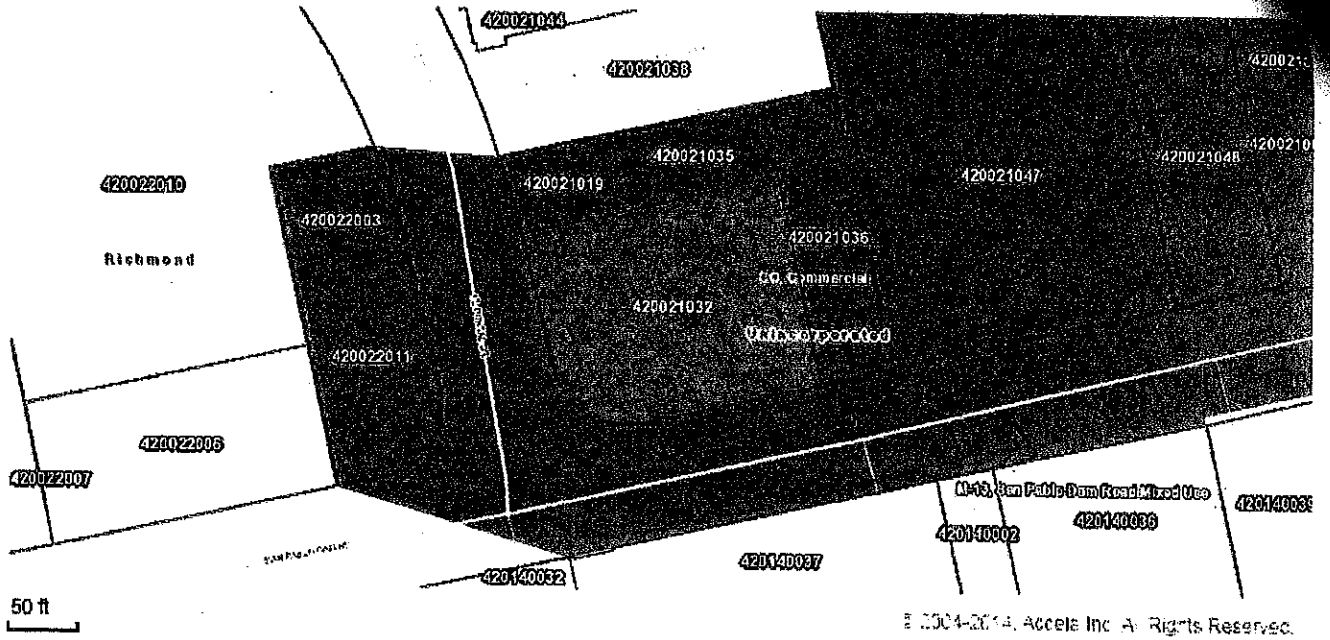
Project description: *APPLICANT IS REQUESTING APPROVAL OF A LAND USE PERMIT AND DEVELOPMENT PLAN IN ORDER TO CONSTRUCT A NEW 2858 SQ. FT. CONVENIENCE STORE, 1121 SQ. FT. SELF-SERVICE DRIVE-THROUGH CARWASH TUNNEL WITH AN ATTACHED 240 SQ. FT. EQUIPMENT ROOM AND 402 SQ. FT. STORAGE SPACE, AND A NEW 2741 SQ. FT. FUELING CANOPY COVERING 4 FUEL DISPENSERS.*
 Property description: *A .604 ACRE LOT TO THE NORTH OF SAN PABLO DAM RD*

Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #: <i>420-021-032</i>
Area: <i>EL SOBRANTE</i>	*Base Fee/Deposit	<i>\$ 2700</i>	S-	3621 San Pablo Dam Rd Site Address: <i>El Sobrante, CA 94803</i>
Fire District: <i>CC FIRE</i>	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District: <i>P-1</i>
Sphere of Influence: <i>RICHMOND</i>	#Units _____ x \$195.00		S-014	Census Tract: <i>3630.00</i>
Flood Zone: <i>X</i>	Sq. Ft. x \$0.20			Atlas Page: <i>J-5/J-6</i>
Panel Number:	Notification Fee	<i>15.00 / 30.00</i>	S-052	General Plan: <i>CO</i>
x-ref Files: <i>246-66</i>	Fish & Game Posting (if not CEQA exempt)	<i>75.00</i>	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Environmental Health Dept.	<i>57.00</i>	5884	Supervisorial District: <i>1</i>
	Other:			Received by: <i>GRANT FALLINGTON</i>
Concurrent Files:	TOTAL	<i>\$ 2862.00</i>		Date Filed: <i>11/16/17</i>
	Receipt	<i># 170015706</i>		File: <i>LP17-2030</i>
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				

