



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@cccfdpd.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 # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

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 BOURDAE

PROJECT TEAM

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

THE 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 AUTHORIZES 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

GENERAL LOCATION MAP

The map shows the project area in San Jose, CA, located at the intersection of San Jose Avenue and Alameda Avenue. A red pin marks the project location. A black arrow points from the text "PROJECT AREA" to the pin. The map includes labels for various streets, landmarks, and schools.

Streets: San Jose Avenue, Alameda Avenue, Bascom Avenue, University Avenue, Lincoln Avenue, Franklin Avenue, Howard Avenue, Jackson Avenue, Madison Avenue, Monroe Avenue, Taylor Avenue, Washington Avenue, Franklin Avenue, Howard Avenue, Jackson Avenue, Madison Avenue, Monroe Avenue, Taylor Avenue, Washington Avenue.

Landmarks: Little Caesars Pizza, Starbucks, Play It Again Sports, DVM Market, Montez Elementary School.

Other Labels: General Services, San Jose, CA, 95128, 95129, 95130, 95131, 95132, 95133, 95134, 95135, 95136, 95137, 95138, 95139, 95140, 95141, 95142, 95143, 95144, 95145, 95146, 95147, 95148, 95149, 95150, 95151, 95152, 95153, 95154, 95155, 95156, 95157, 95158, 95159, 95160, 95161, 95162, 95163, 95164, 95165, 95166, 95167, 95168, 95169, 95170, 95171, 95172, 95173, 95174, 95175, 95176, 95177, 95178, 95179, 95180, 95181, 95182, 95183, 95184, 95185, 95186, 95187, 95188, 95189, 95190, 95191, 95192, 95193, 95194, 95195, 95196, 95197, 95198, 95199, 95200.

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 W. MORGAN AVE. 1-880 N. MERCE ONTO 1-880 N. TAKE EXIT 53 TO MERCE ONTO CA-4 W. TOWARD MARTINEZ/HERCULES. TAKE EXIT 12 FOR WILLOW AVE. TURN RIGHT ONTO WILLOW AVE. TURN LEFT TO MERCE ONTO 1-880 W TOWARD OAKLAND. MERCE ONTO 1-80 W. TAKE EXIT 21 FOR APPYAN WAY. USE THE LEFT 2 LANES TO TURN LEFT ONTO APPYAN WAY. TURN LEFT ONTO VALLEY VIEW RD. DESTINATION WILL BE ON THE RIGHT.



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
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

