

# El Sobrante Municipal Advisory Council

## MEETING AGENDA

Wednesday, October 14, 2020, 7:00 PM

### REMOTE MEETING IN EFFECT

**TO SLOW THE SPREAD OF COVID-19, THE HEALTH OFFICER'S SHELTER ORDER PREVENTS PUBLIC GATHERINGS. IN LIEU OF A PUBLIC GATHERING, THE EL SOBRANTE MUNICIPAL ADVISORY COUNCIL MEETING WILL BE ACCESSIBLE VIA ZOOM TO ALL MEMBERS OF THE PUBLIC AS PERMITTED BY THE GOVERNOR'S EXECUTIVE ORDER N-29-20**

#### HOW TO VIEW THE MEETING VIA ZOOM:

Link: <https://cccouny-us.zoom.us/j/98899433930>

#### HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the MAC during Public Comment or with respect to an item on the agenda may join the meeting (use link above) or call in as follows:

**Zoom meeting Dial-In-Number:** 888-278-0254

**Conference code:** 259959

**Meeting ID:** 988 9943 3930

**All public comments will be limited to 2 minutes per speaker.**

For assistance with remote access contact James Lyons at:

[james.lyons@bos.cccounty.us](mailto:james.lyons@bos.cccounty.us) or 510-231-8692

**Chair:** Thomas Lang **Vice Chair:** Tom Owens

**Members:** Jim Hermann, Dr. Melinda V. McLain, Joe Sarapochillo, Mikki Norris, George Cleveland

**Alternates:** Shirley Rosenthal-Winston, *vacancy*

Printed agendas are available for review at the El Sobrante Chamber of Commerce at 3769-B San Pablo Dam Road. Electronic copies are available for download at:

<https://www.contracosta.ca.gov/1640/>

#### Call to Order/Welcome/Roll Call

**Approval of Minutes of July 8, 2020 and August 12, 2020 ESMAC meetings.**

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

## **Presentations**

- P.1** Presentation by Supervisor John Gioia, County update.
- P.2** Presentation by Sheriff's Office Bay Station Commander Lt. Joseph Buford.
- P.3** Presentation by Contra Costa County Fire Protection District.
- P.4** Presentation by Margo Yete McMahon, Senior Health Education Specialist, Contra Costa County Health Services, regarding smoke-free multi-unit housing.
- P.5** Presentation by Jacquelyne Vera, Alcohol Coalition Coordinator Bay Area Community Resources on coalition efforts.

## **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** – LP20-2016 Agency Comment Request. Land User Permit. The applicant (Artist Tree) requests approval of a Land Use Permit to establish a cannabis dispensary in an existing building at 4100 San Pablo Dam Rdl., El Sobrante. Review and submit comments to Jennifer Cruz, Planner.

**Public Comment** on items not on the agenda (2 minutes per speaker limit)

## **Information Items**

**10.1** Information Reports by MAC members

## **Subcommittee Reports**

## **Announcements**

- The ESMAC has (1) Alternate seat vacancy.

## **Agenda Items / Speakers for Upcoming ESMAC Meetings**

## **Adjournment**

# El Sobrante Municipal Advisory Council

## Meeting Minutes

Wednesday, July 8, 2020

6:30 pm

**Members Present:** Thomas Lang, Tom Owens, Melinda V. McLain, Joe Sarapochillo, Mikki Norris, George Cleveland

**Members Absent:** Jim Hermann, Shirley Rosenthal-Winston

The meeting was called to order at 7:00 pm, roll call was taken,

### **Presentation Items**

**P.1 Presentation by Supervisor Gioia.** Supervisor Gioia started by reminding residents that Contra Costa County along with five other Bay Area counties were the first in the country to order a shelter in place order on March 16<sup>th</sup>. In response to Covid-19, the County spent \$100 million dollars between March and June. There is no guarantee, the hope is the federal government will refund most of that \$100 million. The County, in conjunction with State and Federal partners, have setup an additional 250 beds at the Ford Building in Richmond to handle any surge of Covid-19 patients. Fortunately, there hasn't been a need for the beds. The County has also rented about 600 hotel rooms to relocate homeless individuals from shelters and encampments. The County is also exploring purchasing some hotels to house people after the pandemic ends.

Supervisor Gioia discussed the County's rent freeze and eviction moratorium. He shared that the Board of Supervisors at their next meeting would discuss extending the rent freeze and eviction moratorium beyond the July 15<sup>th</sup> expiration. Through the Board of Supervisors emergency powers, the Board was able to extend the moratorium to cover properties in all of the cities in the county in addition to the unincorporated areas.

The response to Covid-19 has caused an increase in demand on the County's social and health services. Sup. Gioia thanked and acknowledged all of the front-line workers in Social Services, Health Services, Public Works and all of first responders who have been working nonstop since March to provide services to the residents of Contra Costa County.

Supervisor Gioia spoke about the proposal he is developing with Supervisor Glover to setup an Office of Racial Equity and Social Justice. This would link and expand upon the equity work the county is currently doing. There will be a community process to help decide what the focus of the office will be. Sup. Gioia spoke about the community response to an El Sobrante resident who uncovered the swastika in the front yard of his home. He's working with Not In Our Town to begin a campaign to address hate in El Sobrante.

**P.2 Presentation by Contra Costa County Health Officer Dr. Chris Farnitano.**

Dr. Farnitano stated that we are in a second wave of our first virus wave, and that he was concerned about the numbers of new cases, the positivity rate and the number of people in the hospital with Covid-19. There were 137 new cases of Covid-19 across the county on the day of the ESMAC meeting.

While the actual numbers are low in El Sobrante, there is a higher rate per 100,000 than many of the cities in the county. El Sobrante has 74 cases with one third of them happening in the two weeks leading up to the meeting.

In communities where there is more diversity, we have seen a larger number of cases, specifically in our Latino/Latinx community. There are a number of factors contributing to this, but some of this could be related to more dense living conditions and related to residents working in the service industry or industries where there is high contact with the public.

The number of tests each day is steadily increasing and the Health Services is close to reaching their target number of tests each day which is 2 tests per 1,000 residents per day. The number of residents testing positive has slowly risen from 3% in May to 7.1% on the day of the meeting. A significant number of those are asymptomatic, roughly 40% of those that test positive.

There were 6 large outbreaks at residential care facilities, such as nursing homes and assisted senior living facilities at the time of the meeting. There were an additional 7 facilities that were being investigated where one resident has tested positive. The Health Services Department has a team that goes into these facilities and does testing of the residents, arranges testing for the staff, reviews infection controls and ensures there is adequate PPE and other tasks. The County has been working closely with hospital partners like John Muir Health and Kaiser on increasing testing. Dr. Fanitano shared that the best way to protect our elders is to keep the community rate of Covid-19 down by wearing a mask and staying socially distant.

The trend across the nation and locally is that the highest rates of transmission are being seen at gatherings (small and large) at homes for parties. Family get togethers, contact sports and religious services have also contributed to transmission of Covid-19. To help flatten the curve we have tools like universal masking and social distancing and there is more and more evidence that wearing a mask when around people not in your household helps reduce transmission.

There have been some supply chain issues related to testing materials and the wait time at some of the commercial labs has gone from a few days to a week. Health Services knows that the longer it takes to get results the less useful the tests are. Health Services is advocating to the State to let them know we need their assistance in supporting the labs.

**P.3 Presentation by Lt. Buford, Bay Station Commander for the Sheriff's Office.** Lt. Buford was unable to attend.

**P.4 Presentation by Contra Costa County Fire Protection District.** Personnel were responding to an emergency and not able to attend.

**P.5 Presentation by California Highway Patrol.** Unable to attend.

**P.6 Presentation by James Lyons District Coordinator with Sup. Gioia's office.** Mr. Lyons encouraged residents to sign up for the Counties Community Warning System (CWS) at <https://cwsalerts.com> and for Nixle at <https://local.nixle.com/register/>. Sarah Dunham with Not In Our Town (NIOT) El Sobrante spoke briefly about the campaign, Raise Your Voice: West Contra Costa County Against Hate. The campaign was organized in response to the swastika that had recently been uncovered. Ms. Dunham requested residents record 10-15 seconds clips of themselves speaking out against hate for the campaign.

### **Discussion/Action Items**

D.1. No applications for the Council to review.

### **Standing Committees:**

Illegal Dumping – Mikki Norris encouraged residents to continue emailing Public Works the locations of illegal dumping sites. Residents should report illegal dumping to [lynn.clark@pw.cccounty.us](mailto:lynn.clark@pw.cccounty.us). Include an approximate address along with the nearest cross street.