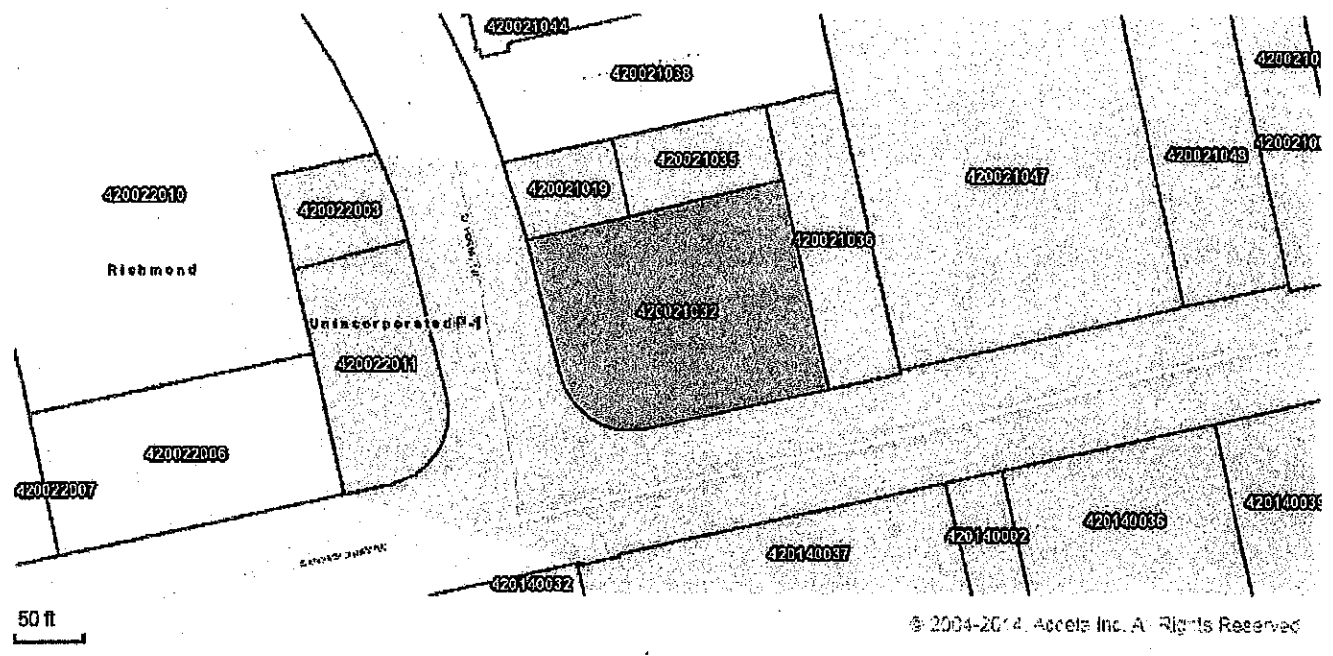
INSTRUCTIONS ON REVERSE

D.P. 2.2

General Plan: Commercial

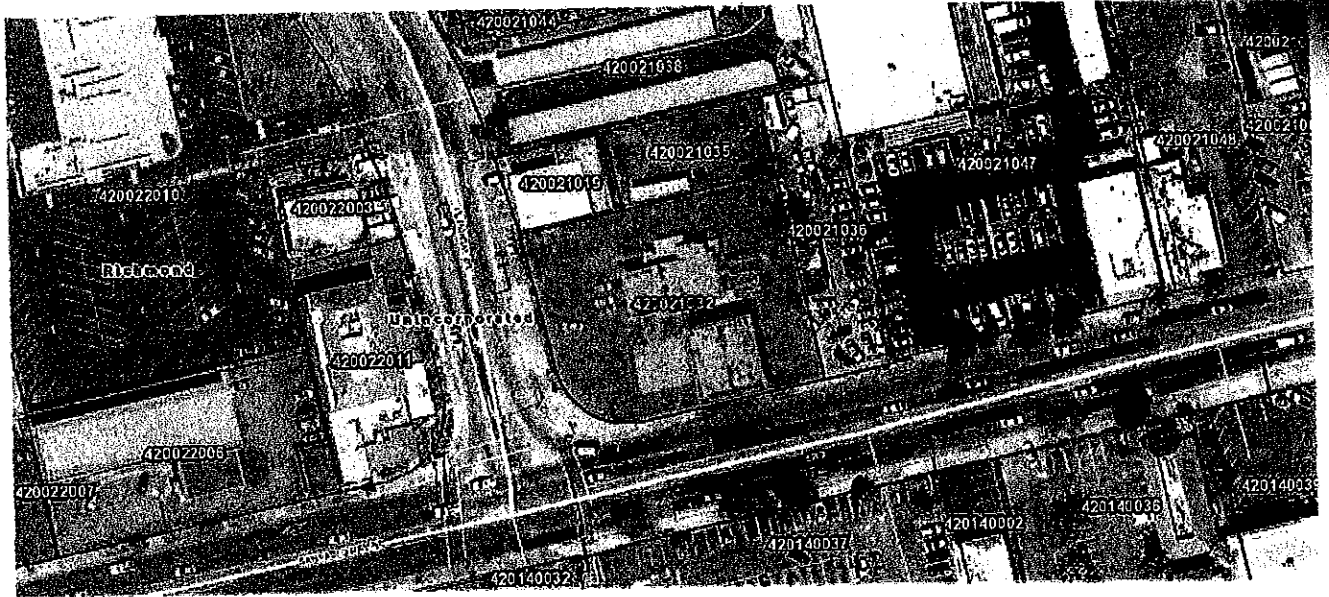


Zoning: P-1



DS 12

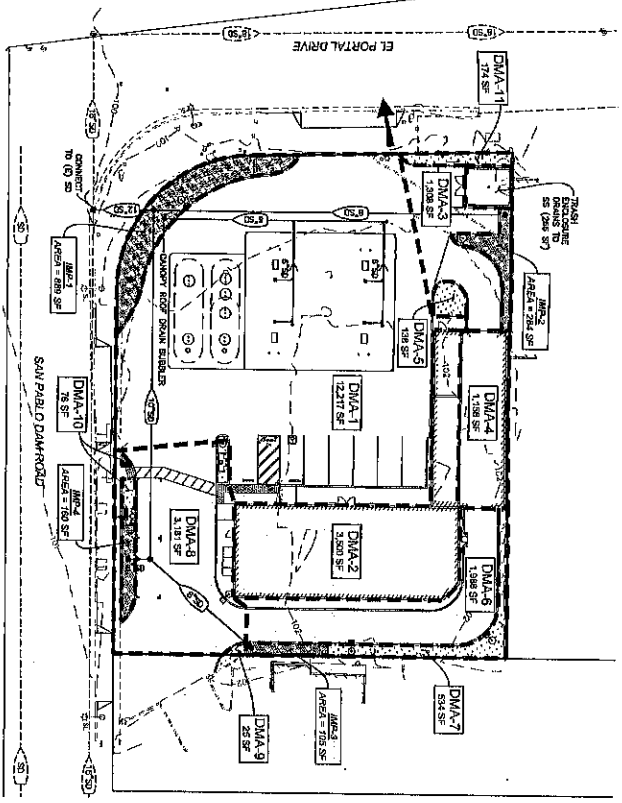
Aerial Photography: 2008



50 ft

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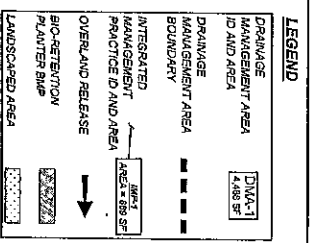
D.L.R.C.



811
 Call before you dig.
 or (609) 227-2800

SOURCE CONTROL MEASURES

1. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
2. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
3. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
4. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
5. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
6. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.
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10. MAINTAIN ALL UTILITY LINES TO THE MAXIMUM EXTENT POSSIBLE TO PREVENT OVERFLOW.

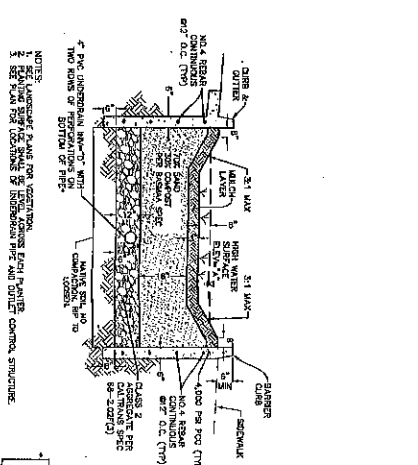


PROJECT DATA

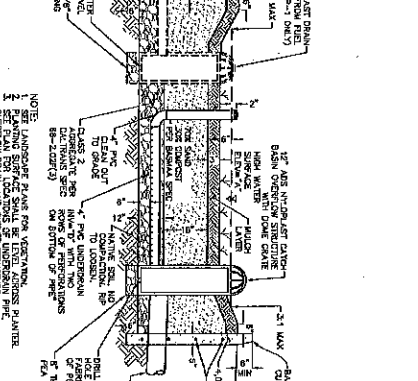
Project Name	Shell Station
Project Location	3821 San Pablo Dam Road, El Sobrante, CA 94609
Project No.	17113
Project Date	11/14/2017
Project Status	Final
Project Owner	Shell Station
Project Designer	RFE Engineering, Inc.
Project Engineer	[Signature]
Project Checker	[Signature]
Project Approver	[Signature]

