



Meeting Minutes

CONTRA COSTA COUNTY El Sobrante Municipal Advisory Council

Wednesday, January 14, 2026

7:00 PM El Sobrante Library (4191 Appian Way, El
Sobrante) | Zoom:
[https://cccouny-us.zoom.us/j/81525783864?](https://cccouny-us.zoom.us/j/81525783864?pwd=WNF5DpmDaaiSkzDdZE3akAWcgW3i1)
[pwd=WNF5DpmDaaiSkzDdZE3akAWcgW3i1](https://cccouny-us.zoom.us/j/81525783864?pwd=WNF5DpmDaaiSkzDdZE3akAWcgW3i1)
O.1

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

00:01:08

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

2. Treasurer's Report

00:01:57

\$3,000

3. Approval of Minutes

00:02:06

This was approved.

Motion:	Lang
Second:	Cleveland

[26-31](#)

Attachments: [MeetingMinutes_esMAC_12.10.25](#)

4. Presentations

P.1. County Update, Supervisor John Gioia

00:05:28

Updates were provided on several countywide and District 1 matters. The Council received an update on the proposed County noise ordinance, which is anticipated to be considered by the Board of Supervisors later in January. Information was also shared regarding the 48th Annual Martin Luther King Jr. Day Commemoration, scheduled for January 20.

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

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

00:19:20 An update was provided on Contra Costa Fire Protection District's ongoing wildfire mitigation efforts within the district. The update highlighted collaborative mitigation projects conducted in partnership with Civicor and other local organizations, including recent work completed in the Windy Flats area. These efforts were described as multi-agency and community-supported initiatives aimed at reducing wildfire risk and improving overall resilience.

The Council was informed of the adoption of the 2025 California Fire Code and the 2025 California Wildland-Urban Interface (WUI) Code, which will guide future fire prevention and safety standards. It was also noted that the district's Insurance Services Office (ISO) rating has improved to Class 2 and 2Y, reflecting enhancements in fire protection services and emergency response capabilities.

Additional updates included the launch of a new fire district website, which was designed to meet Americans with Disabilities Act (ADA) accessibility requirements, improving public access to information and services.

P.4. California Highway Patrol (tentative)

P.5. 5070-5098 Sobrante Avenue, EPA Grant Application and Project Update, John Promani

00:31:06 The Council discussed redevelopment plans for the former El Sobrante Christian School site. The discussion focused on the proposed mix of uses, including affordable housing, a neighborhood-serving grocery store, and space for nonprofit organizations. Council members emphasized the importance of community-serving amenities as part of any future redevelopment.

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: CDLP25-02046 (4100 SAN PABLO DAM RD, EL SOBRANTE, CA 94803) The applicant requests approval of a Land Use Permit to allow for the renewal of a licensed cannabis dispensary (Artist Tree) previously approved under CDLP20-02016

01:23:00 The Council considered the renewal of the land use permit for the Artist City Cannabis Dispensary. Following discussion, a motion was made to approve the permit renewal. The motion passed without objection.

The Council also discussed the ongoing telecommunications facility issue, including prior community concerns related to the cell tower and the need for additional investigation and regulatory compliance review. Members emphasized the importance of receiving updated technical and policy information

before taking further action.

To support continued review, the Council discussed requesting a presentation from the Department of Conservation and Development (DCD). It was agreed that staff would reach out to DCD to invite Jason to provide an informational presentation at the next meeting to address the cell tower concerns and clarify applicable standards and processes.

[26-32](#)

Attachments: [CDLP25-02046 ACR](#)

DI.2 - (Update) Countywide Noise Ordinance

DI.3 - Elections for esMAC Chair/Vice-Chair

00:02:54

The Council conducted its annual officer elections. Tom Lane was elected Chair, and George was elected Vice Chair.

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

01:24:27 The Council also revisited concerns related to electromagnetic field (EMF) levels associated with a telecommunications facility located at 435 Valley View Road. Members noted the need for additional investigation and clarity regarding regulatory compliance and legal limits, with plans to continue the discussion at a future meeting. The possibility of establishing or identifying an appropriate oversight body for telecommunications compliance was raised.

7. Information Items

01:40:05

8. Subcommittee Reports – Next Clean Up, January 17, 2026

01:42:04 The Beautification Subcommittee provided an update on efforts to organize community cleanups within El Sobrante. Discussion included coordination with Republic Services to support litter cleanup efforts and reduce County costs. Members also highlighted the importance of utilizing the 15 free bags provided to residents for defensible space and vegetation management.

9. Agenda Items / Speakers for Upcoming ESMAC Meetings

02:00:31 The Council discussed inviting Jason from the Department of Conservation and Development (DCD) to provide an informational presentation at the February meeting. A Council member also shared general information about service on the Contra Costa County Civil Grand Jury, underscoring the role of public oversight in county governance.

Upcoming and potential presentations were discussed, including informational items related to osteoporosis, respiratory diseases, and traffic calming measures such as speed bumps.

The next meeting is currently scheduled for February 11, 2026

Adjourn

02:08:12

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