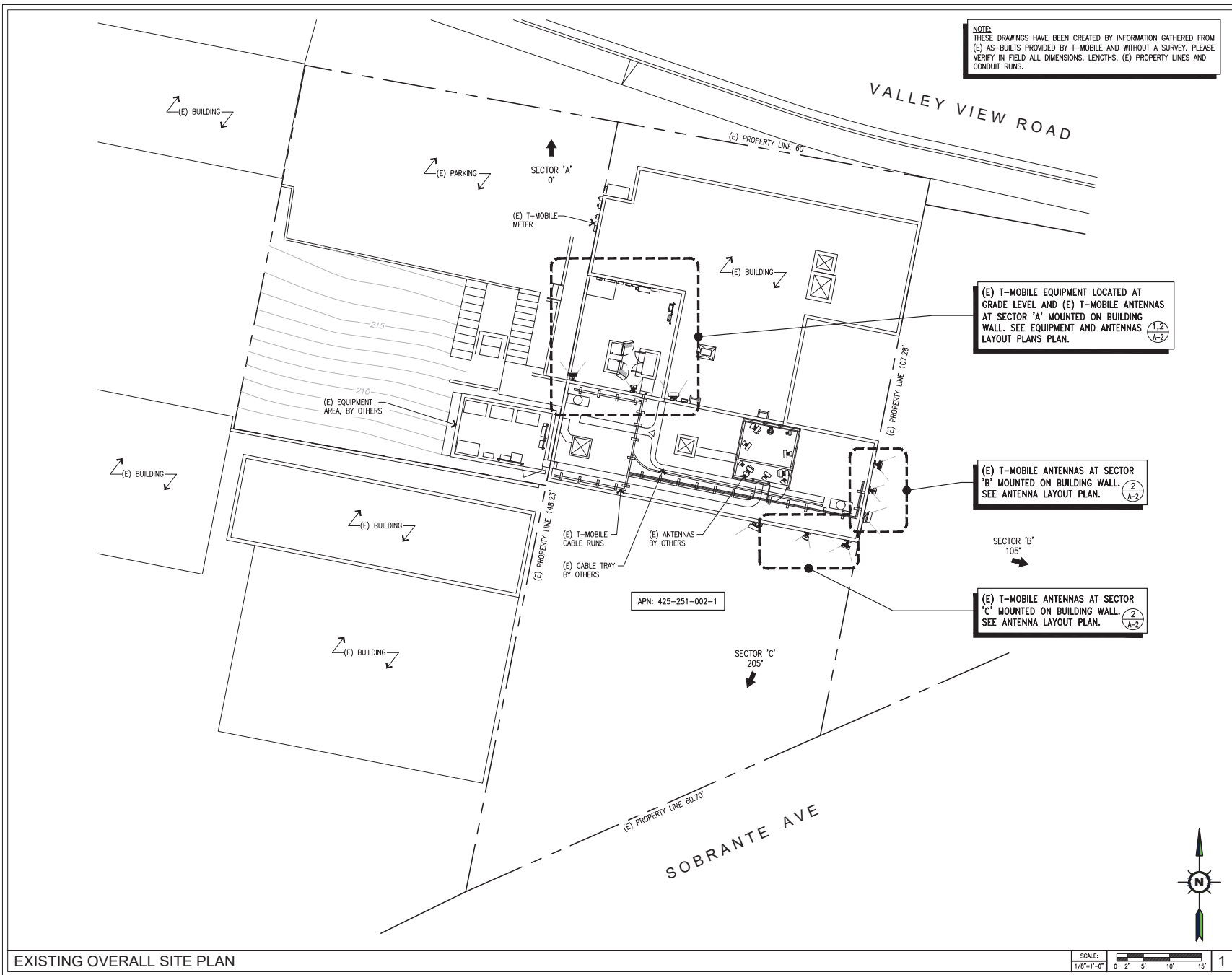
DRAWN BY:		CHK.:	APV.:
GHB		CS	CS

LICENSURE:

SHEET TITLE: _____

TITLE SHEET

SHEET NUMBER: _____		REVISION: _____	
T-1		0	
		RA01311A	



EXISTING OVERALL SITE PLAN



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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GHB CS CS

LICENSURE:

SHEET TITLE:

