



CONTRA COSTA COUNTY

AGENDA

El Sobrante Municipal Advisory Council

Wednesday, September 10, 2025

7:00 PM

El Sobrante Library (4300 Garden Rd.
El Sobrante)

Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Treasurer's Report
3. Approval of Minutes

ACCEPT the August 13, 2025 meeting minutes

[25-3508](#)

Attachments: [8.13.25_esMAC Minutes](#)

4. Presentations

P.1. County Update, Supervisor John Gioia

P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald

P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart

P.4. California Highway Patrol (tentative)

P.5 Re-introduction Presentation, Contra Costa County Public Works, Monish Sen

5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing

*DI.1 - County File Number: CDLP25-02031 (435 VALLEY VIEW RD, EL SOBRANTE, CA 94803)
The applicant requests approval of a land use permit to allow for the renewal of an existing T-Mobile
Wireless telecommunications facility previously approved under the currently valid (County File
CDLP15-
02052 expires: 4/1/2026). No modifications or changes are proposed with this application.*

County File Number: CDLP25-02031

[25-3509](#)

Attachments: [CDLP25-02031 ACR](#)

DI.2 - (Update) Countywide Noise Ordinance

DI.3 - MAC Recommendation on County Policy for Resident Protection from ICE Cooperation

DI. 4 - Impact of SOS Richmond Service Loss and Potential MAC Response

6. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
7. Information Items
8. Subcommittee Reports – Next Clean Up, September 20, 2025
9. Agenda Items / Speakers for Upcoming ESMAC Meetings

The next meeting is currently scheduled for October 8, 2025

Adjourn

The Council will provide reasonable accommodations for persons with disabilities planning to attend the Council meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Council less than 96 hours prior to that meeting are available for public inspection at El Sobrante Library (4191 Appian Way, El Sobrante, CA 94803) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Council will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3508

Agenda Date: 9/10/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: ACCEPT the August 13, 2025 meeting minutes

Information:

ACCEPT the August 13, 2025 meeting minutes



Meeting Minutes

CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

Wednesday, August 13, 2025

7:00 PM El Sobrante Library (4300 Garden Rd. El
Sobrante), Zoom:
<https://cccouny-us.zoom.us/j/87569145041>

Thomas Lang (Chair), George Cleveland (Vice-Chair), Tom Owens, Dr. Melinda V. McLain, Jim Hermann, Randy Loyd, Mikki Norris, Teri Edlinger, Jedd Hart

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions

00:00:30

Present	George Cleveland, Teri Edlinger, Jedd Hart, James Hermann, Thomas Lang, Randy Loyd, Mikki Norris, and Tom Owens
Absent	Melinda McLain

2. Treasurer's Report

00:01:31

The treasurer reported an account balance of \$2,860.70.

3. Approval of Minutes

[25-3209](#)

Attachments: [7.9.25MeetingMinutes](#)

00:01:45

This Discussion Item was approved.

Motion: Cleveland

Second: Edlinger

4. Presentations

P.1. County Update, Supervisor John Gioia

00:05:51

Supervisor John Gioia office shared updates on several key projects, including the repair of Wildcat

Canyon Road and recently completed drainage improvements on Clark Road. Efforts are underway to secure garbage rate relief for residents affected by service disruptions. Preparations for wildfire season continue, including a grant application to fund a shaded fuel break near Tilden Park. The office is also reviewing ongoing concerns around the Sheriff's Office cooperation with ICE, with further policy clarification anticipated.

P.2. Sheriff's Office Bay Station Update, Lt. Fitzgerald

00:02:31

Lieutenant Brian Fitzgerald from the Contra Costa County Sheriff's Office provided an update on law enforcement activity, reporting 717 calls for service and 54 incident reports. He highlighted issues such as vehicle and residential burglaries, vandalism, and a recent case involving an assault weapon. He encouraged public participation in the upcoming Citizens Academy; a six-week educational program offered by the Sheriff's Office.

P.3. Contra Costa County Fire Protection District Update, Michelle Rinehart

00:20:11

Michelle Reinhart provided updates on local fire mitigation efforts, including LRA hazard maps, goat grazing, and community chipping days. She noted that a \$950,000 grant application was submitted for a shaded fuel break project in East Richmond Heights. She also discussed the importance of community engagement and referenced SB 131, a state bill to streamline CEQA for fire mitigation projects.

P.4. California Highway Patrol (tentative)

P.5 Scheduled Fees Presentation, Contra Costa County Environmental Health

00:27:48

Nicole Soto from Contra Costa Environmental Health presented on the Farmers Market Program, describing various permit types for vendors, including agricultural and non-agricultural permits, and Temporary Food Facilities (TFFs). She shared that a new fee schedule was approved by the Board of Supervisors and highlighted an ongoing partnership with Contra Costa Health Plan to provide health education at local markets.