The meeting was adjourned at 8:45 pm.

Minutes prepared by Office of Supervisor John Gioia.

# El Sobrante Municipal Advisory Council

## Meeting Minutes

Wednesday, August 12, 2020

7:00 pm

**Members Present:** Thomas Lang, Tom Owens George Cleveland, Melinda V. Mclain, Mikki Norris, Jim Hermann, Shirley Rosenthal-Winston

**Members Absent:** Joe Sarapochillo

The meeting was called to order at 7:05 pm and the roll was taken.

### Presentation Items:

P.1. **Supervisor John Gioia** gave an update regarding Covid-19 and the County's response. There have been no Covid-19 related deaths and 166 positive cases reported in El Sobrante. Hospitalizations have started to decrease slightly. He shared that the County still has not used its overflow beds (250 beds) at the Craneway Pavilion in Richmond and there also overflow beds available at the Antioch Fairgrounds. The County has been focused on reaching out to the Latino/Latinx community. They account for approximately half of the cases, but are only about 25% percent of the county's population. Similar to other counties, Contra Costa passed an administrative fine ordinance to assist with enforcement, but no one has yet been fined under it. Education has been the main vehicle to get people to abide by the health order. He also encouraged residents to continue wearing a mask and get tested.

P.2. **Lt. Buford, Bay Station Commander** reported for the month of July there were 762 calls for service, down from 801 in June and 810 in May. There was a homicide that occurred in June and the Sheriff's Office was able to apprehend and arrest the suspect without incident. In terms of violent crimes and crimes against other persons, El Sobrante has been stable. Lt. Buford also shared that their dispatch hasn't received many calls related to Covid-19 violations.

P.3. **Firefighter Slack with CCCFPD** reported for the month of July there were 120 calls for service for Station 69 in El Sobrante. **Assistant Chief Lon Goetsch** gave an overview of the Contra Costa County Fire Protection District (ConFire). ConFire is a full-service agency that provides fire suppression and advanced life support services as well as providing 911 dispatch services. There are 26 Fire Stations, 28 companies and more than 400 employees. There are 2 Fire Stations in West County, Station 69 on Appian Way and Station 70 on San Pablo Ave. in San Pablo, but will soon be moving to 23<sup>rd</sup> and Market Street in San Pablo. The district anticipates the new Station 70 will be complete in the Spring of 2021. All of the fire agencies in West County operate under an automatic aid agreement and ConFire provides dispatch services for all of those agencies. The district is taking measures

to protect its firefighters and the residents they're responding to from Covid-19. In an effort to fight complacency within their agency, they held a districtwide safety stand-down. Portions of El Sobrante are within the high fire hazard severity area, making El Sobrante a priority for ConFire. Chief Goetsch also spoke of a new normal in terms of wildland fires. The wildfire season is beginning earlier and lasting longer.

**Discussion/Action Items:**

DI.1. The council was asked to submit edits to James Lyons regarding the draft letter of support for the San Pablo Dam Road Pedestrian Crossings project.

**Standing Committees:**

No reports.

The meeting was adjourned at 8:42 pm.

Minutes prepared by Office of Supervisor John Gioia.





**Planning Application**  
**Department of Conservation and Development**  
**Community Development Division**

30 Muir Road  
 Martinez, CA 94553  
 (925) 674-7200  
 www.cccounty.us

PROJECT DATA	
Total Parcel Size:	<u>.26 acres</u>
Proposed Number of Units:	<u>7</u>
Proposed Square Footage:	<u>Approx 4,600 sq ft</u>
Estimated Project Value:	<u>TBD</u>

**TYPE OF APPLICATION (Mark all that apply):**

<input type="checkbox"/> ACCESSORY DWELLING UNIT	<input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY	<input type="checkbox"/> REZONING
<input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area)	<input checked="" type="checkbox"/> LAND USE PERMIT	<input type="checkbox"/> TREE PERMIT
<input type="checkbox"/> CERTIFICATE OF COMPLIANCE	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> COMPLIANCE REVIEW	<input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION	<input type="checkbox"/> WIRELESS
<input type="checkbox"/> DEVELOPMENT PLAN	<input type="checkbox"/> PLANNING CONSIDERATION	<input type="checkbox"/> OTHER

PROPERTY OWNER OR AGENT AUTHORIZATION	APPLICANT (MAIN CONTACT INFORMATION)
NAME: <u>Naomi Sobocinski, c/o Stever Dobbins</u>	NAME: <u>The Artist Tree V. LLC.</u>
ADDRESS: <u>650 Geary Street</u>	ADDRESS: <u>11330 Ventura Blvd</u>
CITY, STATE: <u>San Francisco, CA</u> ZIP: <u>94102</u>	CITY, STATE: <u>Studio City, CA</u> ZIP: <u>91604</u>
PHONE #: _____	PHONE #: <u>310.922.3502</u>
EMAIL: _____	EMAIL: <u>avi@theartisttree.com; miich@theartisttree.com</u>
<input checked="" type="checkbox"/> I am the property owner and hereby authorize the filing of this application.	<input checked="" type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: <u>Steve Dobbins</u>	SIGNATURE: <u>[Signature]</u>

**Project Description:**  
 LUP application for Cannabis RFP MJ19-0032 (Rank #2). Project proposes to re-purpose an existing building located at 4100 San Pablo Dam Rd for retail dispensary use. See attached project description for more details.

**\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\***

**Project Description:**  
 The applicant requests approval of a Land Use Permit to establish a cannabis dispensary in an existing building.

**Property Description:**  
 A 0.21 acre lot as por of Santa Rita Acres Unit No. 1

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: <u>420-191-021</u>
Area: <u>El Sobrante</u>	*Base Fee/Deposit <u>DCO</u>	<u>\$5,500.00</u>	<u>S-029</u>	Site Address: <u>4100-4108 San Pablo Dam Road</u>
Fire District: <u>Contra Costa Fire</u>	<u>PW</u>	<u>2,000.00</u>	<u>S-029P</u>	Zoning District: <u>P-1</u>
Sphere of Influence: <u>Richmond</u>	Late Filing Penalty (+50% of above if applicable)	<u>\$</u>	<u>S-066</u>	General Plan: <u>M-13</u>
Flood Zone: <u>X</u>	½% Est. Value over \$100,000	<u>\$</u>	<u>S-029</u>	Census Tract: _____
x-ref Files: <u>MJ19-0032</u>	#Units/Lots _____ x \$ _____ Sq. Ft. x \$ _____	<u>\$</u>	<u>S-014</u>	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Concurrent Files:	Notification Fee	<u>\$15.00/\$30.00</u>	<u>S-052</u>	Supervisory District: <u>1</u>
	Fish & Game Posting (if not CEQA exempt)	<u>\$75.00</u>	<u>S-048</u>	Received By: <u>Syd Sotodeh</u>
	Environmental Health Dept.	<u>\$57.00</u>	<u>5884</u>	Date Filed: <u>3/6/2020</u>
	<b>TOTAL</b>	<u>\$7662.00</u>		File #: <u>LP20-2016</u>

\*Additional fees based on time and materials will be charged if staff costs exceed base fee.

**APPLICATION SUBMITTAL ON REVERSE**



# MSA CONSULTING, INC.

> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

CONTRACT NO.

2020 MAR -6 AM 9:59

THE ARTIST TREE V, LLC.

Storefront Cannabis Retail (RFP MJ19-0032)

LP 20-2016

## Project Description

**Cannabis RFP File No:** MJ19-0032 (Ranked #2)

**Proposed Entitlements:**

- Land Use Permit (LUP)

**Project Data:**

Address: 4100 San Pablo Dam Rd.