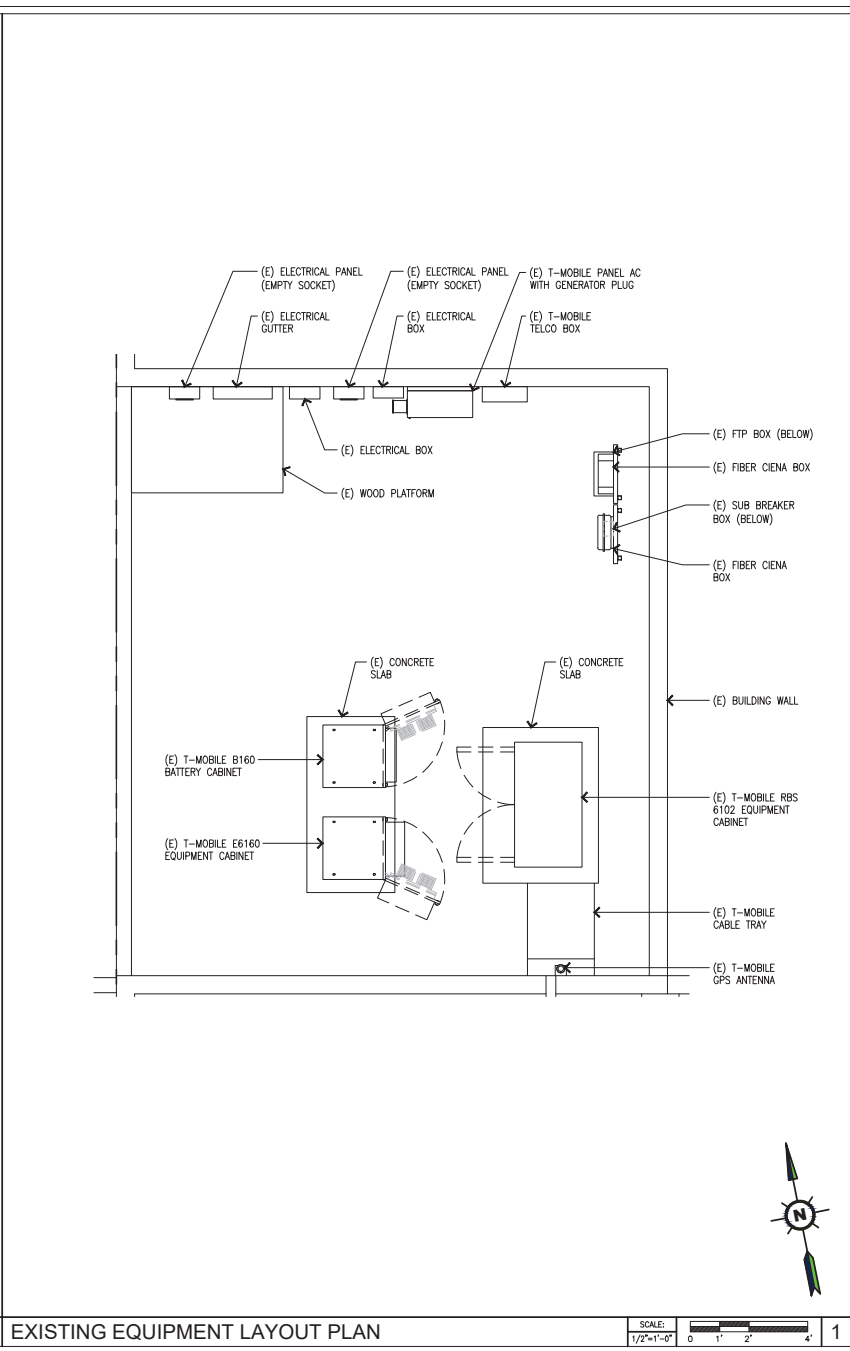
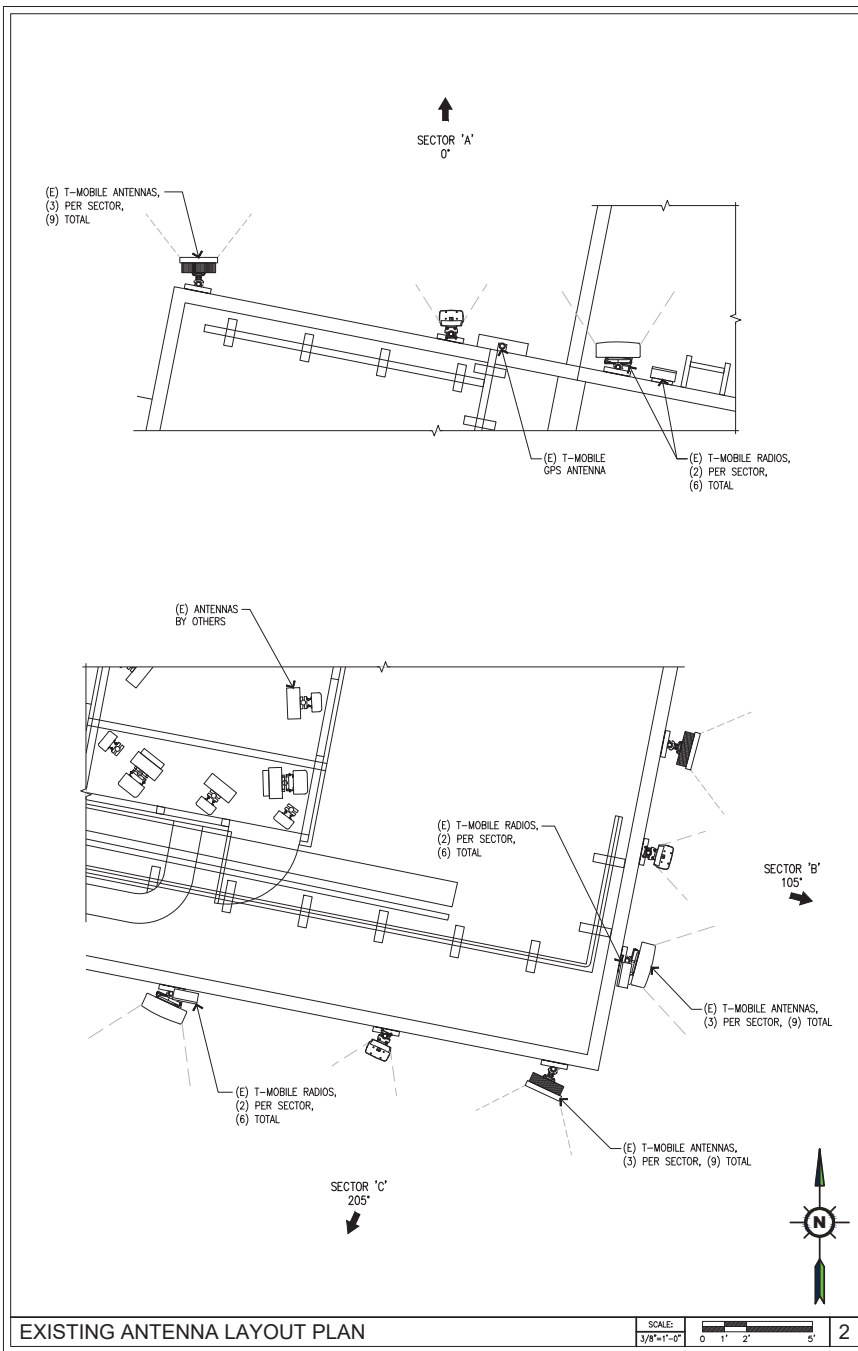
EXISTING OVERALL
SITE PLAN