No.	Description	Remarks
1	Reduce sediment, silt, and other debris from the site.	Check for sediment traps and debris traps.
2	Install erosion control measures to prevent soil erosion.	Check for erosion control measures.
3	Check for proper installation of catch basins and manholes.	Check for proper installation.
4	Check for proper installation of drainage pipes.	Check for proper installation.
5	Check for proper installation of drainage structures.	Check for proper installation.
6	Check for proper installation of drainage systems.	Check for proper installation.
7	Check for proper installation of drainage components.	Check for proper installation.
8	Check for proper installation of drainage parts.	Check for proper installation.
9	Check for proper installation of drainage accessories.	Check for proper installation.
10	Check for proper installation of drainage hardware.	Check for proper installation.
11	Check for proper installation of drainage materials.	Check for proper installation.

B BIO-RETENTION PLANTER TYPICAL CROSS SECTION



A BIO-RETENTION PLANTER TYPICAL PROFILE



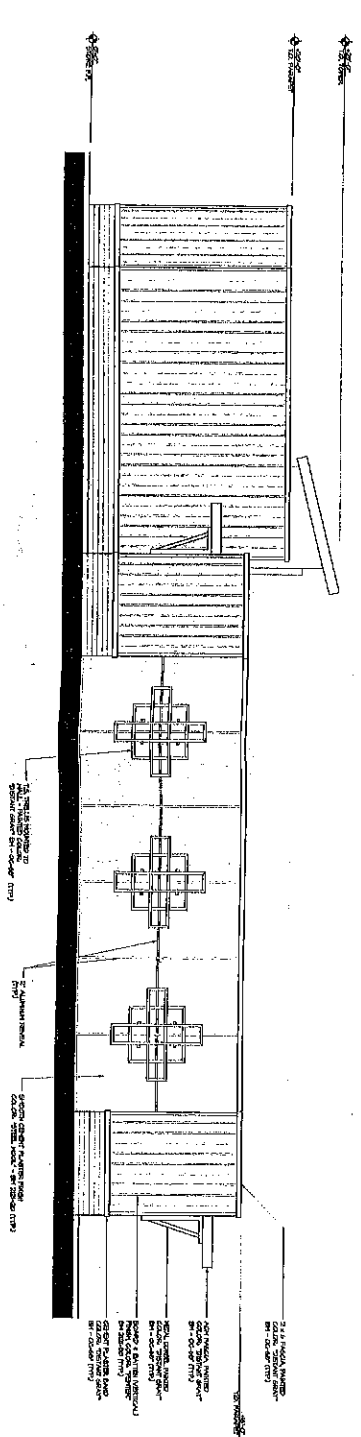
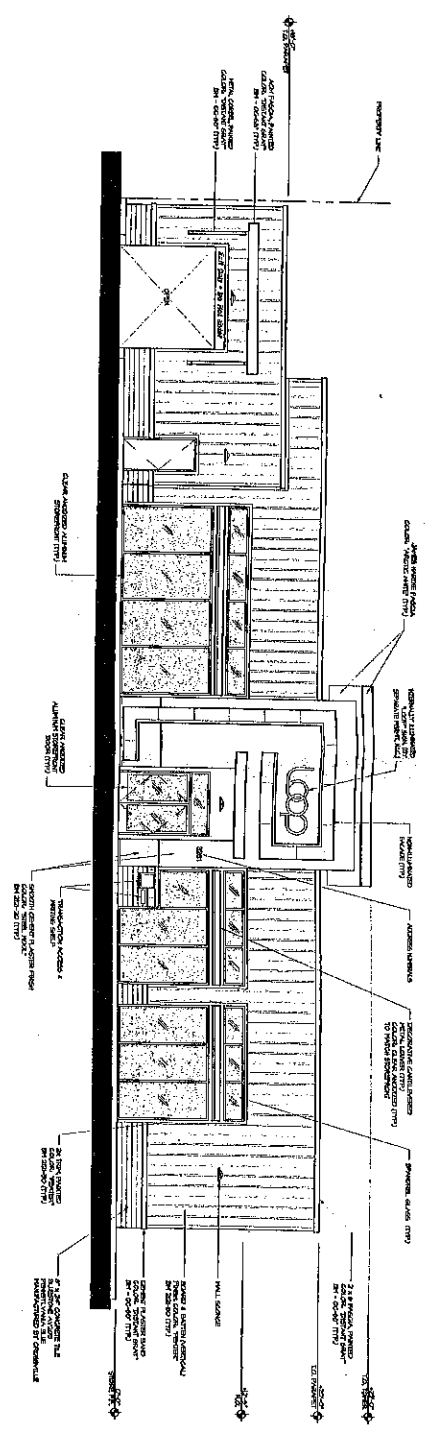
<p>17113-2017</p> <p>DATE</p> <p>BY</p> <p>APP'D</p>	<p>DESIGN</p> <p>BY</p> <p>CHECK</p> <p>NO.</p> <p>DATE</p> <p>REVISION</p>	<p>BY</p> <p>CHECK</p> <p>NO.</p> <p>DATE</p> <p>REVISION</p>	<p>DATE</p> <p>BY</p> <p>APP'D</p>
<p>17113-2017</p> <p>DATE</p> <p>BY</p> <p>APP'D</p>	<p>DESIGN</p> <p>BY</p> <p>CHECK</p> <p>NO.</p> <p>DATE</p> <p>REVISION</p>	<p>BY</p> <p>CHECK</p> <p>NO.</p> <p>DATE</p> <p>REVISION</p>	<p>DATE</p> <p>BY</p> <p>APP'D</p>