APN: 420-191-021

Acreage: .26 acres

Existing General Plan Designation: *M-13 (San Pablo Dam Road Mixed Use)*

Proposed General Plan Designation: *No Change*

Existing Zoning: *P-1 (Planned Unit Development)*

Proposed Zoning: *No Change*

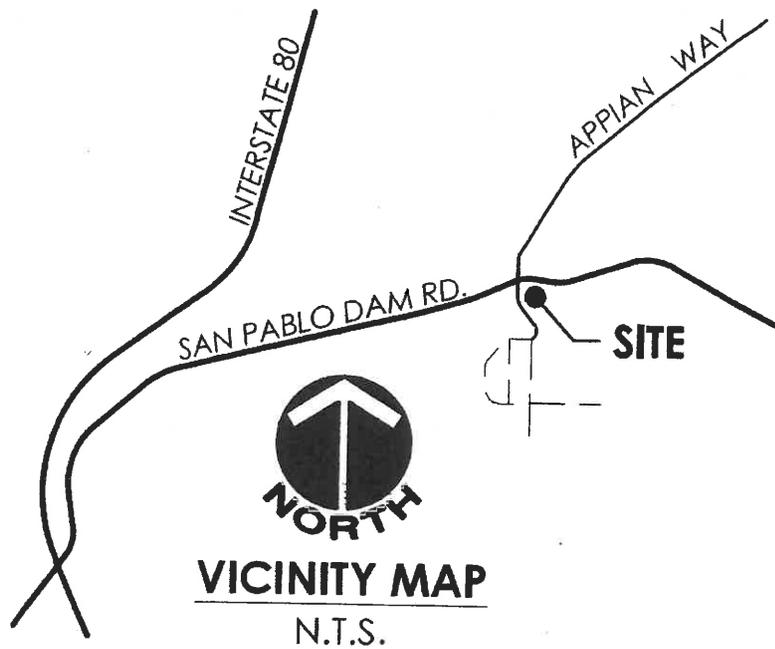
**SUMMARY:**

The project site is located at 4100 San Pablo Dam Rd in the unincorporated community of El Sobrante. The site is approximately .3 acres in size and is zoned *P-1 (Planned Unit Development)* with a General Plan land use designation of *M-13 (San Pablo Dam Road Mixed Use)*. In its current state, the site is fully developed with a two-story retail building (approx. 4,600 sf), parking, and site improvements. The site was ranked #2 during the cannabis RFP proposal process and was selected by the Contra Costa County Board of Supervisors to apply for a land use permit to establish a storefront cannabis retail business. Per the RFP, the project scope proposes to establish a cannabis retail use within the existing building. Renovations include remodeled floorplans, enhanced building elevations, and replanting of existing planter area on building frontage. Project plans show all relevant land use data and proposed building improvements.



**MSA CONSULTING, INC.**  
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING

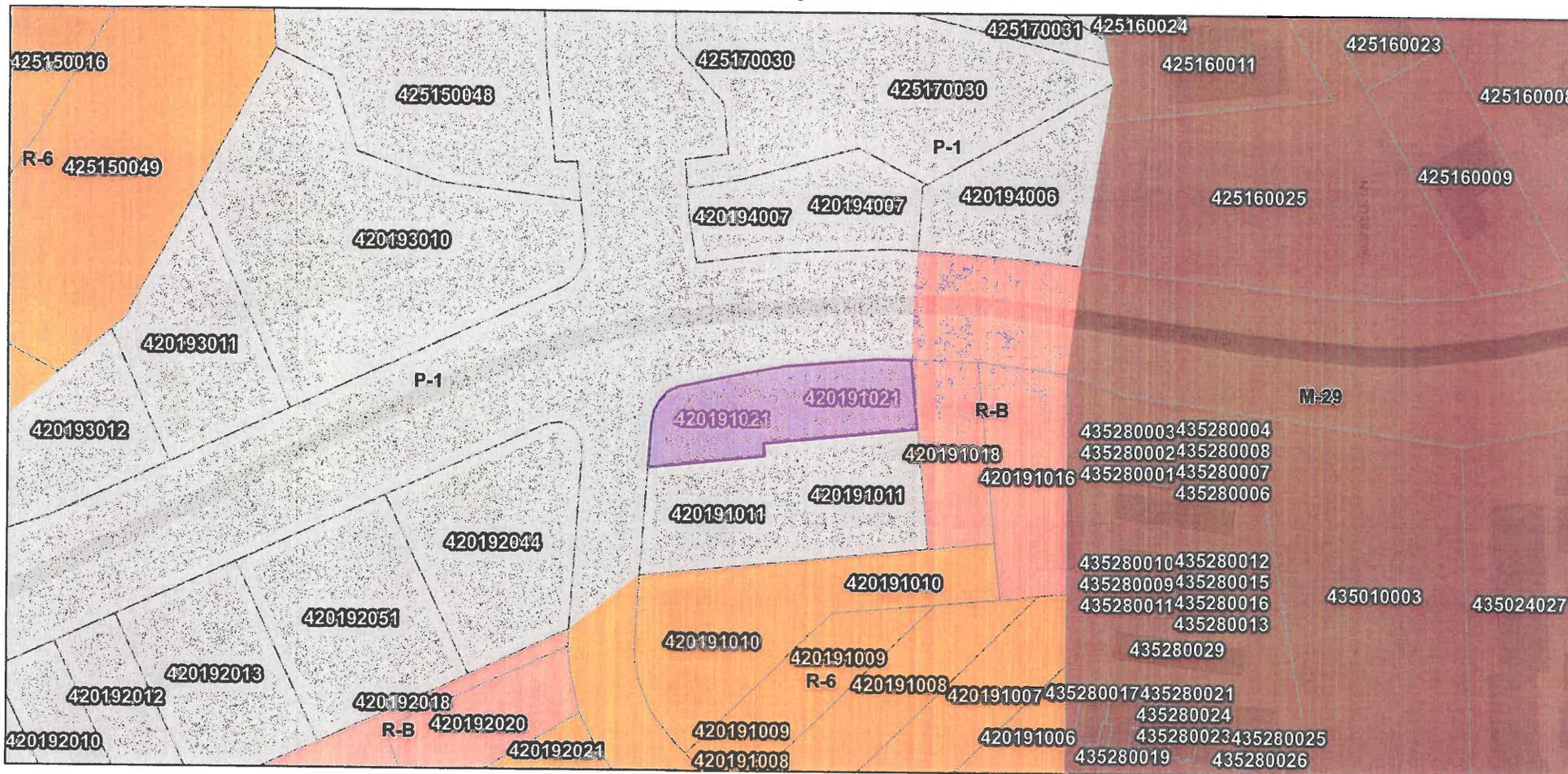
LAND USE DESCRIPTION:	SF	ACREAGE	PERCENTAGE
EXISTING GROSS ACREAGE	±11,154 SF	±0.26 AC.	100%
EXISTING RETAIL BUILDING AREA (1ST FLOOR)	±2,190 SF	±0.05 AC.	19%
EXISTING RETAIL BUILDING AREA (2ND FLOOR)	±2,447 SF	±0.06 AC.	-
EXISTING RETAIL BUILDING AREA (TOTAL)	±4,637 SF	±0.11 AC.	-
EXISTING HARDSCAPE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







# Zoning: P-1

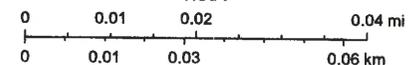


March 6, 2020

### Zoning Districts

- |  |   |   |  |
|--|---|---|--|
| R-6 (Single Family Residential)                  | R-7 (Single Family Residential)               | R-20, -UE (Urban Farm Animal Exclusion)           | D-1 -T (Transitional Combining District)   |
| R-6, -FH -UE (Flood Hazard and Animal Exclusion) | R-7 -X (Railroad Corridor Combining District) | R-40 (Single Family Residential)                  | D-1, -UE (Urban Farm Animal Exclusion)     |
| R-6 -SD-1 (Slope Density Hillside Development)   | R-10 (Single Family Residential)              | R-40, -FH -UE (Flood Hazard and Animal Exclusion) | M-12 (Multiple Family Residential)         |
| R-6 -TOV -K (Tree Obstruction and Kensington)    | R-10, -UE (Urban Farm Animal Exclusion)       | R-40, -UE (Urban Farm Animal Exclusion)           | M-12 -FH (Flood Hazard Combining District) |
| R-6, -UE (Urban Farm Animal Exclusion)           | R-12 (Single Family Residential)              | R-65 (Single Family Residential)                  | M-17 (Multiple Family Residential)         |
| R-6 -X (Railroad Corridor Combining District)    | R-15 (Single Family Residential)              | R-100 (Single Family Residential)                 | M-29 (Multiple Family Residential)         |
|  | R-20 (Single Family Residential)              | D-1 (Two Family Residential)                      | F-R (Forestry Recreational)                |