P.6 West County Wastewater Sewer Lateral Compliance, Judy Chen

00:36:50

Judy Chen explained West County Wastewater's sewer lateral compliance program, which ensures property owners maintain and repair private sewer laterals to protect public health and the environment. The agency offers up to \$4,500 in incentives for repairs in high-infiltration areas, with possible expanded rebates for low-income homeowners. The council and public posed questions about eligibility and program administration.

5. Discussion Items: DI. Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearing

01:05:35

Council members and attendees discussed a range of topics. Concerns were raised about the Sheriff's cooperation with ICE, with suggestions to write a letter supporting stronger local protections and possibly a separate letter to the Sheriff's Office.

DI.1 - (Update) Countywide Noise Ordinance

6. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

01:05:40

Public comments also addressed traffic safety during protests, the need for tree maintenance, and concerns about budget cuts impacting community services. A proposal to turn a local dead-end street into a community parklet received support.

7. Information Items

01:20:00

Discussion regarding the coming El Sobrante Stroll

8. Subcommittee Reports – Next Clean Up, August 16, 2025

01:21:20

Discussion regarding the next Community Clean Up day in El Sobrante

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

01:28:27

The council identified several future agenda topics, including presentations from the Center for Elders' Independence (CEI), the California Highway Patrol (CHP) regarding traffic safety on San Pablo Avenue, and a discussion on the county's cooperation with ICE. Additional suggestions included addressing the loss of SOS services, the impact of Senate Bill 627 on ICE agent anonymity, and traffic calming needs on Dan Road.

The next meeting is currently scheduled for September 10, 2025

Adjourn

01:31:31

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For Additional Information Contact: Ronnie Mills, ronnie.mills@bos.cccounty.us, 510-942-2222



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3509

Agenda Date: 9/10/2025

Agenda #:

Advisory Board: El Sobrante Municipal Advisory Council

Subject: **County File Number:** CDLP25-02031

Information:

County File Number: CDLP25-02031



AGENCY COMMENT REQUEST

Date 08/25/2025

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

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning ☒ Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfd.org

☒ Sanitary District _____ wesst county wastewater

☒ Water District EBMUD
City of _____
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)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Nai Saephan
Phone # 925-655-2874
E-mail nai.saephan@dcd.cccounty.us
County File # CDLP25-02031
Prior to 09/24/2025

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 # _____



Planning Application Summary

County File Number: CDLP25-02031

File Date: 8/22/2025

Applicant:

Isabel Chavez Networkconnex
655 N. Central Ave.
Glendale, CA 91203

ichavez@networkconnex.com
(951) 496-2452

Property Owner:

Isabel Chavez
655 N. Central Ave.
Glendale, CA 91203

ichavez@networkconnex.com
(951) 496-2452

Project Description:

The applicant requests approval of a land use permit to allow for the renewal of an existing T-Mobile Wireless telecommunications facility previously approved under the currently valid (County File CDLP15-02052 expires: 4/1/2026). No modifications or changes are proposed with this application.

Project Location: (Address: 435 VALLEY VIEW RD, EL SOBRANTE, CA 94803 164), (APN: 425251002)

Additional APNs: NA

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
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
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:			5587.00	5587.00

RECEIVED on 8/22/2025 CDLP25-02031
By Contra Costa County
Department of Conservation and Development



SITE NUMBER:	BA01311A	CITY:	EL SOBRANTE
SITE NAME:	PL311 EL SOBRANTE	COUNTY:	CONTRA COSTA
SITE TYPE:	ROOFTOP	JURISDICTION:	CONTRA COSTA COUNTY

PROJECT SUMMARY

SITE ADDRESS:
435 VALLEY VIEW RD
EL SOBRANTE, CA 94803

PROPERTY OWNER CONTACT:
LILY DEVELOPMENT GROUP LP
5726 VIA MONTECITO,
GRANITE BAY, CA 95746-5838

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER:

BRANDON GEPHART
ANGELINA BOURDAJE

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
MOBILE: (312) 758-7915
E-MAIL: csheo@networkconnex.com

LATITUDE / LONGITUDE			
LAT:	37° 58' 39.5" N	LAT:	37.97762800°
LONG:	122° 17' 40.5" W	LONG:	-122.29458800°

UTILITY PURVEYOR	
<u>POWER:</u> COMPANY: PG&E	<u>TELCO:</u> COMPANY: AT&T

BUILDING SUMMARY	
OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY	
PROPERTY TYPE: OFFICE	
LAND USE: OFFICE BLDG (GENERAL)	
APN: 425-251-002-1	