SHEET NUMBER: REVISION:

A-1

0

BA01311A



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

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GHB CS CS

LICENSURE:

SHEET TITLE:

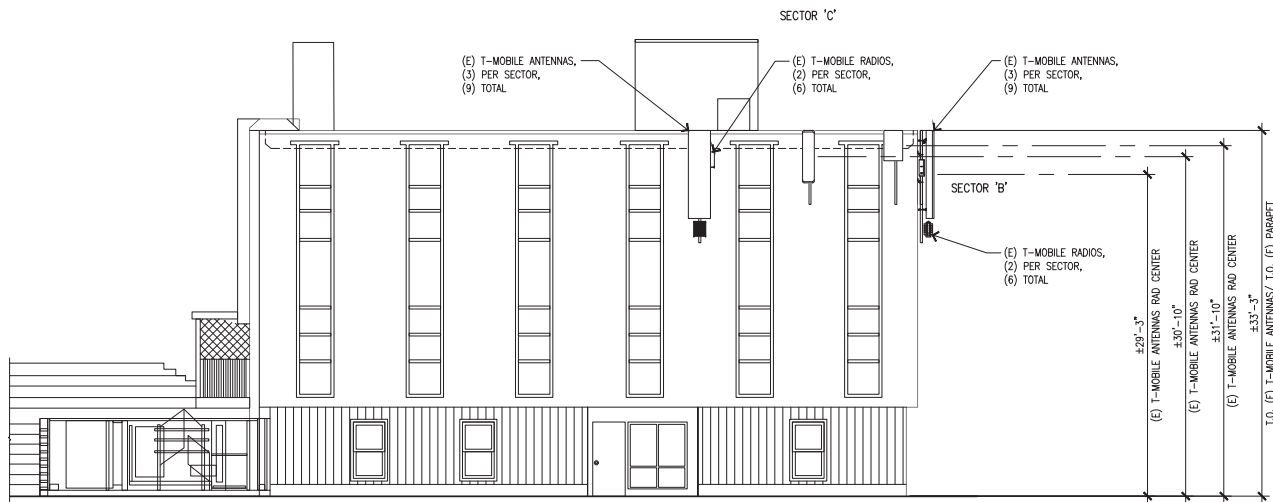
EXISTING EQUIPMENT
AND ANTENNA
LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2

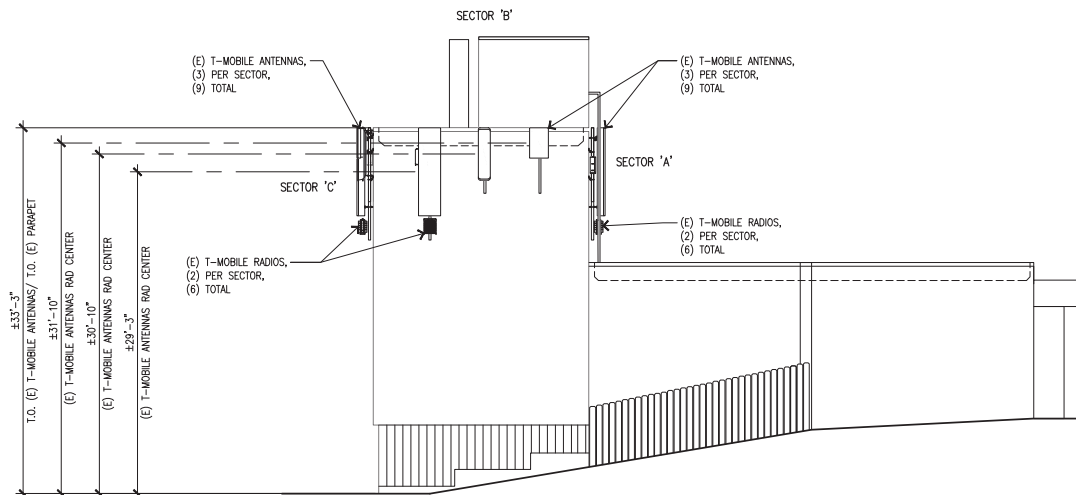
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BA01311A