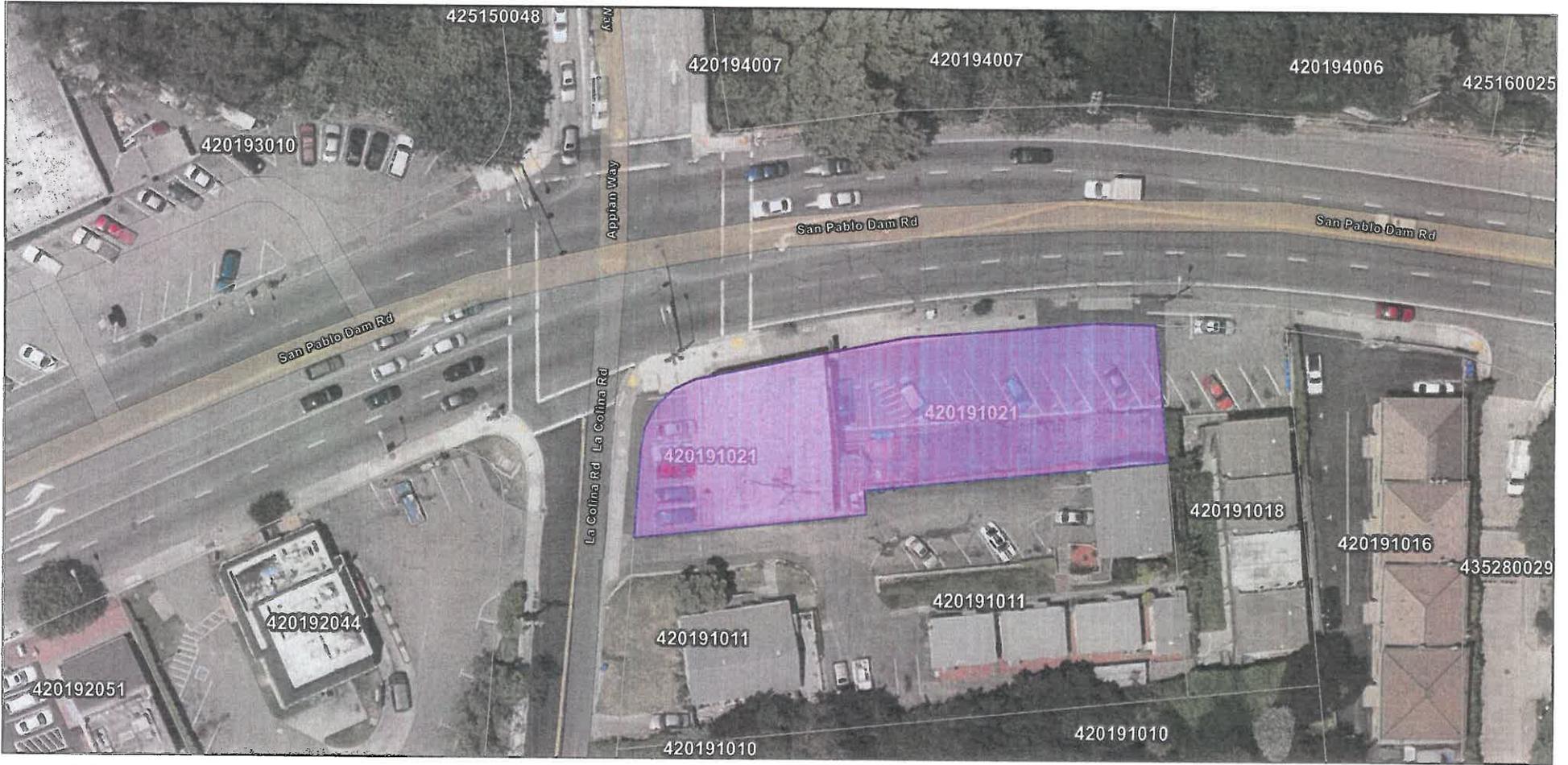
1:891



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

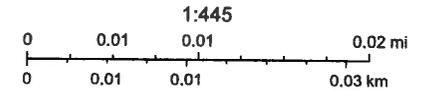
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# Aerial View



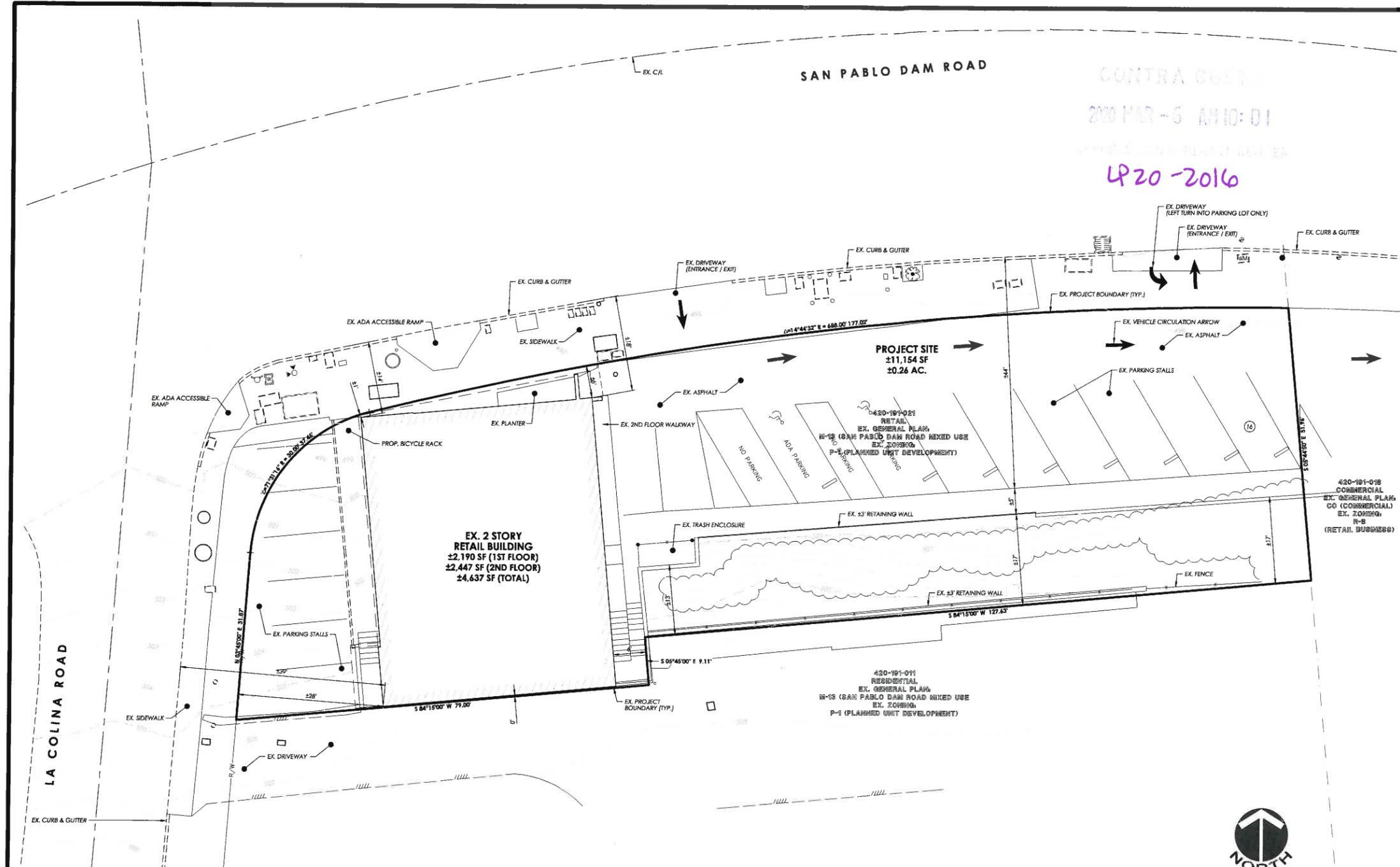
March 6, 2020

□ Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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CONTRA COSTA  
 2020 MAR -5 AM 10:01  
 LP20-2016

IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA  
**LAND USE PERMIT  
 PROPOSED TECHNICAL SITE PLAN**

EXHIBIT DATE: MARCH 4, 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 DATA:	BUILDING SF	PARKING RATIO	COUNT
EXISTING TOTAL RETAIL BUILDING	±4,637 SF	1 STALL PER 300 SF	16 STALLS
TOTAL PARKING REQUIRED	-	-	16 STALLS
EXISTING TOTAL PARKING PROVIDED	-	-	16 STALLS

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)

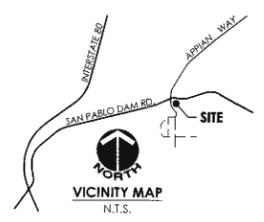
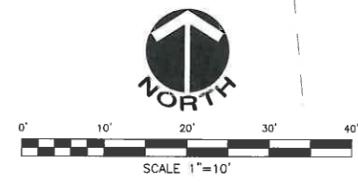
**SURROUNDING LAND USES:**

NORTH	VACANT (ZONED: P-1)
SOUTH	RESIDENTIAL (ZONED: P-1)
EAST	RESIDENTIAL (ZONED: R-B)
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