RFE ENGINEERING, INC.
 4100S ALBRAC STREET, 2ND FLOOR
 FREMONT, CA 94538
 CONTACT: NICK GOYAL
 PH: (550) 868-7454



SHELL STATION
 3821 SAN PABLO DAM ROAD
 EL SOBRANTE, CALIFORNIA 94609
PRELIMINARY STORMWATER QUALITY PLAN

D.R.Z.C.



B NORTH ELEVATION
3/16" = 1'-0"



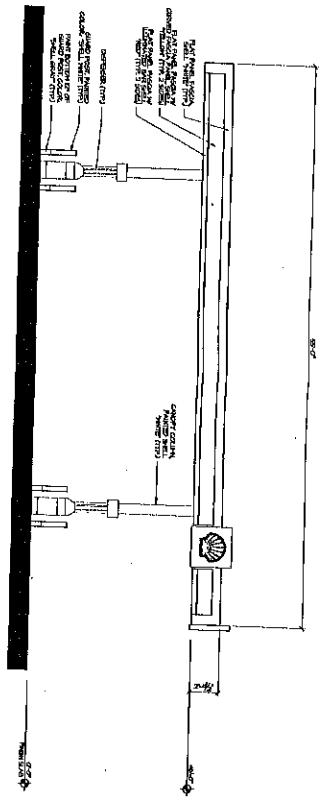
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DATE	06/01/04
DESIGNER	MI
CLIENT	SHELL
LOCATION	3621 SAN PABLO DAM ROAD, EL SOBRANTE, CA 94808
SCALE	3/16" = 1'-0"
DATE	06/01/04
BY	MI
CHECKED	MI
DATE	06/01/04
PROJECT #	17-0034
DATE	06/01/04
DESIGNER	MI
CLIENT	SHELL
LOCATION	3621 SAN PABLO DAM ROAD, EL SOBRANTE, CA 94808
SCALE	3/16" = 1'-0"
DATE	06/01/04
BY	MI
CHECKED	MI
DATE	06/01/04

**SHELL GAS STATION, "LOOP"
CONVENIENCE STORE & CARWASH
3621 SAN PABLO DAM ROAD,
EL SOBRANTE, CA 94808**

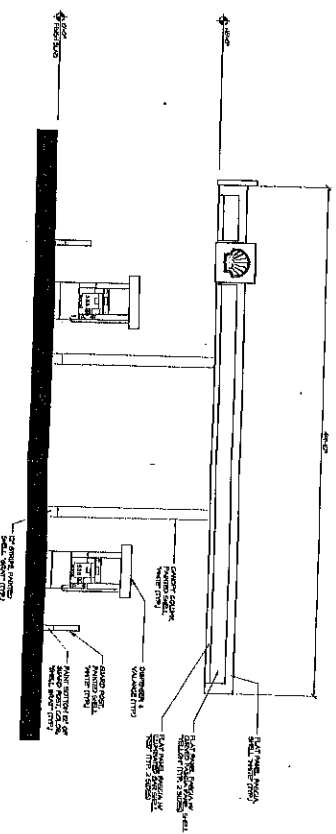
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M1 Architects, Inc.
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SUITE 100
EL SOBRANTE, CA
94808
TEL: (925) 277-1714
WWW.M1ARCHITECTS.COM
m1architects.com

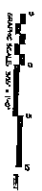
DF. 2.2



A WEST ELEVATION
Scale: 1/8" = 1'-0"



B SOUTH ELEVATION
Scale: 1/8" = 1'-0"



NO.	DATE	REVISIONS
1		CONCEPT
2		SCHEMATIC
3		PRELIMINARY
4		FINAL
5		AS BUILT

PROJECT: SHELL GAS STATION
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

SHELL GAS STATION, "LOOP"
CONVENIENCE STORE & CARWASH
 8621 SAN PABLO DAM ROAD,
 EL SOBRANTE, CA 94805

PLANNING AND SPECIFICATIONS ARE THE CONCEPTS ENCLOSED IN THIS SET. THE ORIGINAL DRAWINGS SHOWN HEREIN ARE THE PROPERTY OF M+J ARCHITECTS, INC. ANY REPRODUCTION OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF M+J ARCHITECTS, INC. IS PROHIBITED.