PROJECT DESCRIPTION	
THE PROJECT ENTAILS: A MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:	
(9)	EXISTING ANTENNAS
(6)	EXISTING RADIOS
(1)	EXISTING METER
(2)	EXISTING EQUIPMENT CABINET
(1)	EXISTING BATTERY CABINET
(1)	EXISTING GPS ANTENNA
(2)	EXISTING FIBER CIENA BOX
(1)	EXISTING SUB BREAKER BOX
(1)	EXISTING FTP BOX
(1)	EXISTING TELCO BOX
(1)	EXISTING PANEL AC WITH GENERATOR PLUG
(2)	EXISTING ELECTRICAL BOX
(1)	EXISTING ELECTRICAL GUTTER
(2)	EXISTING ELECTRICAL PANEL (EMPTY SOCKET)

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD:	_____	_____	_____
ZONING MGR:	_____	_____	_____
DEVELOP. MGR:	_____	_____	_____
CONST. MGR:	_____	_____	_____
PROJECT MGR:	_____	_____	_____
SR. RF ENGINEER:	_____	_____	_____
RF ENGINEER:	_____	_____	_____
OPERATIONS:	_____	_____	_____
SAC REP.:	_____	_____	_____
UTILITIES:	_____	_____	_____
REAL ESTATE MGR:	_____	_____	_____

LEGAL DESCRIPTION
SUBDIVISION NAME: SAN PABLO BRIEF DESCRIPTION: RO SAN PABLO POR 248

[illegible]

ACCESSIBILITY REQUIREMENTS
<p>THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)</p>

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16 WITH SUPPLEMENT
11. AIA 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVENUE, CONCORD, CA 94520

HEAD NORTH ON NEW DRIVE. TURN LEFT ON CONCORD AVE. TURN RIGHT TO MERGE ONTO I-880 N. MERGE ONTO I-880 N. TAKE EXIT 53 TO MERGE ONTO CA-4 W TOWARD MARTINEZ/HERCULES. TAKE EXIT 10 FOR FILLLOW AVE. TURN RIGHT ONTO FILLLOW AVE. TURN LEFT TO MERGE ONTO I-80 W TOWARD OAKLAND. MERGE ONTO I-80 W. TAKE EXIT 21 FOR APPAN WAY. USE THE LEFT 2 LANES TO TURN LEFT ONTO APPAN WAY. TURN LEFT ONTO VALLEY VIEW RD. DESTINATION WILL BE ON THE RIGHT.

T-Mobile
Stick Together

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01311A
PL311 EL SOBRANTE
435 VALLEY VIEW RD
EL SOBRANTE, CA 94803
CONTRA COSTA COUNTY

CURRENT ISSUE DATE: 06/17/25

ISSUED FOR: ZONING

[illegible]

PLANS PREPARED BY:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
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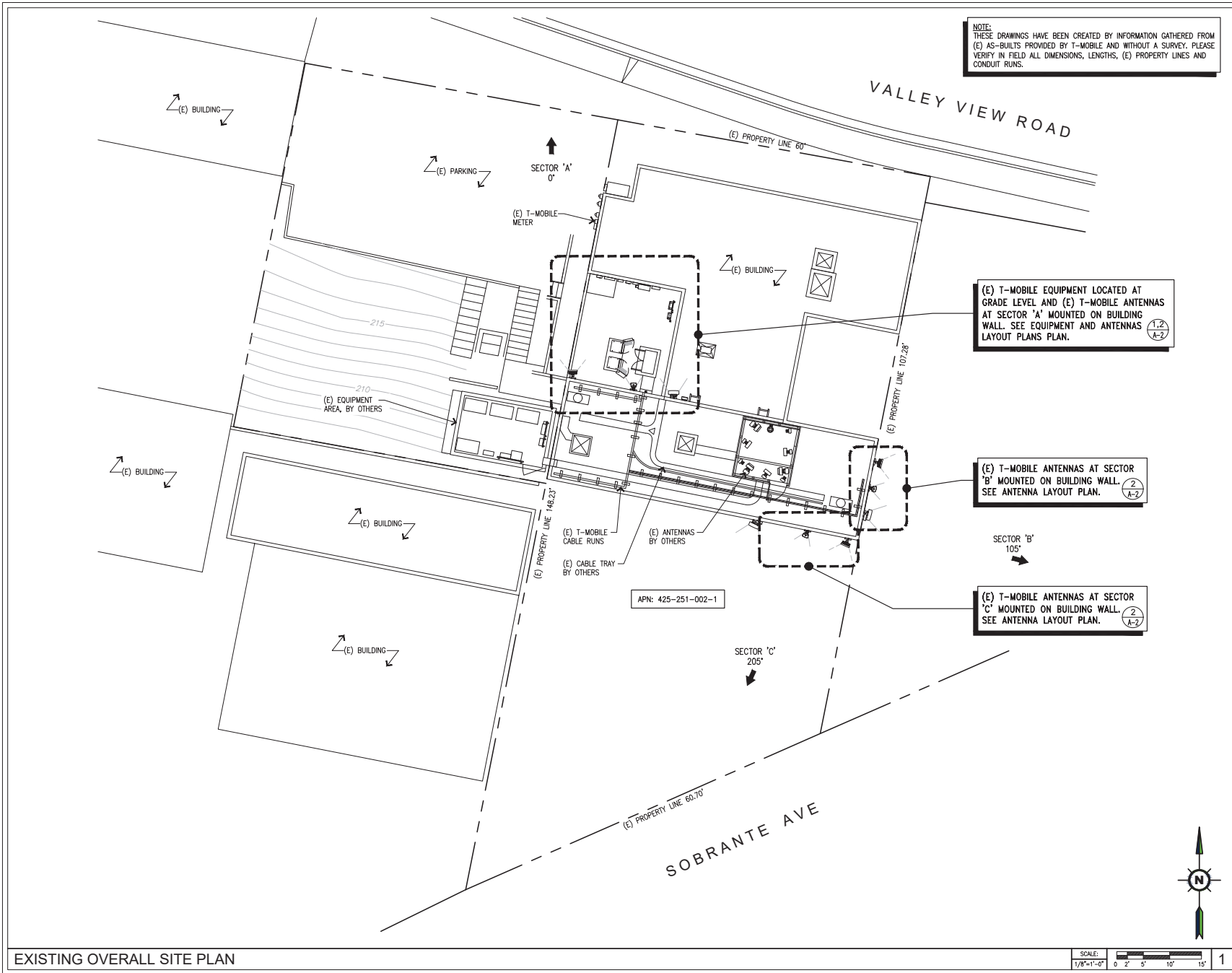
DRAWN BY: _____			CHK.: _____			APV.: _____		
GHB			CS			CS		