- ABBREVIATIONS**
- (E) EAST
  - (N) NORTH
  - (S) SOUTH
  - (W) WEST
  - A.C. ASPHALT CONCRETE
  - AC 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-1 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
  - 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
  - R/W EXISTING RIGHT OF WAY
  - EXISTING SEWER
  - EXISTING SEWER FORCE MAIN
  - EXISTING WATER
  - PROJECT BOUNDARY
  - PROPOSED AND EXISTING CENTERLINE
  - PROPOSED CURB
  - PROPOSED EASEMENT
  - PROPOSED RIGHT OF WAY
  - PROPOSED PARKING STALLS

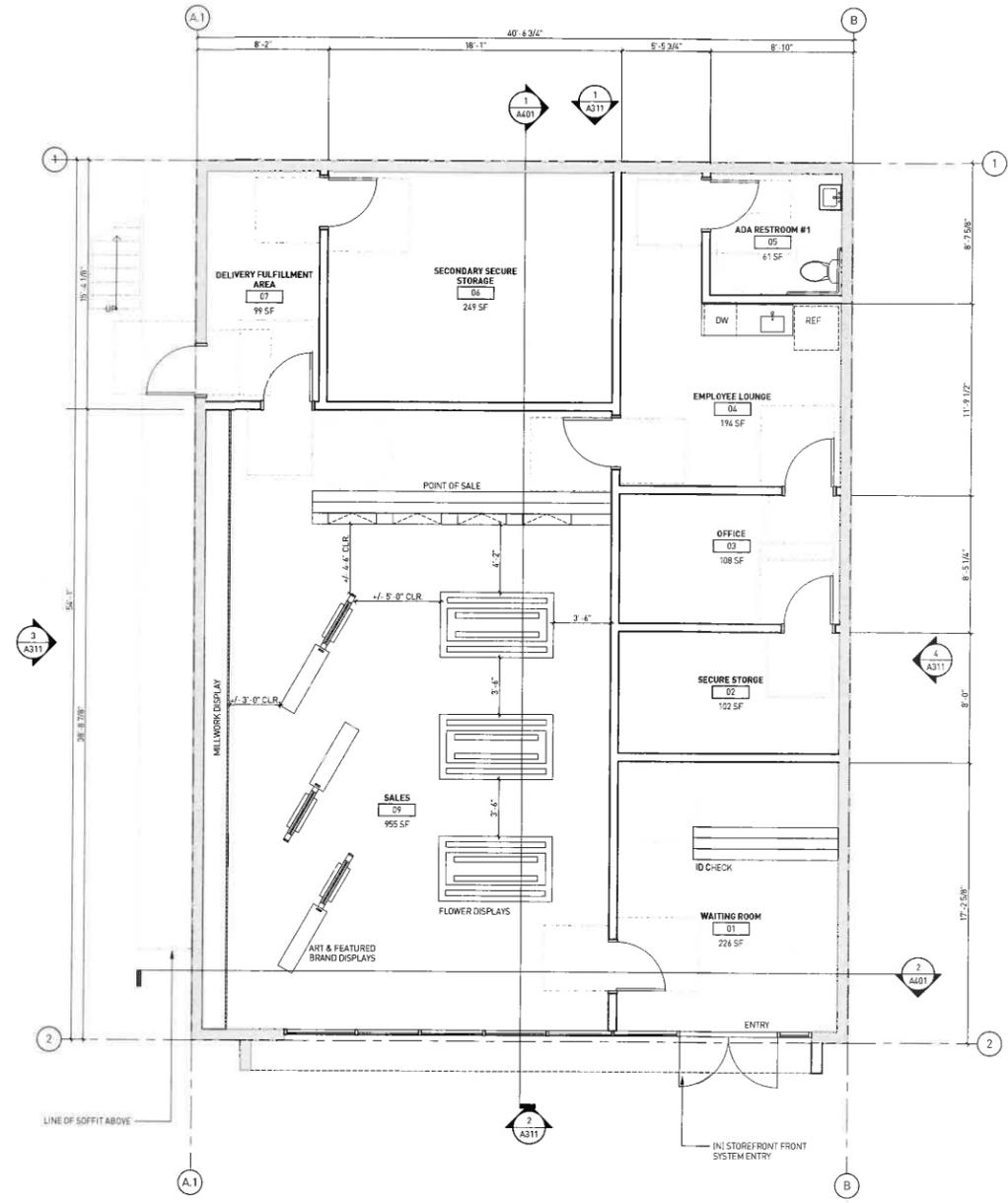
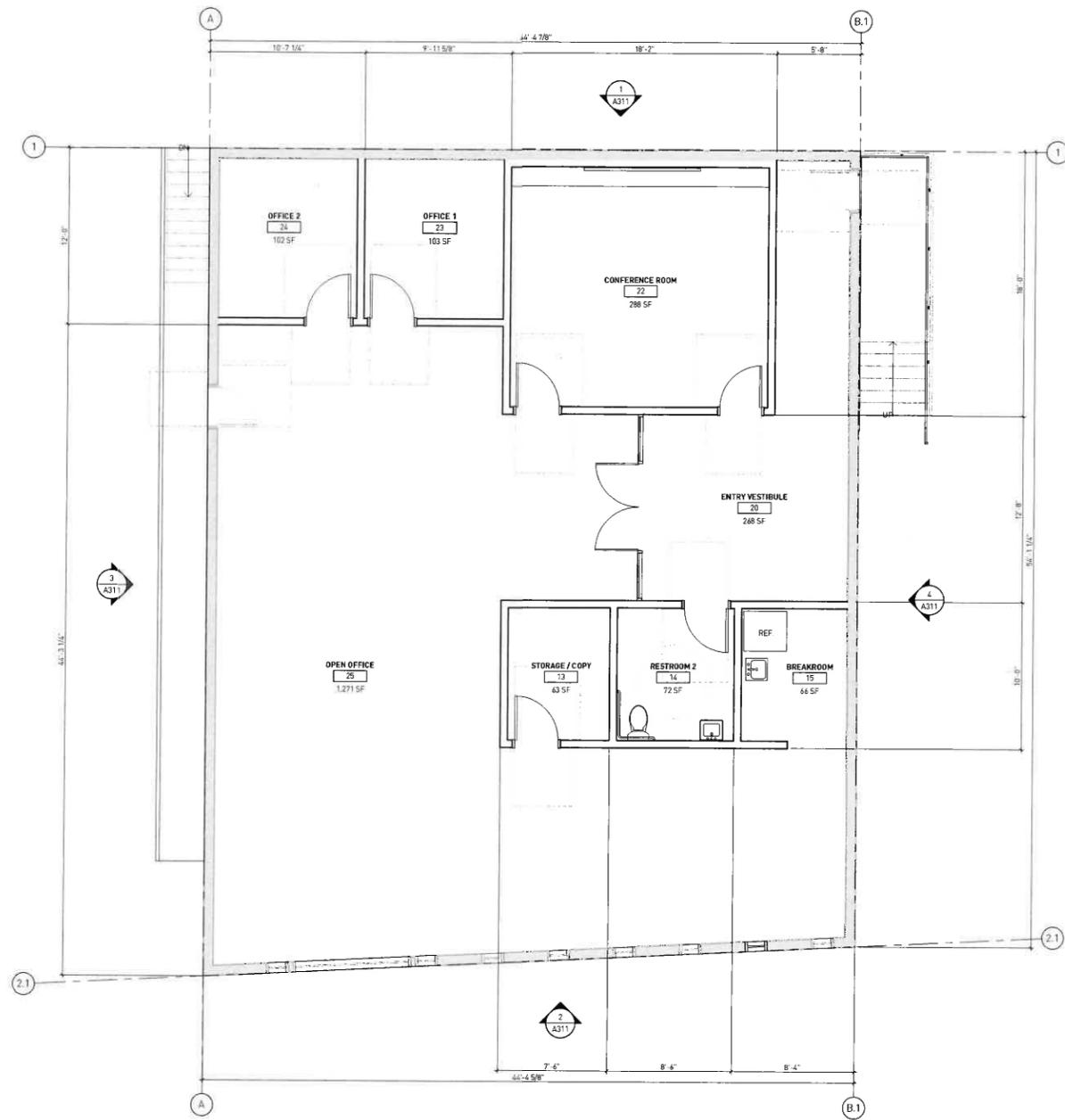


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**MSA CONSULTING, INC.**  
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
 34200 Bob Hope Drive, Rancho Mirage, CA 92270  
 760.320.9811 msaconsultinginc.com

SHEET  
 1  
 OF  
 1  
 SHEETS

E:\2579\ACAD\Planning\LP20-2016\Proposed Site Plan.dwg, 3/4/2020, 10:02:28 PM, ddepalati, MSA Consulting, Inc.