M+J Architects
 M+J Architects, Inc.
 ARCHITECTS
 2201 DOWNEY BLVD.
 DOWNEY, CA 90241
 (714) 261-1111
 www.mjarchitects.com

CA 1

El Sobrante Municipal Advisory Council

3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante

Chair, Barbara Pendergrass, Vice Chair, Tom Owens, Secretary, Robin Tanner, Treasurer,
Barbara Pendergrass, Members at Large: James Hermann, Andrew Chahrour, Brandy Faulkner,
Ylan Hunt, Alternate Xina Ash, one alternate position open

Year End Report for 2017

Activities

Speakers Presenting Reports Monthly

- Lt. Trish England Bay Station Commander, Deputy Amy Foster, CCC Sheriff's Department –reporting on criminal activity in El Sobrante and submitting monthly crime statistic reports
- Officer Jason Joiner, Officer Leviste, California Highway Patrol- reporting on stolen / abandoned vehicles, illegal parking , and citations for speeding on San Pablo Dam Road
- Charles Thomas, CCC Fire Battalion Chief-Fire reporting on station activity
- James Lyons, District Coordinator, for Supervisor John Gioia-monthly report
- Member of the El Sobrante Valley Planning and Zoning Advisory Committee-on planning projects in the El Sobrante Valley; includes valley projects in the City of Richmond and unincorporated El Sobrante

Other Speakers and Topics

- Sharla Sullivan, Representative for East Bay Municipal Utility District-projects in El Sobrante
- Mary Halle, Engineer, Contra Costa County Department of Conservation and Development ,
- Jeanine Strickland, The Watershed Project, hosting a short Urban Greening Vision Planning Charrette with meeting attendees
- Supervisor John Gioia requesting input on proposed 2nd unit rental options in Contra Costa County
- Supervisor John Gioia and Nadine Robins-Laurent, MS Regional VP for Bay Area Addiction Research Treatment (BAART) speaking on the proposed relocation of the Medical Methadone Treatment Center from Cutting Boulevard, City of Richmond, to a small parcel zoned City of Richmond located in the middle of the El Sobrante and San Pablo business districts
- **Jaime Jenett, Continuum of Care Planning and Policy Manager : Health, Housing and Homeless Services Division – Contra Costa Services**
- Presentation by Alexandra Madsen, Contra Costa County, combating Human Trafficking
- The West Contra Costa Transportation Advisory Committee regarding a High Capacity Transit Study for West County and alternatives understudy (bus rapid transit, BART, Other rail, etc

Major Accomplishments

- Conducted Election of Officers
- Attended one Semi-Monthly Code Enforcement meeting with Supervisor Gioia's Office and Code Enforcement Representatives
- Council staffed a booth at the El Sobrante Stroll and passed out information on Council meetings, activates etc.
- Voted to pay Richmond ELKS Lodge seven hundred dollars for the many times the ESMAC made use of their Lodge for meetings while the regular meeting site, El Sobrante Library meeting room, was not available due to the grounds undergoing a major change to a park
- Investigate action required for El Sobrante to be designated as a Heart Safe Community
- Review Development Plan Applications, Variance Reports, Building Modifications Requests and Appeals etc.
- Supervisor John Gioia's office and the El Sobrante Municipal Advisory Council, at the Moose Lodge Parking lot, formerly Boys and Girls Club of El Sobrante, held an El Sobrante Cleanup Day filling one dumpster with green items and 3 dumpsters with trash
- Three members participate in the El Sobrante Valley Planning and Zoning Advisory Committee on a monthly basis
- Through law enforcement attendance we are able to identify problem areas and citizens problems
- One member serves on the El Sobrante Chamber of Commerce Board of Directors to provide interaction with the El Sobrante businesses

Attendance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Barbara Pendergrass	P	C	P	C	P	P	P	P	A	A	P	P
Tom Owens	P	C	P	C	P	P	P	P	A	P	P	P
James Hermann	P	C	P	C	P	P	A	A	P	P	P	A
George Cleveland	P	C	P	C	P	P	P	Resignation				
Robin Tanner	P	C	P	C	P	P	A	P	P	P	A	P
Brandy Faulkner						P	P	P	A	P	P	P
Andrew Chahrour					P	P	P	P	P	A	P	P
Ylan Hunt							P	P	P	P	P	P
Xina Ash,Alternate											P	A
Summary Monthly	5/5	0/6	6/6	C/6	6/6	7/7	6/7	7/7	Q/7	5/7	7/7	6/7

attending /appointed C= meeting cancelled , P = member present, Q = no Quorum, A= member excused absence, Blank space equals vacant position
 Resignation: Georg Cleveland in month of March. Currently have 1 vacant alternate position