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:

0	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

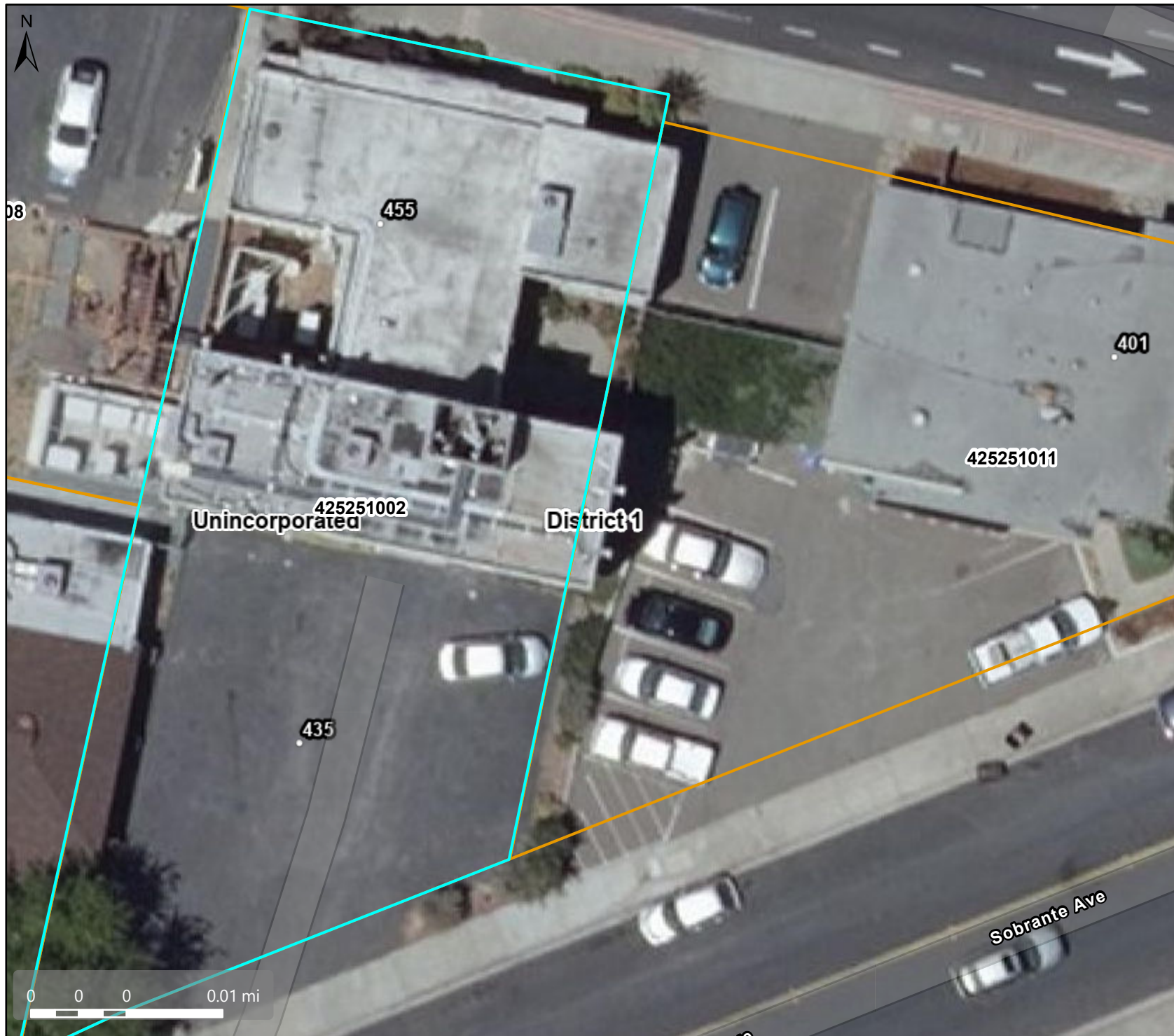
SHEET NUMBER: REVISION:

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 Sphere
Datum: WGS 1984

08

455

401

425251002

425251011

Unincorporated

MUL

District 1

435

Sobranite Ave

0 0 0 0.01 mi

- Address Points

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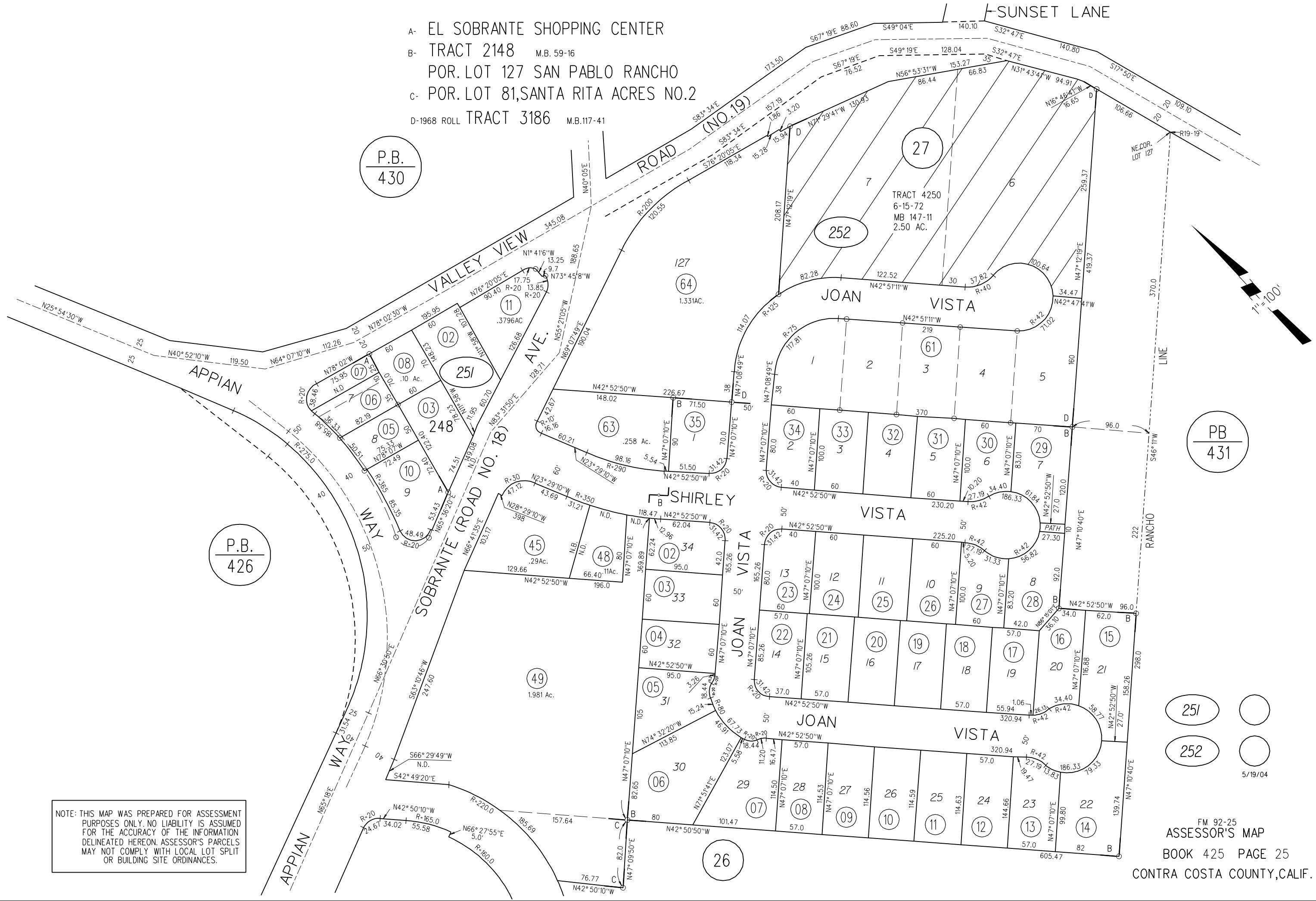
A- EL SOBRANTE SHOPPING CENTER
B- TRACT 2148 M.B. 59-16
POR. LOT 127 SAN PABLO RANCHO
C- POR. LOT 81, SANTA RITA ACRES NO.2
D-1968 ROLL TRACT 3186 M.B.117-41