**GRAPHICS LEGEND**



**THE ARTIST TREE**



THE ARTIST TREE  
EL SOBRANTE CANNABIS RETAIL

4100 SAN PABLO DAM ROAD,  
EL SOBRANTE, CALIFORNIA 94803

**REVISIONS**

NO.	ISSUE	DATE

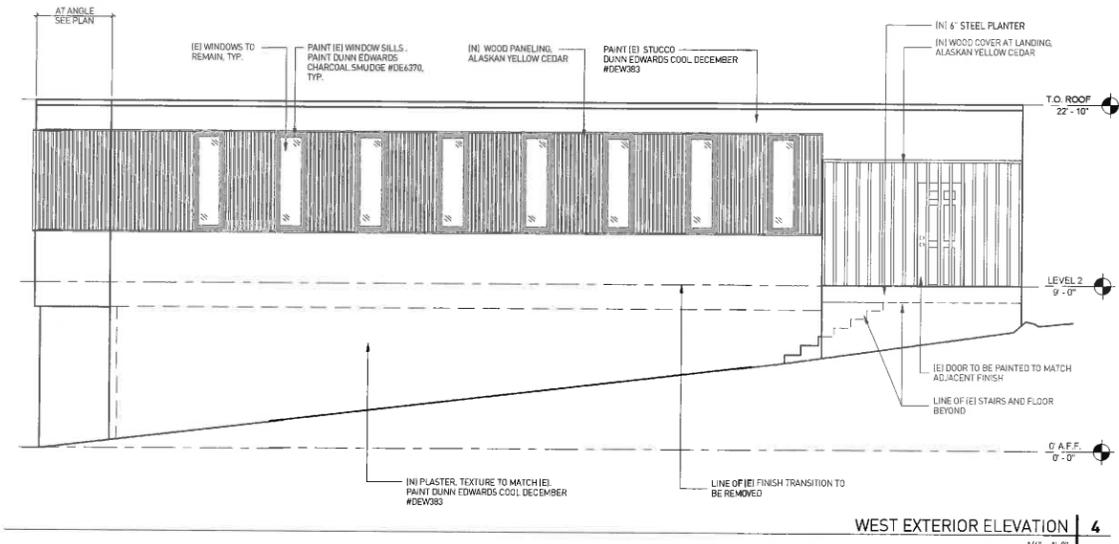
PROJECT NUMBER: 19147  
FLOOR PLANS -  
LEVEL 1 & 2

A101

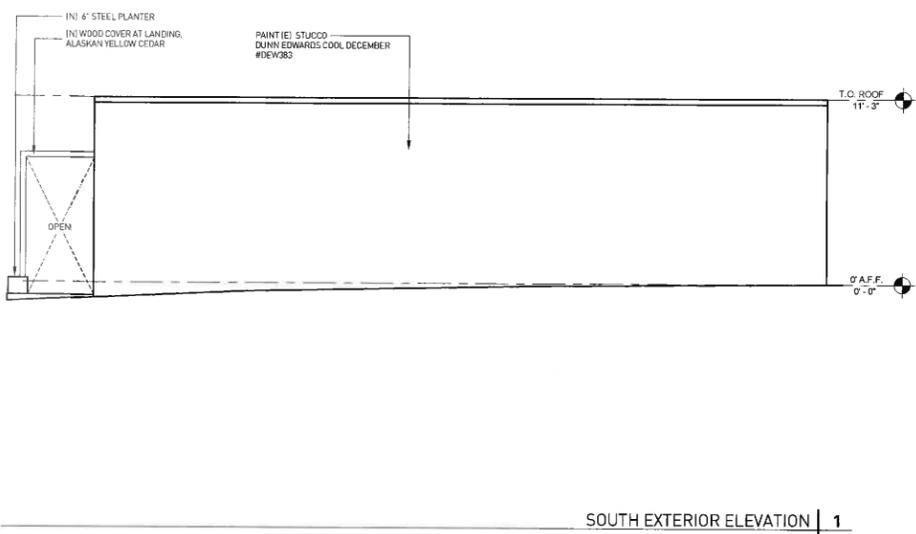
**DESCRIPTION OF SIGNAGE**

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

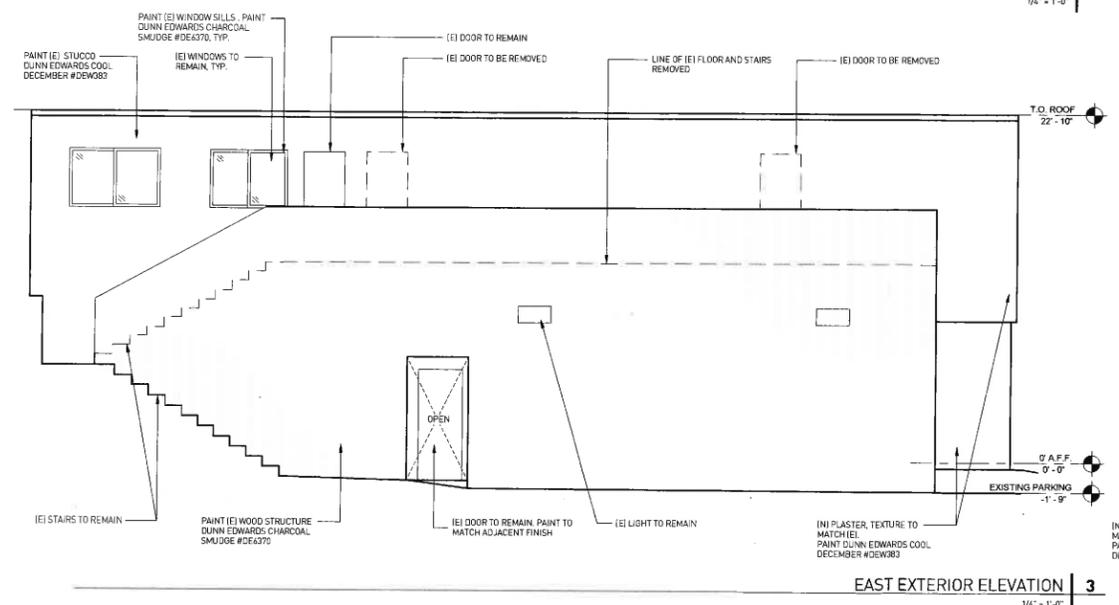
(2) NON-ILLUMINATED BLADE SIGNS -  
DIMENSIONS: 2'-0" H X 2'-7" W, 5 SF  
FINISH: CEDAR WITH BLACK DETAILING



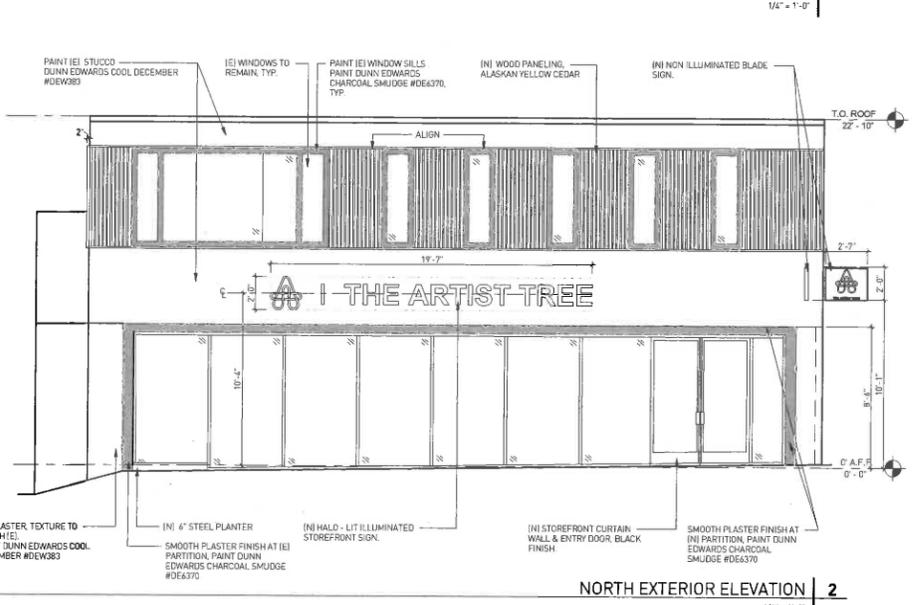
**WEST EXTERIOR ELEVATION | 4**  
1/4" = 1'-0"