Goals for 2016

- Develop ways to increase attendance at Council meetings
- Participate in the annual El Sobrante Cleanup Day at the Moose Lodge
- Participate in the annual El Sobrante Stroll for awareness of the ESMAC and its activities

- Continue to address the homeless issue in El Sobrante, and the affect on merchants and the creek
- Continue to address Disaster Preparedness
- Explore Grants and revitalize San Pablo Dam Road and Appian Way
- Continue to address the illegal dumping of trash in the El Sobrante Valley especially on San Pablo Dam Road and on Appian Way
- Continue to solicit Supervisor Gioia to request a Negative Declaration or Environmental Impact report on the effect to the El Sobrante Businesses, Traffic, residents and the patients themselves regarding the proposal to move BAART from Cutting Blvd, City of Richmond, to a small parcel zoned City of Richmond in the heart of the business districts of El Sobrante Valley on the San Pablo Dam Road
- Activate Sub-Committees, Land Use, Safety, Education and Out Reach(including scheduling speakers on subjects of interest for the Community
- Set up Seminar with Sheriff, Fire District Personnel, Police Agencies, CHP etc on reducing incidents in the El Sobrante Valley
- Added new members Andrew Chahrour, Brandy Faulkner, Ylan Hunt, Alternate Xina Ash
- Solicit potential candidates to fill one vacant Alternate Council position

El Sobrante Municipal Advisory Council

3769 B San Pablo Dam Road
El Sobrante, California 94803

www.cocobos.org/gioia/elsobrantemac



2017 Officers
Chair

Barbara Pendergrass

Vice Chair

Tom Owens

Secretary

Robin Tanner

At-Large Members

Andrew Chahrour

Brandy Faulkner

James Hermann

Ylan Hunt

Alternate

Xina Ash

Staff Liaison

James Lyons

Members of

the ESMAC

are appointed by

Contra Costa County

District One Supervisor

John Gioia

District 1 Supervisor John Gioia
11780 San Pablo Avenue, Suite D
El Cerrito, CA 94530

December 28, 2017

Subject: Relocation of the Medical and Methadone Treatment Center to the Business District of the Community of El Sobrante

Dear John,

Relocation of the Medical and Methadone Treatment Center from Cutting Boulevard in the City of Richmond to a small parcel situated in the City of Richmond but located next to the business district and residential areas in the community of El Sobrante and the City of San Pablo was a topic for the November and December meeting agendas of the El Sobrante Municipal Advisory Council (ESMAC). Both meetings had standing room only crowds with business owners and residents voicing their opposition to the proposed relocation for a number of reasons. As you were in attendance at the November meeting and heard everyone voice their opposition to the proposed relocation I won't go into all of the items voiced by those in attendance. I will list some of the key points expressed in the November meeting in opposition to the relocation of the Clinic to the El Sobrante area:

- The majority of the patients served by the Clinic are located in the City of Richmond and City of San Pablo many miles from the proposed new location causing patients a problem in getting to the proposed new location
- The homeless population which is already a problem in our El Sobrante business district will be increased as the homeless from Richmond and San Pablo will have to reside in El Sobrante to make use of the Clinic as they will in all probability won't have sufficient funds for transportation to the Clinic due to the increase in length of the distance to the clinic
- The heavy traffic on San Pablo Dam Road is already a major problem for commuters as this is a major route to and from highway 80 and Highway 24. Traffic will increase. One of the Doctors from the clinic stated he was late at one of the meetings because of the heavy traffic on San Pablo Dam Road and Highway 80 which caused the Regional VP speaker of BAART to state he wasn't helping her cause.
- The San Pablo Dam Road overpass on Highway 80 is due to have a major construction project which will cause even more problems for commuters.
- The Catholic Church across the street currently has a huge problem with parking as there are 800 parishioners attending services.
- The El Sobrante businesses and residents are looking for new business that will add to the improvement for our community and the Methadone Clinic relocation will not help our residents or our business tax base.