P.B.
430

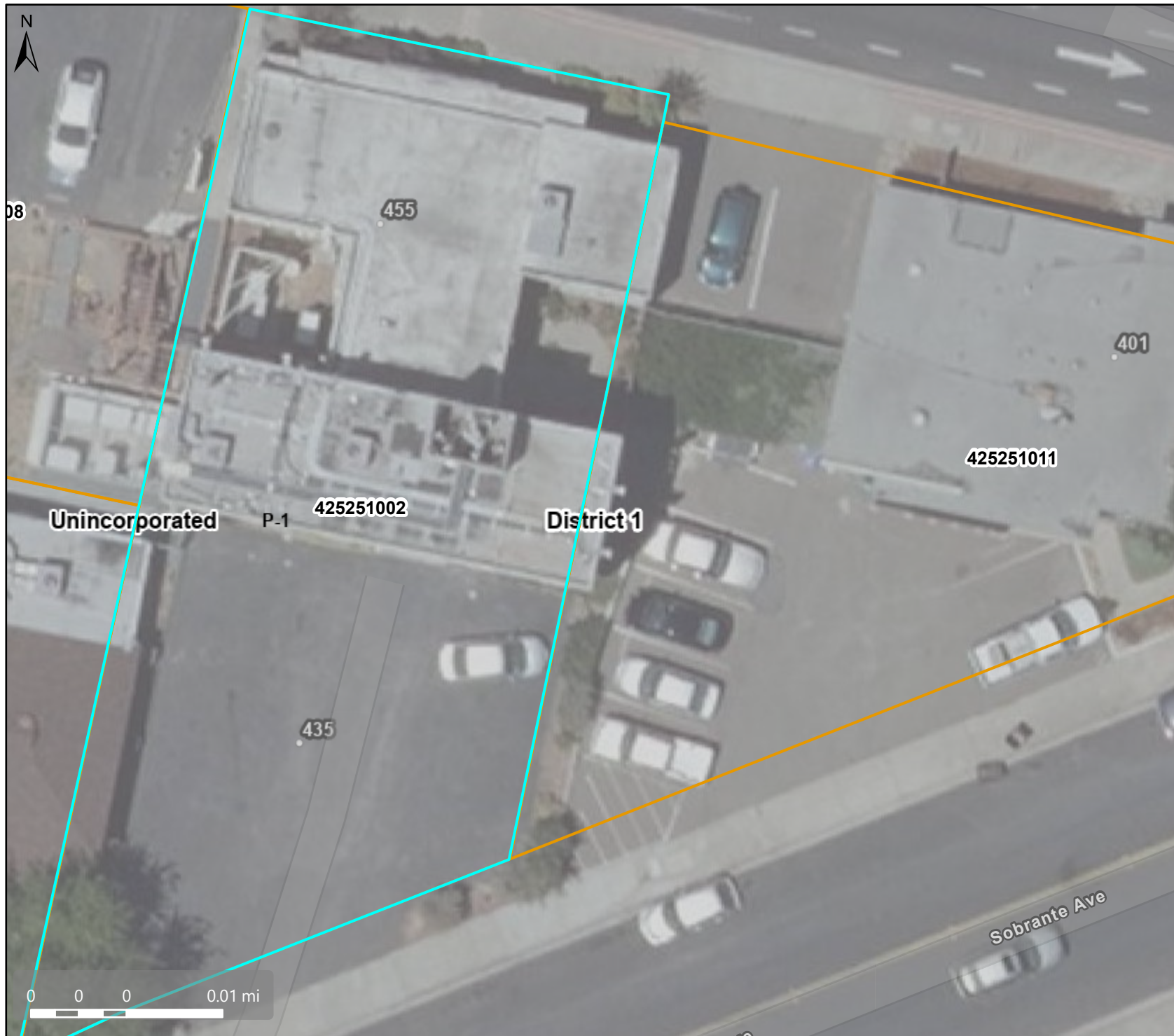
P.B.
426

PB
431



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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