**SOUTH EXTERIOR ELEVATION | 1**  
1/4" = 1'-0"



**EAST EXTERIOR ELEVATION | 3**  
1/4" = 1'-0"



**NORTH EXTERIOR ELEVATION | 2**  
1/4" = 1'-0"

**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**  
**EXTERIOR ELEVATIONS**

**A311**





PLANT SCHEDULE					
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	SANSEVIERIA X 'SILBERSEE'	SNAKE PLANT	5 GAL	LOW 0.2	5
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	AGAVE ATTENUATA	AGAVE	15 GAL	LOW 0.2	3
	YUCCA GLORIOSA	SPANISH DAGGER	RELOCATED	LOW 0.2	1



SANSEVIERIA TRIFASCIATA



AGAVE ATTENUATA



PEA GRAVEL



RELOCATED EXISTING YUCCA

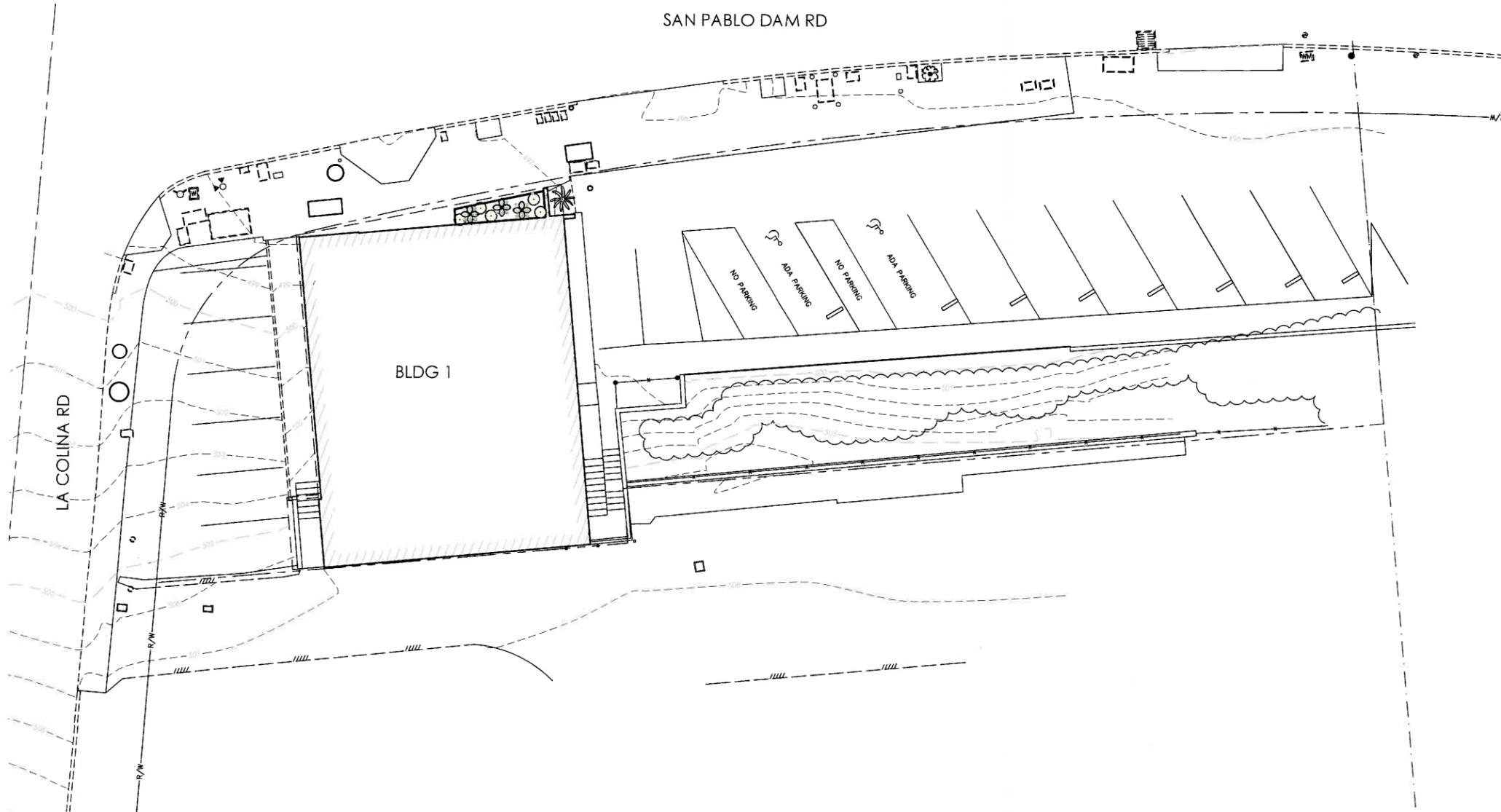


EXHIBIT DATE: FEBRUARY 26, 2020		
REVISIONS		
NO.	DATE	DESCRIPTION
DATA TABLE		
APPLICANT / LAND OWNER:	THE ARTIST TREE, LLC.	
ADDRESS:	11330 VENTURA BOULEVARD STUDIO CITY, CALIFORNIA 91604	
CONTACT:	MITCH KAHAN	TELEPHONE:
EXHIBIT PREPARER:	MSA CONSULTING, INC. RGA STUDIO	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
PLA	RON GREGORY	TELEPHONE: (760) 320-9811
WATER CALCULATION		
Landscape Water Use Calculations		
Commercial		
ARTIST TREE		
0.45 ETo allowance		
Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.		
1 Maximum Annual Water Allowance (MAWA)		
INPUT the total square footage of landscape =	38.00 S.F.	
INPUT the Hist. ETo for the area =		
MAWA =	58 cu ft / yr	
2 Estimated Annual Water Use (EAWU)		
Hydrozone # 3	Plant Factor = 0.2	Plant Type Water Use Shrubs / Groundcover Low
INPUT square footage of hydrozone =	44	
Hydrozone Irrigation Efficiency =	1	
EAWU =	28 cu ft / yr	
SubTotal EAWU =	28 cu ft / yr	
Input Irrigation System Operation Factor =	0.85	
Total EAWU =	33	
MAWA - EAWU =	25 cu ft / yr (this number must be positive)	
PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED =	43%	
* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.		



**BOYS & GIRLS CLUBS OF CONTRA COSTA**

presents the

# **BACK TO SCHOOL COOKOUT**

## **DRIVE THRU ONLY**

**10.15**

**4PM - 6PM**

**MOOSE LODGE**

**4660, El Sobrante, CA 94803**

**FREE FOOD  
FREE BACKPACK SUPPLIES  
MUSIC & MORE!**



**ONE DAY  
ONLY!**

# Department of Conservation and Development

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

# Contra Costa County



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

**Kelli Zenn**  
Business Operations Manager

October 2, 2020

Dear Fish and Wildlife Propagation Fund Grant Applicants:

The Contra Costa County Fish and Wildlife Committee is pleased to announce that completed funding applications are now being accepted for consideration for the Contra Costa County Fish and Wildlife Propagation Fund (Fund). All application materials and guidelines are attached. Proposals must be received by 5:00 p.m. on Wednesday, January 6, 2021 (a postmark of January 6, 2021, does not satisfy the submission deadline). Proposals may be emailed or mailed. Any applications that are received after the due date or without a signature will not be considered. Staff will acknowledge receipt of each grant application. If you do not receive a confirmation of receipt contact Maureen Parkes at 925-674-7831 prior to the deadline. The recommendations of the Fish and Wildlife Committee will be forwarded to the Contra Costa County Board of Supervisors, which maintains final decision-making authority for expenditures from the Fund.

The Contra Costa County Fish and Wildlife Propagation Fund is entirely supported by fine revenues resulting from violations of the Fish and Game Code and Title 14 of the California Code of Regulations in Contra Costa County (County). Projects awarded from the Fund must benefit the fish and wildlife resources of the County and must meet the requirements of Section 13103 of the Fish and Game Code (attached). If your project is eligible under Section 13103 (d), (h), (i), or (m) please send a copy of your draft proposal to Maureen Parkes at maureen.parkes@dcd.cccounty.us by November 2, 2020. Staff will coordinate with the California Department of Fish and Wildlife to confirm the project's eligibility to receive funds. See Instructions for more details. All applications that satisfy the requirements listed in the funding application instructions will be considered.