LICENSURE:

SHEET TITLE: _____

TITLE SHEET

SHEET NUMBER:		REVISION:	
T-1		0	
		BA01311A	



1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01311A
PL311 EL SOBRANTE
435 VALLEY VIEW RD
EL SOBRANTE, CA 94803
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
06/17/25

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
1	06/17/25	100% 2D	GHB

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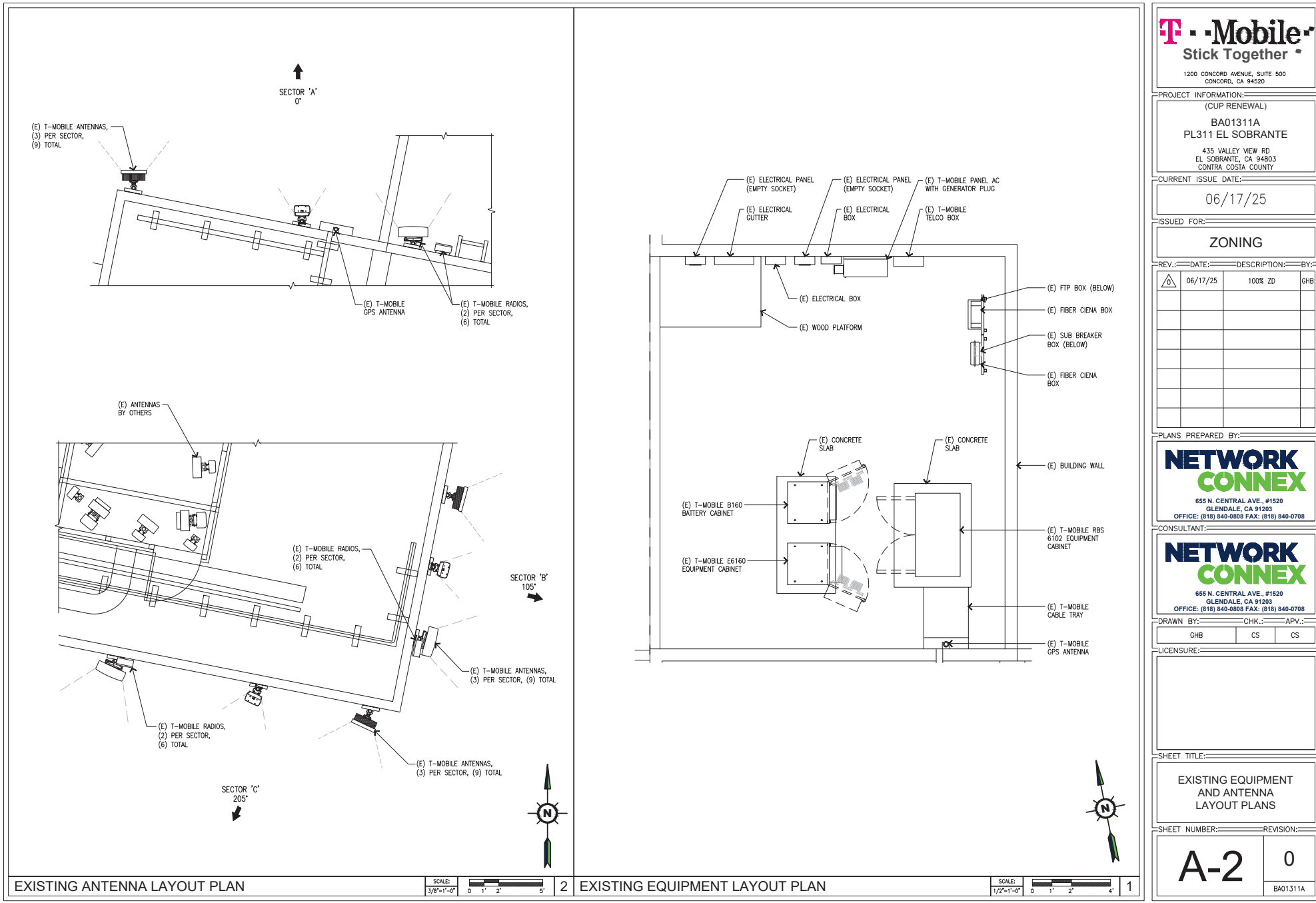
DRAWN BY: GHB CHK.: CS APV.: CS

LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: A-1 REVISION: 0

BA01311A



Stick Together

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA01311A
PL311 EL SOBRANTE

435 VALLEY VIEW RD
EL SOBRANTE, CA 94803
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

06/17/25

ISSUED FOR:

ZONING

REV.	DATE	DESCRIPTION	BY
0	06/17/25	100% 2D	GHB

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DRAWN BY:	CHK.:	APV.:
GHB	CS	CS

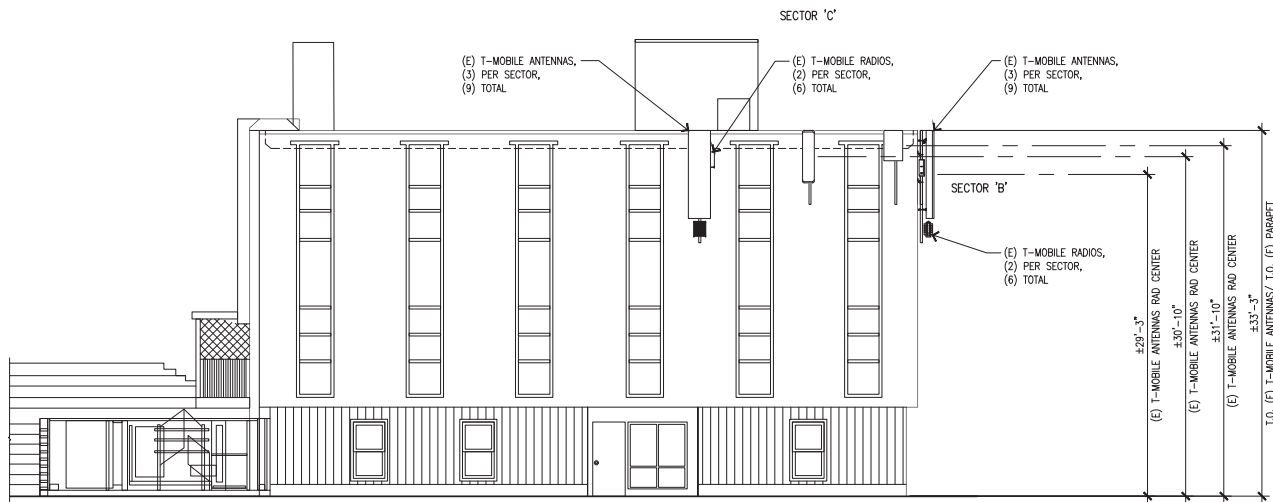
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SHEET TITLE:

EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

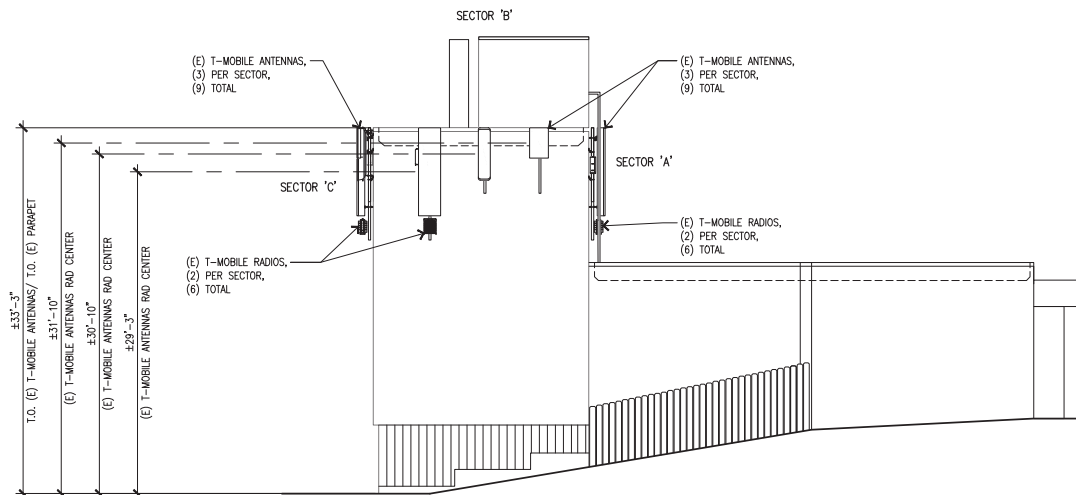
SHEET NUMBER:	REVISION:
A-2	0

BA01311A



EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0" 0' 1' 3' 5' 10' 1



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0" 0' 1' 3' 5' 10' 2



1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA01311A
PL311 EL SOBRANTE

435 VALLEY VIEW RD
EL SOBRANTE, CA 94803
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

06/17/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

△	06/17/25	100% 2D	GHB

PLANS PREPARED BY:

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DRAWN BY: CHK.: APV.:
GHB CS CS

LICENSURE:

SHEET TITLE:

EXISTING
ELEVATIONS

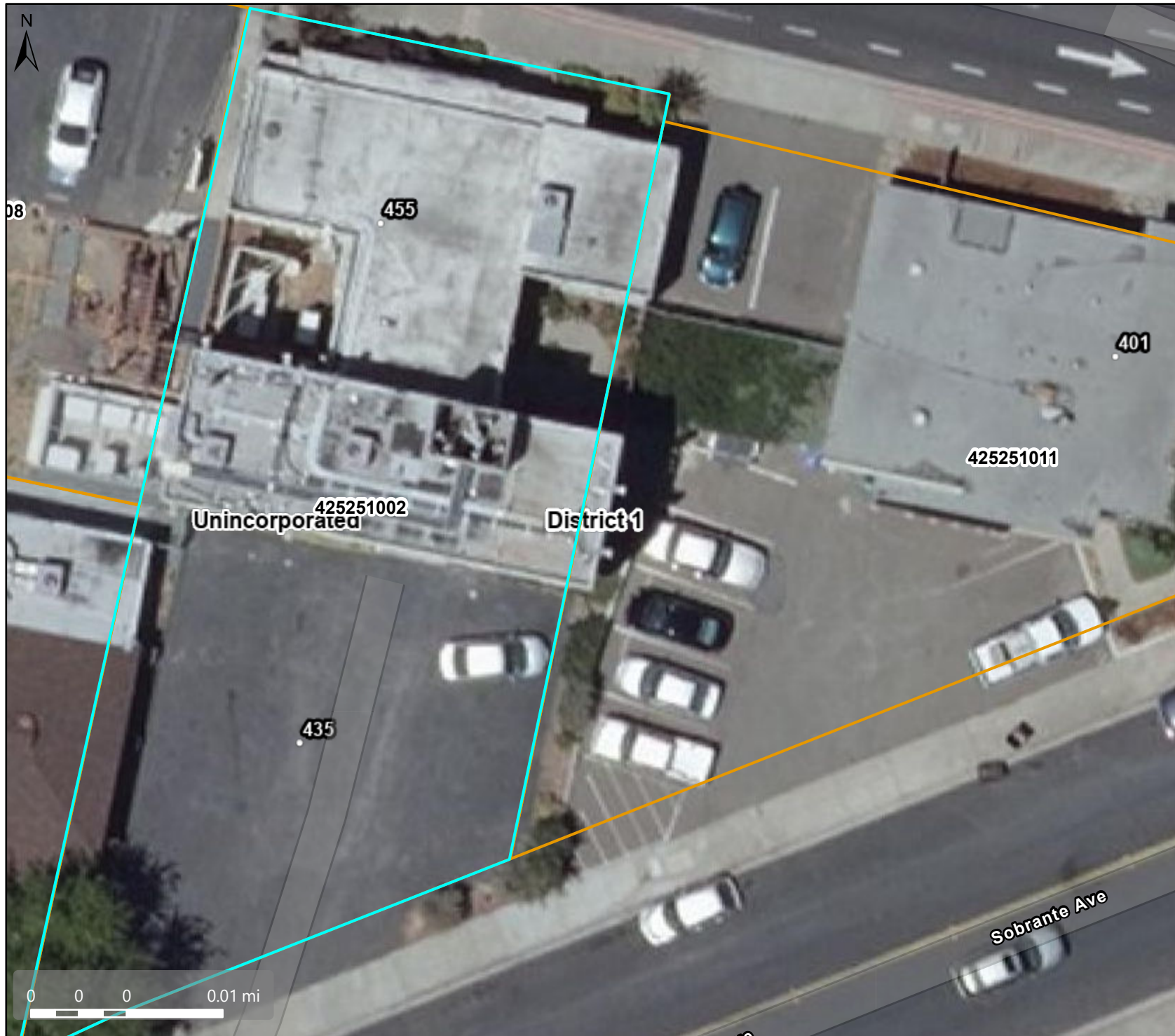
SHEET NUMBER: REVISION:

A-3



0

BA01311A

Aerial



Map Legend

-  County Border
 Assessment
 Parcels

Planning Layers (DCD)

- ☒ Unincorporated Board of Supervisors' Districts

Base Data

- ### 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 S
Datum: WGS 1984

An aerial photograph of a city block with various property boundaries and labels. A cyan line outlines a large rectangular area. Within this area, a smaller yellow-outlined polygon is visible. Labels include 'Unincorporated' in the bottom left, 'District 1' in the center, and '425251002' and '425251011' near specific buildings. A scale bar at the bottom left shows distances up to 0.01 miles. A north arrow is in the top left corner. The map shows buildings, streets, and parked cars.

- Address Points

A- EL SOBRANTE SHOPPING CENTER
B- TRACT 2148 M.B. 59-16
POR. LOT 127 SAN PABLO RANCHO
C- POR. LOT 81, SANTA RITA ACRES NO.2
D-1968 ROLL TRACT 3186 M.B.117-41

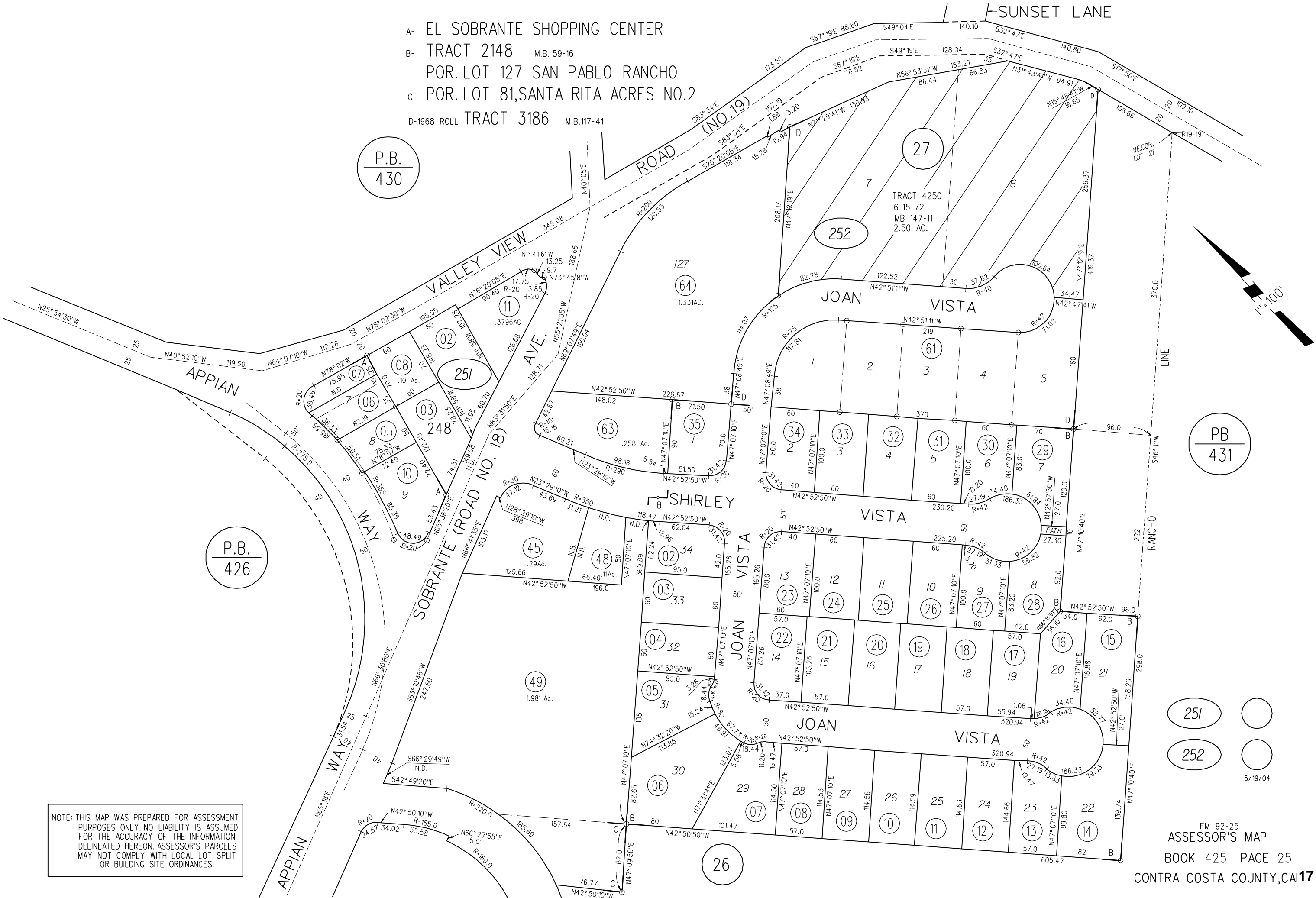
P.B.
430

P.B.
426

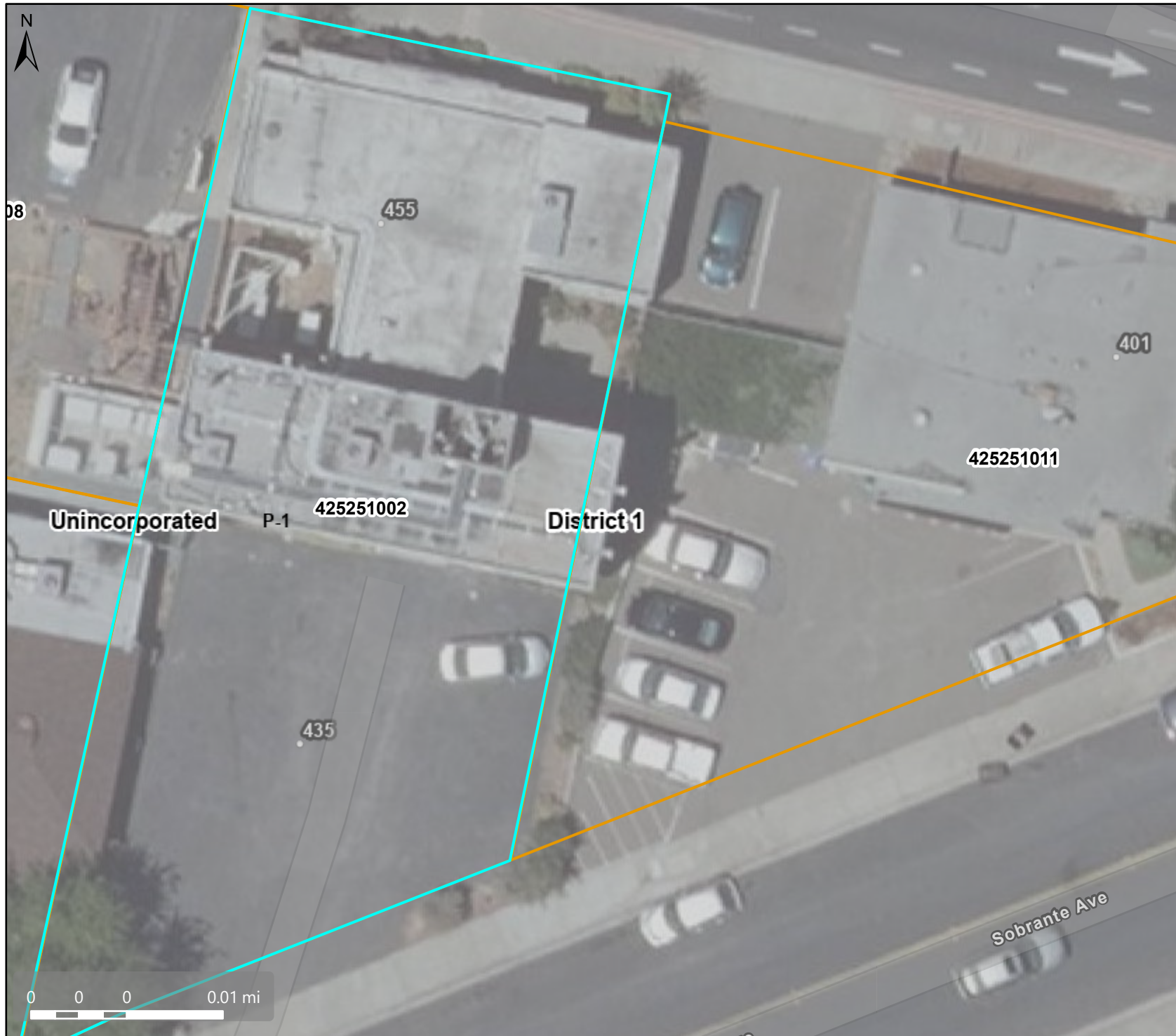
PB
431

251
252
5/19/04

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 - P-1



Map Legend

- County Border
- Assessment
Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- P-1 (Planned
Unit)
- Unincorporated
- Board of
Supervisors'
Districts

Base Data

- Address Points

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