Meeting: 2nd Wednesday every month, 7:00 p.m.
El Sobrante Library, 4191 Appian Way, El Sobrante

El Sobrante Municipal Advisory Council

3769 B San Pablo Dam Road
El Sobrante, California 94803

www.cocobos.org/gioia/elsobrantemac



2017 Officers
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Barbara Pendergrass

Vice Chair

Tom Owens

Secretary

Robin Tanner

At-Large Members

Andrew Chahrour

Brandy Faulkner

James Hermann

Ylan Hunt

Alternate

Xina Ash

Staff Liaison

James Lyons

Members of

the ESMAC

are appointed by

Contra Costa County

District One Supervisor

John Gioia

- A Physical Therapy business is moving into the old Floor Dimensions building next door to the proposed Methadone Clinic and the owner stated that he was livid as he has spent over two million on redoing the building and that now his business will be impacted if not destroyed by the proposed move of the clinic.
- No Negative Declaration or Environmental Impact Report has been completed or is planned to our knowledge that would identify the impact on businesses, traffic, homelessness, parking, residences, two child care centers located within a couple of blocks, the law enforcement coverage as only one Deputy is available in the El Sobrante area for crime coverage, etc.
- The Clinic Representative stated that the move from their current location of 20 years to the proposed new location is political . She would not go into details. Politics should not be a cause to bypass Negative Declarations or Environmental Impact Reports that would identify the impacts on traffic, businesses, residents etc.
- The ESMAC's December meeting was as previously mentioned a standing room only crowd. I have attached a list of some of the statements recorded by the ESMAC's Secretary by attendees at that meeting.
- The ESMAC unanimously voted against the relocation of the Medical and Methadone Clinic's to the El Sobrante Business District. As we are only an Advisory Council we are asking your support in opposing the relocation to our business and residential area without an Environmental Impact Report or Negative Declaration that would verify the impacts and numerous problems, some of which are identified in this letter.

Sincerely,

Barbara A. Pendergrass, Chair ESMAC

Attachment: List of comments made by the audience attending the December ESMAC meeting in opposition to the relocation of the Medical and Methadone Clinic from Cutting Boulevard, City of Richmond, to the business district of El Sobrante.

- CC: Mayor Tom Butt, City of Richmond
 District 1 Coordinator, James Lyons
 City Manager, Matt Rodriguez, City of San Pablo
 Director of Planning and Building, Richard Mitchell, City of Richmond
 Planner, Hector Lopez, City of Richmond
 Regional VP, Nadine Robbins-Laurent, MS, BAART
 President, Scott Tuffnell, El Sobrante Chamber of Commerce

Meeting: 2nd Wednesday every month, 7:00 p.m.
El Sobrante Library, 4191 Appian Way, El Sobrante

Questions and Comments From Individual Members of the Public on Clinic

1. There is a petition circulating. Is this a hostile move from the City of Richmond?
2. A representative from St. Calista said people from the church are very concerned.
3. Who decides this? The City of Richmond is responsible. There is no county involvement.
4. If the clinic is so great, why doesn't the City of Richmond include it in their plans for the Cutting redevelopment? What about parking for the existing medical office? Will people going to the clinic who park at the medical office be towed? Homeless people are breaking into cars.
5. How can people express displeasure? Members of audience: At the Richmond Planning Committee.
6. What can Gioia do to get property rezoned? Audience: Nothing. It is in the City of Richmond. All of Richmond would have to vote.
7. How does John Gioia personally feel about this? Which side is he on, personally. Person displeased with answer to ask him directly.
8. Richmond and BARRT will profit. What does El Sobrante get out of it? Is there enough parking?
9. Is it a private clinic? Audience: Yes. Question about how many bed there will be. Explanation of project from audience.
10. The bus driver who drives route of current location: The bus goes by a lot of schools and the people who go to the clinic are on the bus. Repeatedly characterized them as criminals.
11. It will be a hazard on San Pablo Dam Road as people make left turns into clinic while others are trying to get on freeway. Bulk of activity will be in morning rush hour. Also, parking.
12. There is a church there now that has been evicted.
13. Could the neighbors (or the MAC itself, I think was the actual suggestion) get together and buy the building? Discussion of neighborhood associations.
14. Who owns the adjacent properties on Cutting? They profit. People don't get off the program ever.
15. Person spoke in support of clientele of clinic and suggested that Jesus would probably want to help people rather than keep them away from a church.
16. There are better places for this.
17. This is bad for the people who go to the clinic because we are against them.

18. Reiteration of traffic problems on San Pablo Dam Road and what will happen when the 80 overpass . . .(didn't get that part).
19. The City of Richmond will not handle the problems. They keep the more profitable things. We need businesses that are better for El Sobrante.
20. It's a political thing. Tom Butts' family will profit. (Assertion made without supporting evidence.)
21. How can public outcry stop this?
22. And it's a done deal. Methadone does not help anyone. Information at Richmond City Council was wrong. (Person questioned about accuracy of last part.)

10.2

~ CANCELLED ~

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, DECEMBER 20, 2017
30 MUIR ROAD, MARTINEZ, CA 94553**

CHAIR: Duane Steele
VICE-CHAIR: Rand Swenson
COMMISSIONERS: Richard Clark, Marvin Terrell, Jeffrey Wright, Donna Allen, Kevin Van Buskirk

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliiana Li at least 48 hours before the meeting at (925) 674-7792.

**** 7:00 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JANUARY 10, 2018

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.