The Fish and Wildlife Committee strongly encourages applications related to:

- improving habitat
- scientific research
- public education
- threatened and endangered species
- resolving human/wildlife interaction issues

In addition to the above areas of interest, the Fish and Wildlife Committee wishes to fund one or more projects that increase collaboration with law enforcement agencies and community cultural organizations on enforcement issues and education focusing on communities that may be unaware of local fish and game laws. Projects that provide multilingual signage and educational materials are encouraged.

The Fish and Wildlife Committee considers grant awards for prospective expenditures from non-profit organizations, schools, and government agencies. The Committee generally does not recommend funding for operating costs and overhead, such as staff salaries, benefits, or utilities. The Committee generally gives preference to funding material expenses (e.g. purchase of equipment and materials). Organizations, schools, and government agencies that have received previous Fish and Wildlife Propagation Fund grants should have a positive track record of completing projects and submitting final reports in an efficient, timely and clear manner.

The Committee expects to recommend awards to several applicants. However, it is possible that a particularly excellent proposal will be recommended to receive a large portion of the total available funds. During the 2020 grant cycle a total of \$112,914.00 was awarded to 17 projects. The awards ranged from \$611.00 to \$18,500.00. Available funds vary from year to year and the Fish and Wildlife Committee cannot commit to multi-year or recurring funding. The Board of Supervisors will make the final decision on the grant awards and successful applicants may anticipate receiving notification by May 2021. Project expenditures eligible for reimbursement must be made subsequent to Board of Supervisors approval of grant funding.

**The grant award funds will be disbursed on a cost reimbursement basis.\*** (See below for exceptions.) Within a year of grant funding approval, or within one month of project completion, whichever comes sooner, recipients must submit a final project report which includes invoices and receipts documenting how funds were spent and the results of the project. Fish and Wildlife Propagation fund grants will be disbursed after receipt and approval of the final project report. Details will be outlined in the grant award letter that is sent to all successful applicants.

**\*Exception For Non-Profit Organizations That Can Demonstrate Financial Hardship:** Private, non-profit entities that can demonstrate that providing Fish and Wildlife Propagation grant funding on a cost reimbursement basis will create a financial hardship and be detrimental to the operation of the program will be eligible to receive up to ½ of the grant amount after the grant is awarded. The remaining amount of the grant will be disbursed after the entity has submitted information including invoices and receipts documenting how the initial disbursement was spent. Within a year of initial notification of the grant funding award (May 2022), or within one month of project completion, whichever comes sooner, the entity will be required to submit information including invoices and receipts documenting how the second disbursement was spent, and provide a final project report documenting the results of the project.

**\*Exception For Small Projects Under \$1,000:** Grant funding may be disbursed to private, non-profit entities prior to the beginning of the project if the award is under \$1,000 and the entity has provided documentation that the project could only be initiated with advance funding. Within a year of grant funding, or within one month of project completion, whichever comes sooner, recipients must submit a final project report which includes invoices and receipts documenting how funds were spent and the results of the project.

The Committee appreciates your interest in this opportunity to improve the fish and wildlife resources in Contra Costa County. Should you have any questions about the Fish and Wildlife Committee or this funding program, please contact me at 925-674-7831 or [maureen.parkes@dcd.cccounty.us](mailto:maureen.parkes@dcd.cccounty.us).

Sincerely,



Maureen Parkes  
Fish and Wildlife Committee Staff



# WILDFIRE SAFETY IMPROVEMENTS PROGRESS CONTRA COSTA COUNTY

Below is an overview of our progress on key wildfire safety improvement work as of September 1, 2020.

	2019	2020	
	COMPLETE	PLANNED	COMPLETE
<b>WEATHER STATIONS INSTALLED*</b>	<b>0</b> STATIONS	N/A	<b>14</b> STATIONS
<b>HIGH-DEFINITION CAMERAS INSTALLED*</b>	<b>2</b> CAMERAS	N/A	<b>7</b> CAMERAS
<b>SECTIONALIZING DEVICES INSTALLED</b>	<b>11</b> DEVICES	<b>27</b> DEVICES	<b>28</b> DEVICES
<b>TRANSMISSION LINE SWITCHES INSTALLED</b>	N/A	<b>3</b> SWITCHES	<b>0</b> SWITCHES
<b>SUBSTATIONS READY FOR TEMPORARY GENERATION</b>	N/A	<b>0</b> LOCATIONS	<b>0</b> LOCATIONS
<b>SYSTEM HARDENING COMPLETE</b>	<b>3</b> LINE MILES	<b>13</b> LINE MILES	<b>12</b> LINE MILES
<b>ENHANCED VEGETATION MANAGEMENT COMPLETE**</b>	<b>48</b> LINE MILES	<b>43</b> LINE MILES	<b>37</b> LINE MILES
<b>COMMUNITY RESOURCE CENTERS SITES READY***</b>	<b>4</b> LOCATIONS	<b>7</b> LOCATIONS	<b>6</b> LOCATIONS

\* New locations identified monthly

\*\* Work plans subject to change due to weather, access or other schedule constraints

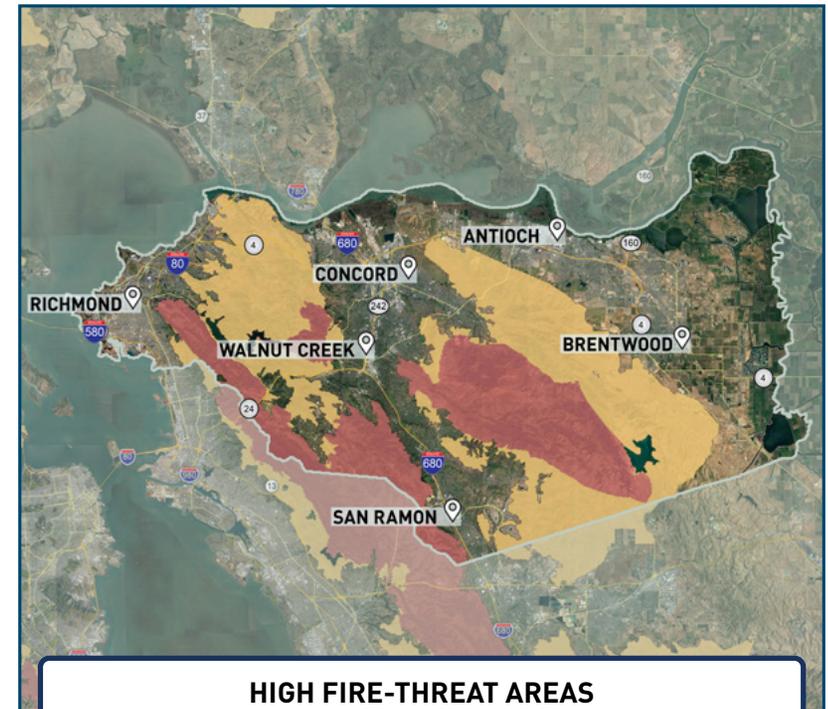
\*\*\* Includes indoor and outdoor locations

**For program descriptions  
see next page**

**For more information visit:**

[pge.com/psps](https://pge.com/psps)

**453,200** total customers served in Contra Costa County  
**5%** located in high fire-threat areas



### HIGH FIRE-THREAT AREAS

■ TIER 2 - Elevated

■ TIER 3 - Extreme

**PG&E is prioritizing its wildfire safety work by:**

- Locations at the highest risk of wildfire
- Locations that will reduce PSPS impacts for the most customers

**Additional wildfire safety work is being planned for 2021 and beyond.**



# WILDFIRE SAFETY IMPROVEMENTS PROGRESS PROGRAM OVERVIEW

Below is an overview of our key wildfire safety improvement programs.

<b>WEATHER STATIONS</b>	Adding additional stations to enhance weather forecasting and tracking
<b>HIGH-DEFINITION CAMERAS</b>	Improving real-time monitoring of high-risk areas and conditions
<b>SECTIONALIZING DEVICES</b>	Separating the distribution grid into smaller sections for targeted shutoffs
<b>TRANSMISSION LINE SWITCHES</b>	New for 2020. Installing line switches to redirect power and keep communities energized
<b>SUBSTATIONS READY FOR TEMPORARY GENERATION</b>	New for 2020. Preparing substations to connect to generators to keep customers energized
<b>SYSTEM HARDENING</b>	Installing stronger poles and covered lines and conducting targeted undergrounding
<b>ENHANCED VEGETATION MANAGEMENT</b>	Addressing vegetation that poses a higher potential for wildfire risk
<b>COMMUNITY RESOURCE CENTERS</b>	Opening locations to provide customers with resources to meet basic power needs and up-to-date information during a PSPS event